

FILE NUMBER: Z178-271(JM)

DATE FILED: May 31, 2018

LOCATION: Area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west.

COUNCIL DISTRICT: 6

MAPSCO: 44 N; P

SIZE OF REQUEST: ±45.734 acres

CENSUS TRACT: 43.00

APPLICANT: Megatel Trinity Meadows, LLC

OWNER: Megatel Trinity Meadows, LLC
LRG, LLC
Dallas Habitat Building Headquarters, Inc.

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

REQUEST: An application for (1) an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and, (2) an expansion of Planned Development District No. 944 on property zoned Planned Development District No. 944, an IR Industrial Research District, and an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to amend PD No. 944 to change the underlying zoning district standards from R-5(A) Single Family to MU-1 Mixed Use District and to increase the area of PD No. 944 and create four subareas to allow for a mix of primarily residential uses including shared access single-family, handicapped group dwelling, multifamily, retirement housing; and, to allow general merchandise or food store 3,500 square feet or less and personal service uses within Subarea D along Singleton Boulevard.

CPC RECOMMENDATION: Approval, subject to a revised conceptual plan, a cross section for the shared access area in Subareas B and C, a cross section for a 53-foot right-of-way, a cross section for an 80-foot right-of-way, and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, a cross section for the shared access area in Subareas B and C, a cross section for a 53-foot right-of-way, a cross section for an 80-foot right-of-way, and staff's recommended conditions.

BACKGROUND INFORMATION:

- PD No. 944 was established in 2015 and contains 15.342 acres for R-5(A) uses, a shared access development with up to 240 single family dwelling units and an accessory community center (private).
- The existing PD area is currently under construction. The enlargement area is largely vacant, with a portion containing industrial uses. The enlargement area is dually zoned an IR Industrial Research and an IM Industrial Manufacturing District. Neither district allows residential uses. There are nonconforming single family residences within the area, adjacent to industrial uses.
- The current request is to amend and enlarge PD No. 944 to:
 - Add 30.392 acres to bring the total to 45.734 acres;
 - Create four subareas;
 - Change the zoning base to MU-1 with uses specified per subarea and including retirement housing, handicapped group dwelling unit, multifamily, single family, personal service, and general merchandise or food store 3,500 square feet or less;
 - Allow a preliminary plat to satisfy the requirement for a development plan for single family uses;
 - Require an approved landscape plan for Subareas B, C, and D;
 - Provide cross sections for right-of-way and shared access areas; and,
 - Modify the setbacks, height and stories, density, lot coverage, lot size, off-street parking, shared access development, urban design, landscaping, signs, and additional provision regulations for each subarea.

Zoning History: There have been eleven zoning requests at nine sites within the area in the last five years.

1. **Z145-129:** On March 15, 2015, SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant was automatically renewed for a three-year time period on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.
2. **Z145-185:** On June 17, 2015, the City Council granted PD No. 944 for R-5(A), shared access, and accessory community center uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District located south of the intersection of Duluth Street and Borger Street.
3. **Z178-159:** On August 22, 2018, the City Council granted the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a one-year period on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.

4. **Z178-162:** On January 23, 2019, the City Council granted PD No. 1010 for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south.
5. **Z178-166:** On February 28, 2018, SUP No. 1807 for a private recreation center, club, or area limited to an outdoor play area was automatically renewed for an additional five-year period on property located on the northwest corner of Muncie Avenue and Harston Street.
6. **Z178-366:** An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the east line of Chicago Street, north of Duluth Street. *Pending City Council on May 22, 2019.*
7. **Z178-367:** An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street. *Pending City Council on May 22, 2019.*
8. **Z178-368:** An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street. *Pending City Council on May 22, 2019.*
9. **Z178-369:** An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street. *Pending City Council on May 22, 2019.*
10. **Z189-189:** An application for the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue. *Pending CPC on May 16, 2019.*
11. **Z189-241:** An application to consider appropriate zoning including use, development standards, parking, landscaping, sign, and other appropriate regulations for an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west. *Pending the authorized hearing process. Application submitted April 4, 2019.*

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will significantly impact the surrounding roadway system. A revised traffic impact analysis was requested on September 20, 2018. A revised TIA had was resubmitted on May 8, 2019, but dated January 31, 2019. Engineering staff recommends updates to the TIA and the addition of a traffic signal warrant analysis. A provision was added to the Additional Provisions section of the proposed conditions which states that before the building official shall not issue a certificate of occupancy for a multifamily or retirement housing use unless there is an executed developer agreement or contract for installation of a traffic signal at the intersection of Singleton Boulevard at Borger Avenue.

Engineering has requested that the main entrance to the proposed shared access from Singleton Boulevard align with Chihuahua Street to the north to alleviate potential traffic issues. The applicant was not amenable to this change.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	80 feet	100 feet
Akron Street	Local (Abandoned)	25 feet	None
Duluth Street	Local	30-50 feet	30-50 feet
Vilbig Road	Community Collector	35 feet	60 feet
Bedford Street	Local	30 feet	30 feet
Borger Street	Local	80 feet	80 feet
Bayonne Street	Local	50 feet	50 feet
Muncie Avenue	Local	50 feet	50 feet
Pablo Street	Local	50.5 feet	50.5 feet

STAFF ANALYSIS:

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.

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.

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.5 Take part in public-private partnerships to promote affordable rental housing and owner-occupied units.

1.3.1.6 Promote incentives for ownership and affordable housing development in 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.

NEIGHBORHOOD PLUS PLAN

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities. The applicant is working with the Housing Department to provide incentives for affordable homeownership through Subareas B and C of the development. However, the affordable housing element is not a part of the zoning application.

West Dallas Comprehensive Land Use Study (1999):

The request site is within the *West Dallas Comprehensive Land Use Study* area adopted in May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study’s future land use recommendation indicates that, “Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time.” Further, the Study notes, “The need exists to develop economic development and land use concepts for major/minor business nodes along the Singleton Boulevard and Fort Worth-Commerce Avenue corridors.” (Page 3-18). The existing industrial and undeveloped land uses will provide mostly new residential uses. Staff believes that the proposed zoning is in support of the future land use needs as identified by the Study.

West Dallas Urban Structure and Guideline (2011):

The site is located west of the western boundary (Sylvan Avenue) of the West Dallas Urban Structure and Guideline [the Structure]. In March 2011, the City Council adopted the Structure with the following three primary objectives: (1) enhance and protect La Bajada; (2) encourage incremental development; and, (3) foster new development that complies with the vision.

Surrounding Land Uses:

	Zoning	Land Use
Site	IM Industrial Manufacturing, IR Industrial Research, and PD No. 944	Partially developed with a warehouse
North	IR Industrial Research, CR Community Retail, and PD No. 933	Vehicle display, sales, and service; restaurant without drive-through; furniture store; auto-related; single family.
East	IR Industrial Research, PD No. 933, and R-5(A)	Warehouse; single family; office; surface parking; undeveloped; multifamily; auto service center.

South	IM Industrial Manufacturing and PD No. 538	Outside storage; warehouse; and single family.
West	IR Industrial Research, TH-3(A), and R-5(A)	Single family; church; private school.

Land Use Compatibility:

The request site is mostly undeveloped with some industrial uses within the area. The existing PD No. 944 area is currently being developed with a shared access single family neighborhood with up to 240 dwelling units. Surrounding land uses consist of vehicle display, sales, and service; restaurant without drive-through, furniture store, auto-related, and single family uses to the north; warehouse, single family, office, surface parking, undeveloped land, multifamily, and auto service center to the east; outside storage, warehouse, and single family with railroad right-of-way to the south; and, single family, church, and private school uses to the west.

While staff is supportive of the intent to redevelop the area and provide new housing opportunities in West Dallas, there are many issues of concern presented in this report that should be addressed if this case is to be recommended for approval. The following amendments including staff recommendations are vital to ensure a safe and high quality development. A revised conceptual plan would be required if this case is recommended for approval.

The current request is to amend and enlarge PD No. 944 by adding 30.392 acres to bring the total area to 45.734 acres, separated into four subareas. The existing PD No. 944 area will become Subarea A, with a slight change to the southern boundary. The following provisions are proposed:

- Change the zoning base to MU-1 with uses specified per subarea and adding retirement housing, handicapped group dwelling unit, multifamily, single family, personal service, and general merchandise or food store 3,500 square feet or less.

The existing zoning is for industrial uses, yet the surrounding areas contain mostly nonconforming single family with interspersed industrial uses. There are two adjacent pockets of single family, an R-5(A) Single Family District to the south, and a TH-3(A) Townhouse District to the east. There are a mix of uses along Singleton Boulevard. The proposal is to expand upon residential uses to transform the area into a dense shared access development with a mix of housing options for sale and lease. There would also be neighborhood serving retail and personal service uses with a multifamily structure along the Singleton Boulevard frontage in the proposed Subarea D and limited within the retirement housing development proposed in Subarea C, to the west.

- Allow a preliminary plat to satisfy the requirement for a development plan for single family uses.

This is a common request for shared access developments, as the preliminary plat proceedings generate a plan similar to a development plan. All other uses must provide a development plan. This will include the proposed multifamily and/or retirement housing developments proposed within Subareas C and D.

- Require an approved landscape plan for Subareas B, C, and D.

Subarea A is already under construction and did not require a landscape plan. The newly proposed subareas would be subject to a landscape plan approved by the City Plan Commission. Additional landscaping and shared access development landscaping provisions are further discussed in the landscaping section of this report.

- Provide cross sections for right-of-way and shared access areas.

The cross sections provided are for a 53-foot right-of-way, 80-foot right-of-way, and 24 and 26-foot shared access easements. The original PD No. 944 area, proposed Subarea A, is subject to the existing street cross section (Exhibit 944B) which shows a 24-foot shared access easement with four-and-a-half foot wide stamped concrete areas on one side of the driveway and an 18-inch pedestrian way on each side of the driveway. This is not an ideal scenario for a shared access development and does not meet provisions for accessibility. The new subareas should not follow this pattern.

The 53-foot right-of-way cross section provides for two design options, either a 26-foot drive aisle with 26 feet of parkway split between the two sides (13 feet on each side), or a 26-foot travel lane with parallel parking along each side of the street. Both scenarios include a five-foot sidewalk along each side of the road.

The 80-foot right-of-way cross section provides for two design options, either a 26-foot drive aisle with 26-and-a-half feet of parkway on each side of the street and a five-foot sidewalk along one side of the street; or, a 26-foot travel lane with 20-and-a-half feet for angled parking on each side of the street, and six-and-a-half feet of parkway on each side of the street. No sidewalks are described for the second option. A second 80-foot right-of-way cross section provides for two additional design options with medians. The first option shows two 15-foot drive aisles, separated by a 12-foot landscaped median, with 18-and-a-half-foot parkway on both sides of the street. The second option is one 15-foot drive aisle with an 18-and-a-half-foot parkway, 12-foot landscaped median, a 24-foot drive aisle, and nine-and-a-half-foot parkway. No sidewalks are identified on this plan. If this option is to be recommended for approval, the plan should be updated to reflect the sidewalk location and width.

The proposed shared access easement cross sections include both 24 and 26-foot wide options. Both cross sections include a five-foot stamped concrete pedestrian area along both sides of the drive aisle. There is a minimum of nine feet of vacant area to the garage doors. The total pavement area for both cross sections is 44 feet.

The proposed street and shared access area cross sections have been reviewed and approved by the Engineering Division.

- Urban design
 - The PD No. 944 area urban design standards have been transferred to the proposed Subarea A. The standards require different elevations and façade styles for every third unit. Garages have a one-foot inset requirement from the front façade. Driveways must be between 12 and 18

feet in length from back-of-curb to the garage door. Sidewalk connections to recreational amenities must be provided and all dwelling units must be within 100-feet of a sidewalk.

- For Subareas B and C, 50 percent of the façade facing the shared access area or right-of-way must be masonry, with 10 percent located at the first story above grade. The standards require different elevations and façade styles for every third unit, as well. No sidewalk provision guaranteeing access to sidewalks was provided for these subareas. Staff believes this provision should be added.
- For retirement housing, multifamily, and nonresidential uses in Subareas C and D, three architectural elements are required. Additionally, façade articulation is required at a minimum depth of two feet for a 10-foot distance along each 100 feet of façade length. Building material types and percentages have been allocated, with corrugated sheet metal being a prohibited building material. Finally, garages must be screened from public right-of-way, with units wrapping the garage as an option for screening.

- Signs

The applicant has requested to allow business district signs for Subarea D, which fronts along Singleton Boulevard. Staff supports this request.

- Additional provision regulations:

- An application for a quiet zone regarding the railroad to the south was recently denied. The applicant is requesting to provide a sound barrier along the southern boundary of Subareas A and B. The solid fence would be along the property line and is expected to be a minimum of nine feet tall. The proposed barrier is subject to all permitting requirements. Staff supports this request.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Density/FAR	Primary Uses
	Front	Side/Rear					
Existing: IR District	15'	30' adjacent to residential OTHER: No Min.	200' 15 stories	80%	Proximity Slope Visual Intrusion	2.0 FAR overall 0.75 office/ retail 0.5 retail	Industrial, wholesale distribution & storage, supporting office & retail.
Existing: IM District	15'	30' adjacent to residential OTHER: No Min.	110' 8 stories	80%	Proximity Slope Visual Intrusion	2.0 FAR overall 0.75 office/ retail 0.5 retail	Industrial, wholesale distribution & storage, supporting office & retail.
Existing: PD No. 944 for R-5(A) SF Uses	15' 0' for SF	10'/15' and 0'/10' for SF	36' 12' projections 3 Stories	45% 55% for SF 40% for Accessory Community Center	None.	240 SF DU	Single family, accessory community center (private), and handicapped group dwelling.
Proposed: PD No. 944 Subarea A for MU-1 Mixed Uses	15' 0' for SF	10'/15' and 0'/10' for SF	40' 5' projections 3 Stories	45% 55% for SF 40% for Accessory Community Center	None.	240 SF DU	Single family, accessory community center (private), and handicapped group dwelling.
Proposed: PD No. 944 Subarea B for MU-1 Mixed Uses	0' for SF	0'/0' for SF	40' 5' projections 3 Stories	45% 55% for SF 40% for Accessory Community Center	None.	440 SF DU	Single family, accessory community center (private), and handicapped group dwelling.
Proposed: PD No. 944 Subarea C for MU-1 Mixed Uses	0' for SF 10' for Retirement Housing	0'/0' for SF OTHER: 10'/10'	70' for MF/ Retirement Housing 5' Projections 3-4 Stories	45% 55% for SF 40% for Accessory Community Center	None.	110 SF DU or 250 Retirement Housing or 250 MF DU	Single family, handicapped group dwelling, multifamily, and retirement housing with limited general merchandise or food store 3,500 SF or less and personal service uses.
Proposed: PD No. 944 Subarea D for MU-1 Mixed Uses	15' along Singleton 10' for other streets	10'/10'	90' 5' projections 5 Stories	45% 55% for SF 40% for Accessory Community Center	Proximity Slope with encroachments allowed on Singleton Blvd.	450 MF DU	Multifamily, personal service, retirement housing, and general merchandise or food store 3,500 SF or less.

- Modify the setbacks.
 - Subarea A will maintain 15-foot front yards or no minimum front yard for single family uses, a 10-foot side yard or no minimum for single family uses, and a 15-foot rear yard or 10-foot for single family uses.
 - Subarea B is proposed with no minimum front, side, or rear yard.
 - Subarea C is proposed with 10-foot front yards or no minimum front yard for single family uses, and no minimum side or rear yard.
 - Subarea D is proposed with a 15-foot front yard along Singleton Boulevard and 10-foot front yard for all other streets, and a 10-foot side and rear yard.

Staff would prefer to see all single family uses provide a minimum front and rear yard of 10 feet, similar to Subarea A. This would help boost the overall open space/landscape area for the PD, while offering a valuable and equitable amenity to all residents within the proposed neighborhood. Considering that not every lot has access to a sidewalk to connect to the provided open spaces and green areas, the required rear yard would ensure all residents have access to a green space.

- Height and stories
 - Subarea A would see an overall reduction in height when considering that the existing PD allows for the area to have up to 36 feet-in-height with up to 12 feet in projections. The current request is for 40 feet-in-height with only five-feet for allowable projections, which may now contain mechanicals. If this is considered acceptable, staff recommends a provision to require screening of the mechanicals.
 - Subarea B is proposed to have the same conditions as Subarea A; 40 feet-in-height with five-foot projections.
 - Subarea C is proposed to have a maximum height of 70 feet for multifamily or retirement housing uses. For single family, the maximum height is 40 feet with five-foot projections.
 - Subarea D is proposed to have a maximum structure height of 90 feet plus five-foot encroachments. The nearest single family district is across Singleton Boulevard, and including the 15-foot required setback, about 200 feet away. If RPS applied, the maximum structure height would be 67 feet. The applicant has requested up to 90 feet-in-height. Surrounding properties along Singleton Boulevard are generally zoned IR or IM District with 200 or 110 feet as the maximum height, but RPS applies and would make the properties subject to the same limitations in height. Nearby, PD No. 933 allows up to 90-feet-in-height, but areas closest to residential districts are restricted to 60 or 40 feet-in-height, including the property nearest the area of request.
 - 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. Exception: balconies and cantilevered roofs adjacent to Singleton Boulevard may project into the slope.

For Subarea D, RPS would limit the structure to approximately 67 feet for a corner of the building. The applicant has amended the building design to include RPS, with the exception of balconies and cantilevered roofs. Staff agrees with this request.

- Density
 - This original PD No. 944 area contains 15.342 acres and provides for 240 dwelling units for single family uses, which averages to 15.64 dwelling units per acre.
 - Subarea A now contains 14.802 acres and will maintain the 240 dwelling unit density for single family uses. This averages to 16.21 dwelling units per acre. Staff agrees with the proposed dwelling unit density.
 - Subarea B contains 21.098 acres with a proposed 440 dwelling unit density for single family uses. This averages to 20.86 dwelling units per acre. Staff recommends 342 dwelling units for single family uses.
 - Subarea C contains 3.409 acres with a proposed 110 dwelling unit density for single family uses, or 250 dwelling units for either retirement or multifamily uses. This averages to 32.27 single family or 73.34 retirement or multifamily dwelling units per acre. Staff recommends 55 dwelling units for single family uses. Staff agrees with the proposed dwelling unit density for retirement housing or multifamily uses.
 - Subarea D contains 6.424 acres with a proposed 450 dwelling unit density for multifamily uses. This averages to 70.05 dwelling units per acre. Staff agrees with the proposed dwelling unit density.

Staff can agree to the slight adjustment for Subarea A and recommends maintaining this new standard for dwelling unit density for all single family uses within PD No. 944. A higher density single family district, TH-3(A) Townhouse District, allows a maximum of 12 dwelling units per acre. The CH Clustered Housing District allows a maximum of 18 dwelling units per acre. The existing PD already provided for an increase in the dwelling unit density. Staff believes the maximum density for the area should not be extended beyond the proposed Subarea A maximum of 16.21 dwelling units per acre.

Staff can support the proposed density for Subareas C (retirement housing or multifamily uses) and D, which represent less density than allowed with the base zoning proposed of a MU-1 Mixed Use District (80 dwelling units per acre). For Subarea C, the MU-1 standard would allow up to 273 dwelling units and for Subarea D, 514 dwelling units. The applicant has requested 250 and 450 dwelling units for Subareas C and D, respectively. Staff cannot support the proposed increase in density for single family uses in Subareas A, B, or C. These subareas have nearby single family residential adjacency with much lower dwelling unit density. The proposed PD area will have multiple shared access developments. Each should be treated accordingly as the areas transition closer to existing single family neighborhoods.

- Lot coverage
 - Subarea A is proposed to maintain the PD No. 944 lot coverage of 55 percent for single family uses and 40 percent for an accessory community center (private) use.
 - Subarea B is proposed to have 70 percent lot coverage for single family uses and 40 percent for an accessory community center (private) use, while not counting pavilions and gazebos in that calculation.
 - Subarea C is proposed to have 70 percent lot coverage for single family and 80 percent for retirement housing and multifamily uses.
 - Subarea D is proposed to have 80 percent lot coverage for all uses.

Staff can support maintaining the 55 percent lot coverage for single family uses in Subareas B and C, as granted in PD No. 944.

Staff can support the MU-1 Mixed Use District standard of 80 percent lot coverage for retirement housing or multifamily uses in Subarea C and all uses within Subarea D.

Lot coverage for a shared access development has been further modified under the shared access development requirements. This would allow the shared access easement area to count in the overall lot size, thereby increasing the buildable area. This standard is typical for shared access developments in multifamily districts. This request was granted for the original PD No. 944 area, now Subarea A, as proposed. Staff can support this request along with the increase in lot size and decrease in lot coverage to maintain the existing PD No. 944 standards.

- Lot size
 - Subarea A has a minimum lot size for detached single family shared access development lots of 1,550 square feet, inclusive of shared access areas.
 - Subareas B and C are proposed to have a minimum lot size of 770 square feet for single family uses, inclusive of the shared access area, for a maximum of 80 lots. All remaining lots have a minimum lot size of 1,050 square feet for single family uses, also inclusive of the shared access area.
 - Subarea D has no minimum lot size.

Staff recommends maintaining the PD No. 944 standards for single family uses within Subareas B and C. This is already giving more than higher density single family districts, the TH-3(A) Townhouse and CH Clustered Housing Districts standard of 2,000 square feet for single family uses/each dwelling unit. When combined with the allotment of counting the shared access area as lot area when calculating minimum lot size and maximizing lot coverage, the end result is a product closer to an MF-2(A) Multifamily District minimum standard for overall lot size requirements for single family uses of 1,000 square feet. Surrounding land uses include single family in adjacent R-5(A) and TH-3(A) Districts to the south and east, respectively. The transition should be subtle with higher density, greater lot coverage, and height located closer to Singleton Boulevard, but with respect to single family districts located about 185 feet north of the subject property line along Singleton Boulevard.

Additional changes are proposed to the off-street parking, shared access development, landscaping, and signs sections of the PD ordinance.

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. While the area of request is not categorized as being within an MVA cluster, surrounding properties interspersed in all directions are mostly located within a Category “E”. Properties located across Singleton Boulevard are also designated a Category “I”. Finally, Category “G” is found further north and south of Commerce Street.

Parking:

Except as provided below, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use.

- Off-street parking:

A parking reduction for single family uses within Subareas B and C is proposed to reduce required parking from two spaces per dwelling unit, to one space per dwelling unit for all one-bedroom units located on 770-square-foot lots. The Engineering Division has reviewed this request and recommends denial of the parking reduction. The one proposed parking space would be located within the garage for each unit.

Additionally, back-in indented parking is requested at the main entrance for the development off Singleton Boulevard in Subarea D, along proposed rights-of-way. The Engineering Division cannot support the location of the proposed back-in indented parking at the main entrance of the development, but is open to exploring other design options. The proposed indented parking should be in accordance with Chapter 43, Section 62.

Finally, the applicant has requested that on-street parking along the proposed rights-of-way be counted as required guest parking for the proposed shared access development. Staff does not support this request.

Shared Access Development:

- Shared access development requirements
 - PD No. 944 is allowed to provide up to 240 dwelling units with four access points. This is transferred to the proposed Subarea A.

- Subarea B is proposed to provide up to 440 dwelling units with four access points. Staff has recommended a reduction in dwelling units; however, the acreage remains and therefore, the number of access points should remain four.
- Subarea C is proposed to provide up to 110 dwelling units with two access points. Staff has recommended a reduction in dwelling units; however, the acreage remains and therefore, the number of access points should remain two.
- Sidewalks for Subarea A are represented as a total 3,315 linear feet for the now 14.802-acre tract. Since this section of the development is already under construction, staff will support maintaining that sidewalk representation. The applicant has proposed 11,000 linear feet of sidewalks within Subareas B and C, which contain a combined total of 24.507 acres. Graphic representations presented by the representative identified several pockets with more than ten lots in a row that failed to have direct access to a sidewalk. Considering that the applicant has requested many of these same lots not have any front or rear yard, the homeowners would be left with no green space directly accessible to their unit. This creates an undesirable condition for residents of the proposed single family neighborhood. Staff believes the lack of individual green space and only nine-feet from garage doors to the shared access easements (the Dallas Development Code Sec. 51A-4.301(a)(9) requires a parking space to provide a minimum of 20 feet from the right-of-way line if the space is located in an enclosed structure to promote adequate sight distance and safety), create unsafe pedestrian conditions.

Landscaping:

Landscaping will be provided per Article X, as amended.

- Landscaping:
 - Subarea A would maintain the PD No. 944 landscaping standards for a shared access development, but with a reduction in landscape and common areas from 87,000 square feet to 72,000 square feet. Staff does not support this reduction.
 - For Subareas B, C, and D, a minimum of 275,000 square feet of landscape area is required for the combined subareas.
 - Subarea B shall have a minimum of 185,800 square feet of landscape area.
 - Subarea C shall have a minimum of 21,000 square feet of landscape area.
 - Subarea D shall have a minimum of 68,200 square feet of landscape area.

Each unit should be granted reasonable access to shared common areas.

**CPC Action
May 16, 2019**

De minimus Significant Change Motion: In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the applicant's proposed change in the Commission's judgment is *de minimus* in nature.

Maker: Carpenter
Second: Lewis
Result: Carried: 13 to 0

For: 13 - MacGregor, Criss, Johnson, Shidid, Carpenter,
Brinson, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Schulte
Vacancy: 1 - District 12

Motion II: It was moved to recommend **approval** of (1) an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and, (2) an expansion of Planned Development District No. 944, subject to a revised conceptual plan, a revised cross section for the shared access development in Subareas B and C, a cross section for a 53-foot right-of-way, two cross sections for an 80-foot right-of-way, and staff's recommended conditions, as briefed, with the following exceptions: 1) adopt applicant's required conditions for density, lot coverage and lot size and 2) modify one sentence in SEC. 51P-944.111., OFF-STREET PARKING AND LOADING., to state, "A minimum of one parking space is required for one bedroom units on lots of 770 square feet." on property zoned Planned Development District No. 944, an IR Industrial Research District and an IM Industrial Manufacturing District in an area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west.

Maker: Carpenter
Second: Lewis
Result: Carried: 12 to 1

For: 12 - MacGregor, Criss, Johnson, Shidid, Carpenter,
Brinson, Lewis, Jung, Schultz, Murphy, Ridley,
Tarpley

Against: 1 - Housewright
Absent: 1 - Schulte
Vacancy: 1 - District 12

Notices: Area: 500 Mailed: 272
Replies: For: 7 Against: 0

Speakers: For: Santos Martinez, 52 Cheerful Way, Angel Fire, NM, 87710
Tatiana Farrow, 2407 N. Winnetka Ave., Dallas, TX, 75212
Wendi Macon, 3622 Ladd St., Dallas, TX, 75212
For (Did not speak): Maria DeSantiago, 1614 Westmount Ave., Dallas, TX, 75211
Paula Hutchison, 507 W. Main St., Dallas, TX, 75208
Against: Debra Moore, 3739 Homeland St., Dallas, TX, 75212
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212
Jearldine McDaniel, 2515 Sylvan Ave., Dallas, TX, 75212
Against (Did not speak): Rayella Boyd, 1707 Kraft St., Dallas, TX, 75212
Patsy Jackson, 1953 Shaw St., Dallas, TX, 75212

List of Owners

**MEGATEL TRINITY MEADOWS LLC
LIST OF OFFICERS**

Zach Ipour Member

**LRG LLC
LIST OF OFFICERS**

Miguel Gonzalez President

Lynee Lueb Secretary

Santiago Rivera Director

**DALLAS AREA HABITAT FOR HUMANITY INC.
LIST OF OFFICES**

David Crawford CEO

Amending Conditions

PD 944.

SEC. 51P-944.101. LEGISLATIVE HISTORY.

PD 944 was established by Ordinance No. _____, passed by the Dallas City Council on June 17, 2015.

SEC. 51P-944.102. PROPERTY LOCATION AND SIZE.

PD 944 is established in the general area southwest of the intersection of Duluth Street and Borger Street. The size of PD 944 is approximately ~~15.342~~ **45.734** acres.

SEC. 51P-944.103. 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) In this district, RECREATIONAL AMENITIES means structures that are used for physical exercise or enjoyment and are not limited to playground equipment, exercise stations, splash parks, or swimming pools.

(d) This district is considered to be a residential zoning district.

SEC. 51P-944.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 944A: conceptual plan.
- (2) Exhibit 944B: street cross section.
- (3) Exhibit 944C cross sections for shared access development in Subareas B and C
- (4) Exhibit 944D cross sections for 53' right of way
- (5) Exhibit 944E cross sections for 80' right of way (2 pages)

SEC. 51P-944.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 944A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-944.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For single family uses, a preliminary plat approved by the city plan commission satisfies the development plan requirement in this section.

(c) A final plat for a single family development may make minor deviations from the lot and secondary street configuration shown on the ~~development plan~~ approved preliminary plat provided that the final plat does not increase the number of lots or provide additional access points.

SEC.51P-944.107 LANDSCAPE PLAN

Landscaping for Subareas B, C and D must comply with an approved landscape plan.

SEC. 51P-944.107 108. MAIN USES PERMITTED.

Except as provided in this section, the only main uses permitted are those main uses permitted in the ~~R-5(A) Single Family~~ MU-1 Mixed Use District, subject to the same conditions applicable in the ~~R-5(A) Single Family~~ MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the ~~R-5(A) Single Family~~ MU-1 Mixed Use 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 ~~R-5(A) Single Family~~ MU-1 Mixed Use District is subject to DIR in this district, etc.

(a) In Subareas A and B, the following uses are the only main uses permitted:

1. Handicapped group dwelling unit [SUP required if spacing component of Section 51A- 4.209 (b)(3) is not met.
2. Single family.

(b) In Subarea C, the following uses are the only main uses permitted:

1. Handicapped group dwelling unit [SUP required if spacing component of Section 51A-4.209 (b)(3) is not met.
2. Retirement housing.
 - a. General merchandise or food store less than 3500 s.f. (limited use)
 - b. Personal service use (limited use)

3. Single family.

(c) In Subarea D, the following uses are the only main uses permitted:

1. General merchandise or food store less than 3500 square feet.

2. Multifamily.

3. Personal service (does not include tattoo parlors, massage parlors, or bail bond offices)

4. Retirement housing.

SEC. 51P-944.108 109. 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.

The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(b) The following accessory use is permitted by right:

Accessory community center (private).

SEC. 51P-944.109 110. 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 ~~R-5(A) Single Family~~ MU-1 Mixed Use District apply.

(b) Front yard.

1. In Subarea A.

- (A) Except as provided in this section, minimum front yard is 15 feet.
- (B) For a detached single family use, no minimum front yard is required.

CPC and Staff's Recommendation:

- (2) In Subarea B, C, and D.
 - (A) Minimum front yard setback is fifteen feet along Singleton Blvd
 - (B) Minimum front yard setback along other public right of ways is ten feet.
 - 1. Urban form setback is not required.

Applicant's Request:

- (2) In Subarea B.
 - (A) Except as provided on approved conceptual plan, minimum setback shall be five feet.
- (3) In Subarea C
 - (A) For single family uses, minimum setback requirement is five feet.
 - (B) For retirement housing the minimum front yard setback is ten feet
 - 1. Urban form setback is not required.
- (4) In Subarea D
 - (C) Minimum front yard setback is fifteen feet along Singleton Blvd
 - (D) Minimum front yard setback along other public right of ways is ten feet.
 - 2. Urban form setback is not required.

(c) Side yard.

CPC and Staff's Recommendation:

- 1. In Subarea A and B.
 - (A) Except as provided in this section, minimum side yard is 10 feet.
 - (B) For a detached single family use, no minimum side yard.

Applicant's Request:

1. In Subarea A.

(A) Except as provided in this section, minimum side yard is 10 feet.

(B) For a detached single family use, no minimum side yard.

2. In Subarea B

(A) Except as provided on an approved conceptual plan, minimum side yard setback for single family uses is five feet.

3. In Subarea C

(A) For single family uses, minimum side yard setback shall be five feet.

(B) All other uses must have a minimum side yard setback of ten feet.

1. Tower spacing is not required.

4. In Subarea D

(A) Minimum side yard setback is ten feet.

1. Tower spacing is not required.

(d) Rear yard.

CPC and Staff's Recommendation:

1. In Subarea A and B.

(A) Except as provided in this section, minimum rear yard is 15 feet.

(B) For a detached single family use, minimum rear yard is 10 feet.

Applicant's Request:

1. In Subarea A.

(A) Except as provided in this section, minimum rear yard is 15 feet.

(B) For a detached single family use, minimum rear yard is 10 feet.

2. In Subarea B

(A) No minimum rear yard setback is required.

CPC and Staff's Recommendation:

1. In Subarea C

(A) Minimum rear yard is 10 feet.

2. Tower spacing is not required.

Applicant's Request:

1. In Subarea C

(A) No minimum rear yard setback for single family uses.

(B) All other uses must have a rear yard setback of ten feet.

2. Tower spacing is not required.

(2) In Subarea D

(A) Minimum rear yard setback is ten feet.

1. Tower spacing is not required.

(e) Height.

1. In Subarea A and B.

(A) Maximum structure height is ~~36~~ 40 feet.

2. In Subarea C.

(A) Maximum structure height is 70 feet for multifamily or retirement housing uses

(B) Maximum structure height is 40 feet for single family uses.

4. In Subarea D.

(A) Maximum structure height is 90 feet.

(B) 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. Exception: balconies and cantilevered roofs adjacent to Singleton Boulevard may project into the slope.

5. The following structures may project a maximum of 12.5 feet above the maximum structure height for an accessory community center (private):

(A) Amateur communications tower.

(B) Chimney and vent stacks.

(C) Clerestory.

(D) Cooling tower.

(E) Elevator penthouse or bulkhead.

(F) Mechanical equipment room.

(G) Ornamental cupola or dome.

(H) Parapet wall or deck railing, limited to a height of five feet.

(I) Skylights.

(J) Tank designed for holding liquids

(K) Visual screens which surround roof mounted mechanical equipment.

~~(3)~~(6) The following structures may project a maximum of 12.5 feet above the maximum structure height for single family dwelling units:

(A) Amateur communications tower.

(B) Chimney and vent stacks.

(C) Clerestory.

(D) Ornamental cupola or dome.

(E) Parapet wall or deck railing, limited to a height of five feet.

(F) Skylights.

(G) Mechanical equipment with visual screening.

Staff's Recommendation:

(f) Density.

(A). Single family uses. Maximum number of dwellings units is 240 average dwelling unit density is 16.21 dwelling units per acre.

(B). Retirement housing and multifamily uses. Maximum average dwelling unit density is 73.34 dwelling units per acre.

CPC Recommendation and Applicant's Request:

(f) Density.

1. In Subarea A.

(A). Maximum number of dwellings units is 240.

2. In Subarea B

(A) Maximum number of dwelling units is 440.

3. In Subarea C

(A) Single family. Maximum number of dwelling units is 110; or

(B) Retirement housing. Maximum number of dwelling units is 250.

4. In Subarea D

(A) Multifamily. Maximum number of dwelling units is 450.

Staff Recommendation:

(g) Lot coverage.

1. In general. Except as provided in this section, maximum lot coverage is 45%.

1. Single Family. ~~For a detached single family use, m~~Maximum lot coverage is 55%.

2. All other uses. Maximum lot coverage is 80%.

2. 3. Accessory community center (private).

(A) Except as provided in this section, maximum lot coverage is 40 percent.

(B) For an accessory community center (private), the following items are not included in the lot coverage calculations:

- (i) Pavilion.
- (ii) Gazebo.

CPC Recommendation and Applicant's Request:

1. In Subarea A. In general. Except as provided in this section, maximum lot coverage is 45%.

(A) Single Family. For a detached single family use, maximum lot coverage is 55%.

2. Accessory community center (private).

(C) Except as provided in this section, maximum lot coverage is 40 percent.

(D) For an accessory community center (private), the following items are not included in the lot coverage calculations:

- (iii) Pavilion.
- (iv) Gazebo.

2. In Subarea B

(A) Single family. Maximum lot coverage is 70 percent.

(B) Accessory community center (private)

1. Except as provided in this section, maximum lot coverage is 40 percent.

2. For an accessory community center (private), the following items are not included in the lot coverage calculations:

a. Pavilion

b. Gazebo

3. In Subarea C.

(A) Single family. Maximum lot coverage is 70 percent.

(B) Retirement housing. Maximum lot coverage is 80 percent.

1. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
4. In Subarea D.
 - (A) Maximum lot coverage is 80 percent.
 1. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Staff's Recommendation:

- (h) Lot size.
1. For a detached single family use in a shared access development, minimum lot size is 1,550 square feet.
 - (A) Shared access areas. Shared access areas may be used to satisfy minimum lot area requirements and determine lot coverage.
 2. Other uses. No minimum lot size required.

CPC Recommendation and Applicant's Request:

- (h) Lot size.
3. In Subarea A. For a detached single family use in a shared access development, minimum lot size is 1,550 square feet.
 - (B) Shared access areas. Shared access areas may be used to satisfy minimum lot area requirements and determine lot coverage.
 4. Subarea B and C
 - (A) For single family uses, the minimum lot size is 770 square feet.
 - (C) Shared access areas. Shared access areas may be used to satisfy minimum lot area requirements and determine lot coverage.
 - (D) A maximum of 80 lots are permitted with a minimum lot size of 770 square feet.
 - (E) All remaining single family lots shall be a minimum of 1050 square feet.
 - i. No minimum lot size for all other uses.
 3. Subarea D.
 5. No minimum lot size required.

(h) Stories

1. In Subareas A and B the maximum number of stories is 3.
2. In Subarea C, the maximum number of stories is 4 for multifamily and retirement housing uses. The maximum number of stories is 3 for single family uses.
3. In Subarea D, the maximum number of stories is 5.

SEC. 51P- 944.110 111. 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.

(b) Accessory community center (private). A minimum of five parking spaces are required for an accessory community center (private).

CPC's Recommendation:

(c) For single family uses in Subareas B and C:

1. A minimum of one parking space is required on lots of 770 square feet with one bedroom.
2. A minimum of two parking spaces are required on all remaining lots.

(d) In Subarea D, indented parking is permitted per Chapter 43, Section 62.

Staff's Recommendation:

(c) Staff does not support the parking reduction.

(d) In Subarea D, indented parking is permitted per Chapter 43, Section 62.

Applicant's Request:

(e) For single family uses in Subareas B and C, a minimum of one parking space is required.

1. A minimum of one parking space is required on lots of 770 square feet.
2. A minimum of two parking spaces are required on all remaining lots.

(f) In Subarea D, indented parking is permitted.

SEC. 51P-944.111 112. INGRESS-EGRESS.

(a) Ingress and egress must be provided as shown on the conceptual plan. Final location of the driveways and drive approaches may vary from the location shown with no increase in number of drive approaches. Final design and location must be shown on an approved development plan.

(b) For a shared access development, the location of ingress-egress points must be shown on the development plan and preliminary plat.

SEC. 51P-944.112 113. SHARED ACCESS DEVELOPMENT.

(a) Except as provided in this section, shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) In Subarea A, for a shared access development with up to 240 lots, a minimum of four access points are required. In Subarea B, a shared access development with up to 440 units, a minimum of four access points are required. In Subarea C, for a shared access development with up to 110 units, a minimum of two access points are required.

(c) Adjacent shared access developments may have shared access areas that connect.

(d) In Subarea A, a maximum of two access points may be restricted to ingress and egress for emergency vehicles.

CPC and Staff's Recommendation:

(e) A minimum sidewalk width of four five feet is required. The sidewalks may be interspersed throughout the development. In Subarea A, a minimum of 3,315 linear feet of sidewalk must be provided. In Subareas B and C.

Applicant's Request:

(e) A minimum sidewalk width of four feet is required. The sidewalks may be interspersed throughout the development. In Subarea A, a minimum of 3,315 linear feet of sidewalk must be provided. In Subareas B and C, a minimum of 11,000 linear feet of sidewalk (total for both subareas) must be provided. This may be installed in phases.

(f) In Subarea A, minimum pavement width is 24 feet.

(f) In Subarea A, off-street parking is allowed on both sides of a shared access area.

(g) In Subarea A, a minimum of one community swimming pool or splash park must have a final permit issued and final inspection completed before submittal of the last final plat.

(h) In Subareas B and C. Guest parking may be provided in phases. No phase shall provide less than .25 guest parking. The combined guest parking total of all phases shall provide a ratio of .32 guest parking spaces per dwelling unit.

CPC and Staff's Recommendation:

(i) Staff does not support this request.

Applicant's Request:

(i) Guest parking may be provided along public right of ways.

SEC. 51P-944.113 114. URBAN DESIGN GUIDELINES

The following design guideline must be incorporated in a shared access development:

1. In Subarea A.

- (a) Each block face must have structures with different elevations and facade styles. Front facades with similar elevations, colors, or materials must be separated by at least three lots.
- (b) Front facing garages must be inset a minimum of one foot from the main structure facade.
- (c) Minimum driveway width for a garage is 12 feet. Maximum driveway length is 18 feet from back-of-curb to garage.
- (d) A shared access development must provide maximum connectivity with multiple ways into and out of the development. No dead-end streets are permitted.
- (e) Sidewalk connections to recreational amenities must be provided.
- (f) All dwelling units must be within a 100-feet of a sidewalk.

2. For single family uses within Subareas B or C:

To ensure compatibility with surrounding uses, facades with garage doors facing a shared access drive, or public right of way, must be at least 50 percent masonry, excluding windows, entrances, and ingress and egress points.

- (a) Masonry includes stone, brick, concrete, hollow clay tile, decorative concrete blocks or tile, glass block, cementitious fiber board, other similar building materials, or a combination of those materials.
- (b) Ten percent of the required masonry must be stone or brick material at the first story above grade.
- (c) Attached single family dwelling units must utilize a minimum of three different elevation types. Each elevation type must be used on a minimum of three building facades.

3. For retirement housing, multifamily, and non residential uses in Subareas C or D:

Multifamily and nonresidential uses, street facing facades must have a minimum of three of the following building elements: raised parapet, canopies, deep-set windows, varied roof forms designed to create visual interest, pilasters, cornices, string courses, window sills, awnings, lintels, or rustication. Except for awnings, building elements must be constructed of brick, cast stone, stone, ornamental metal, concrete, cellular PVC, cementitious panels or trim, or cement plaster stucco.

Continuous street facing facades must step back a minimum depth of two feet for a minimum distance of 10 feet for every 100 feet of length. Balconies, wall headers, canopies, awnings, cornices, window sills, and roof eaves are allowed to project into required façade step backs. The following building material may not exceed 25 percent of the total area of building façade:

(A) Wood

(B) Galvanized metal

The following building material is prohibited on a building façade:

1. Corrugated sheet metal

Garages serving retirement housing and multifamily uses shall be screened from public right of ways. A garage that is surrounded by dwelling units shall satisfy this standard.

SEC. 51P-944.114 115. ENVIRONMENTAL PERFORMANCE

STANDARDS. See Article VI.

SEC. 51P-944.115-116. LANDSCAPING.

(a) Landscape plan. Except as provided in this section, landscaping must be provided in accordance with Article X. The entire district is considered one lot for purposes of this section.

(b) Shared access development. For a shared access development, landscaping must be provided in accordance with the following:

(1) One site tree must be provided for every 4,000 square feet within the shared access development. Every site tree must have a planting area of at least 25 square feet. Trees must be a species listed in Section 51A-10.134

(2) In addition to site trees, one large canopy tree must be provided for every ~~25~~ 100 feet of street frontage, excluding shared access points, with a minimum of two street trees required. One street shall be provided for every 40 feet of street frontage along Singleton Boulevard Street trees may be located within the front yard or the parkway. Parkway licenses are required. In this subsection, PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director

determines that a large canopy tree would interfere with utility lines, a substitute street tree from a species listed in Section 51A-10.134 may be provided.

(d) Landscape area and common areas. In Subarea A, a minimum of 87,000 72,000 square feet of landscape area is required. Landscape area and common areas may be dedicated in phases and on different final plats. In Subareas B, C and D. A minimum of 275,000 square feet of landscape area is required for the combined subareas. In Subarea D, a minimum four foot planting zone must be maintained between a sidewalk and back of curb alignment. Landscape areas along Singleton Boulevard shall use small trees. For purposes of calculating compliance with design standards, all of Subarea D shall be considered a building site.

i. Subarea B shall have a minimum of 185,800 square feet of landscape area.

ii. Subarea C shall have a minimum of 21,000 square feet of landscape area.

iii. Subarea D shall have a minimum of 68,200 square feet of landscape area.

(1) Landscape area cannot be located entirely within one phase of the development or on one final plat.

(2) Landscape area and common areas may include recreational amenities.

(3) In Subarea D, a minimum four foot planting zone must be maintained between a sidewalk and back of curb alignment. Landscape areas along Singleton Boulevard shall use small trees. For purposes of calculating compliance with design standards, all of Subarea D shall be considered a building site.

(d) Tree mitigation. Tree mitigation may be completed in phases. These phases may coincide with phased final plats. Within five years after the issuance of a grading permit, the property owner shall present to the building official the total mitigation calculation including the mitigation amount less trees planted. This term may be extended by two, one-year extensions if approved by the building official.

SEC. 51P-944.116 117. SIGNS.

In Subareas A, B, and C, signs must comply with the provisions for non-business zoning districts in Article VII. In Subarea D, signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-944.117 118. 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.

(c) In Subareas A, no more than 240 lots may be platted as a shared access development. In Subarea B, no more than 440 lots may be platted as a shared access development. In Subarea C, no more than 110 lots may be platted as a shared access development.

(d) Before the final inspection of the first single family dwelling unit, an eight inch water main must be provided to serve the shared access development, with final design and construction approved by Dallas Water Utilities.

(e) Solid fences along the southern boundary of subareas A and B may be taller than 9 feet and subject to required permits.

CPC and Staff's Recommendation:

(f) The building official shall not issue a certificate of occupancy for a multifamily or retirement housing use unless there is an executed developer agreement or contract for installation of a traffic signal at the intersection of Singleton Boulevard at Borger Avenue.

Applicant's Request:

(f) Applicant does not support this request.

SEC. 51P-944.118 119. 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.

Existing Exhibit 944A Conceptual Plan

29194

SITE SUMMARY
 AREA: 15.3 ACRES
 EXISTING ZONING: M & IR
 PROPOSED ZONING: PDD for R-5(A) uses
 SETBACKS: minimum setbacks as shown on plan
 DENSITY: maximum of 240 units
 FLOOR AREA: no maximum for single family uses
 LOT COVERAGE: no maximum for single family uses
 MAXIMUM HEIGHT: 36 feet

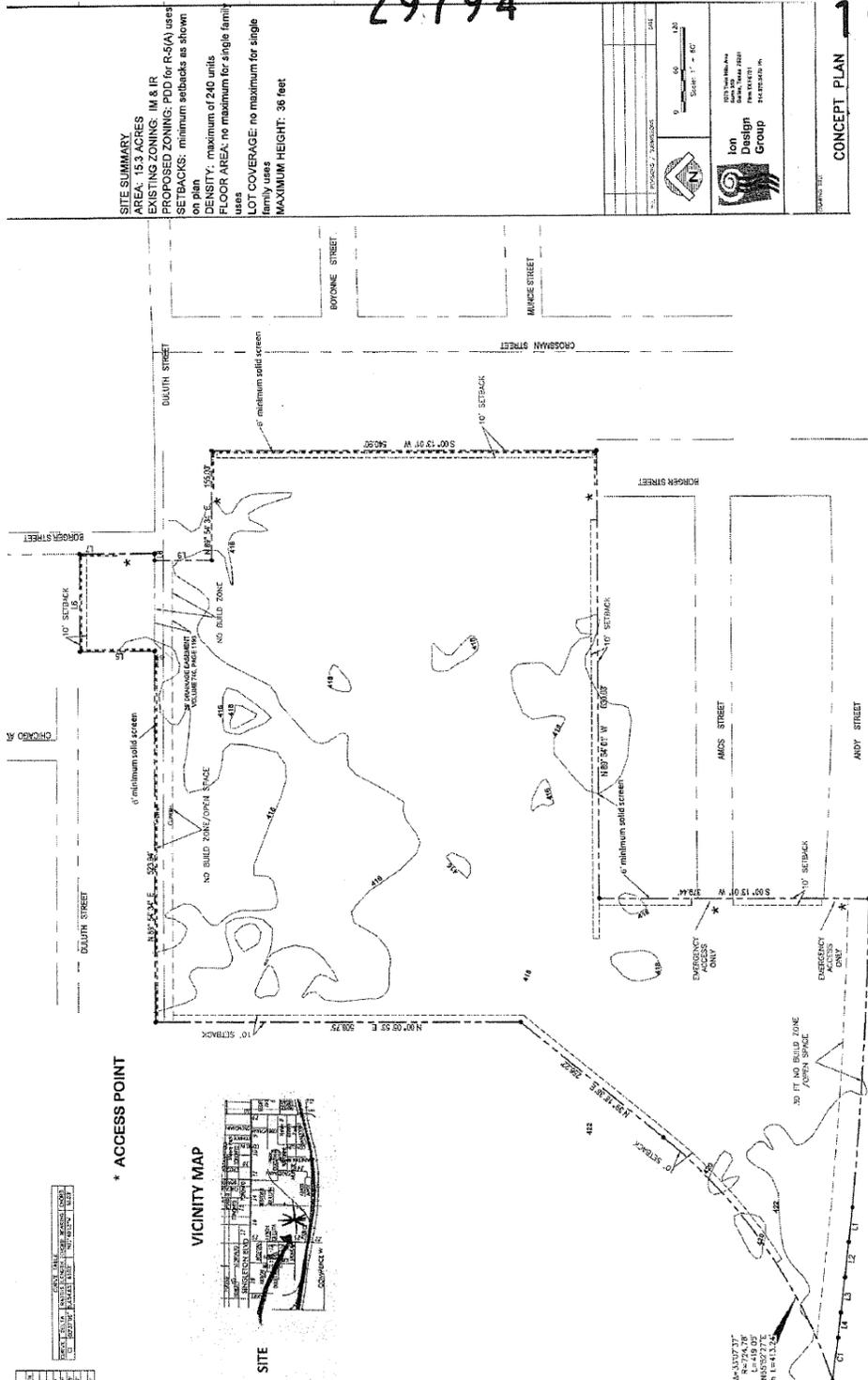
ION DESIGN GROUP
 1000 North Main Street
 Suite 100
 Portland, OR 97227
 Phone: 503.241.1111
 Fax: 503.241.1112
 www.iondesigngroup.com

SCALE: 1" = 60'

DATE: 11/11/11

PROJECT: 29194

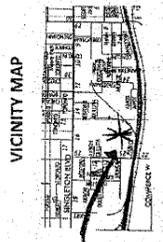
CONCEPT PLAN



LEGEND

1	EXISTING
2	PROPOSED
3	SETBACK
4	NO BUILD ZONE / OPEN SPACE
5	EMERGENCY ACCESS ONLY
6	10' SETBACK
7	30 FT NO BUILD ZONE / OPEN SPACE
8	EMERGENCY ACCESS ONLY
9	10' SETBACK
10	30 FT NO BUILD ZONE / OPEN SPACE
11	EMERGENCY ACCESS ONLY
12	10' SETBACK
13	30 FT NO BUILD ZONE / OPEN SPACE
14	EMERGENCY ACCESS ONLY
15	10' SETBACK
16	30 FT NO BUILD ZONE / OPEN SPACE
17	EMERGENCY ACCESS ONLY
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26	EMERGENCY ACCESS ONLY
27	10' SETBACK
28	30 FT NO BUILD ZONE / OPEN SPACE
29	EMERGENCY ACCESS ONLY
30	10' SETBACK
31	30 FT NO BUILD ZONE / OPEN SPACE
32	EMERGENCY ACCESS ONLY
33	10' SETBACK
34	30 FT NO BUILD ZONE / OPEN SPACE
35	EMERGENCY ACCESS ONLY
36	10' SETBACK
37	30 FT NO BUILD ZONE / OPEN SPACE
38	EMERGENCY ACCESS ONLY
39	10' SETBACK
40	30 FT NO BUILD ZONE / OPEN SPACE
41	EMERGENCY ACCESS ONLY
42	10' SETBACK
43	30 FT NO BUILD ZONE / OPEN SPACE
44	EMERGENCY ACCESS ONLY
45	10' SETBACK
46	30 FT NO BUILD ZONE / OPEN SPACE
47	EMERGENCY ACCESS ONLY
48	10' SETBACK
49	30 FT NO BUILD ZONE / OPEN SPACE
50	EMERGENCY ACCESS ONLY

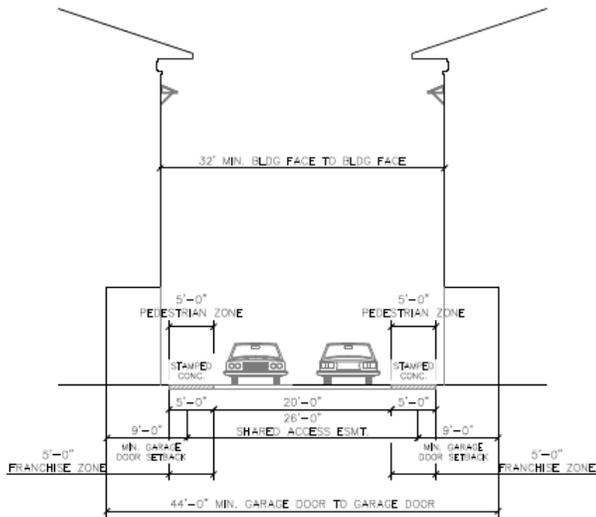
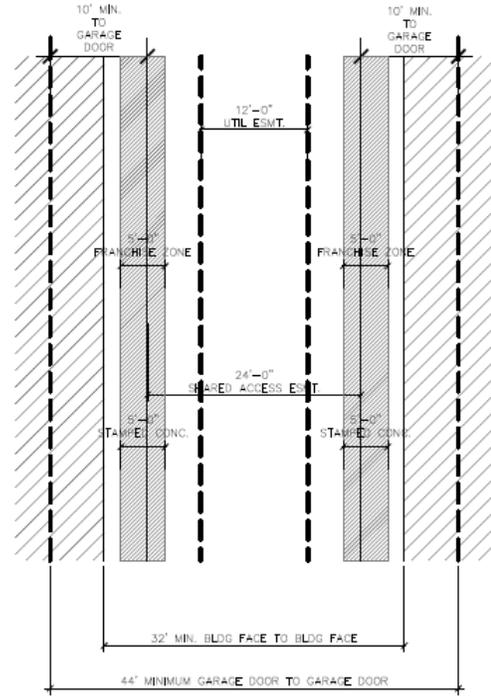
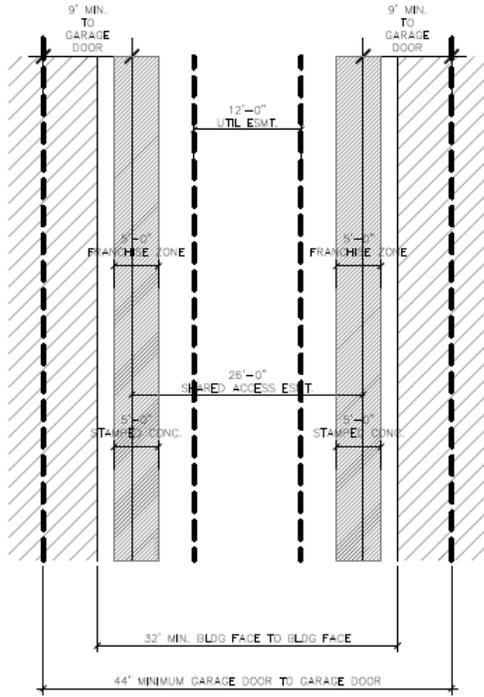
* ACCESS POINT



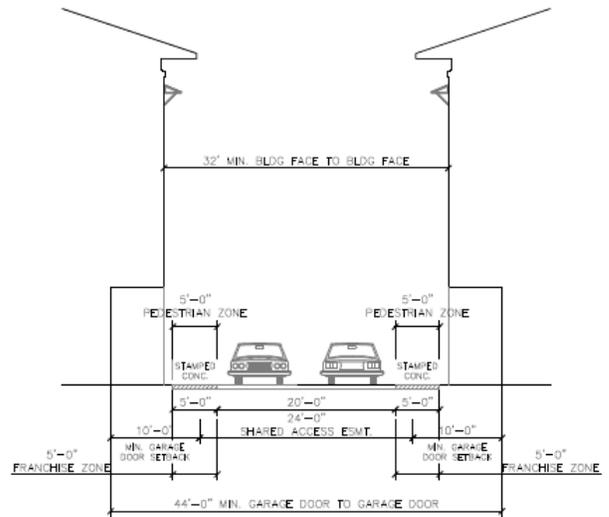
SITE

A-330737
 S-100000
 S-100000
 Ch 10-11-11

Proposed Shared Access Easement Cross Section

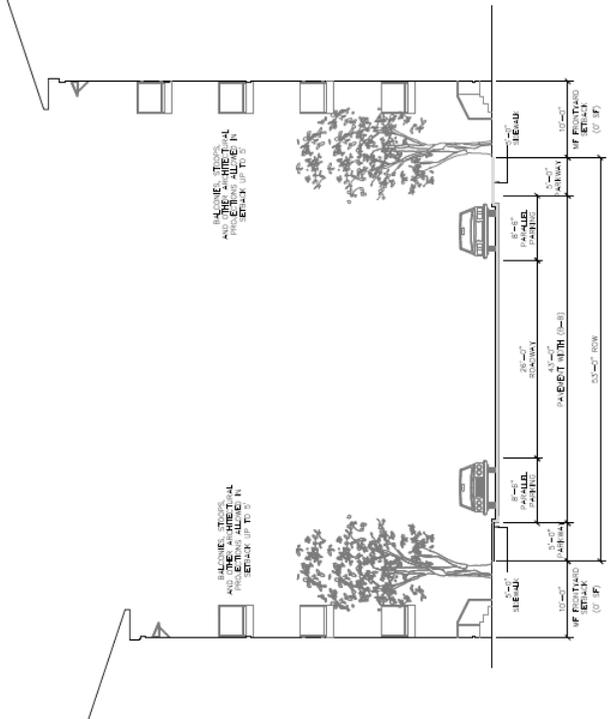
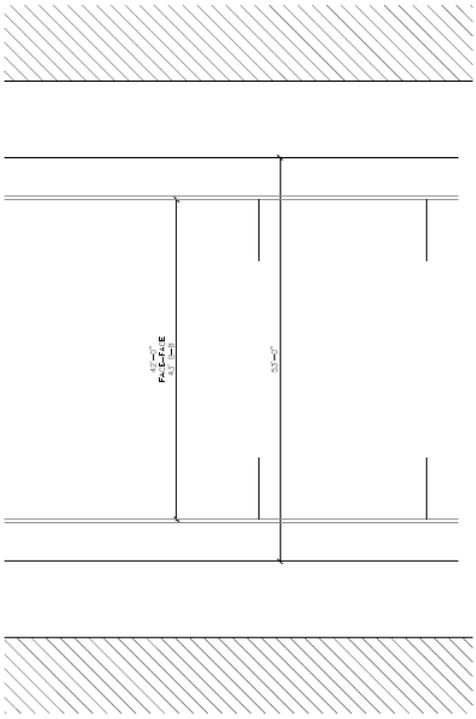


**CROSS SECTION A-A
SHARED ACCESS DRIVE
W/ 26' SHARED ACCESS ESMT.**

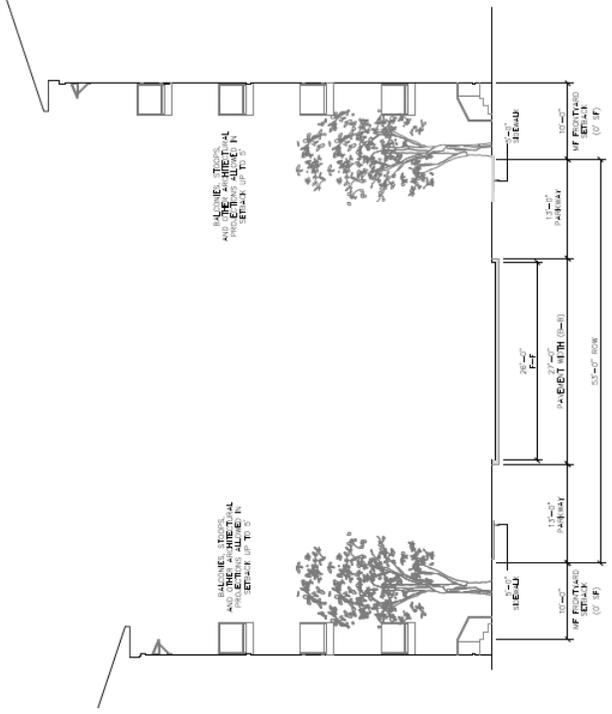
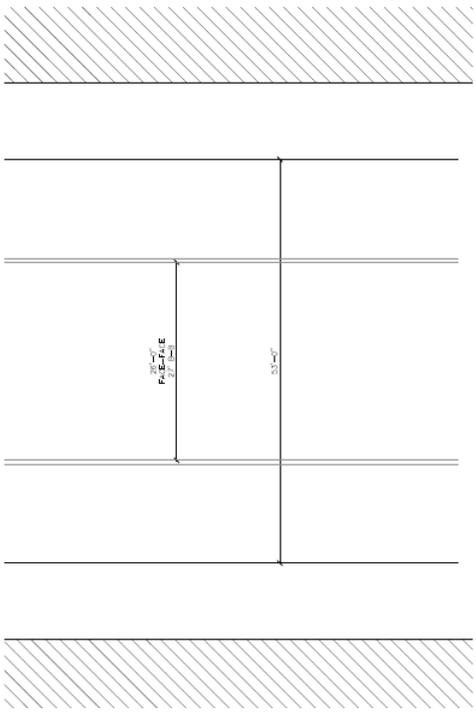


**CROSS SECTION B-B
SHARED ACCESS DRIVE
W/ 24' SHARED ACCESS ESMT.**

**Proposed 53' ROW
Cross Section**

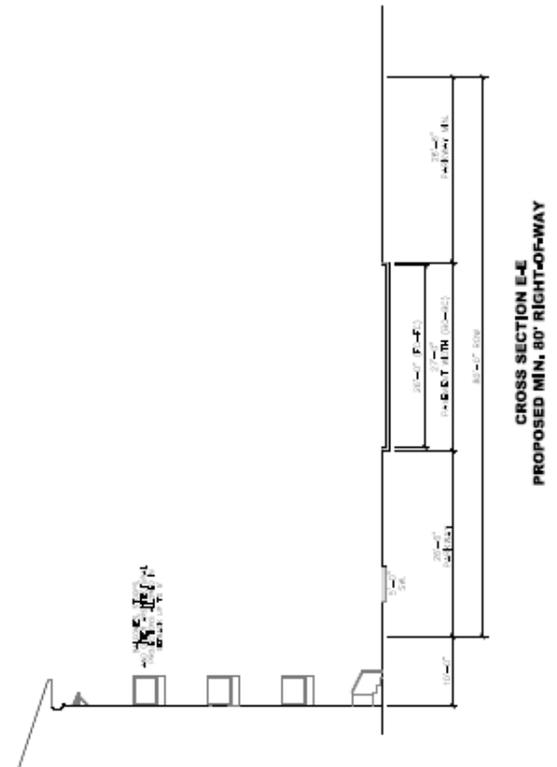
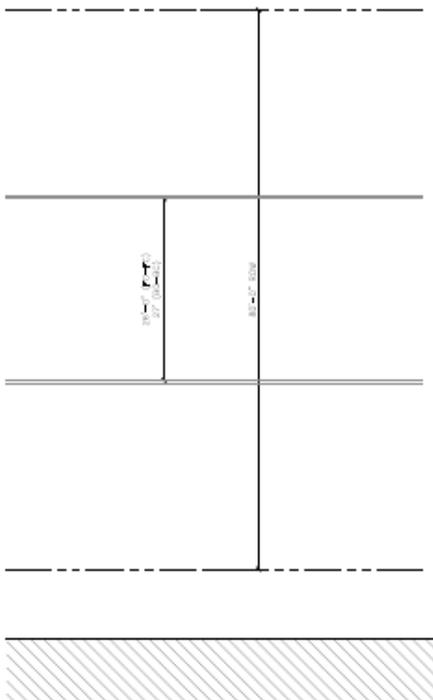
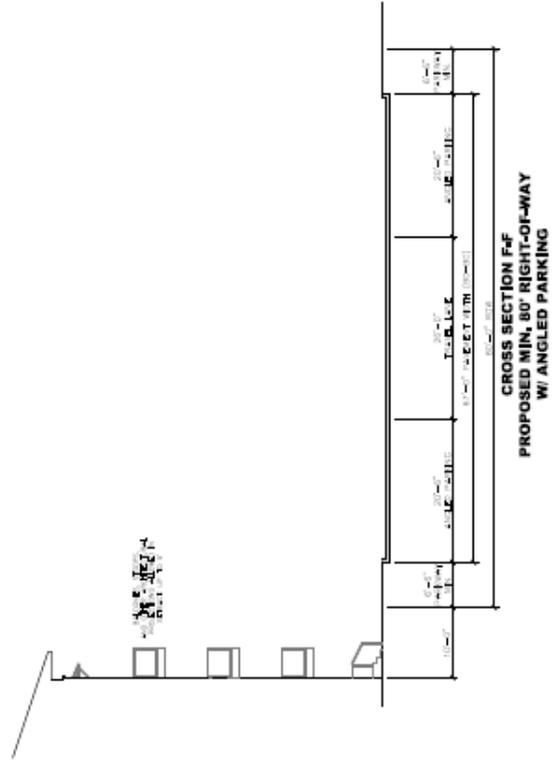
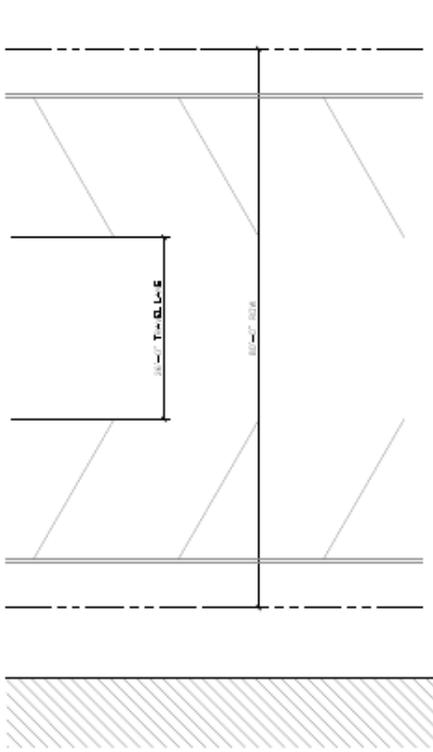


CROSS SECTION D-D
PROPOSED 53' RIGHT-OF-WAY
W/ PARALLEL PARKING

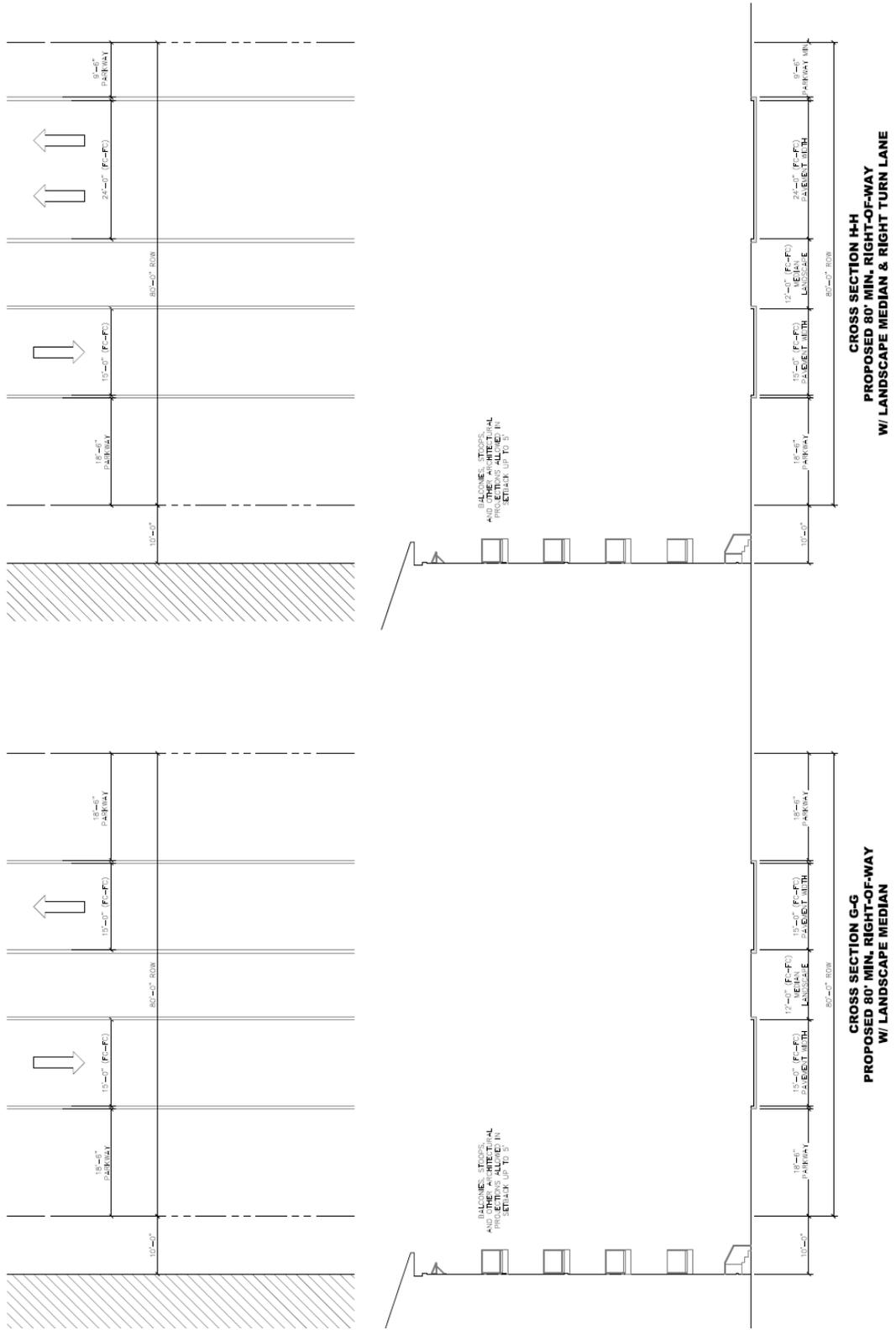


CROSS SECTION C-C
PROPOSED 53' RIGHT-OF-WAY

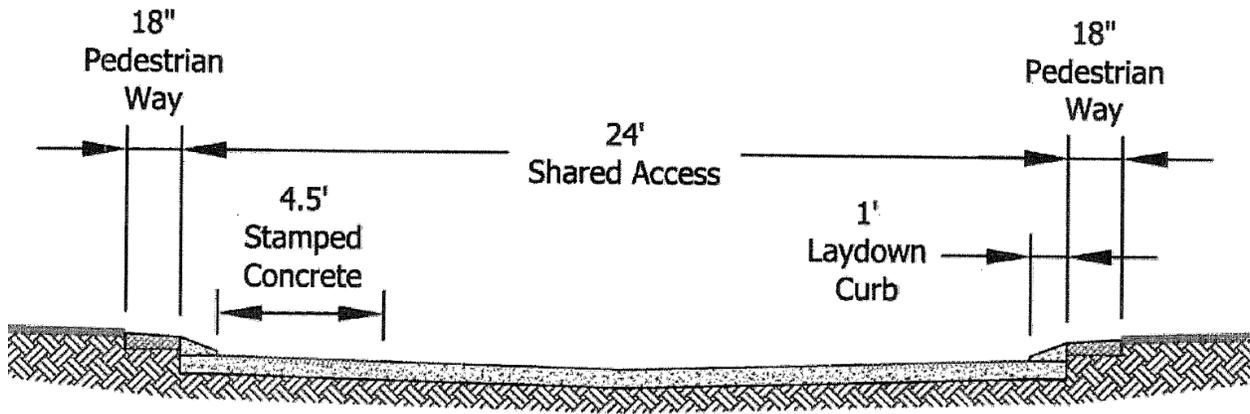
**Proposed 80' ROW
Cross Section**



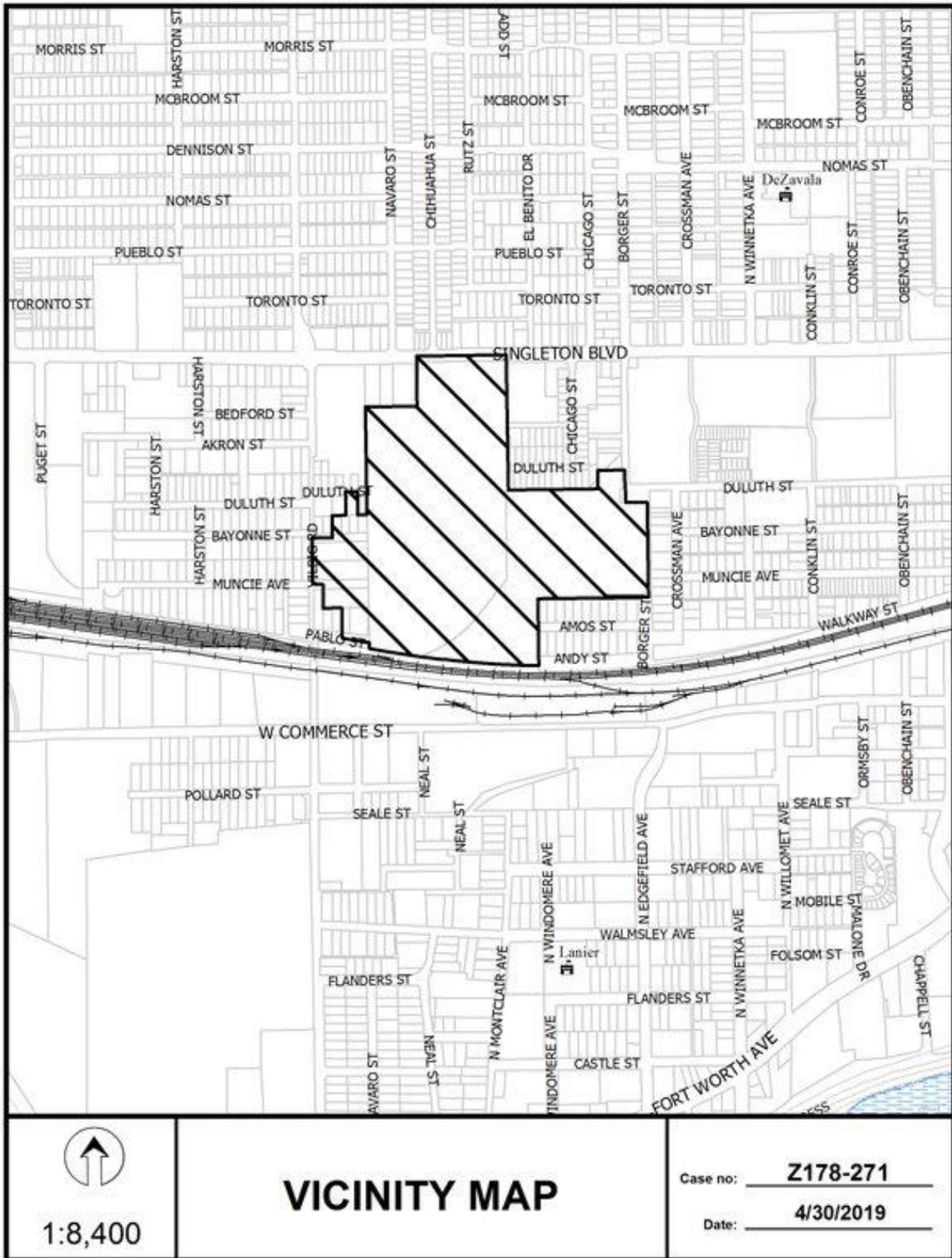
**Proposed 80' ROW
Cross Section**

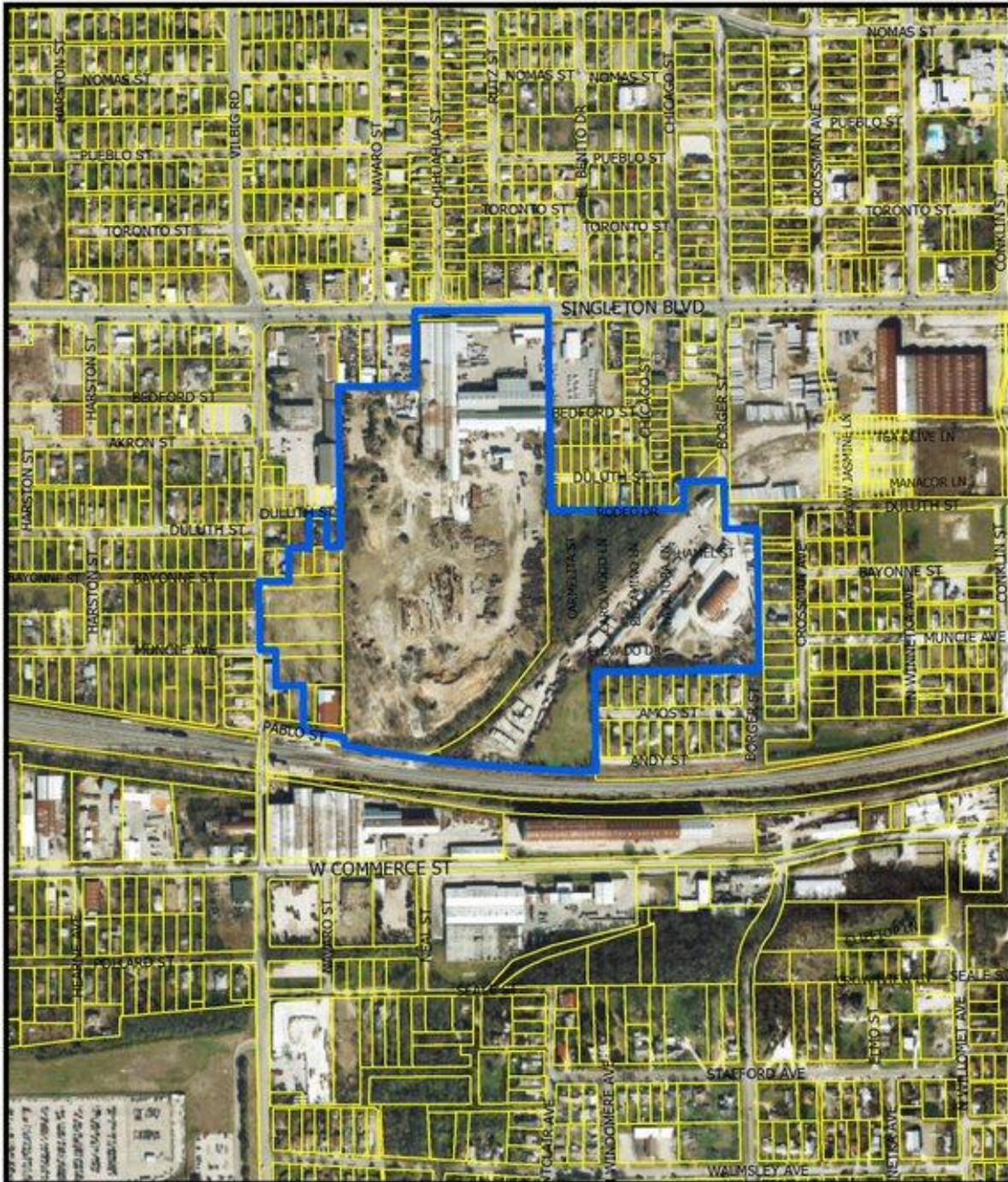


Existing Exhibit 944B

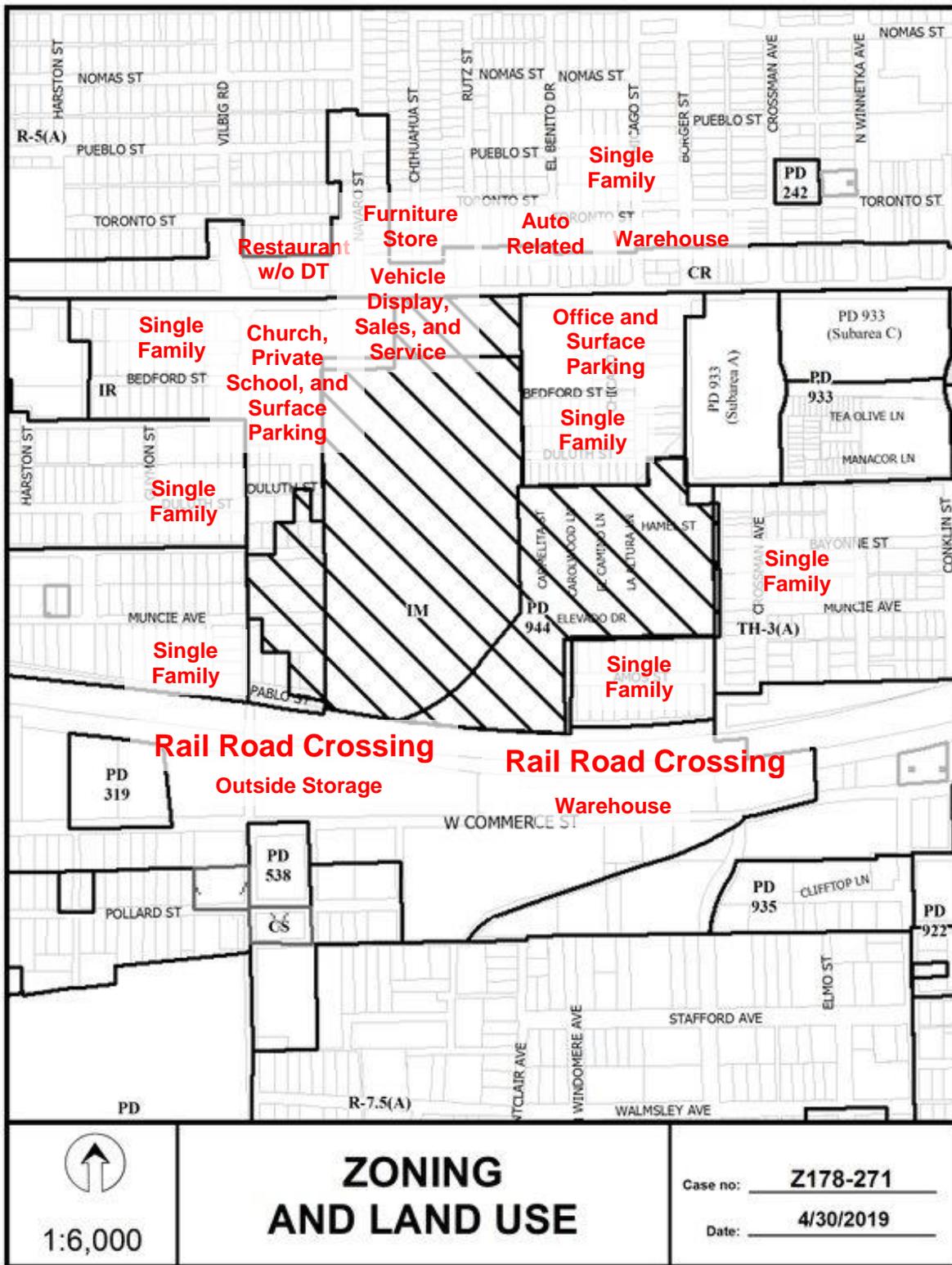


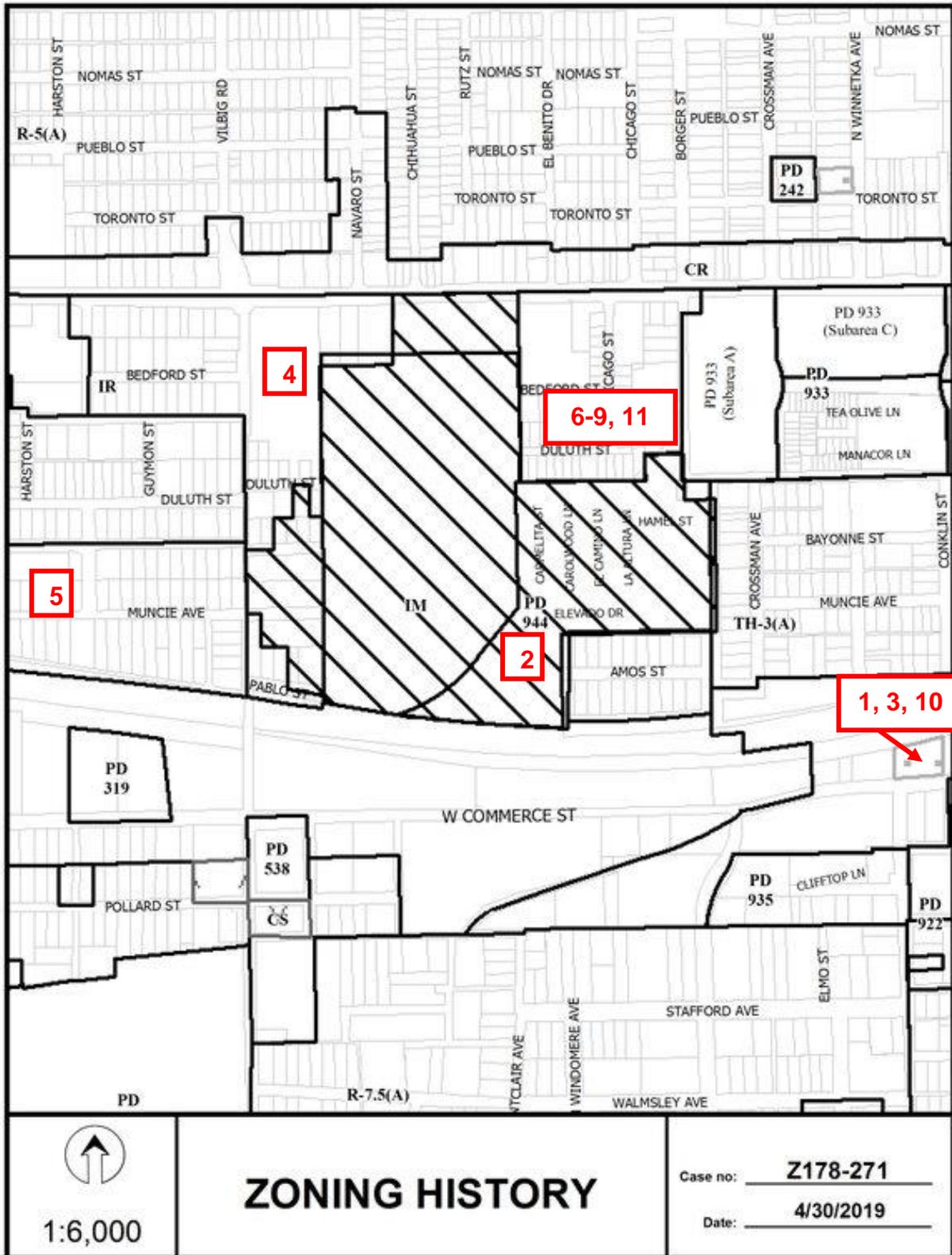
Typical Section Detail

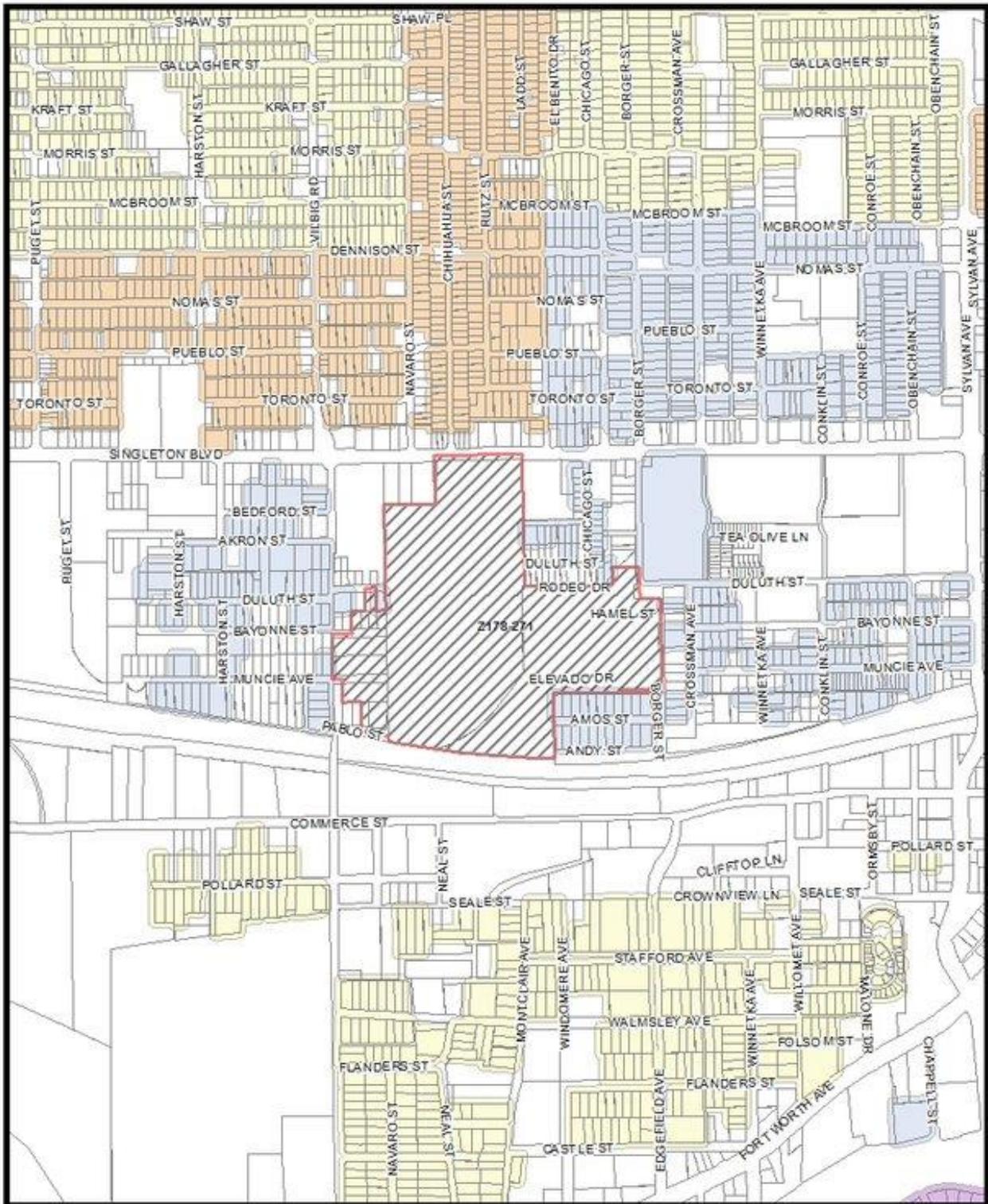




 1:6,000	<h1>AERIAL MAP</h1>	Case no: <u> Z178-271 </u> Date: <u> 4/30/2019 </u>
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MVACluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/30/2019

CPC RESPONSES



272	Property Owners Notified (366 parcels)
7	Replies in Favor (7 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
5/16/2019	Date

Z178-271
CPC



1:6,000

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05/15/2019

Reply List of Property Owners

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272 Property Owners Notified

7 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	2	9999 NO NAME ST	UNION PACIFIC RR CO
	3	1722 DULUTH ST	DALLAS AREA HABITAT FOR HUMANITY INC
	4	1828 DULUTH ST	DALLAS AREA HABITAT FOR HUMANITY INC
	5	2600 VILBIG RD	DALLAS HABITAT BUILDING HEADQUARTERS INC
	6	1616 SINGLETON BLVD	WEST DALLAS INVESTS LP
	7	1600 SINGLETON BLVD	LRG L L C
	8	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
	9	2600 VILBIG RD	DALLAS HABITAT BUILDING HEADQUARTERS INC
	10	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	11	1511 TORONTO ST	DELEON UBALDO
	12	1515 TORONTO ST	MARCELENO MARIA MAGDALENA LF EST
	13	1519 TORONTO ST	MARTINEZ JESUS
	14	1523 TORONTO ST	FRANCO ANITA Z &
	15	1510 PUEBLO ST	TIRADO JOSE L & MARIA E
	16	1514 PUEBLO ST	HERNANDEZ GONZALO
	17	1518 PUEBLO ST	HINOJOSA HILARIO
	18	3110 RUTZ ST	HINOJOSA HILARIO & CELIA
	19	3103 RUTZ ST	ANTILLON PEDRO JR
	20	3105 RUTZ ST	SOLIS SAMMY G
	21	3109 RUTZ ST	SALAZAR ELIZABETH
	22	1533 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
	23	1525 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
	24	3011 EL BENITO DR	CONTRERAS VICTOR VELA
	25	1500 TORONTO ST	BETHEL BAPTIST MISSION
	26	3000 EL BENITO DR	BETEL IGLESIA B

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1514	TORONTO ST	DELAGARZA MATIAS JR
28	1518	TORONTO ST	ZEPADA FRANCES &
29	1522	TORONTO ST	PINNEBOG TEMPLE PARTNERS LTD
30	1526	TORONTO ST	CHOVANEC ROBERT H JR
31	1528	TORONTO ST	TORRES RICHARD R &
32	1534	TORONTO ST	ESPARZA MARY TERESA
33	3119	EL BENITO DR	BETHEL BAPTIST MISSION
34	3125	EL BENITO DR	BETHEL BAPTIST MISSION
35	1422	PUEBLO ST	LOZADA CHEVELA
36	1418	PUEBLO ST	PUTILLA WILLIE E
37	1407	TORONTO ST	ROSALES JUAN &
38	1411	TORONTO ST	MIRAMONTES MARTHA
39	1422	TORONTO ST	MENDEZ MIGUEL ANGEL &
40	1420	TORONTO ST	RODRIGUEZ BLANCA PALOMA
41	1414	TORONTO ST	ESPARZA RAMON & ANTONIA
42	1410	TORONTO ST	MONTEMAYOR JOSEFINA G
43	1406	TORONTO ST	CASTILLO RAYMOND J
44	3019	CHICAGO ST	ALONZO MARY G
45	1403	SINGLETON BLVD	HMK LTD
46	1405	SINGLETON BLVD	COSS LUCIA
47	1407	SINGLETON BLVD	DESANTIAGO MARIA
48	1409	SINGLETON BLVD	FLORIDO ELIAS
49	1413	SINGLETON BLVD	RUELAS JOHN
50	1419	SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
51	1423	SINGLETON BLVD	VILLANUEVA JUAN
52	1535	SINGLETON BLVD	PINNEBOG TEMPLE PTNRS LTD
53	3014	CHIHUAHUA ST	DELEON EFRAIN &
54	3018	CHIHUAHUA ST	NIMAJUAN JAIRO ABIMAEEL
55	3022	CHIHUAHUA ST	HERNANDEZ PORFIRIO &
56	3026	CHIHUAHUA ST	HERNANDEZ IGNACIO SR &
57	3106	CHIHUAHUA ST	DELEON EFRAIN ELIZONDO

05/15/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	3110 CHIHUAHUA ST	DELEON EFRAIN
	59	1601 SINGLETON BLVD	MALAGON ABEL OCTAVIO
	60	1603 SINGLETON BLVD	MARTINEZ FERNANDO ET AL
	61	1605 SINGLETON BLVD	COUNTY LAND & WATER LLC SERIES WEST 1
	62	3011 CHIHUAHUA ST	RODRIGUEZ JUAN &
	63	3015 CHIHUAHUA ST	MATZKE MATTHEW
	64	3019 CHIHUAHUA ST	DELEON RAUL
O	65	3023 CHIHUAHUA ST	VALENZUELA MARIA D &
	66	3029 CHIHUAHUA ST	RICE LASHONDA NICOLE
	67	3101 CHIHUAHUA ST	RICE RUBY JEAN &
	68	3105 CHIHUAHUA ST	GIRON GUILLERMO HEMANDEZ
	69	3111 CHIHUAHUA ST	MORALES MARTIN
	70	3113 CHIHUAHUA ST	CASTILLO MARCELLO
	71	1723 SINGLETON BLVD	JSM DEVELOPMENT COMPANY
	72	1713 SINGLETON BLVD	JSM DEVELOPMENT CO
	73	1701 SINGLETON BLVD	MONREAL ROGELIO
	74	3013 NAVARO ST	ANTHONY WILLIAM D
	75	1710 TORONTO ST	RICHARDSON JESSIE LAVANDA &
	76	1708 TORONTO ST	HERNANDEZ MARIO
	77	1714 TORONTO ST	DAVIS CARLOES LEE
	78	1718 TORONTO ST	MEADOWS ZACHARY ALAN
	79	1720 TORONTO ST	BEYENE ENYEW
	80	1719 TORONTO ST	RODRIGUEZ ANTONIO
	81	1715 TORONTO ST	GRAY LARRY JAMES &
	82	1711 TORONTO ST	DUNN BENNIE L
	83	1707 TORONTO ST	BENITEZ PATRICIO
	84	3103 NAVARO ST	DUVALL RICHARD DUANE
	85	3112 NAVARO ST	POSADA FRANCISCO & MARIA
	86	3110 NAVARO ST	CASTILLO MARCELO
	87	3104 NAVARO ST	STANSBERY AUGUSTUS JR &
	88	3100 NAVARO ST	SESSION CLEVELAND R

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3020 NAVARO ST	SESSION CLEVELAND R &
	90	3018 NAVARO ST	SMITH CURTIS
	91	1837 DULUTH ST	JOHNSON JANET &
	92	2913 VILBIG RD	DEAVILLA MARIA C
	93	1815 AKRON ST	ROMAN CATHOLIC DIOCESE DALLAS
	94	2818 GUYMON ST	CHAVEZ AGAPITO E &
	95	1825 DULUTH ST	LEBLANC MICHAEL D
	96	1819 DULUTH ST	HERNANDEZ MANUEL &
	97	1813 DULUTH ST	POSADA FRANCISCO
	98	1811 DULUTH ST	MEDINA JOSE F
	99	1807 DULUTH ST	MEDINA DAGABERTO
	100	1801 DULUTH ST	MEDINA DAGOBERTO
	101	1802 AKRON ST	MEDINA ANTONIO &
	102	1806 AKRON ST	TORRES JESUS
	103	1810 AKRON ST	HALL DOROTHY J
	104	1838 DULUTH ST	WHITE WILLIE
	105	1834 DULUTH ST	FRANKLIN L A &
	106	1826 DULUTH ST	DALLAS HOUSING ACQUISITION & DEV CORP
	107	1822 DULUTH ST	MEDINA JOSE G
	108	1814 DULUTH ST	EDWARDS SILAS M &
	109	1804 DULUTH ST	VELEZ ABEL
	110	1838 BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT&
	111	1830 BAYONNE ST	DALLAS AREA HABITAT FOR HUMANITY INC
	112	1810 BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
	113	2603 VILBIG RD	PURDIE ROBERT
	114	1809 MUNCIE AVE	DALLAS AREA HABITAT FOR HUMANITY
	115	1811 MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
	116	2513 VILBIG RD	ALVAREZ EPIFANIO & JULIA
	117	2507 VILBIG RD	MARTINEZ LORENA
	118	2503 VILBIG RD	BASORIA JOSE ABEL &
	119	2409 VILBIG RD	GALINDO MARIE

05/15/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2405 VILBIG RD	BATRES WILIAN WALDEMAR GARCIA &
	121	1812 MUNCIE AVE	DEAVILA MARIA CATALINA
	122	1816 MUNCIE AVE	ABDU BINYAM K & ZEYNEB K IBRAHIM
	123	1820 MUNCIE AVE	FRIAS JOSE L RODRIGUEZ &
	124	1822 MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
	125	1824 MUNCIE AVE	LAWRENCE REGINALD SR
	126	1828 MUNCIE AVE	SOTO JOSE A ARREOLA &
	127	1832 MUNCIE AVE	AMAYA J JESUS CAMACHO &
	128	1836 MUNCIE AVE	PONCE CESAR
	129	1813 W COMMERCE ST	LOTT SUSAN ELIZABETH S
	130	2810 VILBIG RD	CATHOLIC DIOCESE OF DALLAS
	131	2800 VILBIG RD	VALDEZ JESSIE
	132	2708 VILBIG RD	MARTINEZ EJINIO EST OF
	133	1730 DULUTH ST	GARCIA SERGIO &
	134	1716 DULUTH ST	SHERMAN CHAISL
	135	2726 VILBIG RD	CERVANTES RAYMOND
	136	1735 BAYONNE ST	CERVANTES RAYMOND
	137	2406 VILBIG RD	AYALA TRINIDAD LF EST
	138	1736 PABLO ST	CRUZ ELLIOT TRUSTEE
	139	1710 SINGLETON BLVD	LEE CHONG Y
	140	1702 SINGLETON BLVD	LEE CHONG Y &
	141	1500 SINGLETON BLVD	Dallas ISD
	142	1404 SINGLETON BLVD	ROBINSON MONA &
	143	1314 DULUTH ST	SUAREZ SILVERIA M
O	144	1320 DULUTH ST	MACIAS JULIA SUAREZ
	145	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
	146	1404 DULUTH ST	TEMPLO PENA DE HOREB
O	147	1401 DULUTH ST	SAENZ RODRIGO S & IRMA
O	148	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
O	149	1407 DULUTH ST	SAENZ IRMA
O	150	1411 DULUTH ST	RODRIGO SAUCEDO SAENZ

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
	152	1404 BEDFORD ST	HERNANDEZ JENNIFER N
	153	1406 BEDFORD ST	ESCAMILLA FELIX &
	154	1410 BEDFORD ST	ESCAMILLA FELIX &
	155	1412 BEDFORD ST	RODRIGUEZ ALFREDO S
	156	1420 BEDFORD ST	ORTIZ YOLANDA
	157	2802 CHICAGO ST	LOZADA MANUEL
	158	2806 CHICAGO ST	LOZADA MANUEL JR &
	159	2810 CHICAGO ST	LOZADA CONSUELO
	160	2814 CHICAGO ST	BANDA ELIDIO
	161	2818 CHICAGO ST	WILLIAMS W A ESTATE OF
	162	2902 CHICAGO ST	DILLARD CHARLES E JR &
	163	2904 CHICAGO ST	ELVISARA LLC
	164	2903 CHICAGO ST	LOPEZ SEFERINA
	165	2907 CHICAGO ST	WILCHES MARCELEN A
	166	2919 CHICAGO ST	YANEZ JORGE & MARIELA
	167	2923 CHICAGO ST	WILONSKY DOROTHY &
	168	2927 CHICAGO ST	LUNA GETRUDIS
	169	1318 SINGLETON BLVD	ZARATE ANTONIO
	170	2823 BORGER ST	TERRY R H
	171	2823 BORGER ST	SINGLETON TRINITY GROVES LP
	172	2819 BORGER ST	SINGLETON TRINITY GROVES LP
	173	1310 DULUTH ST	SALAZAR RICHARD EST OF
	174	2915 BORGER ST	SINGLETON TRINITY GROVES LP
	175	1300 AMOS ST	GRIMALDO ALBERTO & ROSA
	176	1304 AMOS ST	SAMARRIPA MARCELINO &
	177	1308 AMOS ST	BURROUGHS BILLY JOE &
	178	1312 AMOS ST	DE LEON JUAN
	179	1316 AMOS ST	SOTO PHILLIP DANIEL
	180	1320 AMOS ST	IPINA FELIPE
	181	1324 AMOS ST	YBARA REYNALDO &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1328 AMOS ST	TORRES ALEJANDRINO
	183	1332 AMOS ST	TORRES PEDRO &
	184	1336 AMOS ST	MERRELL DON R
	185	1340 AMOS ST	MERRELL DON R
	186	1301 AMOS ST	URIBE BRENDA JANET
	187	1307 AMOS ST	CASTRO ENRIQUE & ELSA R
	188	1309 AMOS ST	PARKS MILDRED JOHNSON
	189	1315 AMOS ST	MEDINA ELIGIO
	190	1317 AMOS ST	CRAYTON LATISHIA D
	191	1323 AMOS ST	HAMILTON PAULINE
	192	1325 AMOS ST	HAMILTON JERRY R
	193	1329 AMOS ST	GRIMALDO J GUADALUPE MEJIA &
	194	1333 AMOS ST	GRIMALDO ALBERTO
	195	1337 AMOS ST	GRIMALDO MARIA
	196	1341 AMOS ST	GRIMALDO FLORENTINA
	197	2404 BORGER ST	COMO COLUMBUS
	198	1610 W COMMERCE ST	COMMERCIAL METALS COMPANY
	199	1618 W COMMERCE ST	JUNG BUCK L & HELEN W
	200	1338 W COMMERCE ST	1400 TRIPLE B HOLDINGS LP
	201	1607 W COMMERCE ST	RINGER LLC
	202	1401 W COMMERCE ST	LO 1401 WEST COMMERCE LLC
	203	1318 W COMMERCE ST	SMITH RAPHAEL W
	204	2415 N WINNETKA AVE	MCDUFF WILLIE
	205	1102 MUNCIE AVE	SILPAVIVAT CHAVALIT
	206	1106 MUNCIE AVE	CHESTNUT HILL HOLDINGS LLC
	207	1112 MUNCIE AVE	SMITH DELTESSA ET AL
	208	1120 MUNCIE AVE	IBARRA JUAN MANUEL
	209	1128 MUNCIE AVE	WARE MARY
	210	2406 CROSSMAN AVE	WILLIS EDNA
	211	2404 CROSSMAN AVE	ARNOLD WILL
	212	2404 CROSSMAN AVE	ARNOLD WILLIAM & BIRDIE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	1103 MUNCIE AVE	KILSON BENNIE LIFE ESTATE
	214	2509 N WINNETKA AVE	CORETZ ALAN &
	215	2513 N WINNETKA AVE	CORETZ ALAN & HEIDI
	216	1110 BAYONNE ST	MARTINEZ NESTOR J &
	217	1114 BAYONNE ST	ARELLANO GERARDO &
	218	1118 BAYONNE ST	VASQUEZ FRANCESA EST OF &
	219	1120 BAYONNE ST	RODRIGUEZ MONICA
	220	1124 BAYONNE ST	VASQUEZ ERICK
	221	1127 MUNCIE AVE	HARRIS ROSA LEE
	222	1121 MUNCIE AVE	LEE LULA MAE ESTATE OF
	223	1119 MUNCIE AVE	ENRIQUE MARQUEZ
	224	1115 MUNCIE AVE	BARKWELL CATHERINE L
	225	1101 BAYONNE ST	GRBK EDGEWOOD LLC
	226	1114 DULUTH ST	TOPLETZ DENNIS D
	227	1118 DULUTH ST	RODRIGUEZ EVERARDO
	228	1122 DULUTH ST	RODRIGUEZ ARTURO P &
	229	1126 DULUTH ST	COVARRUBIAS RAPHAEL
	230	1123 BAYONNE ST	ALVARADO RUBEN &
	231	1121 BAYONNE ST	JONES CHIQUITA ETAL
	232	1119 BAYONNE ST	RAMIREZ VICTORIA G
	233	1115 BAYONNE ST	SUSANTIO RUDY
	234	2403 CROSSMAN AVE	SJK PARTNERS LLC
	235	2411 CROSSMAN AVE	BROWN PEARLIE
	236	2415 CROSSMAN AVE	REED MATILDA R EST OF
	237	2419 CROSSMAN AVE	CARTER TEMPLE CME CH
	238	2503 CROSSMAN AVE	CARTERS TEMPLE CME CHURCH
	239	2603 CROSSMAN AVE	MITCHELL A C MRS
	240	2607 CROSSMAN AVE	MENDOZA MIGUEL S
	241	2607 CROSSMAN AVE	MENDOZA MIGUEL S &
	242	2615 CROSSMAN AVE	KH SOLUTIONS INC
	243	2911 CHICAGO ST	QUINTERO MARIA EULALIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	1212 SINGLETON BLVD	TG FLATS LP
	245	1212 SINGLETON BLVD	TG SINGLETON POA IHNC
	246	1002 SINGLETON BLVD	SINGLETON TRINITY GROVES LP
	247	1110 TEA OLIVE LN	CND-TRINITY VILLAGE LLC
	248	1190 MANACOR LN	NAGPAL SAMAI & SHIVANI
	249	1180 MANACOR LN	ZARRINI BOBAK DOMONIC &
	250	1170 MANACOR LN	GILL ARVIND & PREETINDER CHAHAL
	251	1160 MANACOR LN	KUZNETSOVA EKATERINA
	252	1150 MANACOR LN	WEEKLEY HOMES LLC
	253	1151 MANACOR LN	SPENCER GREGORY D
	254	1163 MANACOR LN	PORTER JEFFREY D JR
	255	2752 YELLOW JASMINE LN	WEEKLEY HOMES LLC
	256	2762 YELLOW JASMINE LN	DELAROSA MARIA PATRICIA &
	257	2772 YELLOW JASMINE LN	NITHIANANDA SHIVAHARAN
	258	2785 YELLOW JASMINE LN	SALINAS MAYRA A &
	259	2775 YELLOW JASMINE LN	NEUROSPINE CONSULTANTS LLC
	260	2765 YELLOW JASMINE LN	JONES DWAYNE A
	261	2755 YELLOW JASMINE LN	WEEKLEY HOMES LLC
	262	2745 YELLOW JASMINE LN	RAKSNIS JEFFREY KEITH
	263	2735 YELLOW JASMINE LN	SEATON COREY D & KIMBERLY
	264	2725 YELLOW JASMINE LN	KUZNETSOVA ANNA &
O	265	2715 YELLOW JASMINE LN	GLENN BLAKE J
	266	2705 YELLOW JASMINE LN	LALLI NELSON G
	267	1193 TEA OLIVE LN	NETREIT DUBOSE MODEL HOME
	268	1181 TEA OLIVE LN	WEEKLEY HOMES LLC
	269	2407 N WINNETKA AVE	FARROW TATIANA BRESHA
	270	2411 N WINNETKA AVE	KING HOME BUILDERS LLC
	271	2300 AL LIPSCOMB WAY	BNSF RAILWAY
	272	2300 AL LIPSCOMB WAY	BNSF RAILWAY