

FILE NUMBER: Z178-307(MK)

DATE FILED: May 17, 2018

LOCATION: Generally east of Denley Drive, south of the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street

COUNCIL DISTRICT: 4

MAPSCO: 45 X, 55 B

SIZE OF REQUEST: Approx. 44.05 acres

CENSUS TRACT: 41.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards, and to provide guidelines to ensure compatibility with existing and future development.

CPC RECOMMENDATION: Approval of a Planned Development District, subject to conditions.

STAFF RECOMMENDATION: Approval of a Planned Development District, subject to staff recommended conditions.

BACKGROUND INFORMATION:

- On April 8, 2015, the City Council approved the Area Plan for the subject area – The Bottom - Urban Structures and Guidelines.
- On May 17, 2018, the City Plan Commission authorized a public hearing to determine proper zoning in the area.
- Between June 30, 2020, and October 21, 2020 staff met with various departments and stakeholders to study and discuss proposed changes for the area.
- On October 22, 2020, a Community Meeting was hosted by City Councilmember Arnold (via videoconference) to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community.
- On December 17, 2020, City Plan Commission was briefed and toured the authorized hearing area via a virtual bus tour. On January 21, 2021, City Plan Commission was briefed with additional information.
- On March 4, 2021 CPC held the case under advisement.
- On March 25, 2021, the City Plan Commission recommended approval.

Zoning History:

There have been six zoning cases within the last seven years within the authorized hearing area. There have been five Board of Adjustment cases within the last five years within the authorized hearing area.

1. **Z134-197** On August 27, 2014, City Council approved a TH-1(A) Townhouse District, located on the west side of Sparks Street, south of May Hall Street.
2. **Z134-198** On August 19, 2014, City Council approved a TH-1(A) Townhouse District, located at the southeast corner of North Denley Drive and May Hall Street.
3. **Z134-199** On August 21, 2014, City Council approved a TH-1(A) Townhouse District, front approximately seventy feet along the west side of Sparks Street and fronting approximately 140 feet along the east side of North Denley Drive, north of May Hall Street.
4. **Z189-324** On January 8, 2020, City Council approved an amendment to existing deed restrictions [Z134-198] on property zoned a TH-1(A) Townhouse District with deed restrictions, located on the southeast corner of North Denley Drive and May Hall Street.

5. **Z190-148** On April 8, 2020, City Council approved a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant, located on the east side of North Denley Drive, south of May Hall Street.
6. **Z190-149** On April 8, 2020, City Council approved a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant, located on the East side of North Denley Drive, south of May Hall Street.
7. **BDA167-080** On August 16, 2017, the Board approved a ten-foot front yard setback variance, and a two-foot six-inch side yard setback variance at 402 Pecan Drive.
8. **BDA167-081** On November 13, 2017, the Board denied a ten-foot front yard setback variance, and a two-foot six-inch side yard setback variance at 400 Bobbie Street.
9. **BDA201-014** On April 21, 2021, the Board will hear requests for a 14% maximum lot coverage variance, and a one-foot six-inch side yard setback variance at 326 North Moore Street.
10. **BDA201-015** On March 15, 2021, the Board approved a 19% maximum lot coverage variance, and a four-foot ten-inch side yard setback variance at 422 North Moore Street.
11. **BDA201-016** On March 16, 2021, the Board approved a 1% maximum lot coverage variance, and a three-foot front yard setback variance to provide a front porch at 427 North Moore Street.

Thoroughfares/Streets:

Thoroughfare/Street	Street Type	Existing Dimension and ROW
N Denley Drive	Local - Two Way	27 feet and 60 feet
Hutchins Avenue	Local Collector - Two Way	Varies and 60 feet
Canyon Street	Local - Two Way	25 feet and 50 feet
May Hall Street	Local - Two Way	25 feet and 34 feet
N Moore Street	Local - Two Way	27 feet and 38 feet
Sparks Street	Local - Two Way	25 feet and 38 feet
Cleaves Street	Local - Two Way	20 feet and 30 feet

Hart Street	Local - Two Way	25 feet and 40 feet
Pecan Road	Local - Two Way	25 feet and 40 feet
Bobbie Street	Local - Two Way	25 feet and 40 feet
Albright Street	Local - Two Way	25 feet and 40 feet
Viaduct Street	Local - Two Way	25 feet and 40 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The Senior Traffic Engineer and the Dallas Fire Rescue Senior Fire Prevention Officer reviewed the area and determined the narrow streets could pose an issue with emergency vehicle access and street parking should be mitigated by providing off-street parking.

Comprehensive Plan:

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

The proposed zoning meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

- GOAL 2.1 PROMOTE BALANCED GROWTH
 - Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.
- GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS
 - Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

Neighborhood Revitalization Plan:

The Neighborhood Plus Plan was adopted by City Council in October 2015. The Neighborhood Plus Plan replaces the Housing Element of the *forwardDallas! Comprehensive Plan*. The Neighborhood Plus Plan sets policies and a new direction for housing and neighborhood revitalization in Dallas by creating a framework to guide more effective community investment through inter-agency collaboration. The Bottom Area is one of 12 Neighborhood Plus focus areas. Direction given for the area is:

STRATEGIC GOALS

- GOAL 3.0 FIGHT BLIGHT
 - Policy 3.3 Dispose of City-owned and land bank properties more strategically and efficiently.
- GOAL 4.0 ATTRACT AND RETAIN THE MIDDLE CLASS
 - Policy 4.1 Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.
 - Action 4.1.2 Engage Dallas citizens in an ongoing process of building/ promoting/ establishing neighborhood identity.
- GOAL 5.0 EXPAND HOME-OWNERSHIP
 - Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging home-ownership preferences.

- Action 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single-family home-ownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

Area Plans:

The Bottom Urban Structure and Guidelines was adopted by the City Council in April 2015. The Bottom Urban Structure and Guidelines Area Plan is the guiding framework of standards and policies to achieve the goals of the authorized hearing.

The purpose of The Bottom Urban Structure and Guidelines is to elevate the design consciousness and culture of Dallas, while working to balance social, economic, environmental, and design sustainability towards enhancing livability for all Dallas residents. The vision for the area emphasizes organic redevelopment and place making through innovative, community-based initiatives. The Bottom Urban Structure and Guidelines is an accepted guide for achieving the vision established by the community for this area. The goals and development objectives in the area plan were overwhelmingly supported by the City Council, stakeholders, and staff.

Goals and development objectives of the Area Plan include:

1. Preserve and enhance the existing Single-Family low-density residential neighborhood.
2. Create vehicular and pedestrian connections linking existing streets.
3. Develop quality market and affordable infill single family housing.
4. Enhance existing and add new pedestrian infrastructure and amenities.

Proposed design considerations from the Area Plan include:

1. Positive elements and patterns characterizing the neighborhood residential area should be protected and reinforced through appropriate use of scale, mass, building pattern, and details.
2. Garages should not dominate a home's front elevation. Ideally, garages would be placed to the rear of a home.
3. To ensure the existing single-family neighborhood is preserved and enhanced, it is important that lot size and lotting patterns respect the existing rhythm of the neighborhood.
4. Maximum lot coverage of 45%, in line with existing zoning requirements, should be required to help discourage out of scale homes that can destroy the character of the neighborhood.
5. Covered front and/or side porches with a minimum area of 80 square feet and a minimum depth of 6 feet.
6. It is recommended that future zoning allow front porches to encroach into front yard setbacks.
7. Homes should have sloping roofs, employing gables and hipped forms only.

8. Corner lots could have their garages accessed from a side street to allow for design of the front elevation which is unencumbered by the need to provide access to or storage of a vehicle.
9. A maximum driveway width of 16 feet at the curb that then transitions to the necessary width of the garage should be encouraged. To help minimize interruptions in the sidewalk and promote a more inviting walking environment, driveway widths are encouraged to be minimized.
10. All front yard fencing shall meet city of Dallas front yard fencing codes.
11. Effort should be placed on preserving viable specimen trees and adding to existing tree coverage with additional shade and decorative trees.
12. Shared parking is encouraged throughout with the exception of single-family residential parking.

Trinity River Corridor Comprehensive Plan

The Trinity River Corridor Comprehensive Area Plan, adopted by City Council in March 2005, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. The plan will be used to guide development and investment decisions in the Trinity River Corridor. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. 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.

Within the Trinity River Corridor Comprehensive Area Plan, there is a Preferred Land Use Plan which states, "While there is significant emphasis on new development patterns, there are also parts of the Downtown – Lakes District where the priority is on retaining and enhancing existing uses. The Lake Cliff, Tenth Street, Bottom, and La Bajada/Los Altos neighborhoods are among those designated for Residential Traditional uses. In these areas, investments and development patterns should support and strengthen the existing neighborhoods." "Consistent with stakeholder comments, this plan uses the 'Residential – Neighborhood Infill' designation to reflect continued single-family use within the area."

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the

strongest markets to orange, representing the weakest markets. The subject area is located within Category “E”.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	R-5(A) Single Family, TH-1(A) Townhouse (with deed restrictions)	Single Family Residential, Church, Duplex, Undeveloped Land
North	IR Industrial Research, IM Industrial Manufacturing	Trinity River Levee and Floodway
East	IR Industrial Research	Commercial storage, Automotive parts sales
South	RR Regional Retail, CS Commercial Service, P(A) Parking, MF-2(A) Multifamily District, PD No. 388 Tract 2A, CR Community Retail, TH-3(A) Townhouse	Automotive Repair, Parking, Utility ROW, Community Retail, Single Family, Undeveloped Land
West	PD No. 571 Subdistrict 2	Office, Church, Park, Community Center, Single Family Residential

STAFF ANALYSIS:

Land Use Compatibility

The area of request is zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with deed restrictions which are to be retained. The land uses in the area are predominately single family. Four churches are scattered throughout the area. There are two, nonconforming duplexes in the request area as well as a structurally substandard commercial building that is pending demolition.

To the west of the area property is zoned Planned Development District No. 571, which is developed with single family. Planned Development District Nos. 383 and 388 are to the south of the authorized hearing area and are undeveloped. An IR District is to the north and east and contains a public park and the levee. To the south of the area is an MF-2(A) Multifamily District along a portion of Canyon Street and is currently undeveloped.

The size of most of the lots are smaller than the minimum required in the current R-5(A) District which makes infill housing challenging. The subject area consists of two plats – the Dewberry Plat and the Meadowmere Plat, which were created prior to annexation in

1903. In addition, the Trinity River levee improvements in the 1930s further reduced the pedestrian and street linkages within the neighborhood.

The proposed Planned Development District addresses the minimum lot size and setbacks to enable development of the properties in accordance with the Area Plan. Two subdistricts are proposed to be compatible with the two platted areas. The Dewberry Plat, which is proposed to be Subdistrict 1, consists of lots less than 2,500 square feet with lot widths as small as 25 feet. The Meadowmere Plat, which is proposed to be Subdistrict 2, has lots generally larger than 2,500 square feet with lot widths of 40 feet or more.

The properties within the TH-1(A) District have deed restrictions. The first three cases rezoned a TH-1(A) District with deed restrictions volunteered by the applicant were approved in 2014. A fourth case was approved in 2019. In 2020, two additional cases for a TH-1(A) District with deed restrictions were approved. The deed restrictions restrict the height to 30 feet, density to one dwelling unit per lot, and setbacks as follows: front – 25 feet, sides – zero or five feet, rear – five feet. Two deed restricted TH-1(A) District properties specify pitched roofs and front porch conditions identical to the proposed conditions. Existing deed restrictions are to be retained.

The Bottom Urban Structure and Guidelines Area Plan was used as the basis for the proposed Planned Development District. Other departments (Office of Economic Development, Planning & Urban Design, Code Compliance, Housing and Neighborhood Revitalization, Engineering, Public Works, Stormwater Operations, and the Trinity River Corridor Project) are leveraging projects in this area as a part of the implementation of the Area Plan. The proposed Planned Development District furthers the other departmental initiatives by providing the appropriate zoning to support development.

Proposed Planned Development District regulations

The following chart shows a comparison between the existing zoning and the proposed Planned Development District conditions:

	EXISTING WITHIN SUBJECT AREA						PROPOSED PLANNED DISTRICT (PD)	
	R-5(A)	TH-1(A)	TH1-(A) w DR Z134-197 TH1-(A) w DR Z134-198 TH1-(A) w DR Z134-199	TH1-(A) w DR Z189-324	TH1-(A) w DR Z190-148	TH1-(A) w DR Z190-149	Subdistrict 1 (Blocks 7674, 7675 & 7645)	PSR Subdistrict 2 (Remaining Blocks)
front yard (min)	30'	0'	20', w/ allowable 8' encroachment for front porch	25'	25'	25'	20', w/ allowable 8' encroachment for front porch	25', w/ allowable 8' encroachment for front porch
side yard (min)	SF: 6' other: 10'	SF: 0' D: 5' other: 10'	5'	SF: 5' other: 10'	5' min on South PL	5' min on South PL, for Lots > 33': 5' min	Lots > 33': 5' minimum; Lots < 33': 5' min on one side, no minimum on other side	
rear yard (min)	SF: 6' other: 15'	SF: 0' D: 10' other: 10'	5'	SF: 5' other: 15'	SF: 5' other: 15'	SF: 5' other: 15'	SF: 5' other: 15'	
DU density (max)	no max	6 (six)/9/12	1DU/lot	1DU/lot	1DU/lot	1DU/lot	no max	
FAR (max)	no max	no max	no max	no max	no max	no max	no max	
height (max)	30'	36'	30'	30'	30'	30'	36'	30'
stories (max)	no max	no max	no max	no max	no max	no max max 2+ additional height for arch features	no max	
lot coverage (max)	res: 45% non-r: 25%	res: 60% non-r: 25%	res: 45% non-r: 25%	res: 45% non-r: 25%	res: 45% non-r: 25%	res: 60% non-r: 25% surface parking lots and underground parking not included 80% for individual IF 60% and 40% open space for overall	residential uses: 45% non-residential uses: 25%	
lot size (min)	5,000sf	SF: 2,000sf D: 6,000sf	5,000sf	7,500sf	7,500sf	SF: 2,000sf D: 6,000sf	SF: 2,000sf	SF: 2,500sf
additional standards			no carports, max drive approach of 16'		multiple drive widths, no carports, pitched roof, min porch depth 6', min porch area 80sf, others	multiple drive widths, no carports, pitched roof, min porch depth 6', min porch area 80sf, others	multiple drive widths, pitched roof, Front Porch not req'd, but min porch depth 6', and min. porch area 80sf, Garages shall be a minimum of 2 feet behind the street-facing façade	
							Allowed uses: Single family, Handicapped Group Dwelling Unit, Church	

Subdistrict 1 Specific Conditions

- A 20-foot minimum front yard setback is proposed. The 20 setback allows for lots that lost a portion of their front yard, with recent utility and street improvements, to have adequate building area.
- For lots with widths less than 33 feet, minimum side yard is five feet on one side yard, and no minimum is required on the other opposite side yard. Most lots within Subdistrict 1 were platted with a 25-foot width.
- Minimum lot size proposed is 2,000 square feet for single family uses. Lot size was determined by evaluating the existing plats with the intent to determine how to make existing non-conforming lots developable. The proposed minimum lot size was reduced to make the lot size conforming.
- The maximum structure height is proposed at 36 feet. The 36-foot height will provide for a transition towards PD No. 571 to the west which has a maximum height of 30 feet but sits on elevations at least 6-10 feet higher). PD No. 427, with a maximum height of 50 feet is to the south.

Subdistrict 2 Specific Conditions

- A 25-foot minimum front yard setback is proposed.
- The minimum lot size is proposed to be 2,500 square feet for single family uses. Lot size was determined by evaluating the existing plats with the intent to determine how to make existing non-conforming lots developable. The proposed minimum lot size was reduced to make the subject area conforming.
- The maximum structure height is proposed at 30 feet. The dividing line between subdistricts follows the rear property lines on the block. Due to peaked roofs, the sight lines and shadows should not be an issue. There is a slight slope from southwest to northeast along the dividing line.

Common Conditions in Subdistrict 1 and Subdistrict 2

- A maximum lot width of 60 feet is included to maintain the character of the existing neighborhood. This was suggested in the Area Plan and will prevent replatting to larger lots that would not retain the character of the neighborhood. Currently, the only lot greater than 60 feet width in the subject area is a church on North Moore Street.
- Five feet minimum side yard.
- Corner lots have minimum five-foot side yard setbacks.
- The minimum rear yard setback is proposed to be five feet.
- There is no minimum side and rear yard setback required for accessory structures on lots less than 2,500 square feet, provided the structure is less than 15 feet in height. The minimum side and rear setback are three feet for accessory structures on lots 2,500 square feet or greater, provided the structure is less than 15 feet in height.
- Maximum lot coverage is 45 percent for residential uses and 25 percent for non-residential structures. This follows the standards in R-5(A) District regulations.
- Minimum lot size is 4,000 square feet for all other uses. The non-residential uses are required to be 4,000 square feet to allow for the required parking those uses may require.

Design Standards

Proposed residential design standards for the subject area are derived from The Bottom Urban Structure and Guidelines Area Plan. Proposed conditions referenced in the area plan include front porches, peaked roofs, setbacks, street connectivity, lighting, and fencing. Peaked roofs and front porches are especially emphasized in the area plan. Proposed design standards apply to new construction and major modification of single family uses.

- Roofs. The Area Plan recommends that homes be primarily covered by pitched roof forms.

Peaked roofs are addressed intentionally by omission from the proposed Planned Development ordinance language. By disallowing other types of roofs, only peaked roofs remain as an option. “Flat and shed roofs must not be visible from the street. Mansard, gambrel, and barrel vault roofs are not permitted.” The following are the types of peaked roofs allowed: gable, hip, jerkinhead, bonnet (aka kicked eaves roof), saltbox, pyramid, or a combination of pitched roof forms thus allowing for architectural variety.

- Front porches. The Area Plan mentions that 70% of structures on a street must have a front porch.

The proposed Planned Development District does not require front porches; however, front porches are incentivized by allowing encroachment into the front yard setback. The proposed conditions allow front porches to encroach into the front yard,

up to eight feet. Front porches must be unenclosed on at least two sides, be a minimum depth of six feet, and have a minimum area of 80 square feet. This allows for the front porch to be used more as an outdoor room, in addition to an entryway.

- Driveway placement. The Area Plan states that driveways shall be a maximum of 16 feet wide at the curb.

To help achieve this goal, staff recommends the placement of driveways be co-located or spaced to maximize the distance between curb cuts. Proposed conditions incentivize the development of co-located drives and allows for better options for off-street parking. Co-located driveways shall be a minimum 8 foot to maximum 10 foot wide driveway adjacent to the side property line and abutting the edge of an 8 to 10 foot wide driveway on the adjacent lot. Existing driveways on a lot containing an existing use are not required to be relocated. The Director may waive the driveway placement requirement if compliance would prevent the development of a lot due to easement or utility conflicts.

- Driveway design. Ribbon driveways are suggested as an option to reduce pervious surfaces and increase landscaping on the lots. Ribbon driveways are encouraged for many reasons, it would be a cost savings to the developer, less impervious surface/ heat island effect, more green space, aesthetically pleasing, easier to maintain, less susceptible to cracking from the freeze/thaw cycles in winter, and more compatible with the 'historic character' we associate with front porch homes. Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart.

The minimum required driveway width is 10 feet. However, the maximum width of a co-located driveway is 8 feet for the portion of the driveway between the front property line and the main street-facing facade. Lots with a street frontage of 40 feet or less shall have a maximum driveway width of 10 feet. Lots with a street frontage of greater than 40 feet shall have a maximum driveway width of 16 feet. The minimum allowable curb radius is 5 feet. The maximum allowable curb cut radius is 10 feet. Driveway radii shall not intrude onto the frontage of adjacent lots. In order to reduce curb cuts and allow for greater uninterrupted lengths of curb along the lot frontage only one driveway curb cut is allowed per lot, new drives must be located within 13 feet of a side property line, and dual entry and circular driveways are specifically not permitted

- Garages. The Area Plan states that front-facing garages shall be architecturally treated to de-emphasize their visual impact and prominence from a public street.

The proposed Planned Development design guidelines include language to place garages at least two feet behind the street-facing façade, if the home has a porch. If the home has no porch, the garage must be placed a minimum of 8 feet behind the street-facing façade. Detached garages are permitted and must be located behind the back façade of the main structure. In keeping with the objectives of the Area Plan,

the setbacks act to de-emphasize the visual impact of the garage and provide relief for the front facade.

Visibility Triangles

A visibility triangle is defined as the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb. Due to the narrow width of the streets and the low traffic volume in the area, the visibility triangle is being proposed at 30 feet instead of the 45 feet required in the Code.

Parking

The staff proposed conditions refer to the parking regulations for an R-5(A) Residential District which requires one parking space per dwelling unit with all other uses to be parked per Code. Though the area was developed when off-street parking was not required nor needed, staff's proposal addresses current parking needs and follows the recommendations from the Area Plan.

Off-street parking is necessary given that the existing narrow streets create an obstacle for Dallas Fire Rescue equipment, sanitation trucks, and large delivery vehicles. Being responsive to the need to preserve the character of the neighborhood, conditions such as driveway locations and ribbon drives have been included to mitigate the impact of providing parking.

City Plan Commission recommended no parking requirements. The historical aspect and pattern of the neighborhood was discussed regarding the fact that it was developed, and homes were built, before everyone had cars.

CPC ACTION

March 4, 2021

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned R-5(A) Single Family District and TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations on property generally east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street, it was moved to **hold** this case under advisement until March 25, 2021.

Maker: Johnson
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 328
Replies: For: 5 Against: 4

Speakers: None

Z178-307(MK)

March 25, 2021

Motion: It was moved to recommend **approval** of a Planned Development District, subject to conditions with an amendment to replace SEC. 51P-1052.109. OFF-STREET PARKING AND LOADING. (a) text with “There is no off-street parking requirement.” on property zoned R-5(A) Single Family District and TH-1(A) Townhouse District on property generally east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.

Maker: Johnson
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 328
Replies: For: 5 Against: 4

Speakers: None

PROPOSED CONDITIONS

ARTICLE _____.

PD 1052.

SEC. 51P-1052.101. LEGISLATIVE HISTORY.

PD 1052 was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-1052.102. PROPERTY LOCATION AND SIZE.

PD 1052 is established on property located at _____. The size of PD 1052 is approximately 44.05 acres.

SEC. 51P-1052.103. CREATION OF SUBDISTRICTS.

This district is divided into two subdistricts, Subdistrict 1, and Subdistrict 2, as shown on the Subdistrict Map (Exhibit 1052A). (Ord. XXXXX)

SEC. 51P-1052.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) **CO-LOCATED DRIVEWAY** means a driveway adjacent to the side property line, meeting the edge of a driveway on the adjacent lot.

(2) **CORNER LOT** means a lot located at the intersection of two streets, with two street frontages, with the longer frontage length considered the side of the lot and matching the existing block face.

(3) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure area as determined by the Dallas Central Appraisal District, or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(4) **NEW CONSTRUCTION** means construction of a main structure that did not exist as of (date of ordinance).

(5) RIBBON DRIVEWAY means a driveway consisting of two parallel paved surfaces.

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

(c) This district is considered a residential zoning district.

SEC. 51P-1052.105. DEVELOPMENT PLAN.

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

SEC. 51P-1052.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Institutional and community service uses.
 - Church.
- (3) Miscellaneous uses.
 - Temporary construction or sales office. *[May be located anywhere in the District for sales of homes within the District. Surface parking for this use is permitted on the same lot or on a lot adjacent.]*
- (4) Recreation uses.
 - Public park, playground, or golf course.
- (5) Residential uses.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Single family.
- (6) Utility and public service uses.

-- Local utilities.

SEC. 51P-1052.107. ACCESSORY USES.

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

SEC. 51P-1052.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard. Except as provided, minimum front yard is 25 feet. For lots in Subdistrict 1, the minimum front yard is 20 feet. The maximum front yard width is 60 feet.

(1) Stoops, bay windows, and balconies may encroach a maximum of four feet in the required front yard. Front porches must comply with Sec. 51P-1052.114(b)(1).

(2) Retaining walls, steps, and stairs may encroach in the required setback as required to meet building code and engineering requirements.

(b) Side and rear yard.

(1) Except as provided, minimum side yard is five feet. In Subdistrict 1, for lots with lot widths less than 33 feet, minimum side yard is five feet on one side yard, and no minimum is required on the other opposite side yard.

(2) A minimum side yard setback of five feet is required for corner lots.

(3) Except as provided, the minimum rear yard setback is five feet.

(4) There is no minimum side and rear yard setback for accessory structures on lots less than 2,500 square feet, provided the structure is less than 15 feet in height.

(5) The minimum side and rear setbacks are three feet for accessory structures on lots 2,500 square feet or greater, provided the structure is less than 15 feet in height.

(c) Height.

(i) Maximum structure height is 36 feet in Subdistrict 1.

(ii) Maximum structure height is 30 feet in Subdistrict 2.

(iii) Private property within this district is considered a site of origination for residential proximity slope (RPS).

(d) Lot coverage. Maximum lot coverage is 45 percent for residential uses and 25 percent for non-residential structures.

(e) Lot size. In Subdistrict 1, minimum lot size is 2,000 square feet for single family uses. In Subdistrict 2, minimum lot size is 2,500 square feet for single family uses. Minimum lot size is 4,000 square feet for all other uses.

(f) Stories. No maximum number of stories.

SEC. 51P-1052.109. OFF-STREET PARKING AND LOADING.

CPC Recommendation

(a) No off-street parking required.

Staff Recommendation

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-1052.110. VISUAL OBSTRUCTION REGULATIONS.

(a) Visibility triangle. Except as provided, the visual obstruction regulations in 51A-4.602(d) apply. In this article, visibility triangle means where two streets not designated on the city's thoroughfare plan intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

SEC. 51P-1052.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1052.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-1052.113. SIGNS.

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

SEC. 51P-1052.114. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Purpose. The design standards for residential uses are intended to guide new construction and major modifications to preserve and enhance the existing single-family neighborhood.

(b) Applicability for single family uses. The design standards in this section apply to new construction and major modification of single family uses.

(1) Front porches.

(A) A front porch is not required but encouraged. Front porches may encroach into the front yard, up to eight feet.

(B) Front porches must be unenclosed on at least two sides. Front porches must be a minimum depth of six feet and have a minimum area of 80 square feet.

(2) Roofs. Flat and shed roofs must not be visible from the street. Mansard, gambrel, and barrel vault roofs are not permitted.

(3) Driveways.

(A) Types and Placement.

(i) Both flat surface and ribbon driveways are permitted. Ribbon style driveways are a recommended option, but not required.

(ii) Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart.

(iii) The placement of driveways shall be co-located or spaced to maximize the distance between curb cuts. Co-located driveways shall consist of a minimum 8-foot to maximum 10-foot wide driveway adjacent to the side property line, meeting the edge of an 8- to 10-foot wide driveway on the adjacent lot.

(iv) New driveways must be built within 13 feet of the side property line.

(v) Existing driveways on a lot containing an existing use are not required to be relocated.

(vi) The Director may waive the driveway placement requirement if compliance with this paragraph would prevent the development of a lot due to easement or utility conflicts.

(B) Width. Except as provided, the required driveway width is 10 feet.

(i) The maximum width of a co-located driveway is 8 feet for the portion of the driveway between the front property line and the main street-facing facade.

(ii) Lots with a street frontage of 40 feet or less shall have a maximum driveway width of 10 feet.

(iii) Lots with a street frontage of greater than 40 feet shall have a maximum driveway width of 16 feet.

(C) Driveway curb cuts. The minimum allowable curb radius is 5 feet. The maximum allowable curb cut radius is 10 feet. Driveway radii shall not intrude onto the frontage of adjacent lots. Only one driveway curb cut is allowed per lot. No circular or horseshoe driveways are permitted.

(4) Garages. An attached garage must be recessed a minimum of two feet behind the front façade, excluding the front porch. If the home has no porch, the garage must be placed a minimum of eight feet behind the street-facing façade. Detached garages are permitted but must be located behind the back façade of the main structure.

SEC. 51P-1052.115. FENCES AND SCREENING

(a) Except as provided, the fence and screening regulations in 51A-4.602(d) apply.

(b) No fence or screening shall be placed between co-located driveways.

SEC. 51P-1052.116 ADDITIONAL PROVISIONS.

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

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

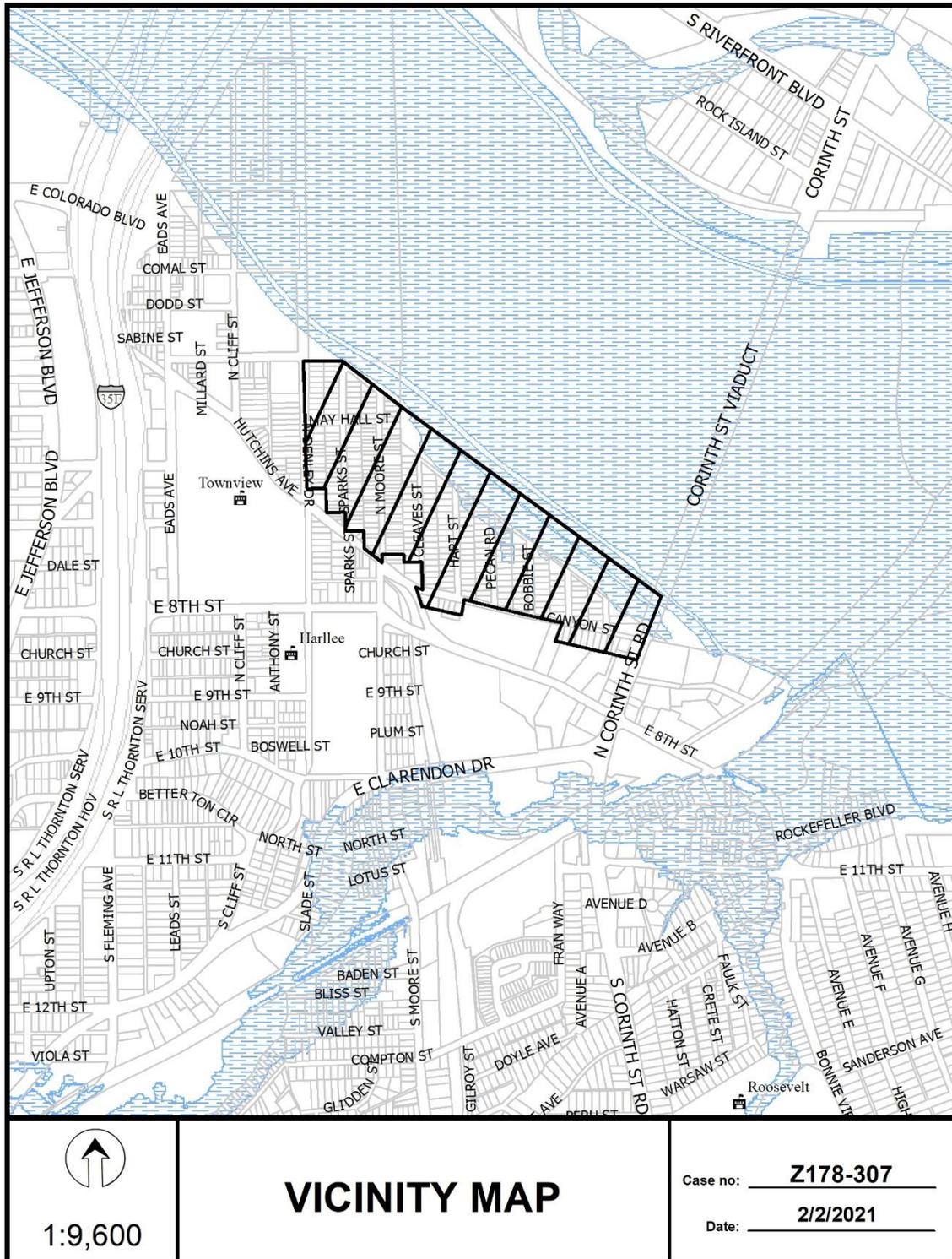
SEC. 51P-1052.117. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

EXHIBIT 1052A: Subdistrict Map



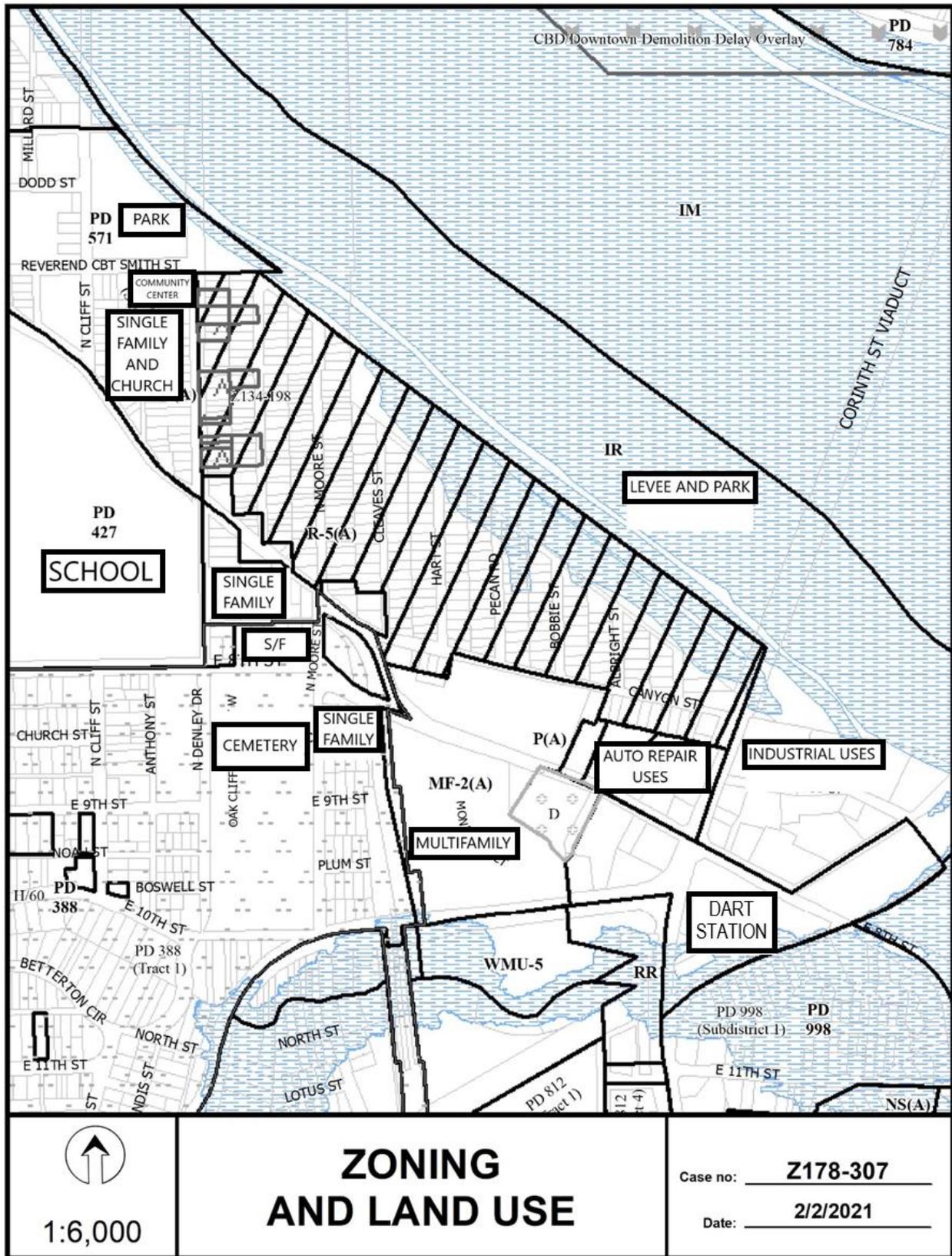


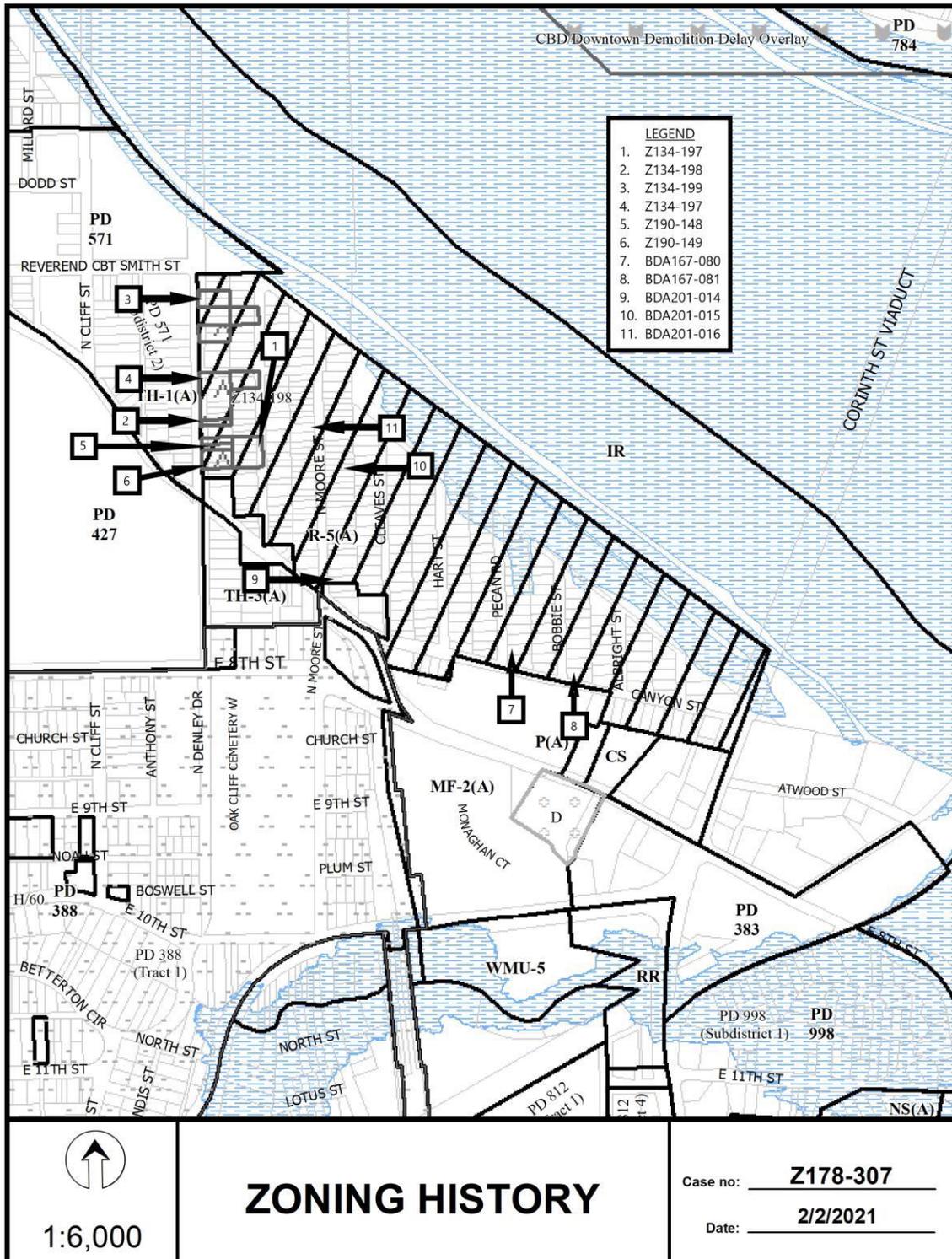
1:9,600

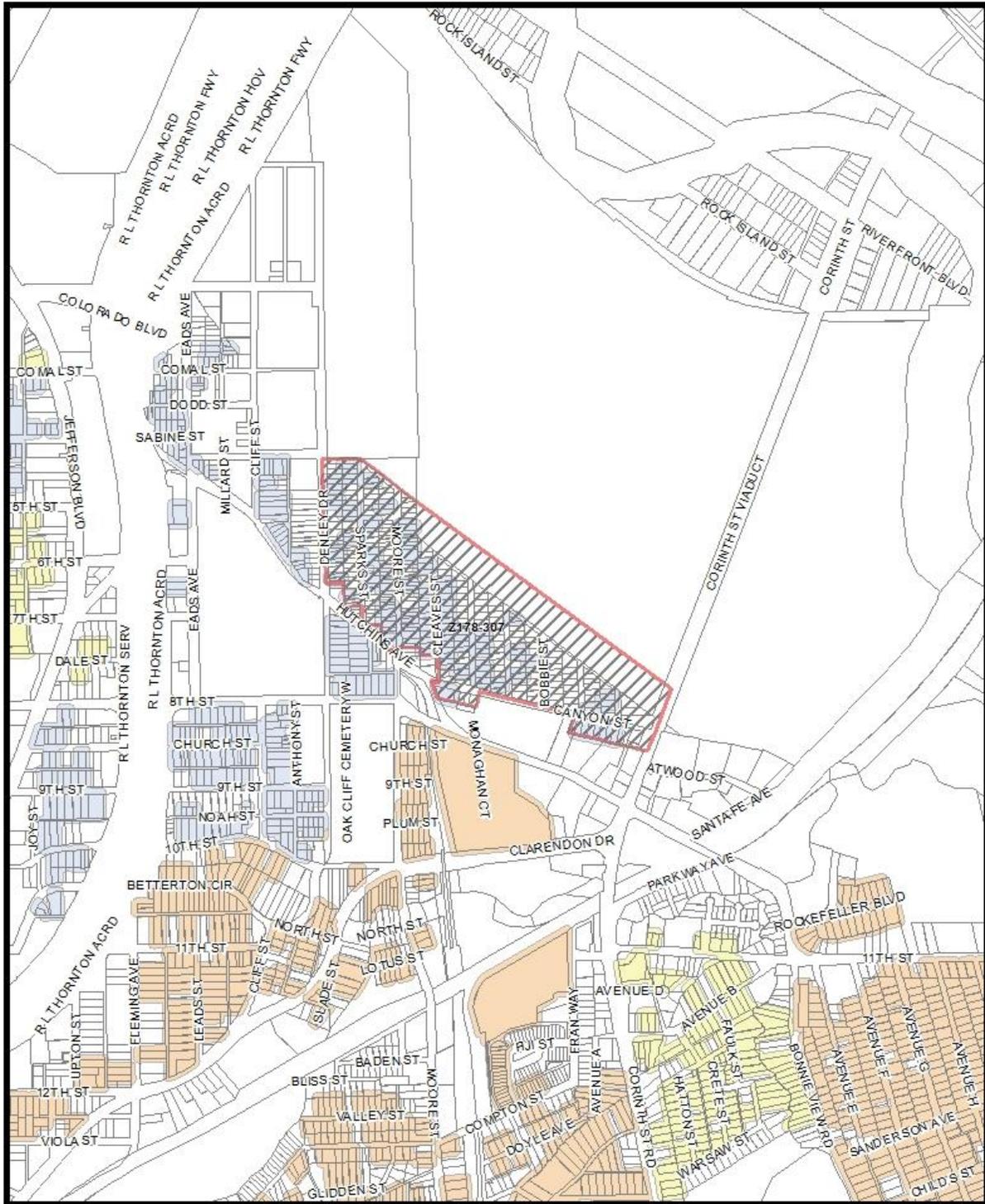
VICINITY MAP

Case no: Z178-307

Date: 2/2/2021





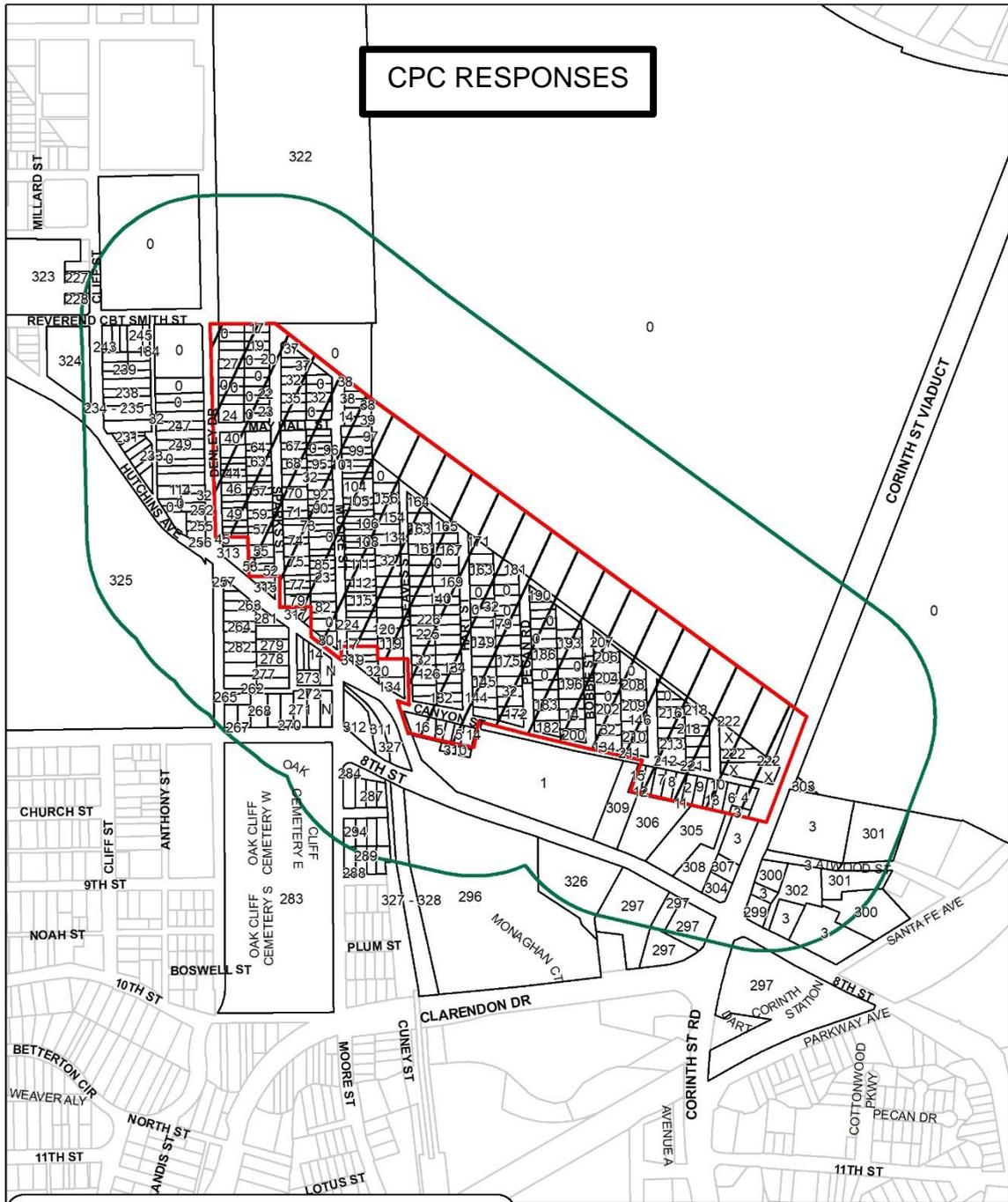


MVA Cluster A B C D E F G H I NA

1:9,600

Market Value Analysis

Printed Date: 2/2/2021



328	Property Owners Notified (457 parcels)
5	Replies in Favor (5 parcels)
4	Replies in Opposition (6 parcels)
500'	Area of Notification
3/25/2021	Date

Z178-307
CPC



1:6,000

03/24/2021

Reply List of Property Owners***Z178-307******328 Property Owners Notified******5 Property Owners in Favor******4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1515	E 8TH ST	EAST EIGHTS STREET GROUP LLC
2	2010	CANYON ST	IRVIN WALTER L
3	212	N CORINTH ST RD	BISHOP-CORWIN PPTIES LLC
4	2024	CANYON ST	SHOFNER SAMUEL DAVID
5	1608	CANYON ST	BLACK LABEL PROPERTIES LLC
6	2018	CANYON ST	D REALTY INVESTMENTS INC
7	2004	CANYON ST	FORTSON LEON EST OF
8	2006	CANYON ST	NEW WAVE HOLDINGS LLC
9	2012	CANYON ST	HARRIS ALVIN JACK
10	2016	CANYON ST	HORN DOLLY PEARL
11	2008	CANYON ST	FINSTROM LARRY & DIANE M
12	2002	CANYON ST	Taxpayer at
13	2014	CANYON ST	Taxpayer at
14	1404	HUTCHINS AVE	CANYON O C & DELMA
15	2000	CANYON ST	CALAHAN STACEY L &
16	1602	CANYON ST	MUNOZ SYLVIA
17	633	SPARKS ST	TRISTAN TARA H
18	629	SPARKS ST	WRIGHT SCESRELL EST OF
19	625	SPARKS ST	BRADLEY ETHEL LEE EST OF
20	621	SPARKS ST	TORRES PETER MANUEL &
21	613	SPARKS ST	HOPKINS AUGUSTINE
22	509	SPARKS ST	SCOTT DORIS
23	503	SPARKS ST	EDWARDS NELLA D
24	604	N DENLEY DR	GRAVES MICHAEL
25	608	N DENLEY DR	HILL VERLINE
26	616	N DENLEY DR	BURKS MARVIN

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	618 N DENLEY DR	DANIEL YVONNE B
	28	624 N DENLEY DR	Taxpayer at
	29	632 N DENLEY DR	SMITH CEDRICK LATON
	30	617 N MOORE ST	JBIII INV INC
	31	611 N MOORE ST	Taxpayer at
	32	603 N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
	33	605 N MOORE ST	JONES DORIS JEAN EST OF
	34	500 SPARKS ST	Taxpayer at
	35	508 SPARKS ST	Taxpayer at
	36	510 SPARKS ST	Taxpayer at
	37	626 SPARKS ST	HERNS THEOPHIA &
	38	608 N MOORE ST	JONES RONALD BERNARD
	39	600 N MOORE ST	JONES PAUL DOUGLAS
	40	514 N DENLEY DR	Taxpayer at
	41	512 N DENLEY DR	Taxpayer at
	42	432 N DENLEY DR	Taxpayer at
	43	430 N DENLEY DR	Taxpayer at
	44	428 N DENLEY DR	Taxpayer at
	45	426 N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
	46	422 N DENLEY DR	NEW DIMENSION HOMES LLC
	47	420 N DENLEY DR	Taxpayer at
	48	418 N DENLEY DR	HAYNES EMMA ET AL
	49	416 N DENLEY DR	Taxpayer at
	50	412 N DENLEY DR	Taxpayer at
X	51	410 N DENLEY DR	MANUEL BERNET
	52	411 SPARKS ST	Taxpayer at
	53	413 SPARKS ST	Taxpayer at
X	54	415 SPARKS ST	BLACKMON CHARLETHA
	55	417 SPARKS ST	Taxpayer at
O	56	421 SPARKS ST	MEMAR MASOUD OSTADHASSAN

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	57	423 SPARKS ST	FELDER ROBERT CARL
	58	425 SPARKS ST	Taxpayer at
	59	427 SPARKS ST	Taxpayer at
	60	429 SPARKS ST	Taxpayer at
	61	435 SPARKS ST	WACHE LLC
	62	437 SPARKS ST	Taxpayer at
	63	439 SPARKS ST	LOWERY TASHA M
	64	443 SPARKS ST	JONES CHARLES E
	65	449 SPARKS ST	Taxpayer at
	66	452 SPARKS ST	WYNN DIANE
	67	450 SPARKS ST	Taxpayer at
	68	438 SPARKS ST	COBBS CLYDE B SR
	69	436 SPARKS ST	MOORE MRS LORAIN
	70	432 SPARKS ST	NEDD ETHEL
	71	428 SPARKS ST	Taxpayer at
	72	424 SPARKS ST	Taxpayer at
	73	422 SPARKS ST	WATSON BEATRICE &
	74	420 SPARKS ST	GRIFFIN STREET MANAGEMENT INC
	75	414 SPARKS ST	BARBEE DOVER C EST OF
	76	408 SPARKS ST	Taxpayer at
	77	406 SPARKS ST	Taxpayer at
	78	404 SPARKS ST	Taxpayer at
	79	400 SPARKS ST	FINLEY RUBY L C
	80	325 N MOORE ST	BALL ROBERT N
X	81	333 N MOORE ST	TORRES JUAN
	82	335 N MOORE ST	WILSON DAVID LEE
	83	337 N MOORE ST	WILLIAMS DORIS NELL
	84	401 N MOORE ST	TAYLOR CHARLES
	85	405 N MOORE ST	SLAUGHTER ROSIE ET AL
	86	407 N MOORE ST	ZAPATA MARGARET
	87	411 N MOORE ST	LEOS PEDRO GARCIA

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	88	417 N MOORE ST	ESPINO CLAUDIA SALAS
	89	419 N MOORE ST	SIMMONS MARY ELLEN EST OF
	90	421 N MOORE ST	Taxpayer at
	91	423 N MOORE ST	JOHNSON WILLIE
	92	425 N MOORE ST	TRUE PURPOSE CHURCH TR
	93	427 N MOORE ST	Taxpayer at
	94	503 N MOORE ST	DUNN KAYE REVELLE
	95	505 N MOORE ST	HUBERT PEARLIE
	96	509 N MOORE ST	CLIFT DAVID
	97	512 N MOORE ST	BODY CLINTON ET AL
	98	510 N MOORE ST	Taxpayer at
	99	508 N MOORE ST	CASSLE ROSCOE
	100	506 N MOORE ST	WADE BEATRICE
	101	504 N MOORE ST	Taxpayer at
	102	502 N MOORE ST	Taxpayer at
	103	500 N MOORE ST	TRUE PURPOSE BAPTIST CHURCH
	104	436 N MOORE ST	TRUE PURPOSE BAPT CHURCH
	105	430 N MOORE ST	TRUE PURPOSE CHURCH
	106	422 N MOORE ST	Taxpayer at
	107	420 N MOORE ST	JOHNSON D KIRK
	108	418 N MOORE ST	DREAD VICTORIA
	109	416 N MOORE ST	RAMLER ANDREW J
	110	410 N MOORE ST	WILLIAMS LUCY M
	111	410 N MOORE ST	WALL C E
	112	404 N MOORE ST	HAWKINS IRENE
	113	402 N MOORE ST	SPARKS CLIFFORD
	114	1223 HUTCHINS AVE	EDWARDS NELLA DELOIS
	115	340 N MOORE ST	GOLDEN GATE MISSIONARY BAPTIST
	116	336 N MOORE ST	JB III INVESTMENTS INC
	117	326 N MOORE ST	Taxpayer at
	118	413 CLEAVES ST	REAL LENN LLC

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	119	415 CLEAVES ST	MIRANDA ALEXANDA
	120	417 CLEAVES ST	ODEGBARO CHRISTINE &
	121	419 CLEAVES ST	SOUTH DALLAS PROPERTIES
	122	421 CLEAVES ST	FIRST THOMPSON MISSIONARY
	123	423 CLEAVES ST	FIRST THOMPSON MBC
	124	400 CLEAVES ST	BLACKBURN LLEWELLYN A JR
	125	404 CLEAVES ST	WALKER FAYE
	126	406 CLEAVES ST	SEGURA ABEL &
	127	410 CLEAVES ST	STRHAN STEVEN P
	128	412 CLEAVES ST	RELFORD JIM
	129	418 CLEAVES ST	GONZALES JENNIFER MARIE &
	130	422 CLEAVES ST	BARRERA ANA K &
	131	424 CLEAVES ST	AYERS DELPHIA RAWLSTON
	132	403 HART ST	KUTHURU LLC
	133	405 HART ST	CERVANTES MARISOL
	134	401 CLEAVES ST	B&J CUSTOM HOMES INC DBA
	135	413 HART ST	BABB VERA S ESTATE OF
	136	415 HART ST	Taxpayer at
	137	437 HART ST	STERLING LIZZIE M EST OF
	138	441 HART ST	STERLING LIZZIE
	139	445 HART ST	Taxpayer at
	140	449 HART ST	Taxpayer at
	141	451 HART ST	Taxpayer at
	142	400 HART ST	Taxpayer at
	143	1209 HUTCHINS AVE	MARQUEZ ENRIQUE & MARTHA L
	144	404 HART ST	ROBERSON TOMMY EUGENE &
	145	408 HART ST	ROBERSON TOMMY E
	146	412 HART ST	SUNSET MANOR LLC
	147	424 HART ST	Taxpayer at
	148	428 HART ST	CARTER DARRELL
	149	432 HART ST	Taxpayer at
O	150	436 HART ST	SCOTT MYRTIS

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	427 CLEAVES ST	MIRANDA ALEXANDRA
	152	429 CLEAVES ST	CALLOWAY JEROME
	153	433 CLEAVES ST	SAFE CAPITAL INVESTMENTS LLC
	154	439 CLEAVES ST	COMEJO JOSE LUIS
	155	441 CLEAVES ST	FENSTER STEFAN
	156	443 CLEAVES ST	Taxpayer at
	157	445 CLEAVES ST	Taxpayer at
	158	426 CLEAVES ST	GARZA JUAN CARLOS SOLIS
	159	428 CLEAVES ST	SOLIS WENDY S
	160	430 CLEAVES ST	SANCHEZ PPTY MGMT INC
	161	432 CLEAVES ST	HOPKINS MAURICE JR
	162	434 CLEAVES ST	Taxpayer at
	163	436 CLEAVES ST	NEW DIMENSION HOMES LLC
	164	440 CLEAVES ST	Taxpayer at
	165	463 HART ST	WILSON SHIRLEY HOUSE
	166	461 HART ST	WILSON SHIRLEY
	167	459 HART ST	MAZZMANIA LP
	168	455 HART ST	Taxpayer at
	169	453 HART ST	JOINER FAITH R
	170	458 HART ST	Taxpayer at
	171	462 HART ST	Taxpayer at
	172	403 PECAN DR	MARTINEZCORDONA ISMAEL
	173	405 PECAN DR	DYER DEWEY G
	174	409 PECAN DR	Taxpayer at
	175	413 PECAN DR	HAYNES ROBERT & MAGIE A
	176	415 PECAN DR	CROCKETT BERNICE
	177	417 PECAN DR	Taxpayer at
	178	419 PECAN DR	PRICE RACHAEL
	179	421 PECAN DR	PRICE RACHAEL D
	180	425 PECAN DR	HALL LARESA
	181	431 PECAN DR	MOLINA JUAN MIGUEL

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	400 PECAN DR	Taxpayer at
	183	404 PECAN DR	PARKER DE LAWRENCE
	184	1212 REVEREND CBT SMITH ST	MERCADO FRANCISCA
	185	412 PECAN DR	Taxpayer at
	186	414 PECAN DR	ARMENTA MARIA ELSA
	187	416 PECAN DR	SOUTH DALLAS INVESTMENT
O	188	422 PECAN DR	MEMAR MASOUD OSTADHASSAN
	189	428 PECAN DR	SHOFNER SAMUEL
	190	426 PECAN DR	HANEFUL VENTURES LLC
	191	423 BOBBIE ST	Taxpayer at
	192	421 BOBBIE ST	Taxpayer at
	193	419 BOBBIE ST	Taxpayer at
	194	417 BOBBIE ST	DALLAS CITY OF COUNTY OF
	195	413 BOBBIE ST	Taxpayer at
	196	411 BOBBIE ST	Taxpayer at
	197	409 BOBBIE ST	Taxpayer at
	198	407 BOBBIE ST	MCFARLAND GLADYS MARIE
	199	403 BOBBIE ST	FAIRCHILD M E
	200	401 BOBBIE ST	SPRINGFUL PROPERTIES LLC
	201	404 BOBBIE ST	Taxpayer at
	202	406 BOBBIE ST	Taxpayer at
	203	410 BOBBIE ST	WHITE RUTHIE MAE
	204	412 BOBBIE ST	Taxpayer at
	205	414 BOBBIE ST	Taxpayer at
	206	416 BOBBIE ST	FIRST INTERSTATE BANK
	207	418 BOBBIE ST	CARRANZA JUAN
	208	413 ALBRIGHT ST	Taxpayer at
	209	409 ALBRIGHT ST	Taxpayer at
	210	403 ALBRIGHT ST	TOLIVER WILLIE MAE EST OF
	211	401 ALBRIGHT ST	VILICANA ISMAEL RAMOS
	212	400 ALBRIGHT ST	Taxpayer at

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	402 ALBRIGHT ST	MURAI HOMES LLC
	214	404 ALBRIGHT ST	SALAZAR SONIA L
	215	406 ALBRIGHT ST	Taxpayer at
	216	408 ALBRIGHT ST	Taxpayer at
	217	410 ALBRIGHT ST	NIDAM SAGI
	218	409 VIADUCT ST	SILVA JUAN RODRIGUEZ &
	219	405 VIADUCT ST	AVALOS VICTOR HUGO MORALES
	220	403 VIADUCT ST	CONSORTIUM B INC
	221	401 VIADUCT ST	CONSORTIUM B INC
X	222	400 VIADUCT ST	ADIA PARTNERSHIP LLC &
	223	515 N MOORE ST	KING HOLLIS
	224	330 N MOORE ST	PEREZ JOSE JUAN GARCIA &
	225	414 CLEAVES ST	RODRIGUEZ LUIS
	226	416 CLEAVES ST	SKD PROPERTY MGMT LP
	227	711 N CLIFF ST	GOLDEN GATE MISSIONARY
	228	703 N CLIFF ST	GOLDEN GATE MISSIONARY
	229	1219 HUTCHINS AVE	GRAY MAE KATHERINE
	230	1217 HUTCHINS AVE	Taxpayer at
	231	1205 HUTCHINS AVE	HALL DWAIN E
	232	1211 HUTCHINS AVE	COLORADO ENRIQUE & MARIA
	233	1215 HUTCHINS AVE	MARTINEZ JAVIER LUNA &
	234	602 N CLIFF ST	HALL DWAIN E
	235	602 N CLIFF ST	HALL DWAIN E
	236	608 N CLIFF ST	Taxpayer at
	237	604 N CLIFF ST	WILLIAMS ADRIAN D
	238	606 N CLIFF ST	GOLDEN GATE ADULT REHABILITATION MINSTRY INC
	239	616 N CLIFF ST	Taxpayer at
	240	612 N CLIFF ST	HERRING DOLLIE
	241	618 N CLIFF ST	ARTIS DONALD & DOROTHY
	242	616 N CLIFF ST	KEMP FREDDIE JR & SHARON
	243	1202 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	1204 REVEREND CBT SMITH ST	JENKINS MARY BELL
	245	1210 REVEREND CBT SMITH ST	Taxpayer at
	246	1206 REVEREND CBT SMITH ST	JONES JAMES E
	247	523 N DENLEY DR	Taxpayer at
	248	521 N DENLEY DR	JOHNSON SIRDELLIA EST OF
	249	517 N DENLEY DR	Taxpayer at
	250	507 N DENLEY DR	GLOBAL HARVESTERS FDN
	251	501 N DENLEY DR	SPARKS FANNIE
	252	425 N DENLEY DR	CARTER JAMES
	253	429 N DENLEY DR	Taxpayer at
	254	1239 HUTCHINS AVE	WALKER ELMORE L
	255	419 N DENLEY DR	MEEKS JAMES
	256	413 N DENLEY DR	Taxpayer at
	257	342 N DENLEY DR	BROOKS MRS INEZ ESTATE
	258	332 N DENLEY DR	TATUM DIANNE
	259	320 N DENLEY DR	Taxpayer at
O	260	324 N DENLEY DR	AUSTIN KIM
	261	328 N DENLEY DR	CANTU ARIANE
	262	316 N DENLEY DR	THOMAS RAJA
	263	334 N DENLEY DR	TATUM DIANNE
	264	330 N DENLEY DR	RANGEL PEDRO &
	265	310 N DENLEY DR	PARADISE KINGDOM REVIVAL
	266	1301 E 8TH ST	PARADISE KINGDOM REVIVAL CENTER
	267	1307 E 8TH ST	MARTINEZ JOAQUIN
	268	1311 E 8TH ST	VEGA GABRIELA
	269	1315 E 8TH ST	ANSARISPRINGS AALIYAH D
	270	1319 E 8TH ST	COLLINS PHILLIP E
	271	1323 E 8TH ST	HHH SINGLE FAMILY PORTFOLIO LLC
	272	1327 E 8TH ST	TALKINGSTON CHRISTOPHER
	273	320 SPARKS ST	Taxpayer at

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	274	1402 HUTCHINS AVE	WILBURN ALFONSO JR
	275	1400 HUTCHINS AVE	WILBURN VERA M ESTATE OF
	276	313 SPARKS ST	MCCARROLL VIRGINIA
	277	317 SPARKS ST	MERCER RAFAEL C & EMILY G
	278	323 SPARKS ST	KELLEY BRENDA
	279	327 SPARKS ST	MOORE CAROLYN JEAN
	280	335 SPARKS ST	Taxpayer at
	281	1322 HUTCHINS AVE	HANKINS ANN ROSARY
	282	326 N DENLEY DR	NEW DIMENSION HOMES LLC
	283	100 N MOORE ST	OAK CLIFF CEMETERY
	284	230 N MOORE ST	Taxpayer at
	285	1403 CHURCH ST	WEBB HELEN
	286	1407 CHURCH ST	Taxpayer at
	287	1411 CHURCH ST	MCGOWAN ERIC LAMONT
	288	1403 E 9TH ST	GUILLEN NORBERTO
	289	1407 E 9TH ST	WIGGINS LATONYA
	290	1411 E 9TH ST	DAVIS STEVEN &
	291	1415 E 9TH ST	DELGADORODRIGUES EMA
	292	1414 CHURCH ST	FUENTAS IRMA L
	293	1410 CHURCH ST	SANDERS LIZZIE
	294	1406 CHURCH ST	SOLANO YESENIA
	295	1402 CHURCH ST	AMAYA CRUZ E
	296	1544 E 8TH ST	DALLAS HOUSING AUTHORITY
	297	1699 E CLARENDON DR	DALLAS AREA RAPID TRANSIT
	298	1400 E 8TH ST	ONCOR ELECTRIC DELIVERY COMPANY
	299	200 N CORINTH ST RD	P&K PROPERTIES LTD
	300	220 SANTA FE AVE	BISHOP JEFFREY R
	301	1730 ATWOOD ST	BISHOP CORWIN PPTIES LLC
	302	1810 ATWOOD ST	BISHOP CORWIN PROPERTIES LLC
	303	9 N CORINTH ST VIADUCT	RDPATRICK REALTY CORP
	304	201 N CORINTH ST RD	Taxpayer at

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	305	1623 E 8TH ST	Taxpayer at
	306	1609 E 8TH ST	1609 PARTNERS LLC
	307	211 N CORINTH ST RD	Taxpayer at
	308	1629 E 8TH ST	Taxpayer at
	309	1607 E 8TH ST	THERM PROCESSES INC
	310	1614 CANYON ST	MCKINNEY A B
	311	1403 E 8TH ST	ONCOR ELECRTIC DELIVERY COMPANY
	312	1401 E 8TH ST	EIGHTH ST RENAISSANCE PLZ
	313	400 N DENLEY DR	Taxpayer at
	314	1321 HUTCHINS AVE	LAW ACIE JR
	315	403 SPARKS ST	PERRY CORADANNE S
	316	1403 HUTCHINS AVE	WATER SERVICE INC
	317	1401 HUTCHINS AVE	KNIGHTS & ASSOCIATES
	318	324 N MOORE ST	Taxpayer at
	319	322 N MOORE ST	JOHNSON RICKEY NELOM
	320	1503 HUTCHINS AVE	Taxpayer at
	321	407 CLEAVES ST	Taxpayer at
	322	101 CADIZ ST	CITY & COUNTY LEVEE
	323	1101 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
	324	1128 REVEREND CBT SMITH ST	GOLDEN GATE BAPT CHURCH
	325	1201 E EIGHTH ST	Dallas ISD
	326	1608 E 8TH ST	BISHOP ENGINE PARTS INC
	327	2300 AL LIPSCOMB WAY	BNSF RAILWAY
	328	2300 AL LIPSCOMB WAY	BNSF RAILWAY