

**FILE NUMBER:** Z234-197(MB) / Z-25-000108 **DATE FILED:** March 26, 2024

**LOCATION:** Northwest corner of Goodwin Avenue and Greenville Avenue, and the east line of Greenville Avenue, north of Vickery Boulevard

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** Approx. 1.06 ac **CENSUS TRACT:** 48113000300

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**REPRESENTATIVE:** Victoria Morris

**OWNER/APPLICANT:** Pegasus Ablon 2905 Greenville LLC; Pegasus Ablon 2937 Greenville LLC; Pegasus Ablon 2808 Greenville LLC

**REQUEST:** An application for a new planned development district for CR Community Retail uses on property zoned CR Community Retail and P(A) Parking.

**SUMMARY:** The purpose of the request is to allow modified development standards including height, setbacks, floor area, design standards, and allowable uses.

**STAFF RECOMMENDATION:** Approval, subject to development plans for buildings A, B, and C, and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned CR Community Retail and P(A) Parking and consists of three buildings with various uses.
- The applicant wishes to establish the area of request with development standards consistent with the existing building footprints, which do not conform with the existing CR zoning.
- As such, the applicant requests a new Planned Development District which would codify the existing building footprints and place requirements for new construction to maintain compatibility with the character of the surrounding neighborhood. The proposed PD also addresses off-street parking requirements and establishes minimum ratios for various uses, as well as allocation of existing off-street parking for those uses.

**Zoning History:**

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

1. Z212-218: On March 8, 2023, City Council approved an application for a Planned Development District for a public school other than an open enrollment charter school on property zoned an R-7.5(A) Single Family District in an area bounded by Vanderbilt Avenue, Delmar Avenue, Goodwin Avenue, and Matilda Street.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type         | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Goodwin Avenue      | Local street | -                     |
| Greenville Avenue   | Local street | -                     |
| Vickery Boulevard   | Local street | -                     |

**Transit Access:**

The area of request is within a half mile of the following transit services:

DART Bus  
Route 3

**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 will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City’s authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Mixed-use, which includes retail such as restaurants, is a secondary land use within the Community Residential placetype. The location of the site on Greenville Avenue supports this secondary use; despite its designation as a local street, Greenville Avenue is a primary corridor through the neighborhood that has long been established as an area of commerce serving the neighborhood and as an attraction throughout the city. The proposed PD would preserve the existing building footprints, maintaining the established character of this commercial node.

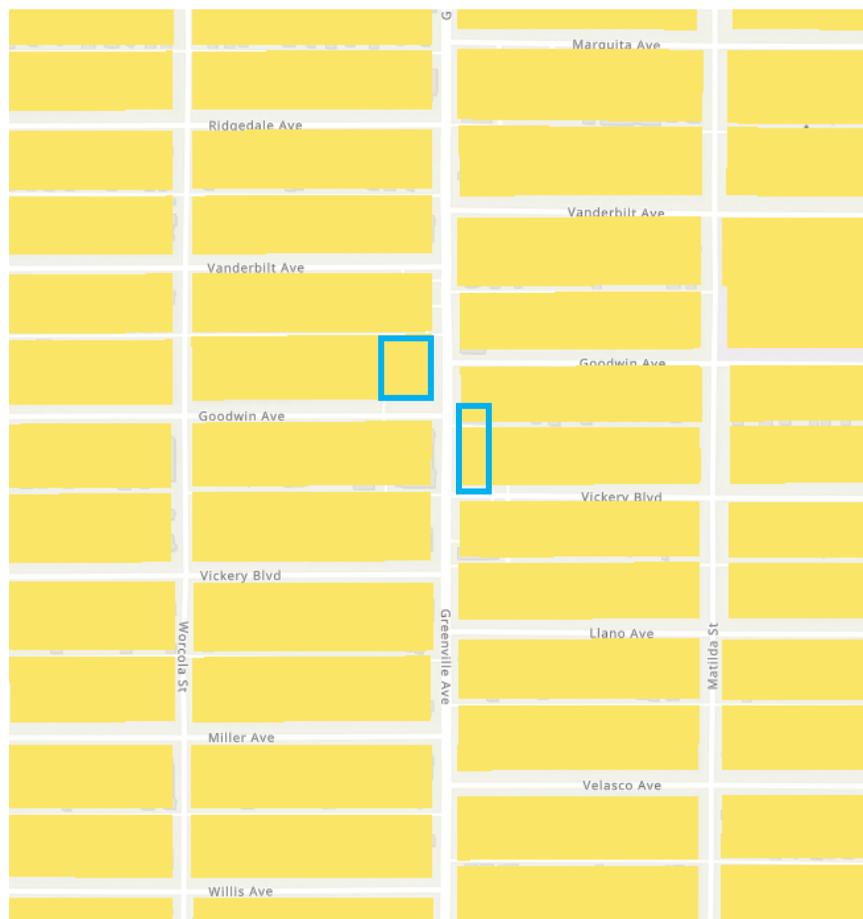
**Placetype Summary**

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Below is a comparison of primary and secondary uses within the Community Residential placetype:

| <b>Use</b>             | <b>Primary</b> | <b>Secondary</b> |
|------------------------|----------------|------------------|
| Agricultural           |                | X                |
| Public Open Space      |                | X                |
| Private Open Space     |                | X                |
| Single Family Detached | X              |                  |
| Single Family Attached | X              |                  |

| <b>Use</b>                   | <b>Primary</b> | <b>Secondary</b> |
|------------------------------|----------------|------------------|
| Multiplex                    |                | X                |
| Apartments                   |                | X                |
| Mixed Use                    |                | X                |
| Lodging                      |                |                  |
| Commercial                   |                | X                |
| Office                       |                | X                |
| Civic / Public Institutional |                | X                |
| Utility                      |                | X                |
| Light Industrial             |                |                  |
| Heavy Industrial             |                |                  |



### Legend

- |  |   |
|--|---|
|  Regional Open Space    |  City Center               |
|  Small Town Residential |  Institutional Campus      |
|  Community Residential  |  Flex Commercial           |
|  City Residential       |  Industrial Hub            |
|  Regional Mixed-Use     |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport                   |
|  Community Mixed-Use    |  Utility                   |

**Land Use:**

|              | <b>Zoning</b>                     | <b>Land Use</b>   |
|--------------|-----------------------------------|---|
| <b>Site</b>  | CR Community Retail, P(A) Parking | Restaurant, hotel   |
| <b>North</b> | CR Community Retail, CD 9, CD 11  | Restaurant, single family, general merchandise or food store < 3,500 sqft |
| <b>South</b> | CR, CD 15, CD 12                  | Restaurant, bank, single family   |
| <b>East</b>  | R-7.5(A) Single Family            | Single family   |
| <b>West</b>  | P(A) Parking, CD 15               | Surface parking, single family  |

**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 PD addresses the need for continued use and development of the area of request while preserving compatibility with the neighborhood. The PD addresses a need for parking management within the area of request that would not be feasible under the base parking code or the MD-1 Modified Delta Overlay. As such, staff finds the use a PD is suitable given the circumstances.

**Land Use Compatibility:**

The area of request is developed with multiple structures with a mix of retail uses, primarily restaurants, as well as a small hotel.

The surrounding area is a mix of retail uses along the Greenville Avenue corridor and single family housing. The area includes four conservation districts as well as a standard R-7.5(A) Single Family District.

The proposed PD would preserve the existing land uses and provide additional oversight and regulation on certain uses that may be less compatible, such as music entertainment establishments. The PD would also preserve the existing building footprints and general character of the area of request, which is compatible with the surrounding retail uses and the nearby residential uses.

As such, staff finds that the proposed PD is compatible with the surrounding land uses.

**Landscaping:**

The PD would not require landscaping for the existing buildings, as their landscaping was established prior to Article X. For new construction, compliance with Article X would be required.

**Parking:**

Generally, parking must be provided in accordance with Chapter 51A. The PD requires 69 off-street parking spaces for shared use. For alcoholic beverage establishments and restaurant uses, only up to 10,300 square feet of floor area may be parked using the 69 off-street parking spaces; additional floor area above 10,300 square feet must be parked under 51A as modified by the MD-1 Modified Delta Overlay.

**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 “B” and “C” MVA areas.

**List of Officers**

**Pegasus Ablon 2905 Greenville LLC Officer List**

President Michael B. Ablon

Vice President, Treasurer, and Assistant Secretary Stephen S. Brookshire Vice President,

Secretary and Assistant Treasurer Pattie Keath

**Pegasus Ablon 2937 Greenville LLC Officer List**

President Michael B. Ablon

Vice President, Treasurer, and Assistant Secretary Stephen S. Brookshire Vice President,

Secretary and Assistant Treasurer Pattie Keath

**Pegasus Ablon 2808 Greenville LLC Officer List**

President Michael B. Ablon

Vice President, Treasurer, and Assistant Secretary Stephen S. Brookshire Vice President,

Secretary and Assistant Treasurer Pattie Keath

**Proposed 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 both sides of Greenville Avenue between Vanderbilt Avenue and Goodwin Avenue. The size of PD \_\_\_\_ is approximately \_\_\_\_ acres.

**SEC. 51P-\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) COMMERCIAL KITCHEN means a food preparation area that contains a refrigerator, storage area for food stock, commercial cooking equipment, a sink or other washing equipment, and food preparation stations.

(3) DISC JOCKEY (commonly abbreviated as DJ) means a person who plays recorded music that is disseminated to a live audience through powered or unpowered speakers.

(4) LEGACY BUILDING means a building with frontage on Greenville Avenue and that was constructed prior to December 31, 1950, and is of historical, cultural, or architectural importance and significance to the citizens of the city. For purposes of this definition, legacy buildings include Legacy Buildings A, B, and C.

(a) LEGACY BUILDING A means a building constructed in compliance with Exhibit \_\_\_\_ A.1.

(b) LEGACY BUILDING B means a building constructed in compliance with Exhibit \_\_\_\_ A.2.

(c) LEGACY BUILDING C means a building constructed in compliance with Exhibit \_\_\_\_ A.3.

(5) LIVE MUSIC means one or more people who play music by singing and/or playing musical instruments that is disseminated to a live audience through powered or unpowered speakers.

(6) MUSIC ENTERTAINMENT ESTABLISHMENT means a commercial establishment with an occupancy of 50 or more people where a live music or disc jockey provides music for customers of the establishment.

(7) NEW CONSTRUCTION means a construction of a building with frontage on Greenville Avenue that is constructed after the intentional destruction of a Legacy Building.

(8) PANEL means an architectural feature less than three feet in height and placed below all first floor windows.

(9) PRIMARY FACADE means any part of a building that faces Greenville Avenue or Goodwin Avenue.

(10) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total façade area.

(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-\_\_\_.104. EXHIBITS.**

The following exhibit is incorporated into this article:

(1) Exhibit \_\_\_A.1: Legacy Building A development plan.

(2) Exhibit \_\_\_A.2: Legacy Building B development plan.

(3) Exhibit \_\_\_A.3: Legacy Building C development plan.

**SEC. 51P-\_\_\_.105. DEVELOPMENT PLAN.**

(a) In general. 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, development schedule, and landscape plan do not apply.

(b) Legacy building development plans. Development and use of a property as a legacy building must comply with the corresponding legacy building development plan (Exhibits \_\_\_A.1, \_\_\_A.2, and \_\_\_A.3). If there is a conflict between the legacy building development plan and the text of this article, the text of this article controls.

(i) If a legacy building is unintentionally damaged or destroyed, it may be rebuilt in substantial compliance with the corresponding legacy building development plan (Exhibits \_\_\_A.1, \_\_\_A.2, and \_\_\_A.3).

**SEC. 51P-\_\_\_.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail 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 CR Community Retail District is subject to DIR in this district; etc. The following additional main uses are permitted by right:

- Hotel.
- Multifamily.

(b) The following uses are permitted only by SUP:

- Alcoholic beverage establishment.
- College, university, or seminary.
- Open-enrollment charter school or private school.
- Music entertainment establishment.
- Public school other than an open-enrollment charter school.

(c) The following uses are prohibited:

- Alternative financial establishment.
- Auto service center.
- Bail bond office.
- Building repair and maintenance shop.
- Carnival or circus (temporary).
- Car wash.
- Cemetery or mausoleum.
- College dormitory, fraternity, or sorority house.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Convenience store with drive-through.
- Convent or monastery.
- Electrical substation.
- Gas drilling and production.
- Medical or scientific laboratory.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.
- Restaurant with drive-in or drive-through service.
- Temporary concrete or asphalt batching plant.
- Tool or equipment rental
- Utility or government installation other than listed.

**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. If there is a conflict between this article and Section 51A-4.217, this article controls.

**SEC. 51P-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

(a) New construction. Except as provided in this subsection, for new construction, the yard, lot, and space regulations for the CR Community Retail District apply.

(i) Height. Maximum structure height for new construction is 36 feet as measured from the top of the roof, except that an additional five feet may be added to the structure height to improve the architectural compatibility of the structure. Additional height must be decorative in nature (for example, a parapet) and may not add usable square footage to the structure.

(ii) Stories. The maximum number of stories for new construction is three.

(b) Legacy buildings. The yard, lot, and space regulations for a legacy building must comply with this subsection and may not be modified except if the modification complies with the design standards for legacy buildings in Section 51P-\_\_\_\_.109.

(i) Legacy Building A.

(1) Height. Maximum structure height is 20 feet, except that an additional five feet may be added to the structure height to improve the architectural compatibility of the structure. Additional height must be decorative in nature (for example, a parapet) and may not add usable square footage to the structure existing as of January 1, 2025.

(2) Front yard. Minimum front yard setback is 11 feet.

(3) Side yard. No minimum side yard setback when adjacent to an alley, otherwise, minimum side yard setback is 8 feet.

(4) Rear yard. Minimum rear yard setback is 45 feet.

(5) Floor area. Maximum floor area is 10,390 square feet.

(ii) Legacy Building B.

(1) Height. Maximum structure height is 40 feet, except that an additional five feet may be added to the structure height to improve the architectural compatibility of the structure. Additional height must be decorative in nature (for example, a parapet) and may not add usable square footage to the structure existing as of January 1, 2025.

(2) Front yard. No minimum front yard setback.

(3) Side yard. No minimum side yard setback when adjacent to an alley, otherwise, minimum side yard setback is 11 feet.

(4) Rear yard. Minimum rear yard setback is 9 feet.

(5) Floor area. Maximum floor area is 13,350 square feet.

(iii) Legacy Building C.

(1) Height. Maximum structure height is 20 feet, except that an additional five feet may be added to the structure height to improve the architectural compatibility of the structure. Additional height must be decorative in nature (for example, a parapet) and may not add usable square footage to the structure existing as of January 1, 2025.

(2) Front, side, and rear yard. No minimum front, side, or rear yard setback.

(3) Floor area. Maximum floor area is 1,260 square feet.

**SEC. 51P-\_\_\_.109. DESIGN STANDARDS FOR LEGACY BUILDINGS AND NEW CONSTRUCTION.**

(a) Legacy building exterior remodel. An exterior remodel of a legacy building must be in accordance with this section.

(i) Entrances. The main entrance of a legacy building must front or be angled on Greenville Avenue.

(ii) Doors. Any front door of a legacy building must have at least one large full-view window.

(iii) Equipment screening. All rooftop mechanical equipment on a legacy building must be screened with a parapet, so as to not be visible from Greenville Avenue.

(iv) Facades.

(1) A legacy building must retain a minimum of 75 percent of each original primary façade.

(2) A legacy building must have brick or masonry facades facing any primary facade, excluding patios, windows and doors. Decorative accent materials are limited to cast stone and tile.

(v) Roofs. Except as provided below, the roof of a legacy building must be flat or hidden by parapets facing Greenville Avenue.

(1) Rooftop urban gardens, butterfly or insect conservatories, or apiaries are permitted on the roof of a legacy building and are not required to be hidden or screened.

(2) The roof of a legacy building may not be used except as stated herein and for utility uses or mechanical equipment.

(vi) Street-facing facades. A façade with frontage on a public street must be visually divided into a main facade and top facade. The top facade must be distinguished from the main facade by cornice treatments, stepped parapets, corbelling, textured materials, or different color materials.

(vii) Windows and panels.

(1) A minimum of 20 percent of the primary facade area must have window or door openings.

(2) Mirrored and opaque glasses are not permitted in any window or door opening of a legacy building.

(3) Panels are not required for the remodel of a legacy building.

(4) Roll-up, flip out, flip-up, garage or bay style, and other similar window styles that open wall sections to the outdoors are prohibited on a legacy building.

(b) New construction. New construction must be in accordance with this section.

(i) Doors. Primary customer entrances must be recessed a minimum of one foot.

(ii) Street-facing facades.

(1) A minimum of two different facade materials must be provided on each street facing facade.

(2) Signage, lighting, and awnings, if provided, must be integrated into the storefront design.

(iii) Transparency.

(1) The first floor façade facing a public street must have a minimum transparency of 50 percent.

(2) The second and third floor facades facing a public street must have a minimum transparency of 30 percent.

(iv) Pedestrian lighting. Pedestrian lighting must be provided at regular intervals along all building facades facing a public street or the internal way in order to provide suitable lighting on sidewalks, streets or walkways, as applicable, to enhance pedestrian safety. Lighting must be directed downward and away from adjacent residential properties.

(c) Awnings and patios.

(i) Awnings may encroach up to five feet from the street-facing facade.

(ii) On a legacy building, no open patios existing on January 1, 2025 may be enclosed or permanently covered, and no additional enclosed or permanently covered patios may be constructed.

(iii) For new construction, any patio located adjacent to Greenville Avenue that is covered may not exceed 10 feet in depth measured from the building façade and may not exceed 12 feet in height.

**SEC. 51P-\_\_\_.110. ADDITIONAL REGULATIONS FOR RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE USES.**

(a) A restaurant without drive-in or drive-through service must provide a dining area with seating for customers and a commercial kitchen.

(b) Prior to the issuance of a certificate of occupancy for a restaurant without drive-in or drive-through service use, a floor plan must be provided to the building official showing the dining area with seating for customers and a commercial kitchen.

(c) Building inspections may inspect the establishment during the establishment’s open hours of operation for the presence of a dining area with seating for customers and a commercial kitchen.

(d) A restaurant without drive-in or drive-through service ceases to operate as a restaurant without drive-in or drive-through service during times when the commercial kitchen is closed. If an establishment with a certificate of occupancy for a restaurant without drive-in or drive-through service remains open to the public outside of open kitchen hours, the establishment must operate under another certificate of occupancy during those times.

**SEC. 51P-\_\_\_.111 ADDITIONAL REGULATIONS FOR MUSIC ENTERTAINMENT ESTABLISHMENT.**

(a) An SUP for this use may only be granted for up to three years. Automatic renewals may not be granted.

(b) A music entertainment establishment must at all times be considered a separate main use and cannot be an accessory use within the meaning of Section 51A-4.217.

**SEC. 51P-\_\_\_.112. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading regulations for each use.

(b) A minimum of 69 off-street parking spaces must be provided for shared use by all uses in this district, up to 25,000 square feet of floor area combined across this district. Delta credits may not be used to meet the minimums set forth in this subsection.

(i) Alcoholic beverage establishment and restaurant uses. A maximum of 10,300 square feet of floor area combined across this district that is used for alcoholic beverage establishment or restaurant uses may utilize the 69 shared off-street parking spaces required in this subsection; provided however, only 964 square feet of the floor area may use the shared parking between the hours of 6:00 a.m. to 5:00 p.m.. The remaining 9,336 square feet of the maximum 10,300 square feet of floor area that may be used for alcoholic beverage establishment or restaurant uses that may use the shared the shared parking are permitted to operate during any other hours of operation. Any floor area that is used for alcoholic beverage establishment or restaurant uses in excess of 10,300 square feet must provide parking in accordance with Division 51A-4.200.

(ii) For any floor area in excess of 25,000 square feet, the use regulations in Division 51A-4.200, as modified for the MD-1 Overlay District, for the specific off-street parking and loading requirements for each use apply.

(c) The Property owner or operator of a legacy building may not use existing parking spaces in the public right-of-way for purposes other than parking and valet operations.

(d) Existing off-street surface parking may be provided in the required setback area.

(e) Parking structures. Above ground portions of a parking structure facade must provide solid screening for a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights via one or a combination of (i) a painted, stained, or masonry-like finish, similar in appearance or complimentary to the facade of the main non-parking building, or (ii) a green wall.

(f) Except as provided in this subsection, remote parking must be in accordance with Section 51A-4.320. Remote parking must be located within a walking distance of 900 feet of this district unless an extension of walking distance is approved by the building official. Special parking shall be limited to any parking that is required under Paragraph (b) above. In lieu of filing a parking agreement in the deed records, an agreement authorizing a use to use special parking for nonresidential uses may be based on a lease of the special parking spaces only if the lease:

- (i) is in writing;
- (ii) contains legal descriptions of the properties affected;
- (iii) specifies the special parking being provided and the hours of operation of any use involved;
- (iv) is governed by the laws of the state of Texas;
- (v) is signed by all owners of the properties affected;
- (vi) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(vii) is for a minimum term of three years; and

(viii) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

**SEC. 51P-\_\_\_.113. ENVIRONMENTAL PERFORMANCE STANDARDS.**  
See Article VI.

**SEC. 51P-\_\_\_.114. LANDSCAPING.**

(a) Legacy building. Landscaping for a legacy building is not required to comply with Article X.

(b) New construction. Landscaping for new construction must be provided in accordance with Article X.

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

**SEC. 51P-\_\_\_.115. SIGNS.**

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

**SEC. 51P-\_\_\_.116. ADDITIONAL PROVISIONS.**

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

(b) Compliance. 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) Hotel and multifamily uses. Hotel and multifamily uses are limited to a combined total of six guest rooms or dwelling units.

(d) Valet parking. Valet parking shall be required for an alcoholic beverage establishment or restaurant use operated within the district, subject to approval by the Director.

(e) Outdoor operations.

(i) Except for rooftop urban gardens, butterfly or insect conservatories, apiaries, maintenance, utility uses, and mechanical equipment, use of rooftops is prohibited.

(ii) Outdoor speakers and amplified music are prohibited.

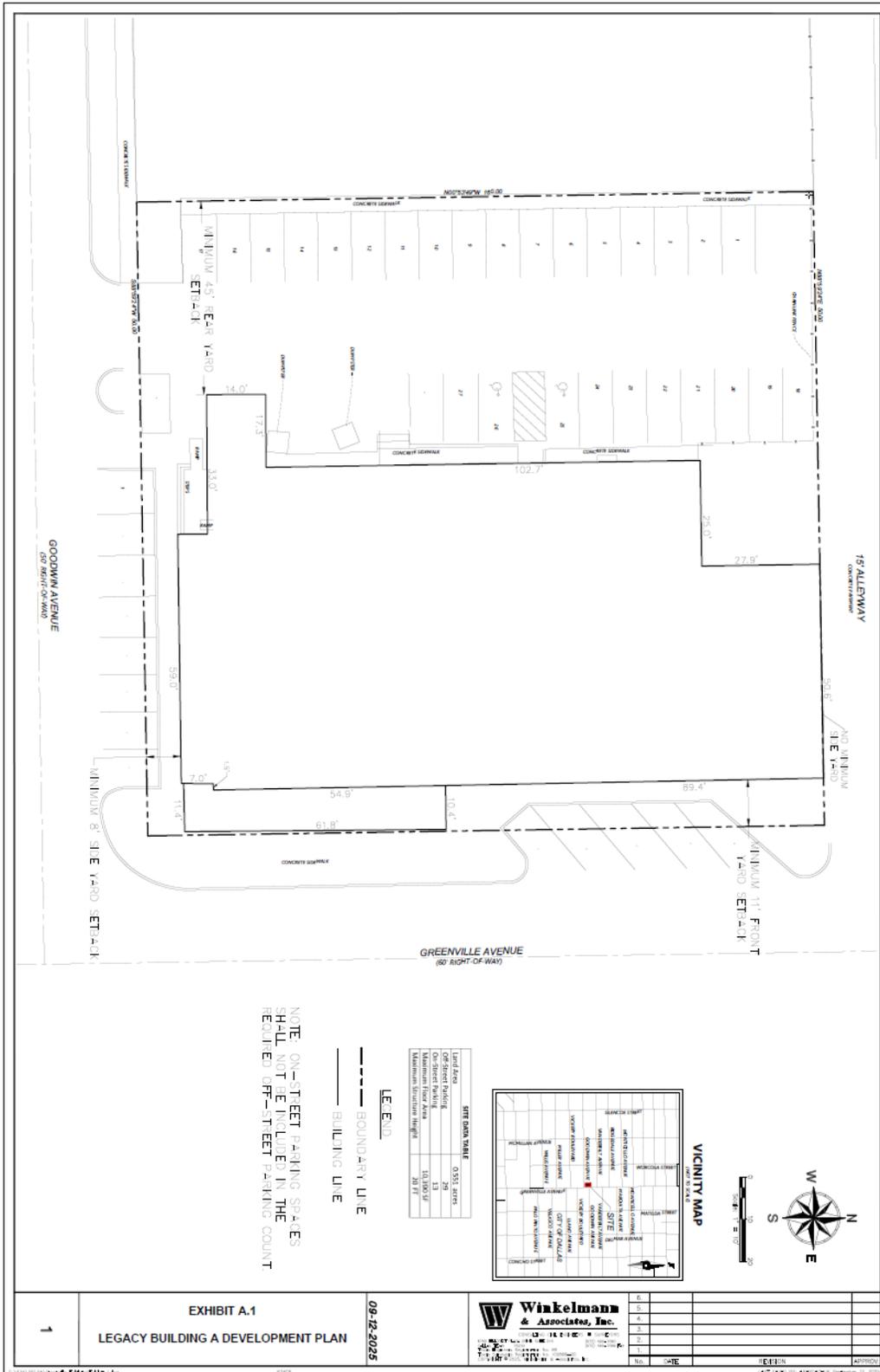
(iii) Patios may only face Goodwin Avenue or Greenville Avenue and must cease operations no later than 12:00 a.m. (midnight).

**SEC. 51P-\_\_\_.117. 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 director of public works and transportation.

(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 LEGACY BUILDING A DEVELOPMENT PLAN



| SITE DATA TABLE          |             |
|--------------------------|-------------|
| Lot Area                 | 0.551 ACRES |
| Off-Street Parking       | 791         |
| On-Street Parking        | 0           |
| Maximum Building Height  | 10,000 FT   |
| Maximum Structure Height | 28 FT       |

**LEGEND**

- BOUNDARY LINE
- BUILDING LINE

NOTE: ON-STREET PARKING SPACES SHALL NOT BE INCLUDED IN THE REQUIRED OFF-STREET PARKING COUNT

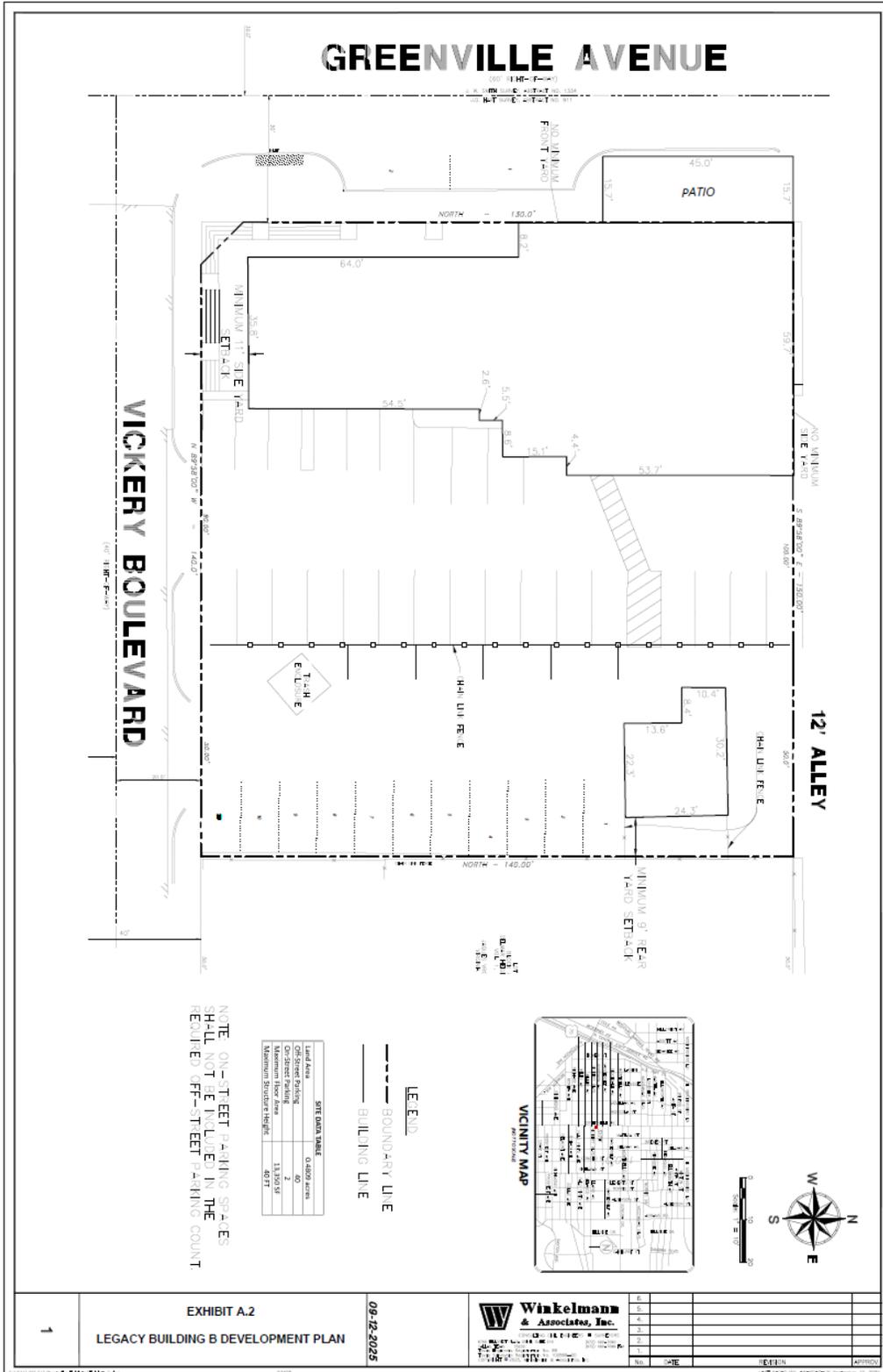
**EXHIBIT A.1**  
**LEGACY BUILDING A DEVELOPMENT PLAN**

09-12-2023

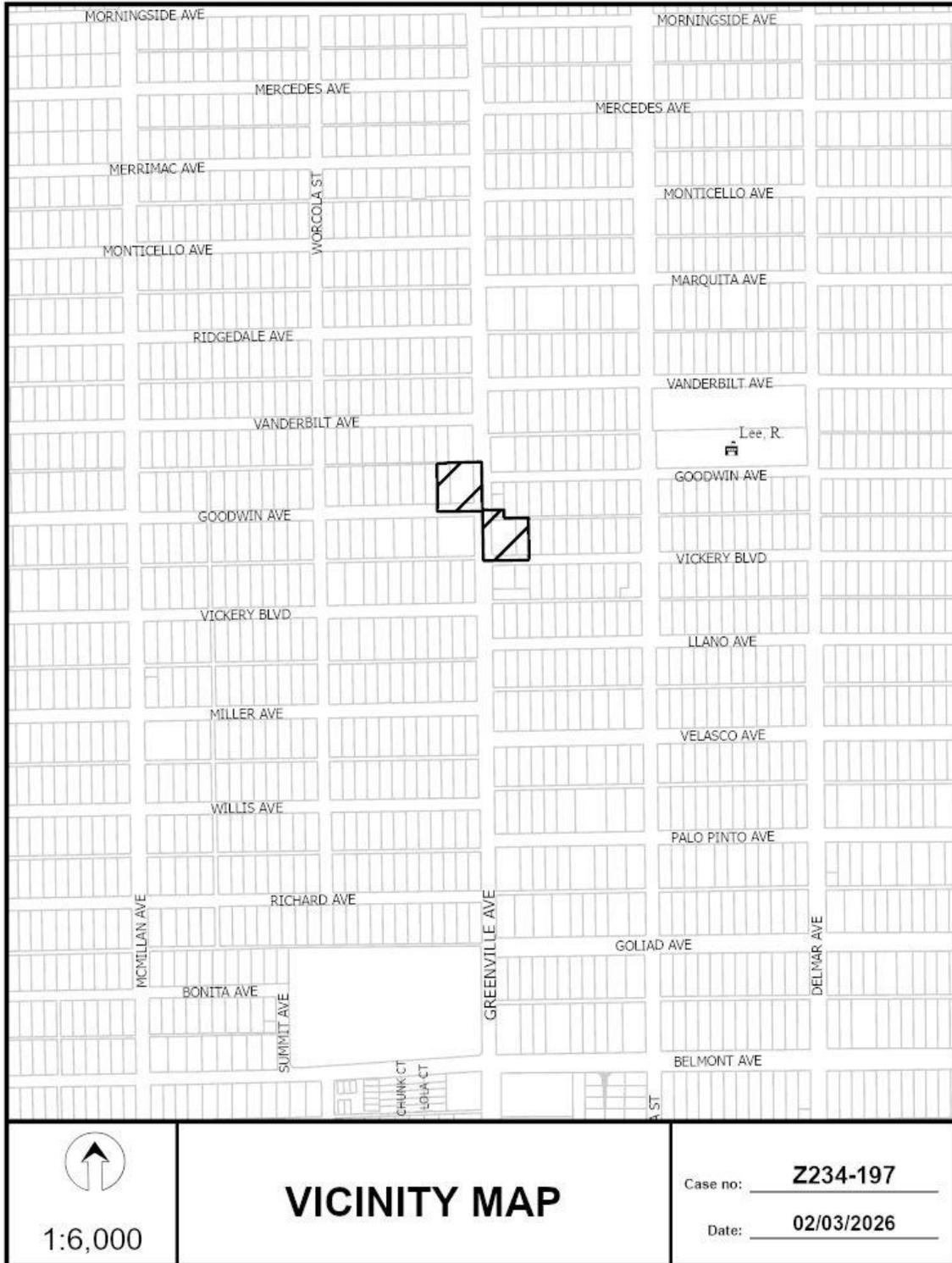


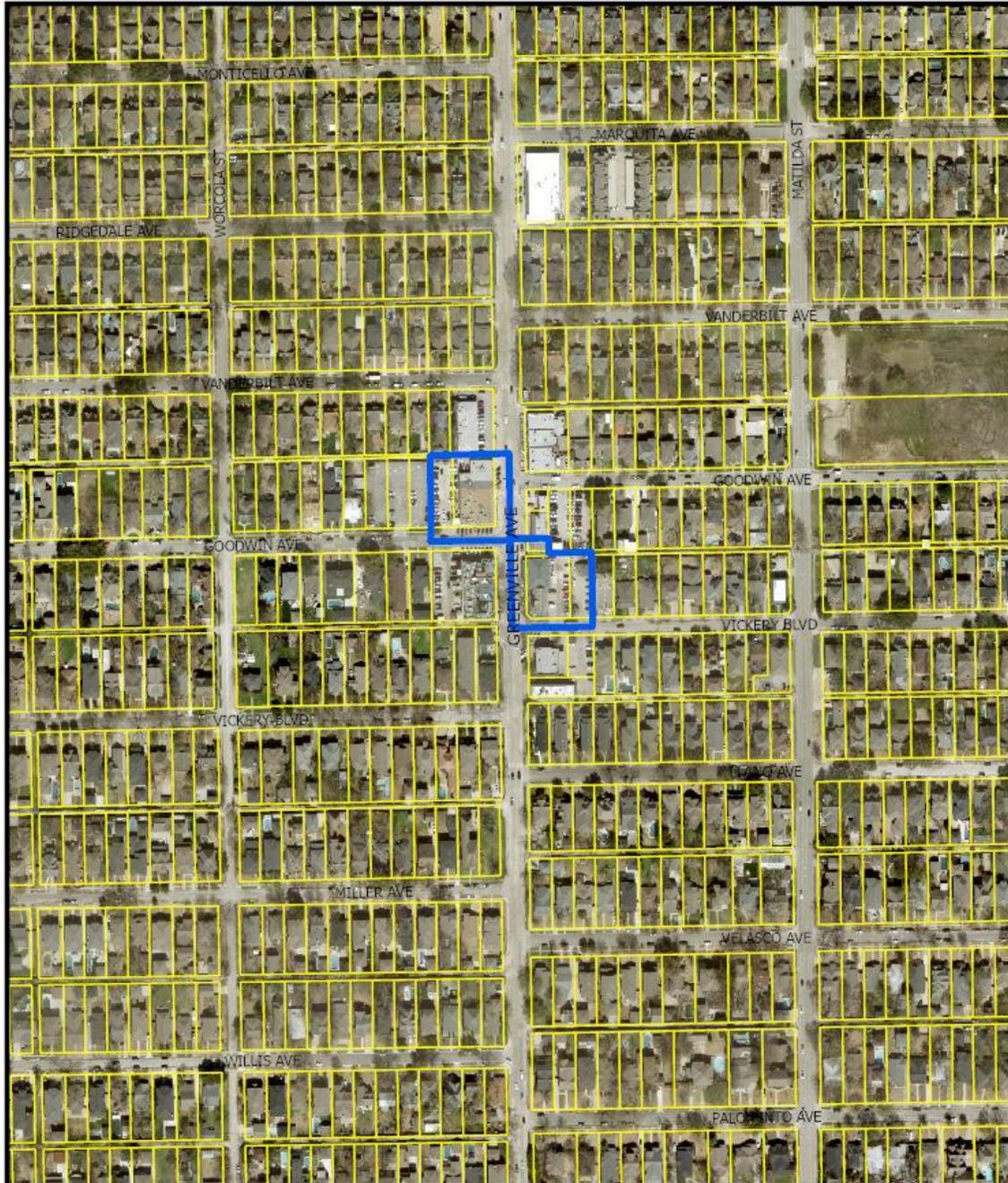
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PROPOSED LEGACY BUILDING B DEVELOPMENT PLAN







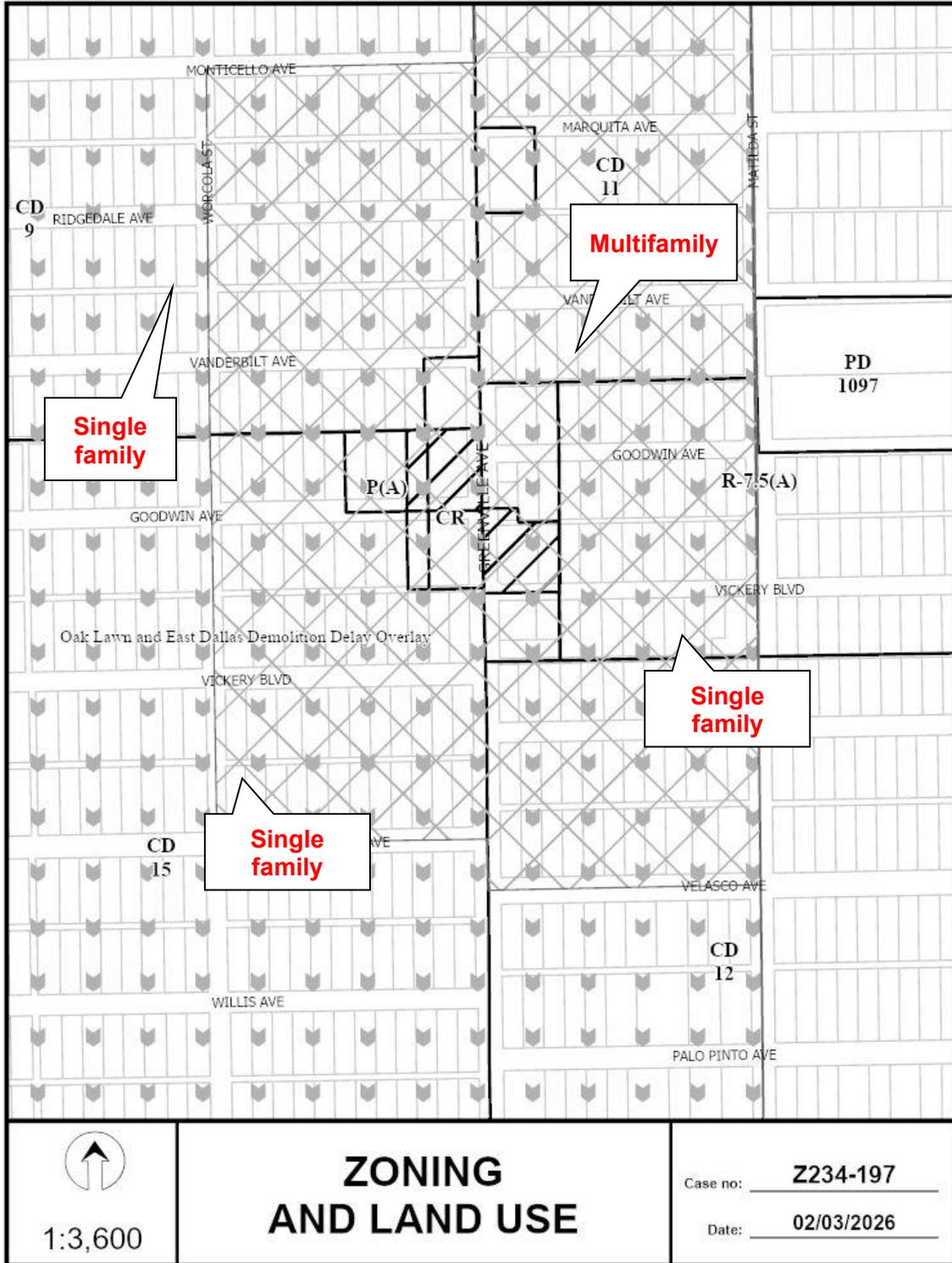


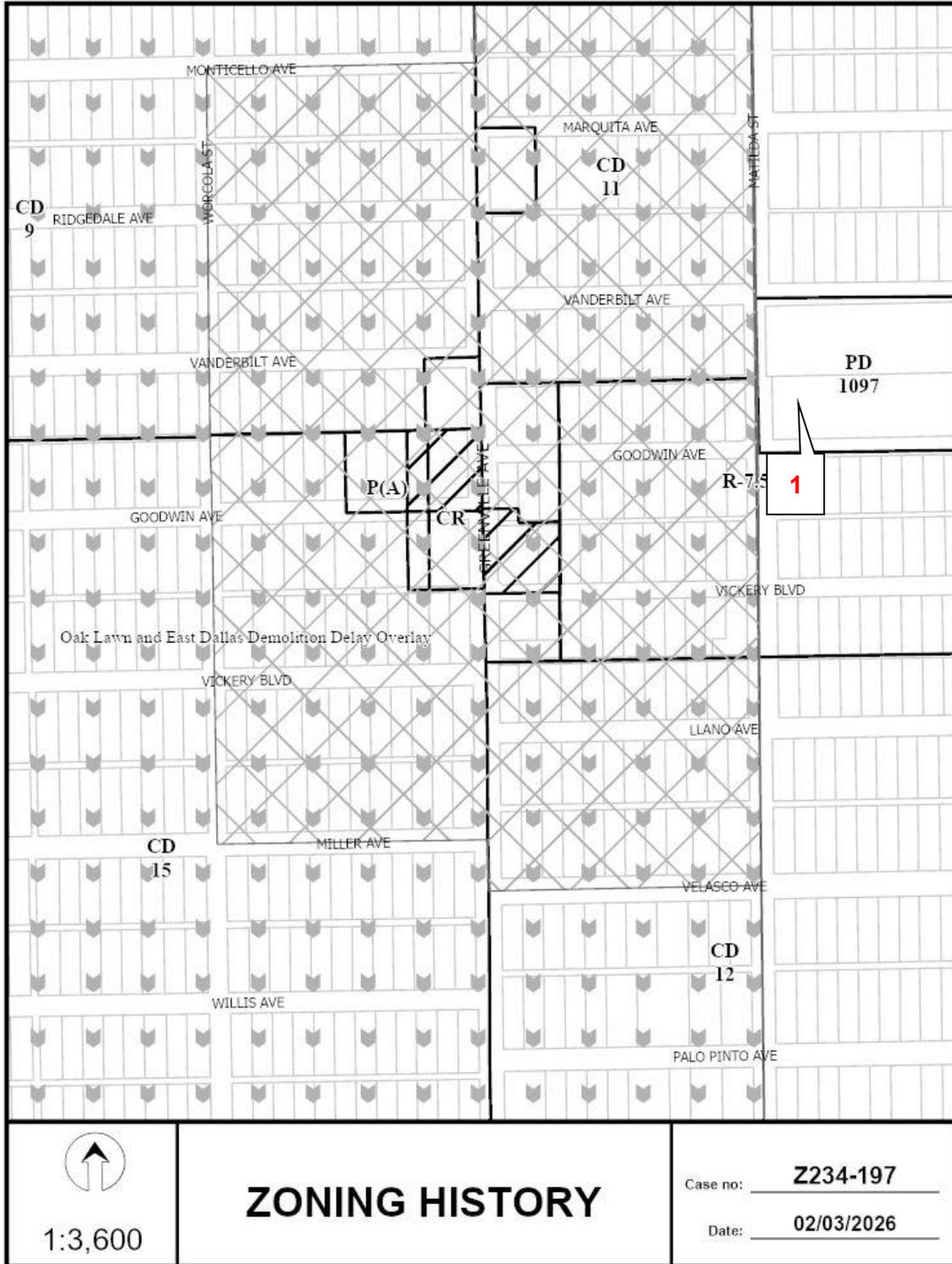
1:3,600

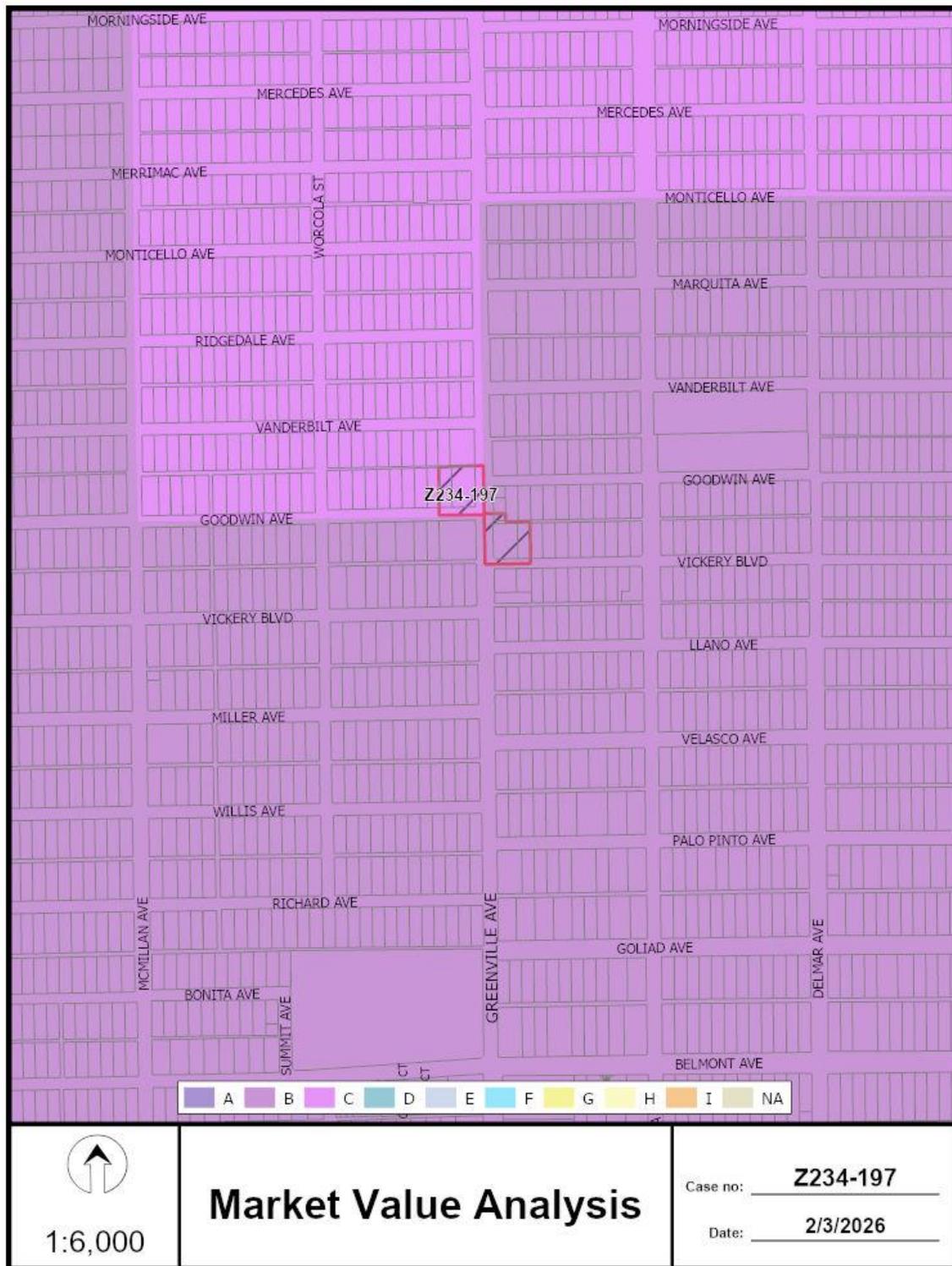
# AERIAL MAP

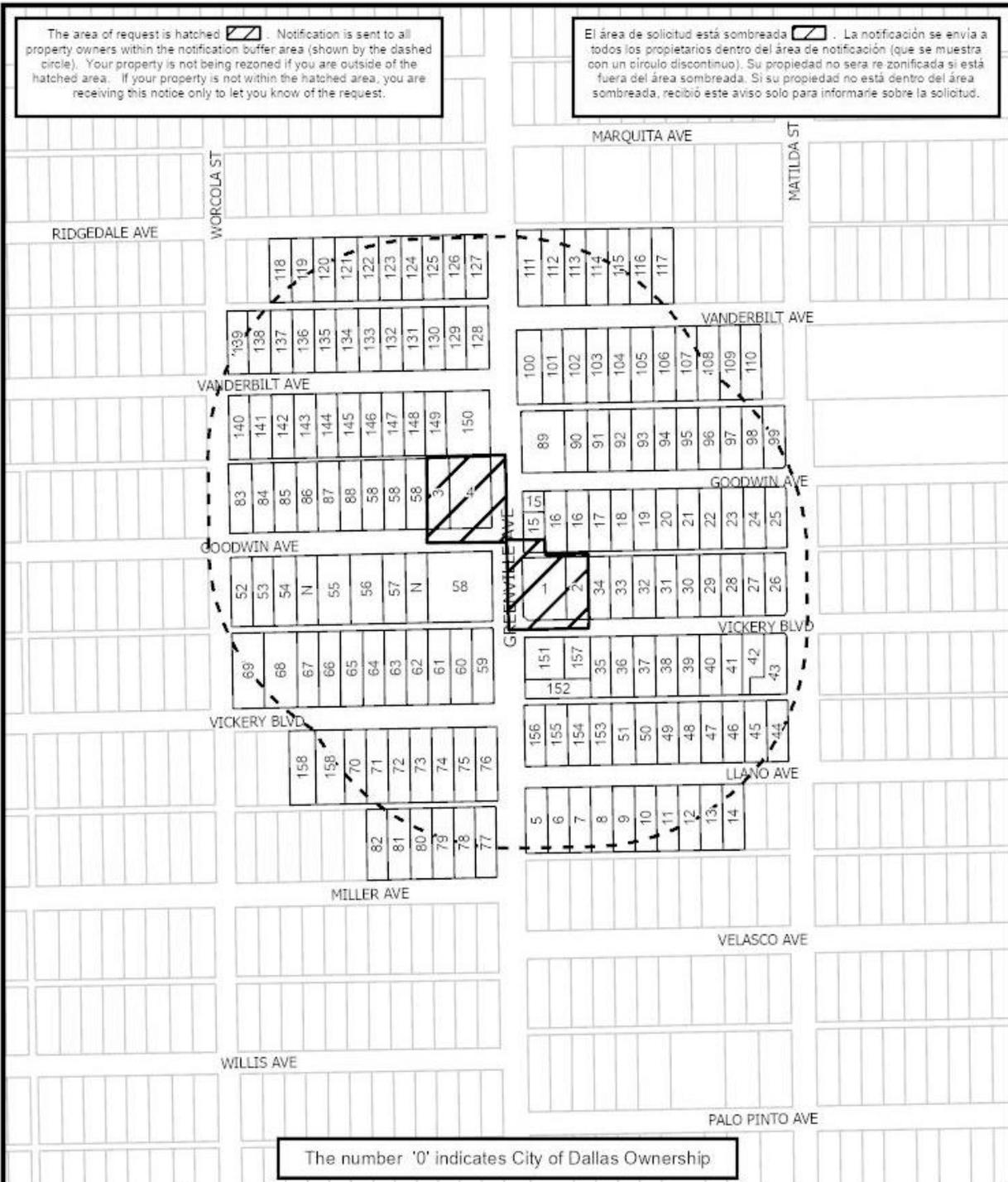
Case no: Z234-197

Date: 02/03/2026









|  |   |                          |
|--|---|--------------------------|
| <br>1:3,600 | <h2>NOTIFICATION</h2>   | Case no: <b>Z234-197</b> |
|  | 500' AREA OF NOTIFICATION<br>158 NUMBER OF PROPERTY OWNERS NOTIFIED | Date: <b>2/3/2026</b>    |

02/03/2026

***Notification List of Property Owners******Z234-197******158 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                       |
|-----------------------|-----------------------|---|
| 1                     | 2808 GREENVILLE AVE   | PEGASUS ABLON 2808 GREENVILLE LLC         |
| 2                     | 5711 VICKERY BLVD     | PEGASUS ABLON 2800 GREENVILLE LLC         |
| 3                     | 5639 GOODWIN AVE      | PEGASUS ABLON 2905                        |
| 4                     | 2901 GREENVILLE AVE   | PEGASUS ALBON 2905                        |
| 5                     | 5700 LLANO AVE        | KEIMER TRACEY A                           |
| 6                     | 5706 LLANO AVE        | COUSINS WILLIAM RANDALL & RENEE ELIZABETH |
| 7                     | 5710 LLANO AVE        | NICULESCU LAUREN WILLIAMS &               |
| 8                     | 5714 LLANO AVE        | NEMESI MICHELLE &                         |
| 9                     | 5718 LLANO AVE        | TOMAN KELLY & JONATHAN                    |
| 10                    | 5722 LLANO AVE        | HACKMANN AMY E                            |
| 11                    | 5726 LLANO AVE        | CAHILL TERRY                              |
| 12                    | 5730 LLANO AVE        | GOODE DAWN MARIE                          |
| 13                    | 5732 LLANO AVE        | SMITH RYAN Q                              |
| 14                    | 5738 LLANO AVE        | BIVANS ROGER W &                          |
| 15                    | 2820 GREENVILLE AVE   | DUB DT LLC                                |
| 16                    | 5706 GOODWIN AVE      | MADISON PACIFIC DEVELOPEMENT CO           |
| 17                    | 5714 GOODWIN AVE      | PHILLIPS JAMES T                          |
| 18                    | 5718 GOODWIN AVE      | HERNANDEZ DANIEL                          |
| 19                    | 5722 GOODWIN AVE      | MATTESON BRIAN &                          |
| 20                    | 5726 GOODWIN AVE      | PEARSON DEREK                             |
| 21                    | 5728 GOODWIN AVE      | GOODWIN QUAD LLC                          |
| 22                    | 5734 GOODWIN AVE      | MURNAN TRAVIS GREGORY &                   |
| 23                    | 5736 GOODWIN AVE      | SWINNEY WILLIAM LOWELL &                  |
| 24                    | 5740 GOODWIN AVE      | BOLING ED                                 |
| 25                    | 5746 GOODWIN AVE      | OLD SCHOOL WAY TWO LLC THE                |
| 26                    | 5749 VICKERY BLVD     | AVES VICTOR R & STEPHANIE                 |

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| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                   |
|----------------|-------------------|--------------------------------|
| 27             | 5743 VICKERY BLVD | LOZANO RUFINA                  |
| 28             | 5739 VICKERY BLVD | Taxpayer at                    |
| 29             | 5733 VICKERY BLVD | CRAIN LAWSON M                 |
| 30             | 5731 VICKERY BLVD | MAFFEI CAHILL & EMILY          |
| 31             | 5727 VICKERY BLVD | TING REGINA RAYGIN             |
| 32             | 5723 VICKERY BLVD | LAMPLIGHT PROPERTIES           |
| 33             | 5717 VICKERY BLVD | AGUIRRE JUANA T                |
| 34             | 5713 VICKERY BLVD | VROOM JACQUES EDWARD JR &      |
| 35             | 5714 VICKERY BLVD | WILLIAMS HARDMON III &         |
| 36             | 5716 VICKERY BLVD | STRALEY JESSICA C LIVING TRUST |
| 37             | 5720 VICKERY BLVD | BELL WALTER J                  |
| 38             | 5726 VICKERY BLVD | CASHMAN LAUREL A &             |
| 39             | 5730 VICKERY BLVD | SCHWEIGER LAWRENCE & MARSHA    |
| 40             | 5734 VICKERY BLVD | 5734 VICKERY IRRIVOCABLE TRUST |
| 41             | 5738 VICKERY BLVD | MCCLENDON JAMIE LYNN &         |
| 42             | 5742 VICKERY BLVD | Taxpayer at                    |
| 43             | 5746 VICKERY BLVD | CUTCHINC PROPERTIES LLC        |
| 44             | 5745 LLANO AVE    | MAYES WENDY & EVAN Z           |
| 45             | 5743 LLANO AVE    | HARSHMAN LEEANNE KATHERINE     |
| 46             | 5739 LLANO AVE    | TEETER CHLOE MARGARET &        |
| 47             | 5735 LLANO AVE    | CAVINESS WHITLEY ANN & BRIAN P |
| 48             | 5731 LLANO AVE    | PARK LISA A & SEAN C           |
| 49             | 5727 LLANO AVE    | NORTHCUTT RYAN                 |
| 50             | 5723 LLANO AVE    | SOMACHANDRAN SUDIN &           |
| 51             | 5719 LLANO AVE    | LEA PHILIP JACOB & MAGGIE JUNE |
| 52             | 5602 GOODWIN AVE  | PRICE TYLER & AMY              |
| 53             | 5606 GOODWIN AVE  | PARKS TODD &                   |
| 54             | 5610 GOODWIN AVE  | DESKINS CASEY STEVEN           |
| 55             | 5618 GOODWIN AVE  | AKHAVIZADEH CYRUS              |
| 56             | 5624 GOODWIN AVE  | ANDERSON ALEXANDER B           |
| 57             | 5628 GOODWIN AVE  | TEXAS SHADOW INVESTMENTS LLC   |

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| <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                       |
|----------------|---------------------|------------------------------------|
| 58             | 2815 GREENVILLE AVE | PARK LANE PARTNERS LP &            |
| 59             | 5645 VICKERY BLVD   | TRAMMELL CROW BILLINGSLEY          |
| 60             | 5643 VICKERY BLVD   | JERNUDD STEN ALBIN &               |
| 61             | 5639 VICKERY BLVD   | DRYSDALE RICHARD KENNETH &         |
| 62             | 5635 VICKERY BLVD   | SCHOLL INVESTMENTS LLC             |
| 63             | 5631 VICKERY BLVD   | SCHOLL KURT WALTER &               |
| 64             | 5627 VICKERY BLVD   | WILDBERGER RYAN &                  |
| 65             | 5623 VICKERY BLVD   | HUNSICKER GREGORY A &              |
| 66             | 5611 VICKERY BLVD   | SMITH BRIAN                        |
| 67             | 5609 VICKERY BLVD   | NICAS WILLIAM B & LAUREN E &       |
| 68             | 5605 VICKERY BLVD   | SILLIMAN WILLIAM R &               |
| 69             | 5601 VICKERY BLVD   | JIMENEZ DAVID                      |
| 70             | 5622 VICKERY BLVD   | REILLY BLAKE NICHOLAS              |
| 71             | 5626 VICKERY BLVD   | PINE MANAGEMENT TRUST              |
| 72             | 5630 VICKERY BLVD   | REYES JUANITA NIETO                |
| 73             | 5634 VICKERY BLVD   | TRAN ANTHONY & YUVANI S            |
| 74             | 5636 VICKERY BLVD   | GRAFF EDWARD & MCCLOSKEY KELLY     |
| 75             | 5640 VICKERY BLVD   | MCNEER KATHRYN                     |
| 76             | 5644 VICKERY BLVD   | SANCHEZ CAROLYN BAXLEY             |
| 77             | 5645 MILLER AVE     | BELLA ESTATES I INC                |
| 78             | 5643 MILLER AVE     | SALESS PROPERTIES LLC              |
| 79             | 5639 MILLER AVE     | MYERS JOSEPH &                     |
| 80             | 5631 MILLER AVE     | ABC OPTIMAL PPTIES ENTERPRISES LLC |
| 81             | 5629 MILLER AVE     | HOMENOW LLC                        |
| 82             | 5625 MILLER AVE     | BURFORD CHRISTOPHER BRETT          |
| 83             | 5601 GOODWIN AVE    | SCHIMBAX INVESTMENTS LLC           |
| 84             | 5605 GOODWIN AVE    | SCHIMMING VERNON H                 |
| 85             | 5609 GOODWIN AVE    | BEECHING JORDAN SHELBY P &         |
| 86             | 5615 GOODWIN AVE    | PODOWSKI JOHN R &                  |
| 87             | 5619 GOODWIN AVE    | BOUREE OLIVIA NOEL                 |
| 88             | 5623 GOODWIN AVE    | Taxpayer at                        |

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| <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                  |
|----------------|---------------------|-------------------------------|
| 89             | 2900 GREENVILLE AVE | MADISON PACIFIC               |
| 90             | 5711 GOODWIN AVE    | GOODWIN HOUSE LLC             |
| 91             | 5715 GOODWIN AVE    | RESENDIZ CONSTANTINO I &      |
| 92             | 5717 GOODWIN AVE    | VENTURA NICK J &              |
| 93             | 5723 GOODWIN AVE    | KIDWAI YOUSUF ALI &           |
| 94             | 5725 GOODWIN AVE    | Taxpayer at                   |
| 95             | 5731 GOODWIN AVE    | PRICE MARY KATHRYN            |
| 96             | 5735 GOODWIN AVE    | Taxpayer at                   |
| 97             | 5737 GOODWIN AVE    | SIMS STEVEN C                 |
| 98             | 5743 GOODWIN AVE    | CRABTREE LINDA                |
| 99             | 5747 GOODWIN AVE    | BENITEZ ALFREDO               |
| 100            | 5702 VANDERBILT AVE | MCPHERSON DAVID W             |
| 101            | 5706 VANDERBILT AVE | CAMPBELL DARRYL &             |
| 102            | 5710 VANDERBILT AVE | SYMPAT AMERICAS GROUP LLC     |
| 103            | 5714 VANDERBILT AVE | KAY JACOB S                   |
| 104            | 5718 VANDERBILT AVE | SOOKMA TONGAKE &              |
| 105            | 5722 VANDERBILT AVE | YOUNT MARSHALL                |
| 106            | 5726 VANDERBILT AVE | MAHER KRISTEN ELIZABETH &     |
| 107            | 5730 VANDERBILT AVE | MILLER STEPHEN P              |
| 108            | 5734 VANDERBILT AVE | KRUCZEK NATALIE &             |
| 109            | 5738 VANDERBILT AVE | PAYNE MARSHALL BENTON &       |
| 110            | 5742 VANDERBILT AVE | MOSCHETTO ANTHONY LOUIS       |
| 111            | 5703 VANDERBILT AVE | VANDERBILT MANOR TRUST        |
| 112            | 5707 VANDERBILT AVE | OROZCO RICHARD REVOCABLE      |
| 113            | 5711 VANDERBILT AVE | MOORE HARRY E & SAMMIE S      |
| 114            | 5715 VANDERBILT AVE | ROCKAFELLOW NICOLE ANNE &     |
| 115            | 5719 VANDERBILT AVE | MILLER EMILY                  |
| 116            | 5723 VANDERBILT AVE | KALMBACH ERIC W               |
| 117            | 5727 VANDERBILT AVE | WALTERS ROBERT C & CAROLINE G |
| 118            | 5610 RIDGEDALE AVE  | OBRYANT KRISTEN &             |
| 119            | 5614 RIDGEDALE AVE  | MONTGOMERY BRIGGS HOFER       |

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| <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                   |
|----------------|---------------------|--------------------------------|
| 120            | 5618 RIDGEDALE AVE  | SMITH TERRY L                  |
| 121            | 5622 RIDGEDALE AVE  | NOLAN LAUREN PATRICIA          |
| 122            | 5626 RIDGEDALE AVE  | HUNT IAN                       |
| 123            | 5630 RIDGEDALE AVE  | CRIMMINS ROBERT JOHN III &     |
| 124            | 5634 RIDGEDALE AVE  | LIU JINGCHAO                   |
| 125            | 5640 RIDGEDALE AVE  | BARNETT JAMES C                |
| 126            | 5642 RIDGEDALE AVE  | PLATTS DOUGLAS &               |
| 127            | 5644 RIDGEDALE AVE  | SCHUCK CORD BRITTON            |
| 128            | 5647 VANDERBILT AVE | SU STUART                      |
| 129            | 5643 VANDERBILT AVE | AGUILLARD MOLLY MORAN &        |
| 130            | 5639 VANDERBILT AVE | PUMPHREY PENNY                 |
| 131            | 5635 VANDERBILT AVE | LEWENSTEIN FRANCISCO           |
| 132            | 5631 VANDERBILT AVE | GRISZ KYLE & TARRA             |
| 133            | 5627 VANDERBILT AVE | KRISCUNAS OLIVIA & STEVEN M    |
| 134            | 5623 VANDERBILT AVE | TINSLEY JOHN                   |
| 135            | 5619 VANDERBILT AVE | SERPA ROY &                    |
| 136            | 5615 VANDERBILT AVE | BYROM KYLE                     |
| 137            | 5611 VANDERBILT AVE | DIAZ MATTHEW GALEN             |
| 138            | 5607 VANDERBILT AVE | MARTINEZ HOMER                 |
| 139            | 5603 VANDERBILT AVE | STEFFEY FAMILY REVOCABLE TRUST |
| 140            | 5600 VANDERBILT AVE | LUBER DANIEL                   |
| 141            | 5606 VANDERBILT AVE | JONES ARNOLD WAYNE JR          |
| 142            | 5610 VANDERBILT AVE | PETERSON LAUREN M & RYAN J     |
| 143            | 5614 VANDERBILT AVE | SMITH WILL ERICK               |
| 144            | 5618 VANDERBILT AVE | DISTASO FAMILY PARTNERSHIP LP  |
| 145            | 5622 VANDERBILT AVE | ETTINGER ROBERT R              |
| 146            | 5626 VANDERBILT AVE | STANISZEWSKI STEPHEN &         |
| 147            | 5630 VANDERBILT AVE | EDMISTON ROSS &                |
| 148            | 5634 VANDERBILT AVE | ADAMS CLINT                    |
| 149            | 5640 VANDERBILT AVE | FERNEY MICHAEL S &             |
| 150            | 2937 GREENVILLE AVE | PEGASUS ABLON 2937             |

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| <i>Label #</i> | <i>Address</i>      | <i>Owner</i>          |
|----------------|---------------------|-----------------------|
| 151            | 2724 GREENVILLE AVE | SBMT GREENVILLE LLC   |
| 152            | 2714 GREENVILLE AVE | PARK LANE PARTNERS LP |
| 153            | 5715 LLANO AVE      | ADAMI LIVING TRUST    |
| 154            | 5711 LLANO AVE      | HILKE WILLIAM         |
| 155            | 5707 LLANO AVE      | FF I BORROWER II LLC  |
| 156            | 5703 LLANO AVE      | KLEOPPEL MORGAN &     |
| 157            | 5710 VICKERY BLVD   | SBMT GREENVILLE LLC   |
| 158            | 5610 VICKERY BLVD   | VICEROY LIVING LLC    |