

FILE NUMBER: Z223-225(MP) **DATE FILED:** March 8, 2023

LOCATION: Northeast corner of Gretna Street and Burgess Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.5927 acres **CENSUS TRACT:** 48113013400

REPRESENTATIVE: Robert Reeves & Associates

OWNER/APPLICANT: MW Clint Properties, LLC

REQUEST: An application for a Planned Development District for MU-1 Mixed Use District uses and standards and a contractor's maintenance yard use with consideration for a CS Commercial Service District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to uses, setbacks, floor area ratio, height, lot coverage, landscaping, parking and loading, sidewalks, and required screening to develop the site with a contractor's maintenance yard use.

STAFF RECOMMENDATION: Approval of a CS Commercial Service District, in lieu of a Planned Development District.

BACKGROUND INFORMATION:

- The area of request is currently zoned an IR Industrial Research District and is currently developed with a building with a certificate of occupancy for an office and another structure with a certificate of occupancy for a warehouse.
- The applicant is requesting a Planned Development District that uses an MU-1 Mixed Use District as the base, but builds most of its alterations and standards to the use of a contractor's maintenance yard.
- City Code defines a contractor's maintenance yard as "a facility for the storage and maintenance of contractor's supplies and operational equipment."
- The PD proposes to define contractor's maintenance yard as "a facility for the storage and maintenance of contractor's supplies and operational equipment, outside storage, offices, greenhouse, warehouse uses associated with a contractor's maintenance yard."
- Generally, the proposed planned development district is built around the proposal for a contractor's maintenance yard use and authorizing the built condition on the ground as established today.
- Staff recommends against a single property, single purpose Planned Development District. The proposed development could be accommodated in a CS Commercial Service District, which would downzone the property.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Gretna Street	Local Street	-
Burgess Boulevard	Local Street	-
Lagoon Drive	Local Street	-

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The requested planned development district conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

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.

The proposed planned development district would function effectively as a limited-use, single-property zoning district on a site where a heavy commercial district such as CS Commercial Service would be appropriate. This conflicts with the goal of flexible, dynamic zoning and promoting neighborhoods with diverse land uses.

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The CS district would constitute a downzoning but would require full compliance with city codes including loading, landscaping, screening, and sidewalks.

Staff's recommendation complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	IR Industrial Research District	Undeveloped
North	IR Industrial Research District	Warehouse, office
East	IR Industrial Research District	Creekway, single family, warehouse, outside storage
South	IR Industrial Research District	Industrial (inside) for light manufacturing
West	IR Industrial Research District, MU-2 Mixed Use District	Warehouse, vehicle or engine repair or maintenance, office showroom warehouse

Necessity for Planned Development District:

According to [Sec. 4.702](#), the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions. To accommodate a CS use without a mix of use types or significant natural or site features, a conventional zoning district is wholly appropriate. Additionally, the small size of the site, approximately 1.59 acres, does not contain enough space to facilitate a “combination of land use developed under a uniform plan,” nor does the applicant propose a mix of uses not attainable in a base zoning district.

The proposed conditions also do not contain specific measures to “protect contiguous land uses.”

The applicant does request exemption from loading requirements, and in the Parking and Loading section below, staff details how loading requirements apply to this site. As very minimal off-street loading would be required, if any by the proposed uses, this does not serve as substantial reason for a PD.

Staff cannot find a substantial justification for a planned development district.

Land Use Compatibility:

North of the site, there is a building with warehouse and office uses. Across Gretna Street to the west, there is an office showroom warehouse, an engine repair or maintenance use, and a standalone warehouse. South across Burgess Boulevard, there is an undeveloped property and a facility with industrial (inside) for light manufacturing. East of the property there is a single family home, a warehouse, and the Trinity branchway.

The proposed use is appropriate for both the site and the surrounding area, which is primarily industrial in zoning and character. However, staff does not recommend a custom definition for the contractor's maintenance yard use. The applicant should be able to permit the contractor's maintenance yard use, office use, and outside storage in a base district and without a custom definition, as these are all existing uses in the code.

A general zoning category would be more appropriate to permit the proposed uses and would constitute a downzoning from the existing district and surrounding area. The proposed PD would allow the use by right, whereas the CS district would require a residential adjacency review (RAR) process.

Land Use Comparison:

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 as applicable

	Existing	Proposed	Recommended
Use	IR	PD	CS
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			

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	Existing	Proposed	Recommended
Use	IR	PD	CS
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	R		R
Bus or rail transit vehicle maintenance or storage facility	R		R
Catering service	•	•	•
Commercial bus station and terminal			D/S
Commercial cleaning or laundry plant	R		R
Custom business services	•	•	•
Custom woodworking, furniture construction, or repair	•		•
Electronics service center	•	•	•
Job or lithographic printing	R		R
Labor hall	•/S	S	S
Machine or welding shop	R		R
Machinery, heavy equipment, or truck sales and services	R		R
Medical or scientific laboratory	•	S	•
Technical school	•		•
Tool or equipment rental	•		•
Vehicle or engine repair or maintenance	•		R
INDUSTRIAL USES			
Alcoholic beverage manufacturing	R		
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)	•		
Industrial (inside) for light manufacturing	•		•
Industrial (outside)	•		
Medical/infectious waste incinerator	S		
Metal salvage facility			
Mining			
Municipal waste incinerator	S		
Organic compost recycling facility	S		
Outside salvage or reclamation			
Pathological waste incinerator	S		
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	•	•
Cemetery or mausoleum	S	S	S
Child-care facility	•	•	•
Church	•	•	•

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	Existing	Proposed	Recommended
Use	IR	PD	CS
College, university, or seminary	•	•	•
Community service center	•	S	S
Convalescent and nursing homes, hospice care, and related institutions		R	
Convent or monastery		•	•
Foster home		•	
Halfway house			S
Hospital	R	S	R
Library, art gallery, or museum		•	
Open enrollment charter school or private school	S	S	S
Public school other than an open enrollment charter school	S	R	R
LODGING USES			
Extended stay hotel or motel	S	S	S
Hotel or motel	R	R/S	R/S
Lodging or boarding house	•		•
Overnight general purpose shelter	•		•
MISCELLANEOUS USES			
Attached non-premise sign	S		S
Carnival or circus (temporary)	[Special]	[Special]	[Special]
Hazardous waste management facility	•		
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S		S
Financial institution without drive-in window	•	•	•
Financial institution with drive-in window	R	D	R
Medical clinic or ambulatory surgical center	•	•	•
Office	•	•	•
RECREATION USES			
Country club with private membership	•	•	•
Private recreation center, club, or area	•	•	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	•
Duplex		•	
Group residential facility		•	
Handicapped group dwelling unit		•	

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	Existing	Proposed	Recommended
Use	IR	PD	CS
Manufactured home park, manufactured home subdivision, or campground			
Multifamily		•	
Residential hotel			
Retirement housing		•	
Single family		•	
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.	S	S	S
Ambulance service			R
Animal shelter or clinic without outside runs	•	R	R
Animal shelter or clinic with outside runs	•/S		•/S
Auto service center	R	R	R
Business school	•	•	•
Car wash	R	R	R
Commercial amusement (inside)	• / S	• / S	• / S
Commercial amusement (outside)		S	D
Commercial motor vehicle parking	•/S		•/S
Commercial parking lot or garage	R	R	R
Convenience store with drive-through	S		S
Drive in theater			S
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.		S	S
Home improvement center, lumber, brick or building materials sales yard	R		R
Household equipment and appliance repair	•		•
Liquor store		•	•
Mortuary, funeral home, or commercial wedding chapel.		•	•
Liquefied natural gas fueling station	•/S		•/S
Motor vehicle fueling station	•	•	•
Nursery, garden shop, or plant sales		•	•
Outside sales			S
Paraphernalia shop	S	S	S
Pawn shop	•		•
Personal service use	•	•	•

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	Existing	Proposed	Recommended
Use	IR	PD	CS
Restaurant without drive-in or drive-through service	R	R	R
Restaurant with drive-in or drive-through service	D	D	D
Surface parking	•	•	•
Swap or buy shop		S	S
Taxidermist	•		•
Temporary retail use	•	•	•
Theater	•	•	•
Truck stop	S		S
Vehicle display, sales, and service	R		R
TRANSPORTATION USES			
Airport or landing field	S		
Commercial bus station and terminal	R		D
Helicopter	R		S
Helistop	R		S
Private street or alley			
Railroad passenger station	S		S
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)	S		
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S/CC	•	S/CC
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•	•	•
Electrical generating plant			
Electrical substation	•	•	•
Local utilities	•S/R	•	S/R
Police or fire station	•	•	•
Post office	•	•	•
Radio, television, or microwave tower	R	•	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	•	•	•
Utility or government installation other than listed	•	•	S
Water treatment plant	S		
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S

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	Existing	Proposed	Recommended
Use	IR	PD	CS
Contractor's maintenance yard		•	R
Freight terminal	R		R
Livestock auction pens or sheds			
Manufactured building sales lot	R		R
Mini-warehouse	•	S	•
Office showroom/warehouse	•		•
Outside storage	R		R
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		R

Development Standards:

(Changes from base highlighted)

District	Setback		Density	Height	Lot Cvge.	Special Standards
	Front	Side/Rear				
IR	15'	Adj res: 30' Else: 0'	FAR 0.5 Retail, 0.75 commercial, 2.0 all uses	200'	80%	None
PD with Base MU-1	MU-1: 15: Contractor's maintenance yard: Lagoon: 3' Gretna: 2' Burgess: 15' No max	Adj res: 20' Else: 0' Contractor's maintenance yard: 0'	0.8-1.1 Contractor's maintenance yard: FAR 0.8	80'-120' Contractor's maintenance yard 45'	80%	Visual intrusion
Staff Recommended CS	15' on thoroughfare Else: 0' (15' effective on all frontages) No max	Adj res: 20' Else: 0'	FAR 0.5 commercial, 0.75 all uses	45'	80%	RPS, Visual intrusion

*RPS, see below

The applicant proposes to modify the yard lot and space standards for the proposed use.

The development standards of CS are appropriate for the surrounding area. Blockface continuity would apply to a CS District if approved, which extends the adjacent 15 foot front setbacks onto this parcel. There is an existing structure that does not conform to the existing 15 foot setback of IR, which would continue to be a nonconforming structure under a CS District.

In the proposed PD, the applicant proposes setbacks to suit the existing buildings for the contractor's maintenance yard use. This is not necessary as a general zoning change grants nonconforming structure status.

Residential proximity slope applies to the IR and CS District, but there are no relevant sites of origination in the surrounding area.

Landscaping:

The applicant proposes alternate landscaping conditions.

Whereas typically a 7.5 foot average street buffer zone would be required, the conditions propose a 15 foot buffer zone for a portion of the lot along the south half of the Gretna frontage and all of the Burgess frontage, then exempt the remainder from any street buffer zone. The PD also specifies the species of local plants that can be planted there. The conditions also call for parking lot trees only in future parking areas. This would otherwise exempt the existing parking lots from Article X required large tree requirements, which call for no parking space to be located more than 70 feet from the trunk of a large tree or medium tree. This situation would likely be accommodated under a base district, where Article X is only triggered through expansions of building or impervious areas. Staff would recommend Article X apply for all frontages and for any parking areas, as such staff recommends the whole PD, should it be approved, meet Article X. This would also apply if a CS is approved.

Parking and Loading:

The base code requirement for a contractor’s maintenance yard is one space per 2,000 square feet of site area exclusive of parking area, with a minimum of four spaces. The office component will require one space per 333 square feet of floor area. The warehouse component will require one space per 1,000 square feet of floor area up to 20,000 square feet. The applicant will have to demonstrate at permitting which areas are devoted the to the contractor’s maintenance yard use and which are parking areas in order to determine the parking requirement for that use.

The applicant requests to exempt the project from onsite loading requirements. Depending upon the size of future buildings and how much area the applicant requests certificate of occupancy for warehouse use, the following loading requirements would typically apply:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1

Office uses do not require a loading space until the floor area for such a use surpasses 50,000 square feet, so it is unlikely this requirement would be triggered based on the area of the lot. Contractor's maintenance yard use does not have a loading requirement in base code.

Based on this, modifications to parking and loading are not a reasonable imperative for the project to request a planned development district.

Sidewalks and Public Realm:

As proposed, the PD and its conditions would not require appropriate sidewalks, even in the event of redevelopment under mixed use with residential or retail uses. Staff recommends that, should the commission approve a planned development district, the applicant's sidewalk language be struck and replaced with provisions that require six foot sidewalks on all frontages and safe crossings.

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 subject property is located within an MVA Category "F" area.

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List of Officers

MW Clint Properties, LLC

Chip Clint, Sole Officer & Manager

APPLICANT’S PROPOSED CONDITIONS

Article ____

SEC. S ____. 101 LEGISLATIVE HISTORY.

PD __ was established by Ordinance No. ____ passed by the Dallas City Council on _____. (Ord. _____)

SEC. S ____. 102 PROPERTY LOCATION AND SIZE.

PD District ____ is established on property located along the east line of Gretna St., south of Lupe Dr. The size of PD District ____ is approximately 1.5927 acres. (Ord. _____)

SEC. S ____. 103 DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply. In this Article:

<p><u>Applicant’s Request:</u> CONTRACTOR’S MAINTENANCE YARD means a facility for the storage and maintenance of contractor’s supplies and operational equipment, outside storage, offices, greenhouse, which is an enclosed structure used for the cultivation and protection of tender plants, and warehouse uses associated with a contractor’s maintenance yard.</p>
<p><u>Staff Recommendation (For CPC to consider if CPC moves to recommend approval):</u> CONTRACTOR’S MAINTENANCE YARD means a facility for the storage and maintenance of contractor’s supplies and operational equipment, outside storage, offices, greenhouse, which is an enclosed structure used for the cultivation and protection of tender plants, and warehouse uses associated with a contractor’s maintenance yard.</p>

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

(c) This district is a nonresidential zoning district.

SEC. S ____. 104 EXHIBITS.

The following exhibit is incorporated into this article:

Exhibit S-_____: development plan & landscape plan.

SEC. S____. 105 DEVELOPMENT PLAN.

(a)

Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, landscape plan, site analysis plan, conceptual plan, development schedule do not apply.

(b) For a contractor's maintenance yard, development and use of the Property must comply with an approved development/landscape plan (Exhibit S-____). In the event of a conflict between the text of this article and the development/landscape plan, the text of this division controls.

SEC. S____. 106 MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those uses permitted in the MU-1 District, subject to the same conditions applicable in the MU-1 District. For example, a use permitted in the MU-1 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 MU-1 District is subject to DIR in this district.

(b) The following additional main uses are permitted:

- contractor's maintenance yard.

SEC. S____. 107 ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict 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.

SEC. S____. 108 YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-1 District apply.

(b) Contractor's maintenance yard.

1) Front yard.

A) On Lagoon Drive, minimum front yard is 3 feet.

B) On Burgess Boulevard, minimum front yard is 15 feet.

C) On Gretna Drive, minimum front yard is 2 feet.

2) Side and rear yard.: No minimum side or rear yard.

3) Floor area ratio. Maximum floor area ratio is 0.8:1.

4) Height. Except as provided in paragraph, maximum structure height is 45 feet. Structures listed in Section 51A-4.408(a)(2) may be an additional 12 feet in height.

5) Lot coverage. Maximum lot coverage is 80 %.

SEC. S ____. 109 CONTRACTOR'S MAINTENANCE YARD.

(a) The following equipment is prohibited, such as, but not limited to, excavators, bulldozers, graders, dump trucks, compactors/rollers, front-end loaders exceeding 2,500 lb. bucket capacity, mobile cranes, concrete mixers, non-electric forklifts, and backhoe-loaders.

(b) Outside storage of piles of unwrapped and uncovered compost, mulch, soil, gravel, and sand are prohibited.

(c) Retail sales are prohibited.

SEC. S ____. 110 LANDSCAPING & SCREENING.

Staff recommendation (For CPC to consider if CPC moves to recommend approval):

Landscaping must be provided in accordance with Article X of Chapter 51A, as

Applicant's Request:

(a) Except as proved in this subsection, landscaping must be provided in accordance with Article X of Chapter 51A for all permitted uses.

(b) The following provisions apply for a contractor's maintenance yard and are the only landscape requirements for the use.

(1) Parking lot trees are required in accordance with Article X in future parking areas.

(2) Landscape buffer.

(i) On Gretna Drive, a 15 foot landscape buffer zone is required from the south line of an existing driveway to the corner of Gretna Street and Burgess Boulevard.

(ii) On Burgess Boulevard, a 15 foot landscape buffer zone is required.

(iii) A landscape buffer zone is not required along Lagoon Drive.

(iv) Specifications for plant materials located in the 15 ft. landscape buffer along Gretna Street and Burgess Boulevard are as follows:

Lacey Oak (*Quercus laceyi*), 30' spacing, 1-12' tall (2"-2 1/2" caliper).

'Scarlet peaks' Yaupon Holly, (*Ilex vomitoria*) 6' spacing, 5-6' tall.

Texas Mountain Laurel, (*Dermato phylun*)

Secundiflorum, 6' spacing, 4-5' tall.

Pfizer Juniper (*Juniperus x Pfizeriana*) 6' spacing, 2-3' tall.

(3) ROW landscape areas. A landscape area comprised of groundcover/grasses and perennials will be planted between the sidewalk and property line along Gretna Street and Burgess Boulevard.

(c) All plant materials must be maintained in a healthy, growing conditions.

SEC. S ____. 111

SIDEWALKS AND FENCES.

(a) Sidewalks.

1) Along Gretna Street and Burgess Boulevard, a 4 foot wide sidewalk will be extended when required.

2) Along Lagoon Drive, a sidewalk is not required.

Staff recommendation (For CPC to consider if CPC moves to recommend approval):

(a) Sidewalks. Sidewalks with an unobstructed width of six feet are required on all street frontages

(1) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas.

(2) At the intersection of each driveway with a sidewalk, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(b) Fencing.

Except along the north line of the Property and along Gretna Street 110 feet from the northwest corner of the Property, an 8 foot fence is required along the property line.

SEC. S ____. 112 PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Required parking for a contractor's maintenance yard and outside storage, office, greenhouse, and warehouse uses associated with a contractor's maintenance yard must comply with Chapter 51A.

(c) A contractor's maintenance yard, office, greenhouse, and warehouse uses associated with a contractor's maintenance yard are exempt from the provisions of SEC. 51A-4.303, loading regulations.

SEC. 51P- ____ .113. SIGNS.

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

SEC. S ____. 114 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S ____. 115 ADDITIONAL PROVISIONS.

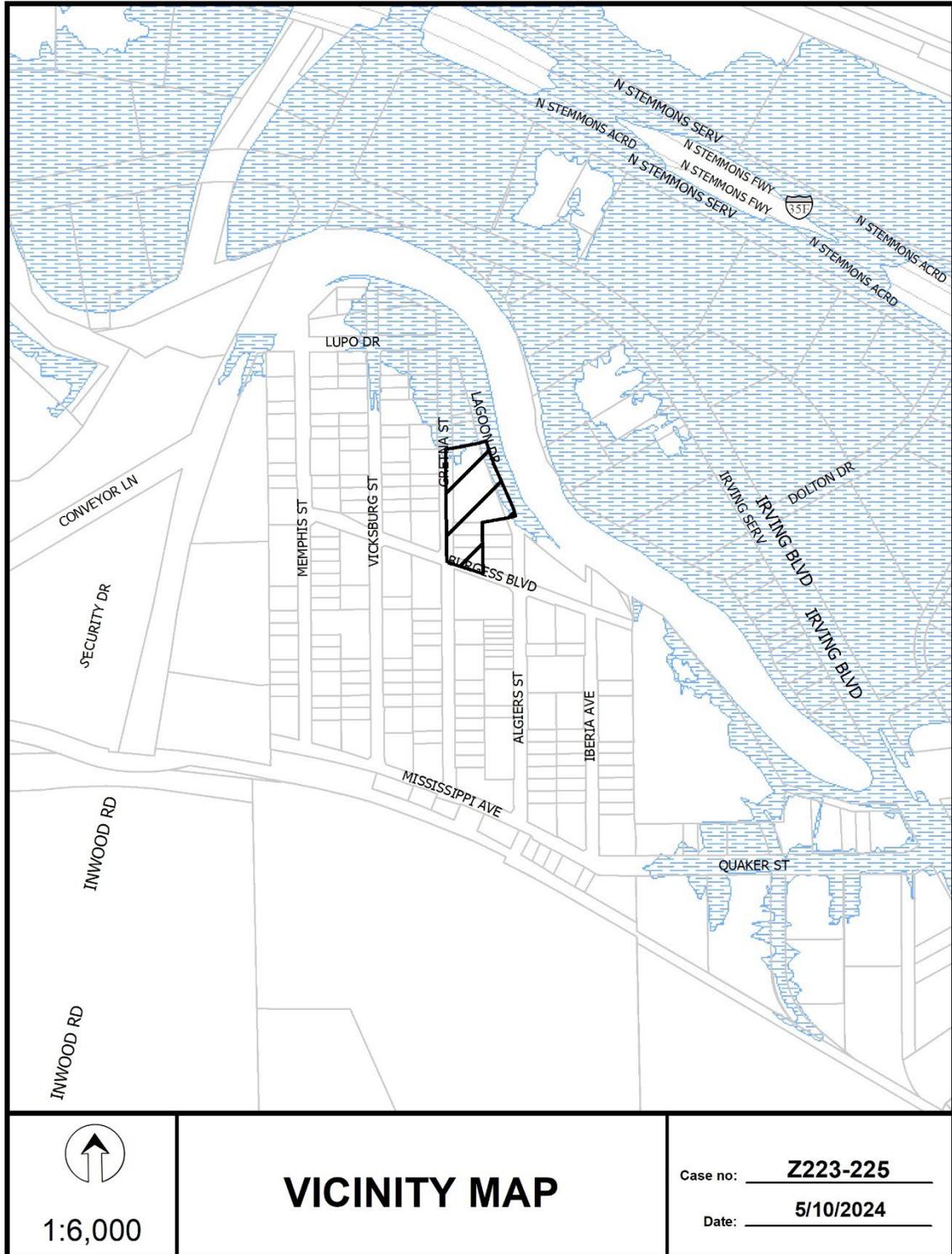
(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(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.

SEC. S ____. 116 COMPLIANCE WITH CONDITIONS.

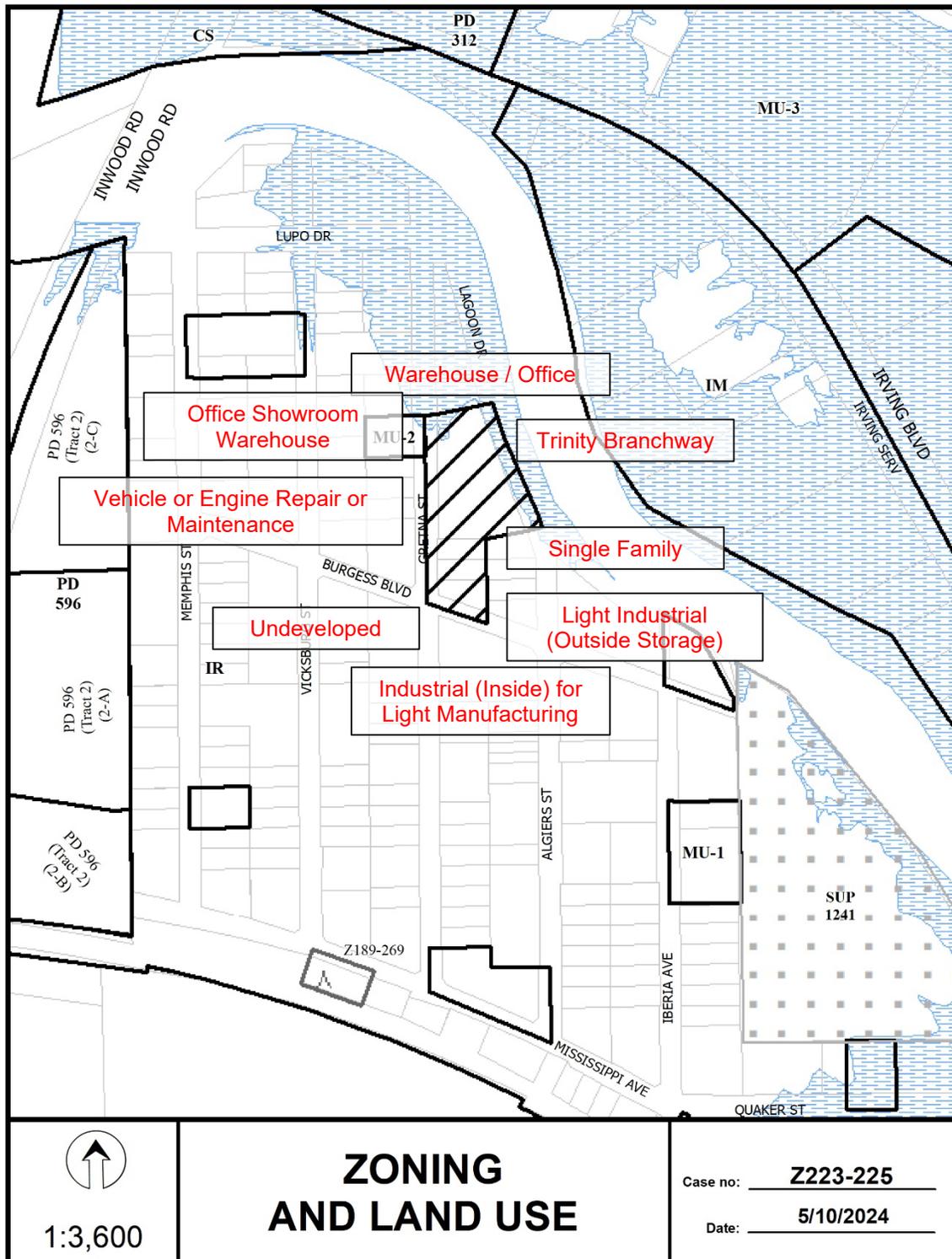
Except as provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be in accordance with standard city specifications, and completed to the satisfaction of the city. Parking areas may be compacted stone and gravel.

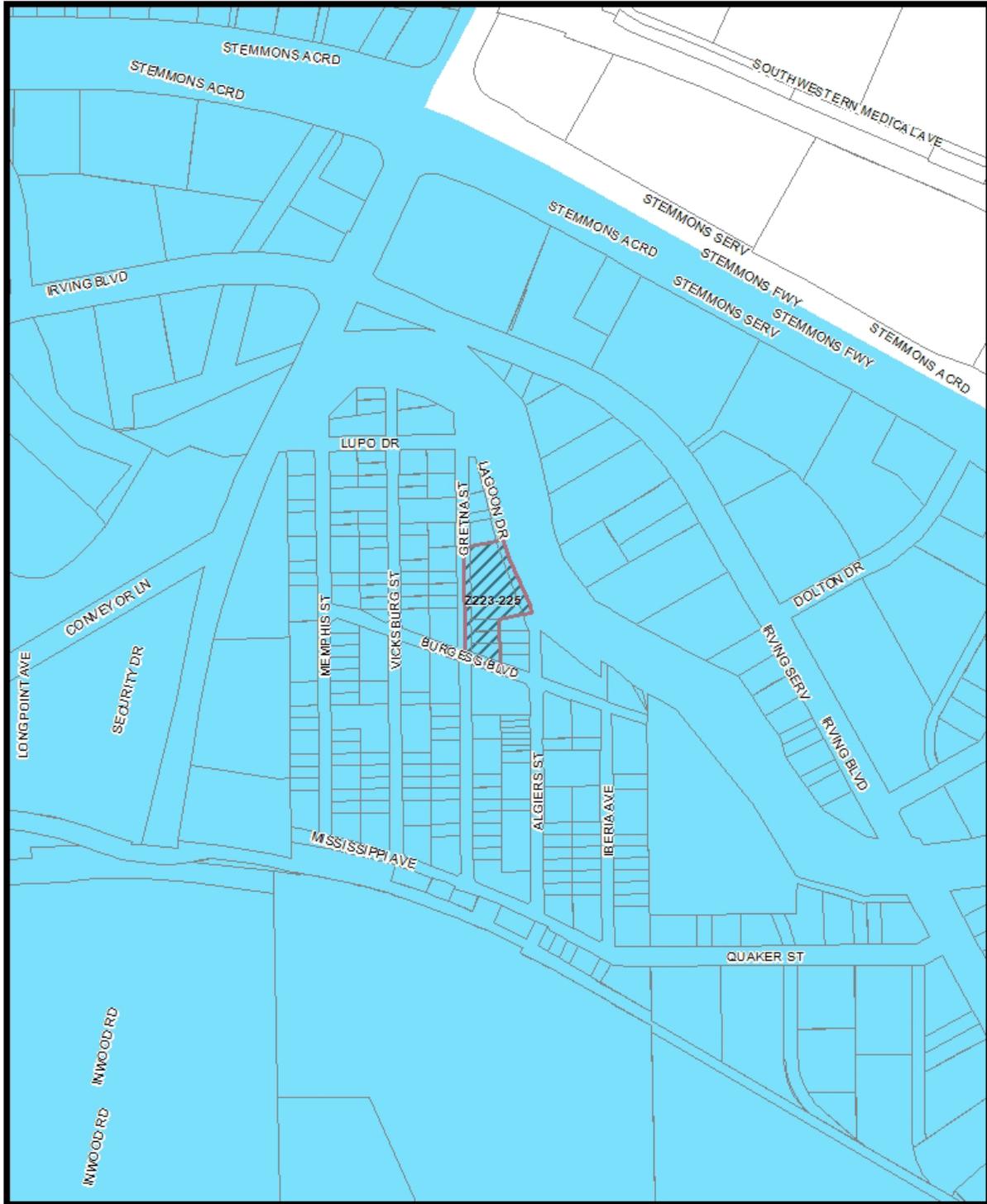
The building official shall not issue a building permit or a certificate of occupancy for a use in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



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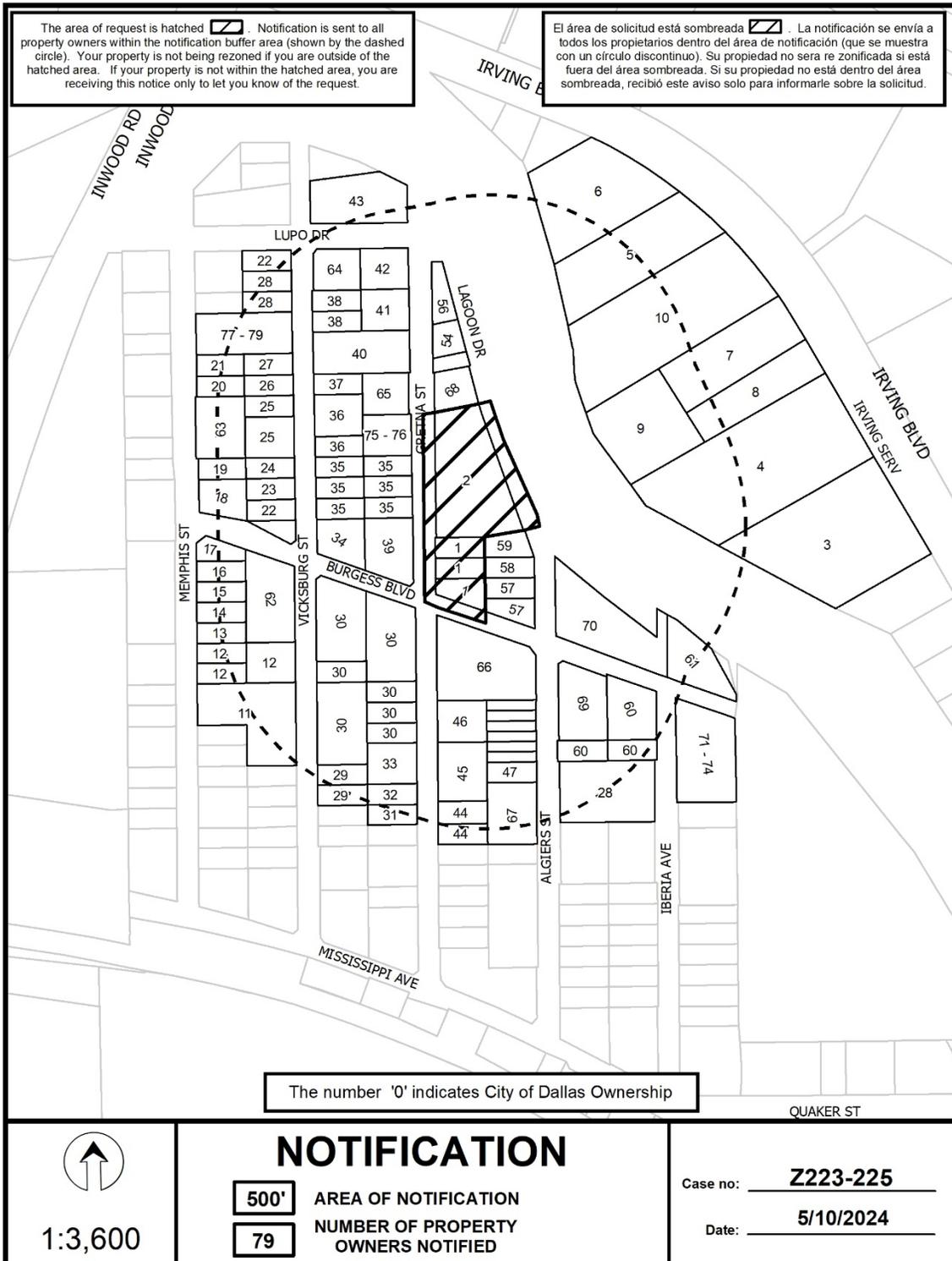


Market Value Analysis A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 5/10/2024



05/15/2024

Notification List of Property Owners***Z223-225******79 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4802 GRETNA ST	MW CLINT PROPERTIES LLC
2	4820 GRETNA ST	MW CLINT PROPERTIES LLC
3	2759 IRVING BLVD	2759 IRVING BLVD INC
4	2777 IRVING BLVD	JLC IX PROPERTY FUND LTD
5	2797 IRVING BLVD	WALNUT REALTY LTD
6	2807 IRVING BLVD	2807 IRVING BLVD LLC
7	2787 IRVING BLVD	2787 IRVING BLVD LLC
8	2781 IRVING BLVD	SOUNDS ETC INC
9	2783 IRVING BLVD	4 KAHN INVESTMENTS LLC
10	2789 IRVING BLVD	PRIETO RAYMUNDO & AMALIA
11	4739 VICKSBURG ST	VALDEZ PETRA L &
12	4746 MEMPHIS ST	INTERNATIONAL UNION OF PAINTERS
13	4750 MEMPHIS ST	GUERRERO CARLOS
14	4760 MEMPHIS ST	GUERRERO LORENZO CARLOS
15	4764 MEMPHIS ST	GRAF JOYCE ANN
16	4766 MEMPHIS ST	GMG HOLDING LLC
17	4770 MEMPHIS ST	GREY FIELD LLC
18	4802 MEMPHIS ST	GRAF JOYCE A ETAL
19	4808 MEMPHIS ST	GRAF JOYCE ANN &
20	4824 MEMPHIS ST	MILBURN JEFFREY M
21	4826 MEMPHIS ST	GODOI GUSTAVO DE MELO
22	4805 VICKSBURG ST	GRAF JOYCE ANN &
23	4815 VICKSBURG ST	GRAF JOYCE ANN &
24	4817 VICKSBURG ST	GRAF JOYCE & SULLIVAN ANN
25	4819 VICKSBURG ST	MJRP CORPORATION INC
26	4835 VICKSBURG ST	MJRP CORPORATION INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4839 VICKSBURG ST	VICKSBURG PROPERTIES LLC
28	4853 VICKSBURG ST	DW MERCY NORTH LLC
29	4728 VICKSBURG ST	WSLJKO VENTURES LTD
30	4732 VICKSBURG ST	LASIERRA 5433 LLC
31	4741 GRETNA ST	Taxpayer at
32	4743 GRETNA ST	Taxpayer at
33	4747 GRETNA ST	SWING STAGE CORP &
34	4802 VICKSBURG ST	Taxpayer at
35	4810 VICKSBURG ST	TESSERAEE LLC
36	4820 VICKSBURG ST	SOUTHERLAND GARY D
37	4834 VICKSBURG ST	HORTON BRUCE RAGSDALE &
38	4846 VICKSBURG ST	LERER STEPHEN A
39	4815 GRETNA ST	DFW BIG RIG RECONDITIONING CTR INC
40	4838 VICKSBURG ST	LERER STEPHEN A
41	4865 GRETNA ST	FERGUSON WM M
42	4881 GRETNA ST	FERGUSON SHANNON
43	4902 VICKSBURG ST	MATTHEW1344 PROP LLC
44	4730 GRETNA ST	WOLF PROPERTY MANAGEMENT LLC
45	4744 GRETNA ST	DW MEMPHIS GRETNA LLC
46	4758 GRETNA ST	DENNIS ARNOLD L &
47	4751 ALGIERS ST	RHT PROPERTIES LLC
48	4755 ALGIERS ST	PENCIL ON PAPER GALLERY LLC
49	4755 ALGIERS ST	SANKOH SAI
50	4759 ALGIERS ST	KARVE MEDIA &
51	4759 ALGIERS ST	PLUTUS GROUP LLC
52	4763 ALGIERS ST	Taxpayer at
53	4763 ALGIERS ST	BERE CAPITAL LLC
54	1107 LAGOON DR	Taxpayer at
55	1109 LAGOON DR	WRIGHT GEORGE E
56	1105 LAGOON DR	MONDRAGON GEORGE LLC
57	4809 ALGIERS ST	ALLEN LEE W

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4815 ALGIERS ST	REYES FRANK H &
59	4821 ALGIERS ST	REYES FELIX &
60	4756 ALGIERS ST	THE SPOT STUDIO INC
61	4798 IBERIA AVE	VILLALBA NICOLAS &
62	4763 VICKSBURG ST	CT & JD LLC
63	4820 MEMPHIS ST	FLY JOE W JR
64	4852 VICKSBURG ST	RUBIN CANDACE
65	4831 GRETNA ST	GRAHAM STEVE & CO LLC
66	4770 GRETNA ST	Taxpayer at
67	4747 ALGIERS ST	BUCKHOLT MARTY 2012 IRREVOCABLE
68	1111 LAGOON DR	LAGOON VENTURE LLC
69	4774 ALGIERS ST	KITCHEN DOG THEATER COMPANY
70	4814 ALGIERS ST	ADLER PPTY COMPANIES LLP
71	4770 IBERIA AVE	ATLANTIC HOUSING FOUNDATION INC
72	4770 IBERIA AVE	BOST IBERIA INVESTMENT LP
73	4770 IBERIA AVE	APPRECIATION TEXAS TAKE OVER
74	4770 IBERIA AVE	ODD DUCK INC
75	4829 GRETNA ST	SORTOR CAROLYN
76	4829 GRETNA ST	DW MERCY NORTH LLC
77	4832 MEMPHIS ST	ELECTRONIC INTERIORS INC
78	4832 MEMPHIS ST	VICKSBURG PROPERTIES LLC
79	4832 MEMPHIS ST	DW MERCY NORTH LLC