

FILE NUMBER: Z212-161(MP)

DATE FILED: January 5, 2022

LOCATION: West line of University Hills Boulevard, northwest of the intersection of East Wheatland Road and University Hills Boulevard

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±9.5 acres

CENSUS TRACT: 48113011201

OWNER/APPLICANT: Curtis Jones [Sole Owner]

REPRESENTATIVE: La Sierra Planning Group

REQUEST: An application for (1) a Planned Development District for MU-1 Mixed Use District uses; (2) the termination of Specific Use Permit No. 891 for an establishment for the care of alcoholic, narcotic, and psychiatric patients; and (3) the termination of deed restrictions [Z823-227] on property zoned an MF-1(A) Multifamily District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to height, density, floor area, design standards, open space, and mixed income housing to permit the development of a mixed-use project with multifamily, retail, and personal service uses.

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

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The site is currently undeveloped.
- The applicant is requesting a new Planned Development District in order to specifically allow the multifamily use while providing design standards.
- The proposed PD would use an MU-1 Mixed Use District as the base, but allow variations if mixed income housing is provided.
- The applicant is proposing a development plan with a three-building, five-story mixed use development with ground floor retail and upper floor residential units. The PD would limit the use to 425 units. Parking would be provided primarily in a parking structure behind the primary residential buildings.
- The existing deed restrictions were put in place to allow the property to previously be rezoned to an MF-1(A) District while prohibiting certain uses. The deed restrictions limit the property to the uses allowed in an R-7.5 District from the former Chapter 51, except it allows an “establishment for the care of alcoholic, narcotic, or psychiatric patients” by SUP No. 891. The applicant is proposing to terminate these existing deed restrictions and the existing SUP for this use.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z201-155:** On August 11, 2021, City Council denied an application for a Planned Development District for R-7.5(A) Single Family District uses and a Child-care Facility, a Community Service Center and an Open Enrollment Charter School use on property zoned R-7.5(A) Single Family District, located on the west side of University Hill Boulevard, north of East Wheatland Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
University Hills Boulevard	Minor Arterial	107' / 107' ROW, Bike Plan
East Wheatland Road	Principal Arterial	52' / 100' ROW, Bike Plan

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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 1.1.4 Capitalize on transit oriented development opportunities.

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 2.1.3 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.

Policy 2.2.3 Attract desired development to the UNT campus area.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.2.4 Enhance retail, industrial and business operations.

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

NEIGHBORHOOD PLUS

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

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

Area Plan:

The UNT – Dallas Area Plan

Note: For purposes of reading this plan, University Hills Boulevard was previously known as Houston School Road.

Adopted in December 2009, the UNT – Dallas Area Plan establishes a future development vision and strategies for implementation. The University of Texas at Dallas campus area was one of the top priority areas identified in the *forwardDallas!* comprehensive plan for further study. The UNT – Dallas campus is the first state university to be established completely within Dallas city limits. The vision for the area is to create a vibrant university town with a balance of jobs, housing, and recreation that serves Southeast Oak Cliff and the region and preserves residential neighborhoods.

•Area UMU1 – “This area will allow for a mix of uses, with office and retail uses located along Houston School Road, and the residential uses located closer to the established residential neighborhood of Wisdom Terrace to the west of the development block. The entrances of buildings along Houston School Road should face the street, with parking provided behind the buildings. Unless in a mixed use layout, residential uses should not be located close to Houston School Road.

The overall building height for commercial and mixed-use developments along Houston School Road should be 3 to 5 stories and gradually transition to 2 to 3 story buildings closer to the adjacent neighborhood of Wisdom Terrace. Also, refer the Strategic Opportunity Areas (Houston School Road Area)."

As called for by the plan, the mixed use format makes the site appropriate for buildings in proximity to Houston School Road / University Hills Boulevard, as this allows for ground floor portions to be occupied by commercial uses where appropriate. The site's proximity to employment centers and transit makes it appropriate for higher density housing and walkable design. Generally, the plan calls for densification and diversification of uses along the University Hills Boulevard corridor. The proposed zoning and the PD standards balance the ultimate goal of significant development along the corridor while providing appropriate limits while the area is in transition.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-1(A) Multifamily District with DR [Z823-277]	Undeveloped
North	R-7.5(A) Single Family District	Undeveloped
East	R-7.5(A) Single Family District	Agricultural, Church
South	Outside City Limits, NS(A) Neighborhood Service District	Outside city limits, undeveloped
West	Planned Development District No. 757	Open enrollment charter school

Land Use Compatibility:

The property is currently zoned an MF-1(A) District with deed restrictions [Z823-227]. The property to the north is undeveloped, including a creekway. Property to the west is

developed as an open enrollment charter school under Planned Development District No. 757. Properties to the south are undeveloped and outside of city limits, within the City of Lancaster. Properties east across University Hills Boulevard include agricultural uses and a church.

The existing deed restrictions were approved in order to limit the property to those in an R-7.5 District from the former Chapter 51, except it allows an “establishment for the care of alcoholic, narcotic, or psychiatric patients” by SUP No. 891. Given the infrastructure and employment in the vicinity, the multifamily land use is appropriate and complementary to nearby uses. The additional retail and personal service uses authorized by an MU-1 District would also be appropriate as there are currently no similar commercial uses available within a mile of the site. A retail component on site could serve nearby homes as well as future residents on the property. The change of this lot from residential to mixed use zoning would also make the adjacent parcel zoned an NS(A) District more easily and appropriately developable.

Termination of deed restrictions would allow for use of the property beyond a singular use, which is in keeping with the goals of the comprehensive and area plans.

Termination of the SUP would add clarity and legibility to the zoning on the block, although it is not specifically necessary to develop the lot.

Development Standards:

<u>DISTRICT</u>	Setbacks (Min/Max)		Height	FAR Floor Area	Unit Density	Lot Coverage	Special Conditions
	Front	Side / Rear					
Existing MF-1(A) with DR	15' min No max	SF: 0'/0' Duplex: 5' side 10' rear Other: 10' side 15' rear adj res 10' rear	36'	N/A	Multifamily prohibited by DR	60% 25% non- res	RPS UFS
Base MU-1 (Comparison)	15' min No max	No min or 20' adj Res	120' with retail	0.8-1.1	MUP 2: 20 du/ac (Equivalent 2,178 sqft / unit)	80%	RPS UFS Tower spacing Visual intrusion
Proposed PD MU-1 base	15' min No max	No min or 20' adj Res	60'	Effective FAR 1.16 Max: 467,000 sqft res 24,000 sqft nonres	Same as MU- 1 base With MIH: 425 units total (Equivalent 42 duac or 1,037 sqft / unit)	80%	Modified RPS No UFS or tower spacing Visual intrusion Modified 4.1107 design Standards

The applicant is proposing conditions and a development plan that enable development of the property that is compatible with the surrounding area and with adopted plans. The site would face significant development challenges under the existing MF-1(A) District with deed restrictions.

The proposed development standards are written to function similarly as the MU-1 base but adds additional design limits to ensure compatibility with surrounding uses and appropriate pedestrian orientation. In comparison with the base MU-1 District, the PD requires minimum transparency, ground floor entrances, and pedestrian amenities, in addition to the standards of Sec. 51A-4.1107. The PD also limits height significantly in comparison to the base MU-1 District and fine-tunes the height and building location. The PD provides adjustments to the typical height restrictions of residential proximity slope and urban form setback, which would allow the applicant to focus the height along University Hills Boulevard. This is both in keeping with the area plan's stated guidelines for subarea UMU-1 and in fostering a pedestrian environment, where taller buildings can

provide shade and enclosure to the public realm. Residential proximity slope is not appropriate from the west, where there exists a charter school use, but would normally generate proximity slope. This will allow for the parking to be located behind the main use and in a structure. A provision similar to residential proximity slope will limit height to 26 feet along the northern boundary of the property as long as that adjacency remains residential. The changes to proximity slope and height within the PD would result in a more balanced application of height on the site.

The proposed development plan consists of a multiple building, mixed use development oriented toward the University Hills and East Wheatland frontages with parking located behind. This positioning enables safe and direct access to the building from the street, shelters the sidewalk environment, and provides additional buffering for the adjacent residential property. Further, the possibility for retail on the ground floor of the buildings allows for activation of public sidewalks. The plan also calls for the property's only true adjacency with residential zoning to include significant buffering by open space and groundwater detention spaces.

The increased floor area and density are appropriate in proximity to DART Rail and major employment centers. The increased minimum lot coverage will allow for effective use of land in an appropriate context.

Parking:

The proposed development is required to provide parking in accordance with the Dallas Development Code, which is one space per bedroom with a minimum of one space per dwelling unit, and an additional one-quarter space per dwelling unit which must be provided for guest parking if the required parking is restricted to resident parking only. Additional parking may be required, per code, depending upon the various ground floor commercial uses included. If the applicant meets the requirement for the inclusion of mixed income housing, they may provide *minimum* parking in accordance with Sec. 51A-4.1107.

Mixed Income Housing:

The applicant is proposing to tie increases in density, floor area, parking, and other modifications to yard, lot, and space standards to the provision of a minimum of five percent of the total number of units to households earning between 61 and 80 percent of area median family income (AMFI), within a mixed use project. At the proposed 420 units, 21 units at a minimum would need to be provided at the prescribed income level.

Landscaping:

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

Market Value Analysis

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

CPC Action
July 6, 2023

Motion: It was moved to recommend 1) **approval** of a Planned Development District for MU-1 Mixed Use District uses, subject to a development plan and conditions, as briefed; 2) **approval** of the termination of Specific Use Permit No. 891 for an establishment for the care of alcoholic, narcotic, and psychiatric patients; and 3) **approval** of the termination of deed restrictions [Z823-227] on property zoned an MF-1(A) Multifamily District, on the west line of University Hills Boulevard, northwest of the intersection of East Wheatland Road and University Hills Boulevard.

Maker: Blair
Second: Herbert
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Herbert, Shidid, Carpenter,
Blair, Jung, Housewright, Treadway, Haqq,
Stanard, Kingston

Against: 0
Absent: 2 - Anderson, Rubin
Vacancy: 1 - District 7

Notices:	Area: 500	Mailed: 22
Replies:	For: 1	Against: 0

Speakers: None

Proposed PD Conditions
ARTICLE _____.

PD _____.

SEC. 51P- .101. LEGISLATIVE HISTORY.

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

SEC. 51P- .102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at 1021 East Wheatland. The size of PD _____ is approximately 10 acres.

SEC. 51P- .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 nonresidential zoning district.

(d) “General merchandise or food store 2,500 square feet or less” is defined as a retail store with a floor area of 2,500 square feet or less for the sale of general merchandise or food. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. The term “food store” includes a grocery store, delicatessen, convenience store without drive-through, and specialty foods store.

SEC. 51P- .104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

SEC. 51P- .105. DEVELOPMENT PLAN.

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

SEC. 51P- .106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - None permitted
- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - Community service center. [SUP]
 - Convalescent and nursing homes, hospice care, and related institutions. [RAR]
 - Library, art gallery, or museum.
- (5) Lodging uses.
 - None permitted.
- (6) Miscellaneous uses.
 - Attached non-premise sign. [SUP]
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.

- Medical clinic or ambulatory surgical center.
- Office.
- (8) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Animal shelter or clinic without outside runs.
 - Business school.
 - Commercial amusement (outside). [SUP]
 - Dry cleaning or laundry store.
 - General merchandise or food store 2,500 square feet or less.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service. [DIR] [See additional provisions in SEC. 51P-_.116.]
 - Temporary retail use.
 - Theater.
- (11) Transportation uses.
 - Transit passenger shelter.
- (12) Utility and public service uses.
 - Electrical substation.
 - Local utilities. *[SUP or RAR may be required. See Section 51A-4212(4).]*
 - Utility or government installation other than listed. [SUP]

SEC. 51P- .107. ACCESSORY USES.

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

SEC. 51P- .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 MU-1 District apply.

(b) Height

(A) Except as provided in this paragraph, maximum height is 60 feet.

(B) If the northern part of the Property, abuts a district zoned R, R(A), D, D(A), TH, or TH(A), the maximum height is 26 feet for the first 78 feet from the northern district boundary.

(C) The following structures may project a maximum of 12 feet above the maximum structure height:

- (1) Elevator penthouse or bulkhead.
- (2) Mechanical equipment room.
- (3) Cooling tower.
- (4) Tank designed to hold liquids.
- (5) Ornamental cupola or dome.
- (6) Skylights.
- (7) Clerestory.
- (8) Visual screens which surround roof mounted mechanical equipment.
- (9) Chimney and vent stacks.
- (10) Amateur communications tower.
- (11) Parapet wall, limited to a height of four feet.
- (12) Enclosed stairwell

- (c) The following yard, lot, and space standards apply to a mixed use project with a residential dwelling unit count of over 200 units, provided mixed income housing is provided in accordance with SEC. 51P- _____.114.

(1) Front Yard.
Urban form setback is not required

(2) Side and rear yard.
Tower spacing is not required.

(3) Density
Maximum number of dwelling units is 425.

(4) Floor Area
A. Maximum floor area for residential uses is 467,000 square feet.
B. Maximum floor area for non-residential uses is 24,000 square feet.

(5) Stories
Maximum number of stories above grade is 5.

(6) Section 51A-4.412 (Residential proximity slope) does not apply to this Article, except as otherwise described in SEC. 51P- .108.(b)

SEC. 51P- .109. OFF-STREET PARKING AND LOADING.

- (a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. When providing mixed income housing in accordance with SEC. 51P-XXX .114., minimum parking must be provided in accordance with 51A-4.200 and 51A-4.1107.
- (b) For a general merchandise or food store 2,500 square feet or less use, one space per 200 square of floor area is required.

SEC.51P-_____.110. DESIGN STANDARDS

- (a) Design standards. Except where provided below, compliance with 51A-4.1107 is required.

1. Parking
 - a. No parking shall be permitted within the first thirty (30) feet of a street frontage except for indented parking.
2. Exterior lighting.
 - a. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

- b. Exterior lighting on facades shall have no maximum height.
- 3. Sidewalks
 - a. minimum 6 foot unobstructed sidewalk is required on all street frontages.
 - b. At the intersection with drive approaches, sidewalks shall be constructed of materials and finish color than that of the driveways.
 - c. Sidewalks must be continuous and level across all driveways.
- 4. Pedestrian amenities
 - a. At least one of each pedestrian bench, trash receptacle, and bike rack must be located along each street frontage.
- 5. Detention ponds. Any detention ponds must also be used for retention and include a water fountain feature. Ponds must also be surrounded by a pedestrian path loop. Fences may not be constructed between the detention area and mixed use structures to the south.
- 6. Any screening required by SEC. 51A-4.602. (b) must be a minimum of 8 feet in height.

SEC. 51P- .111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- .112. LANDSCAPING.

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

SEC. 51P_ 113. OPEN SPACE

- (a) Minimum open space shall be ten (10) percent of the entire property.
- (b) Open space may include pedestrian amenities and trails. These amenities may include, but are not limited to, benches, playground equipment, shade structures, pedestrian lighting, fountains, or bike racks. Area counted toward open space may not be driven on or parked on, except for emergency vehicles.

SEC. 51P-XXX .114. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

- (a) In general. The development bonuses identified in the Yard, Lot and Space section of this Article apply if a minimum of five percent of the total number of units are available to households earning between 60 and 81 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended, except as provided.

SEC. 51P- .115. SIGNS.

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

Proposed Development Plan

SEC. 51P- .116. ADDITIONAL PROVISIONS.

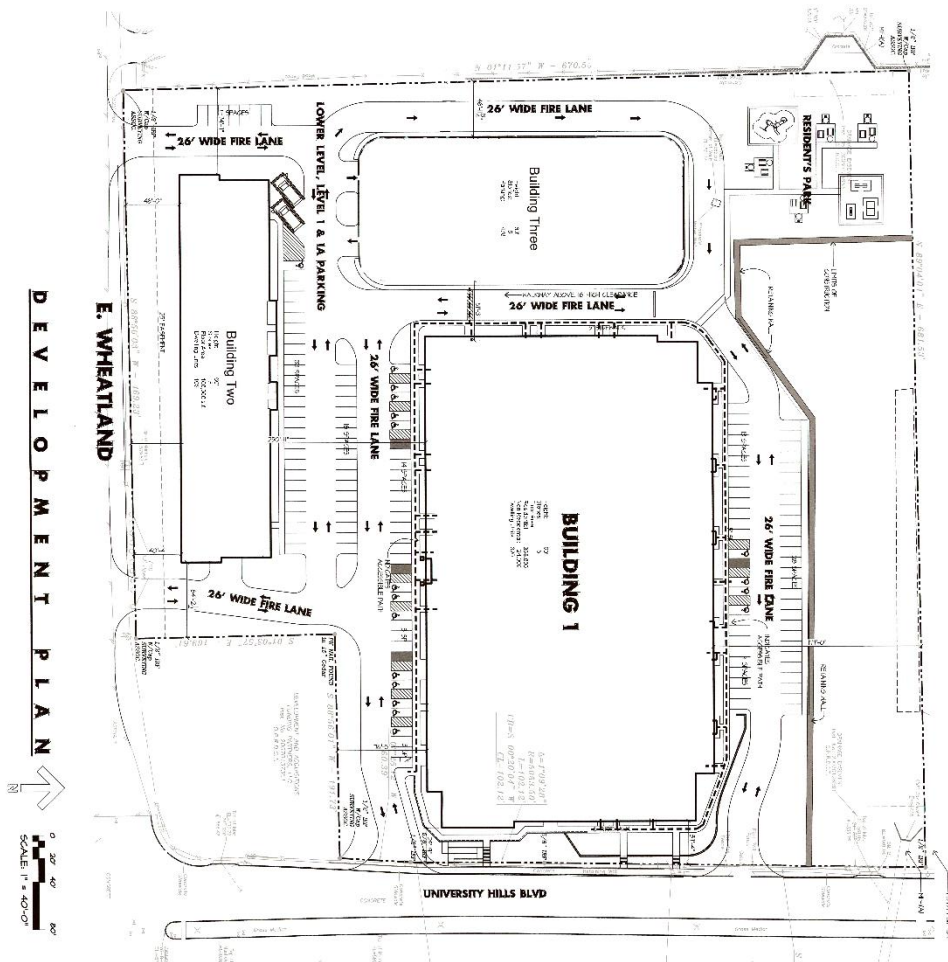
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) For a restaurant with drive-in or drive-through service use the following additional provisions apply:
 - 1. No queueing of vehicles is permitted on public right of way.
 - 2. A patio or open space in conjunction with the use is required between the sidewalk and front building facade. This open space at a minimum must measure a contiguous area of 400 square feet and include a building entrance.
 - 3. A limit of one restaurant with drive-in or drive-through service use is permitted in the district at any given time.
- (d) An accessory electric vehicle charging station with charging capacity for 2 vehicles is required in the retail portion of the parking area, and an accessory electric vehicle charging station with charging capacity for 4 vehicles is required in the residential portion of the parking area, with final location to be determined at permitting. The minimum quantity of EV ready and EV capable spaces must be provided in accordance with this article and Chapter 53, whichever is greater.
- (e) Street lighting must be installed in compliance with City of Dallas development code along Wheatland Road and University Hills Boulevard.

SEC. 51P- .117. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

SITE SUMMARY
Base Zoning: POD with MU-1
Maximum Height: 60 feet
Maximum Dwelling Unit: 425
Maximum Floor Area: 467,000
Residential
Non-Residential 24,000

PARKING SUMMARY									
TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.
1	10	2	10	3	10	4	10	5	10
6	10	7	10	8	10	9	10	10	10



Existing Deed Restrictions

(To be terminated)

(To be terminated)

1. SITE PLAN: Utilization of the Property must be in accordance with the City Plan Commission approved site plan, which is attached to and made a part of this ordinance.
2. PARKING: Off-street parking spaces must be provided as indicated on the approved site plan.
3. PAVING: All parking spaces, aisles, maneuvering areas and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced with noncombustible materials such as asphaltic paving materials or concrete. The surface must be compacted sub-grade covered by: (1) concrete paving; (2) hot mix asphaltic paving consisting of a binder course and a surface course; or (3) an approved equivalent. The surface must be maintained so as to be continuously hard, dustless and suitable for use under all weather conditions.
4. TIME LIMIT: This specific use permit has no time limit.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance at all times.
6. SIGNS: All signs must comply with the provisions for non-business zoning districts contained in the Dallas Development Code, as amended.

833842

DEED RESTRICTIONS

THE STATE OF TEXAS) 83 DEC 22 AIO: 46
COUNTY OF DALLAS) KNOW ALL MEN BY THESE PRESENTS 7.00 DEED
2748 1 12/09/83

That the undersigned, Hillvale Education Association, a Texas Non-Profit Corporation, is the owner of the following described property situated in Dallas, County, TX, being in particular a tract of land out of the Morris Ferris Survey, Abstract No. 460, City Block 7599, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to Hillvale Education Association by Jeffery Dean Bostic & Linda Lee Bostic by deed dated July 22, 1983, and recorded in Volume 83177, Page 5632 of the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit A, which is attached and made a part hereof.

That the undersigned, Hillvale Education Association, a Texas Non-Profit Corporation, does hereby impress all of the above described property with the following deed restrictions:

The use of this property shall be limited to an establishment for the care of alcoholic, narcotic, or psychiatric patients, and those uses permitted in a R-7.5 Single-Family District, as defined in the Dallas Development Code, as amended.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearing shall be given as would be required by law for a zoning change of the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing or to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

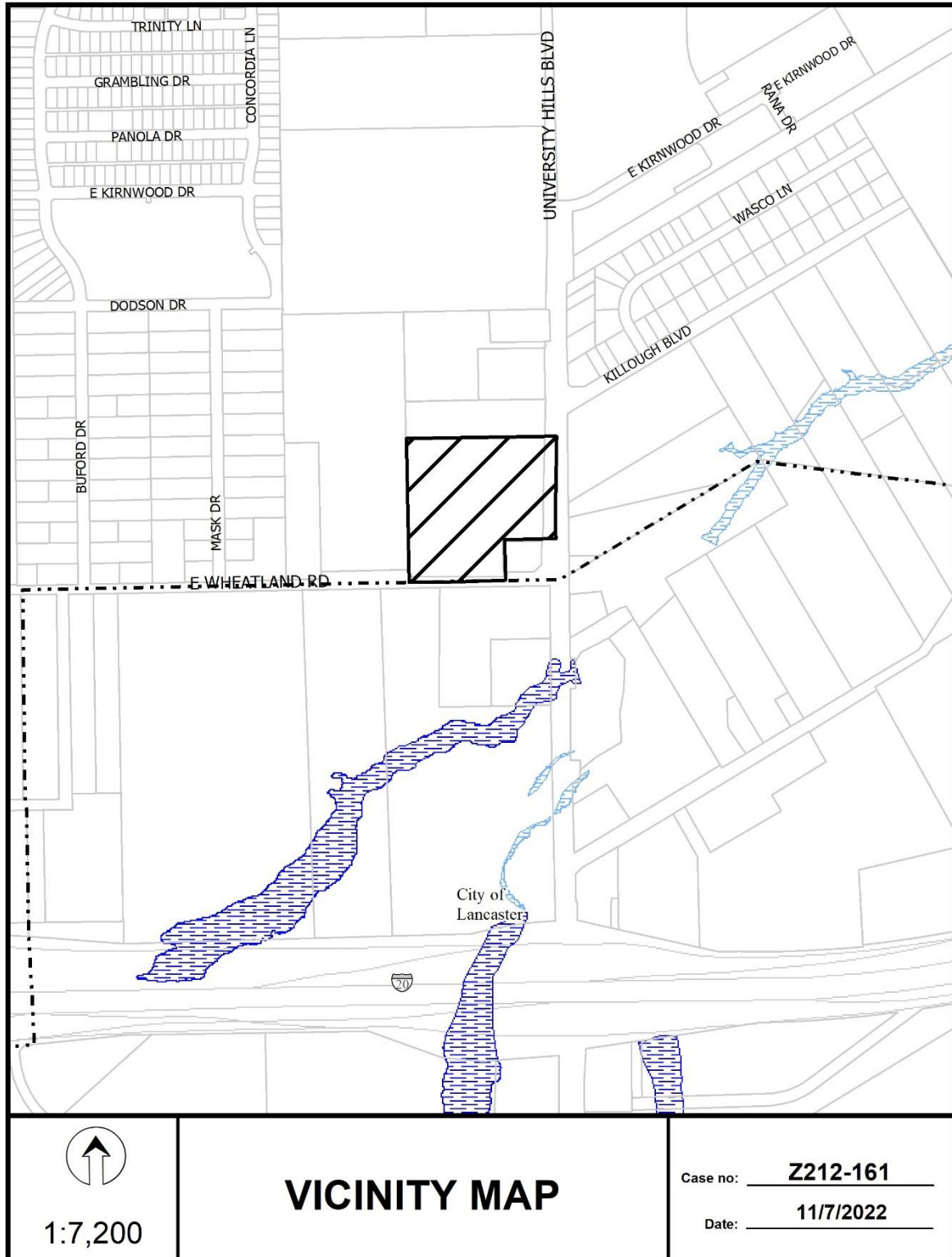
These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

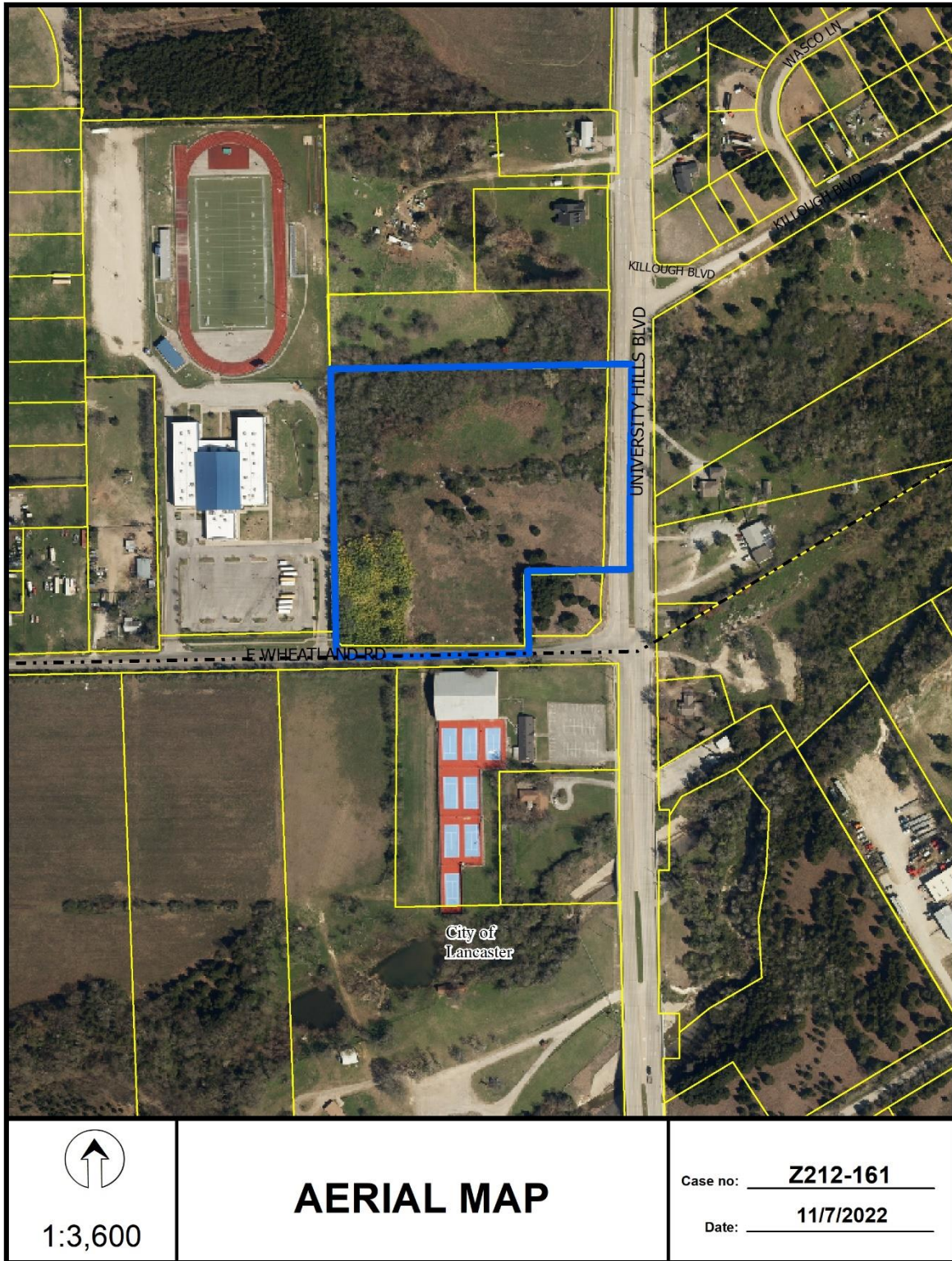
EXECUTED This The 18 Day of NOVEMBER, 1983.

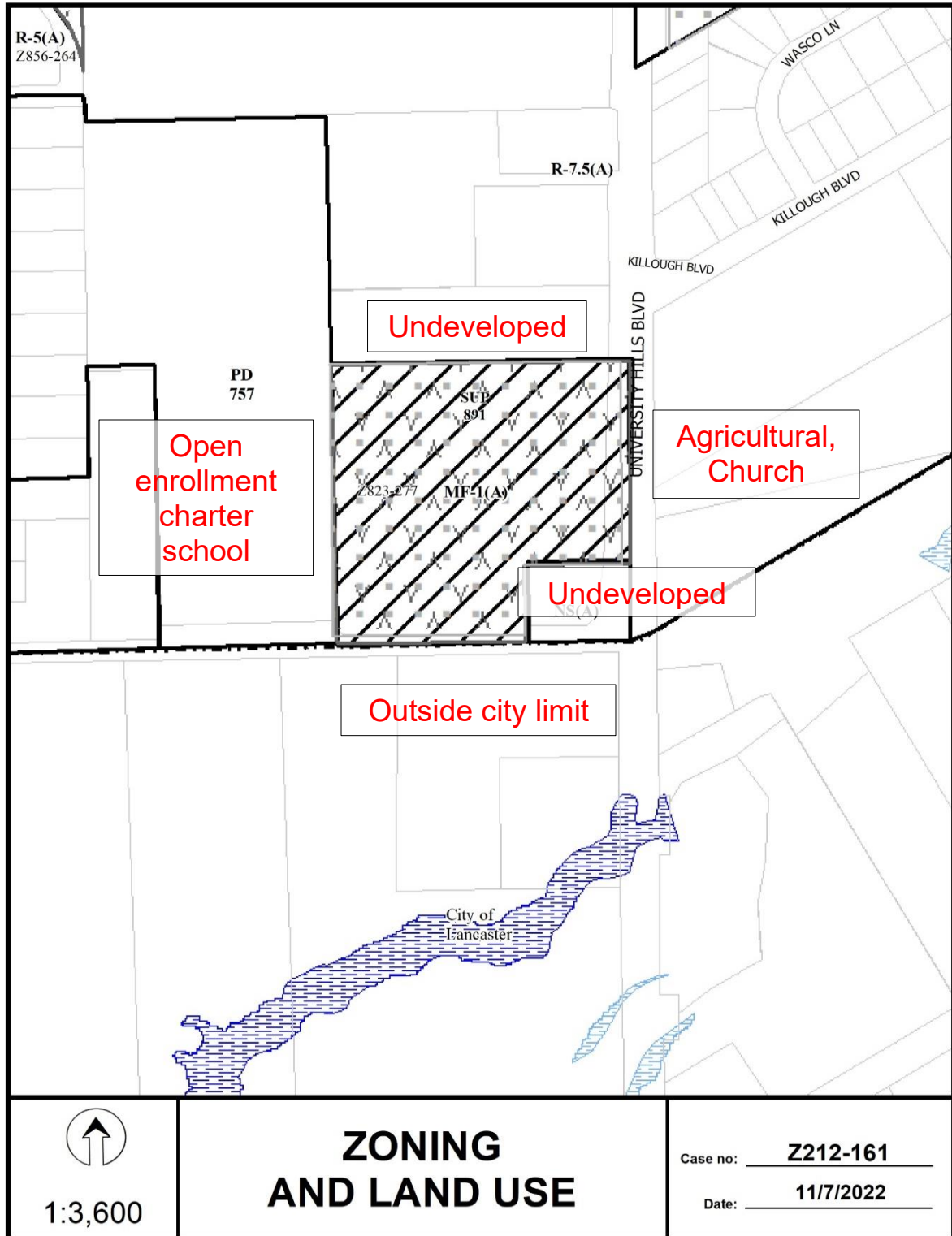
Hillvale Education Association, Inc.

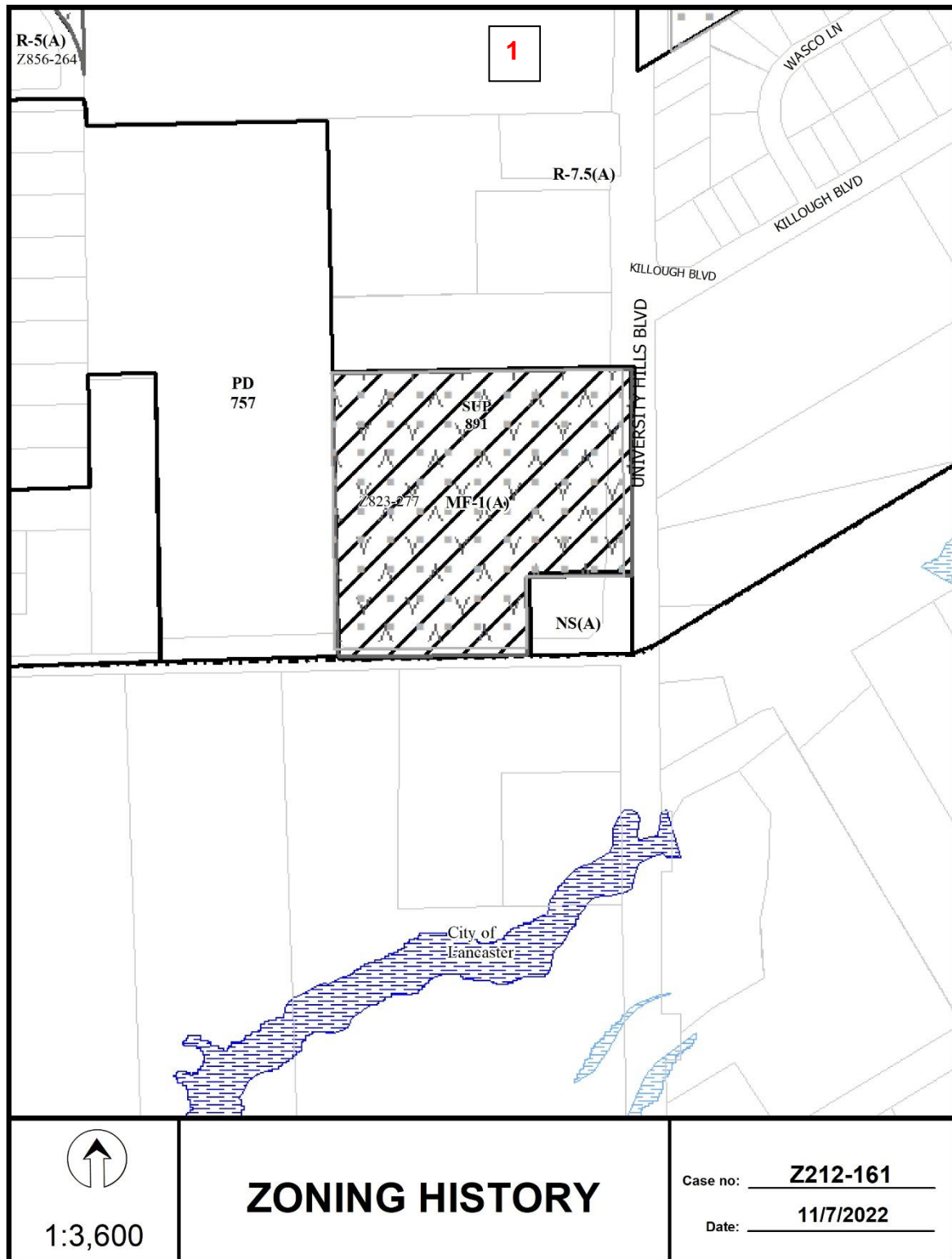
Elliot Williams
ELLIOT WILLIAMS, PRES. BOARD OF DIRECTORS

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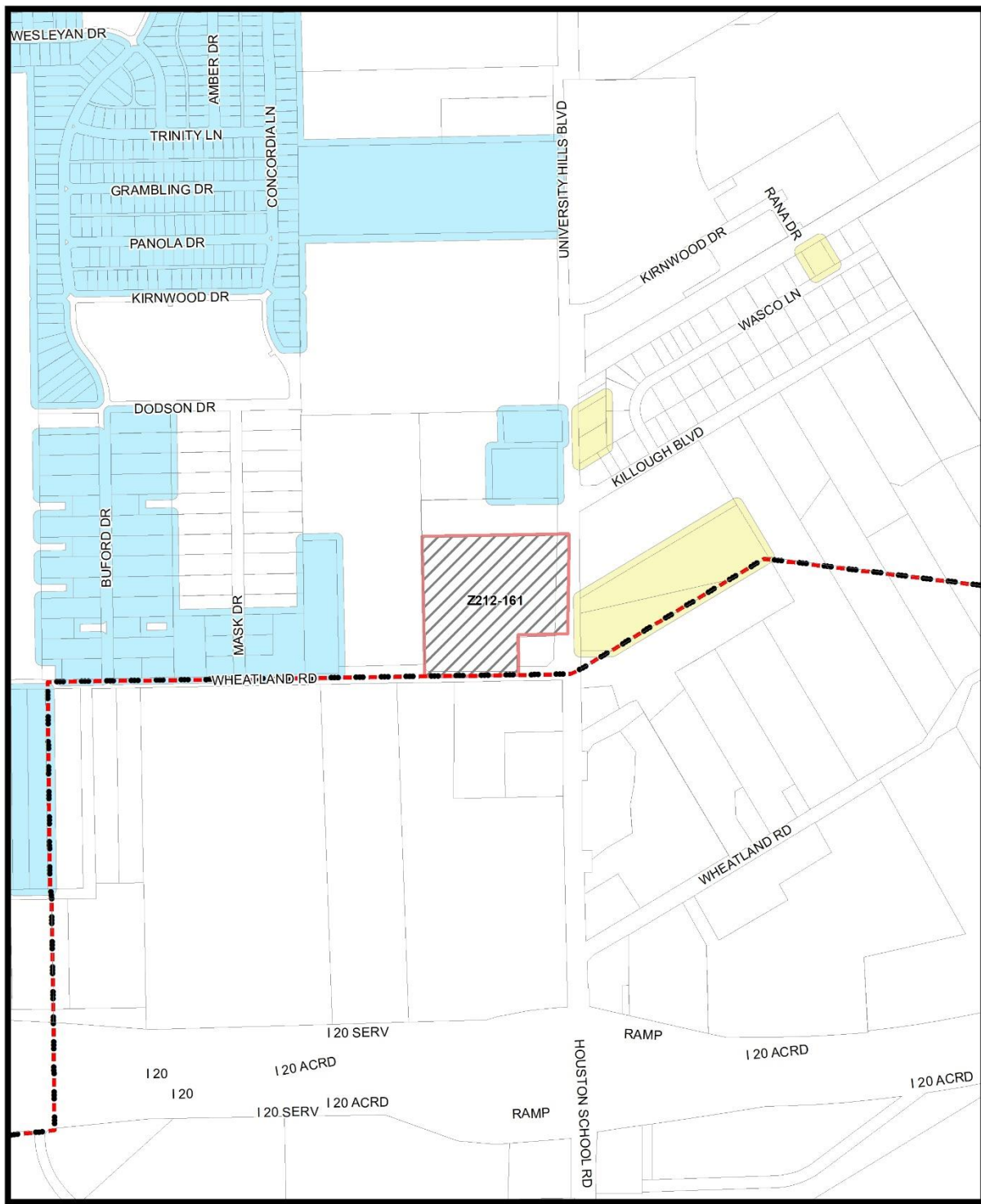








Z212-161(MP)



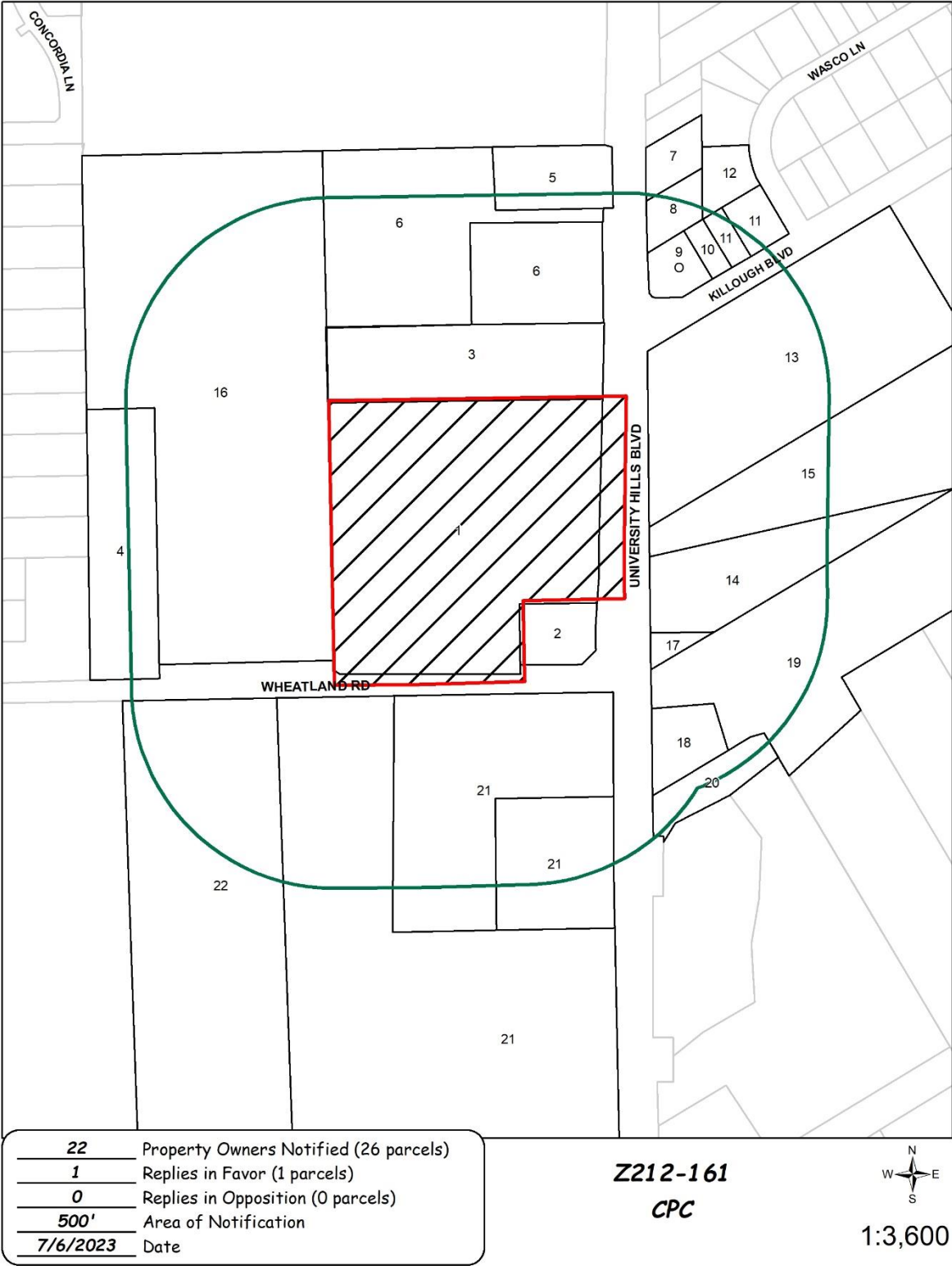
Market Value Analysis A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 11/7/2022



07/05/2023

Reply List of Property Owners***Z212-161******22 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1021 E WHEATLAND RD	JONES CURTIS
	2	1101 E WHEATLAND RD	DEV AND ACQUISITIONS FUND
	3	8027 UNIVERSITY HILLS BLVD	SNEED REBECCA COLEMAN
	4	931 WHEATLAND RD	BUIE NOAH
	5	8023 UNIVERSITY HILLS BLVD	HARRIS JACQUELLINE A ETAL
	6	8011 UNIVERSITY HILLS BLVD	SNEED REBECCA P
	7	8020 UNIVERSITY HILLS BLVD	MENDEZ CARMEN
	8	8030 UNIVERSITY HILLS BLVD	WILSON SUSAN Y
O	9	1211 KILLOUGH BLVD	REYES GENEVIEVE G
	10	1217 KILLOUGH BLVD	ANIMA JESUS J &
	11	1231 KILLOUGH BLVD	R K C J LLC
	12	1315 WASCO LN	YOUNG KENNETH &
	13	8100 UNIVERSITY HILLS BLVD	PARADISE MISSIONARY BAPT
	14	8160 UNIVERSITY HILLS BLVD	NLCM CHURCH PROPERTIES
	15	8160 UNIVERSITY HILLS BLVD	METRO FINANCIAL & INVESTMENT
	16	1015 E WHEATLAND RD	GATEWAY CHARTER ACADEMY
	17	8160 UNIVERSITY HILLS BLVD	LANCASTER CITY OF
	18	4560 UNIVERSITY HILLS BLVD	MONTGOMERY GEORGE L
	19	4562 UNIVERSITY HILLS BLVD	LANCASTER CITY OF ET AL
	20	4520 UNIVERSITY HILLS BLVD	Taxpayer at
	21	4523 UNIVERSITY HILLS BLVD	NIAKAN HAMID
	22	640 WHEATLAND RD	STREET GEORGE CYLER &