#### HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, MAY 11, 2022

**ACM: Majed Al-Ghafry** 

FILE NUMBER: Z201-239(RM) DATE FILED: April 19, 2021

**LOCATION:** Southwest line of C.F. Hawn Frontage Road, east of Dowdy

Ferry Road

COUNCIL DISTRICT: 8 MAPSCO: 58 Z

SIZE OF REQUEST: Approx. 10.37 acres CENSUS TRACT: 116.02

**REPRESENTATIVE:** Peter Kavanagh, Zone Systems, Inc.

OWNER: Progresso Farms, LLC

**APPLICANT:** JMV Transport Corp.

**REQUEST:** An application for 1) a CS Commercial Service District on

property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within a D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial

Service District.

**SUMMARY:** The purpose of the request is to develop the site with a freight

terminal.

CPC RECOMMENDATION: 1) Denial without prejudice of a CS Commercial

Service District; and 2) denial without prejudice of

the termination of deed restrictions [Z889-170]

**STAFF RECOMMENDATION:** <u>Approval</u> of the portion of the area of request currently

zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay; and **denial** of the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service

District.

#### **BACKGROUND INFORMATION:**

- The area of request is currently undeveloped. The majority of the area of request was previously used as a manufactured building sales lot.
- The applicant proposes to develop the site with a freight terminal. The site will include a building for offices and truck maintenance, as well as storage of trucks.
- The portion of the request area currently zoned a CS District has deed restrictions that
  prohibit all uses on the property except mobile home and recreational vehicle sales
  (Z889-170). The applicant proposes to terminate these deed restrictions as part of the
  request, as they restrict the proposed development of the property.
- Since the City Plan Commission hearing on November 4, 2021, the applicant has amended their area of request to remove the portion currently zoned an R-7.5(A) Single Family District. In addition to the request for terminating the existing deed restrictions, the applicant has volunteered new deed restrictions that would apply to the amended area of request. These restrictions would require the following:
  - A fence along the western boundary of the amended request area
  - Driveways are prohibited from Big Oaks Drive
  - A low-rise barrier a minimum of six feet from the required fence to prohibit vehicular access to the fence
  - A landscape height that grows to a height of eight feet on the outside of the required fence

#### **Zoning History:**

There have been two zoning cases in the area in the past five years.

- Z201-171: On January 14, 2021, an application was submitted for 1) a new subdistrict; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay. The application is currently under review by staff.
- 2. **Z201-244:** On September 2, 2021, City Plan Commission recommend approval of an application for a Specific Use Permit for vehicle or engine repair or maintenance for a three-year period, subject to a site plan and conditions, on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay at the northeast corner of San Marino Avenue and Turin Avenue.

#### **Thoroughfares/Streets:**

| Thoroughfare/Street | Туре         | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| C.F. Hawn Freeway   | Highway      | -                     |
| Big Oaks Drive      | Local Street | -                     |

#### Traffic:

The Engineering Division of the Sustainable Development and Construction 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. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the goals and policies marked with an asterisk (\*). The applicant's request may be considered inconsistent with the goals and policies not marked with an asterisk and in *italics*.

#### LAND USE ELEMENT

**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities. \*

#### **ECONOMIC ELEMENT**

#### **GOAL 2.1** PROMOTE BALANCED GROWTH

- **Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions. \*
- **Policy 2.1.4** Support efforts to expand targeted business and industry development within the Southern Sector. \*

**Policy 2.2.4** Focus on logistics related jobs for the expansion of employment opportunities, particularly in the Southern Sector. \*

#### TRANSPORTATION ELEMENT

#### **GOAL 1.1** PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods. \*

#### **URBAN DESIGN ELEMENT**

#### GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

#### **Land Use:**

|       | Zoning  | Land Use   |
|-------|---|--|
| Site  | Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2; Subdistrict 2 within PD 534 with a D-1 Liquor Control Overlay; R-7.5(A) Single Family District | Undeveloped  |
| North | Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay  | Auto service center; vehicle display, sales, and service   |
| East  | Subdistrict 2A within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay with SUP 1968 for an office showroom/warehouse              | Warehouse, office showroom/warehouse                       |
| South | R-7.5(A) Single Family District   | Single family  |
| West  | Subdistrict 3 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2; R-7.5(A) Single Family District  | Outside salvage or reclamation, single family, undeveloped |

#### **Land Use Compatibility:**

The area of request is currently undeveloped. North of the request area across C.F. Hawn Freeway is an auto service center as well as a vehicle display, sales, and service use. To the east is a warehouse, and to the west is an outside salvage or reclamation use. There

are also single family uses to the west of the request area, further away from the freeway. South of the area of request are more single family uses.

The area of request currently has a mix of zoning designations. The majority of the request area that fronts C.F. Hawn Freeway is zoned Subdistrict 2 within PD 534 with a D-1 Overlay. There is also a parcel at the southeast corner of C.F. Hawn Freeway and Big Oaks Drive zoned Subdistrict 2 within PD 534, without a D-1 Overlay.

Immediately south of this parcel along Big Oaks Drive is property zoned a CS District with deed restrictions that prohibit all uses on the property except mobile home and recreational vehicle sales (Z889-170). These existing deed restrictions also prohibit vehicular access to the property from Big Oaks Drive, require an eight-foot solid privacy fence adjacent to Big Oaks Drive, restrict the height of light fixtures and light poles to a maximum of 20 feet, and restrict the height of structures to a maximum of 20 feet. The applicant proposes to terminate these deed restrictions as part of the request, as they restrict the proposed development of the property.

The remainder of the area of request is zoned an R-7.5(A) District. This portion of the request area has substantial tree coverage, as well as existing floodplain in the southwest corner.

The applicant's request is to apply a CS District to the entire area. Staff has several concerns with this request. Staff does not support the rezoning of the portion zoned an R-7.5(A) District because of its adjacency to established residential areas. Staff believes the heavier commercial use would not be compatible with these surrounding residential uses. Additionally, staff does not support the rezoning of any property with frontage on Big Oaks Drive, as this is largely a residential street leading to the existing single-family homes along Royal Drive. While site issues such as tree preservation and floodplain can be addressed at permitting, it is also important to note that the entire area of request has extensive tree vegetation as well as floodplain.

Staff supports the rezoning of the portion of the request area currently zoned Subdistrict 2 within PD 534 with a D-1 Overlay. This portion has direct access to C.F. Hawn Freeway, which is an established truck route that will benefit the applicant's proposed development. Staff's recommendation is also in line with the established land use pattern along this section of C.F. Hawn Freeway, which generally shows more intense commercial development immediately abutting the freeway and less intense residential development further away from the freeway.

#### Z201-239(RM)

The applicant's request also includes the termination of deed restrictions that apply to the portion currently zoned a CS District, which has frontage onto Big Oaks Drive. Among other things, these deed restrictions prohibit all uses on the property except mobile home and recreational vehicle sales and prohibit vehicular access to the property from Big Oaks Drive.

However, staff does not support the applicant's proposed termination of deed restrictions that apply to the portion of the request area currently zoned a CS District because these deed restrictions lie outside the boundaries of the portion of which staff is recommending approval. Staff believes these deed restrictions should remain in effect until such time as this property is developed with uses other than mobile home and recreational vehicle sales.

#### **Development Standards**

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

|                                | Setbac   | K                                     |  |                  | Lot<br>Coverage | Special                                   | Primary   |
|--------------------------------|--|---------------------------------------|--|------------------|-----------------|---|---|
| District                       | Front  | Side/<br>Rear                         | Density  | Height           |                 | Standards                                 | Uses  |
| Existing 1:<br>PD 534,<br>SD 2 | 15'  | 20' adj<br>to res<br>Other:<br>No min | 0.75 FAR overall<br>0.5 office                             | 54'<br>4 stories | 60%             | Proximity<br>Slope<br>Visual<br>Intrusion | Commercial<br>and retail<br>uses  |
| Existing 2:<br>R-7.5(A)        | 25'  | 5'                                    | 1 du/7,500 sf  | 30'              | 45%             |   | Single family   |
| Proposed:<br>CS                | 15' adj to<br>expressway or<br>thoroughfare<br>Other: None | 20' adj<br>to res<br>Other:<br>No min | 0.75 FAR overall<br>0.5 office/lodging/<br>retail combined | 45'<br>3 stories | 80%             | Proximity<br>Slope<br>Visual<br>Intrusion | Commercial<br>and business<br>service;<br>supporting<br>retail,<br>personal<br>service, and<br>office |

### **Land Use Comparison**

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

#### **LEGEND**

|   | Use prohibited   |
|---|--|
| • | Use permitted by right   |
| S | Use permitted by Specific Use Permit   |
| D | Use permitted subject to Development Impact Review                                       |
| R | Use permitted subject to Residential Adjacency Review                                    |
| * | Consult the use regulations in Section 51A-4.200 or Section 51P-534.107(b) as applicable |

|   | Exi             | sting    | Proposed |
|---|-----------------|----------|----------|
| Use   | PD 534,<br>SD 2 | R-7.5(A) | cs       |
| AGRICULTURAL USES   |                 |          |          |
| Animal production   |                 |          |          |
| Commercial stable   |                 |          |          |
| Crop production   |                 | •        | •        |
| Private stable  |                 |          |          |
| COMMERCIAL AND BUSINESS SERVICE USES                        |                 |          |          |
| Building repair and maintenance shop                        | S               |          | R        |
| Bus or rail transit vehicle maintenance or storage facility | R               |          | R        |
| Catering service  | •               |          | •        |
| 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        |
| Machine or welding shop                                     | S               |          | R        |
| Machinery, heavy equipment, or truck sales and services     | S               |          | R        |
| Medical or scientific laboratory                            | S               |          | •        |
| Technical school  | •               |          | •        |
| Tool or equipment rental                                    | S               |          | •        |
| Vehicle or engine repair or maintenance                     | •               |          | R        |
| INDUSTRIAL USES   |                 |          |          |
| Alcoholic beverage manufacturing                            |                 |          |          |
| Gas drilling and production                                 |                 | S        | S        |
| Gas pipeline compressor station                             |                 |          |          |
| Industrial (inside)   |                 |          |          |

| Use  | PD 534,<br>SD 2 | R-7.5(A) | cs |
|--|-----------------|----------|----|
| Industrial (inside) for light manufacturing                            | •               |          | •  |
| Industrial (outside)   |                 |          |    |
| Medical/infectious waste incinerator                                   |                 |          |    |
| Metal salvage facility   |                 |          |    |
| Mining   |                 |          |    |
| Municipal waste incinerator  |                 |          |    |
| Organic compost recycling facility                                     |                 |          |    |
| Outside salvage or reclamation   |                 |          |    |
| Pathological waste incinerator   |                 |          |    |
| Temporary concrete or asphalt batching plant                           |                 | *        | *  |
| INSTITUTIONAL AND COMMUNITY SERVICE USES                               |                 |          |    |
| Adult day care facility  | •               | S        | •  |
| Cemetery or mausoleum  |                 | S        | S  |
| Child-care facility  | •               | S        | •  |
| Church   | •               | •        | •  |
| College, university, or seminary                                       | •               | S        | •  |
| Community service center   | S               | S        | S  |
| Convalescent and nursing homes, hospice care, and related institutions |                 |          |    |
| Convent or monastery   |                 | S        | •  |
| Foster home  |                 | S        |    |
| Halfway house  |                 |          | S  |
| Hospital   | S               |          | R  |
| Library, art gallery, or museum  | •               | S        |    |
| Public or private school   | •               | S        | *  |
| LODGING USES   |                 |          |    |
| Extended stay hotel or motel   |                 |          | S  |
| Hotel or motel   | S               |          | *  |
| Lodging or boarding house  |                 |          | •  |
| Overnight general purpose shelter                                      |                 |          | *  |
| MISCELLANOUS USES  |                 |          |    |
| Carnival or circus (temporary)   | *               | *        | *  |
| Hazardous waste management facility                                    |                 |          |    |
| Placement of fill material   |                 |          |    |
| Temporary construction or sales office                                 | •               | •        | •  |
| OFFICE USES  |                 |          |    |
| Alternative financial establishment                                    |                 |          | S  |
| Financial institution without drive-in window                          | •               |          | •  |
| Financial institution with drive-in window                             | D               |          | R  |
| Medical clinic or ambulatory surgical center                           | S               |          | •  |
| Office   | •               |          | •  |

| Use   | PD 534,<br>SD 2 | R-7.5(A) | cs |
|---|-----------------|----------|----|
| RECREATION USES   |                 |          |    |
| Country club with private membership                                    | •               | S        | •  |
| Private recreation center, club, or area                                | •               | S        | •  |
| Public park, playground, or golf course                                 | •               | •        | •  |
| RESIDENTIAL USES  |                 |          |    |
| College dormitory, fraternity, or sorority house                        |                 |          | •  |
| Duple   |                 |          |    |
| Group residential facility  |                 |          |    |
| Handicapped group dwelling unit   |                 | *        |    |
| Manufactured home park, manufactured home subdivision, or campground    |                 |          |    |
| Multifamily   |                 |          |    |
| Residential hotel   |                 |          |    |
| Retirement housing  |                 |          |    |
| Single family   |                 | •        |    |
| RETAIL AND PERSONAL SERVICE USES  |                 |          |    |
| Ambulance service   | R               |          | R  |
| Animal shelter or clinic without outside runs                           |                 |          | R  |
| Animal shelter or clinic with outside runs                              |                 |          | *  |
| Auto service center   | S               |          | R  |
| Business school   | •               |          | •  |
| Car wash  |                 |          | R  |
| Commercial amusement (inside)   | S               |          | *  |
| Commercial amusement (outside)  | S               |          | О  |
| Commercial motor vehicle parking  |                 |          | *  |
| Commercial parking lot or garage  | R               |          | R  |
| Convenience store with drive-through                                    |                 |          | S  |
| Dry cleaning or laundry store   | •               |          | •  |
| Furniture store   | S               |          | •  |
| General merchandise or food store 3,500 square feet or less             | •               |          | •  |
| General merchandise or food store greater than 3,500 square feet        | •               |          | •  |
| Home improvement center, lumber, brick or building materials sales yard | R               |          | R  |
| Household equipment and appliance repair                                |                 |          | •  |
| Liquefied natural gas fueling station                                   |                 |          | S  |
| Motor vehicle fueling station   | S               |          | •  |
| Nursery, garden shop, or plant sales                                    | •               |          | •  |
| Outside sales   |                 |          | S  |
| Paraphernalia shop  |                 |          | S  |
| Pawn shop   |                 |          | •  |

| Use  | PD 534,<br>SD 2 | R-7.5(A) | cs |
|--|-----------------|----------|----|
| Personal service use                                 | •               |          | •  |
| Restaurant without drive-in or drive-through service | D               |          | R  |
| Restaurant with drive-in or drive-through service    | R               |          | D  |
| Surface parking                                      |                 |          |    |
| Swap or buy shop                                     |                 |          | S  |
| Taxidermist  |                 |          | •  |
| Temporary retail use                                 | •               |          | •  |
| Theater  | •               |          | •  |
| Truck stop   |                 |          | S  |
| Vehicle display, sales, and service                  | S               |          | R  |
| TRANSPORTATION USES                                  |                 |          |    |
| Airport or landing field                             |                 |          |    |
| Commercial bus station and terminal                  | D               |          | D  |
| Heliport   | S               |          | S  |
| Helistop   | S               |          | S  |
| Private street or alley                              |                 | S        |    |
| Railroad passenger station                           |                 |          | S  |
| Railroad yard, roundhouse, or shops                  |                 |          |    |
| STOL (short take off or landing port)                |                 |          |    |
| Transit passenger shelter                            | •               | *        | •  |
| Transit passenger station or transfer center         | *               | S        | *  |
| UTILITY AND PUBLIC SERVICE USES                      |                 |          |    |
| Commercial radio or television transmitting station  | •               |          | •  |
| Electrical generating plant                          |                 |          |    |
| Electrical substation                                | •               | S        | •  |
| Local utilities                                      | •               | *        | *  |
| Police or fire station                               | •               | S        | •  |
| Post office  | •               |          | •  |
| Radio, television, or microwave tower                | S               | S        | R  |
| Refuse transfer station                              |                 |          |    |
| Sanitary landfill                                    |                 |          |    |
| Sewage treatment plant                               |                 |          |    |
| Tower/antenna for cellular communication             | •               | *        | *  |
| Utility or government installation other than listed | S               | S        | S  |
| Water treatment plant                                |                 |          |    |
| WHOLESALE, DISTRIBUTION, AND STORAGE USES            |                 |          |    |
| Auto auction   |                 |          | S  |
| Building mover's temporary storage yard              |                 |          | S  |
| Contractor's maintenance yard                        |                 |          | R  |
| Freight terminal                                     |                 |          | R  |
| Livestock auction pens or sheds                      |                 |          |    |

| Use  | PD 534,<br>SD 2 | R-7.5(A) | cs |
|--|-----------------|----------|----|
| Manufactured building sales lot                    | S               |          | R  |
| Mini-warehouse                                     | S               |          | •  |
| Office showroom/warehouse                          | S               |          | •  |
| Outside storage                                    |                 |          | 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  |

#### Landscaping:

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

#### Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a freight terminal is one space per 1,000 square feet of floor area. If the applicant proceeds to develop the site with the proposed freight terminal use, they will be required to adhere to this parking ratio.

#### **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 not located within an MVA cluster. To the west and south are "H" MVA clusters. Further north of the request area is an "I" MVA cluster.

## **List of Partners/Principals/Officers**

Progresso Farms, LLC

David Jasso, President

#### CPC ACTION NOVEMBER 4, 2021

**Motion:** It was moved to recommend 1) **denial without prejudice** of a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) **denial without prejudice** of the termination of deed restrictions [Z889-170], on property zoned a CS Commercial Service District, on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road.

Maker: Blair Second: Hampton

Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,

Jackson, Blair, Jung, Suhler, Haqq, Stanard,

Kingston, Rubin

Against: 0 Absent: 0

Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 400 Mailed: 244
Replies: For: 1 Against: 0

**Speakers**: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208

Mayra Velecela, 220 Franklin Rd., Randolph, NJ, 07869

Rudy Cerda, 435 Big Oaks Dr., Dallas, TX, 75217

Freddy Vestal, 379 Jim Jones Rd., Van Alstyne, TX, 75495

Against: None

# CPC ACTION OCTOBER 7, 2021

**Motion:** In considering an application for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road, it was moved to **hold** this case under advisement until November 4, 2021.

Maker: Blair Second: Suhler

Result: Carried: 11 to 0

For: 11 - MacGregor, Shidid, Carpenter\*, Jackson, Blair,

Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 1 - Hampton

Vacancy: 3 - District 3, District 4, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 244 **Replies:** For: 0 Against: 0

**Speakers**: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208

Against: None

# APPLICANT'S PROPOSED DEED RESTRICTIONS (CHANGE SINCE CPC)

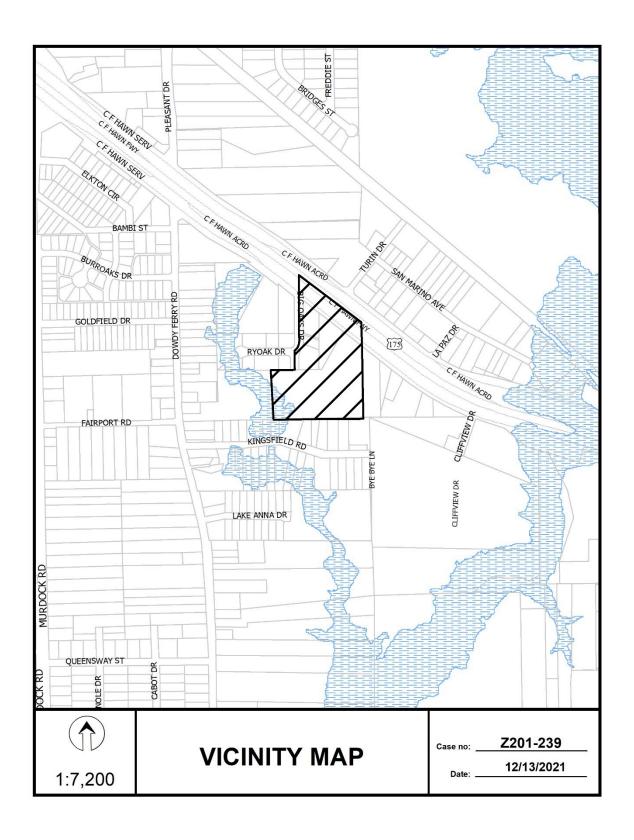
The Owner does hereby impress all of the Property with the following deed restrictions, to wit:

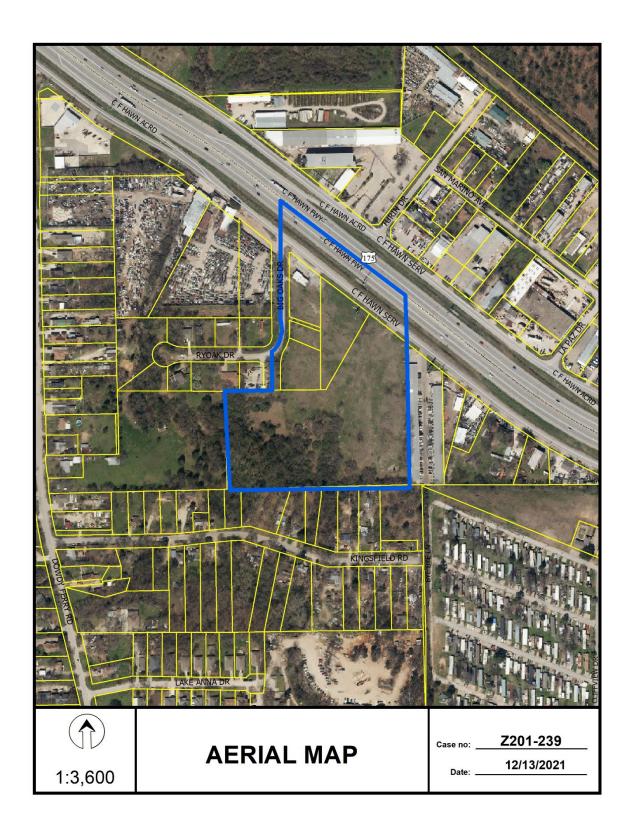
- 1. A solid metal fence eight feet in height must be built and maintained along the west lines of Lots 1A, 2A, and 3 in Block 1/7872 prior to a certificate of occupancy being issued for any structure on these lots or on the adjacent property to these lots described in Exhibit A. The north end of the fence at C.F. Hawn Service Road must begin at the south end of the required visibility triangle.
- 2. No driveways to Lots 1A, 2A, or 3 in Block 1/7872 are permitted from Big Oaks Drive.
- 3. A low-rise barrier must be installed a minimum of six feet from the fences adjacent to single family zoned property. The barrier will serve to keep vehicles from contacting the fences. The barrier will be constructed in all locations that provide for vehicle access to the fence.
- 4. A hedge consisting of Nellie R. Stevens Holly or Fraser's Photinia or another species of plant material that grows to a height of eight feet must be planted and maintained on the outside of the fence described in Restriction No. 1 above.

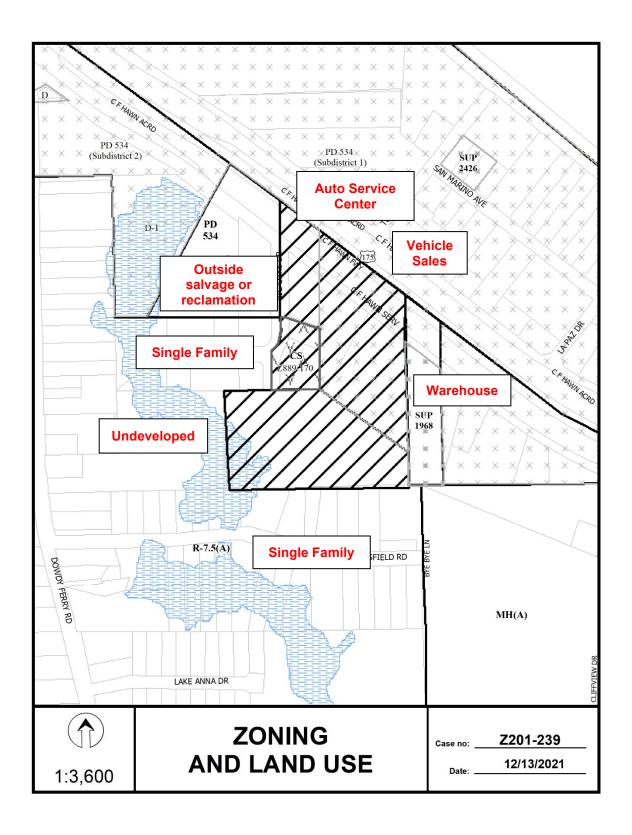
# APPLICANT'S PROPOSED TERMINATION OF EXISTING DEED RESTRICTIONS [Z889-170]

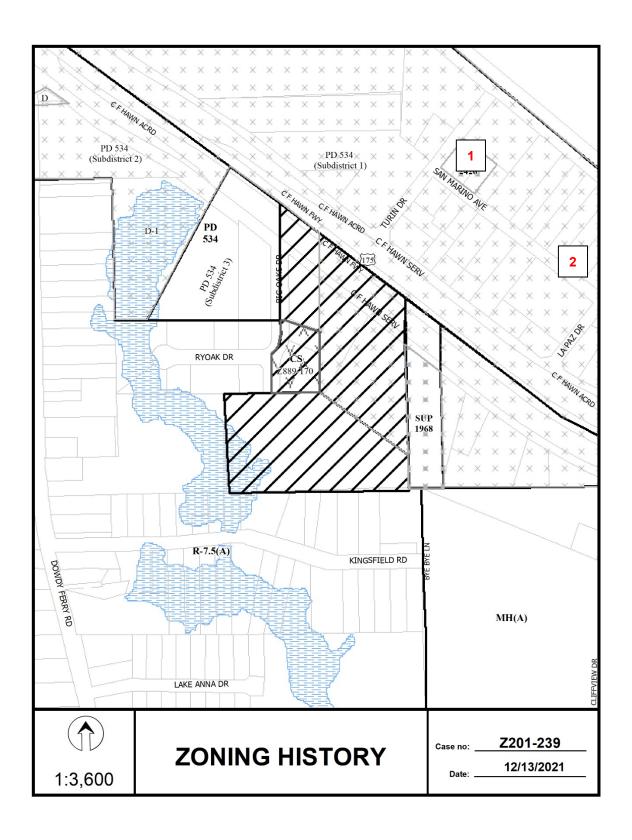
The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

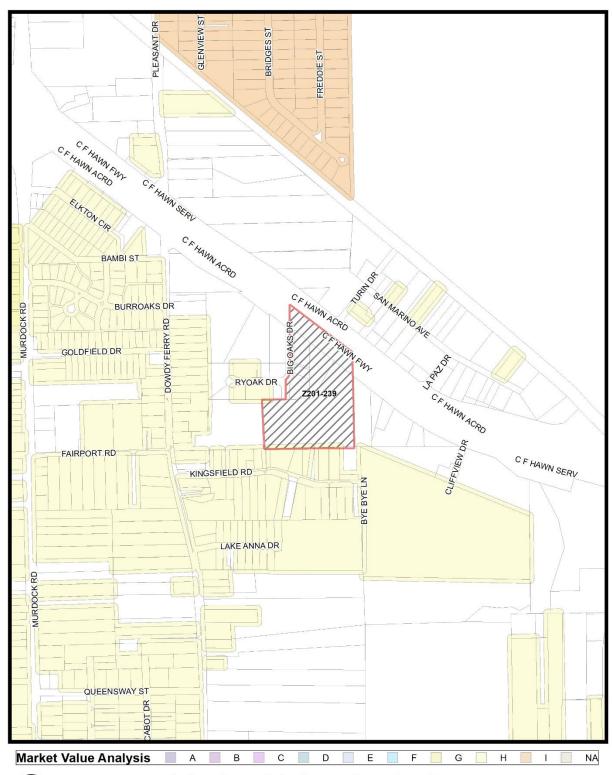
- 1. All uses except mobile home and recreational vehicle sales are prohibited on the property.
- 2. Vehicular access to the property from Big Oaks Drive is prohibited.
- 3. An 8-foot solid wood privacy fence adjacent to Big Oaks Drive must be constructed and maintained.
- 4. No light fixture or light pole may exceed a height of 20 feet.
- 5. Structures are restricted to a maximum height of 20 feet.











1:7,200

Market Value Analysis

Printed Date: 12/13/2021



# Reply List of Property Owners Z201-239

244 Property Owners Notified 1 Property Owner in Favor 0 Property Owners Opposed

| Reply | Label # | Address |                | Owner                      |
|-------|---------|---------|----------------|----------------------------|
|       | 1       | 8449    | KINGSFIELD RD  | BELITERE NICHOLAS SR       |
|       | 2       | 8425    | KINGSFIELD RD  | SALAZAR MARIA              |
|       | 3       | 8421    | KINGSFIELD RD  | CAZARES CASAS LLC          |
|       | 4       | 8409    | KINGSFIELD RD  | HUDSON NATALIE &           |
|       | 5       | 8405    | KINGSFIELD RD  | FLOWERS BILLY R            |
|       | 6       | 8357    | KINGSFIELD RD  | B & B HOME INVESTMENTS LLC |
|       | 7       | 8353    | KINGSFIELD RD  | MALONE MRS DESSIE D        |
|       | 8       | 8405    | C F HAWN FWY   | PROGRESO FARMS LLC         |
|       | 9       | 8505    | C F HAWN FWY   | REEVES GROUP LTD           |
|       | 10      | 8360    | C F HAWN FWY   | HOPKINS STANLEY            |
|       | 11      | 8508    | C F HAWN FWY   | DELMARVA LLC               |
|       | 12      | 8506    | SAN MARINO AVE | M G ENTERPRISES CONCRETE   |
|       | 13      | 120     | TURIN DR       | BANDA JOSE G &             |
|       | 14      | 8514    | SAN MARINO AVE | ALLBRITTON MARY M          |
|       | 15      | 8510    | SAN MARINO AVE | BANDA JOSE & MARIA         |
|       | 16      | 8428    | C F HAWN FWY   | FORD STEPHEN D             |
|       | 17      | 8524    | C F HAWN FWY   | HOUSE DEARL                |
|       | 18      | 8528    | C F HAWN FWY   | CERVANTES JOSE             |
|       | 19      | 121     | LA PAZ DR      | Taxpayer at                |
|       | 20      | 733     | CLIFFVIEW DR   | HENDRY ENTERPRISES INC     |
|       | 21      | 733     | CLIFFVIEW DR   | MUNOZ, JAZMIN              |
|       | 22      | 733     | CLIFFVIEW DR   | MARTINEZ JORGE             |
|       | 23      | 733     | CLIFFVIEW DR   | HENDRY AFFORDABLE HOUSING  |
|       | 24      | 733     | CLIFFVIEW DR   | RIDGECREST MHP             |
|       | 25      | 733     | CLIFFVIEW DR   | ARANDA AUGUSTIN            |
|       | 26      | 733     | CLIFFVIEW DR   | ESPINOZA ANTONIA           |

| Reply | Label # | Address |              | Owner                 |
|-------|---------|---------|--------------|-----------------------|
|       | 27      | 733     | CLIFFVIEW DR | MARTINEZ MONICA       |
|       | 28      | 733     | CLIFFVIEW DR | HERNANDEZ ALONDRA     |
|       | 29      | 733     | CLIFFVIEW DR | SANCHEZ, MARTIN A.G.  |
|       | 30      | 733     | CLIFFVIEW DR | RAMOS MARIA           |
|       | 31      | 733     | CLIFFVIEW DR | RUELAS, SANDRA        |
|       | 32      | 733     | CLIFFVIEW DR | LOPEZ HECTOR          |
|       | 33      | 733     | CLIFFVIEW DR | RUIZ NANCY            |
|       | 34      | 733     | CLIFFVIEW DR | VASQUEZ JUVENTINO     |
|       | 35      | 733     | CLIFFVIEW DR | GALARZA JESUS         |
|       | 36      | 733     | CLIFFVIEW DR | ADAME MARIA           |
|       | 37      | 733     | CLIFFVIEW DR | ROJAS DAVID           |
|       | 38      | 733     | CLIFFVIEW DR | ULLOA ISSELDA         |
|       | 39      | 733     | CLIFFVIEW DR | MORALES PORFIRIO      |
|       | 40      | 733     | CLIFFVIEW DR | GARZA TOMAS           |
|       | 41      | 733     | CLIFFVIEW DR | CARRANZA, MATERESITA  |
|       | 42      | 733     | CLIFFVIEW DR | DAGOBERTO MORENO      |
|       | 43      | 733     | CLIFFVIEW DR | LOMELI JOSE           |
|       | 44      | 733     | CLIFFVIEW DR | SANCHEZ, JUAN         |
|       | 45      | 733     | CLIFFVIEW DR | CORTEZ EFREN & OLGA   |
|       | 46      | 733     | CLIFFVIEW DR | RODRIGUEZ, DEMETRIO   |
|       | 47      | 733     | CLIFFVIEW DR | ASTORGA VICTOR        |
|       | 48      | 733     | CLIFFVIEW DR | VELASQUEZ MAGALY      |
|       | 49      | 733     | CLIFFVIEW DR | ALDERETE FLORA        |
|       | 50      | 733     | CLIFFVIEW DR | LICEA CANDIDO         |
|       | 51      | 733     | CLIFFVIEW DR | GUDINO ESMERALDA      |
|       | 52      | 733     | CLIFFVIEW DR | MEDELLIN MARIANA      |
|       | 53      | 733     | CLIFFVIEW DR | MENDEZ JUAN           |
|       | 54      | 733     | CLIFFVIEW DR | GALAN JUANITA         |
|       | 55      | 733     | CLIFFVIEW DR | SOSA, MARIA           |
|       | 56      | 733     | CLIFFVIEW DR | HURRERA LUIS          |
|       | 57      | 733     | CLIFFVIEW DR | VASQUEZ MARIA LOURDES |

| Reply | Label # | Address |              | Owner                  |
|-------|---------|---------|--------------|------------------------|
|       | 58      | 733     | CLIFFVIEW DR | VILLAGRAN JOEL         |
|       | 59      | 733     | CLIFFVIEW DR | OLALDE JUAN            |
|       | 60      | 733     | CLIFFVIEW DR | ROMO FERNANDO          |
|       | 61      | 733     | CLIFFVIEW DR | DOMINGUEZ, GUADALUPE H |
|       | 62      | 733     | CLIFFVIEW DR | GARCIA AMALIO          |
|       | 63      | 733     | CLIFFVIEW DR | SIMON MAURICO          |
|       | 64      | 733     | CLIFFVIEW DR | REZA AMBROSIO          |
|       | 65      | 733     | CLIFFVIEW DR | NINO JOSE C.           |
|       | 66      | 733     | CLIFFVIEW DR | NINO MAURO             |
|       | 67      | 733     | CLIFFVIEW DR | PATRON, LEONARD G      |
|       | 68      | 733     | CLIFFVIEW DR | GUTIERREZ ROSA         |
|       | 69      | 733     | CLIFFVIEW DR | AGUILERA SANTIAGO      |
|       | 70      | 733     | CLIFFVIEW DR | HERNANDEZ PEDRO        |
|       | 71      | 733     | CLIFFVIEW DR | DIAS ENRIQUE           |
|       | 72      | 733     | CLIFFVIEW DR | SALAZAR TOBIAS         |
|       | 73      | 733     | CLIFFVIEW DR | CASTRO, MARGARITA      |
|       | 74      | 733     | CLIFFVIEW DR | GOMEZ, JOSE            |
|       | 75      | 733     | CLIFFVIEW DR | ZUNIGA JAIME           |
|       | 76      | 733     | CLIFFVIEW DR | FRIAS ERNESTO          |
|       | 77      | 733     | CLIFFVIEW DR | ROMO ABEL              |
|       | 78      | 733     | CLIFFVIEW DR | OVALLE JAIME           |
|       | 79      | 733     | CLIFFVIEW DR | LOPEZ JOSE             |
|       | 80      | 733     | CLIFFVIEW DR | MARTINEZ JESUS NOE     |
|       | 81      | 733     | CLIFFVIEW DR | CARRANZA MIGUEL        |
|       | 82      | 733     | CLIFFVIEW DR | MORALES ALMA           |
|       | 83      | 733     | CLIFFVIEW DR | PEREZ WILSON           |
|       | 84      | 733     | CLIFFVIEW DR | MUNOZ JOSE             |
|       | 85      | 733     | CLIFFVIEW DR | PONCE, MARIBEL         |
|       | 86      | 733     | CLIFFVIEW DR | CORTINA, LUCIA         |
|       | 87      | 733     | CLIFFVIEW DR | MALDONADO ALFONSO      |
|       | 88      | 733     | CLIFFVIEW DR | BAILON ANAL            |

| Reply | Label # | Address |              | Owner                      |
|-------|---------|---------|--------------|----------------------------|
|       | 89      | 733     | CLIFFVIEW DR | RODAS, ALMA                |
|       | 90      | 733     | CLIFFVIEW DR | PEREZ JUAN                 |
|       | 91      | 733     | CLIFFVIEW DR | RIOS FRANCISCO             |
|       | 92      | 733     | CLIFFVIEW DR | ALVAREZ JOSE               |
|       | 93      | 733     | CLIFFVIEW DR | BARAJAS ALFREDO            |
|       | 94      | 733     | CLIFFVIEW DR | GARCIA JESSICA             |
|       | 95      | 733     | CLIFFVIEW DR | RAMOS JOSE L               |
|       | 96      | 733     | CLIFFVIEW DR | RODRIGUEZ SEVERIANO        |
|       | 97      | 733     | CLIFFVIEW DR | VELAZQUEZ MARIA            |
|       | 98      | 733     | CLIFFVIEW DR | BLAGBURN SANDRA            |
|       | 99      | 733     | CLIFFVIEW DR | CASTRO MARIA               |
|       | 100     | 733     | CLIFFVIEW DR | DELACRUZ UFRANO            |
|       | 101     | 733     | CLIFFVIEW DR | HERNANDEZ GERARDO          |
|       | 102     | 733     | CLIFFVIEW DR | IPINE LORENZO              |
|       | 103     | 733     | CLIFFVIEW DR | RODRIQUEZ CELIA            |
|       | 104     | 733     | CLIFFVIEW DR | DIAZ, PRIMITIVO M          |
|       | 105     | 733     | CLIFFVIEW DR | VILLAGRAN MANUEL           |
|       | 106     | 733     | CLIFFVIEW DR | PADRON CARDENAS VICTOR A & |
|       |         |         |              | MONTOYA BRENDA             |
|       | 107     | 733     | CLIFFVIEW DR | RIVAS JUAN                 |
|       | 108     | 733     | CLIFFVIEW DR | VAZQUEZ CARLOS             |
|       | 109     | 733     | CLIFFVIEW DR | MALDONADO, SILVIA          |
|       | 110     | 733     | CLIFFVIEW DR | MARTINEZ PABLO             |
|       | 111     | 733     | CLIFFVIEW DR | PEREZ EUNICE               |
|       | 112     | 733     | CLIFFVIEW DR | ALVAREZ, ANA               |
|       | 113     | 733     | CLIFFVIEW DR | ZUNIGA MARTHA              |
|       | 114     | 733     | CLIFFVIEW DR | FLORES ROBERT              |
|       | 115     | 733     | CLIFFVIEW DR | GOMEZ JOSE                 |
|       | 116     | 733     | CLIFFVIEW DR | PONCE MARIBEL              |
|       | 117     | 733     | CLIFFVIEW DR | PERAZA MARCOS              |
|       | 118     | 733     | CLIFFVIEW DR | LOPEZ MACARIA              |
|       | 119     | 733     | CLIFFVIEW DR | TORRES MANUEL              |

| Reply | Label # | Address |              | Owner                        |
|-------|---------|---------|--------------|------------------------------|
|       | 120     | 733     | CLIFFVIEW DR | PARADA, GUADALUPE            |
|       | 121     | 733     | CLIFFVIEW DR | HENDRY AFFORDABLE HOUSING LP |
|       | 122     | 733     | CLIFFVIEW DR | FRANCISCO VENCES LOPEZ       |
|       | 123     | 733     | CLIFFVIEW DR | GONSALEZ MARIA               |
|       | 124     | 733     | CLIFFVIEW DR | CHAVEZ, CHRISTAL             |
|       | 125     | 733     | CLIFFVIEW DR | ARGUELLO MARCELA             |
|       | 126     | 733     | CLIFFVIEW DR | ANTONIO ALBA                 |
|       | 127     | 733     | CLIFFVIEW DR | PERALES LORENA               |
|       | 128     | 733     | CLIFFVIEW DR | RAMIREZ LUIS                 |
|       | 129     | 733     | CLIFFVIEW DR | RODRIGUEZ, OSCAR D           |
|       | 130     | 733     | CLIFFVIEW DR | SERVIN AMANCIA               |
|       | 131     | 733     | CLIFFVIEW DR | PEREZ FABIAN                 |
|       | 132     | 733     | CLIFFVIEW DR | YANEZ JUAN                   |
|       | 133     | 733     | CLIFFVIEW DR | ZAVALA ELIAS                 |
|       | 134     | 733     | CLIFFVIEW DR | CORTEZ, JUAN                 |
|       | 135     | 733     | CLIFFVIEW DR | DIXON JOHN L                 |
|       | 136     | 733     | CLIFFVIEW DR | HERNANDEZ ZAIDA              |
|       | 137     | 733     | CLIFFVIEW DR | GARZA HERNALA                |
|       | 138     | 733     | CLIFFVIEW DR | ROJAS SAUL                   |
|       | 139     | 733     | CLIFFVIEW DR | LOPEZ MONICA                 |
|       | 140     | 733     | CLIFFVIEW DR | HERNANDEZ ESTELA             |
|       | 141     | 733     | CLIFFVIEW DR | TILERY SHAQUALA              |
|       | 142     | 733     | CLIFFVIEW DR | SALGODO CESAR                |
|       | 143     | 733     | CLIFFVIEW DR | LOPEZ, FABIAN                |
|       | 144     | 733     | CLIFFVIEW DR | RUIZ, JUAN                   |
|       | 145     | 733     | CLIFFVIEW DR | MENDOZA ISRAEL               |
|       | 146     | 733     | CLIFFVIEW DR | MULLER MARY                  |
|       | 147     | 733     | CLIFFVIEW DR | GONZALEZ, NORMA L            |
|       | 148     | 733     | CLIFFVIEW DR | RODRIGUEZ PATSY              |
|       | 149     | 733     | CLIFFVIEW DR | FRAYRE JESUS                 |
|       | 150     | 733     | CLIFFVIEW DR | LOPEZ MARTIN                 |

| Reply | Label # | Address |              | Owner                |
|-------|---------|---------|--------------|----------------------|
|       | 151     | 733     | CLIFFVIEW DR | LOPEZ MARTIN         |
|       | 152     | 733     | CLIFFVIEW DR | GUADALUP JIMENEZ     |
|       | 153     | 733     | CLIFFVIEW DR | CORDERO SOFIA        |
|       | 154     | 733     | CLIFFVIEW DR | VARGAS, JOSE         |
|       | 155     | 733     | CLIFFVIEW DR | YANEZ JUAN           |
|       | 156     | 733     | CLIFFVIEW DR | ROMO JOSE            |
|       | 157     | 733     | CLIFFVIEW DR | GARZA RUTH S.        |
|       | 158     | 733     | CLIFFVIEW DR | MORIN MARTIN         |
|       | 159     | 733     | CLIFFVIEW DR | VALENSIANA HORACIO   |
|       | 160     | 733     | CLIFFVIEW DR | HERNANDEZ APOLINAR   |
|       | 161     | 733     | CLIFFVIEW DR | OVALLE, MARTHA       |
|       | 162     | 733     | CLIFFVIEW DR | NAVARRO ROMUALDA     |
|       | 163     | 733     | CLIFFVIEW DR | FLORES, SANDRA       |
|       | 164     | 733     | CLIFFVIEW DR | GONZALEZ ALICIA      |
|       | 165     | 733     | CLIFFVIEW DR | ROMO TEODORO M       |
|       | 166     | 733     | CLIFFVIEW DR | ROMO ANTONIO         |
|       | 167     | 733     | CLIFFVIEW DR | MARTINEZ ANN         |
|       | 168     | 733     | CLIFFVIEW DR | MIRIAM RODRIGUEZ     |
|       | 169     | 733     | CLIFFVIEW DR | YALDIVIA FRANCISO    |
|       | 170     | 733     | CLIFFVIEW DR | PEREZ JOSE           |
|       | 171     | 733     | CLIFFVIEW DR | SANCHEZ EDUARDO G    |
|       | 172     | 733     | CLIFFVIEW DR | CABRERA JONATHAN     |
|       | 173     | 733     | CLIFFVIEW DR | GONZALEZ HUMBERTO    |
|       | 174     | 733     | CLIFFVIEW DR | REYES MARICELA       |
|       | 175     | 733     | CLIFFVIEW DR | AGUILIAR FRANCISCO   |
|       | 176     | 733     | CLIFFVIEW DR | MARTINEZ VICENTE     |
|       | 177     | 733     | CLIFFVIEW DR | ROGELIO AUILA        |
|       | 178     | 733     | CLIFFVIEW DR | LOPEZ, EDUARDO       |
|       | 179     | 733     | CLIFFVIEW DR | MACIAS GILBERTO      |
|       | 180     | 733     | CLIFFVIEW DR | BARAJAS YSIDRO       |
|       | 181     | 733     | CLIFFVIEW DR | CRUZ MARIA GUADALUPE |

| Reply | Label # | Address |               | Owner                     |
|-------|---------|---------|---------------|---------------------------|
|       | 182     | 733     | CLIFFVIEW DR  | HERNANDEZ, PRIMITIVO C    |
|       | 183     | 733     | CLIFFVIEW DR  | ESQUIVEL CYNTHIA R        |
|       | 184     | 733     | CLIFFVIEW DR  | JAIRO BENITO REYES        |
|       | 185     | 733     | CLIFFVIEW DR  | PEREZ MARCELINO           |
|       | 186     | 733     | CLIFFVIEW DR  | MARTINEZ MARIA            |
|       | 187     | 733     | CLIFFVIEW DR  | RUIZ JOSE                 |
|       | 188     | 733     | CLIFFVIEW DR  | GARCIA LEONARD            |
|       | 189     | 733     | CLIFFVIEW DR  | JASSO PEDRO               |
|       | 190     | 733     | CLIFFVIEW DR  | NEAVE JORGE & RAMONA      |
|       | 191     | 733     | CLIFFVIEW DR  | ZUNIGA DERMIN DE JESUS    |
|       | 192     | 733     | CLIFFVIEW DR  | MENDOZA, MANUEL           |
|       | 193     | 733     | CLIFFVIEW DR  | ROMO JAVIER               |
|       | 194     | 733     | CLIFFVIEW DR  | PADILLA, ROSA             |
|       | 195     | 733     | CLIFFVIEW DR  | SOLIS, JULIO A            |
|       | 196     | 733     | CLIFFVIEW DR  | MARTINEZ CLEMENTE E       |
|       | 197     | 733     | CLIFFVIEW DR  | OCURA MARIA D             |
|       | 198     | 733     | CLIFFVIEW DR  | MARTINEZ ENRIQUE          |
|       | 199     | 733     | CLIFFVIEW DR  | SOTO CARLOS               |
|       | 200     | 733     | CLIFFVIEW DR  | BADILLO RAMON             |
|       | 201     | 733     | CLIFFVIEW DR  | MALDONADO ARNULFO         |
|       | 202     | 733     | CLIFFVIEW DR  | GALAN SUSAN C             |
|       | 203     | 733     | CLIFFVIEW DR  | PERAZA EDGAR              |
|       | 204     | 733     | CLIFFVIEW DR  | LLANAS MARIO              |
|       | 205     | 733     | CLIFFVIEW DR  | TAPIA JUANA               |
|       | 206     | 733     | CLIFFVIEW DR  | REYNA JOHNNY              |
|       | 207     | 733     | CLIFFVIEW DR  | ARRONA HUMBERTO           |
|       | 208     | 733     | CLIFFVIEW DR  | GAONA, DULCE              |
|       | 209     | 733     | CLIFFVIEW DR  | RODRIGUEZ HILDA           |
|       | 210     | 733     | CLIFFVIEW DR  | HENDRY AFFORDABLE HOUSING |
|       | 211     | 8445    | KINGSFIELD RD | HUERTA ROMAN              |
|       | 212     | 8349    | KINGSFIELD RD | Taxpayer at               |

| Reply | Label # | Address |                | Owner                          |
|-------|---------|---------|----------------|--------------------------------|
|       | 213     | 8341    | KINGSFIELD RD  | Taxpayer at                    |
|       | 214     | 8339    | KINGSFIELD RD  | BAHENA TAWRINA A               |
|       | 215     | 8337    | KINGSFIELD RD  | HO JUI HUI                     |
|       | 216     | 8329    | KINGSFIELD RD  | FUENTES HERMELINDA RODRIGUEZ & |
|       | 217     | 8322    | KINGSFIELD RD  | QUINTERO SIDRONIO              |
|       | 218     | 8330    | KINGSFIELD RD  | FLORES JUAN MANUEL             |
|       | 219     | 8334    | KINGSFIELD RD  | MARQUEZ JESUS                  |
|       | 220     | 8336    | KINGSFIELD RD  | SANCHEZ JOHNIE &               |
|       | 221     | 8346    | KINGSFIELD RD  | DIAZ SALVADOR SALAZAR &        |
|       | 222     | 8354    | KINGSFIELD RD  | HERRERA FELIX                  |
|       | 223     | 8404    | KINGSFIELD RD  | GRANSFOUR PROPERTY LLC         |
|       | 224     | 8408    | KINGSFIELD RD  | LOPEZ ESBEIDA JAIMES           |
|       | 225     | 8416    | KINGSFIELD RD  | Taxpayer at                    |
|       | 226     | 8424    | KINGSFIELD RD  | JUAREZ CONRADO & VIRGINIA      |
|       | 227     | 8440    | KINGSFIELD RD  | RAMOS MARTIN GARCIA &          |
|       | 228     | 8371    | C F HAWN FWY   | Taxpayer at                    |
|       | 229     | 616     | DOWDY FERRY RD | EASTERLING LYNNDELL            |
|       | 230     | 8200    | RYOAK DR       | RODRIGUEZ SAUL MENDOZA         |
|       | 231     | 8393    | C F HAWN FWY   | TSEGU RUSOM                    |
|       | 232     | 435     | BIG OAKS DR    | CERDA RUDY                     |
|       | 233     | 8325    | RYOAK DR       | CUELLAR RODOLFO CERDA &        |
|       | 234     | 8309    | RYOAK DR       | ISBELL JIMMY                   |
|       | 235     | 8310    | RYOAK DR       | FERMAN SANTOS YENIRA           |
|       | 236     | 8324    | RYOAK DR       | REYES GUSTAVO JUAN &           |
|       | 237     | 8330    | RYOAK DR       | RODRIGUES MARGARITO BELTRAN    |
|       | 238     | 8523    | C F HAWN FWY   | PEREZ MARIA                    |
|       | 239     | 8525    | C F HAWN FWY   | MORALES JOSE                   |
|       | 240     | 8601    | C F HAWN FWY   | LINDSEY ROBERT ED              |
|       | 241     | 110     | TURIN DR       | DIKEOCHA WILLIAM               |
|       | 242     | 8388    | C F HAWN FWY   | NOVATECH LLC                   |
| O     | 243     | 8300    | RYOAK DR       | EASTERLING LYNNDELL &          |

## Z201-239(RM)

11/03/2021

ReplyLabel #AddressOwner2448365C F HAWN FWYTaxpayer at