

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, APRIL 23, 2025

ACM: Robin Bentley

FILE NUMBER: Z234-345(LC) **DATE FILED:** September 17, 2024

LOCATION: East line of Quietwood Drive, between Interstate 20 and Kingsland Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 36,155 square feet **CENSUS TRACT:** 48113017101

OWNER: Mesquite Tree Service, LLC

APPLICANT: Same as owner

REQUEST: An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District.

SUMMARY: The purpose of the request is to rezone the property to allow commercial uses on the site.

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

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped lot, with existing vegetation, zoned an R-10(A) Single Family District (approx. 36,155 square feet in total size).
- Geographically located in Southeast Dallas, close to the Mesquite border and approx. 15 miles from downtown Dallas.
- This lot has frontage only on Quietwood Drive.
- The purpose of the request is to rezone to a CS Commercial Service District to allow for commercial uses including, but not limited to, construction of a small storage facility for landscaping company equipment, as well as mid-sized trucks, trailers and machinery.
- Proposed structure not to exceed 20 feet max height.
- To accomplish this, the applicant is requesting a general zoning change.

Zoning History:

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

1. **Z234-146:** On June 26, 2024, City Council approved an application for an R-7.5(A) Single Family District on property zoned a CS Commercial Service District and an R-10(A) Single Family District on the northwest line of Ravenview Road, northeast of Seagoville Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Quietwood Drive	Local Street	--
Kingsland Road	Local Street	--
Interstate 20 (City of Mesquite Jurisdiction)	Principal Arterial (PA)	--

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The request would comply with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Active Area Plans

I-20 Freeway Corridor Land Use Plan:

Vision:

The vision of this plan is the "development of a land use plan that addresses future economic development, transportation, public utility, and other public/private development initiatives along the Interstate-20 freeway corridor."

Summary:

The I-20 freeway corridor land use plan was adopted in response to area residents' concerns regarding transportation, economic development, land use, zoning and other quality of life issues along I-20 corridor. The plan reviews land use and identifies opportunities for redevelopment, potential impacts of the planning effort, and provides recommendations on planning issues and neighborhood concerns. Recommended actions include identifying funding sources, coordinating with departments related to the issues.

Staff Analysis:

The I-20 Freeway Corridor Land Use Plan is important to note based on the subject site's location being within the limits of the boundaries of the land use plan. After review of the area plans, staff finds that the request aligns with the purpose and goals listed.

The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the both the retail and business corridors as they look to improve the neighborhood, as well as highway economics. The applicant's request for a small storage facility to safely house equipment for a small business that services the local community and is situated within two proposed corridors for future development aligns with the land use plan seamlessly. Therefore, staff finds the proposal for commercial retail uses on this property to be compatible with the overall vision of area and the I-20 Freeway Corridor Land Use Plan.

Land Use:

	Zoning	Land Use
Site	R-10(A) Residential District	Vacant/undeveloped lot
North	PD. No. 601 w/ CS Subdistrict, Deed Restriction Z889-122 and D-1 Overlay	Commercial retail and undeveloped lots
South	R-7.5(A) & R-10(A) Residential Districts	Single Family

East	R-7.5(A), R-10(A) & RR Regional Retail Districts w/ Deed Restriction Z234-146	Commercial Retail, Single Family and undeveloped lots
West	R-10(A) & RR Regional Retail Districts	Commercial retail and undeveloped lots

Land Use Compatibility:

The area of request is currently an undeveloped lot, with existing vegetation, zoned an R-10(A) Single Family District (approx. 36,155 square feet in total size).

As detailed in the land use chart on page 12 to the north and west of the property are existing commercial uses and some undeveloped lots with existing vegetation. Although some of the lots are zoned single family districts, they are not developed immediately adjacent to the subject site. To the immediate south and east of the property is a mix of residential and retail zoning districts, consisting of single family and commercial retail uses, also with a few undeveloped lots. With the immediate area being mostly composed of single family, commercial retail, undeveloped lots and is an area that will be of focus for the referenced I-20 Freeway Corridor Land Use Plan business and retail corridors, staff finds the applicant's requested zoning change to a CS Commercial Service District to be appropriate and compatible with the surrounding and immediate area.

Lastly, the applicant has the intention of constructing a new storage facility not to exceed a max height of 20 feet to honor the existing residential adjacencies, fit into the fabric of the neighborhood and not need to apply any deed restrictions. Since the February City Plan Commission meeting, staff has worked with the applicant to create a set of deed restrictions to add to the property that would aid the proposals' alignment with the surrounding uses, protect and honor the residential adjacencies and increase compatibility of the intended use with the immediate area. The proposed deed restrictions include protection of existing environmental features on site, water runoff and mitigation, allowed uses, maximum building height, limiting commercial vehicles allowed and limits to ingress/egress. Staff supports the applicant's request. This compatibility is further reflected in the development standards comparison table below. The proposed use of a contractor's maintenance yard would additionally require a residential adjacency review.

Development Standards:

The following is a comparison chart of the development standards for the current R-10(A) Single Family District and the proposed CS Commercial Service District. Applicant is volunteering deed restrictions to the permitted uses, the maximum building height, residential landscaping buffer and environmental impact mitigation. These deed restrictions are detailed and can be found on pages 15-17 of this report. Deed restrictions for permitted uses and lot coverage are not being volunteered.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-10(A)	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single Family
Proposed: CS	15' adj. to an exwy 0' in all other cases	20' adjacent to res OTHER: No min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 5 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

¹ Per [Sec. 51A-4.121](#)(a)(4)(E)(ii), maximum structure height is 35 feet for a structure with a gable, hip, or gambrel roof; and 30 feet for any other structure.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200, 51A-4.213

	Existing	Proposed
Use	R-10(A)	CS w/ DRs
AGRICULTURAL USES		
Animal production		

	Existing	Proposed
Use	R-10(A)	CS w/ DRs
Commercial stable		
Community garden		
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		R
Catering service		•
Commercial bus station and terminal		S, R, ★
Commercial cleaning or laundry plant		R
Custom business services		•
Custom woodworking, furniture construction, or repair		•
Electronics service center		•
Job or lithographic printing [3,500 sf or less.]		R
Labor hall		S
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory		•
Technical school		•
Tool or equipment rental		•
Vehicle or engine repair or maintenance		R
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		•
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		

	Existing	Proposed
Use	R-10(A)	CS w/ DRs
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	★	D
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		S
Hospital		R
Library, art gallery, or museum	S	
Open enrollment charter school or private school		S
Public or private school	S	R
Surface accessory remote parking		
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R, S, ★
Lodging or boarding house		•
Overnight general purpose shelter		★
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		R
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•

	Existing	Proposed
Use	R-10(A)	CS w/ DRs
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	
Live-work unit. [Only one dwelling unit per lot.]		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments		★
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		S
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		D
Commercial motor vehicle parking		S
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-in theater		S
Dry cleaning or laundry store		•
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store		•
General merchandise store.		
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard		R
Household equipment and appliance repair		•

	Existing	Proposed
Use	R-10(A)	CS w/ DRs
Liquefied natural gas fueling station		S
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		S
Paraphernalia shop		S
Pawn shop		•
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		•
Temporary retail use		•
Theater		•
Tobacco shop		
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		D
Heliport		S
Helistop		S
Private street or alley	S	
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	•
Post office		•

	Existing	Proposed
Use	R-10(A)	CS w/ DRs
Radio, television, or microwave tower	S	R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		S
Building mover's temporary storage yard		S
Contractor's maintenance yard		R
Freight terminal		R
Livestock auction pens or sheds		
Manufactured building sales lot		R
Mini-warehouse		•
Office showroom/warehouse		•
Outside storage		•
Petroleum product storage and wholesale		S
Recycling buy-back center		★
Recycling collection center		★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		S
Trade center		•
Vehicle storage lot		S
Warehouse		R
Accessory Use	R-10(A)	CS w/ DRS
Community center (private)	S	
Day home		
Game court (private)		
General waste incinerator		
Helistop		S
Home occupation		
Medical/infectious waste incinerator		S, ★
Outside display of merchandise		
Outside sales		
Outside storage		

	Existing	Proposed
Use	R-10(A)	CS w/ DRs
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. As a part of Article X requirements, the applicant's property will need to meet street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#) residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

- (i) Where screening is required, one minimum three-inch caliper large or medium tree.
- (ii) Where screening is not required:
 - (aa) one large or medium tree and three small trees;
 - (bb) one large or medium tree and three large evergreen shrubs;
 - (cc) one large or medium tree, two small trees, and one large evergreen shrub; or
 - (dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Due to the residential adjacencies immediately to the east and south of the subject site, the applicant will be required to implement the residential buffer zone in both areas, as referenced above, that fits the subject site. The existing creek and vegetation towards the southern boundary of the site can count towards and function as the required buffer for that area of the site. Therefore, the applicant would be responsible for implementing and planting the buffer required to the east.

Parking:

Under the requested CS Commercial Service District, the applicant proposes a storage facility. Pursuant to the Dallas Development Code, the off-street parking requirement for that use within a CS Commercial Service District is one space for each 5,000 square feet of site area exclusive of parking area up to a maximum of five required spaces; a minimum of one space is required.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed CS Commercial Service District.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is partially in an “F” MVA area. The site is surrounded by the “F” MVA area to the east, south and west immediately adjacent to the site. The north of the site is in the City of Mesquite’s boundary; therefore, staff does not have proper information on that portion.

Z234-345(LC)

List of Partners

Mesquite Tree Service, LLC

Kristopher Stephens, Sole Owner

CPC Action
March 6, 2025

Motion: It was moved to recommend **approval** of a CS Commercial Service District, subject to deed restriction volunteered by the applicant as they appear in the docket and as amended at the podium, on property zoned a R-10(A) Single Family District, on the east line of Quietwood Drive, between Interstate 20 and Kingsland Road.

Maker: Franklin
Second: Shidid
Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 14
Replies: For: 0 Against: 0

Speakers: For: Christopher Stevens, 716 Quietwood Dr., Dallas, TX 75253
Andrew Green, 740 Quietwood Dr., Dallas, TX, 75253

Against: None

Against (Did not speak): David Carranza, 14464 Kleberg Rd., Dallas, TX, 75253

CPC RECOMMENDED VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF _____)

I.

The undersigned, Mesquite Tree Service, a Limited Liability Company ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the J.Y. DILTS Survey, Abstract No. _____, City Block A/8833 _____, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Raleigh Investment Group L.P., by deed dated 4/22/2024, and recorded in Volume 47, Page 155, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

All of Lots 2 and 3, Block A/8833, of the J.Y. Dilts subdivision, an addition to the city of Kleburg, now known as the City of Dallas, Dallas County, Texas according to the plat thereof recorded ha volume 47, page 155, Map Records, Dallas County, Texas

II.

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

1. Commercial Service (CS) District, the following uses are prohibited:

- (A) Commercial and business service uses.
 - Labor Hall
 - Bus or rail transit vehicle maintenance or storage facility.
 - Commercial bus station and terminal.
 - Machinery, heavy equipment, or truck sales and services.
 - Medical or scientific laboratory.
- (B) Industrial uses.
 - Gas drilling and production.
 - Industrial (inside) for light manufacturing.
 - Temporary concrete or asphalt batching plant.
- (C) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
- (D) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - General merchandise or food store 100,000 square feet or more.
 - Animal shelter or clinic.
 - Liquefied natural gas fueling station.
 - Liquor store.
 - Mortuary, funeral home.

CPC RECOMMENDED VOLUNTEERED DEED RESTRICTIONS

- Motor vehicle fueling station.
- Paraphernalia shop.
- (E) Transportation uses.
 - Commercial bus station and terminal.
 - Heliport.
 - Helistop.
 - Railroad passenger station.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.
- (F) Wholesale, distribution, and storage uses.
 - Auto auction.
 - Freight terminal.
 - Mini-warehouse.
 - Petroleum product storage and wholesale.
 - Recycling buy-back center.
 - Recycling collection center.
 - Recycling drop-off container.
 - Recycling drop-off for special occasion collection.
- (G) Utility and public service uses.
 - Electrical substation.

2. The following shall be implemented for the subject property:

- A. Development shall not occur within 20 feet of the existing creek to the southern portion of the property; the existing vegetation near the creek will be used as a natural buffer.
- B. Commercial vehicle parking will be allowed on the property, limited to 24-foot box trucks and smaller, anything larger is prohibited.
- C. The storage of landscaping materials such as sand, soil, mulch, or gravel is permitted but must be covered and contained within the newly constructed storage facility. Storage of these materials is not to exceed 10,000 square feet in total size.
- D. Proper dust mitigation methods, such as the use of asphalt, concrete or other pervious surfaces for the parking area(s), must be implemented to reduce and maintain little to no impact or runoff to residential adjacencies, as well as runoff to the existing creek.
- E. Ingress and egress of work trucks are permitted only on frontage road and prohibited on Quietwood drive.
- F. Maximum building height permitted is thirty (30) feet.
- G. Owner shall maintain the vegetation and all trash cleanup for the creek along the south and east of the property.
- H. Vehicle or engine repair or maintenance is limited to the repair or maintenance of the vehicles of a contractor's maintenance yard.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be

CPC RECOMMENDED VOLUNTEERED DEED RESTRICTIONS

given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

CPC RECOMMENDED VOLUNTEERED DEED RESTRICTIONS

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

CPC RECOMMENDED VOLUNTEERED DEED RESTRICTIONS

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the _____ day of _____, 2025.

Owner

By: _____

Printed Name: _____

Title: _____

CONSENT AND CONCURRENCE OF LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee

By: _____

Printed Name: _____

Title: _____

APPROVED AS TO FORM:
Tammy L. Palomino, City Attorney

By: _____
Assistant City Attorney

CPC RECOMMENDED VOLUNTEERED DEED RESTRICTIONS

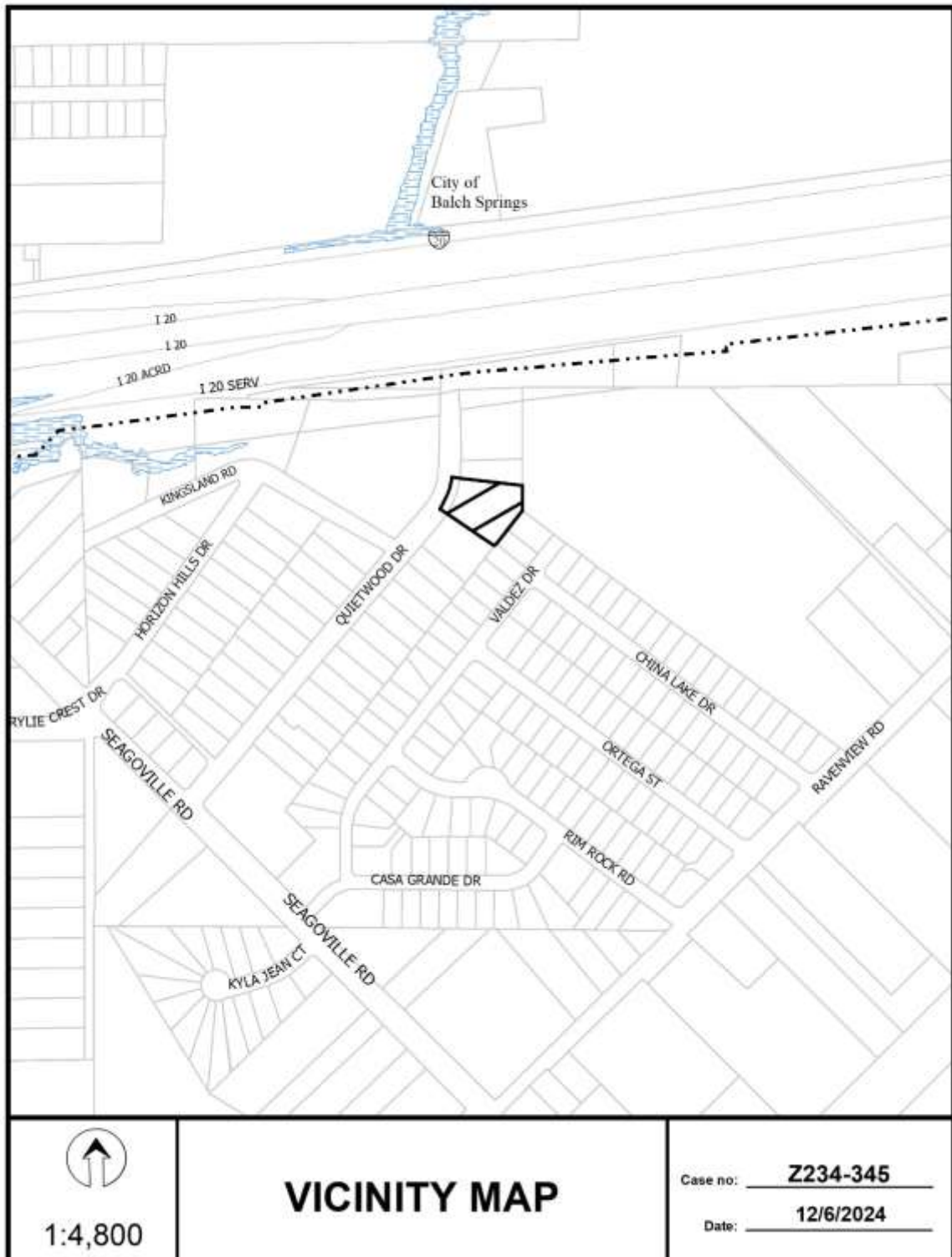
Officer signing for a corporation.

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 2025 by
_____, _____ of _____
on behalf of said corporation.

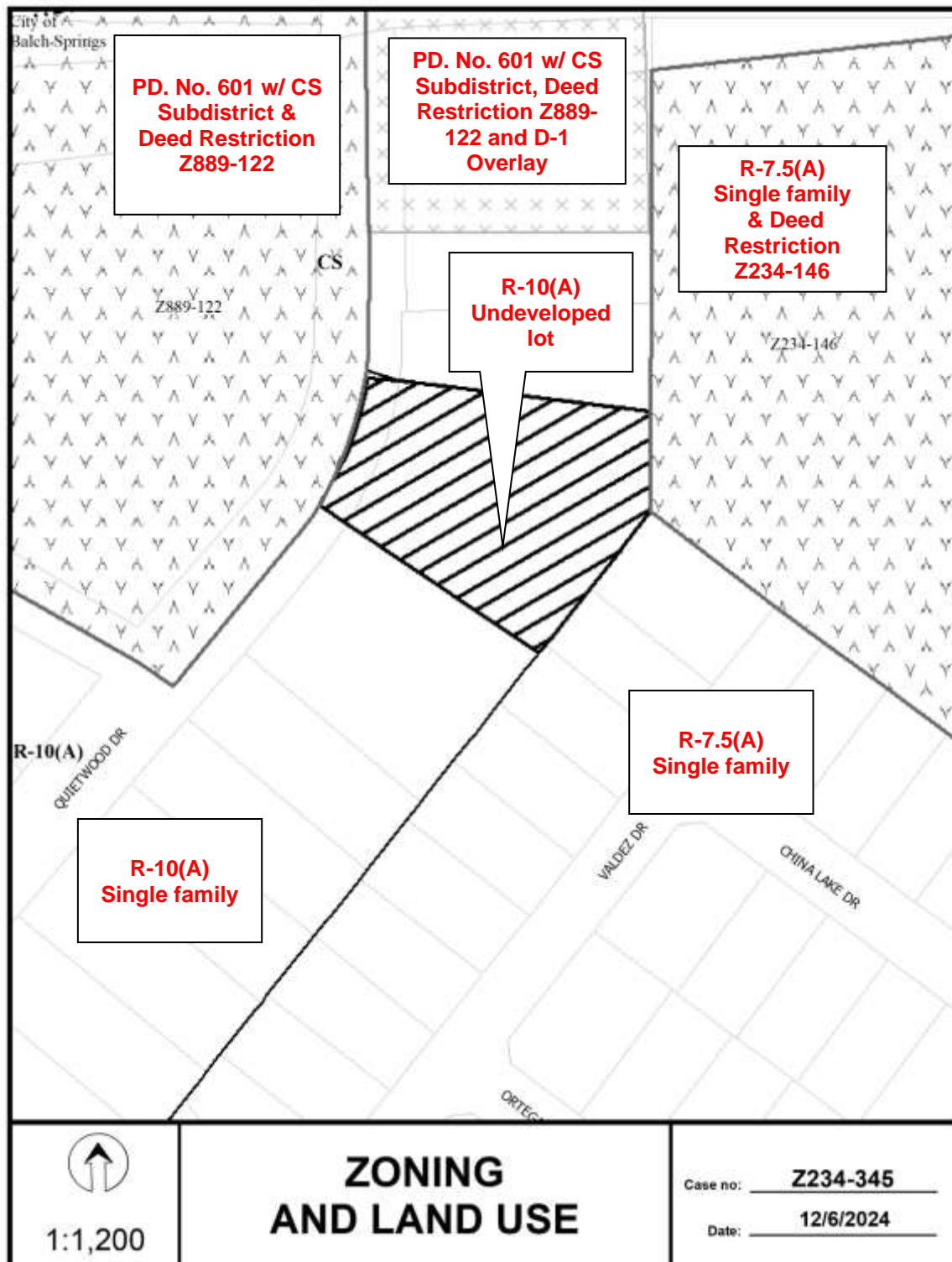
NOTARY PUBLIC

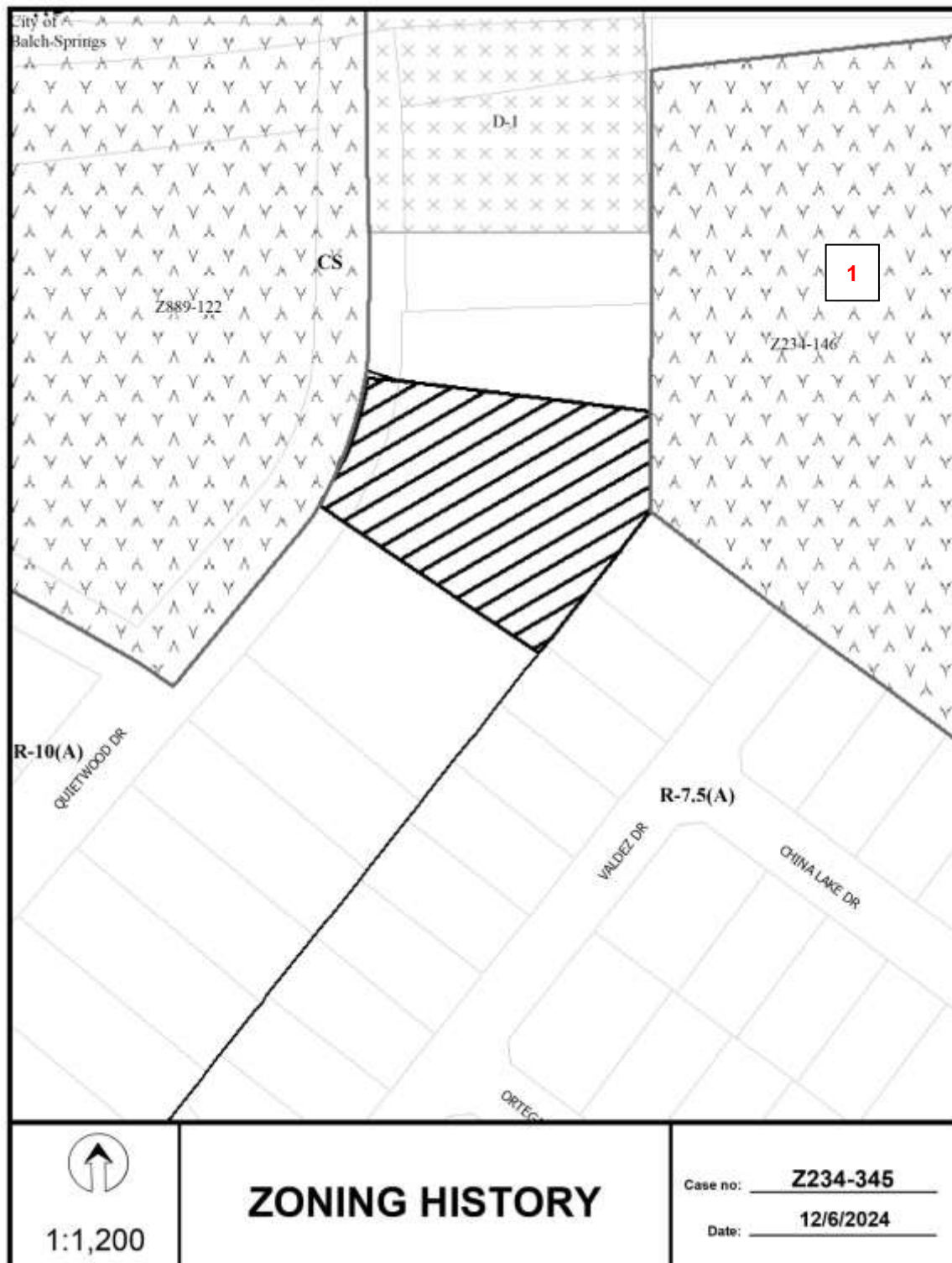
[NOTARY PUBLIC STAMP]



Z234-345(LC)











03/05/2025

Reply List of Property Owners***Z234-345******14 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	722	QUIETWOOD DR	MESQUITE TREE SERVICE LLC
2	711	QUIETWOOD DR	WILEY DIANE & MICHAEL D &
3	710	QUIETWOOD DR	WILEY DONALD E
4	13111	RAVENVIEW RD	EAGLE DEVELOPERS LLC
5	12204	CHINA LAKE DR	ELLEDGE PAUL EDWARD EST OF
6	12203	CHINA LAKE DR	GARCIA VICTOR ALVARADO
7	824	VALDEZ DR	PRELOW PATRICIA
8	820	VALDEZ DR	HALLMAN MELVIN
9	816	VALDEZ DR	2018 1 IH BORROWER LP
10	812	VALDEZ DR	EHIGIATOR OSAZE
11	808	VALDEZ DR	NELSON CEDRIC D &
12	804	VALDEZ DR	HERNANDEZ ROGELIO
13	740	QUIETWOOD DR	GREENE ANDREW JAMES
14	746	QUIETWOOD DR	HERNANDEZ LUCIANO JR &