

FILE NUMBER: Z212-331(JM)

DATE FILED: August 31, 2022

LOCATION: West line of Dennis Road at the terminus of Sundial Drive, between Northaven Road and Satsuma Drive

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ±2.34 acres

CENSUS TRACT: 48113009610

REPRESENTATIVE: Karl Crawley, Masterplan

OWNER/APPLICANT: 11301 Dennis Property, LLC

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

SUMMARY: The purpose of this request is to allow for multifamily and mixed-use development with certain uses prohibited voluntarily by the applicant.

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

BACKGROUND INFORMATION:

- The purpose of the current zoning of Industrial Research District is to provide for research and development, light industrial, office and supporting commercial uses in an industrial research park setting. No residential uses are permitted.
- The proposed Mixed-Use District provides for the development of high density, retail, office, hotel, and/or multifamily residential uses in combination of single or contiguous building sites.
- The applicant has requested the MU-1 District, which is the least intense Mixed-Use District. The applicant proposes a 100-unit mixed-income housing development with a small mixed-use component.
- Additionally, the applicant has volunteered deed restrictions prohibiting 67 of the 79 uses permitted within an MU-1 District.

Zoning History: There has been one zoning change in the surrounding area in the past five years.

1. **Z190-297:** On November 10, 2020, the City Council approved an application for an MU-1 District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the west side of Dennis Road, between Northaven Road and Satsuma Drive. [*Adjacent to the north*]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Dennis Road	Community Collector	40 feet	60 feet

Traffic:

The Engineering Division of the Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in

evaluating the applicant's request. The request complies with the following land use goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD PLUS

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance toward chronic offenders.

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

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped
North	MU-1 District with deed restrictions [Z190-297] and MF-2(A) Multifamily	Undeveloped and Multifamily
East	R-7.5(A)	Single Family
South	IR Industrial Research	Auto service center and Office showroom/warehouse
West	IR Industrial Research	Mini-warehouse, Retail, and Office showroom/warehouse

Land Use Compatibility:

The 2.34-acre site is zoned an IR Industrial Research District and is currently undeveloped. Uses surrounding the property consist of undeveloped land and multifamily to the north; single family to the east; auto service center and office showroom/warehouse to the south; and mini-warehouse, retail, and office showroom/warehouse uses to the west.

The purpose of requesting an MU-1 Mixed Use District is to allow for the development of 100 mixed-income multifamily dwelling units with a small area for retail uses. The current zoning does not allow for residential uses.

Although the requested MU-1 District is the least intense of the mixed-use districts, the applicant is additionally volunteering deed restrictions to reduce the impact of the proposed district on the low-density residential uses to the east.

The applicant proposes to prohibit 67 of the 79 uses allowed in the MU-1 District. The uses remaining to be allowed are as follows:

- Child-care facility.
- Church
- Open-enrollment charter school or private school. *[SUP]*
- Public school other than an open-enrollment charter school. *[RAR]*
- Medical clinic or ambulatory surgical center.
- Office.
- Multifamily.
- Retirement housing.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Specified personal service uses including tattoo parlors, body piercing salons, and massage establishments.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Local utilities.

Currently, the IR District focuses on commercial and business service, industrial, and commercial uses. The proposed MU-1 District with volunteered deed restrictions permits select uses that will transition the area to a more residential and mixed-use land use pattern, creating a more vibrant neighborhood suitable for residential use. The addition of mixed-income multifamily units provides a new housing option and the added bonus of permitting a minor assortment of supplemental uses due to the deed restrictions volunteered. Overall, the remaining uses will compliment the neighborhood and are not foreseen as having a negative impact on the surrounding uses.

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

Development Standards.

	Existing	Proposed MU-1 District and MIHDB			
	IR	MU-1 Base	MIH in Category E: Projects must include residential uses to be eligible for incentive zoning.		
Percentage of units reserved at percentage of median income	no requirement	no requirement	5% at 61-80%	10% at 61-80%	10% at 61-80% & 5% at 81-100%
Front Yard Setback	15'	15' plus 20' urban form above 45'	no changes		
Side and Rear Yard Setbacks	30' adjacent to residential OTHER: No Min.	20' adjacent to residential OTHER: No Min.	no changes		
Density	No residential	15-25	current + 65= 80 to 90	current + 80= 95 to 105	current + 105= 120 to 130
Floor area ratio	2.0 FAR overall 0.75 office/ retail 0.5 retail	3.0 FAR maximum for MUP w/res.	Remove FAR requirement for residential uses		
Height	200'	120'	no changes		
Max stories	15	9	no changes		
Lot coverage	80%	80%	no changes		
Min lot area/unit	none	n/a	no changes		
Res. Prox. Slope	required	required	no changes		
Parking	per use/no residential	min. 1 per DU; 1 per bedroom plus guest if assigned	Residential uses: One-half space per unit. Of the required parking, at least 15 percent must be available for guest parking. No additional parking is required for accessory uses that are limited principally to residents. All other uses parked per code.		
Transit Oriented Development			Additional 15 units/acre on density and max lot coverage of 85%. One-half parking space per unit. Of the required parking, at least 15 percent must be available for guest parking.		

Overall, the height is significantly reducing. Residential proximity slope does apply, leaving the site with a maximum height of 47 feet at the 15-foot front yard setback line. The urban form setback applies at a height of 45 feet, making the extra two-feet-in-height setback another 20 feet from the property line (35 feet total).

The density boost could equate to a minimum of 187 units and a maximum of 304 units based on the lot area of 2.34 acres. In comparison, with no MIHDB, the minimum number of dwelling units is 35 and the maximum would be 59. Other variables apply including the mix of uses which increase the density base permitted in the MU-1 District, and the Income Band provided to be eligible for the relating bonus. If the MIHDB is utilized, there are three options which could provide affordable housing units ranging from 10-16 units (5% at 61-80%), 23-25 units (10% at 61-80%), or 43-46 units (10% at 61-80% and 5% at 81-100%). These are minimum and maximums per bonus category.

To obtain development bonuses, the applicant must also adhere to the design standards for mixed-income housing provided in Chapter 51A. In general, these standards prioritize pedestrians and follow design principles compatible with the City of Dallas Complete Streets program. Development must also follow additional regulations related to fencing, parking location and design, transparency, and ground-floor doorways. Development must also include sidewalks, pedestrian lighting, and open space.

Land Use Comparison

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

MU-1—Proposed	Deed Restrictions	IR—Existing
(A) <u>Agricultural uses.</u> Crop production.	(A) <u>Agricultural uses.</u> Crop production.	(A) <u>Agricultural uses.</u> Crop production.
(B) <u>Commercial and business service uses.</u> Catering service. Custom business services. Electronics service center. Labor hall. [SUP] Medical or scientific laboratory.	(B) <u>Commercial and business service uses.</u> Catering service. Custom business services. Electronics service center. Labor hall. Medical or scientific laboratory.	(B) <u>Commercial and business service uses.</u> Building repair and maintenance shop. [RAR] Bus or rail transit vehicle maintenance or storage facility. [RAR] Catering service. Commercial cleaning or laundry plant. [RAR] Custom business services. Custom woodworking, furniture construction, or repair. Electronics service center. Job or lithographic printing. [RAR] Labor hall. [SUP may be required. See

		Section <u>51A-4.202</u> (8.1).] Machine or welding shop. [RAR] Machinery, heavy equipment, or truck sales and services. [RAR] Medical or scientific laboratory. Technical school. Tool or equipment rental. Vehicle or engine repair or maintenance.
(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	(C) <u>Industrial uses.</u> Alcoholic beverage manufacturing. [RAR] Gas drilling and production. [SUP] Industrial (inside). [See Section <u>51A-4.203(b)(1)</u>.] Industrial (inside) for light manufacturing. Industrial (outside). [See Section <u>51A-4.203(b)(2)</u>.] Medical/infectious waste incinerator. [SUP] Municipal waste incinerator. [SUP] Organic compost recycling facility. [SUP] Pathological waste incinerator. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. Church. College, university or seminary. Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [SUP] Library, art gallery, or museum. Open-enrollment charter school or	(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] College, university or seminary. Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [RAR] Library, art gallery, or museum.	(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. Church. College, university, or seminary. Community service center. Hospital. [RAR] Public or private school. [SUP]

private school. <i>[SUP]</i> Public school other than an open-enrollment charter school. <i>[RAR]</i>		
(E) <u>Lodging uses.</u> Extended stay hotel or motel. <i>[SUP]</i> Hotel or motel. <i>[RAR]</i> or <i>[SUP]</i> <i>[See Section 51A-4.205(1).]</i>	(E) <u>Lodging uses.</u> <i>[See Section 51A-4.205]</i> Extended stay hotel or motel. <i>[SUP]</i> Hotel or motel.	(E) <u>Lodging uses.</u> Extended stay hotel or motel. <i>[SUP]</i> Hotel or motel. <i>[RAR]</i> Lodging or boarding house. Overnight general-purpose shelter. <i>[See Section 51A-4.205(2.1).]</i>
(F) <u>Miscellaneous uses.</u> Attached non-premise sign. <i>[SUP]</i> Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> Temporary construction or sales office.	(F) <u>Miscellaneous uses.</u> Attached non-premise sign. <i>[SUP]</i> Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> Temporary construction or sales office.	(F) <u>Miscellaneous uses.</u> Attached non-premise sign. <i>[SUP]</i> Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> Hazardous waste management facility. <i>[Except when operated as a hazardous waste incinerator.]</i> Temporary construction or sales office.
(G) <u>Office uses.</u> Financial institution without drive-in window. Financial institution with drive-in window. <i>[DIR]</i> Medical clinic or ambulatory surgical center. Office.	(G) <u>Office uses.</u> Financial institution without drive-in window. Financial institution with drive-in window. <i>[DIR]</i>	(G) <u>Office uses.</u> Alternative financial establishment. <i>[SUP]</i> Financial institution without drive-in window. Financial institution with drive-in window. <i>[RAR]</i> Medical clinic or ambulatory surgical center. Office.
(H) <u>Recreation uses.</u> Country club with private membership. Private recreation center, club, or area. Public park, playground, or golf course.	(H) <u>Recreation uses.</u> Country club with private membership. Private recreation center, club, or area. Public park, playground, or golf course.	(H) <u>Recreation uses.</u> Country club with private membership. Private recreation center, club, or area. Public park, playground, or golf course.
(I) <u>Residential uses.</u> College dormitory, fraternity, or sorority house. Duplex. Group residential facility. <i>[See</i>	(I) <u>Residential uses.</u> College dormitory, fraternity, or sorority house. Duplex. Group residential facility. <i>[See</i>	(I) <u>Residential uses.</u> None permitted.

Section 51A-4.209(3).] Handicapped group dwelling unit. [See Section 51A-4.209 (3.1).] Multifamily. Residential hotel. Retirement housing. Single family.	Section 51A-4.209(3).] Handicapped group dwelling unit. Residential hotel. [See Section 51A-4.209, b. 5.1] Retirement housing. Single Family.	
(J) <u>Retail and personal service uses.</u> Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] Animal shelter or clinic without outside runs. [RAR] Auto service center. [RAR] Business school. Car wash. [RAR] Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] Commercial amusement (outside). [SUP] 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. Paraphernalia shop. [SUP] Personal service uses. Restaurant without drive-in or drive-through service. [RAR] Restaurant with drive-in or drive-through service. [DIR]	(J) <u>Retail and personal service uses.</u> Alcoholic beverage establishments. [SUP] Animal shelter or clinic without outside runs. [RAR] Auto service center Business school. Carwash. Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] Commercial amusement (outside). [SUP] Commercial parking lot or garage. [RAR] Dry cleaning or laundry store. Furniture store. General merchandise or food store 100,000 square feet or more. [SUP] Mortuary, funeral home, or commercial wedding chapel. Motor vehicle fueling station. Nursery, garden shop, or plant sales. Personal service uses specific to tattoo parlor, body piercing salons, and massage establishments, all other personal service uses are allowed. Restaurant with drive-in or drive-through service. [DIR] Swap or buy shop. [SUP] Temporary retail use. Theater.	(J) <u>Retail and personal service uses.</u> Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] Animal shelter or clinic without outside runs. Animal shelter or clinic with outside runs. [SUP may be required. See Section 51A-4.210(b)(2).] Auto service center. [RAR] Business school. Car wash. [RAR] Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.] Commercial parking lot or garage. [RAR] Convenience store with drive-through. [SUP] Dry cleaning or laundry store. Furniture store. General merchandise or food store 3,500 square feet or less. Home improvement center, lumber, brick or building materials sales yard. [RAR] Household equipment and appliance repair. Liquefied natural gas fueling station. [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.] Motor vehicle fueling station. Paraphernalia shop. [SUP]

Swap or buy shop. [SUP] Temporary retail use. Theater.		Pawn shop. Personal service uses. Restaurant without drive-in or drive-through service. [RAR] Restaurant with drive-in or drive-through service. [DIR] Taxidermist. Temporary retail use. Theater. Truck stop. [SUP] Vehicle display, sales, and service. [RAR]
(K) <u>Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]	(K) <u>Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. [By SUP or City Council resolution. See Section 51A-4.211.]	(K) <u>Transportation uses.</u> Airport or landing field. [SUP]. Commercial bus station and terminal. [RAR]. Heliport. [RAR] Helistop. [RAR] Railroad passenger station. [SUP] STOL (short takeoff or landing) port. [SUP] Transit passenger shelter. Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]
(L) <u>Utility and public service uses.</u> 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]	(L) <u>Utility and public service uses.</u> 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]	(L) <u>Utility and public service uses.</u> 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. [RAR] Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] Utility or government installation other than listed. [SUP] Water treatment plant. [SUP]
(M) <u>Wholesale, distribution, and</u>	(M) <u>Wholesale, distribution,</u>	(M) <u>Wholesale, distribution, and</u>

<u>storage uses.</u> Mini-warehouse. [SUP] 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).]	<u>and storage uses.</u> Mini warehouse. [SUP] 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).]	<u>storage uses.</u> Freight terminal. [RAR] Manufactured building sales lot. [RAR] Mini-warehouse. Office showroom/warehouse. Outside storage. [RAR] 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. Warehouse. [RAR]
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Parking:

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

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

The applicant is not required to submit a site plan for this type of request; therefore, information regarding the number of bedrooms in each dwelling unit and overall floor area for the mixed-use component was not made available to staff at this point.

With typical base zoning and the MIHDB, the applicant would have the option to use the mixed income housing parking ratio for multifamily in Division 51A-4.1100. This ratio requires a minimum one-half space per dwelling unit, which equates to a total of 23 spaces required for multifamily. Under this ratio, at least 15 percent of the required parking must be available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

Landscaping:

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

Market Value Analysis

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

List of Partners and Principals

11301 Dennis Property LLC

John Chong, Managing Member

VOLUNTEERED DEED RESTRICTIONS

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

(1) In this document:

(A) MESSAGE ESTABLISHMENT and MESSAGE mean a massage established or massage as defined by Texas Occupations Code Chapter 455.

(B) TATTOO or BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scapples, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purpose of allowing the insertion of jewelry.

(2) The following main uses prohibited on the property:

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Labor hall.

-- Medical or scientific laboratory.

(C) Industrial uses.

-- Gas drilling and production.

-- Temporary concrete or asphalt batching plant.

(D) Institutional and community service uses.

-- Adult day care facility.

-- Cemetery or mausoleum.

-- College, university or seminary.

-- Community service center.

-- Convalescent and nursing homes, hospice care, and related institutions.

-- Convent or monastery.

-- Foster home.

-- Hospital.

-- Library, art gallery, or museum.

(E) Lodging uses.

-- Extended stay hotel or motel.

- Hotel or motel.
- (F) Miscellaneous uses.
 - Attached non-premise sign.
 - Carnival or circus (temporary).
 - Temporary construction or sales office.
- (G) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window.
- (H) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (I) Residential uses.
 - College dormitory, fraternity, or sorority house.
 - Duplex.
 - Group residential facility.
 - Handicapped group dwelling unit.
 - Residential hotel.
 - Single family.
- (J) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 100,000 square feet or more.
 - Massage establishment.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Paraphernalia shop.
 - Restaurant with drive-in or drive-through service.
 - Swap or buy shop.
 - Tattoo or body piercing studio.
 - Temporary retail use.
 - Theater.

(K) Transportation uses.

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

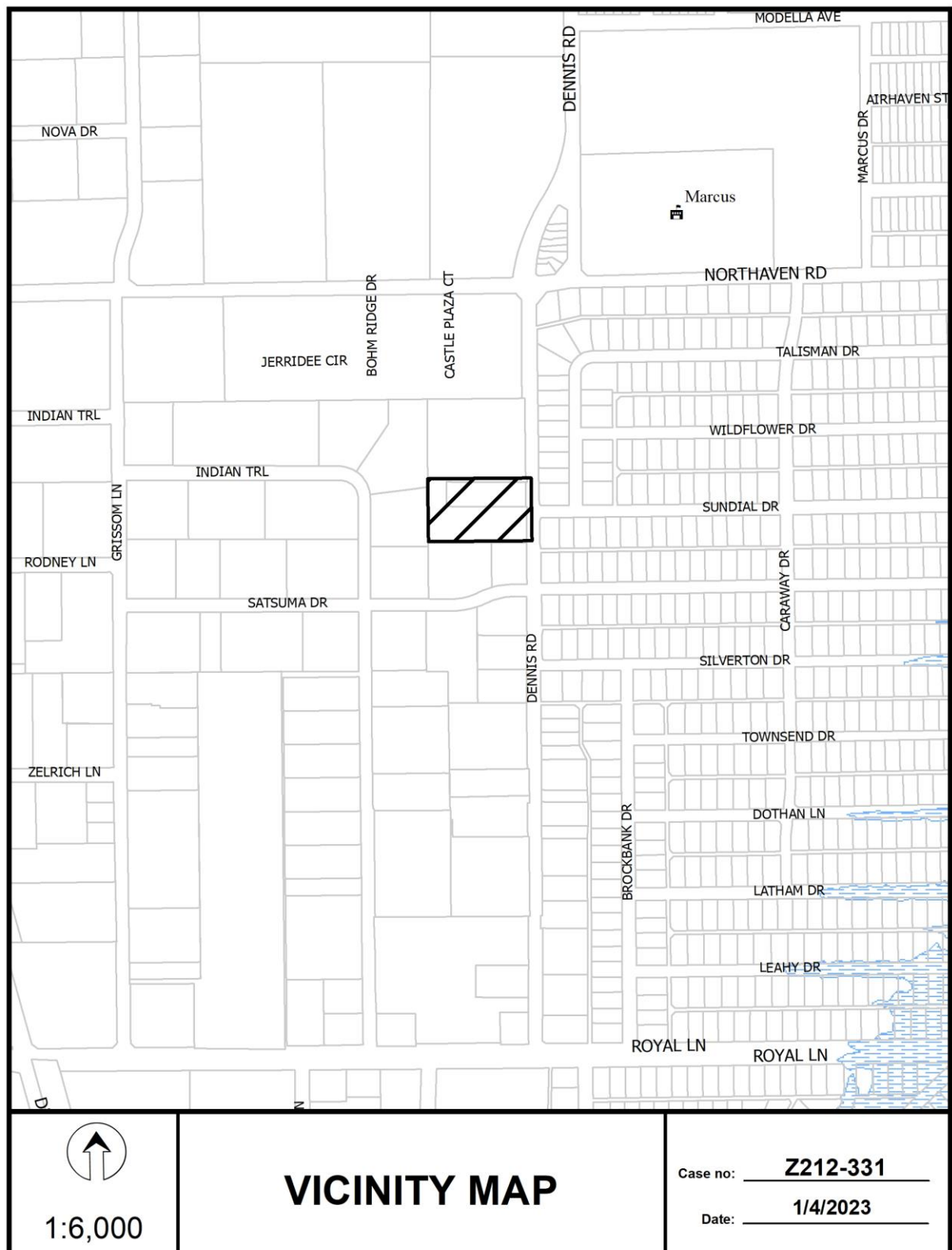
(L) Utility and Public Service Uses.

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

(M) Wholesale, distribution, and storage uses.

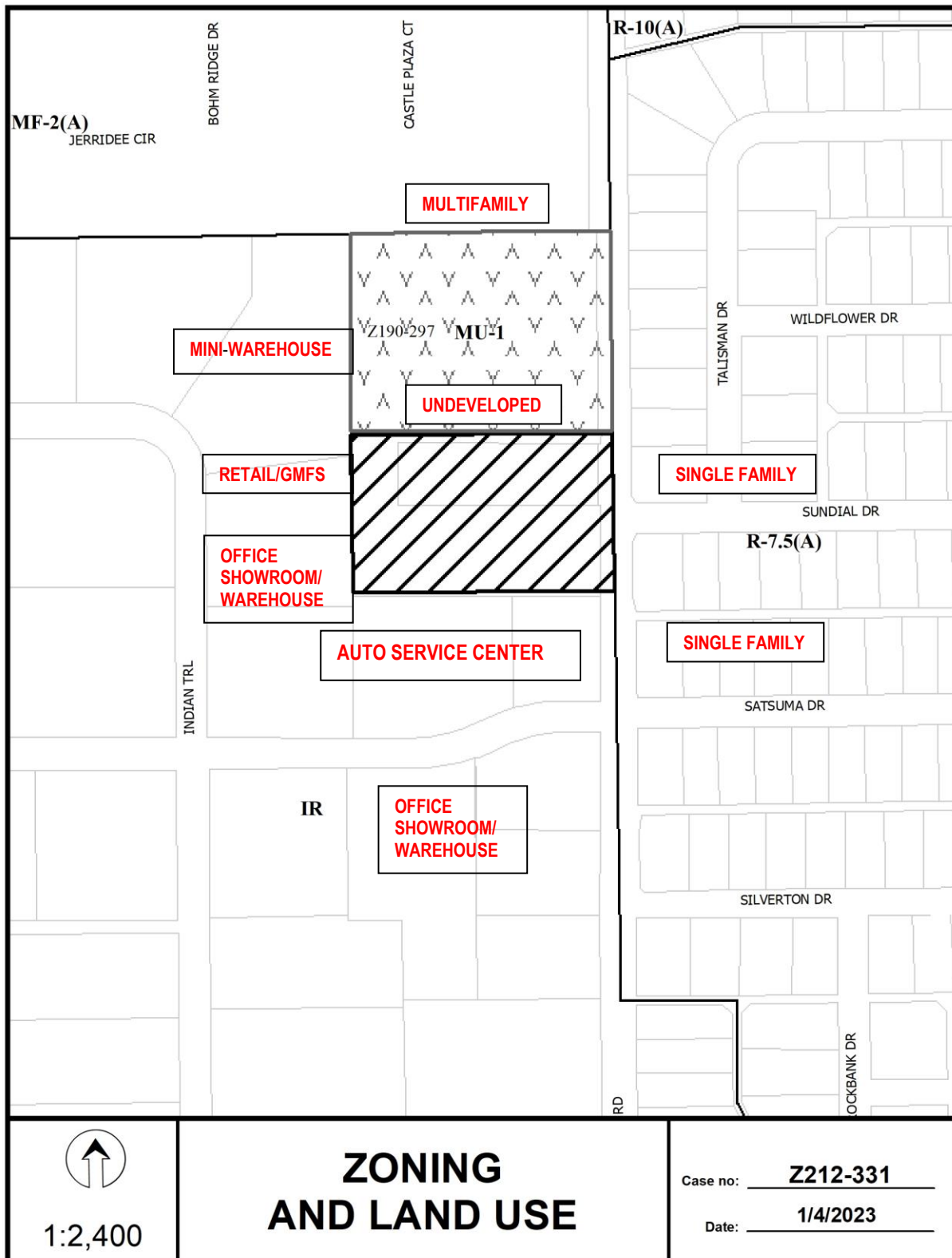
- Mini-warehouse.
- Recycling buy-back center
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

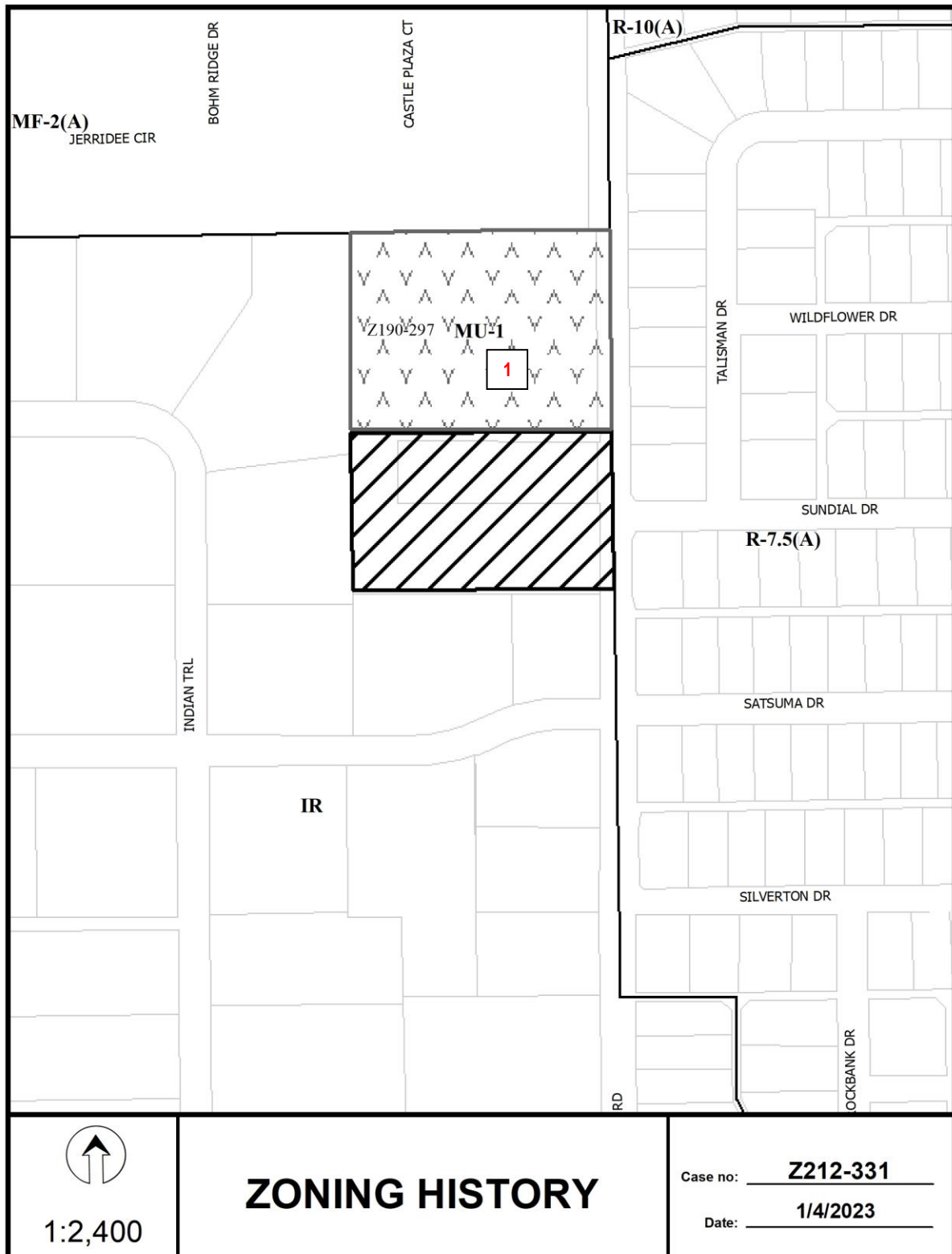
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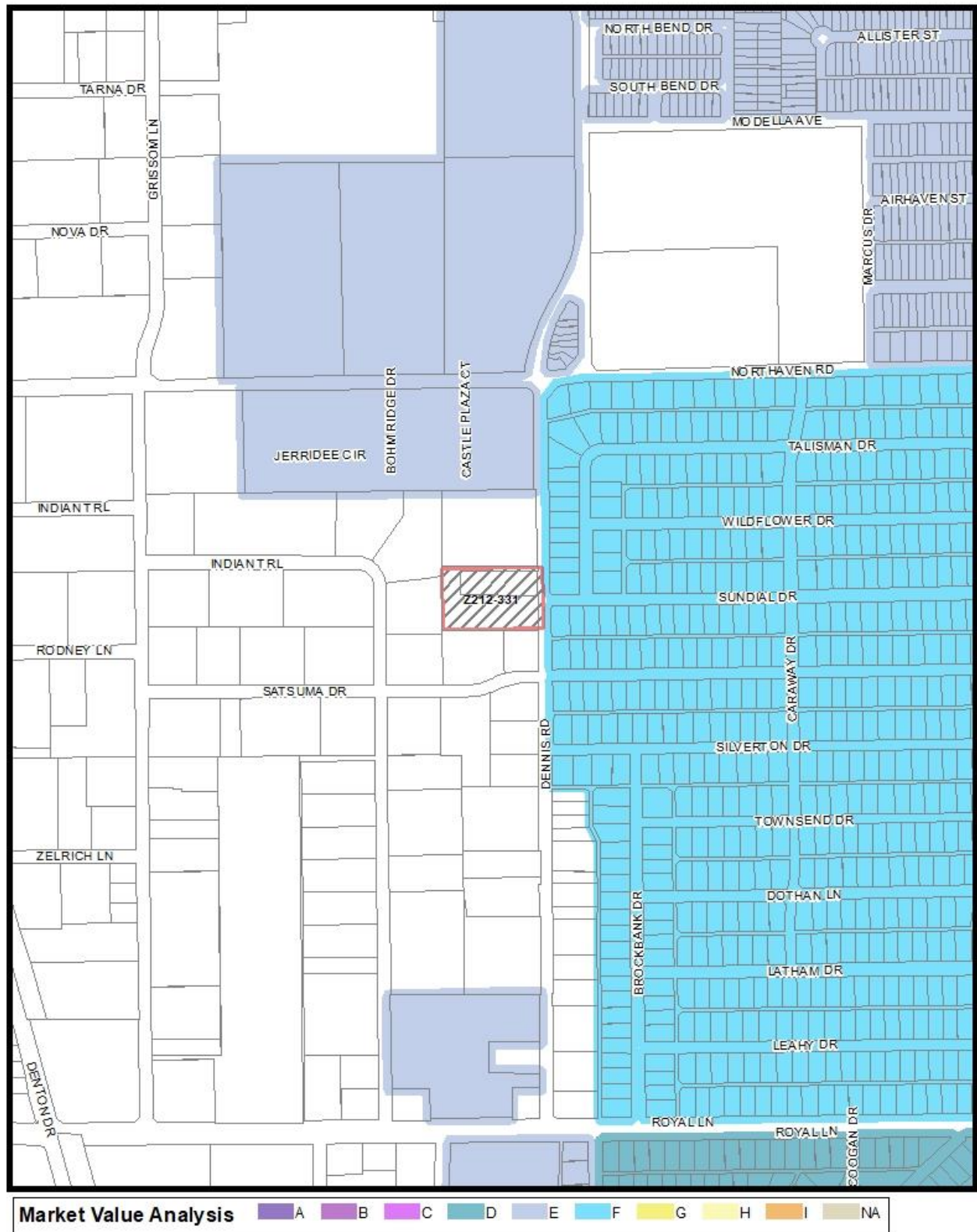
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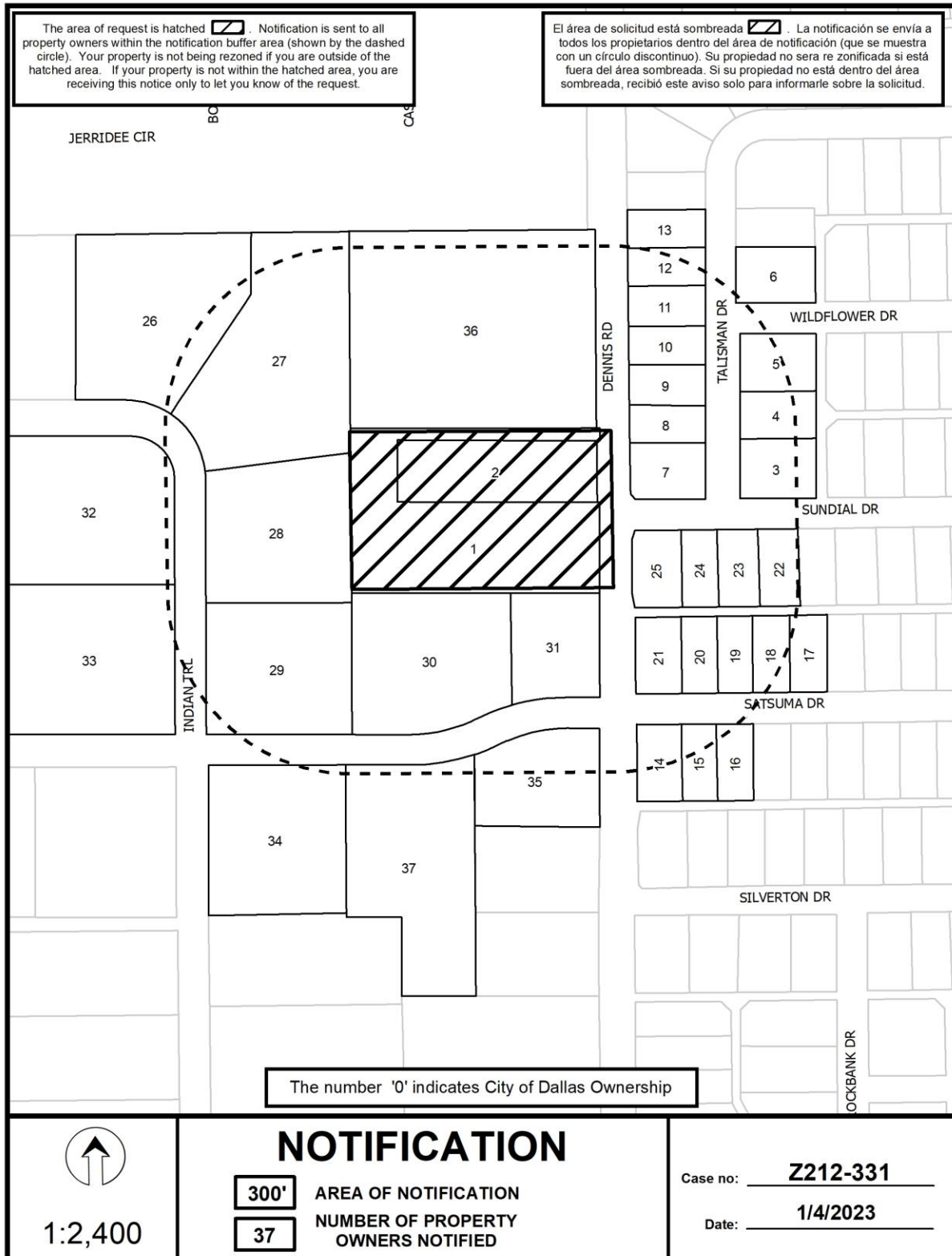
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1:6,000

Market Value Analysis

Printed Date: 1/4/2023



01/04/2023

Notification List of Property Owners***Z212-331******37 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11211 DENNIS RD	11301 DENNIS RD PROPERTY LLC
2	11211 DENNIS RD	11301 DENNIS PROPERTY LLC
3	2906 TALISMAN DR	ZAMORA REYNA M &
4	2910 TALISMAN DR	ROJAS GUADALUPE & MARIA
5	2916 TALISMAN DR	GUTIERREZ SERGIO MARQUEZ
6	2926 TALISMAN DR	CREAR EBBIE L
7	2905 TALISMAN DR	MEDINA JAVIER &
8	2909 TALISMAN DR	SANDRO PROPERTIES LLC
9	2915 TALISMAN DR	RUBIO ANGELA LOPEZ
10	2919 TALISMAN DR	SALINAS ENRIQUE
11	2923 TALISMAN DR	GIL JUAN R EST OF &
12	2927 TALISMAN DR	Taxpayer at
13	2931 TALISMAN DR	GALINDO ROSA TERESA
14	2904 SATSUMA DR	LOPEZ RAUL ANGEL
15	2908 SATSUMA DR	MEJIA PABLO & MARGARITA
16	2914 SATSUMA DR	AGUINAGA JAIME & ANDREA
17	2923 SATSUMA DR	MACAVILCA OMAR
18	2919 SATSUMA DR	VASQUEZ JESUS V
19	2915 SATSUMA DR	SUAREZ JOSE L & NORMA
20	2909 SATSUMA DR	SARILES CARLOS
21	2905 SATSUMA DR	MAULDIN RICHARD GLEN &
22	2920 SUNDIAL DR	TWO G TRUST
23	2916 SUNDIAL DR	MELENDEZ JOSE D
24	2910 SUNDIAL DR	GALVANHUERTA MOISES &
25	2906 SUNDIAL DR	MORALES ALFREDO
26	11242 INDIAN TRAIL	LCG21 INDIAN TRAIL LLC

Z212-331(JM)

01/04/2023

Label #	Address	Owner
27	11232 INDIAN TRAIL	KNOX BROTHERS PS
28	11226 INDIAN TRAIL	JOBY HOLDINGS III LTD
29	11212 INDIAN TRAIL	F & F HOLDINGS I LTD
30	2831 SATSUMA DR	SOUTHINGTON INDUSTRIAL
31	11155 DENNIS RD	DUNN ROSIE
32	11245 INDIAN TRAIL	SARATOGA RE HOLDINGS LLC
33	2741 SATSUMA DR	MANNY NASER INC
34	11120 INDIAN TRAIL	LENTZ RICHARD V
35	2850 SATSUMA DR	GETZENDANER W H TR ET AL
36	11301 DENNIS RD	KROTHAPALLI RAMAKRISHNA
37	2818 SATSUMA DR	HILLTOP VENTURES LLC