

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 20, 2024**

**Planner: LeQuan Clinton**

**FILE NUMBER:** Z234-167(LC)                      **DATE FILED:** January 31, 2024

**LOCATION:** Northwest corner of East 9th Street and Lansing Street

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** 36,154.8 square feet                      **CENSUS TRACT:** 48113004800

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**REPRESENTATIVE:** Jennifer Hiromoto, Buzz Urban Planning

**OWNER:** 529 E. 9<sup>th</sup> St LLC

**APPLICANT:** Apex Plus Capital

**REQUEST:** An application for an amendment to Planned Development District No. 1098.

**SUMMARY:** The purpose of the request is to amend the existing development plan and conditions to develop the site with multifamily uses.

**STAFF RECOMMENDATION:** Approval, subject to an amended development plan and amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development District No. 1098, which largely refers to the uses and development standards of an MF-2(A) Multifamily District. The site is developed with an existing vacant small parking lot and paved areas previously used for automotive related uses such as body shop and engine repair, approx. 130,680 square feet in total size).
- Geographically located in southern Dallas, the greater Oak Cliff area, approx. 3 miles from downtown.
- This is a corner lot at an intersection, with frontage on East 9th Street, Lansing Street, and Starr Street.
- Applicant originally proposed to redevelop the site with an affordable multifamily development, with a maximum of 45 dwelling units, including five percent mixed-income units available to households earning between 61 and 80 percent of Area Median Family Income (AMFI), original case Z212-314(JM), passed February 22, 2023.
- Applicant proposes amendment to PD No. 1098 to allow changes to the development plan, including changes to max height, parking, design standards and a reduction in the total number of provided units, as well an alternative to using the MIH development bonuses.
- To accomplish this, the applicant is requesting an amendment to PD No. 1098.

**Zoning History:**

There have been two zoning cases in the area in the last five years.

1. **Z212-314:** On February 22, 2023, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an RR Regional Retail District, located on the northwest corner of East 9th Street and Lansing Street. [Subject Site]
2. **Z223-315:** On June 6, 2024, City Plan Commission recommended approval of an MU-3 Mixed Use District on property zoned an RR Regional Retail District with H/90 Oak Cliff United Methodist Church Historic District Overlay on the northwest corner of East Jefferson Boulevard and South Marsalis Avenue. [Scheduled for August 14, 2024 City Council]

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Starr Street	Local Street	-
East 9 <sup>th</sup> Street	Local Street	-
Lansing Street	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The request 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 1.1.2** Focus on Southern Sector development opportunities.

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

**GOAL 1.2** PROMOTE DESIRED DEVELOPMENT

**Policy 1.2.1** Use Vision Building Blocks as a general guide for desired development patterns

**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.

**Policy 2.1.2** Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the city as a whole.

**Policy 2.1.3** Support efforts to grow retail and residential opportunities in the Southern Sector.

### **GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

**Policy 2.2.2** Maximize development opportunities around DART stations.

### **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**

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

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

**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.

**Active Area Plans**

**The 360 Plan:**

The *360 Plan* was adopted by the City Council in December 2017 as a guide to future actions concerning land use and development regulations, transportation, economic development and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street. This plan outlines three transformative strategies suggested by City Council with an overall goal that focuses on a complete and connected city center for future growth and development throughout the city.

The request complies with, but not limited to, the following transformative strategies and their respective goals of the 360 Plan:

**I. BUILD COMPLETE NEIGHBRHOODS**

Family-Friendly Housing  
Diversity in Price Point  
Diversity in Product Type

**II. ADVANCE URBAN MOBILITY**

The 360 Plan Urban Mobility Principles  
Pedestrian District Connector

**III. PROMOTE GREAT PLACEMAKING**

Activate The Public Realm

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD. No. 1098	vacant small parking lot
<b>North</b>	MF-2(A), PD. No. 468	Multifamily, single family
<b>South</b>	MF-2(A)	Multifamily, single family
<b>East</b>	RR, PD. No. 468	Commercial retail
<b>West</b>	RR, MF-2(A) with DR Z067-180	Community Retail, multifamily, single family

**Land Use Compatibility:**

The area of request is currently developed with an existing vacant small parking lot and paved areas previously used for automotive related uses (body shop, engine repair, (approx. 130,680 square feet in total size), zoned Planned Development District No. 1098. To the north is multifamily, and to the east are a church, public school, and retail uses. Properties to the south contain single family uses, and to the west are townhouses. Staff finds the applicant’s proposed multifamily development to be compatible with surrounding land uses.

Staff supports the applicant’s request and finds the proposed multifamily development to be appropriate for this area that would benefit from a well-designed project that includes good design standards, enhancements to open space, and benefits to the public realm.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. Additionally, applicant has agreed to, as a part of their design standards within the conditions, to provide street trees included in streetscape design, buffer along the eastern boundary of the site, ornamental understory trees and flowering shrubs at the end of each row of units and a maintenance plan.

**Parking:**

The applicant proposes to meet standard parking requirements in Division 51A-4.200 for the multifamily use.

Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

The development plan proposed indicates 27 two bedroom and 3 three bedroom units. This would equate to 60 spaces required for the multifamily use. Applicant is compliant as they are provided 63 spaces total, as shown on the proposed development plan.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “F” MVA area. To the north of the site is “E” MVA areas. To the east and south of the site is “F” MVA area. Lastly, to the west are both “E” and “F” MVA areas.

Z234-167(LC)

**List of Officers**

529 E 9<sup>th</sup> LLC

SEP Manager LLC

Seth Bain, Manager  
Barrett Linburg, Manager

Apex Plus Capital

Awais Ahmed, member  
Zariyan Jiwani, member



**PROPOSED CONDITIONS**

**ARTICLE 1098.**

**PD 1098.**

**SEC. 51P-1098.101. LEGISLATIVE HISTORY.**

PD 1098 was established by Ordinance No. 32399, passed by the Dallas City Council on February 22, 2023. (Ord. 32399)

**SEC. 51P-1098.102. PROPERTY LOCATION AND SIZE.**

PD 1098 is established on property located on the north side of 9<sup>th</sup> Street, west of Lansing Street. The size of PD 1098 is approximately 0.83 acre. (Ord. 32399)

**SEC. 51P-1098.103. DEFINITIONS AND INTERPRETATIONS.**

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

(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 to be a residential zoning district. (Ord. 32399)

**SEC. 51P-1098.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 1098A: development plan. (Ord. 32399)

**SEC. 51P-1098.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 1098A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 32399)

**SEC. 51P-1098.106. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc. (Ord. 32399)

**SEC. 51P-1098.107. ACCESSORY USES.**

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. (Ord. 32399)

**SEC. 51P-1098.108. 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) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Side and rear yard. Minimum side and rear yard is five feet.

(c) Lot size. No minimum lot size.

(d) Height.

(1) Maximum height. Except as provided in this subsection, maximum structure height is 36 feet. Ordinary projections listed in 51A-4.408 may exceed the maximum height by 12 feet.

(2) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(e) Stories. Maximum number of stories above grade is three and one half. (Ord. 32399)

**SEC. 51P-1098 .109. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.**

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-1098.110. The development bonuses identified in Section 51P-1098.110 apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of the area median family income.

(b) Design standards. Compliance with Section 51A-4.1107 is not required. (Ord. 32399)

**SEC. 51P- 1098.110. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. If there is a conflict between the text of this article and Division 51A-4.200, the lesser off-street parking requirement applies.

(b) Increased development standards. For multifamily uses that are compliant with Section 51P-1098.111:

(1) a minimum of one space per dwelling unit is required; ~~and~~

~~(2) off-street parking is allowed in the front yard along Lansing Street.~~

~~(c) Multifamily. No more than two spaces per dwelling unit are required. No guest parking is required.~~

**SEC. 51P-1098.111. DESIGN STANDARDS FOR MIXED INCOME SPECIAL PROJECT.**

~~(a) Applicability. The following design standards apply to new construction for a mixed income special project.~~

~~(1) Street and open space frontages.~~

~~(A) Frontages. All street-fronting facades must have at least one window.~~

~~(B) Transparency. Transparency must be provided for a minimum of 25 percent of the total of each continuous street-fronting and open space-fronting~~

facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

(C) Individual entries. Except as provided in this subparagraph, a minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open space fronting dwelling units in each building must have individual entries that access the open space. This subparagraph does not apply to retirement housing.

(2) Facade articulation. Street-facing facades and open space-fronting facades exceeding 30 feet in length must have two of the following elements. Street-facing facades and open space-fronting facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(3) Sidewalks.

(A) Except as provided in this paragraph, a sidewalk with a minimum average width of six feet must be provided along all street frontages.

(i) Except as provided in this paragraph all sidewalks must be clear and unobstructed for a minimum width of five feet.

(ii) Tree grates do not count toward the minimum unobstructed sidewalk width.

(iii) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

~~(B) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.~~

~~(4) Lighting.~~

~~(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.~~

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

~~(5) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing. All sidewalks must be continuous and level with zero elevation difference across driveways and curb cuts without the need for approved barrier free ramps.~~

~~(6) Pedestrian amenities. The following pedestrian amenities are required along one street frontage. Required pedestrian amenities may be located within the right-of-way with a license.~~

~~(A) Two benches.~~

~~(B) Two trash cans.~~

~~(C) Bicycle rack for at least five bicycles. The bicycle rack may count towards the minimum bicycle parking requirements.~~

~~(b) Open space requirements.~~

~~(1) At least 10 percent of the building site must be provided for activities such as active or passive recreation, playground activity, or landscaping.~~

~~(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.~~

~~(B) Open space may contain primarily grass, vegetation, or open water; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.~~

(C) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(2) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met. (Ord. 32399)

(b) Applicability. The following design standards apply to new construction for a multifamily use.

(1) Street and open space frontages.

(A) Frontages. All street-fronting facades must have at least one window or door containing a window on the street level.

(B) Transparency. Transparency must be provided for a minimum of 25 percent of the total of each continuous street-fronting. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

(C) Individual entries. A minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk.

(2) Facade articulation. Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades and open-space-fronting facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent entrance.

(D) Awnings.

(E) Change in color.

(F) Change in material.

(G) Change in texture.

(H) Unenclosed front porch or balcony.

(3) Unenclosed front porches may encroach up to five feet into a required front yard.

(4) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing. All sidewalks must be continuous and level with zero elevation difference across driveways and curb cuts without the need for approved barrier free ramps.

(5) Pedestrian amenities. The following pedestrian amenities are required along **each** street frontage. Required pedestrian amenities may be located within the right-of-way with a license.

(A) Two benches.

(B) Two trash cans.

(C) Bicycle rack for at least five bicycles. The bicycle rack may count towards the minimum bicycle parking requirements.

(6) Open space requirements.

(A) At least 10 percent of the building site must be provided for activities such as active or passive recreation, playground activity, or landscaping.

(i) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(ii) Open space may contain primarily grass, vegetation, or open water; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(iii) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(iv) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(v) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(vi) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(B) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

**SEC. 51P-1098.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 32399)

**SEC. 51P-1098.113. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.  
In any open green areas, greenspaces or grass areas layering of planting must be used; meaning canopy trees, shrubs or a mix of groundcover and perennials in grass areas under large canopy trees.
  - 1. All plantings must be native species, no invasive species.
  - 2. For perennials a mix of 3-5 different species and variations must be used. Cannot use the same perennial or 1 variation of the same perennial throughout the entire site.
- (b) Plant materials must be maintained in a healthy, growing condition.
  - 1. Provide a maintenance plan for hardscape and landscape elements showing how to properly maintain these design aspects and what methods will be utilized; will need a
  - 2. 1 year
  - 3. 3 year and
  - 4. 5 year plan
- (c) benches and trashcans to be evenly distributed and spaced throughout the site. Colors and finishes of all site furnishing to be non-powder coated and cohesive to match other cosmetic features on site.



**SEC. 51P-1098.114.                    SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 32399)

Provide entry sign along the front entrance of the property, colors and finishes to match proposed fencing and site furnishings.

**SEC. 51P-1098.115.                    ADDITIONAL PROVISIONS.**

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

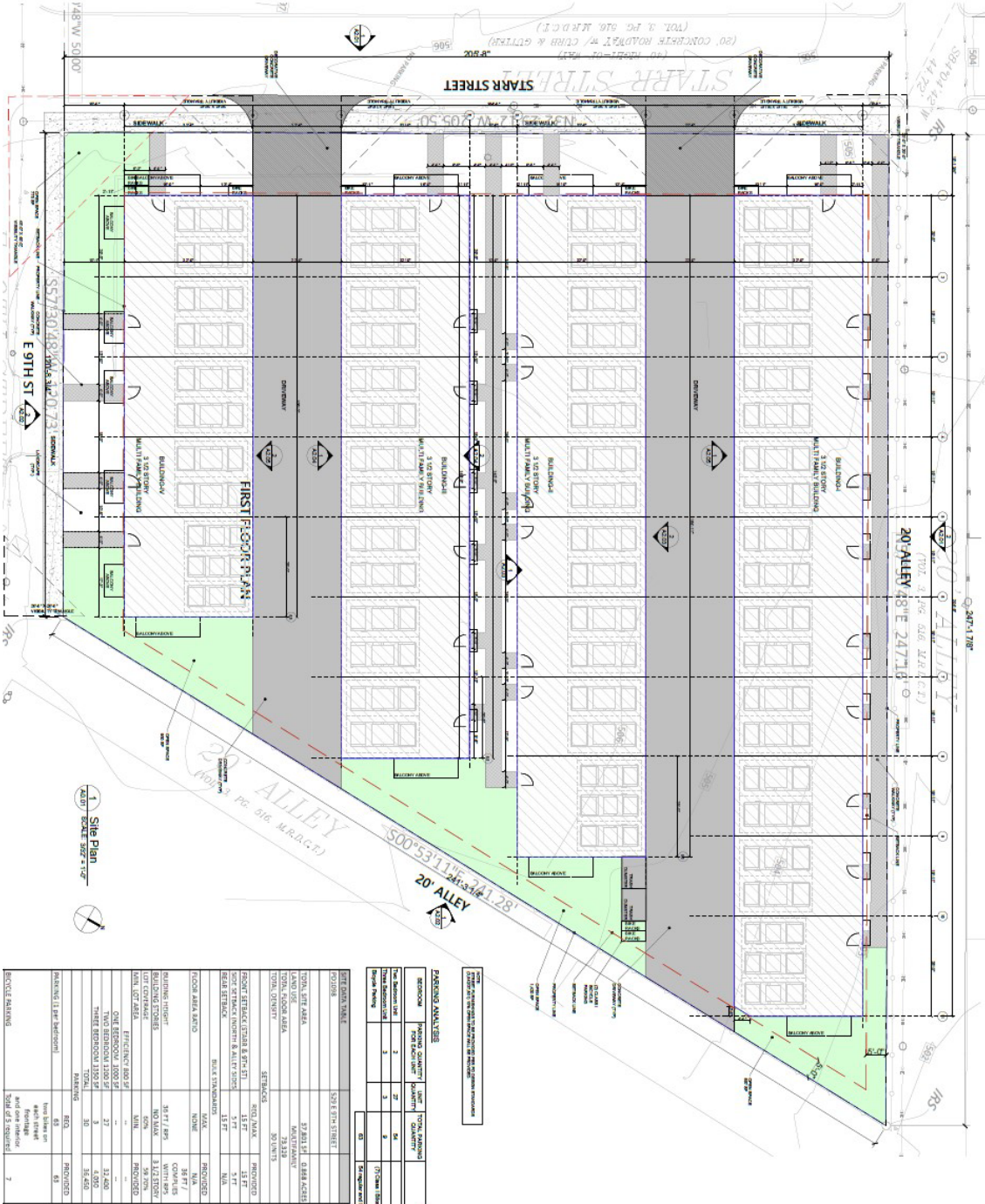
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 32399)

**SEC. 51P-1098.116.                    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. (Ord. 32399)

PROPOSED DEVELOPMENT PLAN



**ZONING ANALYSIS TABLE**

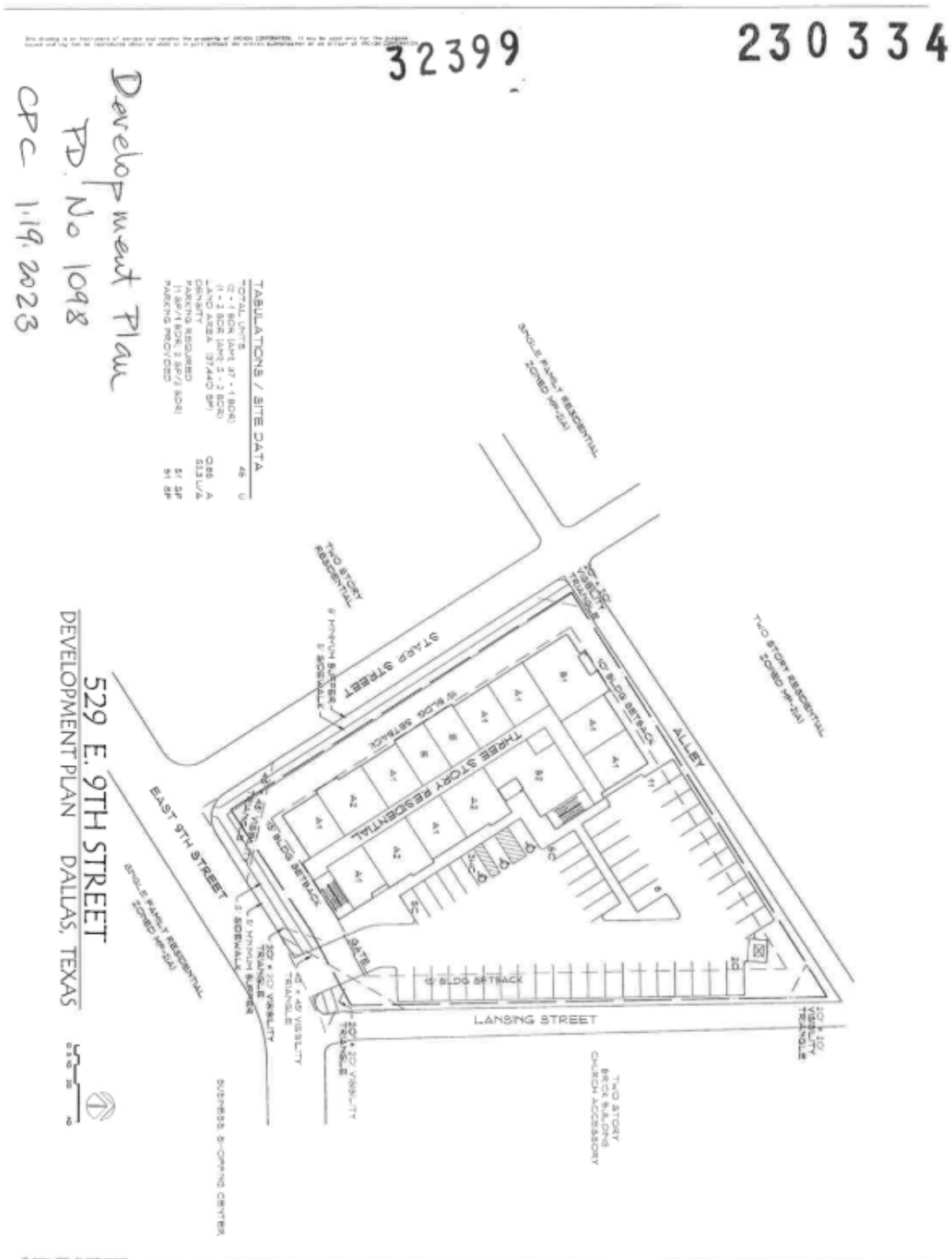
REQUIREMENT	PROPOSED DEVELOPMENT	APPLICABLE ZONING	CONFORMANCE	REMARKS
MINIMUM LOT AREA	2	2	MEETS	
MINIMUM FRONT SETBACK	3	3	MEETS	
MINIMUM SIDE SETBACK	5	5	MEETS	
MINIMUM REAR SETBACK	5	5	MEETS	
MINIMUM HEIGHT	4	4	MEETS	
MINIMUM NUMBER OF UNITS	4	4	MEETS	

**EFFECT DATE TABLE**

DESCRIPTION	DATE	STATUS
PRELIMINARY ZONING ANALYSIS	10/15/2018	COMPLETED
FINAL ZONING ANALYSIS	10/15/2018	COMPLETED
APPLICABLE ZONING	10/15/2018	COMPLETED
CONFORMANCE	10/15/2018	COMPLETED

DESCRIPTION	MEASUREMENT	REMARKS
TOTAL SITE AREA	37,841 SQ FT	0.86 ACRES
TOTAL FLOOR AREA	73,149	MULTIFAMILY
MINIMUM FRONT SETBACK	3	MEETS
MINIMUM SIDE SETBACK	5	MEETS
MINIMUM REAR SETBACK	5	MEETS
MINIMUM HEIGHT	4	MEETS
MINIMUM NUMBER OF UNITS	4	MEETS

EXISTING DEVELOPMENT PLAN





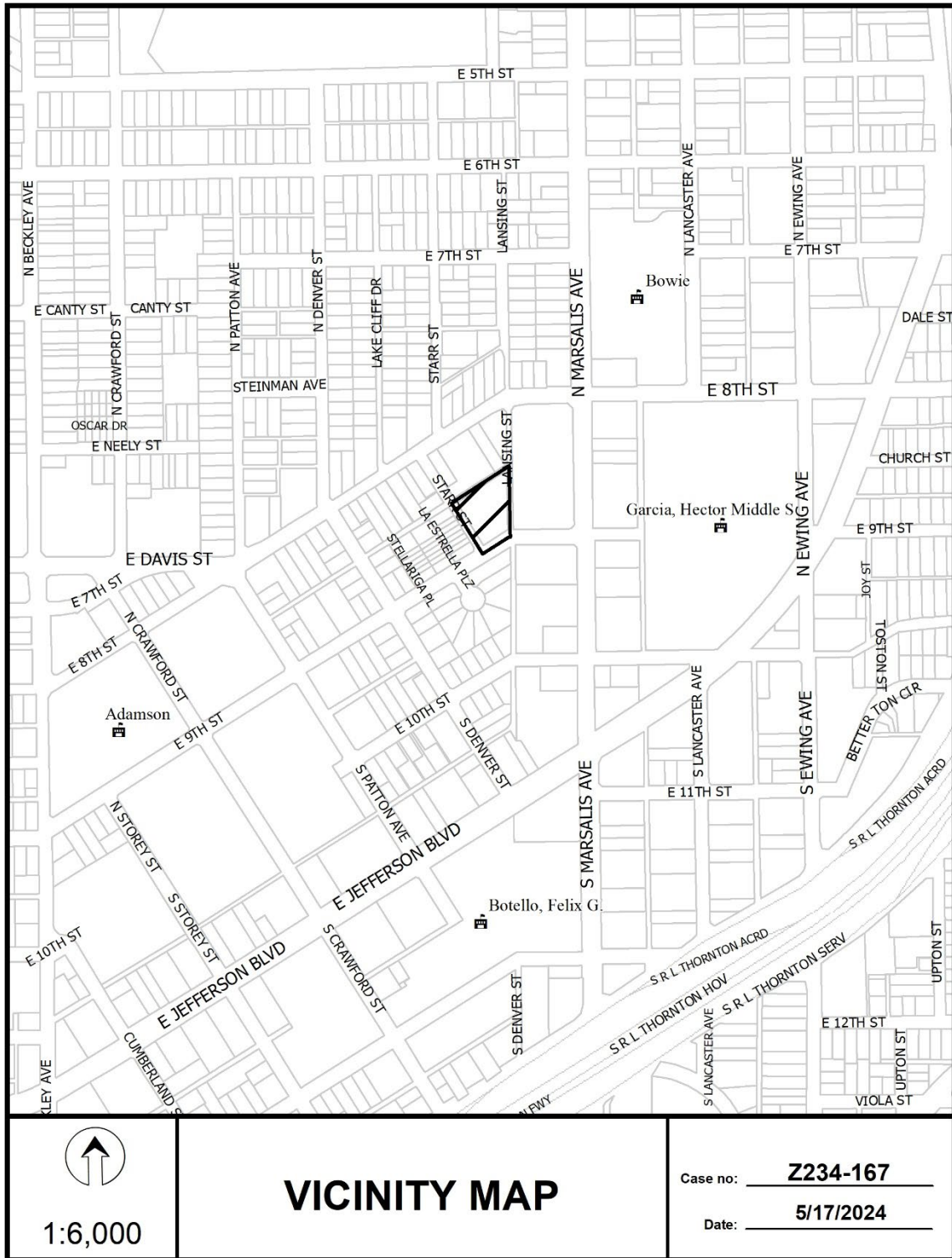
ARCHITECTURAL FIRM  
2210 C/B  
2318-314

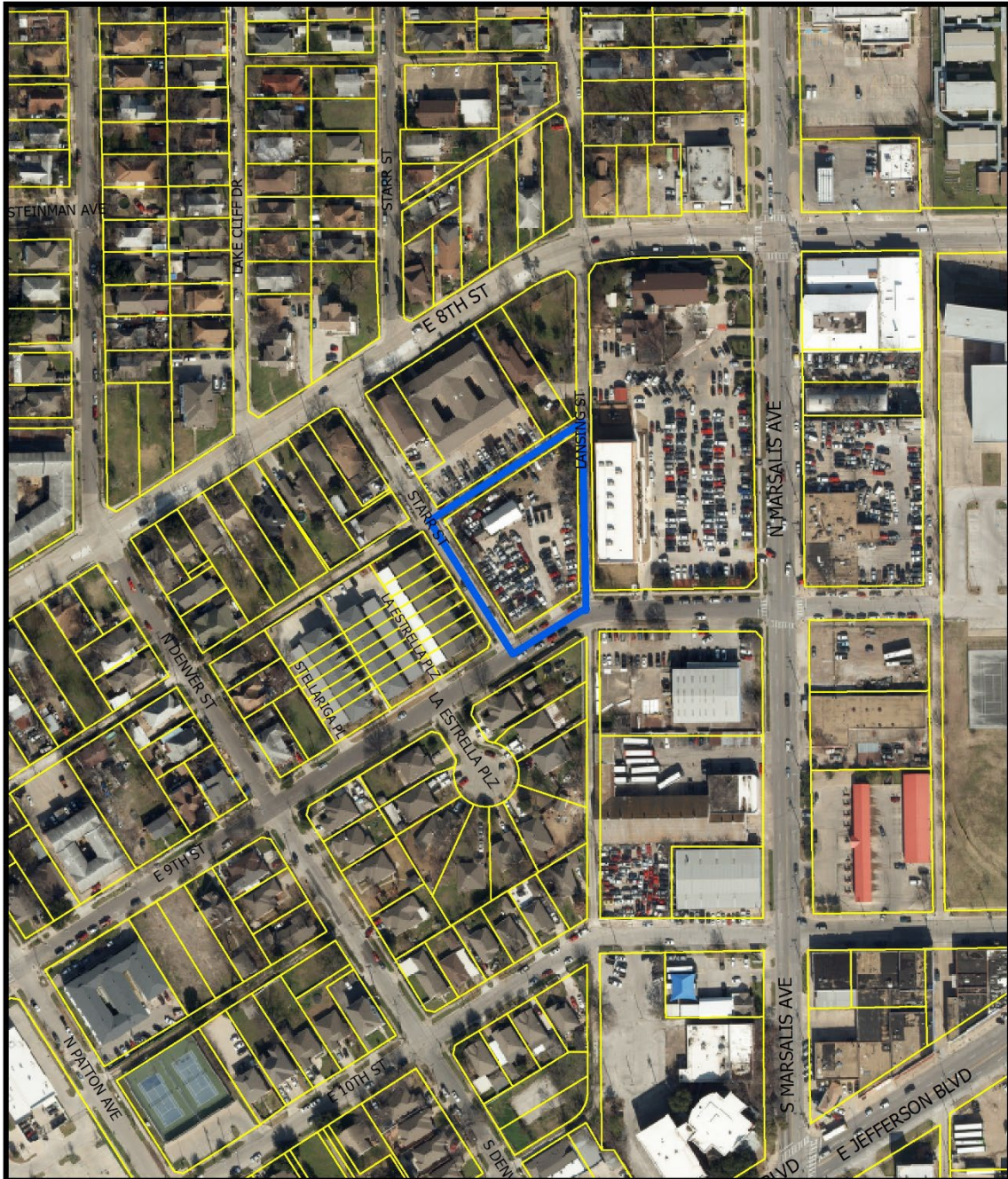
## 529 E. 9TH STREET

45 APARTMENT HOMES      DALLAS, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION



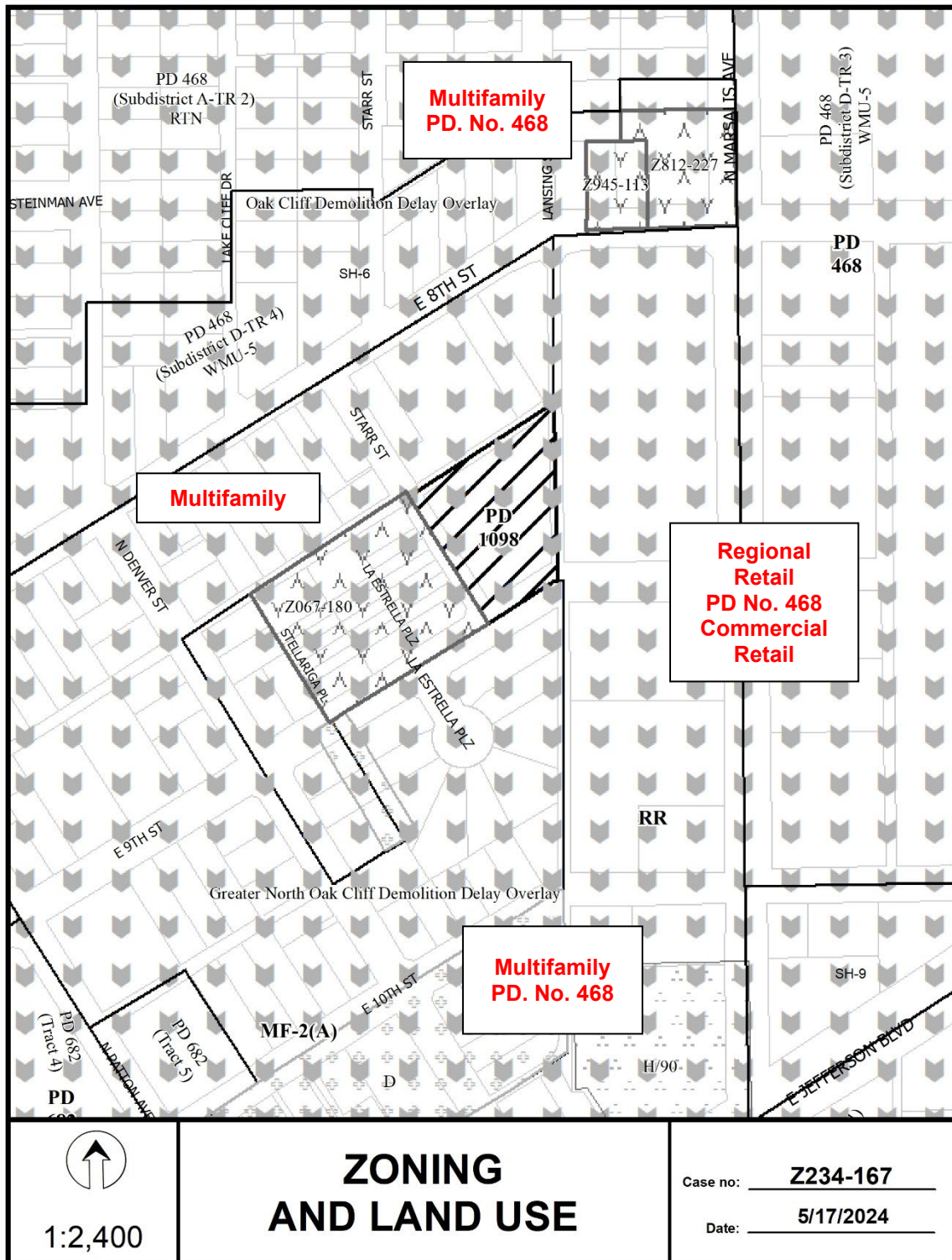


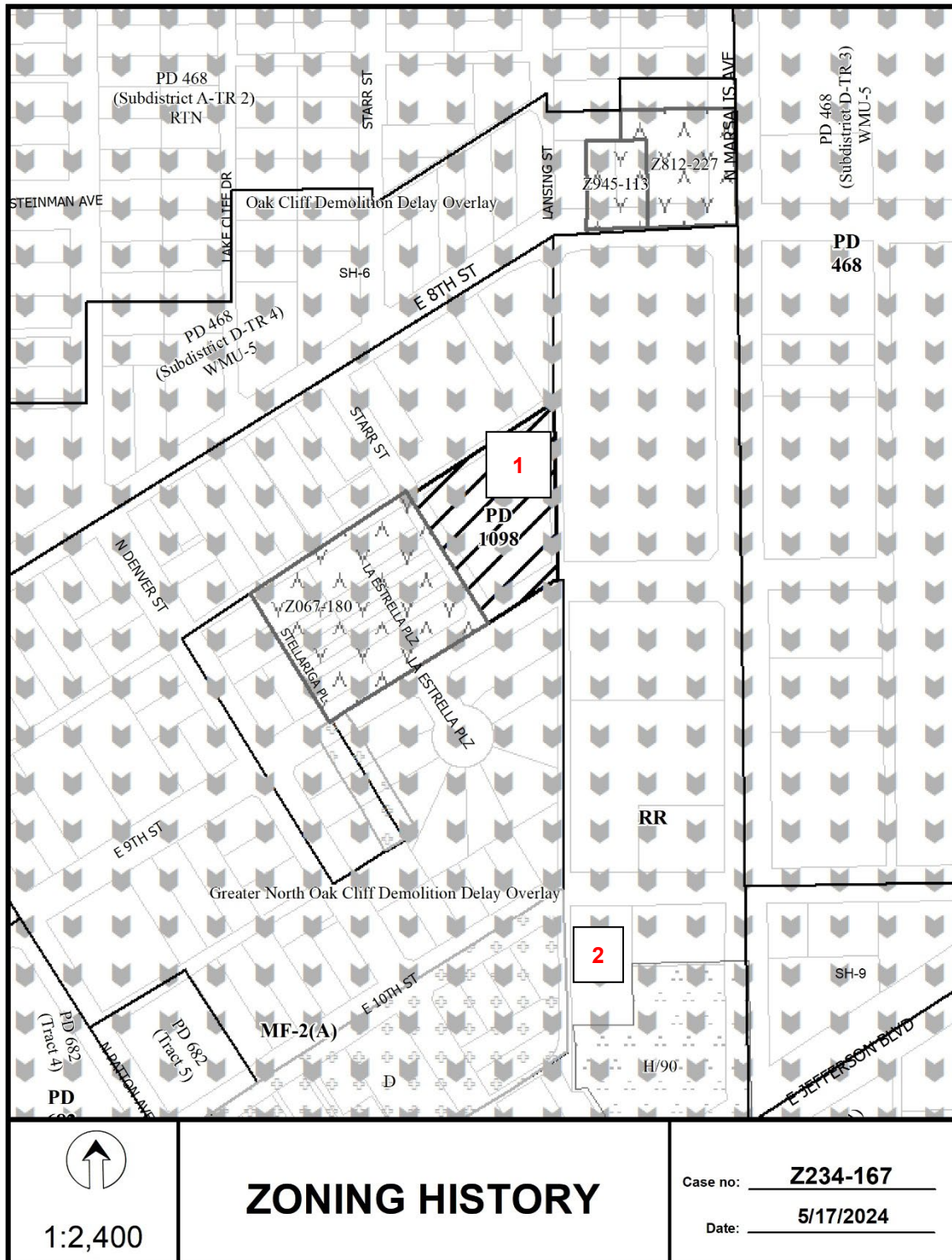
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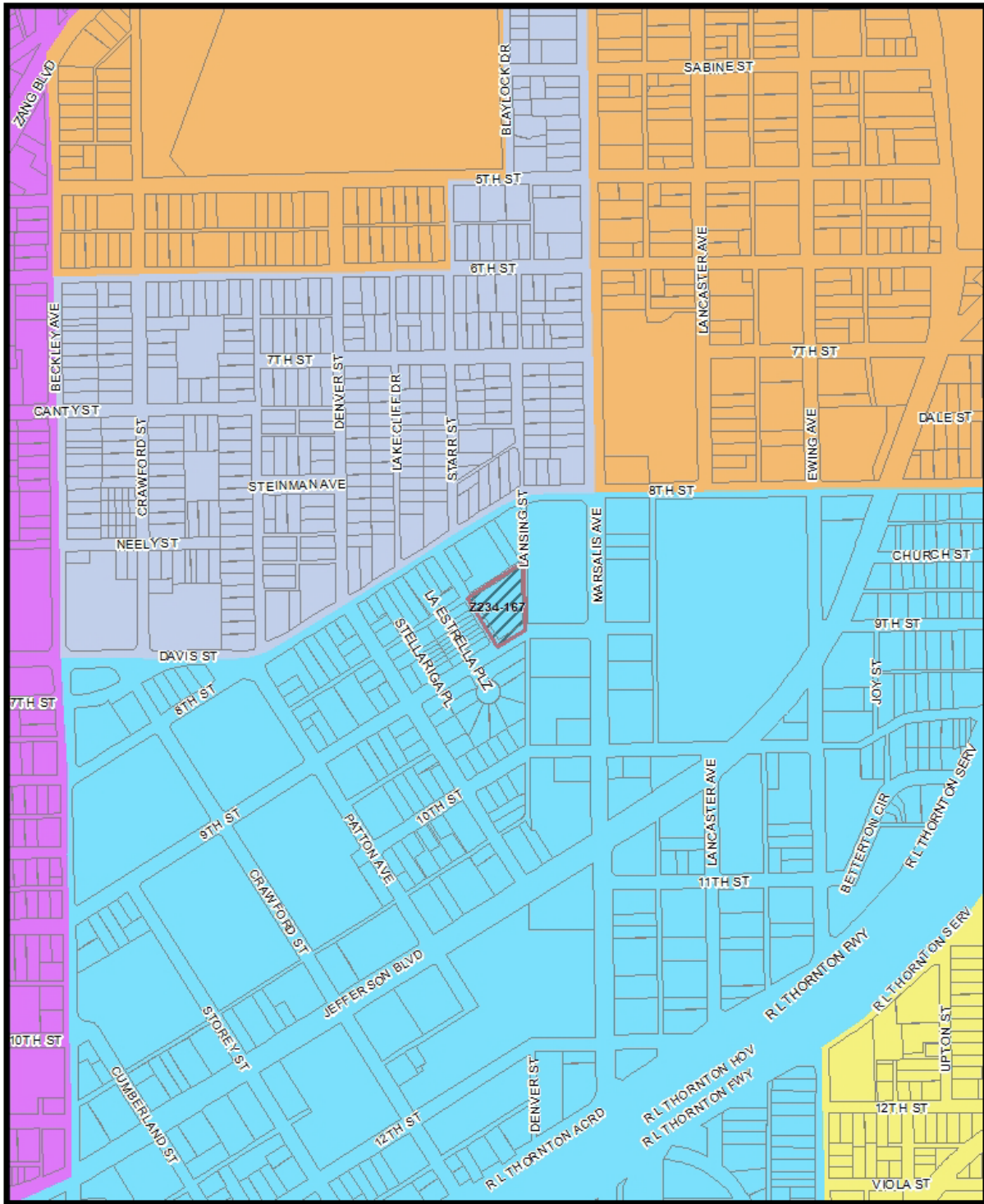
# AERIAL MAP

Case no: Z234-167

Date: 5/17/2024







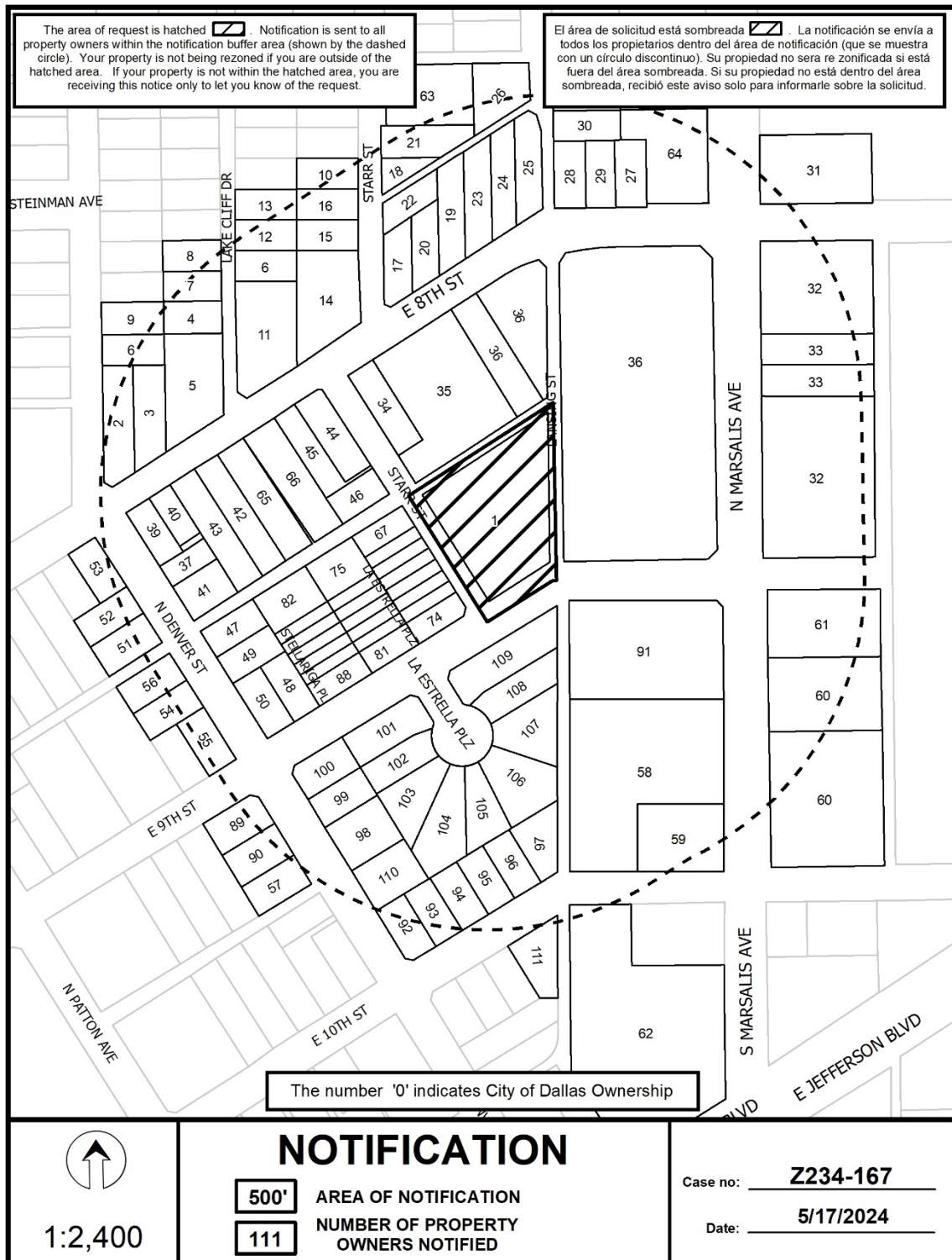
Market Value Analysis A B C D E F G H I NA

 1:6,000

# Market Value Analysis

Printed Date: 5/17/2024





05/16/2024

***Notification List of Property Owners******Z234-167******111 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	529 E 9TH ST	529 E 9TH LLC
2	401 E 8TH ST	Taxpayer at
3	407 E 8TH ST	Taxpayer at
4	313 LAKE CLIFF DR	PANIAGUA MARTIN
5	413 E 8TH ST	DEPRIX LLX
6	314 DENVER ST	DE PRIX LLC
7	317 LAKE CLIFF DR	LEAL FREDERICO M
8	321 LAKE CLIFF DR	PEREZ PAUL & FIDELFA
9	316 DENVER ST	GARCIA CLAUDIA J
10	319 STARR ST	BRYANT ELIZABETH
11	421 E 8TH ST	DEPRIX LLC
12	318 LAKE CLIFF DR	SANCHEZ RUBI &
13	322 LAKE CLIFF DR	ANGUIANO JOE T & HELEN R
14	431 E 8TH ST	SEAWATER DEVELOPMENT LLC
15	315 STARR ST	MARTINEZ RAMON & MARIA CORONA
16	317 STARR ST	MORALES JORGE D &
17	501 E 8TH ST	GONZALEZ JESSICA ARACELI
18	312 STARR ST	RILEY CHRISTINE
19	509 E 8TH ST	MML5 QOZB LP
20	505 E 8TH ST	GOMEZ JUAN &
21	316 STARR ST	DIAZ CRISPIN & ROSA M
22	308 STARR ST	BALDERAS MARTIN R
23	513 E 8TH ST	DORSEY MRS M E
24	517 E 8TH ST	SALINAS ELIDA
25	521 E 8TH ST	ALVAREZ JORGE
26	317 LANSING ST	VEGA JUAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	525 E 8TH ST	LEAL ELVIRA TRUSTEE FOR
28	525 E 8TH ST	LEAL FAMILY PARTNERSHIP
29	529 E 8TH ST	DALLAS TORTILLAS INC
30	310 LANSING ST	LEAL MARTA CASTILLO
31	306 N MARSALIS AVE	SEJ ASSET MANAGEMENT & INV CO
32	200 N MARSALIS AVE	CITY POCKET LTD
33	222 N MARSALIS AVE	REEVES GEORGE M ET AL
34	230 STARR ST	CHARLESTON APARTMENTS
35	510 E 8TH ST	PONDEROSA 8TH LLC
36	520 E 8TH ST	BSCP RC
37	220 DENVER ST	MONROY MARINA
38	406 E 8TH ST	HOME AGAIN INC
39	400 E 8TH ST	CARVAJAL RICARDO & MARIA M
40	404 E 8TH ST	GARCIA MARGARITA
41	216 DENVER ST	DEFLORES DAMIANA JAMAICA
42	412 E 8TH ST	MARTINEZ NOEMI
43	408 E 8TH ST	ORTEGA ELENA
44	430 E 8TH ST	221 STARR LLC
45	426 E 8TH ST	221 STAR LLC
46	221 STARR ST	221 STARR LLC
47	212 DENVER ST	RANGEL MANUEL
48	505 E 9TH ST	PEREA DIANA ELENA
49	210 N DENVER ST	MORALES JESUS CHAVARRIA &
50	501 E 9TH ST	MONTEMAYOR SANJUANA F
51	217 DENVER ST	CISNEROS SOCORRO LOPEZ
52	225 DENVER ST	MONROY MARY ANGELES
53	328 E 8TH ST	GARCIA CLYDE D & MARIE
54	209 DENVER ST	VENEGAS ENRIQUETA V
55	427 E 9TH ST	HERNANDEZ MICHAEL
56	213 DENVER ST	PATINO ANTONIO &
57	119 DENVER ST	JENSEN RYAN A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	111 N MARSALIS AVE	MACIAS IMELDA
59	101 N MARSALIS AVE	CAHUA ROSA E
60	124 N MARSALIS AVE	DEVONSHIRE VENTURES LLC
61	134 N MARSALIS AVE	VILAFRANCO INVESTMENTS LLC
62	549 E JEFFERSON BLVD	549 E JEFFERSON BLVD LLC
63	320 STARR ST	IGLESIA DE CRISTO PEQUENA MANADA
64	309 N MARSALIS AVE	LEAL ELVIRA TRUSTEE OF
65	418 E 8TH ST	NEAL PATRICIA
66	422 E 8TH ST	ARHAM OPPORTUNITY INVESTMENTS
67	215 STARR ST	BOUTTE CARA C
68	213 STARR ST	STARTZMAN JEREMY BROCK &
69	211 STARR ST	CLYMER CHRISTOPHER
70	209 STARR ST	RICO OSCAR ANTONIO COMPEAN
71	207 STARR ST	RISNER PAUL MICHAEL
72	205 STARR ST	TRACZYK RUDY J III
73	203 STARR ST	BAKER CHRISTOPHER B
74	201 STARR ST	MACDONALD ANGELA MECHELLE
75	213 LA ESTRELLA PLZ	RICO NATALIE PIEDAD
76	211 LA ESTRELLA PLZ	WARREN JAHNISHA
77	209 LA ESTRELLA PLZ	GARRETT SHERRY MARIE
78	207 LA ESTRELLA PLZ	CARREON JOSE E
79	205 LA ESTRELLA PLZ	NGUYEN DEVIN
80	203 LA ESTRELLA PLZ	AHMED NAUREEN
81	201 LA ESTRELLA PLZ	GRANADOS JORGE DAVID &
82	214 STELLARIGA PLC	MUHAMMEDI SANA
83	212 STELLARIGA PLC	FZ HOMES LLC
84	210 STELLARIGA PLC	JONES ZENIA
85	208 STELLARIGA PLC	Taxpayer at
86	206 STELLARIGA PLC	MARTINEZ SALVADOR P
87	204 STELLARIGA PLC	RAMOS THOMAS ARIEL
88	202 STELLARIGA PLC	MARTINEZ JUAN MARCEL SANTIAGO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	127 N DENVER ST	MONTANO JESUS &
90	123 N DENVER ST	SOLACHE ERASTO
91	542 E 9TH ST	JLK LTD
92	503 E 10TH ST	HUERTA LORENA SALAS &
93	507 E 10TH ST	HUERTA LORENA SALAS &
94	511 E 10TH ST	MEDINA JOSE & ELVIA
95	515 E 10TH ST	SANTANA JUANA &
96	519 E 10TH ST	MARTINEZ MIRTHA
97	521 E 10TH ST	CORREA ERIKA
98	114 N DENVER ST	GROSSMAN STEFFANIE D &
99	120 N DENVER ST	Taxpayer at
100	124 N DENVER ST	GONZALEZ GUADALUPE J
101	113 LA ESTRELLA PLZ	DE LEON MARIA TORRES &
102	109 LA ESTRELLA PLZ	QUINTANILLA JAVIER
103	107 LA ESTRELLA PLZ	ALVARADO ROSALVA & JUAN MIGUEL
104	105 LA ESTRELLA PLZ	LEON CARLOS OVIDIO
105	103 LA ESTRELLA PLZ	MARTINEZ MARIA E &
106	104 LA ESTRELLA PLZ	ALVARADO EDUARDO &
107	108 LA ESTRELLA PLZ	CORTEZ JOSE R
108	112 LA ESTRELLA PLZ	VALDERRAMA JOSE M
109	116 LA ESTRELLA PLZ	SOLIS RAMON P &
110	108 N DENVER ST	MENDEZ AMADOR
111	516 E 10TH ST	GALINDO JESUS &