

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, AUGUST 28, 2024**

**ACM: Robin Bentley**

**FILE NUMBER:** Z234-115(MB) **DATE FILED:** October 24, 2023

**LOCATION:** North corner of South Lancaster Road and Cherry Valley Boulevard

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** Approx. 4.3125 acres **CENSUS TRACT:** 48113016709

---

**REPRESENTATIVE:** Andrew Ruegg, Masterplan

**OWNERS:** Feliciano Rodriguez and Susan Thomas

**APPLICANT:** QT South LLC

**REQUEST:** An application for a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to permitted uses to allow a truck stop.

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

**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned a CS Commercial Service District.
- The request site is approximately 4.0 acres in size across two parcels of land.
- The site is currently developed with a general merchandise or food store less than 3,500 square feet.
- The applicant requests a Planned Development that will allow the truck stop use by-right. The CS Commercial Service District only allows the truck stop use by Specific Use Permit.
- Although staff recommends denial of the land use, should the Commission consider the use appropriate for the site, staff would recommend consideration of a Specific Use Permit for a truck stop in lieu of a Planned Development District.
- The case was previously held under advisement by the City Plan Commission on June 6, 2024. The representative for the case submitted new draft PD conditions and an updated site plan after the hearing, including a condition for 25' side and rear yard setbacks.
- On July 11, 2024, the City Plan Commission voted to recommend approval of the Planned Development District as briefed.

**Zoning History:**

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

1. **Z190-193:** On March 24, 2021, City Council approved an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District located at the northeast corner of South Lancaster Road and Mojave Drive.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Lancaster Road	Principal Arterial	107 feet
Cherry Valley Boulevard	Minor Arterial	50 feet

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has provided the following comments:

- Project must improve and widen Cherry Valley Boulevard to standard dimensions to accommodate proposed truck traffic. 56' is the ultimate total right-of-way for Cherry Valley. Project will need dedication from established centerline.
- Project must construct radius at intersection per Street Design Manual.
- Project must improve entire pavement width of Cherry Valley Boulevard given concerns with the pavement design/thickness to accommodate trucks.
- The entire signal will have to be replaced with current PROWAG [Public Right-of-Way Accessibility Guidelines] and City standards. The City will participate through proportionality.
- Cherry Valley Boulevard must be improved to accommodate large vehicles.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* 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:

**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 5.3    ESTABLISHING WALK-TO CONVENIENCE**

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

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

## **LAND USE ELEMENT**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

### **GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT**

Policy 1.4.3 Embrace environmental sustainability.

The proposed change does not further the goals of the Comprehensive Plan in regard to neighborhood character and quality or environmental sustainability.

## **I-20 Freeway Corridor Land Use Plan:**

The I-20 Freeway Corridor Land Use Plan addresses future economic development, transportation, public utility, and other public/private development initiatives along the Interstate-20 freeway corridor. The plan was adopted by City Council in December 2000. The area of request is located within Subdistrict 1 of the study area of the plan.

## **Land Use and Zoning**

The proposed development conflicts with the following stated goal and policies in the land use plan:

## **Land Use and Zoning**

Goal 1: Promote compatible land use and infill development along the I-20 freeway corridor.

Policy 1: Discourage additional truck stops when adjacent to residential areas, and work with developers, neighborhood representatives and other City departments to identify community needs (i.e., landscaping buffers, sound walls, and so on) in areas where zoning is already in place for such uses.

Policy 5: Preserve and protect residential neighborhoods from incompatible uses, cut-through heavy commercial vehicle traffic, encroachment and other negative factors.

**Comprehensive Environmental and Climate Action Plan (CECAP):****Goal 8: All Dallas' communities breathe clean air.**

AQ4 – Ensure new industries are an appropriate distance away from neighborhoods.

The proposed use conflicts with the goal of the CECAP to protect neighborhoods most impacted by poor air quality. The proposed use would increase concentrations of light industrial uses in close proximity to existing residential uses.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS Commercial Service	General merchandise or food store < 3,500 square feet
<b>North</b>	CS Commercial Service	Auto service center; motel; single family
<b>South</b>	CS Commercial Service	Vehicle display, sales and service; restaurant w/ drive-in service; single family
<b>East</b>	CS Commercial Service	Single family
<b>West</b>	IR Industrial Research with deed restrictions [Z73-134]	Machinery, heavy equipment, or truck sales and service; GMFS < 3,500 sqft; motor vehicle fueling station; restaurant w/ drive-in service

**Necessity for a 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.

The applicant's proposed planned development district would only provide for the use of a truck stop by-right, rather than requiring a Specific Use Permit as required in the CS Commercial Service District. There are no additional enhancements or deviations from the yard, lot, and size regulations proposed, indicating that there are no unique site characteristics necessitating relief. It also does not provide significant protections to protect contiguous land uses.

A Specific Use Permit for a truck stop with a long-term or permanent time period would achieve the same effect without establishing a new planned development district. The SUP requirement in this district allows for the city to evaluate whether a proposed use (such as a truck stop) will complement or be compatible with surrounding uses and generally contribute to the health and welfare of the area of request and adjacent properties. An SUP could also allow the application of conditions which could mitigate the impact of the use.

**Land Use Compatibility:**

The request site is mostly undeveloped except for an existing general merchandise or food store less than 3,500 square feet. The applicant is requesting a Planned Development district. Applicant's proposed conditions largely reflect the existing development standards of the CS Commercial Service District but allow for the truck stop use by-right instead of requiring a Specific Use Permit.

The immediate surroundings of the site are a mix of retail and residential uses. The single family uses are nonconforming with the existing CS Commercial Service District. However, the proposed development would directly abut some existing residential uses.

In the staff's analysis of land use compatibility, we consider how a proposed zoning change would impact surrounding existing uses. A truck stop in this area would abut existing residential uses in an area that has already experienced substantial encroachment of industrial uses on residential uses. While the residential uses are nonconforming, they must still be considered when determining the impacts of a proposed use. Given the potential for noise and air pollution that is typically generated from users servicing commercial motor vehicles, staff believes that such a truck stop use would not be compatible when adjacent to residential uses.

**Development Standards**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Lot Size / Dwelling Unit Density</u></b>	<b><u>FAR</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>				
<b><u>Existing CS</u></b>	15' where adjacent to expressway or thoroughfare	20' where adjacent/across an alley from residential district	No min. lot size	0.5 for combination of lodging, office, retail / personal service	45 feet <sup>1</sup>	80% max.
	No min. in all other cases	No min. in all other cases		0.75 for all uses combined		
<b><u>Proposed New PD (No changes)</u></b>	15' where adjacent to expressway or thoroughfare	20' where adjacent/across an alley from residential district	No min. lot size	0.5 for combination of lodging, office, retail / personal service	45 feet <sup>1</sup>	80% max.
	No min. in all other cases	No min. in all other cases		0.75 for all uses combined		

<sup>1</sup> Residential Proximity Slope requirements apply

**Landscaping:**

Landscaping will be provided per Article X regulations, with the following exceptions:

- A residential buffer zone is required along the northern and eastern perimeters of the property.
- Screening (as defined in Division 51A-4.602) is required along the northern and eastern perimeters of the property.

These conditions could also be applied to a specific use permit, as reflected in the staff's recommended SUP conditions.

**Parking:**

The Dallas Development Code requires two parking spaces for truck stops, two parking spaces for motor vehicle fueling stations, and one space per 200 square feet of floor area for general merchandise or food stores greater than 3,500 square feet (but less than 10,000 square feet). Based on the proposed plan, 31 spaces would be required; the proposed development plan shows 67 spaces will be provided, including 3 accessible spaces.

**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.



**CPC Action**

**July 11, 2024**

**Motion:** It was moved to recommend **approval** of an application for a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop, on the north corner of South Lancaster Road and Cherry Valley Boulevard.

Maker: Blair  
Second: Hall  
Result: Carried: 11 to 2

For: 11 - Chernock, Hampton, Herbert, Shidid, Blair,  
Sleeper, Housewright, Eppler, Haqq, Hall,  
Kingston

Against: 2 - Carpenter, Rubin  
Absent: 2 - Forsyth, Wheeler-Reagan  
Vacancy: 0

<b>Notices:</b>	Area: 500	Mailed: 59
<b>Replies:</b>	For: 4	Against: 1

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas TX 75201  
Corey Vaughn, 8700 Freeport Pkwy., Irving, TX 75063

**June 6, 2024**

**Motion:** In considering an application for a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop, on the north corner of South Lancaster Road and Cherry Valley Boulevard, it was moved to **hold** this case under advisement until July 11, 2024.

Maker: Blair  
Second: Shidid  
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Eppler, Hall, Rubin

Against: 0  
Absent: 2 - Haqq, Kingston  
Vacancy: 0

Z234-115(MB)

<b>Notices:</b>	Area: 500	Mailed: 59
<b>Replies:</b>	For: 3	Against: 0

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75208  
Against: None

**List of Officers**

**QT South, LLC**

Matthew D. Miller, Director & President  
Joseph S. Faust, Vice President  
Robert L. Purnell, III, Vice President  
Stephen R. Fater, Vice President  
Stuart C. Sullivan, Vice President  
Eric J. Nicholas, Treasurer  
Marshall J. Wells, Secretary  
Danny L. Balenti, Assistant Secretary  
Jimmy W. Brown, Assistant Secretary  
Lisa K. Deys, Assistant Secretary  
Lora L. Zumwalt, Assistant Secretary  
Patrick R. Humphrey, Assistant Secretary  
Thomas P. Edwards, Division Real Estate Manager

## **CPC RECOMMENDED PD CONDITIONS**

### **SEC. 51P-XXXX.101. LEGISLATIVE HISTORY.**

PD XXXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on August XX, 2024.

### **SEC. 51P-XXXX.102. PROPERTY LOCATION AND SIZE.**

PD XXXX is established on property located on the north side of Cherry Valley Boulevard, and the east side of South Lancaster Road. The size of PD XXXX is approximately 4.31 acres.

### **SEC. 51P- XXXX.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

(c) This district is considered to be a nonresidential zoning district.

### **SEC. 51P- XXXX.104. EXHIBIT.**

The following exhibit is incorporated into this division for a truck stop use:

(1) Exhibit XXXXA: development plan.

### **SEC. 51P-XXX.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, site analysis plan, conceptual plan, and development schedule do not apply.

(b) For a truck stop, development and use of the Property must comply with the development plan (Exhibit XXXA). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

The following uses are the only main uses permitted:

- (A) Agricultural uses.
  - Crop production.
- (B) Commercial and business service uses.
  - Catering service.
  - Custom business services.
  - Labor hall. *[SUP]*
  - Technical school.
- (C) Industrial uses.
  - None permitted.
- (D) Institutional and community service uses.
  - Church.
  - College, university, or seminary.
  - Community service center. *[SUP]*
  - Convent or monastery.
- (E) Lodging uses.
  - None permitted.
- (F) Miscellaneous uses.
  - Carnival or circus (temporary). *[By special authorization of the building official.]*
- (G) Office uses.
  - Medical clinic or ambulatory surgical center.
- (H) Recreation uses.
  - None permitted.
- (I) Residential uses.
  - None permitted.
- (J) Retail and personal service uses.
  - Alcoholic beverage establishments. *[See Section [51A-4.210\(b\)\(4\).](#)]*
  - Auto service center. *[RAR]*
  - Business school.
  - Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*

- Commercial parking lot or garage. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- 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. *[SUP]*
- Liquefied natural gas fueling station. *[SUP]*
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.  
*[RAR]*
- Truck stop.

(K) Transportation uses.  
None permitted.

(L) Utility and public service uses.  
-- Commercial radio or television transmitting station.  
-- Electrical substation.

(M) Wholesale, distribution, and storage uses.  
None permitted.

**SEC. 51P- XXXX.107.      ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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) The following accessory uses are prohibited:

- Accessory helistop.

(c) The following accessory uses are permitted by SUP only:

- Accessory medical/infectious waste incinerator. *[SUP]*

**SEC. 51P- XXXX.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. In the event of 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 CS Commercial Service District apply.

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

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

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

**SEC. 51P- XXXX.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- XXXX.111. LANDSCAPING.**

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) A residential buffer zone is required along the northern and eastern perimeters of the property with a minimum 3-inch caliper tree provided every 20 feet.

(c) For a truck stop use, a minimum 70-foot landscape buffer must be provided along the eastern property line as shown on the development plan.

(d) Plant materials must be maintained in healthy, growing condition.

**SEC. 51P- XXXX.112. SIGNS.**

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

**SEC. 51P-XXXX.113. ADDITIONAL PROVISIONS FOR TRUCK STOP USE.**

(a) An eight-foot-tall screening fence is required along the northern and eastern perimeters of the property as shown on the development plan.

(a) Site must be of neat appearance and cleaned regularly.

**SEC. 51P-XXX.114.            ADDITIONAL PROVISIONS.**

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

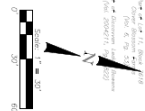
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P- XXXX.115.        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, in this 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.



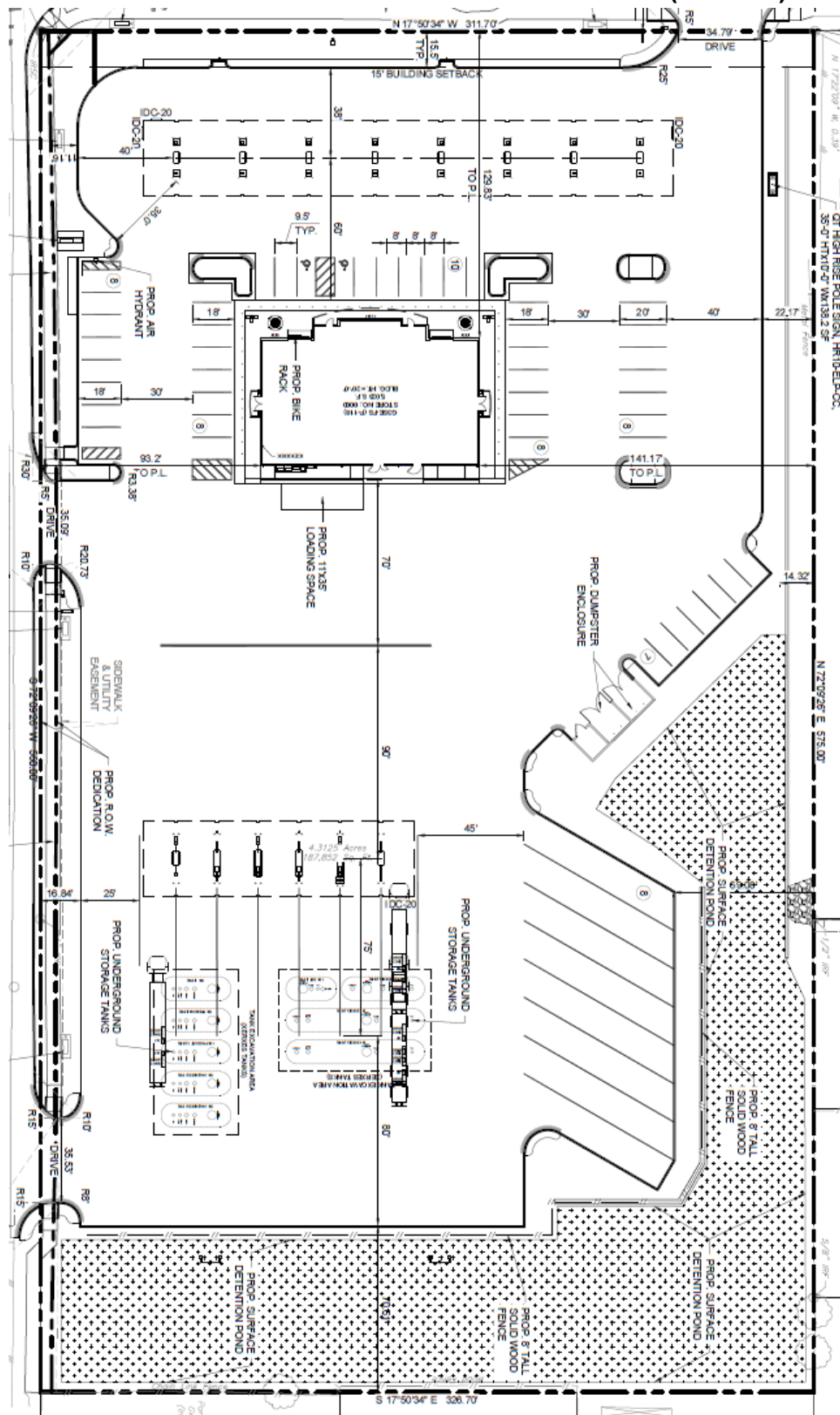


**SITE LEGEND (EXISTING)**

**EXISTING UTILITIES**

12" WATER  
 18" WATER  
 24" WATER  
 36" WATER  
 48" WATER  
 60" WATER  
 72" WATER  
 84" WATER  
 96" WATER  
 108" WATER  
 120" WATER  
 132" WATER  
 144" WATER  
 156" WATER  
 168" WATER  
 180" WATER  
 192" WATER  
 204" WATER  
 216" WATER  
 228" WATER  
 240" WATER  
 252" WATER  
 264" WATER  
 276" WATER  
 288" WATER  
 300" WATER  
 312" WATER  
 324" WATER  
 336" WATER  
 348" WATER  
 360" WATER  
 372" WATER  
 384" WATER  
 396" WATER  
 408" WATER  
 420" WATER  
 432" WATER  
 444" WATER  
 456" WATER  
 468" WATER  
 480" WATER  
 492" WATER  
 504" WATER  
 516" WATER  
 528" WATER  
 540" WATER  
 552" WATER  
 564" WATER  
 576" WATER  
 588" WATER  
 600" WATER  
 612" WATER  
 624" WATER  
 636" WATER  
 648" WATER  
 660" WATER  
 672" WATER  
 684" WATER  
 696" WATER  
 708" WATER  
 720" WATER  
 732" WATER  
 744" WATER  
 756" WATER  
 768" WATER  
 780" WATER  
 792" WATER  
 804" WATER  
 816" WATER  
 828" WATER  
 840" WATER  
 852" WATER  
 864" WATER  
 876" WATER  
 888" WATER  
 900" WATER  
 912" WATER  
 924" WATER  
 936" WATER  
 948" WATER  
 960" WATER  
 972" WATER  
 984" WATER  
 996" WATER  
 1008" WATER  
 1020" WATER  
 1032" WATER  
 1044" WATER  
 1056" WATER  
 1068" WATER  
 1080" WATER  
 1092" WATER  
 1104" WATER  
 1116" WATER  
 1128" WATER  
 1140" WATER  
 1152" WATER  
 1164" WATER  
 1176" WATER  
 1188" WATER  
 1200" WATER  
 1212" WATER  
 1224" WATER  
 1236" WATER  
 1248" WATER  
 1260" WATER  
 1272" WATER  
 1284" WATER  
 1296" WATER  
 1308" WATER  
 1320" WATER  
 1332" WATER  
 1344" WATER  
 1356" WATER  
 1368" WATER  
 1380" WATER  
 1392" WATER  
 1404" WATER  
 1416" WATER  
 1428" WATER  
 1440" WATER  
 1452" WATER  
 1464" WATER  
 1476" WATER  
 1488" WATER  
 1500" WATER  
 1512" WATER  
 1524" WATER  
 1536" WATER  
 1548" WATER  
 1560" WATER  
 1572" WATER  
 1584" WATER  
 1596" WATER  
 1608" WATER  
 1620" WATER  
 1632" WATER  
 1644" WATER  
 1656" WATER  
 1668" WATER  
 1680" WATER  
 1692" WATER  
 1704" WATER  
 1716" WATER  
 1728" WATER  
 1740" WATER  
 1752" WATER  
 1764" WATER  
 1776" WATER  
 1788" WATER  
 1800" WATER  
 1812" WATER  
 1824" WATER  
 1836" WATER  
 1848" WATER  
 1860" WATER  
 1872" WATER  
 1884" WATER  
 1896" WATER  
 1908" WATER  
 1920" WATER  
 1932" WATER  
 1944" WATER  
 1956" WATER  
 1968" WATER  
 1980" WATER  
 1992" WATER  
 2004" WATER  
 2016" WATER  
 2028" WATER  
 2040" WATER  
 2052" WATER  
 2064" WATER  
 2076" WATER  
 2088" WATER  
 2100" WATER

# CPC RECOMMENDED DEVELOPMENT PLAN (DETAIL)

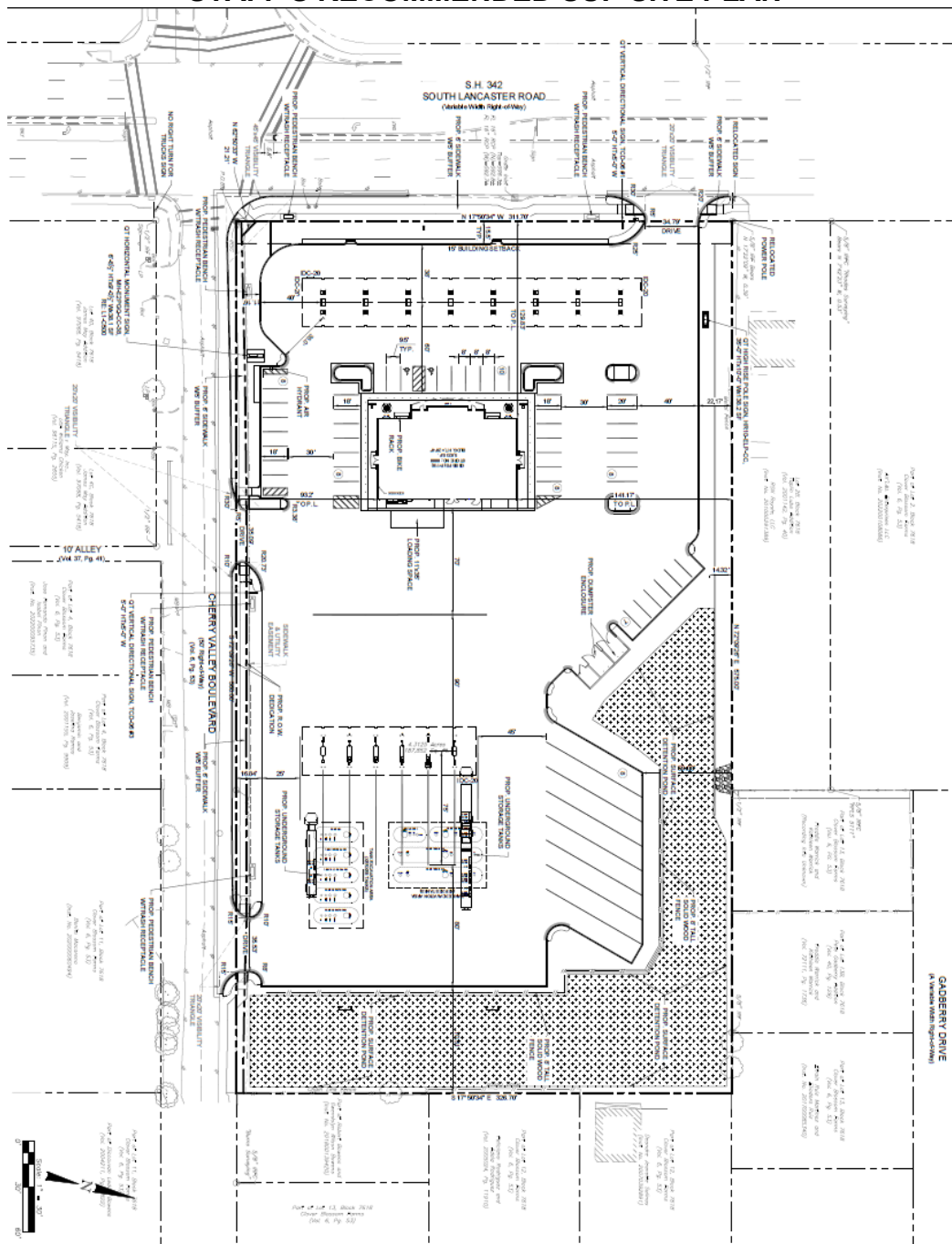


**STAFF'S RECOMMENDED SUP CONDITIONS**

1. USE: The only use authorized under this specific use permit is a truck stop.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires in [30 years from the passage of this ordinance].
4. LANDSCAPING: Except as provided in this section, landscaping must be provided in accordance with Article X.
  - a. A residential buffer zone is required along the northern and eastern perimeters of the property with a minimum 3-inch caliper tree provided every 20 feet.
  - b. An eight-foot tall screening fence is required along the northern and eastern perimeters of the property as shown on the development plan.
  - c. A minimum 70-foot landscape buffer must be provided along the eastern property line as shown on the development plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

If the City Council moves to approve this use, staff recommends a Specific Use Permit in lieu of a Planned Development District.

### STAFF'S RECOMMENDED SUP SITE PLAN

[illegible][illegible]

<p><b>EXISTING FINISHES</b></p> <p> <input type="checkbox"/> PLASTER  <input type="checkbox"/> GYPSUM  <input type="checkbox"/> CONCRETE  <input type="checkbox"/> BRICK  <input type="checkbox"/> BLOCK  <input type="checkbox"/> TILE  <input type="checkbox"/> METAL  <input type="checkbox"/> WOOD  <input type="checkbox"/> OTHER </p>		<p><b>EXISTING PART NUMBER</b></p> <p>_____</p>	<p><b>EXISTING PART NAME</b></p> <p>_____</p>	<p><b>EXISTING PART DESCRIPTION</b></p> <p>_____</p>	<p><b>EXISTING PART QUANTITY</b></p> <p>_____</p>	<p><b>EXISTING PART UNIT</b></p> <p>_____</p>	<p><b>EXISTING PART PRICE</b></p> <p>_____</p>	<p><b>EXISTING PART TOTAL</b></p> <p>_____</p>
---	--	---	---	--	---	---	--	--

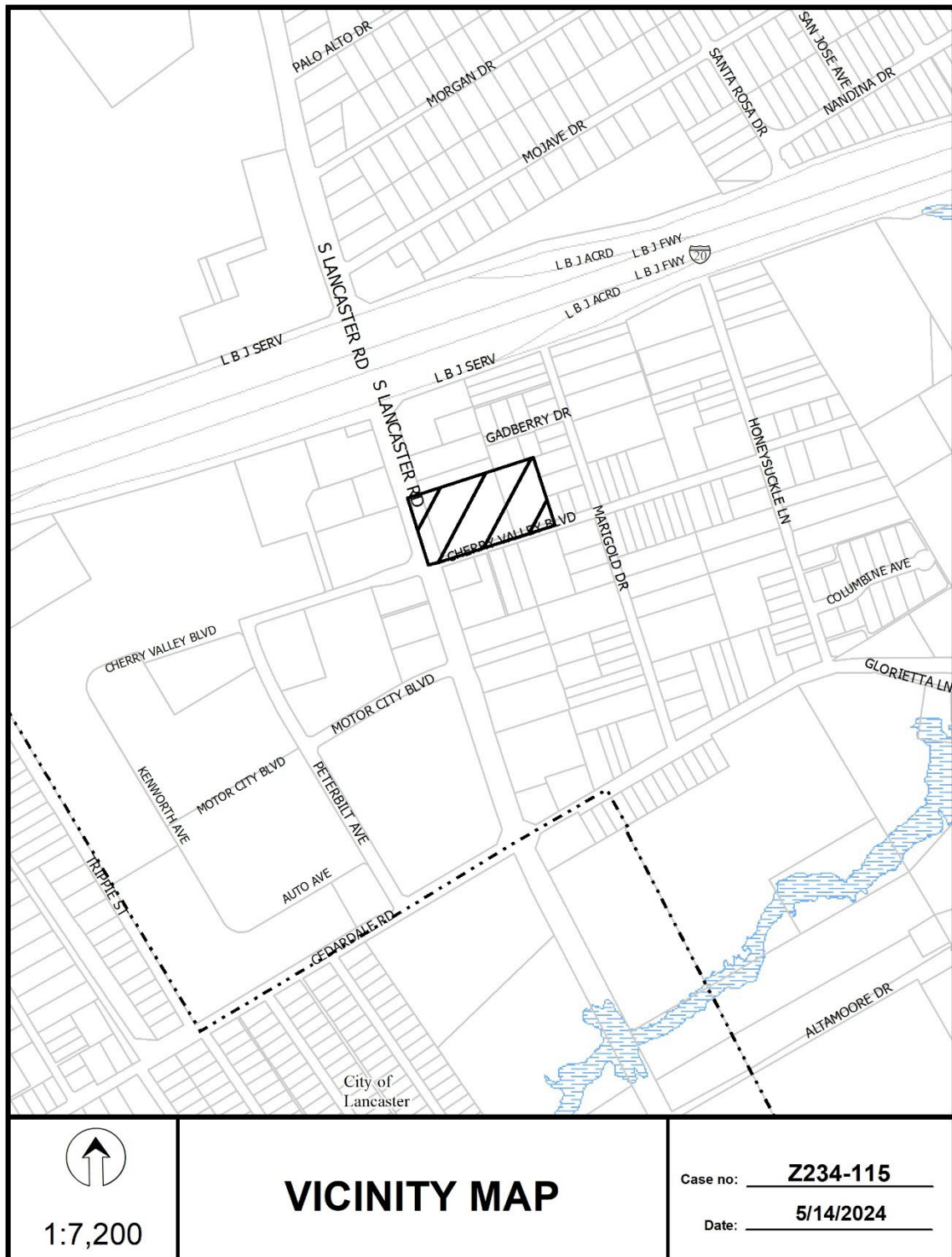
**SITE LEGEND (PROPOSED)**

	BOUNDARY
	CABLES CABLE AND ANTENNA
	Fossil
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE
	Fossil SITE

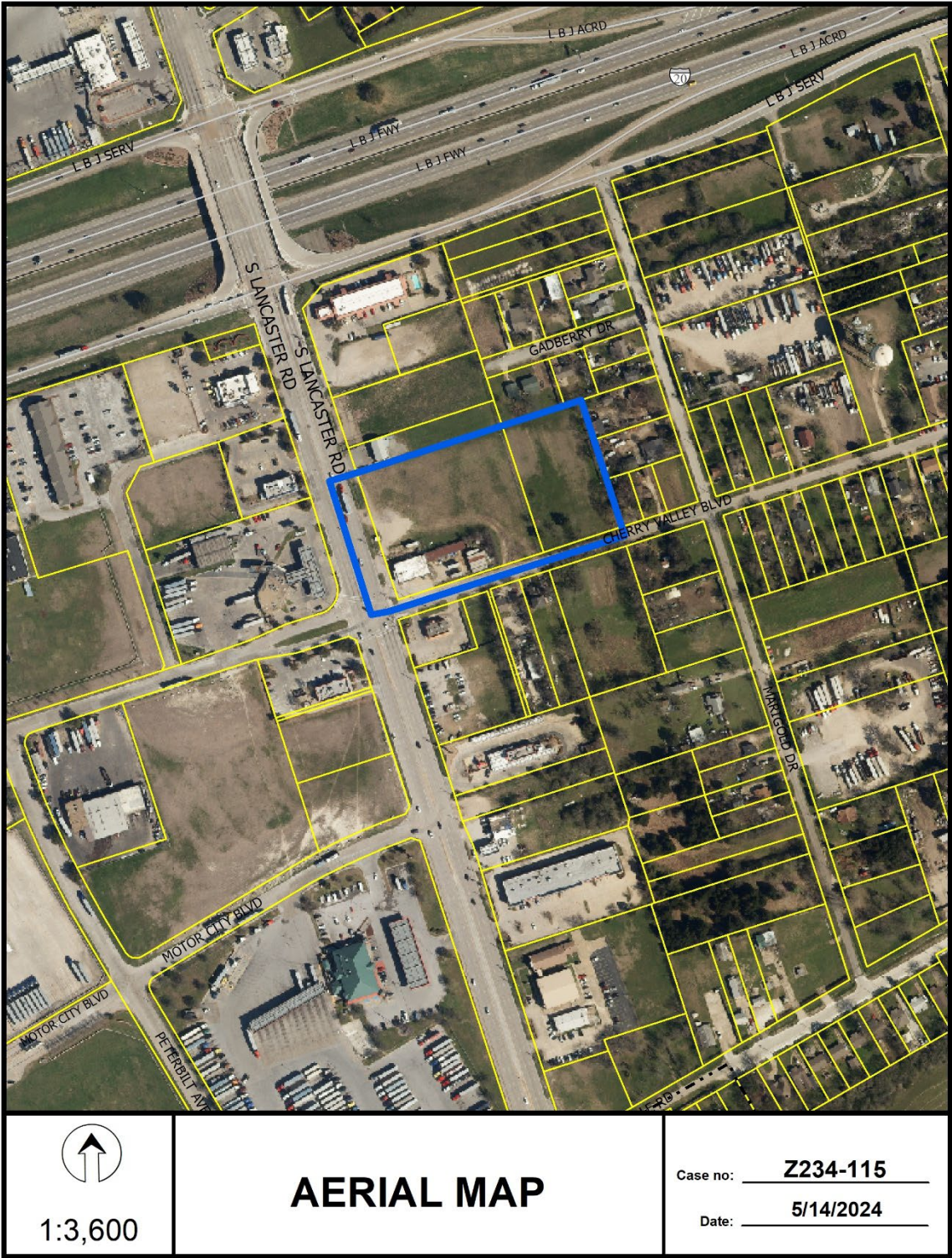
**QUICKTRIP 1895**  
8422 S. LANCASTER RD.  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
DATE PREPARED: OCTOBER 4, 2023  
**ZONING SITE PLAN**  
ZONING CASE NO.:  
PREPARED BY:

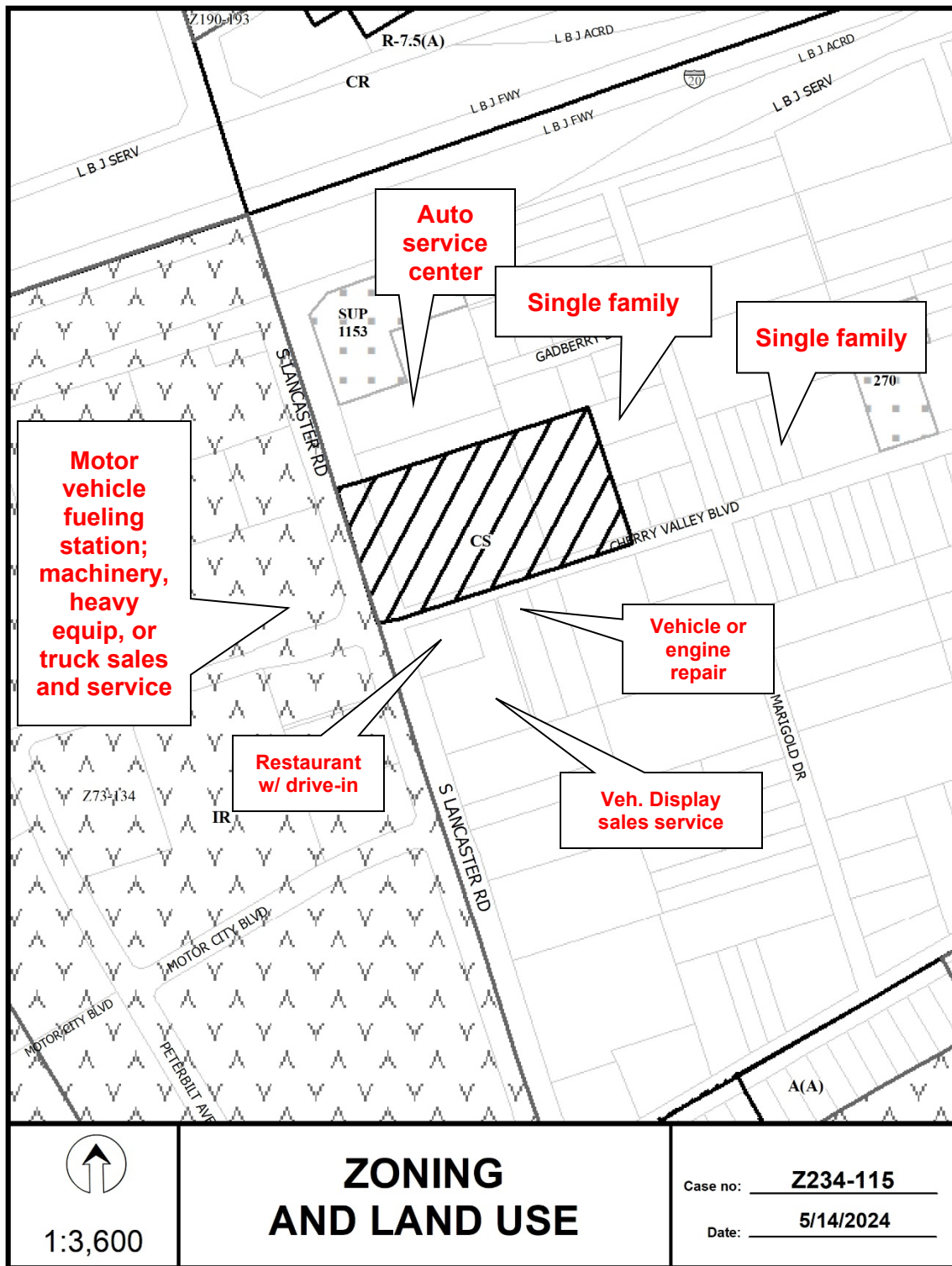
 **GLENN  
ENGINEERING**

100% SCALE 1"=100'  
DATE: 10/04/23  
DRAWN BY: JLM  
CHECKED BY: JLM  
SCALE: 1"=100'

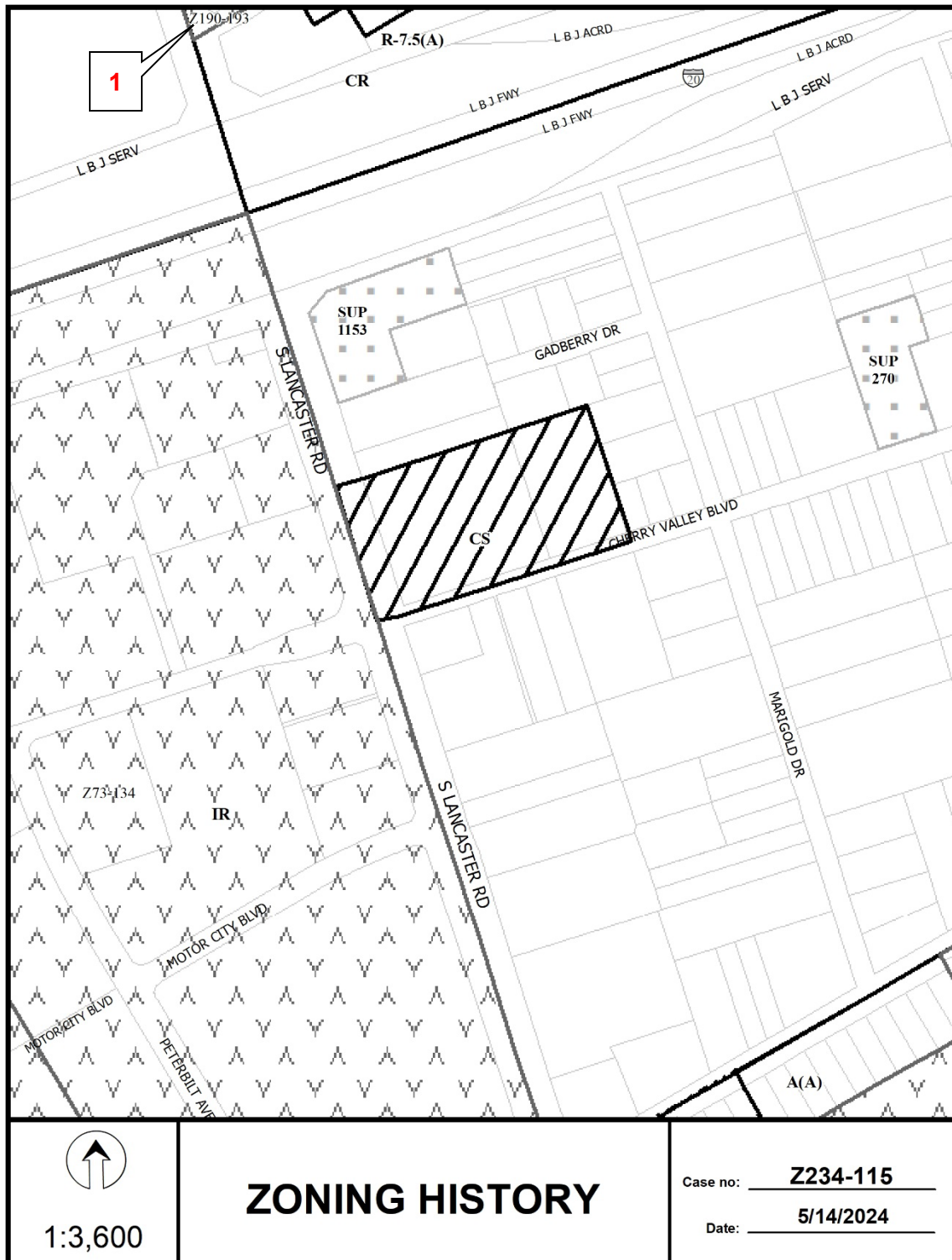




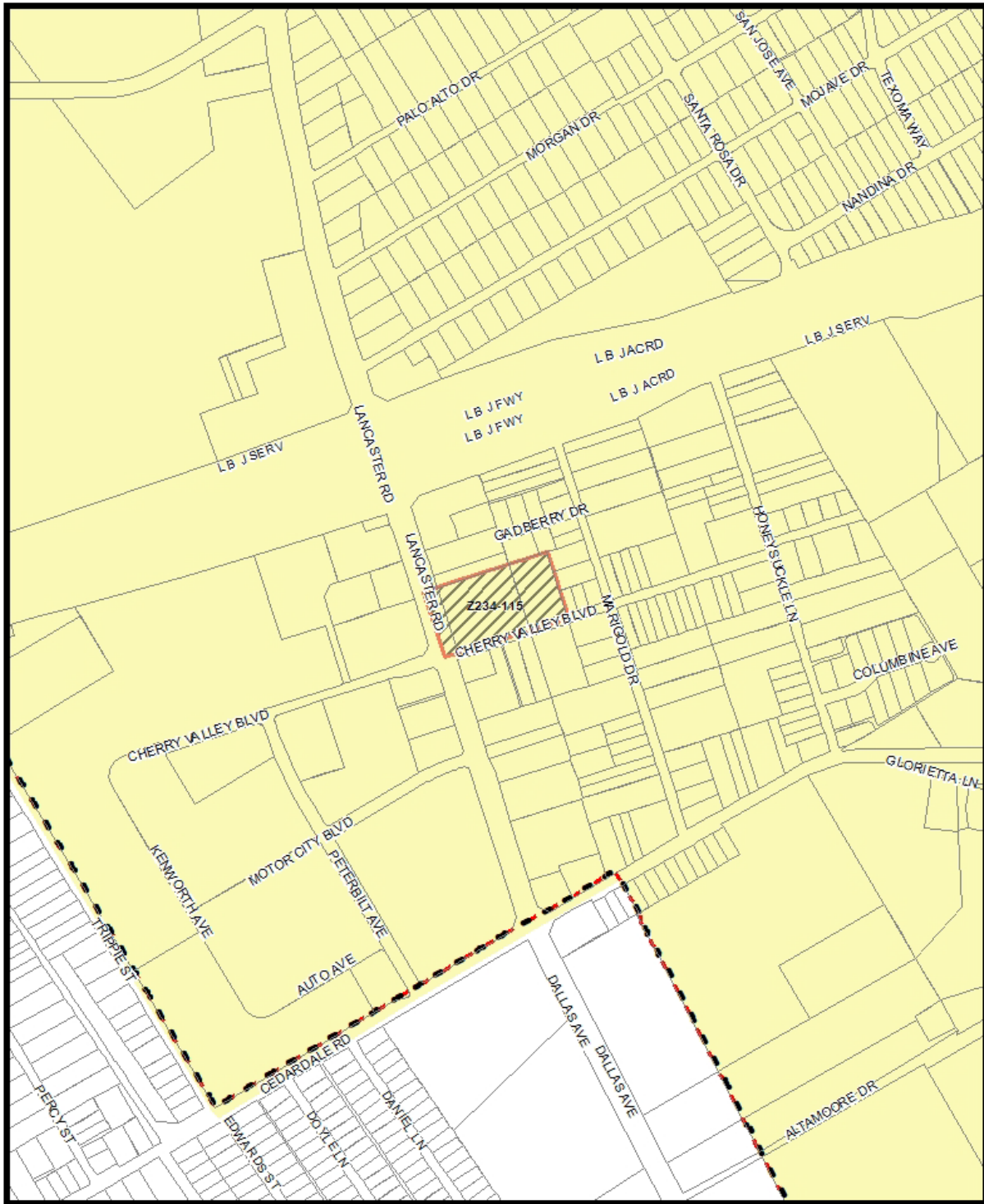












Market Value Analysis

A	B	C	D	E	F	G	H	I	NA
---	---	---	---	---	---	---	---	---	----



1:7,200

# Market Value Analysis

Printed Date: 5/14/2024



07/10/2024

***Reply List of Property Owners******Z234-115******59 Property Owners Notified******4 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	8422 S LANCASTER RD	THOMAS SUSAN J
	2	8415 MARIGOLD DR	SALINAS DEANDRA JEANETTE
	3	8427 MARIGOLD DR	RODRIGUEZ FELICIANO &
	4	2637 CHERRY VALLEY BLVD	RODRIGUEZ FELICIANO &
	5	2647 CHERRY VALLEY BLVD	BOWENS GWENDOLYN WILSON
	6	8336 S LANCASTER RD	RSN ROYALE LLC
	7	8200 S LANCASTER RD	AXL & L ENTERPRISES LLC
	8	8200 S LANCASTER RD	Taxpayer at
	9	2628 CHERRY VALLEY BLVD	RAMOS BENJAMIN & JOSEFINA
	10	2622 CHERRY VALLEY BLVD	PINON JOSE FERNANDO & ISABEL
	11	8606 S LANCASTER RD	AYA FOOD MART INC
	12	8611 MARIGOLD DR	ARGOTA ANGEL & ANA
	13	8515 MARIGOLD DR	ZAVALA RAMIRO G &
	14	2656 CHERRY VALLEY BLVD	BOWENS DICCOVVAN L
	15	2634 CHERRY VALLEY BLVD	MACARENO BENITO
	16	8525 MARIGOLD DR	HERNANDEZ ANTHONY
	17	2659 CHERRY VALLEY BLVD	BRIGHT WOODLAND LLC
	18	2653 CHERRY VALLEY BLVD	GONZALEZ EPIFANIO
	19	8405 MARIGOLD DR	CASTILLO JOSE
	20	8337 MARIGOLD DR	PACHECO RAFAEL
	21	2650 GADBERRY ST	MARTINEZ EFRAIN RUIZ & ELIODORO
	22	2651 GADBERRY ST	ARAUJO JOSE
	23	8331 MARIGOLD DR	ENCISOESPINAL ELIDA
	24	2636 GADBERRY ST	WARRICK KATHLEEN
	25	8325 MARIGOLD DR	5PG TRUCK PARTS LLC
	26	8325 MARIGOLD DR	NUNO SALVADOR PULIDO

07/10/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2637 GADBERRY ST	RUDBERG JOYCE ANN
	28	8409 MARIGOLD DR	SANDERS WILLIAM J
	29	2643 GADBERRY ST	ARAUJOLOPEZ JOSE
	30	8316 MARIGOLD DR	MOATS ROLAND
	31	8338 MARIGOLD DR	RAMIREZ MARIA
	32	8320 MARIGOLD DR	BOWEN DAVID SCOTT
	33	8418 MARIGOLD DR	GATHERRIGHT JOHNNIE LEE
	34	2721 CHERRY VALLEY BLVD	PGSR REALTY LLC
	35	2703 CHERRY VALLEY BLVD	MAJORS SHERONDA
	36	2711 CHERRY VALLEY BLVD	DRYSPACE LLC
	37	2707 CHERRY VALLEY BLVD	ROBLEDO DAISY
O	38	2715 CHERRY VALLEY BLVD	IMJ CORPORATION
	39	2716 CHERRY VALLEY BLVD	MIMS CHRISTOPHER MARLOW
	40	2724 CHERRY VALLEY BLVD	EXCELLENCE 2000 INC
	41	2712 CHERRY VALLEY BLVD	HERNANDEZ SALUSTIO &
	42	2708 CHERRY VALLEY BLVD	HUDSON RUDDIE
	43	2720 CHERRY VALLEY BLVD	MARTINEZ LUIS CARLOS GARCIA
	44	8520 MARIGOLD DR	MOISES GONZALEZ LLC
	45	8604 MARIGOLD DR	WILLIAMS TYRONE &
	46	8701 PETERBILT AVE	WERNER ENTERPRISES INC
	47	8501 S LANCASTER RD	LEVINE INVESTMENTS LP
	48	2525 MOTOR CITY BLVD	TACO REALTY LLC
	49	2525 MOTOR CITY BLVD	LEVINE INVESTMENTS LP
	50	2525 MOTOR CITY BLVD	DELVARANI AMIR
	51	2525 MOTOR CITY BLVD	EXTRA PROPERTY HOLDINGS LLC
	52	8445 S LANCASTER RD	ENNIS WEST END INC
	53	8333 S LANCASTER RD	MCDONALDS CORP
	54	8301 S LANCASTER RD	WERNER ENTERPRISES INC
O	55	8403 S LANCASTER RD	DANIALY CORP LLC
	56	8407 S LANCASTER RD	WAYMIRE FAMILY TRUST
	57	8312 S LANCASTER RD	LANCASTER LODGING INC

Z234-115(MB)

07/10/2024

<i><b>Reply</b></i>	<i><b>Label #</b></i>	<i><b>Address</b></i>	<i><b>Owner</b></i>
O	58	8520 S LANCASTER RD	MAY JAMES INC DBA
X	59	8602 S LANCASTER RD	JANEE INC