

FILE NUMBER: Z234-114(MB) **DATE FILED:** October 25, 2023

LOCATION: South corner of South Lancaster Road and Crouch Road.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 15.799 acres **CENSUS TRACT:** 48113011300

REPRESENTATIVE: Suzan Kedron

OWNERS: City of Dallas and TomFrim Camp Wisdom LP

APPLICANT: Maggie Parker [Innovan Neighborhoods]

REQUEST: An application for a new subdistrict for TH-3(A) Townhouse District uses and standards on property zoned Residential Use Subdistrict within Planned Development District No. 625.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to dwelling unit density, lot coverage, lot size, parking, open space, and landscaping.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned as the Residential Use subdistrict within Planned Development District No. 625.
- The request site is approximately 15.799 acres in size.
- Site is currently undeveloped.
- The proposed development will include attached and detached single family dwellings, as well as a private amenity center.
- To build to the desired development plan, the applicant requests modifications to minimum lot sizes, lot coverage, parking requirements, landscaping, dwelling unit density, and design features.
- The public realm will be enhanced by design standards that ensure safe and activated sidewalks and improve the pedestrian experience for both residents and other users.

Zoning History:

There have been three zoning cases on three sites in the area within the last five years:

1. Z201-293: On March 25, 2020, City Council approved an application for a Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned an R-7.5(A) Single Family District, located on the east side of South Lancaster Road, north of East Camp Wisdom Road.

2. Z190-201: On November 11, 2020, City Council approved an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, located on the northwest corner of South Lancaster Road and Crouch Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Crouch Road	Residential Collector	56 feet
South Lancaster Road	Principal Arterial	107 feet

Traffic:

The Engineering Division of Planning and Development Department reviewed a development plan that originally proposed reduced public right-of-way dimensions. Staff found that the applicant's development plan and proposed deviations from standard platting regulations would significantly impact to the City of Dallas and other franchise utilities. The initially proposed dimensions shown on a development plan would not allocate enough space for all underground utilities. This project is effectively a shared access development but requests the City to maintain all utilities public.

Staff's objection is not related to the pavement width or any proposed surface dimensions. Staff supports reduced pavement widths subject to compliance with the Fire Code. The applicant's request would qualify for a shared access development. Privately owned shared access easements design standards provide a reasonable alternative to the strict adherence of public rights-of-way minimum standards. Should the commission choose to approve the applicant's request, staff recommends excluding all cross sections and dimensions from the zoning ordinance, allowing the applicant's consultants to coordinate minimum dimensions needed for water, wastewater, storm, Oncor, Atmos, and other franchise utilities during the platting process.

The applicant also provided a traffic study dated February 19, 2024. Engineering staff evaluated a traffic signal warrant analysis for the intersection of Lancaster Road at Crouch Road and calculated the operations at the subject site's roughly proportional contribution to the signal improvements in accordance to SEC. 51A-1.109 of the Dallas Development Code. The developer's contribution to the intersection upgrades, including installation of a traffic signal, will be assessed at permitting based on the project's roughly proportional impact to the surrounding network. Staff supports the development proposed access point on Crouch Road and will coordinate with Public Works as they continue improvement to Crouch Road. A secondary access point on Lancaster does not comply with City or State standards given its offset with the existing median opening. The Texas Department of Transportation provided preliminary comments including concerns for the proposed operations. TxDOT will make a final determination, pending the Commission's approval of a conceptual plan.

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

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 6 Enhance Rental Housing Options

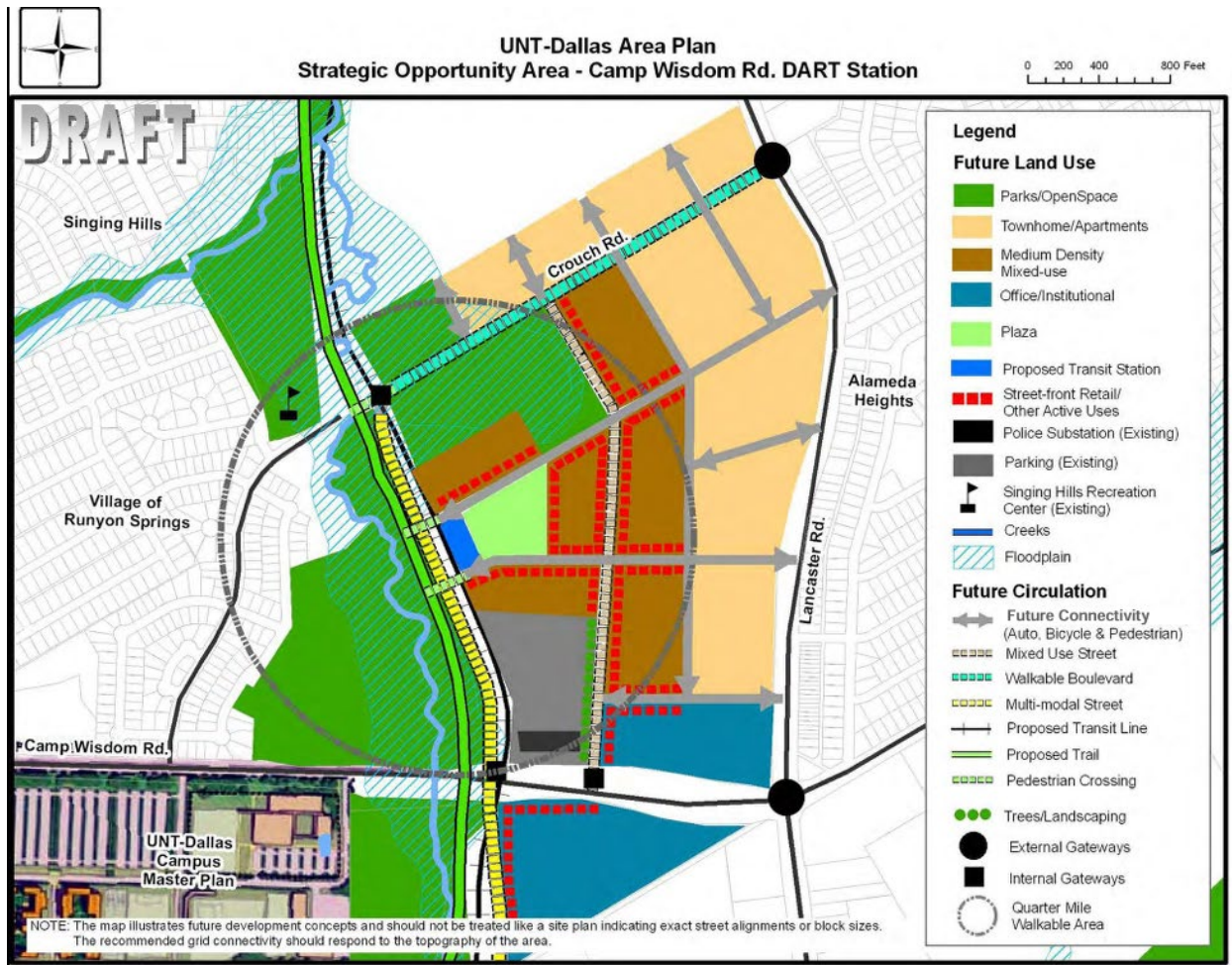
Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

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

UNT-Dallas Area Plan

The UNT-Dallas Area Plan, adopted by City Council in December 2009, is intended to provide “more context specific policy direction to serve as an ongoing guide for future land development. It is intended to remain relevant through the long term with a 30-year planning horizon.”

The Consensus Vision for the area plan was developed through a community workshop that captured the concerns and ideas of existing residents within the study area. The area of request is within an area identified as a Walkable Mixed-Use Area, which are intended to “promote a mix of land uses in a pedestrian and bicycle-friendly environment.” More specifically, the area of request is identified as Area UMU2, or Urban Mixed-Use 2, which calls for “townhouses and apartments of 2 to 3 stories” along Crouch Road and Lancaster Road, serving as a transition from the lower-density Alameda Heights neighborhood to the east.



The proposed subdistrict complies with the vision of the UNT-Dallas Area Plan.

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 625 Residential Use	Undeveloped
North	Planned Development District No. 1040	Multifamily
South	PD No. 625 Residential Use	Undeveloped
East	R-7.5(A) Single Family District	Single family
West	PD No. 625 Residential/Retirement Use	Retirement housing

Land Use Compatibility:

The request site is currently undeveloped. The applicant is requesting a new subdistrict within Planned Development District No. 625. Applicant's proposed conditions would deviate from base zoning to allow greater dwelling unit density, smaller lot sizes, and modifications related to parking and garages.

The immediate surroundings of the site are a mix of residential uses and undeveloped land. To the north is a multifamily development within PD No. 1040. To the east is single family housing within an R-7.5(A) district, across South Lancaster. To the west is retirement housing in a multifamily construction, within PD No. 625. As such, the proposed residential uses would be compatible with the surrounding area.

Staff supports the requested Planned Development District as the area is suitable for more residential development. The site is identified in the UNT-Dallas Area Plan as appropriate for townhouse/apartment development. The site is also within a half-mile of the Camp Wisdom DART station, and in close proximity to areas identified in the UNT-Dallas Area Plan as suitable for medium density mixed-use. As such, staff supports conditions within the subdistrict that promote a lively, high-quality, and walkable environment as part of the area.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing PD 625 Residential Use Subdistrict (uses R-5(A) regulations)</u>	20'	Single family: 5' Other structures: 10'	5,000 sf No max DU density	No max.	30'	Residential: 45% max. Nonresidential: 25% max.
<u>Applicant Proposed PD 625 Single Family / Townhouse Subdistrict TH-3(A) base)</u>	No min.	Single family: No min. Duplex: 5' side, 10' rear	Min. lot size: 1,150 sqft DU Density: 15 du / ac (allows for approx. 236 dwelling units)*	No max.	36'	80% max.

*Based on total acreage; lot coverage, street dedications, etc. reduce buildable acreage

Land Use Comparison

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

LEGEND

	Use prohibited
•	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
L	Use permitted by right as a Limited Use (51A-4.218)
RC	Use permitted as Restricted Component in GO(A) district

Use	Existing/Proposed	Recommended
	PD 625 Residential	PD 625 Residential/Townhouse
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		

	Existing/Proposed	Recommended
Use	PD 625 Residential	PD 625 Residential/Townhouse
Vehicle or engine repair or maintenance		
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		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		

	Existing/Proposed	Recommended
Use	PD 625 Residential	PD 625 Residential/Townhouse
Hotel or motel		
Extended stay hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		•
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		S
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		

	Existing/Proposed	Recommended
Use	PD 625 Residential	PD 625 Residential/Townhouse
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Alcoholic beverage establishment		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		

	Existing/Proposed	Recommended
Use	PD 625 Residential	PD 625 Residential/Townhouse
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
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	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★

	Existing/Proposed	Recommended
Use	PD 625 Residential	PD 625 Residential/Townhouse
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
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		
Trade center		
Vehicle storage lot		
Warehouse		

Design Standards

- A pedestrian trail with a minimum obstructed width of five feet and a minimum cumulative linear distance of 2,640 feet must be provided as per the conceptual plan.
- One bench and one bicycle rack must be provided for each 1,000 feet, on average, of the pedestrian trail. Bicycle racks must provide parking for at least five bicycles.
- All units must have access to the pedestrian trail or a public sidewalk through a continuous pedestrian path.
- For single family lots that only front on a street, the garage door must be recessed a minimum of five feet from the front façade or front porch of the structure.

- Rows of homes may not exceed 300 feet without one of the following: a pedestrian path or sidewalk that connects to the front of the block on the opposite side; or an open space with more than 500 square feet of contiguous area.

The above design standards create a more walkable neighborhood that reduces the prominence of parking structures and ensures connectivity across the various trails and sidewalks. The block perimeter language also ensures connectivity both north-south and east-west within each block, improving walkability within the neighborhood.

Landscaping:

Landscaping must be provided per Article X regulations with the following deviations:

- Minimum five-foot wide planting zone as defined in Section 51A-13.501 is required adjacent to the curb.
- A perimeter landscape buffer strip is not required along public street frontages.
 - Staff does not support this requested condition and instead proposes a five-foot buffer along all frontages.
- Trees along Crouch Road and Lancaster Road must be planted at 30 feet on center, or spaced as uniformly as practicable. This is an increase on the typical requirement for 1 per 40 feet.
- Sidewalks with a minimum width of five feet must be provided between a main building and the planting zone, and must be ADA compliant unless grading on site is determined infeasible by director of public works and transportation.
 - Staff recommends a six-foot wide sidewalk with a five-foot wide buffer zone.
- One bench must be provided within planting zone for each 300 feet of street frontage.
- One bicycle rack must be provided within planting zone for each 300 feet of street frontage, and each bicycle rack shall have parking for at least five bicycles.
- Pedestrian scale lighting must be provided along required sidewalks at maximum 75 foot intervals, with a minimum of 1.5 footcandles, mounted at a height no greater than 14 feet.

Staff's recommendations are intended to improve the pedestrian safety and experience both within the development and along the public street frontages of Crouch Road and Lancaster Road.

Parking:

The proposed conditions for parking are as follows:

- Each dwelling unit shall have at least one enclosed parking space.
- 35% of total dwelling units must have at least two enclosed parking spaces.

- Dwelling units with three or more bedrooms must have at least two enclosed parking spaces; otherwise, one space is required.
- For a private amenity area, one space per 500 square feet of floor area is required.
- Angled, head-in, or parallel parking may be provided in right-of-way.
- On-street parking may be counted towards the guest parking requirement.
- Off-street parking for residential uses may extend beyond front property line.
- Garage may be within 20 feet right-of-way line adjacent to street or alley if garage door has remote automatic control and no portion of door encroaches into public right-of-way when opening or closing.
- Off-street parking requirements shall be reduced by 20% below requirements in Section 51A-4.200 after DART begins operating a light-rail stop in the mixed use subdistrict. As the Camp Wisdom DART station is now in operation, this provision applies.

Market Value Analysis:

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

List of Officers

Innovan Neighborhoods

Maggie Parker, Managing Partner
Jack Matthews, Managing Partner
Kristian Teleki, Senior Vice President
Adam Miller, Chief Financial Officer

APPLICANT'S PROPOSED CONDITIONS

PD 625.

SEC. 51P-625.101 LEGISLATIVE HISTORY.

PD 625 was established by Ordinance No. 25088, passed by the Dallas City Council on October 23, 2002. (Ord. Nos. 25088; 27600)

SEC. 51P-625.102 PROPERTY LOCATION AND SIZE.

PD 625 is established on property located on the northwest corner of Lancaster Road and Camp Wisdom Road. The size of PD 625 is approximately 132.24 acres. (Ord. Nos. 25088; 27600)

SEC. 51P-625.103 DEFINITIONS, PURPOSE, AND INTERPRETATIONS.

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

(1) Private amenity center means an indoor or outdoor area providing social or recreational facilities such as conference rooms, exercise facilities, playgrounds, parks, or similar services and recreational facilities.

(2) Residential open space means an area for active or passive recreation, pedestrian pathways, playground activity, or landscaping and hardscaping, and which residential units may front or abut. Private or commonly shared space is considered to be residential open space.

(3) Planting zone means the area nearest to the curb within the public right-of-way.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) The residential use, residential/retirement housing use, and single family/townhouse subdistricts are considered to be residential zoning districts, and the mixed use subdistrict is considered to be a nonresidential zoning district.

(d) The general purpose of the proposed development is to provide a generous amount of open space and visual amenities by utilizing careful building siting and sensitivity to adjacent residential and nonresidential development, to create a very livable single-family/mixed use neighborhood. (Ord. Nos. 25088; 27600)

SEC. 51P-625.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 625A: conceptual plan.

(2) Exhibit 625B: Mixed Use Subdistrict, Tract 1 development plan. (Ord. 29809)

(3) Exhibit 625C: Single Family/Townhouse Subdistrict Conceptual Plan.

SEC 51P.625.104 SUBDISTRICTS.

This district is divided into **four** subdistricts: the residential use subdistrict, the residential/retirement housing use subdistrict, **the single family/townhouse subdistrict**, and the mixed use subdistrict. The boundaries of these subdistricts are as shown in the conceptual plan (Exhibit 625A). (Ord. Nos. 25088; 27600)

SEC. 51P-625.105 CONCEPTUAL PLAN.

- (a) **Except as provided in this subsection**, development and use of the Property must comply with the conceptual plan (Exhibit 625A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. Nos. 25088; 27600)
- (b) **Development and use of property in the single family/townhouse subdistrict must be in general conformance with the single family/townhouse subdistrict conceptual plan (Exhibit 625C). Final lot layout, street configuration, and ingress and egress locations shall be provided in accordance with the final plat. If there is a conflict between the text of this article and the single family/townhouse subdistrict concept plan, the text of this article controls.**

SEC. 51P-625.106 DEVELOPMENT PLAN.

- (a) Development and use of Tract 1 in the mixed use subdistrict must comply with the Mixed Use Subdistrict, Tract 1 development plan (Exhibit 625B). If there is a conflict between the text of this article and the Mixed Use Subdistrict, Tract 1 development plan, the text of this article controls.
- (b) **Development and use in the single family/townhouse subdistrict must comply with the final plat. A development plan is not required.**
- (c) For the remainder of the Property, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 25088; 27600; 29809)

SEC. 51P-625.107 MAIN USES PERMITTED.

- (a) The only main uses permitted in the residential use subdistrict are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R- 5(A) Single Family District only by specific use permit (SUP) is permitted in this subdistrict only by SUP, and a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this subdistrict.

(b) Except as provided in this subsection, the only main uses permitted in the residential/retirement housing use subdistrict are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable to the TH-3(A) Townhouse District, as set out in the Dallas Development Code. For example, a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in this subdistrict only by SUP, and a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this subdistrict.

(A) Retirement housing is permitted by right.

(B) Nonresidential uses are only permitted on the ground floor and must be oriented toward Patrol Way.

(c) Except as provided in this subsection, the only main uses permitted in the mixed use subdistrict are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in the Dallas Development Code. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this subdistrict.

(1) At least 50 percent of all ground-floor space must be used for nonresidential uses.

(2) Transit passenger station or transfer center use is allowed by right subject to approval by the city plan commission of a development plan, which must meet the submission requirements and standards set forth in 51A-4.211(10)(E)(i) through (vi).

(3) The following uses are not permitted:

- Animal shelter or clinic.
- Auto service center.
- Car wash.
- Cemetery or mausoleum.
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Crop production.
- Labor hall.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.
- Recycling buy-back center.
- Recycling collection center.
- Swap or buy shop. (Ord. Nos. 25088; 25790; 27600)

(d) Except as provided in this subsection, the only main uses permitted in the single family/townhouse subdistrict are those main uses permitted in the TH-3(A) Townhouse

District, subject to the same conditions applicable to the TH-3(A) Townhouse District, as set out in the Dallas Development Code. For example, a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in this subdistrict only by SUP, and a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this subdistrict.

SEC. 51P-625.108 ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of 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.

(b) In this district, the following accessory use is not permitted.

-- Accessory helistop.

(c) In the residential/retirement housing use subdistrict, accessory uses are only permitted on the ground floor and must be oriented toward Patrol Way. (Ord. Nos. 25088; 27600)

(d) In the single family/townhouse subdistrict, the following accessory use is permitted by right:

-- Private amenity center.

SEC. 51P-625.109 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) The yard, lot, and space regulations applicable to uses in an R-5(A) Single Family District apply to uses in the residential use subdistrict.

(b) The yard, lot, and space regulations applicable to uses in a TH-3(A) Townhouse District apply to uses in the residential/retirement housing use subdistrict, with the following exceptions for retirement housing:

(1) Front yard. Maximum front yard is 20 feet on Patrol Way. See Section 51P-625.114(c). Maximum front yard is 50 feet on Crouch Road.

(2) Side and rear yard. Minimum side and rear yard is 25 feet.

(3) Density. Maximum dwelling unit density is 112 units.

(4) Height. Maximum structure height is 36 feet.

(5) Transparency. Minimum transparency, as defined in Section 51A-13.201, of 30 percent is required on the first floor of any façade fronting Patrol Way or

Crouch Road. Minimum transparency of 25 percent is required on all other facades.

(c) Except as provided in this subsection, the yard, lot and space regulations applicable to uses in an MU-1 Mixed Use District apply to uses in the mixed use subdistrict.

- (1) Except as provided in this paragraph, maximum building height is the lesser of 90 feet or the point at which a building would penetrate a horizontal plane extending over the site from an elevation line measured 36 feet above grade at Lancaster Road. In Tract 1 in the mixed use subdistrict, maximum building height for a radio, television, or microwave tower is 110 feet; residential proximity slope does not apply to a radio, television, or microwave tower.
- (2) Maximum floor area for all retail uses combined is 500,000 square feet, and the maximum floor area for all office uses combined is 100,000 square feet.
- (3) Maximum number of residential units of all kinds combined is 400, up to a maximum of 400,000 square feet. (Ord. Nos. 25088; 25790; 27600; 29809)

(d) Except as provided in this subsection, the yard, lot and space regulations applicable to uses in an TH-3(A) Townhome District apply to uses in the single family/townhouse subdistrict:

(1) Lot coverage. Maximum lot coverage is 80%.

(A) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Lot size. Minimum lot size is 1,150 square feet.

(3) Density. Maximum density is 15 dwelling units per acre.

(4) A trellis, pergola, or similar architectural features may be located in the required front, side, or rear yard, but not closer than one foot to the property line.

SEC. 51P-625.110

FENCING.

(a) Retirement housing in the residential/retirement housing use subdistrict must comply with the following fencing requirements:

- (1) Fencing is prohibited in the front yard along Patrol Way.
- (2) Fences may not exceed six feet in height.
- (3) Fence materials must be:

(A) brick, stone, decorative block, wrought iron, tubular steel, wood, or similar materials, or a combination of these materials; and

(B) no more than 25 percent opaque.

(b) In the single-family/townhouse subdistrict, fencing up to 42 inches tall may be in the front yard and may be placed up to the front property line.

SEC. 51P-625.111 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/loading requirements for each use.

(b) Retirement housing in the residential/retirement housing use subdistrict.

(1) For an accessory community center used in conjunction with retirement housing, one space per 500 square feet of floor area is required. No parking is required for corridors that provide access to individual retirement housing units.

(2) Angled or parallel parking may be provided within the right-of-way along Patrol Way and Crouch Road upon approval of the director of public works and transportation. A maximum of one row of parking may be provided between the front of any building and Crouch Road.

(3) Except as provided in this paragraph, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduced the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(c) Single family/townhouse subdistrict.

(1) For residential uses:

(A) each dwelling unit shall have at least one enclosed parking space, except that at least 35 percent of the total dwelling units shall have at least two enclosed parking spaces.

(B) with three or more bedrooms, two spaces are required.

(C) with fewer than three bedrooms, one space is required.

(2) For a private amenity area, one space per 500 square feet of floor area is required.

(3) Angled, head-in, or parallel parking may be provided within the right-of-way.

(4) On-street parking spaces may be counted towards the guest parking requirement.

- (5) Any off-street parking for residential uses may extend beyond the front property line.
- (6) A parking space in an enclosed structure may be within 20 feet of the right-of-way line adjacent to a street or alley if:
 - (A) the garage door has a remote automatic control installed that is maintained in working condition; and
 - (B) no portion of the garage door encroaches into the public right-of-way when it opens or closes.
- (d) Impact of DART light rail. Off-street parking requirements for all uses in the mixed use, single family/townhouse, and residential/retirement housing use subdistricts shall be reduced by 20 percent below the requirements in Section 51A-4.200 after DART begins operating a light-rail stop in the mixed use subdistrict.
- (e) Special parking for a transit passenger station or transfer center use. At such time as a DART light rail station is opened in the mixed use and residential/retirement use subdistricts, all uses allowed in the mixed use and residential/retirement housing use subdistricts may make available 25 percent of their required parking as shared remote parking with a transit passenger station or transfer center use subject to the following requirements:
 - (1) a maximum of 500 spaces in the mixed use subdistrict may be used as remote parking for a transit passenger station or transfer center;
 - (2) special parking may account for up to 100 percent of parking for a transit passenger station or transfer center;
 - (3) there is no maximum distance requirement for a remote parking in the mixed use and residential/retirement housing use subdistricts for a transit passenger station or transfer center; and
 - (4) the shared parking agreement must be executed in accordance with Section 51A- 4.328. (Ord. Nos. 25088; 25790; 27600)

SEC. 51P-625.112 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of the Dallas Development Code. (Ord. Nos. 25088; 27600)

SEC. 51P-625.113 LANDSCAPING.

- (a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) Residential/retirement housing use subdistrict. The following requirements apply in addition to Article X.
 - (1) Streetscape requirements along Patrol Way and Crouch Road.

- (A) A minimum six-foot-wide planting zone as defined in Section 51A-13.501 must be provided adjacent to the curb.
- (B) A perimeter landscape buffer strip is not required along public street frontages.
- (C) Trees must be planted at 30 feet on center.
- (D) All required trees must be recommended for local area use by the director of parks and recreation and must be “canopy trees” or “large trees” as defined in Article X.
- (E) Required trees must have a minimum height of eight feet and a minimum caliper of three inches at the time of planting.
- (F) Required trees must be spaced as uniformly as practicable.
- (G) Tree grates must be provided for all trees within the planting zone. These tree grates must conform to city standards and specifications and be large enough to permit healthy tree growth.

(2) Sidewalks.

- (A) Sidewalks with a minimum width of six feet must be provided between a main building and the planting zone.
- (B) Sidewalks must remain clear of obstacles at all times and be constructed to meet all city and American with Disabilities Act (ADA) specifications.

(3) Pedestrian amenities.

- (A) One bench must be provided within the planting zone for each 300 feet of street frontage.
- (B) One bicycle rack must be provided within the planting zone for each 300 feet of street frontage. Required bicycle racks must provide parking for at least five bicycles.
- (C) Pedestrian scale lighting must be provided along required sidewalks at 75 foot intervals. To qualify as pedestrian scale lighting, lighting must:
 - (i) provide a minimum of 1.5 footcandles; and
 - (ii) be mounted at a height no greater than 14 feet.

(c) Single family/townhouse subdistrict.

- (1) For purposes of landscaping, the single family/townhouse subdistrict is considered to be one lot, and shall comply with Article X, except as otherwise provided in this section.
- (2) In accordance with Section 51P-625.116(a), a minimum of 10 percent of the single family/townhouse subdistrict shall be maintained as residential open space, with the following additional requirements:
 - (A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt

courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

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

(D) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within on-site open space is prohibited.

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

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

(3) Required trees must comply with Article X, Section 10.125(b)(4)(b), and have a minimum height of eight feet and a minimum caliper of three inches at the time of planting, and may be a combination of large, medium, or small canopy or ornamental trees, as defined in Article X.

(4) The following additional requirements apply along Crouch Road and Lancaster Road:

(A) Streetscape requirements.

(i) A minimum five-foot-wide planting zone must be provided adjacent to the curb, unless a right-turn lane is required by the director of public works and transportation, in which case no planting zone is required.

(ii) A street buffer zone is not required along public street frontages.

Staff recommended deletion of condition:

~~(ii) A street buffer zone is not required along public street frontages.~~

(iii) Trees must be planted at 30 feet on center, or spaced as uniformly as practicable.

(B) Sidewalks.

- (i) A minimum unobstructed sidewalk width of five feet must be provided between a main building and the planting zone.

Staff recommended condition:

- (i) A minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer are required on all public frontages.

- (ii) Sidewalks must remain clear of obstacles at all times and be constructed to meet all city and American with Disabilities Act (ADA) specifications, unless a waiver under Section 51A-8.606 is granted.

- (iii) For dwelling units fronting an internal block, sidewalks and pedestrian trails that cross a driveway shall be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers to indicate pedestrian crossing.

(C) Pedestrian amenities.

- (i) One bench must be provided within the planting zone for each 300 feet of street frontage.

- (ii) One bicycle rack must be provided within the planting zone for each 300 feet of street frontage. Required bicycle racks must provide parking for at least five bicycles.

- (iii) Pedestrian scale lighting must be provided along required sidewalks at a maximum of 75 foot intervals. To qualify as pedestrian scale lighting, lighting must:

- (a) provide a minimum of 1.5 footcandles; and
- (b) be mounted at a height no greater than 14 feet.

SEC. 51P-625.114

MAIN BUILDINGS IN THE RESIDENTIAL/RETIREMENT HOUSING USE SUBDISTRICT.

- (a) The primary entrance to a main building must face Patrol Way.
- (b) Driveway approaches are prohibited in front of the building facade on Patrol Way.
- (c) For structures fronting on Patrol Way, a portion of the front facade equal to at least 70 percent of the length of the lot must be located within the area between the property line and the maximum setback. The remainder of the front facade (30 percent of the length of the lot or less) must be set back at the maximum setback. (Ord. 27600)

SEC. 51P-625.115 SIGNS.

Signs in the residential use, residential/retirement housing use, and single family/townhouse subdistricts must comply with the provisions for non-business zoning districts in Article VII, and signs in the mixed use subdistrict must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 25088; 27600)

SEC. 51P-625.116 ADDITIONAL PROVISIONS.

- (a) A minimum of 10 percent of the Property must be maintained as common open-space area with a permeable surface. The tree preservation, removal, and replacement provisions in Division 51A-10.130 do not apply in this district.
- (b) A primary vehicular circulation framework of public or private streets must be provided on the Property to connect the proposed DART station with Crouch Road, Camp Wisdom Road, the intersection of Lancaster Road and Sylvia Street, and all building sites on the Property.
- (c) A pedestrian/bicycle circulation plan must be provided for approval by the city plan commission as part of the development plan for the mixed-use and residential/retirement housing use subdistricts, providing access from the various developments in the mixed-use and residential/retirement housing use subdistricts to the DART station. The pedestrian/bicycle circulation plan must be integrated with the primary vehicular circulation framework for the mixed-use and residential/retirement housing use subdistricts and must include the following pedestrian amenities:
 - (1) Paved pathways for shared use by pedestrians and bicycles with minimum widths of 12 feet.
 - (2) Three-inch caliper trees at a minimum of one per 30 feet of pathway. The trees must be of the species listed in Section 51A-10.134.
 - (3) Benches at one per 400 feet of pathway. The benches must be the same make and model as used by the parks and recreation department in any Dallas park.
 - (4) Bicycle parking must be provided on the Property located in the mixed-use and residential/retirement housing use subdistricts at one space for every 20 required off-street parking spaces in the mixed use and residential/retirement housing use subdistricts.
 - (5) Pedestrian street lamps on the pathway at one lamp per 400 feet of pathway. The pedestrian street lamps must be the same make and model as used by the department of parks and recreation in any Dallas park, and will be part of the overall lighting plan for the mixed-use and residential/retirement housing use subdistricts.

Provision of the pedestrian amenities will be counted towards meeting the Article X requirements for site trees in Section 51A-10.125(b)(3) and the optional design standard for enhanced pedestrian walkways in Section 51A-10.126(i).

- (d) The following transportation improvements must be provided:
 - (1) Right turn lanes on Lancaster Road and Camp Wisdom Road at all proposed streets and driveways into the Property.
 - (2) Median modifications, pedestrian cross walks, traffic signals and traffic signal upgrades on Lancaster Road and Camp Wisdom Road if warranted and authorized by the director of public works and transportation.
- (e) At least 30 days before submitting a development plan, the applicant must notify the Runyon Springs Neighborhood Association and the Hidden Valley Neighborhood Association. The addresses for the entities are the most current on file with the Department of Development Services. The applicant must hold a neighborhood meeting with both associations before submitting a development plan.
- (f) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (g) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25088; 25790; 27600)
- (h) Single family/townhouse subdistrict.
 - (1) Pedestrian trail. A pedestrian trail for shared use by pedestrians and bicycles must be provided in accordance with the following requirements:
 - (A) A pedestrian trail with a minimum unobstructed width of five feet and a minimum cumulative linear distance of 2,640 feet must be provided in the location shown on the conceptual plan (Exhibit 625C).
 - (B) One bench and one bicycle rack must be provided for each 1,000 feet, on average, of pedestrian trail. Required bicycle racks must provide parking for at least five bicycles.
 - (C) All units must have access to the pedestrian trail or a public sidewalk through a continuous pedestrian path.
 - (2) Frontage.
 - (A) Lots are not required to front upon a dedicated public or private street or drive, if adequate access is provided by an access easement.
 - (B) Frontage may be on a public or private street or drive, access easement, or a residential open space.
 - (C) More than four lots may share a public or private street or drive, access easement, or residential open space.
 - (D) Lots may have frontage on two opposite sides.
 - (3) Garage doors.
 - (A) Front loaded garages. For single family lots that only front on a street, the garage door must be recessed a minimum of five feet from the front façade or front porch of the structure.
 - (4) Block perimeters.

(A) Rows of homes may not exceed 300 feet without one of the following:

- i. A pedestrian path or sidewalk that connects to the front of the block on the opposite side.
- ii. An open space with more than 500 square feet of contiguous area.

SEC. 51P-625.117 MINIMUM STREET WIDTHS IN THE SINGLE FAMILY/TOWNHOUSE SUBDISTRICT.

(a) Development and use of streets and alleys in the single family/townhouse subdistrict shall comply with the following standards:

- (1) No minimum intersection spacing distance is required for public roadways within this subdistrict.
- (2) Internal drives may be public roadways within public right-of-way and shall not be required to meet the City of Dallas right-of-way standard width requirements, provided the internal drive widths are a minimum of 20 feet for alleys and a minimum of 26 feet for internal roadways.
- (3) Public roadways and alleys are required to have a minimum internal radius of 28 feet. A drive entrance/intersection along Lancaster Road is permitted to be located within 0 feet to 100 feet of the northern limit of the median opening at the intersection of Lancaster Road and Pall Mall Avenue
- (4) A drive entrance/intersection along Lancaster Road is permitted to be located within 0 feet to 100 feet of the northern limit of the median opening at the intersection of Lancaster Road and Pall Mall Avenue.
- (5) All visibility triangles shall be a maximum of 20 feet by 20 feet.

SEC. 51P-625.118 COMPLIANCE WITH CONDITIONS.

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 director of public works and transportation.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25088; 26102; 27600)

PROPOSED CONCEPTUAL PLAN

SINGLE FAMILY/ TOWNHOUSE SUBDISTRICT - CONCEPT PLAN
Exhibit 625C

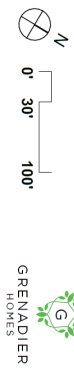
*The Concept Plan is provided to demonstrate the development concept as presented to the community on May 31, 2023. Future iterations of the concept will be updated based on feedback from City of Dallas Staff

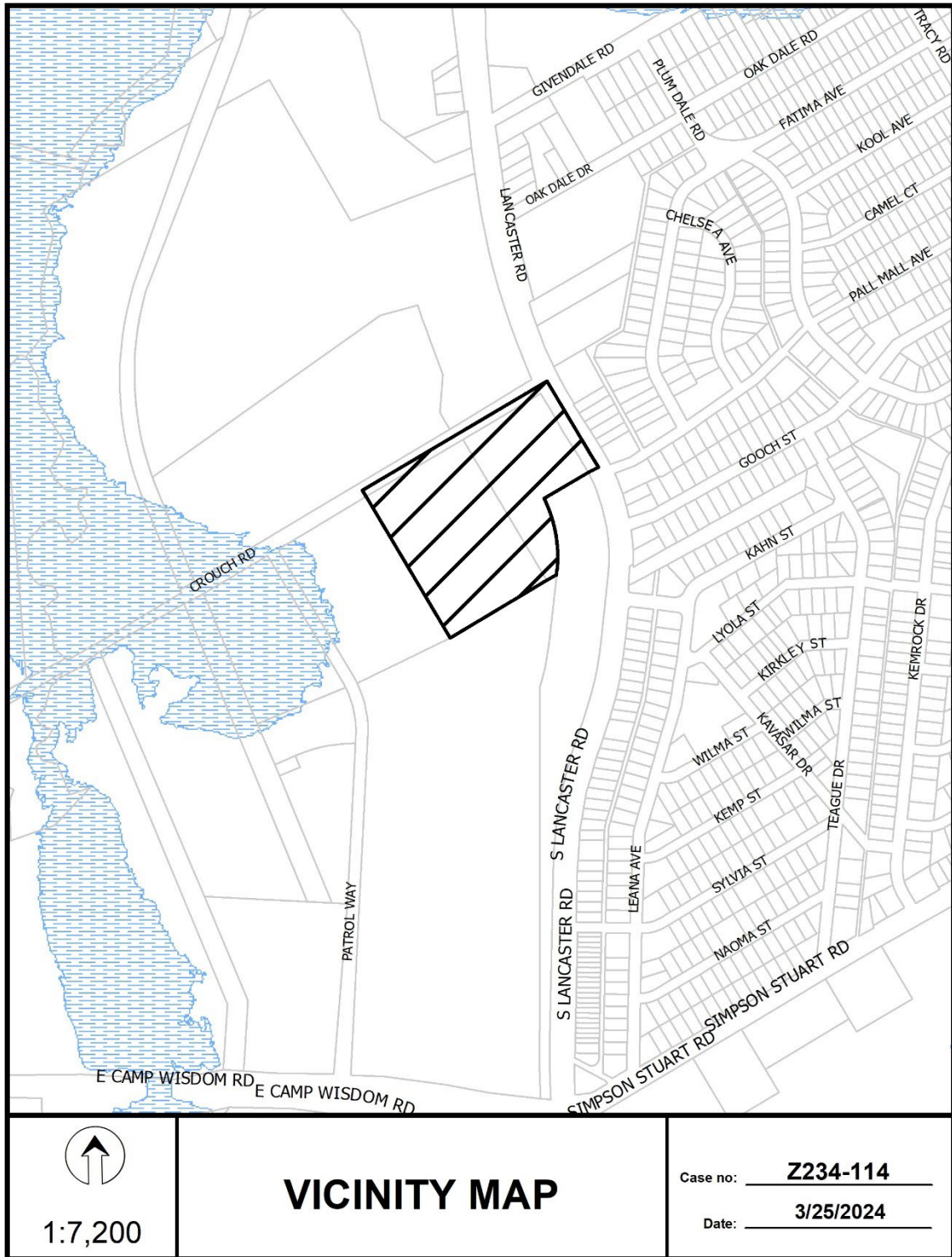
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1610	16 FT TWO BDRM (INT)	31
1612	16 FT TWO BDRM (END)	27
1620	16 FT TWO BDRM (INT)	36
1622	16 FT TWO BDRM (END)	27
60%	TOTAL 16 FT UNITS	121
2220	22 FT THREE BDRM (INT)	13
2221	22 FT THREE BDRM (INT)	13
2222	22 FT THREE BDRM (END)	18
2223	22 FT THREE BDRM (END)	18
31%	TOTAL 22 FT UNITS	62
9%	2S SINGLE FAMILY UNITS	19
TOTAL ALL UNITS		202
TOTAL PARALLEL PARKING		16
TOTAL MEDIAN PARKING		57
TOTAL DRIVEWAY PARKING		209
TOTAL GARAGE PARKING		283
TOTAL ALL PARKING		565
SITE AREA		15.81 ac
SITE OPEN SPACE		1.74 ac
11%		



LANCASTER DEVELOPMENT (INNOVAN) - CONCEPT PLAN

28 August 2024





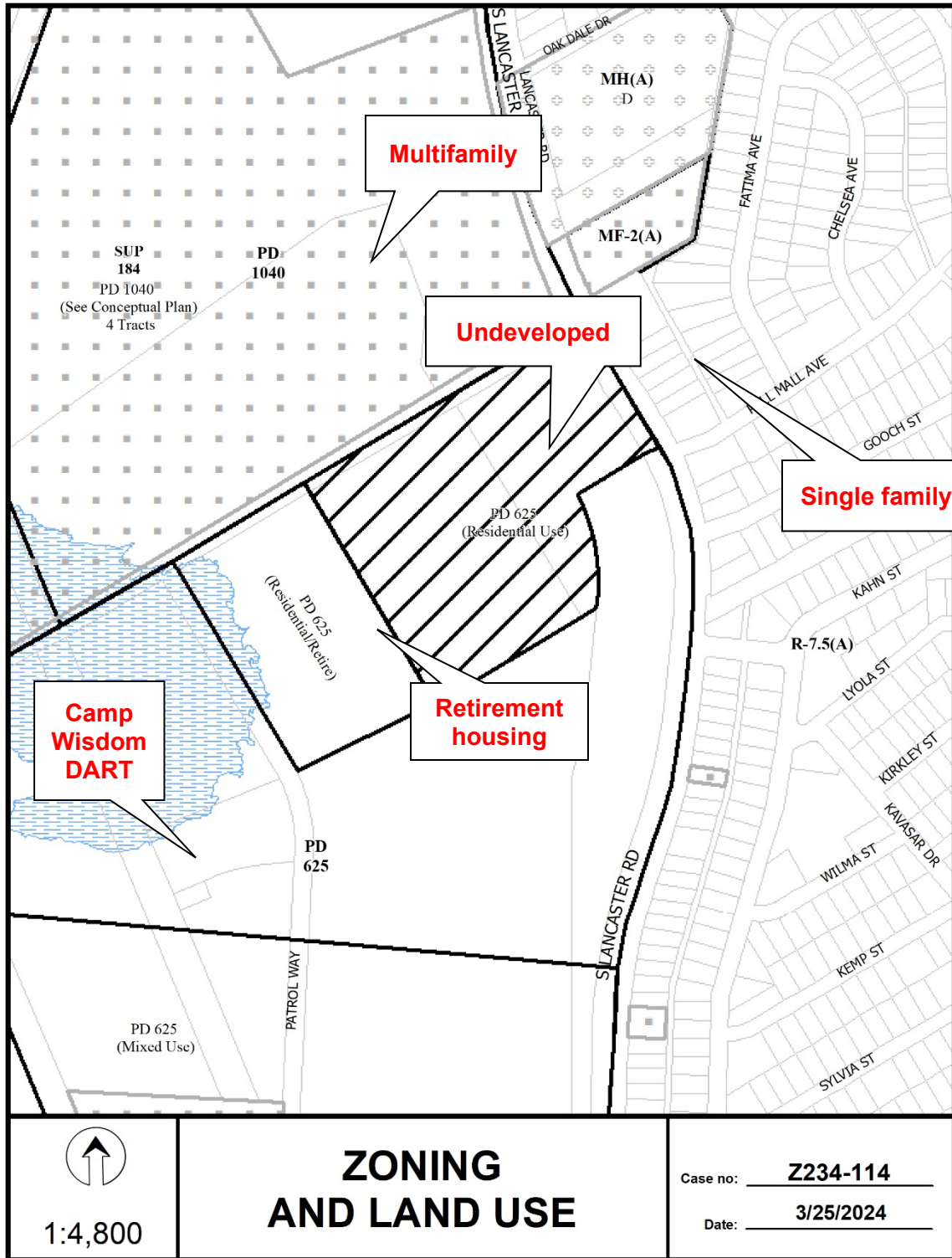


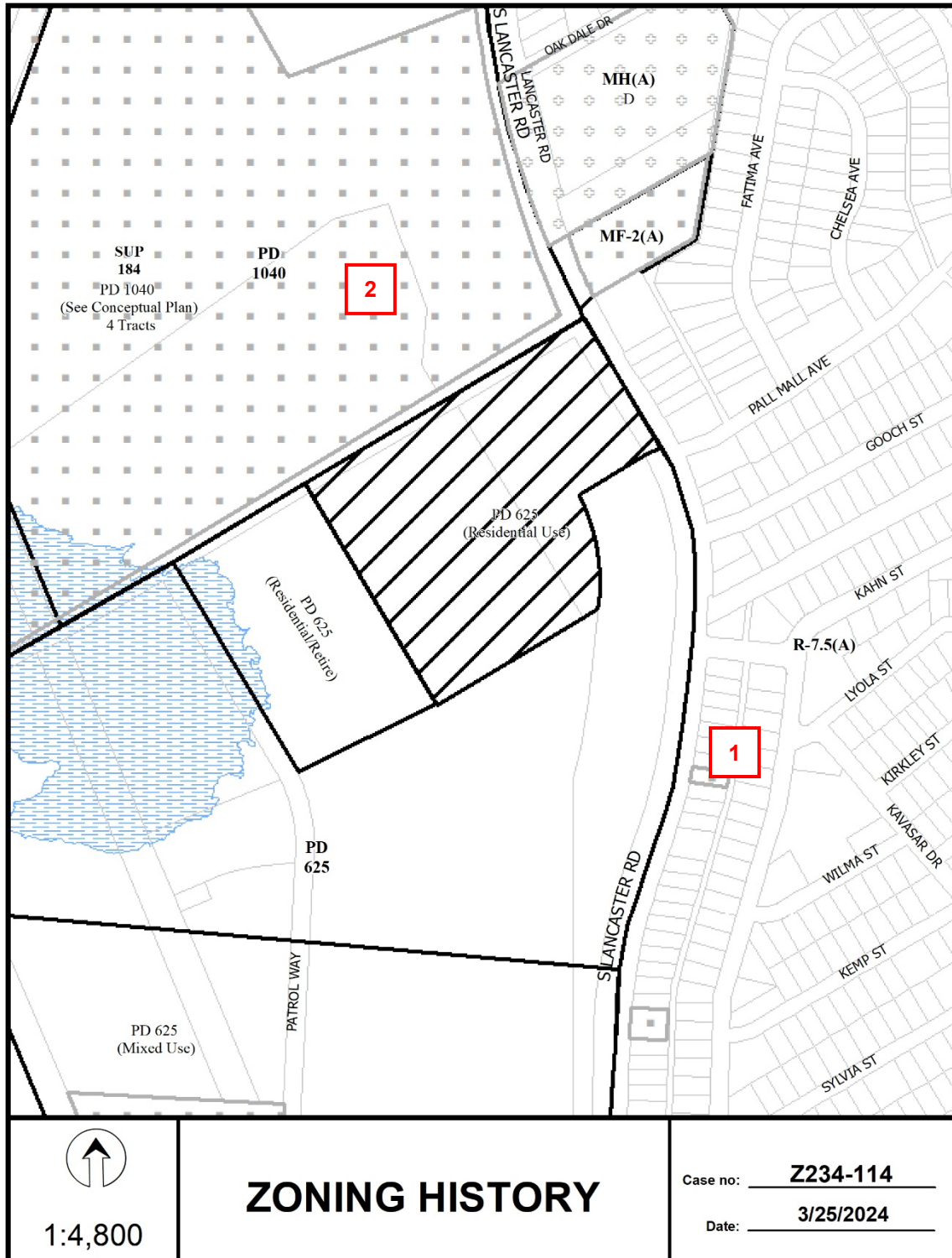
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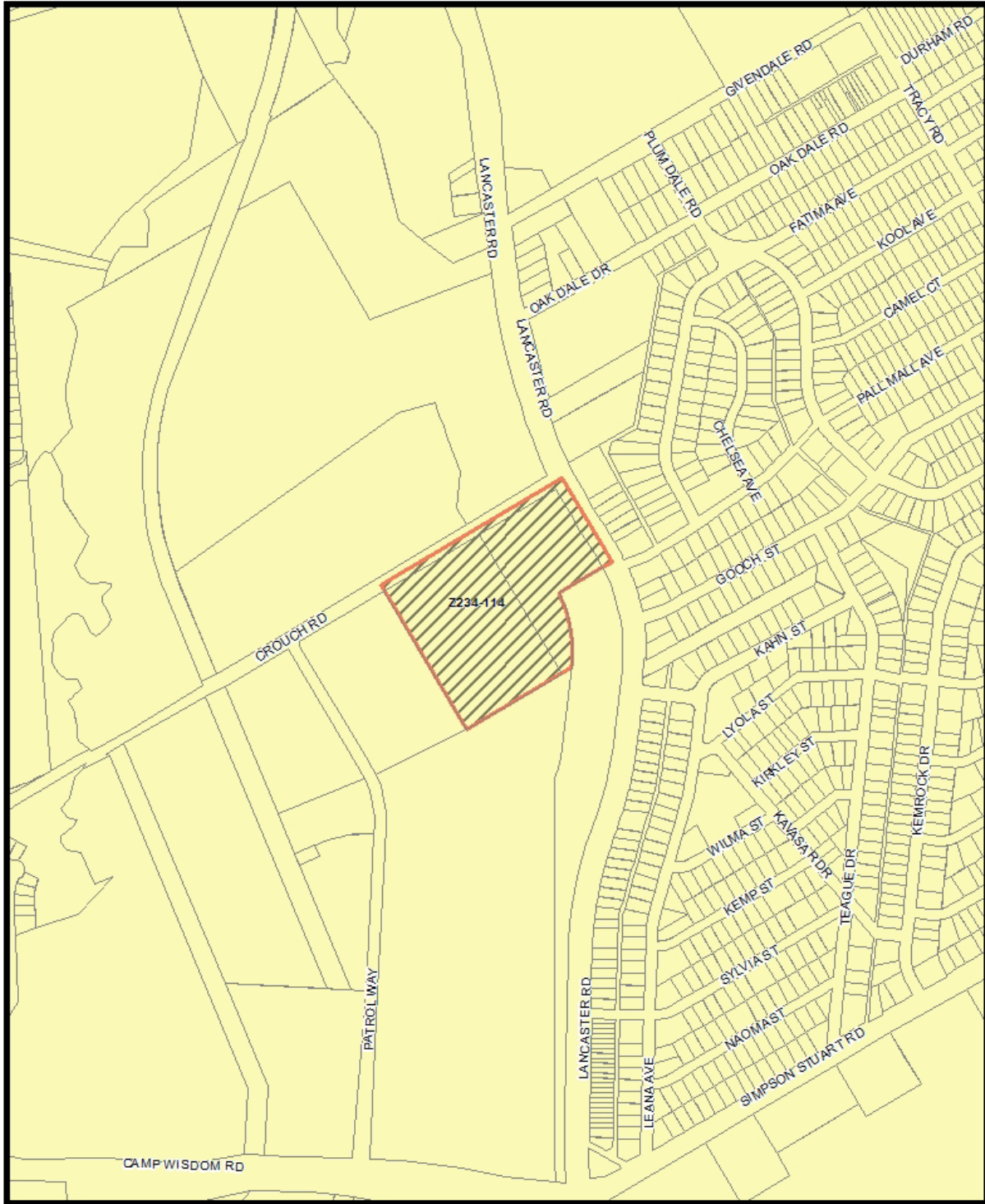
AERIAL MAP

Case no: Z234-114

Date: 3/25/2024





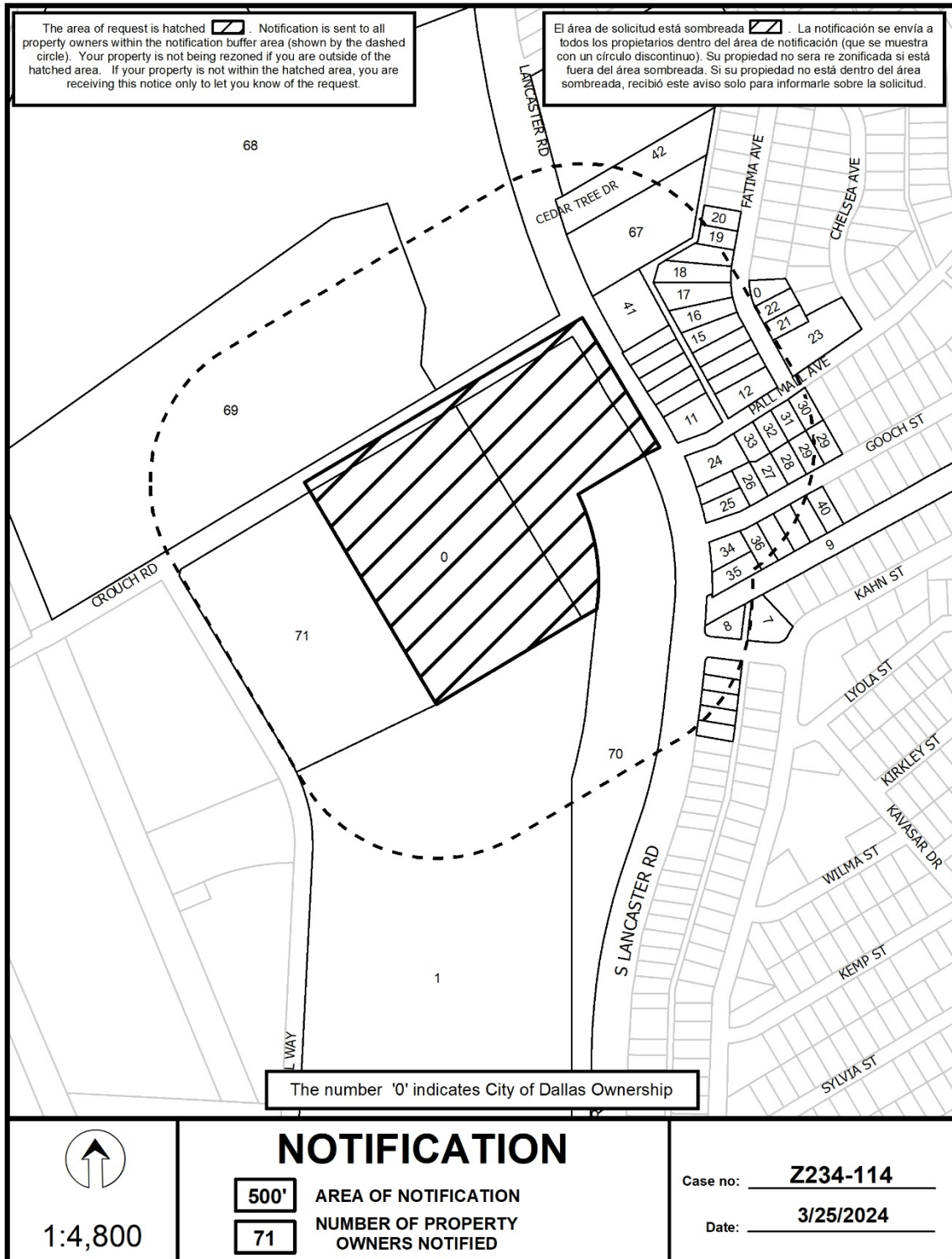


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 3/25/2024



03/25/2024

Notification List of Property Owners***Z234-114******71 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6601 S LANCASTER RD	TOMFRIM CAMP WISDOM LP
2	6318 S LANCASTER RD	HEMPHILL JOE W
3	6314 S LANCASTER RD	DAVID CONNELL
4	6310 S LANCASTER RD	KHERADMAND KAVEH &
5	6306 S LANCASTER RD	STEPHENS RONALD TYLER &
6	6302 S LANCASTER RD	HILL BURDLE S &
7	2317 KAHN ST	PUENTES JOSE & MARTHA
8	6222 S LANCASTER RD	HAWKINS RICKEY EUGENE
9	6208 S LANCASTER RD	JACKSON JOYCE
10	6022 S LANCASTER RD	MARTINEZ FRANK &
11	6046 S LANCASTER RD	REYES DREAM HOMES INC
12	2323 PALL MALL AVE	WANG PING
13	2311 FATIMA AVE	HILL ARTHUR
14	2315 FATIMA AVE	NOTRE DAME PLACE INC
15	2323 FATIMA AVE	RODRIGUEZ LUIS E & JESSENIA
16	2327 FATIMA AVE	SHEEHY ALMA OMEGA D
17	2331 FATIMA AVE	SMITH MABLE D
18	2335 FATIMA AVE	DUEA BRIAN
19	2343 FATIMA AVE	SOUTHWEST REGION ASSN
20	2347 FATIMA AVE	SOUTHWEST REGION ASSN
21	2314 FATIMA AVE	ROBERTON ROBERT C &
22	2320 FATIMA AVE	WATKINS TAMIKO D
23	2415 PALL MALL AVE	RICHARD STEPHEN BERNARD
24	6104 S LANCASTER RD	TRUE CHRIST UNITY FELLOWSHIP CHURCH
25	6116 S LANCASTER RD	DAVID CONNELL & HENRIETTA
26	2315 GOOCH ST	HERNANDEZ YESENIA

03/25/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2321 GOOCH ST	JOHNSON DERRICK
28	2327 GOOCH ST	POSADA LEON J RAQUEL &
29	2333 GOOCH ST	NOTRE DAME PLACE INC
30	2334 PALL MALL AVE	WEST FORK PROPERTIES LLC
31	2328 PALL MALL AVE	PECK ADDIE BEATRICE
32	2322 PALL MALL AVE	COMENA DEBRA
33	2318 PALL MALL AVE	HOOPER DERONALD
34	6206 S LANCASTER RD	ATKINS LARRY
35	6212 S LANCASTER RD	JACKSONHARDGE JOYCE
36	2310 GOOCH ST	CERDA ARTHUR B &
37	2316 GOOCH ST	JOSEPH LEMARIER
38	2320 GOOCH ST	GRANT KHAMAL
39	2326 GOOCH ST	R&N LOPEZ INVESTMENTS LLC
40	2330 GOOCH ST	POSADA LEON J RAQUEL &
41	6002 S LANCASTER RD	SMITH MABLE
42	5800 S LANCASTER RD	ICC NORTH TEXAS MOBILE ILP
43	2329 OAKDALE AVE	GARCIA RAQUEL MARISSA
44	2311 CEDAR MOUND DR	CEDAR RIDGE MOBILE HOME
45	2309 CEDAR POINT DR	OLIVER PEIMBERT
46	2311 CEDAR GROVE DR	ANDRADE JUDITH
47	2319 OAKDALE AVE	FRANCO BERTHA
48	2319 CEDAR MOUND DR	SALINAS, MANUELA
49	2325 CEDAR ROCK DR	CORONADO DIAMME
50	2325 OAKDALE ST	GIDEON KENT
51	2325 CEDAR GROVE DR	GILMORE RAY
52	2315 OAKDALE AVE	UMANA JOSE S
53	2307 CEDAR MOUND DR	MARTIN JIM
54	2323 CEDAR POINT DR	MANDEZ GUSTAVO
55	2320 CEDAR MOUND DR	ELENA MARIA
56	2316 CEDAR MOUND DR	BRUBAKER JAN
57	2308 CEDAR MOUND DR	VANSAKI DOMINIC

Z234-114(MB)

03/25/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2315 CEDAR POINT DR	SANCHEZ ALPHONZO
59	2317 CEDAR GROVE DR	LIZETTA HERNANDEZ
60	2334 OAKDALE AVE	GILMORE RAY
61	2331 OAKDALE AVE	CEDAR RIDGE MOBILE HOME
62	2331 OAKDALE AVE	CEDAR RIDGE MOBILE HOME
63	2300 CEDAR GROVE DR	CEDAR RIDGE MOBILE HOME PARK
64	2326 CEDAR ROCK DR	GUADALUPE CANTU
65	2323 OAKDALE AVE	JARDINEZ JUANA
66	2331 OAKDALE AVE	CEDAR RIDGE MOBILE HOME
67	5914 S LANCASTER RD	AGUILAR ESMERALDA RODRIGUEZ &
68	5703 S LANCASTER RD	DCDTX LC HOLDINGS LLC
69	5703 S LANCASTER RD	DHFC THE RIDGE AT
70	6601 S LANCASTER RD	261 CW SPRINGS LTD
71	6712 PATROL WAY	UHF MAGNOLIA TRACE LP