

CITY PLAN COMMISSION**THURSDAY, OCTOBER 19, 2023****Planner: Michael Pepe****FILE NUMBER:** Z223-106(MP) **DATE FILED:** October 5, 2022**LOCATION:** Southeast line of Telephone Road, at the terminus of Van Horn Drive**COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** ±5.34 acres**CENSUS TRACT:** 48113016709**OWNER/APPLICANT:** Santiago Rivera**REPRESENTATIVE:** Elsie Thurman, Land Use Planning & Zoning Services**REQUEST:** An application for 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District.**SUMMARY:** The purpose of the request is to allow commercial motor vehicle parking on the site.**STAFF RECOMMENDATION:** Denial.**PREVIOUS CPC ACTION:** At the October 5, 2023 hearing, the City Plan Commission moved to hold the case under advisement until October 19, 2023.

BACKGROUND INFORMATION:

- The subject parcel is an undeveloped 5.34 acre lot.
- The proposed uses are commercial motor vehicle parking and machinery, heavy equipment, or truck sales and services.
- The lot would be accessed from Telephone Road.
- The proposed use of commercial motor vehicle parking is allowed by right in the proposed CS district but requires a specific use permit within 500 feet of residential zoning. As this block mainly consists of residential zoning, an SUP is required in addition to the general zoning change.
- The property and its surroundings are generally agricultural or residential in character.
- The applicant has not proposed any changes since the previous hearing.

Zoning History:

There have not been any zoning case in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW / Proposed ROW
Telephone Road	Principal Arterial	100-feet / 80-foot 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.

The following is applicable at permitting:

- The City is currently coordinating the traffic impact of all proposed development in the area and will determine the rough proportionality for this development to contribute to a proposed installation of a traffic signal on Bonnie View at Telephone.
- Site plan must coordinate with existing median openings for full access.
- Telephone Road is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with S-4-D dimensions which requires 80 feet of ROW (or 40 feet from established centerline.)
- A portion of the subject site is located in a FEMA designated flood zone AE. Applicant must coordinate with Floodplain Management.

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 conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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 1.4.3 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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Comprehensive Environmental and Climate Action Plan (CECAP):

Goal 5: Dallas protects its water resources and its communities from flooding and drought.

WR10 - Evaluate policies affecting drainage and erosion to ensure sustainable development and mitigate adverse impacts

Goal 6: Dallas protects and enhances its ecosystems and green spaces that in turn improve public health.

EG3 - Increase tree canopy in both private and public realm to complete implementation of recommendations from the Urban Forest Masterplan

Goal 8: All Dallas' communities breathe clean air.

AQ4 - Ensure new industries are an appropriate distance away from neighborhoods

The proposed zoning and site plan are non-compliant and non-supportive of CECAP target goals, undermining public health and safety.

- A. Air Quality Impacts: Increased concentrations of impervious surfaces which lead to increased heat island generation, ozone degradation etc.
- B. Air Quality and Water Quality Impacts through deforestation of existing tree canopy as well as environmentally sensitive native plant species.
- C. Water Quality Impacts: Increased concentrations of impervious surfaces increases storm water runoff, flooding and further degradation of natural systems such as creeks, streams, springs, wetlands etc.
- D. Water Quality Impacts: Increased concentrations of impervious surfaces prevents and undermines natural ground water absorption which in turn increases flooding by concentrating into runoff, requiring additional and sometimes unnecessary infrastructure expenses.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Agricultural / Natural area
North	A(A) Agricultural District, LI Light Industrial District	Single Family, Warehouse, Natural area
East	A(A) Agricultural District	Commercial amusement (outside), (Observed uses, No CO)
South	A(A) Agricultural District	Natural area, Cedar Valley College
West	A(A) Agricultural District	Agricultural

Land Use Compatibility:

The area of request is currently agricultural with a natural creekway in the rear of the site. Properties to the west along Telephone Road include agricultural uses. Across Telephone Road to the north are several single family homes. Across Telephone Road and Van Horn Drive from the site further to the northwest, there is a warehouse use. Property across the creek to the east zoned A(A) appears to include the uses of commercial amusement (outside) and machinery, heavy equipment, or truck sales and service. This conclusion is based on field observation, as there are not certificates of occupancy for that site. Natural areas remain behind the site to the south, and further afield in that direction is the Cedar Valley College campus. Staff does not find the proposed use and zoning districts compatible with the surrounding area.

Although warehouse uses have been built across Telephone Road and Van Horn Drive from the subject site, the wide right-of-way that is Telephone Road serves as a substantial distinction between the industrial development along I-635 and the significant natural area in and around Cedar Valley College. The south face of this block consists of a consistent collection of properties zoned A(A) Agricultural District and used accordingly. Commercial zoning has not been established on the southern side of the block for a half mile extent. Approval of the CS Commercial Service District and SUP could have considerable land use impacts on surrounding residential properties and disrupt the established pattern which maintains agricultural character. Location of these industrial uses adjacent to the creekway presents additional concerns for erosion and contamination of the surrounding natural areas. Additionally, the proposed industrial uses do not support or compliment the primary community asset in the area, Cedar Valley College.

The proposed CS base zoning with deed restrictions does not constitute what the comprehensive plan refers to as “zoning flexible enough to respond to changing economic conditions,” nor does it accomplish the goal of long-term land use planning. Deed restrictions, especially those that remove all, but a select few uses desired by an operator in the immediate term, cannot serve as a replacement for thoughtful distribution of zoning districts throughout the city, and conflict with the intended function of zoning districts altogether.

In this case, the proposed district would allow only nine permanent uses by right. Although these intense uses and the others typically allowed in CS Commercial Service are not appropriate on this block, the approval of extremely narrow use entitlements in lieu of general purpose zoning districts does not serve the interest of the community or property owners.

Deed restrictions may be applied to permit a single tenant to operate a single use on a site, but the underlying zoning district can still alter the character of the surrounding area. Although heavily restricted by the applicant's volunteered deed restrictions, the requested CS District could encourage further commercial encroachment in the area, as the intent or purpose of the deed restrictions are forgotten over time and they are amended or terminated.

Development Standards

District	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Existing A(A)	50' min No max	20' min side 50' min rear for single family structures 10' min rear for other permitted structures	24' max No max stories	10% max for residential structures 25% max for nonresidential structures	No max dwelling unit density No max FAR Minimum lot size for residential use is three acres	Continuity of blockface
Proposed CS	15' min No max 50' effective	20 feet adj res Otherwise, no min	45' max Max 3 stories	80% max	FAR: 0.5 max for lodging, office, and retail/personal service uses combined, 0.75 max for all uses combined	DIR for trip gen > 6000 per day and 500 trips per acre per day Continuity of blockface

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Although the development standards of a CS District would, in this context, be limited by blockface continuity, they would still be out of scale of the established pattern and entitled standards throughout the block. Development of the site under the existing A(A) District standards would be more appropriate as the additional intensity is not in scale with the residential and natural character of the area.

Land Use Comparison:

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

LEGEND

•
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- Use prohibited
- Use permitted by right
- Use permitted by Specific Use Permit
- Use permitted subject to Development Impact Review
- Use permitted subject to Residential Adjacency Review
- Consult the use regulations in Section 51A-4.200

Use	Existing	Proposed	Proposed
	A(A)	CS	CS with DR
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	<i>Prohibited by DR</i>
Private stable			
COMMERCIAL AND BUSINESS SERVICES USES			
Building Repair and Maintenance Shop		R	<i>Prohibited by DR</i>
Bus or rail transit vehicle maintenance or storage facility		R	<i>Prohibited by DR</i>
Catering service		•	<i>Prohibited by DR</i>
Commercial Bus Station and terminal		D or S	<i>Prohibited by DR</i>
Commercial cleaning or laundry plant		R	<i>Prohibited by DR</i>
Custom business services		•	<i>Prohibited by DR</i>
Custom woodworking, furniture construction, or repair		•	<i>Prohibited by DR</i>
Electronics service center		•	<i>Prohibited by DR</i>
Job or lithographic printing		R	<i>Prohibited by DR</i>
Labor hall		S	<i>Prohibited by DR</i>
Machine or welding shop		R	<i>Prohibited by DR</i>
Machinery, heavy equipment, or truck sales and services		R	R
Medical or scientific laboratory		•	<i>Prohibited by DR</i>
Technical school		•	<i>Prohibited by DR</i>
Tool or equipment rental		•	<i>Prohibited by DR</i>

Use	Existing	Proposed	
	A(A)	CS	CS with DR
Vehicle or engine repair or maintenance		R	R
INDUSTRIAL USES			
Alcoholic beverage manufacturing		R	<i>Prohibited by DR</i>
Gas drilling and production	S	S	<i>Prohibited by DR</i>
Gas pipeline compressor station			
Industrial (inside)			<i>Prohibited by DR</i>
Industrial (inside) for light manufacturing		•	<i>Prohibited by DR</i>
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	<i>Prohibited by DR</i>
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	•	<i>Prohibited by DR</i>
Cemetery or mausoleum	S	S	<i>Prohibited by DR</i>
Child-care facility	S	•	<i>Prohibited by DR</i>
Church	•	•	<i>Prohibited by DR</i>
College, university, or seminary	S	•	<i>Prohibited by DR</i>
Community service center	S	S	<i>Prohibited by DR</i>
Convalescent and nursing homes, hospice care, and related institutions	S (TH-3(A) only)		
Convent or monastery	S	•	<i>Prohibited by DR</i>
Foster home	S		
Halfway house			
Hospital		S	<i>Prohibited by DR</i>
Library, art gallery, or museum	S		
Public or private school	S	R	<i>Prohibited by DR</i>
LODGING USES			
Extended stay hotel or motel		S	<i>Prohibited by DR</i>
Hotel or motel		R or S	<i>Prohibited by DR</i>

Use	Existing	Proposed	
	A(A)	CS	CS with DR
Lodging or boarding house		•	<i>Prohibited by DR</i>
Overnight general-purpose shelter		• Special	<i>Prohibited by DR</i>
MISCELLANEOUS USES			
Attached non-premise sign		S	S
Carnival or circus (temporary)	[Special]	[Special]	<i>Prohibited by DR</i>
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment		S	<i>Prohibited by DR</i>
Financial institution without drive-in window		•	<i>Prohibited by DR</i>
Financial institution with drive-in window		R	<i>Prohibited by DR</i>
Medical clinic or ambulatory surgical center		•	<i>Prohibited by DR</i>
Office		•	•
RECREATION USES			
Country club with private membership	S	•	<i>Prohibited by DR</i>
Private recreation center, club, or area	S	•	<i>Prohibited by DR</i>
Public park, playground, or golf course	•	•	<i>Prohibited by DR</i>
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	•
Duplex	• (TH-3(A) only)		
Group residential facility			
Handicapped group dwelling unit	• per 4.209		
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family	•		
RETAIL AND PERSONAL SERVICE USES			

Use	Existing	Proposed	
	A(A)	CS	CS with DR
Alcoholic beverage establishments		• Special	<i>Prohibited by DR</i>
Ambulance service		R	<i>Prohibited by DR</i>
Animal shelter or clinic without outside runs		R	<i>Prohibited by DR</i>
Animal shelter or clinic with outside runs		• or S	<i>Prohibited by DR</i>
Auto service center		R	<i>Prohibited by DR</i>
Business school		•	<i>Prohibited by DR</i>
Car wash		R	<i>Prohibited by DR</i>
Commercial amusement (inside)		• (Some require S)	<i>Prohibited by DR</i>
Commercial amusement (outside)		D/R	<i>Prohibited by DR</i>
Commercial motor vehicle parking		• S within 500' res	• S within 500' res
Commercial parking lot or garage		R	R
Convenience store with drive-through		S	S
Drive-in Theater	S	S	<i>Prohibited by DR</i>
Dry cleaning or laundry store		•	<i>Prohibited by DR</i>
Furniture store		•	<i>Prohibited by DR</i>
General merchandise or food store 3,500 square feet or less		•	<i>Prohibited by DR</i>
General merchandise or food store 3,500 square feet or greater		•	<i>Prohibited by DR</i>
General merchandise or food store greater than 100,000 square feet		S	S
Home improvement center, lumber, brick or building materials sales yard		R	<i>Prohibited by DR</i>
Household equipment and appliance repair		•	•
Liquefied natural gas fueling station		S	<i>Prohibited by DR</i>
Motor vehicle fueling station		•	<i>Prohibited by DR</i>
Mortuary, funeral home, or commercial wedding chapel.		•	<i>Prohibited by DR</i>
Nursery, garden shop, or plant sales		•	•
Outside sales		S	S
Paraphernalia shop		S	S
Pawn shop		S	<i>Prohibited by DR</i>
Personal service use		•	<i>Prohibited by DR</i>
Restaurant without drive-in or drive-through service		R	<i>Prohibited by DR</i>

Use	Existing	Proposed	
	A(A)	CS	CS with DR
Restaurant with drive-in or drive-through service		<i>DIR</i>	<i>Prohibited by DR</i>
Swap or buy shop		S	<i>Prohibited by DR</i>
Taxidermist		•	<i>Prohibited by DR</i>
Temporary retail use		•	•
Theater		•	<i>Prohibited by DR</i>
Truck stop		S	S
Vehicle display, sales, and service		R	<i>Prohibited by DR</i>
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal		R	<i>Prohibited by DR</i>
Heliport		S	<i>Prohibited by DR</i>
Helistop		S	<i>Prohibited by DR</i>
Private street or alley	S		
Railroad passenger station		S	<i>Prohibited by DR</i>
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	<i>Prohibited by DR</i>
Transit passenger station or transfer center	S	S or CC	S or CC
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		S	<i>Prohibited by DR</i>
Electrical generating plant			
Electrical substation	S	•	<i>Prohibited by DR</i>
Local utilities	S / R	S / R	<i>Prohibited by DR</i>
Police or fire station	S	•	<i>Prohibited by DR</i>
Post office	S	•	<i>Prohibited by DR</i>
Radio, television, or microwave tower		R	<i>Prohibited by DR</i>
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	(Special)	(Special)	<i>Prohibited by DR</i>
Utility or government installation other than listed	S	S	<i>Prohibited by DR</i>

Use	Existing	Proposed	
	A(A)	CS	CS with DR
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction		S	<i>Prohibited by DR</i>
Building mover's temporary storage yard		S	S
Contractor's maintenance yard		R	S
Freight terminal		R	<i>Prohibited by DR</i>
Livestock auction pens or sheds			
Manufactured building sales lot		R	<i>Prohibited by DR</i>
Mini warehouse		•	•
Office showroom/warehouse		•	<i>Prohibited by DR</i>
Outside storage		R	R
Petroleum product storage and wholesale			<i>Prohibited by DR</i>
Recycling buy-back center		• Special	<i>Prohibited by DR</i>
Recycling collection center		• Special	<i>Prohibited by DR</i>
Recycling drop-off container	(Special)	• Special	<i>Prohibited by DR</i>
Recycling drop-off for special occasion collection	(Special)	• Special	<i>Prohibited by DR</i>
Sand, gravel, or earth sales and storage			
Trade center		•	<i>Prohibited by DR</i>
Vehicle storage lot			
Warehouse		R	R

Landscaping:

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

Parking:

There is no minimum parking requirement for commercial motor vehicle parking. The use of machinery, heavy equipment, or truck sales and service requires one space per 1,000 square feet of sales area (whether inside or outside). The plan does not depict any sales area, as it is primarily a repair facility. The plan does include 70 car spaces and 37 commercial motor vehicle spaces.

Market Value Analysis:

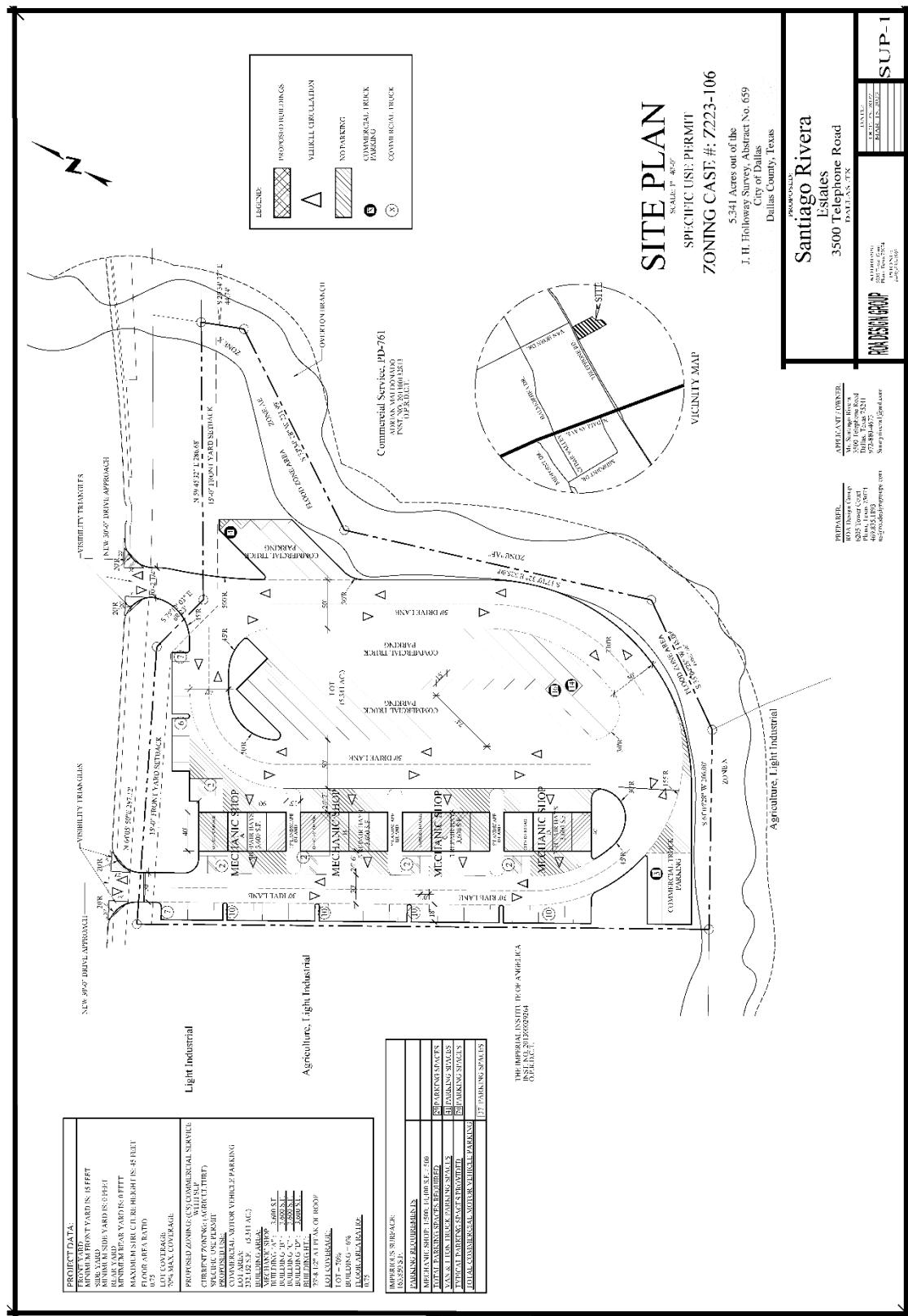
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 area of request is located within an “F” MVA cluster.

LIST OF PARTNERS/PRINCIPALS/OFFICERS

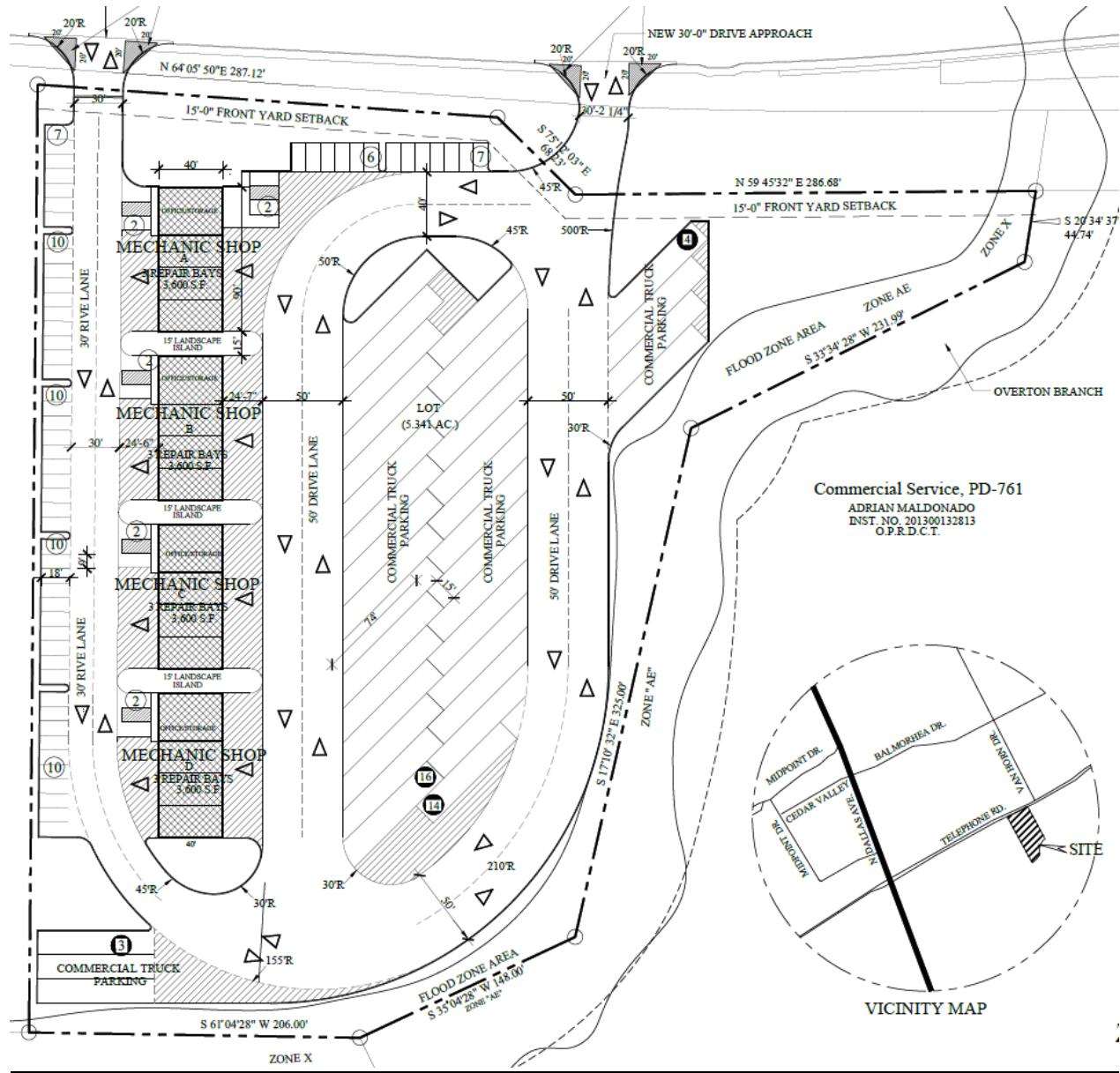
SAPO Real Estate, LLC

Mr. Santiago Rivera

APPLICANT'S PROPOSED SITE PLAN



APPLICANT'S PROPOSED SITE PLAN (ENLARGED)



APPLICANT'S PROPOSED DEED RESTRICTIONS

1. The following main uses are prohibited:
 - a. Agricultural uses.
 - Crop production.
 - b. Commercial and business service uses.
 - Building repair and maintenance shop.
 - Bus or rail transit vehicle maintenance or storage facility.
 - Catering service.
 - Commercial cleaning or laundry plant.
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Job or lithographic printing.
 - Labor hall.
 - Machine or welding shop.
 - Medical or scientific laboratory.
 - Technical school.
 - Tool or equipment rental.
 - c. Industrial uses.
 - Alcoholic beverage manufacturing.
 - Gas drilling and production.
 - Inside industrial.
 - Temporary concrete or asphalt batching plant.
 - d. Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center.
 - Convent or monastery.
 - Halfway house.
 - Hospital.
 - Open-enrollment charter school or private school.
 - Public school other than an open-enrollment charter school.
 - e. Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

f. Miscellaneous uses.

- Carnival or circus (temporary).

g. Office uses.

- Alternative financial establishment.
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.

h. Recreation uses.

- Country club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf courses.

i. Retail and personal service uses.

- Alcoholic beverage establishments.
- Ambulance service.
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Drive-in theater.
- 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.
- Home improvement center, lumber, brick or building materials sales yard.
- Liquefied natural gas fueling station.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service.

- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Taxidermist
- Theater.
- Vehicle display, sales, and service.

j. Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger shelter.
- Transit passenger station or transfer center.

k. 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.

l. Wholesale, distribution, and storage uses.

- Auto auction.
- Freight terminal.
- Manufactured building sales lot.
- Office showroom/warehouse.
- Petroleum product storage and wholesale.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.
- Trade center.

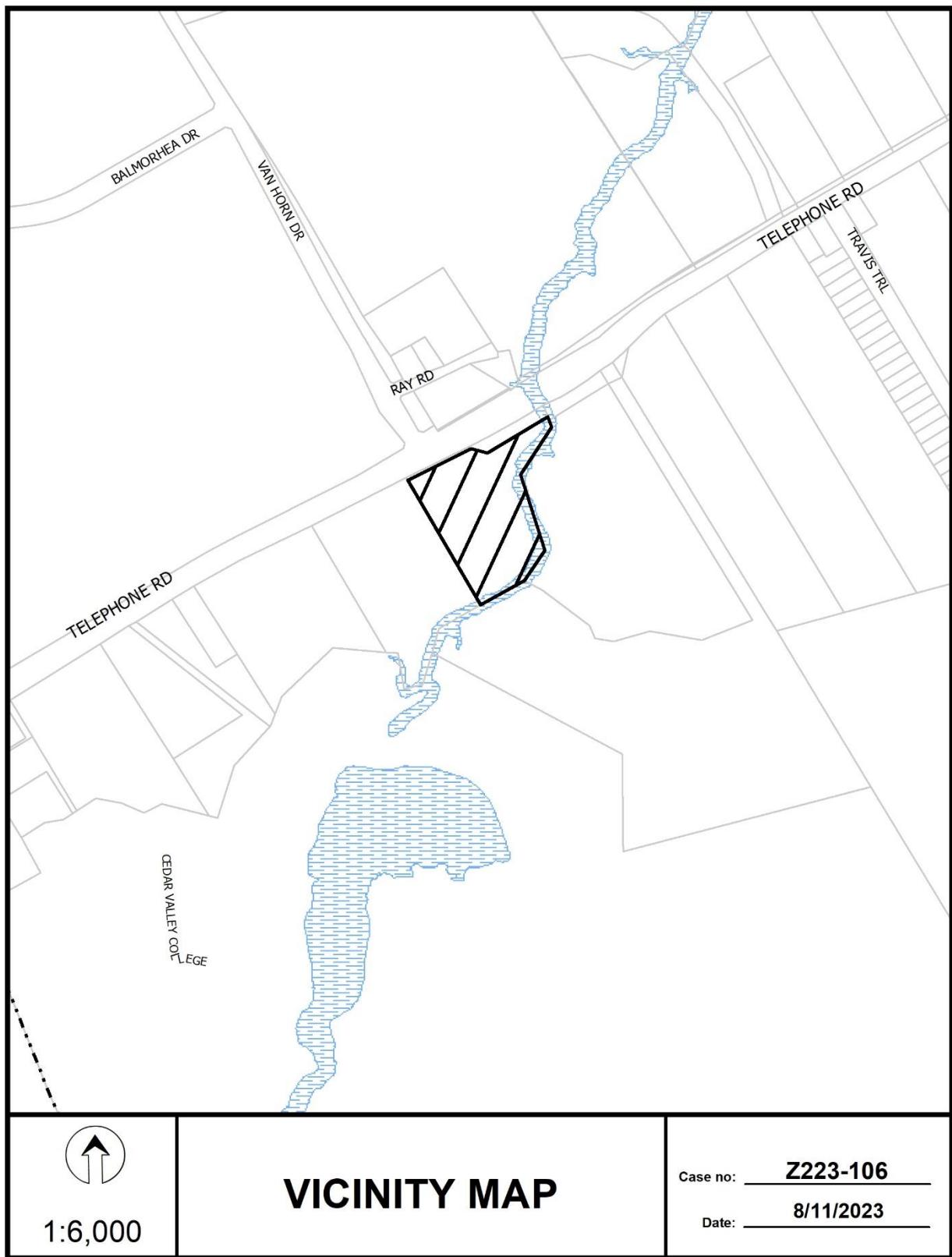
2. The following accessory uses are prohibited:

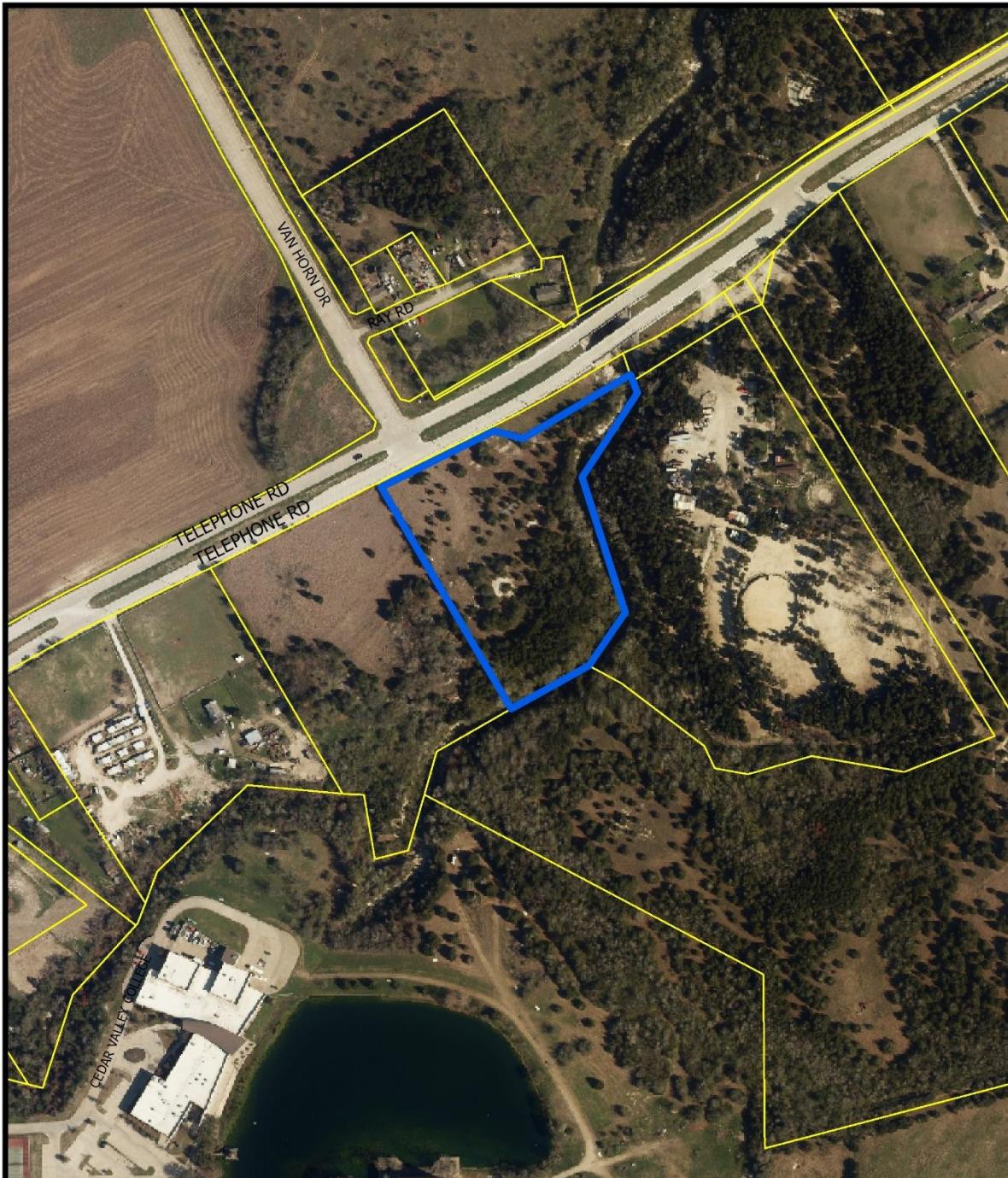
- Accessory game court (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside sales.
- Accessory pathological waste incinerator.

- Day home.
- General waste incinerator
- Swimming pool (private).
- Pedestrian skybridges.

APPLICANT'S PROPOSED CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is Commercial Motor Vehicle Parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.).
4. HOURS OF OPERATION: The hours of operation are between 6:00 a.m. to 9:00 p.m., Monday through Saturday.
5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Off-street parking must be located as shown on the attached site plan. The parking area must be enclosed with a minimum 6-foot-high fence.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



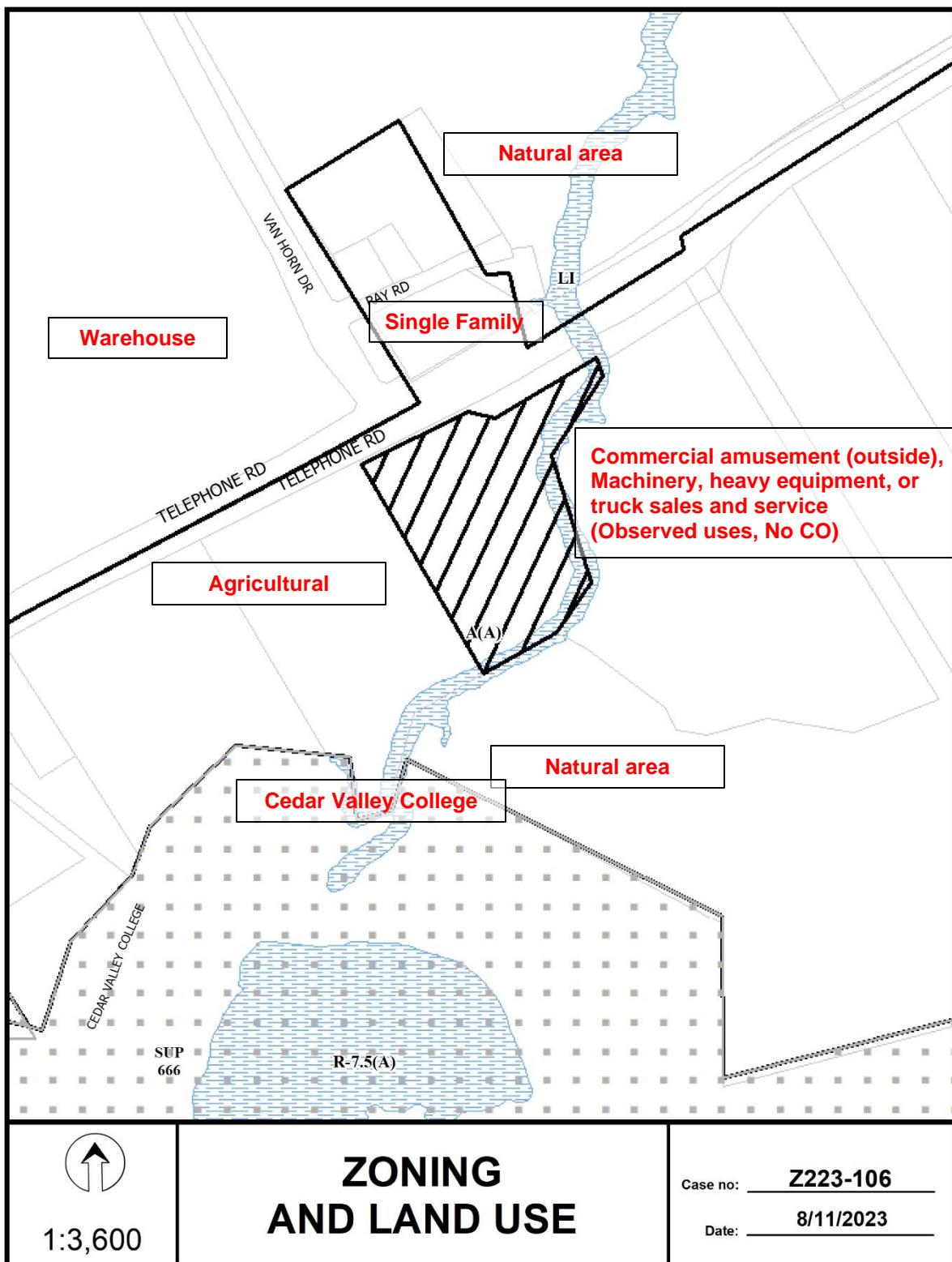


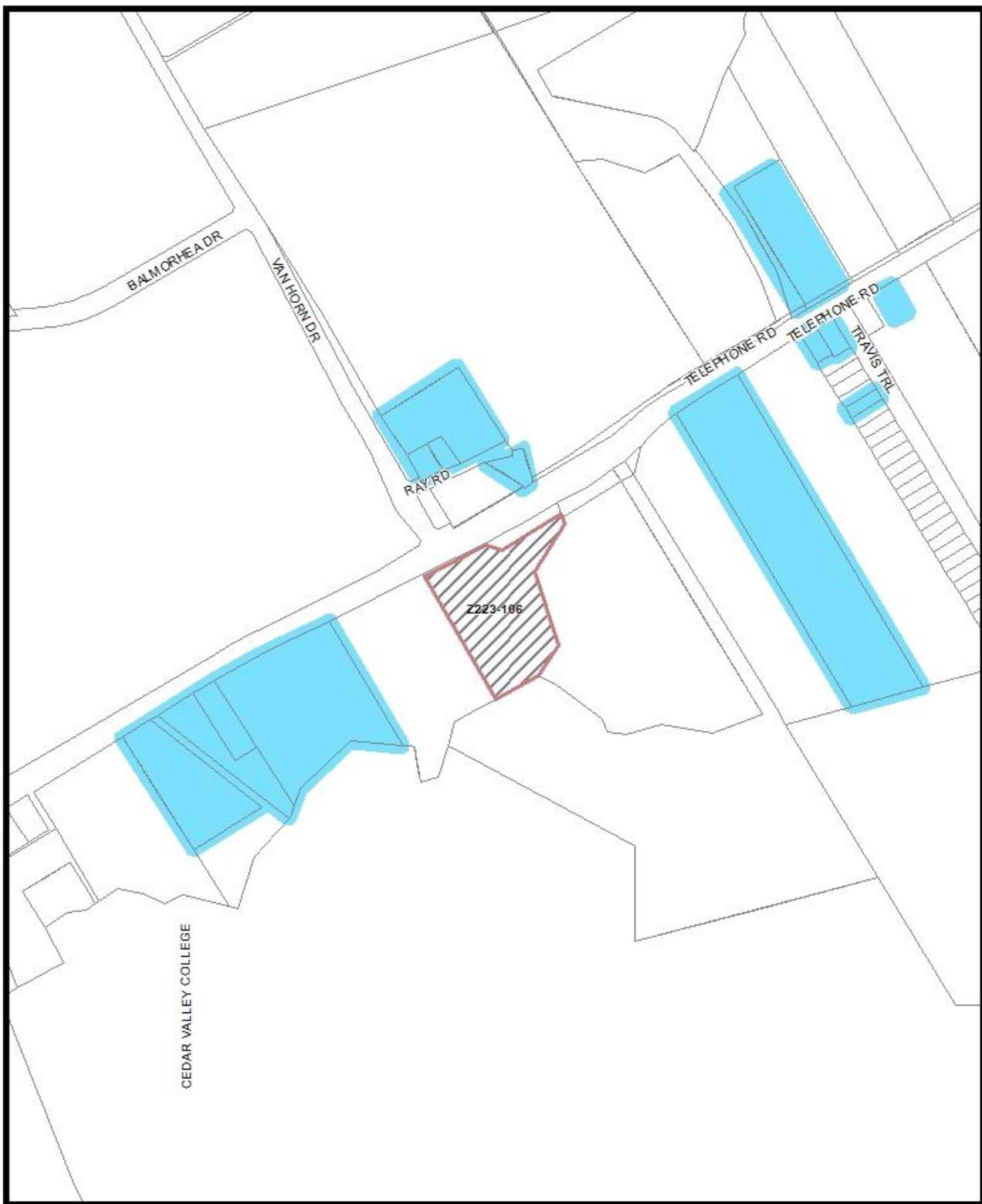
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AERIAL MAP

Case no: Z223-106

Date: 8/11/2023





Market Value Analysis

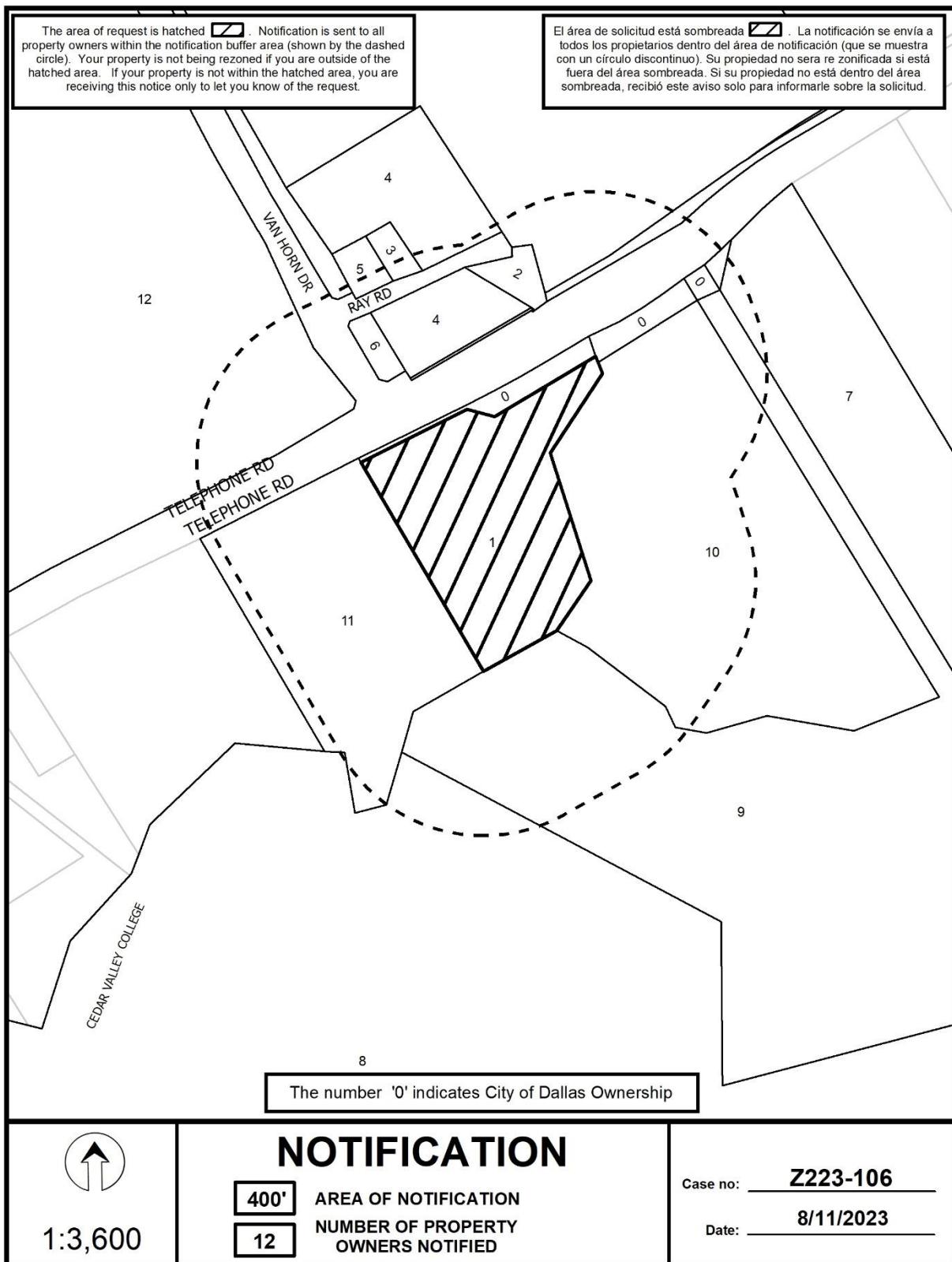
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Market Value Analysis

Printed Date: 8/11/2023



08/11/2023

Notification List of Property Owners

Z223-106

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3500 TELEPHONE RD	SAPO REAL ESTATE LLC TELEPHONE
2	3586 RAY RD	BARAJAS HERMILA G &
3	3585 RAY RD	GUERRERO VICTORIANO
4	3595 RAY RD	ERI HOLDINGS LLC
5	3575 RAY RD	GOMEZ SYLVANO
6	9280 VAN HORN DR	TC ALTAMOORE PHASE 1 VENTURE LLC
7	3710 TELEPHONE RD	HOMOLESKI BRIAN &
8	10300 S LANCASTER RD	DALLAS COLLEGE
9	3510 TELEPHONE RD	ALLEN STEPHEN &
10	3510 TELEPHONE RD	MALDONADO ADRIAN
11	3500 TELEPHONE RD	CHAVEZ MANUEL VALENCIA
12	3199 TELEPHONE RD	DALPARC I20 LOGISTICS LLC