

FILE NUMBER: Z234-106(GB) **DATE FILED:** August 29, 2023

LOCATION: East line of North Walton Walker Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 16.421 **CENSUS TRACT:** 48113010701

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: PD England LTD

APPLICANT: LDG Development

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, density, lot size, height, parking, design standards, and mixed income housing to allow multifamily on the site.

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

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

BACKGROUND INFORMATION:

- The property is currently zoned R-7.5(A). Multi-family land use is not allowed in R-7.5(A).
- The area is currently undeveloped and is surrounded by single-family uses and very few vacant lots.
- The applicant proposes to build 300 mixed-income family units.
- The applicant proposes to have primary access to the property on North Walton Walker Boulevard. Pedestrian and emergency access only will be provided on North Tillery Avenue.

Zoning History:

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

1. **Z201-301:** On May 25, 2022, City Council approved Planned Development District No. 1083 located on the west line of Walton Walker Boulevard and north of Davis Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Walton Walker Blvd	Local Street	-

Traffic:

Engineering staff reviewed a traffic impact analysis dated April 28, 2023, and later revised on February 29, 2024, for the proposed multifamily development located at on Northbound Loop 12 Frontage Road, north of West Davis Street. Findings of the analysis show that all study intersections are expected to operate at acceptable conditions, except for the interchanges on Loop 12 at Davis Street and at Jefferson Blvd. These intersections will experience noticeable delays through the horizon (2030) condition. The Texas Department of Transportation is aware of these conditions and anticipates plans to reconstruct this corridor from Spur 408 to SH 183. Engineering staff recommends approval of the proposed development. Two conceptual design elements remain pending as of the date of this report:

- **Right turn lane:** The traffic study is inconclusive in its recommendation to accommodate a right turn deceleration lane at its main entry driveway on the northbound service road. This item remains pending. Staff recommends postponing a final determination to permitting with this project's review of engineering plans. The applicant is aware that the most critical factor is that their

proposed right turn deceleration lane would require approval from adjacent property owner whose access would be denied access along the proposed right turn lane. A practical solution would require switching the main entry to the north driveway, leaving the south driveway as an exit and emergency access only.

- **Parking:** Applicant did not provide a parking demand analysis to justify their proposed parking supply. However, a report by Dunaway dated March 5, 2024, shows that 16 individually selected developments provide an average of 1.5 parking spaces per unit, in excess of published parking demand and parking requirements.

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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

The proposal to provide an emergency vehicular and pedestrian connection to the surrounding neighborhood will ensure this new residential development will be linked to the existing residential area surrounding the property.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

The proposal to provide sidewalks and a walking trail throughout the site supports this policy.

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.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.2 Direct pedestrian routes to home, school, or work.

By providing a pedestrian connection to the surrounding neighborhood, residents will be able to walk to Arcadia Park Elementary School, which is an approximately thirteen-minute walk from the site to the north. Additionally, the site is an approximately fourteen-minute walk to the south to the Arcadia Park Annex, which provides adult education services through the Dallas Independent School District.

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

NEIGHBORHOOD PLUS

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

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

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Single family
Northwest	A(A)	Undeveloped
West	MC-1	Undeveloped
Southwest	PD No. 1083	Undeveloped
South	CS	Community retail
Southeast	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently undeveloped and zoned R-7.5(A). To the north of the site is zoned R-7.5(A) and developed with single-family uses, to the northwest is zoned A(A) and is undeveloped, to the west is zoned MC-1 and developed with manufactured homes, to the southwest is planned development number 1083 and is undeveloped, to the south is zoned community services(CS) and developed with community retail uses, and to the southeast is zoned R-7.5(A) and developed with single-family uses.

The applicant proposes to develop this land with 300 multi-family units, with five percent of the units being mixed-income units. The residents in mixed-income units will fall within 81-100 of the Area Median Family Income (AMFI).

To accomplish this, the applicant proposes a new Planned Development District with a base zoning of MF-2(A). The applicant will adhere to many of the development standards of MF-2(A) with some deviations. The applicant is requesting deviations from the lot area, density, height, and side/rear yard setback.

Although the side/rear setback for MF-2(A) is 15 feet, the applicant is requesting to reduce the side/rear yard setback to 10 feet. The applicant is requesting a 12-foot increase to the height requirements if affordable units are provided. Lastly, the applicant is requesting to remove the 1,000 square foot lot area requirement that is required in MF-2(A).

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed planned development conditions are in line with the goals of the comprehensive plan. The proposed development is intended to support the need for more diverse and affordable housing. The potential residents will benefit from the connection to the neighborhood because it creates a more walkable community. Arcadia Park Elementary School is a thirteen-minute walk from the proposed development. The Arcadia Park Annex adult education building is a fourteen-minute walk from the proposed development. The connection between the neighborhood and community resources may reduce the need for cars.

Development Standards

The table below compares the difference between the existing R-7.5(A), base zone district of MF-2(A), and the proposed Planned Development District conditions.

District	Setback		Density	Height	Stories	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear						
Existing 1: R-7.5(A)	25'	5'	1 du/7,500 sf	30'	No max	45%		Single family
Base: MF-2(A)	15'	15'	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR	36'	No max	60%	Proximity Slope	Multifamily
PD Conditions with base zone of MF-2(A)	15'	10'	300 du max	36' base +12' w/ MIH	3 stories max + 4 stories max w/ MIH	60%	Proximity Slope	Multifamily

Mixed Income Housing

The applicant is proposing to build 300 multifamily units on this site with 5 percent mixed-income units. A total of 15 units will be at 81-100 percent AMFI.

The applicant is requesting permission to deviate from the height requirement of MF-2(A).

District	Height
Standard: MF-2(A)	36'
Proposed Planned Development with base MF-2(A)	36' base +12' with MIH

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on Adjusted Median Family Income (AMFI).

Percentage of Units	Height
Base	36'
Proposed: 5% of units at 81-100% AMFI	48'

Staff uses the Market Value Analysis (MVA) categories to evaluate requests for PDs with mixed-income housing. The area of request is located in an “H” MVA area. In “G,” “H,” and “I” MVA areas, staff’s standard recommendation is that five percent of the total units

be reserved for households at 81 to 100 percent of AMFI. The applicant's proposal is in line with staff's standard recommendation.

Design Standards

The applicant is requesting one deviation to the design standards outlined in Sec. 51A-4.1107. The applicant is requesting to increase the open space percentage by ten percent. The total open space percentage will be 20 percent.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit with an additional one-quarter space per dwelling unit for guest parking if the required parking is restricted to resident parking only. The applicant is proposing a minimum of 1.5 spaces per dwelling unit, and 15 percent of the required parking will be available for guest parking.

Staff recommends that if affordable units are provided, the multifamily will be able to use the mixed income housing parking ratio in Sec. 51A-4.1100. This ratio requires a minimum one-half space per dwelling unit, with at least 15 percent of the required parking available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

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 in an "H" MVA area.

List of Officers

LDG Development

Chris Dischinger, Co-Principal

Mark Lechner, Co-Principal

Lisa Becker, Chief Financial Officer

Scott Brian, Director of Development

Jake Brown, Development Manager

Nick Chitwood, Executive Vice President

Justin Hartz, Director of Development

Zac Linsky, Development Manager

P. D. England, LTD

Phil England, President

**CPC Action
May 2, 2024**

Motion: It was moved to recommend approval of an application for a Planned Development District for MF-2(A) Multifamily District uses, subject to a revised development plan and the applicant’s requested conditions with the following changes:

- In section 51P-____.109, “Off-street Parking and Loading,” subsection (b) is changed to read as follows, “If compliant with SEC. 51P-____.112, a minimum of 1.4 spaces per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.”
- In section 51P-____.112, “Design Standards,” subsection (g) “Sidewalks”
 - Add the following sentence at the end of subsection (g)(1) “The sidewalk may be included in the required street buffer zone.”
 - Subsection (g)(3) is to read as follows, “A walking trail is required in the location shown on the development plan (Exhibit ____A) and must be a minimum of five feet wide and may be included in required landscape buffer zones.
- In section 51P-____.112, “Design Standards,” subsection (h) “landscaping buffer” is to read as follows, “An enhanced landscaping buffer must be provided along North Walton Walker Boulevard. For the street frontage adjacent to North Walton Walker Boulevard, north of the area shown as Waters of the United States on the Development Plan (Exhibit ____A), small trees are permissible to meeting the street tree requirements of Article X.
- In section 51P-____.112, “Design Standards” add a new subsection to require that for a low-income housing tax credit development, a minimum of 88% percent of the dwelling units contain for a two or more bedrooms.

on property zoned an R-7.5(A) Single Family District, on the east line of North Walton Walker Boulevard.

Maker: Carpenter
 Second: Blair
 Result: Carried: 15 to 0

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

Against: 0
 Absent: 0
 Vacancy: 0

Notices: Area: 500 Mailed: 134
Replies: For: 1 Against: 8

Speakers: For: Rob Baldwin, 3904 Elm St., Ste. B, Dallas, TX, 75226

Z234-106(GB)

Jake Brown, 3102 Commerce St., Dallas, TX, 75226

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 on the east side of North Walton Walker Boulevard, south of Anderson Avenue. The size of PD _____ is approximately 16.5 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 residential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

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

SEC. 51P- ____ .107. ACCESSORY USES.

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

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 MF-2(A) Multifamily District apply.

(b) Side and rear yard. Minimum side and rear yard is 10 feet.

(d) Density. Maximum number of dwelling units is 300.

(e) Lot size. No minimum lot size.

(f) Height.

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

(2) Maximum height. Except as provided in this section, if compliant with SEC. 51P- ____ -111, maximum height is 48 feet. Ordinary projections listed in 51A-4.408 may exceed the maximum height by 12 feet.

(g) Stories. Maximum stories above grade is three. If compliant with Section 51P-____-111, the maximum number of stories above grade is four.

CPC's Recommendation

(h) Dwelling units. At least 88% of the dwelling units on the Property must have two or more bedrooms and at least 44% of the units must have three or more bedrooms

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

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

Staff Recommendation

(b) If compliant with Sec. 51P-____-112, a minimum of one-half space per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

Applicant Request

(b) If compliant with SEC. 51P-____-112, a minimum of 1.5 spaces per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

CPC Recommendation

(b) If compliant with SEC. 51P-____.112, a minimum of 1.4 spaces per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, the development bonuses identified in the Yard, Lot, and Space and Parking sections of this Article apply if a minimum of five percent of the total number of units are available to households earning between 81 and 100 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended.

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

SEC. 51P- ____ .112. DESIGN STANDARDS.

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

(b) Street facing facades.

(1) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. Transparency must be provided for a minimum of 25 percent of the total of each street-fronting facade or open-space fronting facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

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

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

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

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

(C) Architecturally prominent entrance.

(D) Attached tower or turret.

- (E) Awnings.
- (F) Change in color.
- (G) Change in material.
- (H) Change in texture.

(c) Surface parking location. Surface parking must be setback a minimum of 30 feet from North Walton Walker Boulevard curb line.

(d) Passenger loading.

(1) A minimum of one off-street or on-street passenger loading space is required.

(e) Open space. A minimum of 20 percent of the lot area must be provided for active or passive recreation, playground activity, plaza, or landscaping.

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

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

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

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

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

(6) 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.

(g) Sidewalks.

- (1) Along North Walton Walker Boulevard, a minimum six-foot sidewalk with a minimum five-foot buffer must be provided. The sidewalk may be included in the required street buffer zone.
- (2) Internal sidewalks are required along private drives and must be a minimum of five feet wide. The location of the internal sidewalks must be provided in the location shown on the development plan (Exhibit ___ A).
- (3) A walking trail is required in the location shown on the development plan (Exhibit ___ A) and must be a minimum of five feet wide and may be included in required landscape buffer zones
- (4) A minimum cumulative linear distance of 2,000 feet of sidewalk and walking trail must be provided throughout the Property.
- (5) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing
- (h) Landscaping buffer. An enhanced landscaping buffer must be provided as shown on the development plan (Exhibit ___ A) along North Walton Walker Boulevard, north of the area shown as Waters of the United States on the Development Plan (Exhibit ___ A), small trees are permissible to meeting the street tree requirements of Article X
- (j) Lighting.
 - (1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.
 - (2) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5-foot candles must be provided along public sidewalks and adjacent to North Walton Walker Boulevard. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.
- (k) Amenities for multifamily use.
 - a. A minimum of one swimming pool is required with a minimum water surface area of 700 square feet.
 - b. A minimum of one shade structure is required.
 - c. A minimum of one playscape is required.
 - d. A minimum of one dog park is required.

SEC. 51P-____.113. LANDSCAPING.

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

SEC. 51P-____.114. SIGNS.

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

SEC. 51P-____.115. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) The driveway providing access to North Tillery Avenue is restricted for non-emergency traffic to vehicles exiting the property. Signs prohibiting use of the driveway by entering traffic must be placed on the Property between the gate and North Tillery Avenue.
- (d) Sound attenuation.
 - 1. Housing units located within 1,000 feet and facing of a freeway must include standards for noise abatement and control to achieve an auditory environment not to exceed a day-night average sound level (Ldn) of 45 decibels (dBA) within project bedrooms. This criterion addresses noise exposure associated with nearby traffic or transit operations only. Architectural design measures used to produce this result may include, but not be limited to, include the following:
 - (a) site orientation or layout for buildings to serve as a noise shield;
 - (b) integration of a buffer, barrier, or open space or other site layout measures;
 - (c) building layout to consider location of exterior balconies and terraces to mitigate noise introduction into the building;

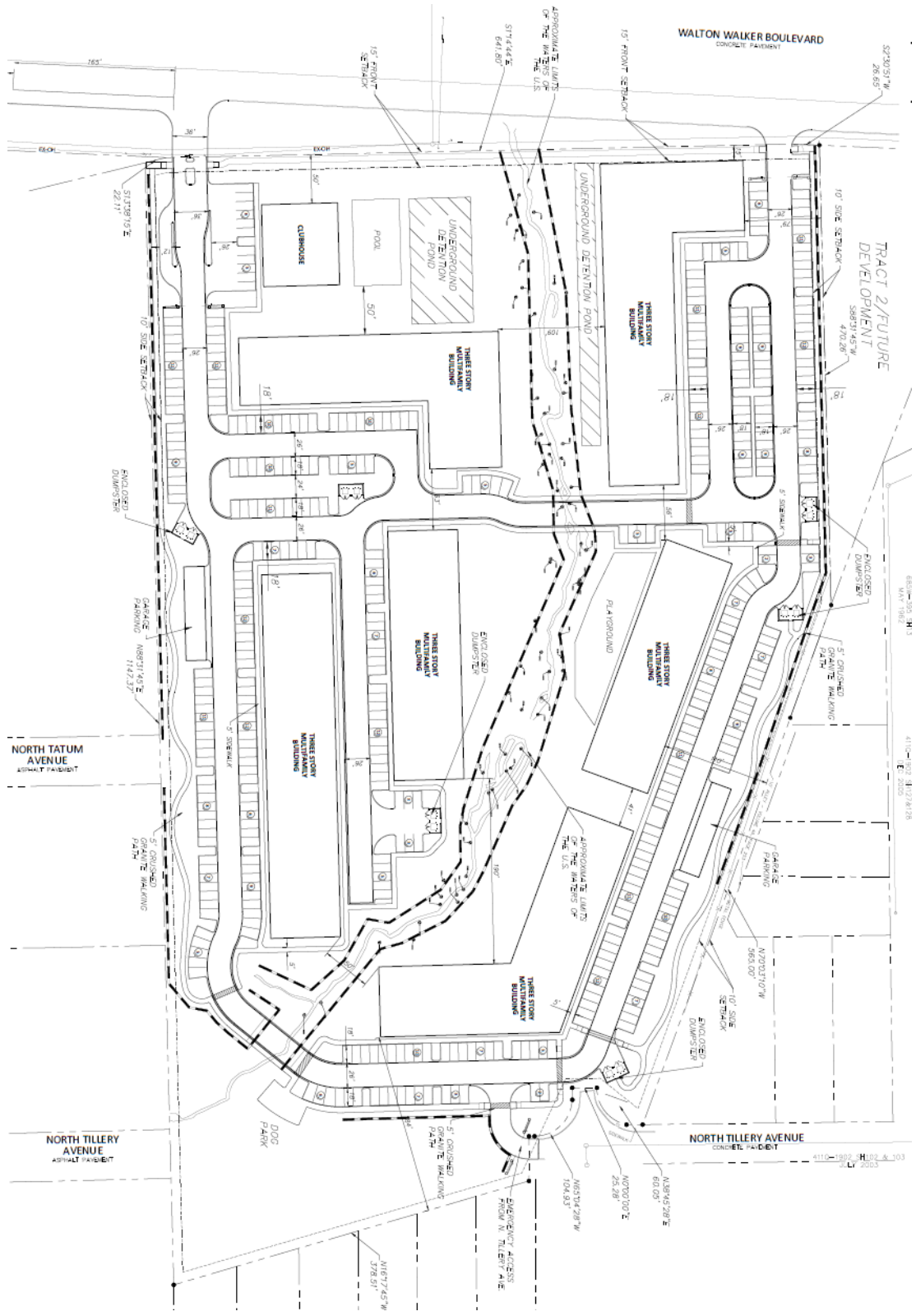
- (d) exterior wall assemblies to include sound attenuation measures through wall construction and detailing; or
 - (e) exterior door and window specifications and detailing such as fully insulated and sealed perimeters.
2. An environmental/architectural noise assessment and report will be provided to confirm acceptable exterior-to-interior sound isolation and compliance with the 45 dB Ldn limit.

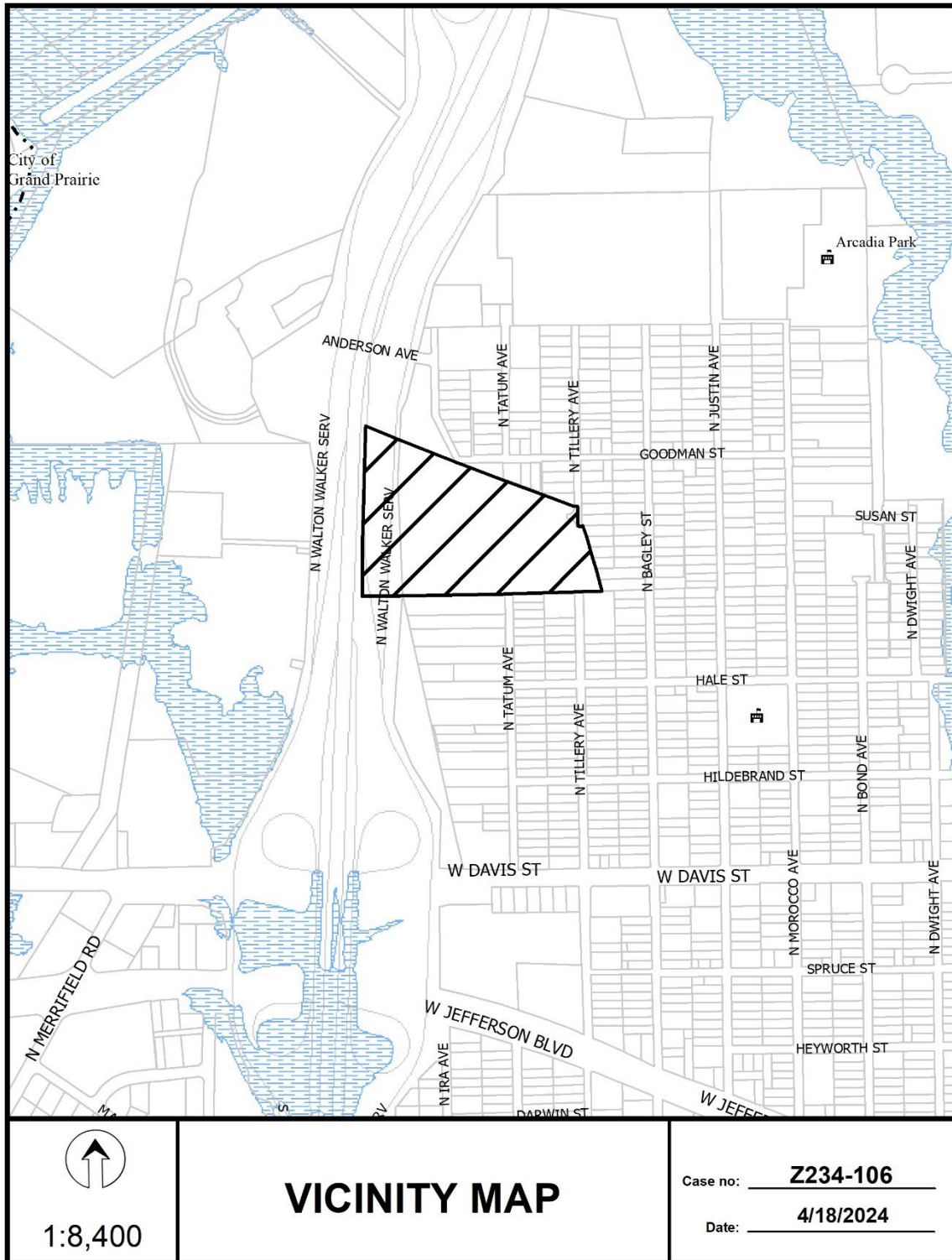
SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN





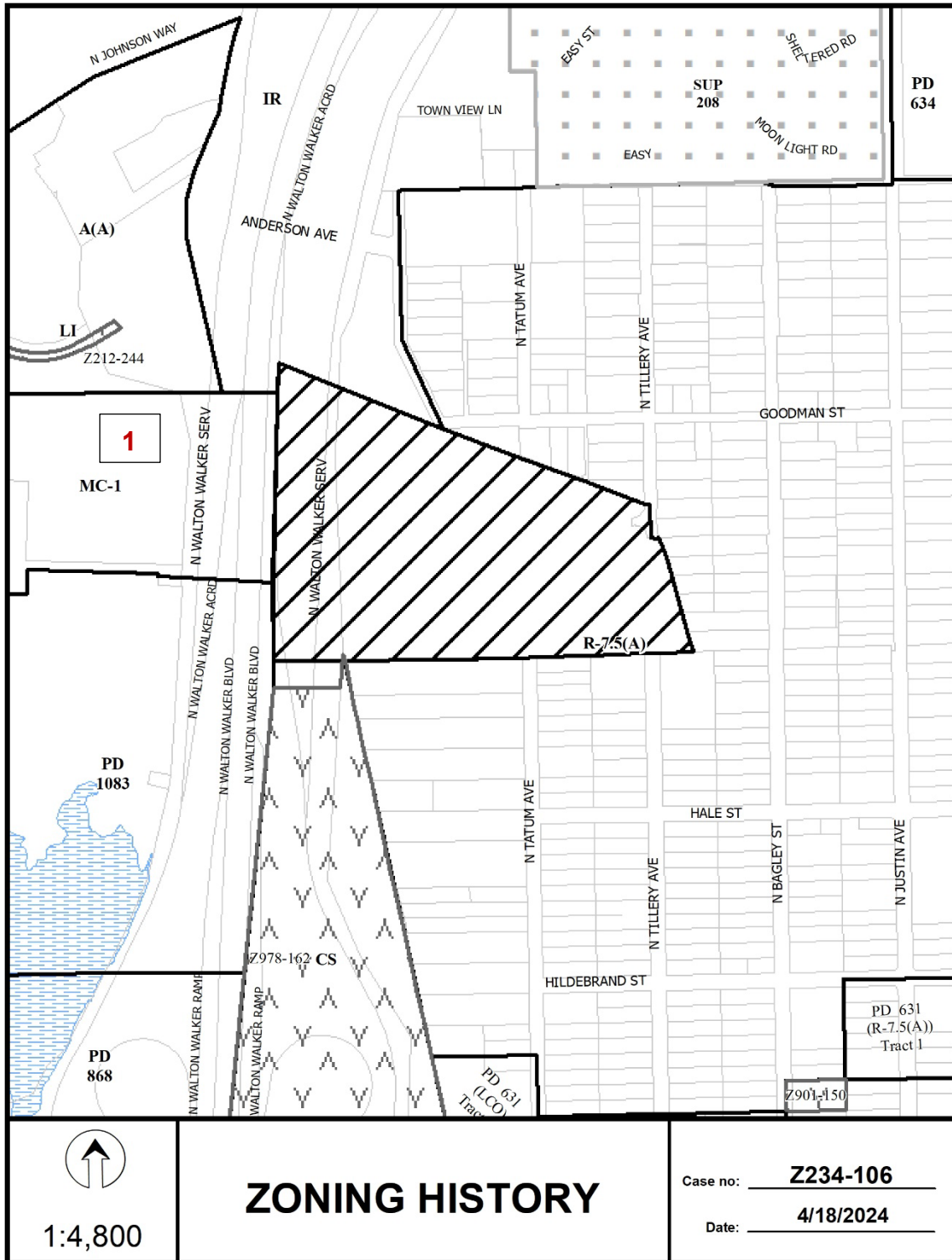


1:4,800

AERIAL MAP

Case no: Z234-106

Date: 4/18/2024





05/01/2024

Reply List of Property Owners***Z234-106******134 Property Owners Notified 1 Property Owners in Favor 8 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1200 N WALTON WALKER BLVD	P D ENGLAND LTD
	2	1200 WALTON WALKER BLVD	1200 NORTH WALTON WALKER LP
	3	1107 N JUSTIN AVE	AVINA CONSUELO G EST OF
	4	1123 N JUSTIN AVE	RANGEL RICARDO &
	5	1111 N JUSTIN AVE	SEGURA MARIA
	6	1115 N JUSTIN AVE	SEGURA CIRENIO & MARIA
	7	1120 N BAGLEY ST	ALANIZ ANA
	8	1116 N BAGLEY ST	RONALD PROPERTIES LLC
	9	1114 N BAGLEY ST	GUTIERREZ ISRAEL &
	10	1154 N BAGLEY ST	CIENEGA JUAN RICARDO BARAJAS &
	11	1146 N BAGLEY ST	GONZALEZ ARCADIO &
	12	1142 N BAGLEY ST	HERNANDEZ GILBERTO &
	13	1150 N BAGLEY ST	SALDIVAR CESAR DANIEL & SILVIA M &
	14	1138 N BAGLEY ST	HERNANDEZ GILBERTO &
	15	1132 N BAGLEY ST	TORBELLIN ODELIN L
	16	1128 N BAGLEY ST	CASTELLANOS ROSA IRMA &
	17	1122 N BAGLEY ST	VIDALES JOSE & OFELIA
	18	1101 N BAGLEY ST	MIRANDA NATIVIDAD &
X	19	1107 N BAGLEY ST	HERNANDEZ FELIPE
	20	1134 N TILLERY ST	ARAMBULARAY MUNDO ISIDRO &
	21	1139 N BAGLEY ST	GONZALEZ CONCEPCION S EST OF
	22	1133 N BAGLEY ST	GONZALEZ EDELMIRO G
	23	1136 N TILLERY ST	MARTINEZ JAHAZIEL A &
	24	1147 N BAGLEY ST	GRIJALVA MARIA
	25	1143 N BAGLEY ST	LOPEZ MARTHA
X	26	1159 N BAGLEY ST	MATA JOSE R & MARIA E

05/01/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1155	N BAGLEY ST	SANCHEZ JUAN ANTONIO
28	5310	GOODMAN ST	DELAROSA DELACRUZ HUMBERTO &
29	1154	N TILLERY ST	LOPEZ GUADALUPE &
30	1146	N TILLERY ST	DELGADILLO OSCAR &
31	1142	N TILLERY ST	BRIONES FRANCISCA
32	1138	N TILLERY ST	JUAREZ SANTOS
33	1129	N BAGLEY ST	GONZALEZ CONCEPCION
34	1123	N BAGLEY ST	RODRIGUEZ SERGIO & JUANA
35	1119	N BAGLEY ST	RODRIGUEZ PEDRO A &
36	1115	N BAGLEY ST	GAUSE SUSIE
37	1116	N TILLERY ST	GARZA MANUEL O
38	1124	N TILLERY ST	CAMPOS JUAN & MARGIE
39	1147	N TILLERY ST	USCANGA VERGARA AURELIA
40	1143	N TILLERY ST	RAMIREZ PEDRO EST OF
41	1151	N TILLERY ST	TORRES FELIPE PADILLA
42	1155	N TILLERY ST	Taxpayer at
43	5504	GOODMAN ST	HUSSAIN FAREED
44	5410	GOODMAN ST	ASCENCIO CONTRERAS OMAR &
45	5414	GOODMAN ST	RAMIREZ FRANCISCO DONATO GONZALEZ &
46	5418	GOODMAN ST	MARTINEZ APOLONIO GALLARDO
47	1200	N WALTON WALKER BLVD	PD ENGLAND LTD
48	1200	N WALTON WALKER BLVD	ENGLAND P D LTD
49	1211	N TATUM AVE	SOTO EMMANUEL
50	1205	N TATUM AVE	DURAN AURELIANO &
51	1223	N TATUM AVE	SOSA OLEGARIO & MARIA
52	1217	N TATUM AVE	KELLEY SHIRLEY
53	1226	ANDERSON AVE	QUESADA CARLOS
54	1222	ANDERSON AVE	DURAN AURELIANOS
55	1218	ANDERSON AVE	MCVEAN BARBARA
56	1200	ANDERSON AVE	VILLEGAS REYES & MARIA DEL CARMEN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	57	1236 ANDERSON AVE	QUESADA LORENZO
	58	1238 ANDERSON AVE	CERVANTES LORENZO QUEZADA
	59	5417 GOODMAN ST	VEGA FRANCISCO
	60	5413 GOODMAN ST	CERRITOS JUAN C
	61	1222 N TATUM AVE	ARREGUIN MARCO A
	62	5409 GOODMAN ST	SOTELO ELDA A
	63	1218 N TATUM AVE	CAMPOS IVAN H
O	64	1214 N TATUM AVE	GAONA VIRGILIO &
	65	1228 N TATUM AVE	ARREGUIN MARCO ANTONIO
	66	1215 N BAGLEY ST	ROCHA BERNARDO & TERESA
X	67	1207 N BAGLEY ST	RODRIGUEZ ARTURO &
X	68	1223 N BAGLEY ST	ESTRADA SOCORRO
	69	5309 GOODMAN ST	MARQUEZ ALBERTO &
	70	1218 N TILLERY ST	GONZALES QUENTIN &
	71	5319 GOODMAN ST	VALDESPINO EDMUNDO
	72	1214 N TILLERY ST	GARCIA VICTORIO &
	73	1210 N TILLERY ST	MUNOZ ALONSO & LUZ
	74	5317 GOODMAN ST	Taxpayer at
	75	5850 W DAVIS ST	LOOP 12 HLBJLP
	76	5901 W DAVIS ST	HEIDARIAN ASADOLLAH & BRUCE
	77	1000 N WALTON WALKER BLVD	SPRINGFUL PROPERTIES LLC
	78	923 N TATUM AVE	ARVILLA GLEN
	79	1009 N TATUM AVE	BGT PROPERTIES LLC
	80	1015 N TATUM AVE	TORRES CONSUELO
	81	1023 N TATUM AVE	TORRES FAUSTINO &
	82	1031 N TATUM AVE	QUEZADA CARLOS &
	83	1037 N TATUM AVE	WALLACE CHRISTOPHER
	84	1002 N TATUM AVE	GARCIA LYDIA
	85	1018 N TATUM AVE	ALVAREZ JUAN &
	86	1022 N TATUM AVE	YBARRA JOSE METAL
	87	1026 N TATUM AVE	DALLAS METRO HOLDINGS LLC
	88	1030 N TATUM AVE	FLORES MARIA G

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1034 N TATUM AVE	FLORES MARIA GLADYS
	90	1038 N TATUM AVE	LOZANO FELIPE HERNANDEZ
	91	1019 N TILLERY ST	Taxpayer at
	92	1015 N TILLERY ST	RODRIGUEZ JOEL JR &
X	93	1011 N TILLERY ST	RODRIGUEZ JOEL & MARIA
	94	1007 N TILLERY ST	RAMIREZ JORGE LUIS GONZALEZ
	95	5411 HALE ST	GARCIA JOSE FRANCISCO &
	96	1002 N TILLERY ST	VILLEGAS FELIX &
	97	1006 N TILLERY ST	GONZALEZ HOMERO &
X	98	1010 N TILLERY ST	Taxpayer at
	99	1014 N TILLERY ST	HERNANDEZ VICTOR
	100	1018 N TILLERY ST	ACOSTA ALICIA
	101	1022 N TILLERY ST	ALEJOCRUZ CECILIA
X	102	1043 N BAGLEY ST	MIRANDA PERFECTO & MARIA
X	103	1035 N BAGLEY ST	MIRANDA PERFECTO &
	104	1031 N BAGLEY ST	OSEJO ROMUALDA
	105	1023 N BAGLEY ST	RODRIGUEZ SAMUEL
	106	1019 N BAGLEY ST	RODRIGUEZ SAMUEL S &
	107	1015 N BAGLEY ST	VELA MARCELINO F EST OF
	108	1011 N BAGLEY ST	NOGUEZ JAVIER C
	109	1007 N BAGLEY ST	LOPEZ JOEL SAUCEDO &
	110	1003 N BAGLEY ST	QUICK REALTY LLC
	111	1010 N BAGLEY ST	OEM INDUSTRIES INC
	112	1014 N BAGLEY ST	CONTRERAS ISMAEL
	113	1018 N BAGLEY ST	FUENTES JAVIER & MARIA
	114	1022 N BAGLEY ST	VILLEGAS REYES J &
	115	1026 N BAGLEY ST	VILLEGAS REYES & MARIA DEL CARMEN
	116	1030 N BAGLEY ST	VILLEGAS REYES & CARMEN
	117	1036 N BAGLEY ST	VILLEGAS MARIA DEL CARMEN
	118	1042 N BAGLEY ST	WILSON ABIGAIL A
	119	1043 N JUSTIN AVE	CAMPOS MARGIE M & JUAN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1035 N JUSTIN AVE	NUNO LIBORIO & MARGARITA
	121	1031 N JUSTIN AVE	FERNANDEZ JOSE L
	122	1027 N JUSTIN AVE	HERNANDEZ ADRIAN PAREDES &
	123	1231 N TATUM AVE	ARREGUIN MARCO ANTONIO &
	124	1235 N TATUM AVE	SOLTERO FLORENCIO & SOFIA
	125	1205 N TILLERY ST	Taxpayer at
	126	1217 N TILLERY ST	GUTIERREZ CESAR &
	127	1221 N TILLERY ST	ISPINOSA ESTHER
	128	1225 N TILLERY AVE	Taxpayer at
	129	1207 N WALTON WALKER BLVD	HEYDARIAN BRUCE &
	130	1010 N TATUM AVE	ORTIZ DAISY
	131	1031 N TILLERY AVE	PEREZ BRENDA
	132	1027 N TILLERY AVE	GARCIA JOSE ANGEL
	133	1023 N TILLERY AVE	MCI PROPERTIES GROUPS CORP
	134	1000 N BAGLEY ST	STEINER EDWARD C III