

FILE NUMBER: Z234-281(LC) **DATE FILED:** July 11, 2024
LOCATION: West line of Gretna Street, between Burgess Boulevard and Mississippi Avenue
COUNCIL DISTRICT: 6
SIZE OF REQUEST: 17,860 square feet **CENSUS TRACT:** 48113010003

REPRESENTATIVE: Audra Buckley, Permitted Development
OWNER: Eliseo & Bernarda Ayala Family Trust
APPLICANT: Steve Berman
REQUEST: An application for an MU-3 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 rezone the property to allow mixed use development on the site.
CPC RECOMMENDATION: Approval of an MU-3 Mixed-Use District, subject to deed restrictions volunteered by the applicant.
STAFF RECOMMENDATION: Approval of an MF-3(A) Multifamily District in lieu of an MU-3 Mixed-Use District.

BACKGROUND INFORMATION:

- The area of request is currently zoned IR and developed with a mix of existing building(s), surface parking, undeveloped area and is gated (approx. 17,860 square feet in total size).
- Geographically located in Southwest Dallas, next to Trinity River and approx. 5 miles from downtown.
- This lot has frontage only on Gretna Street.
- The purpose of the request is to rezone to MU-3 for mixed use development of 18 townhouse style multifamily units.
- MU-3 is being requested for the FAR, not additional uses or height.
- Applicant is volunteering deed restrictions on the uses and height.
- To accomplish this, the applicant is requesting a general zoning change.

Zoning History:

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

1. **Z223-225:** On Wednesday, August 14, 2024, the City Council approved an application for a Planned Development District for MU-1 Mixed Use District uses and standards and a contractor's maintenance yard use with consideration for a CS Commercial Service District on property zoned an IR Industrial Research District, located on the northeast corner of Gretna Street and Burgess Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Gretna Street	Local Street	--
Burgess Boulevard	Local Street	--
Mississippi Avenue	Local Street	--

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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply 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.

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.

NEIGHBORHOOD PLUS

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

The request would **NOT** comply with the following land use goals and policies of the Comprehensive Plan:

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

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

Active Area Plans

The Trinity River Corridor Comprehensive Land Use Plan:

The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

Vision:

The 2050 Vision Statement for the Trinity River Corridor in Dallas: The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Summary:

This Comprehensive Land Use Plan is an important tool for the individuals and organizations that make decisions affecting the Trinity River Corridor. Its broad vision

describes the character this corridor should have in the future. It establishes the general principles that will direct preparation of detailed plans for smaller parts of this large area. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals. The Trinity River Corridor Comprehensive Land Use Plan is the 'blueprint' for this future. The plan's main sections are:

- A Vision to Transform Dallas' Trinity River Corridor, which imagines the future of this corridor and describes its key features;
- Land Use and Urban Design Throughout the Trinity Corridor, which explains the overall principles that should guide land use and urban design in all parts of the Trinity Corridor;
- Implementation Strategies Throughout the Trinity Corridor, which explains the capital projects and other tools needed to carry out this plan;
- Trinity Corridor District Plans, which provides more detailed direction about the development patterns parts of the corridor;
- Creating This Plan, which summarizes the process used to prepare this plan; and
- Background Documents, which lists the resource reports produced during the planning process.

Stemmons Corridor – Southwest Medical District Area Plan:

The Stemmons Corridor – Southwestern Medical District Plan Area contains approximately 3,885 acres (about six square miles) and is generally bounded by the Trinity River, Mockingbird Lane, Downtown, and the City's Uptown area.

Vision:

The Stemmons Corridor – Southwestern Medical District Area is a destination. It is destination for business, trade and economic innovation; a destination for premier medical attention and research; a destination for living with desirable, diverse urban housing; and a destination for shopping, recreation, and entertainment, with unique shops and experiences.

The Consensus vision is divided into three sections: Future Land Development Vision, Future Circulation Vision, Strategic Opportunity Areas.

Summary:

The forwardDallas! plan identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stressed the need for an area plan to guide this growth to foster desirable development patterns. The study area has numerous existing assets and new opportunities including new development, redevelopment and underutilized assets like the Southwestern Medical District: The DART Light Rail Transit (LRT) and the Trinity Railway Express (TRE), Dallas Love Field Airport, Victory Plaza / American Airlines Center Area, stable Single-family Neighborhoods, Trails and Connectivity potential, The Market Center, The Design District, The Trinity River Park and Area Hotel Facilities

The Vision and Policy Plan component updates and refines the forwardDallas! Vision for the area, providing more context-specific policy direction to serve as an ongoing guide for future land development. It is intended to remain relevant through the long term with a 30-year planning horizon. This component is incorporated into the forwardDallas! Comprehensive Plan through an amending ordinance.

The Implementation Program component focuses on defining specific actions to bring about strategic change needed to realize the vision. This component is adopted by Council resolution to establish shorter term work programs and priorities. It focuses on a 5 to 7-year planning horizon and will require periodic review and update.

Staff Analysis:

The area plans listed are important to note due to the location of the subject site being within limits of the boundaries of the land use plans. After review of the area plans, staff finds that the request aligns with the purpose and goals listed.

The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the community corridor and within that identified corridor the appropriate uses listed are mixed use high density, residential urban and residential traditional uses. The applicant's request for new mixed use development aligns with the recommended land use types mentioned. Additionally, on page 22 of the Trinity River Corridor Comprehensive Land Use Plan, there is a list of preferred land uses for the area this property sits. According to the plan the subject site could fall within either the Residential Riverside or Mixed-Use Adaptive Reuse land use category types. Therefore, staff finds the proposal for mixed use development to be compatible with the overall vision of both the Trinity River Corridor Comprehensive Land Use Plan and the Stemmons Corridor – Southwest Medical District Area Plan.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Warehouse & surface parking
North	IR Industrial Research	Commercial retail
South	IR Industrial Research	Wholesale distribution & Commercial Retail
East	IR Industrial Research	Commercial Retail
West	IR Industrial Research	Commercial Retail

Land Use Compatibility:

The area of request is currently zoned IR and developed with a mix of existing building(s), surface parking, undeveloped area and is gated (approx. 17,860 square feet in total size).

In every direction adjacent to the property is the IR Industrial Research zoning district with a combination of retail, wholesale distribution and commercial uses. With the immediate area being mostly composed of commercial retail, staff finds the applicant’s requested zoning change to an MU-3 Mixed Use-3 District to be inappropriate and incompatible with the surrounding and immediate area. Although the applicant is volunteering deed restrictions to the max height allowed, staff does not believe the request would fit in this exact area and within the existing fabric of the neighborhood. The max height proposed by the applicant would be 90 feet, although the current max height allowed is 200 feet, many of the immediate uses building heights are averaging in the 25-40 feet range, therefore this proposal would stand out significantly. Staff would be in support of the applicant requesting a different, less intensive zoning district, in conjunction with different deed restrictions that limit the permitted uses, max heights and setbacks. Additionally, having mixed income housing with affordable units is an element that staff believes would improve the request. The recommended zoning districts staff believe would be better suited for this site are either an MU-1 Mixed Use-1 District or an MF-3(A) Multifamily District. Staff recommends either of these two zoning districts for the following reasons;

- Should the applicant go with the MF-3(A) option, they would receive a higher FAR and density, height would still be 90 feet, so no need for deed restrictions on that factor. Additionally, this zoning district would not project Residential Proximity Slope (RPS) on to the neighboring properties. Lastly, this option would provide bonuses in height (if necessary) to the applicant for mixed income housing and affordable units.

- If the applicant goes with an MU-1, they would not have to volunteer deed restrictions to the height, as the allowed height matches the 90 feet that applicant is already proposing to limit to. They would only need deed restrictions on the permitted uses. The applicant would also still receive density bonuses for residential, allowing similar density requested.

Staff would be more inclined to support the route of an MF-3(A) district for the above reasons.

Lastly, there are high concentrations of the urban heat island effect here in this area along with other environmental impacts. There have not been enough mitigative measures made or suggested by the applicant to avoid potential harmful impacts and public health issues. Staff does not support the applicant’s requested zoning district and recommends a different zoning district in lieu of the proposed zoning district. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current IR Industrial Research District, the proposed MU-3 Mixed Use-3 District, the staff recommended MF-3(A) Multifamily District, and as an alternative to which staff would not object, MU-1 Mixed Use-1 District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR	15'	30' adjacent to res 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-3	15'	20' adjacent to res OTHER: No min.	3.2 FAR base 4.0 FAR max. + bonus for res	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
Staff Rec. MF-3(A)	15'	10' Urban Form	2.0 FAR 90 units per acre	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily
Alternative for consideration: MU-1	15'	20' adjacent to res OTHER: No min.	0.8 FAR base 1.0 FAR max. + bonus for res	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200, 51A-4.213

	Existing	Proposed
Use	IR	MU-3 w/DRs
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden		
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	•
Commercial bus station and terminal		
Commercial cleaning or laundry plant	R	
Custom business services	•	•
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	•
Job or lithographic printing [3,500 sf or less.]	R	
Labor hall	S	S
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	•	•
Technical school	•	
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance	•	
INDUSTRIAL USES		

	Existing	Proposed
Use	IR	MU-3 w/DRs
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)	★	
Industrial (inside) for light manufacturing	•	
Industrial (outside)	★	
Medical/infectious waste incinerator	S	
Metal salvage facility		
Mining		
Municipal waste incinerator	S	
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator	S	
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		S
Hospital	R	R
Library, art gallery, or museum		•
Open enrollment charter school or private school		S
Public or private school	S	R
Surface accessory remote parking		
LODGING USES		
Extended stay hotel or motel	S	S
Hotel or motel	R	R
Lodging or boarding house	•	
Overnight general purpose shelter	★	★
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign	S	S

	Existing	Proposed
Use	IR	MU-3 w/DRs
Carnival or circus (temporary)	★	★
Hazardous waste management facility	•	
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	R	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		
Live-work unit. [Only one dwelling unit per lot.]		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	★	★
Ambulance service		
Animal shelter or clinic without outside runs	•,★	R
Animal shelter or clinic with outside runs	S	
Auto service center	R	R
Business school	•	•
Car wash	R	R
Commercial amusement (inside)	S,★	S,★
Commercial amusement (outside)		S
Commercial motor vehicle parking	S	
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S

	Existing	Proposed
Use	IR	MU-3 w/DRs
Drive-in theater		
Dry cleaning or laundry store	•	•
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store	•	•
General merchandise 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		S
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station	•, S	
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop	S	S
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	•	S
Taxidermist	•	
Temporary retail use	•	•
Theater	•	•
Tobacco shop		
Truck stop	S	
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field	S	
Commercial bus station and terminal	R	
Heliport	R	S
Helistop	R	S
Private street or alley		
Railroad passenger station	S	S

	Existing	Proposed
Use	IR	MU-3 w/DRs
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)	S	
Transit passenger shelter	•	•
Transit passenger station or transfer center	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	S
Office showroom/warehouse	•	•
Outside storage	R	
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center	•	•
Vehicle storage lot		
Warehouse	R	
Accessory Use	IR	MU-3 w/DRs

	Existing	Proposed
Use	IR	MU-3 w/DRs
Community center (private)		
Day home		
Game court (private)		
General waste incinerator		
Helistop		
Home occupation		
Medical/infectious waste incinerator	S	S,★
Outside display of merchandise		
Outside sales		
Outside storage		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

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

Parking:

Under the requested MU-3 Mixed Use-3 District, the applicant proposes 18 townhouse style multifamily units. Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily use within an MU-3 Mixed Use-3 District is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed MU-3 Mixed Use-3 District.

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 target intervention strategies more precisely 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 area of request is in an “F” MVA area. The site is surrounded by the “F” MVA area in all directions immediately adjacent to the site.

Z234-281(LC)

List of Officers

Eliseo and Bernarda Ayala Family Trust

Arthur Ayala, Sole Trustee

Z234-281(LC)

CPC Action

November 7, 2024

Motion: It was moved to recommend **approval** of an MU-3 Mixed-Use District with deed restrictions volunteered by the applicant, on property zoned an IR Industrial Research District, on the west line of Gretna Street, between Burgess Boulevard and Mississippi Avenue.

Maker: Carpenter
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair,
Sleeper, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 1 - Eppler
Vacancy: 0

Notices: Area: 200 Mailed: 27
Replies: For: 0 Against: 1

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX , 75215
Against: None

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

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

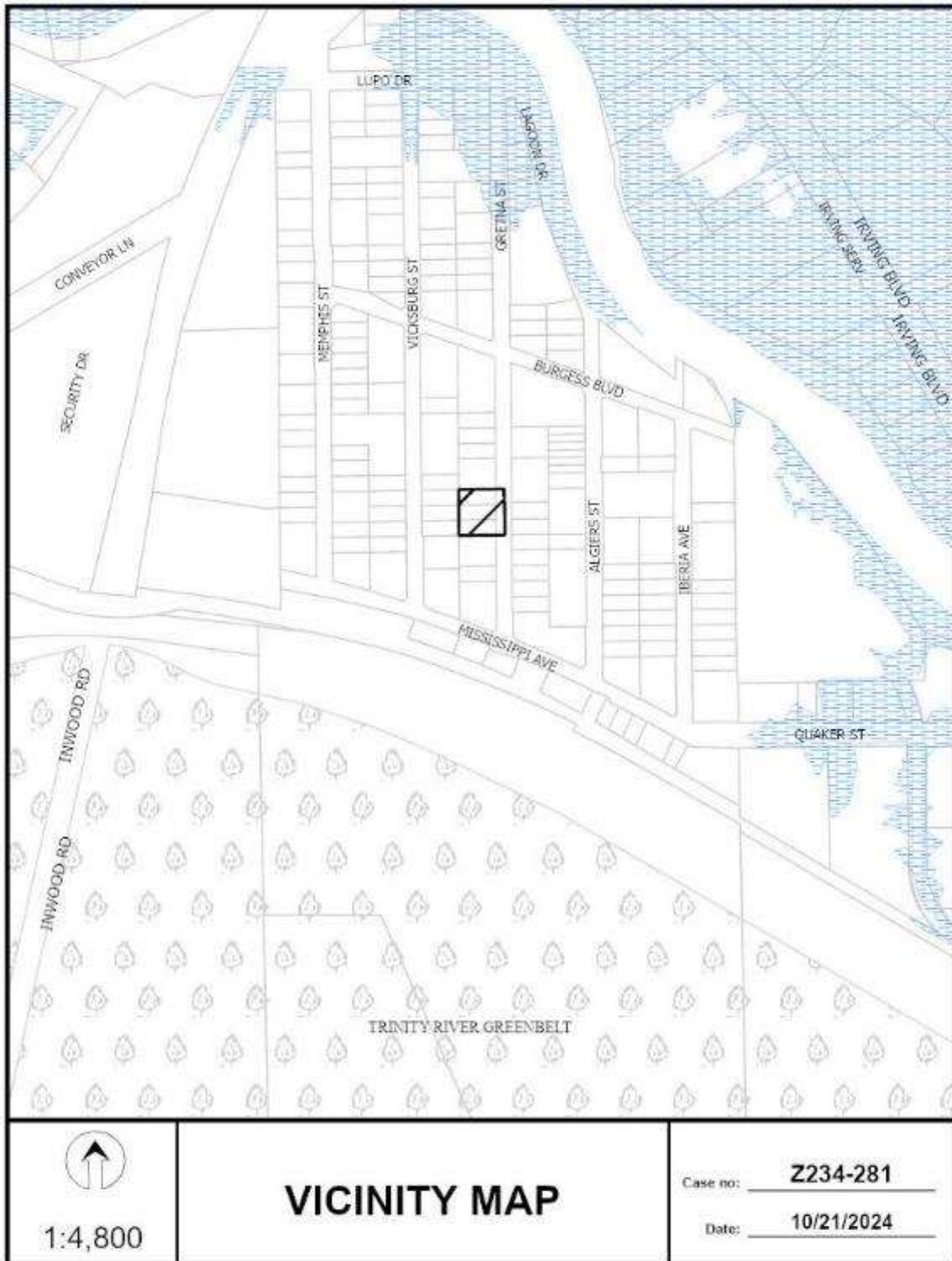
1. Mixed-Use III (MU-3) main uses shall be permitted as follows:

- (A) Agricultural uses.
 - Crop production.
- (B) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
- (C) Industrial uses.
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (D) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
 - Convent or monastery.
 - Foster home.
 - Hospital. *[RAR]*
 - Library, art gallery, or museum.
- (E) Lodging uses.
 - Extended stay hotel or motel. *[SUP]*
 - Hotel or motel. *[RAR]*
- (F) Miscellaneous uses.
 - Attached non-premise sign. *[SUP]*
 - 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. *[DIR]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (H) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (I) Residential uses.
 - Duplex.
 - Group residential facility. *[See Section [51A-4.209\(3\)](#).]*
 - Multifamily.
 - Residential hotel.

- Retirement housing.
- (J) Retail and personal service uses.
 - Alcoholic beverage establishments. [See Section [51A-4.210\(b\)\(4\).](#)]
 - Animal shelter or clinic without outside runs. [RAR]
 - Auto service center. [RAR]
 - Commercial amusement (inside). [SUP may be required. See Section [51A-4.210\(b\)\(7\)\(B\).](#)]
 - Commercial parking lot or garage. [RAR]
 - 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.
 - 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.
- (K) Transportation uses.
 - Heliport. [SUP]
 - Helistop. [SUP]
 - Transit passenger shelter.
 - Transit passenger station or transfer center. [By SUP or city council resolution. See Section [51A-4.211.](#)]
- (L) Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Electrical substation.
 - Local utilities. [SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]
 - Police or fire station.
 - Post office.
 - Radio, television, or microwave tower. [SUP]
 - Tower/antenna for cellular communication. [See Section [51A-4.212\(10.1\).](#)]
 - Utility or government installation other than listed. [SUP]
- (M) Wholesale, distribution, and storage uses.
 - Mini-warehouse. [SUP]
 - Office showroom/warehouse.
 - Recycling buy-back center [See Section [51A-4.213 \(11\).](#)]
 - Recycling collection center. [See Section [51A-4.213 \(11.1\).](#)]
 - Recycling drop-off container. [See Section [51A-4.213 \(11.2\).](#)]
 - Recycling drop-off for special occasion collection. [See Section [51A-4.213 \(11.3\).](#)]
 - Trade center.

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2. Prohibited Uses:
 - a. Bail bonds
 - b. Massage parlors
3. Except for the following, yard, lot and space requirements shall be in accordance with the Mixed-Use III (MU-3) zoning district:
 - (a.) Maximum Height: 90 feet.



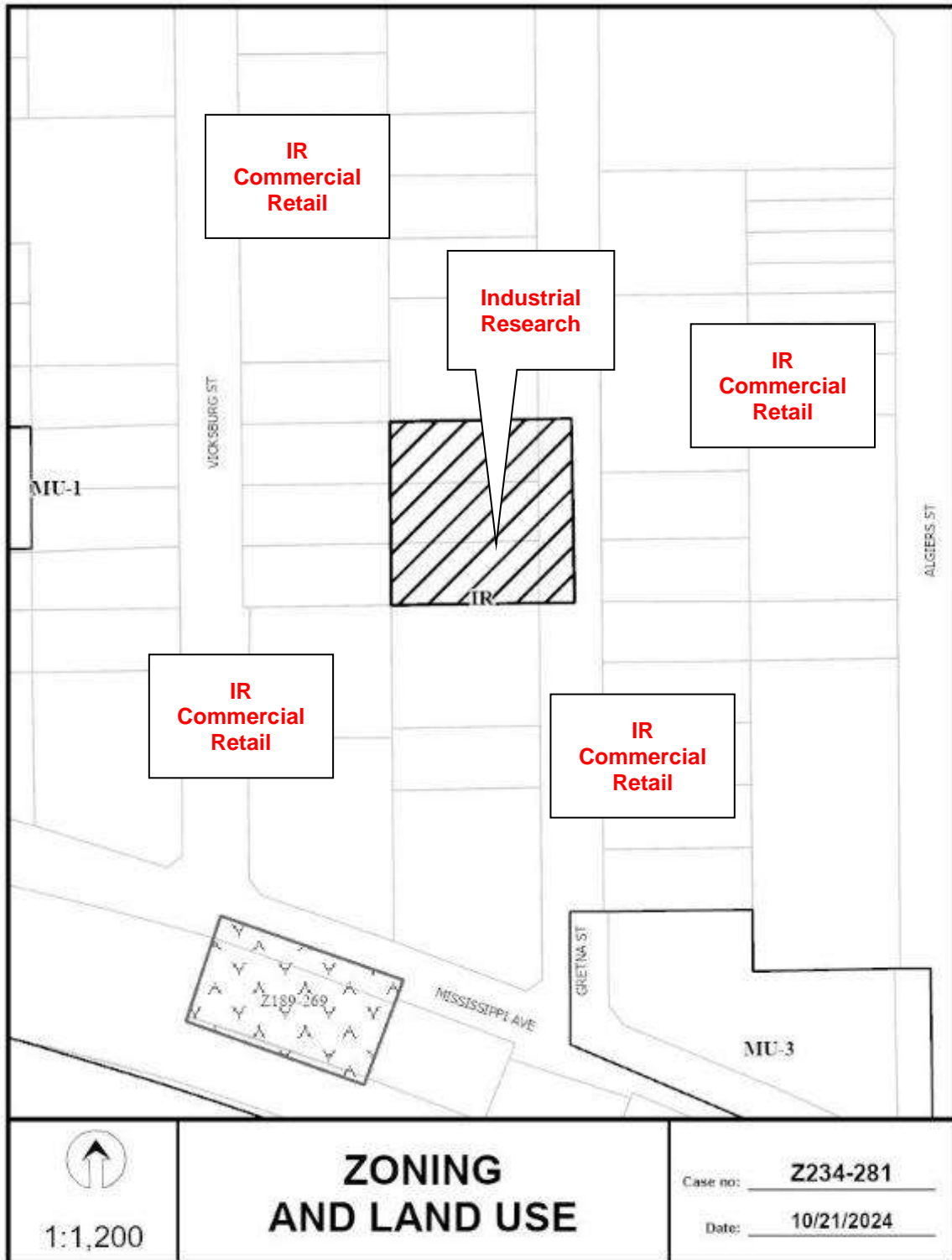
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VICINITY MAP

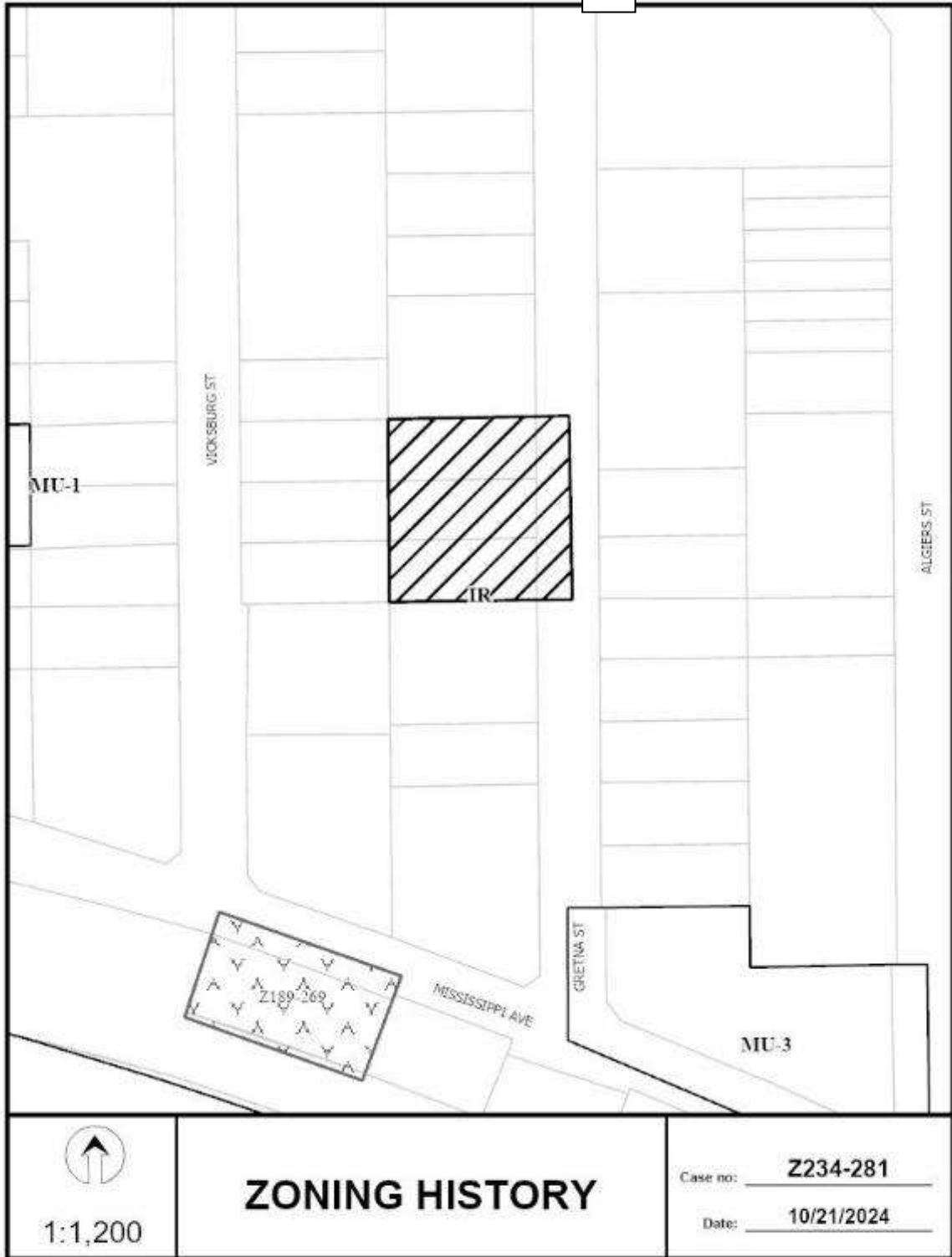
Case no: Z234-281
Date: 10/21/2024

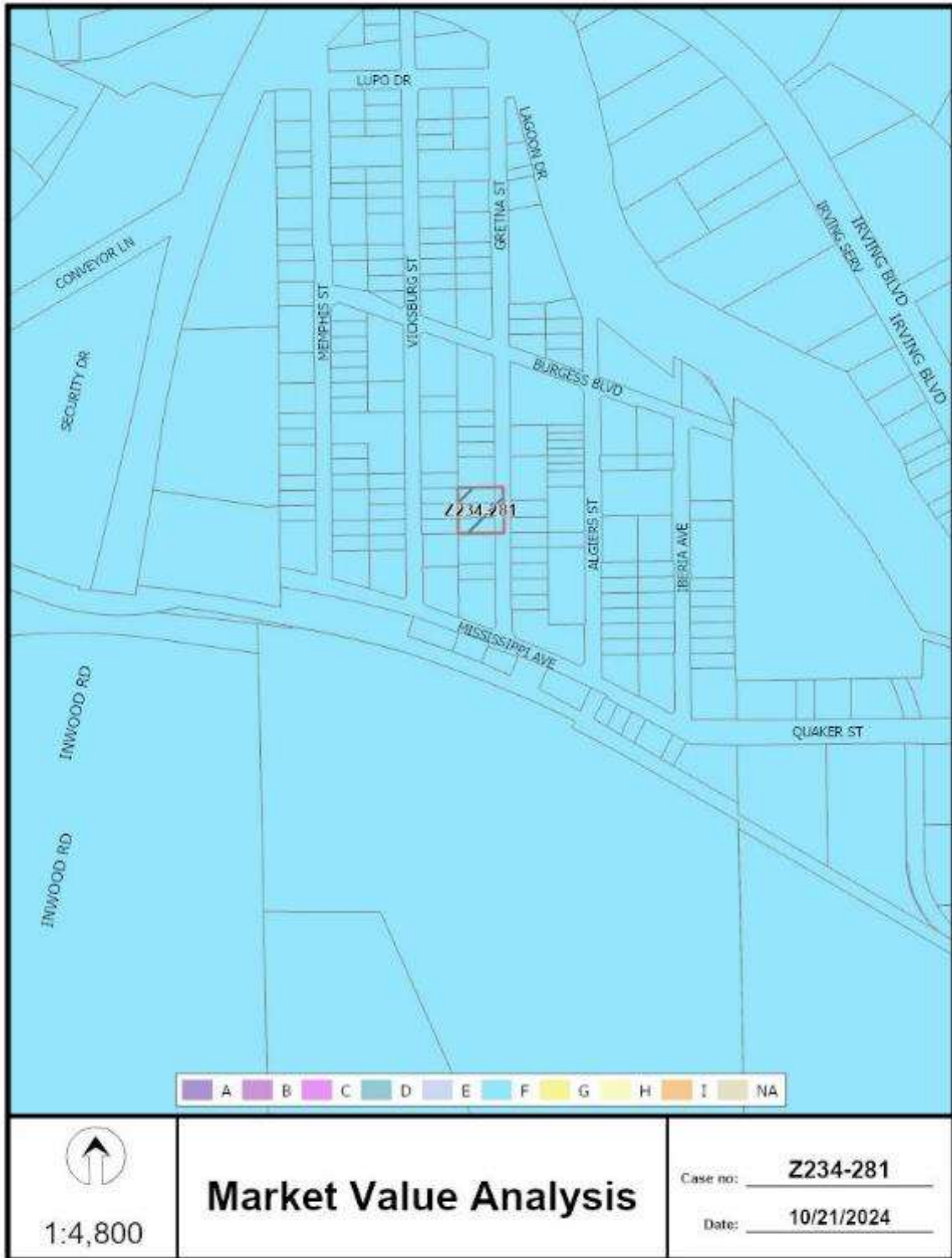
Z234-281(LC)





1







<u>27</u>	Property Owners Notified (40 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>1</u>	Replies in Opposition (1 parcel)
<u>200'</u>	Area of Notification
<u>11/7/2024</u>	Date

Z234-281
CPC



1:1,200

11/06/2024

Reply List of Property Owners***Z234-281******27 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4739 GRETNA ST	AYALA BERNORDA A &
	2	4743 GRETNA ST	AYALA ELISEO & BERNARDA
	3	4739 VICKSBURG ST	VALDEZ PETRA L &
	4	4705 VICKSBURG ST	EXA MANAGEMENT LLC
	5	4715 VICKSBURG ST	LASIERRA 5433 LLC
	6	4727 VICKSBURG ST	ALEJANDRO JOSE A
	7	4727 VICKSBURG ST	ALEJANDRO JOSE ALFREDO
	8	4720 VICKSBURG ST	WSLJKO VENTURES LTD
	9	4724 VICKSBURG ST	4724 VICKSBURG ST LLC
	10	4715 GRETNA ST	WSL JKO VENTURES LTD
X	11	4737 GRETNA ST	MOUNT OLYMPUS TRIAD LLC
	12	4747 GRETNA ST	SWING STAGE CORP &
	13	4714 GRETNA ST	1215 SLOCUM INVESTMENTS LP
	14	4726 GRETNA ST	ANTHEM INVESTMENTS INC
	15	4730 GRETNA ST	WOLF PROPERTY MANAGEMENT LLC
	16	4744 GRETNA ST	DW MEMPHIS GRETNA LLC
	17	4758 GRETNA ST	DENNIS ARNOLD L &
	18	4731 ALGIERS ST	METCALF ROY
	19	4751 ALGIERS ST	RHT PROPERTIES LLC
	20	4755 ALGIERS ST	PENCIL ON PAPER GALLERY LLC
	21	4755 ALGIERS ST	SANKOH SAI
	22	4759 ALGIERS ST	KARVE MEDIA &
	23	4759 ALGIERS ST	PLUTUS GROUP LLC
	24	4708 VICKSBURG ST	WSLJKO VENTURES LTD
	25	4708 VICKSBURG ST	WSLJKO VENTURES LTD
	26	4715 GRETNA ST	BEAUTIFUL WORKS INC

Z234-281(LC)

11/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4747 ALGIERS ST	BUCKHOLT MARTY 2012 IRREVOCABLE