

**FILE NUMBER:** Z201-327(RM) **DATE FILED:** August 22, 2021

**LOCATION:** East line of Bexar Street, between Valentine Street and Silkwood Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 0.55 acre **CENSUS TRACT:** 0115.00

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**REPRESENTATIVE:** Michael Westfall, Westfall Engineering

**OWNER/APPLICANT:** Citybuild Community Development Corporation

**REQUEST:** An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to setbacks, density, floor area, height, lot coverage, visual obstruction regulations, and design standards to develop the site with multifamily.

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

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

**PD No. 595:**

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>

**PD No. 595 Exhibits A-B:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The site is currently undeveloped.
- The applicant proposes to develop the site with multifamily. To accomplish, they propose a Planned Development District for MF-2(A) Multifamily District uses.
- In the conditions of the proposed PD, the applicant proposes modified development standards primarily related to setbacks, density, floor area, height, lot coverage, visual obstruction regulations, and design standards.
- Since the June 2, 2022 City Plan Commission meeting, the proposed conditions have been revised to require that a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI to receive the development bonuses requested by the applicant in the yard, lot, and space regulations, the visual obstruction regulations, the off-street parking and loading section, and the landscaping section.
- If this minimum percentage of affordable units is not provided, the property would be subject to the standard regulations of an MF-2(A) District. In either scenario, the design standards in Section 51P-\_\_\_\_.115 would apply to new construction for multifamily uses.

**Zoning History:**

There have been no zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type                | Existing/Proposed ROW |
|---------------------|---------------------|-----------------------|
| Bexar Street        | Community Collector | 50 feet               |
| Valentine Street    | Local Street        | -                     |
| Silkwood Street     | Local Street        | -                     |

**Traffic:**

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

In the PD conditions, the applicant proposes to modify the visual obstruction regulations that would apply under standard code requirements. These standard regulations define a visibility triangle as the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection. The applicant proposes to modify this visibility triangle requirement so the distance from the intersection is reduced to 30 feet. Engineering has no objections to the proposed reduced visibility triangles.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

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

**Policy 1.1.1** Focus on Southern Sector development opportunities.

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

**GOAL 1.3** PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

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

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

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

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

## **TRANSPORTATION ELEMENT**

### **GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

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

## **URBAN DESIGN ELEMENT**

### **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

## **NEIGHBORHOOD PLUS**

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

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

### **Area Plan:**

#### **South Dallas/Fair Park Economic Development Plan**

This South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

1. Holistic Strategy
2. Improve Basic Attributes
3. Increase Resources
4. Financial Support and Technical Assistance
5. Encourage Corridor Reinvestment

The plan proposes new strategies and delivery models for revitalization and identifies four development opportunity sites based on project opportunity criteria. Illustrations of these sites demonstrate the main corridor opportunities: Neighborhood Commercial, Community Commercial and Regional Service Commercial.

Staff assesses the applicant's request as consistent with the goals of the South Dallas/Fair Park Economic Development Plan. The plan identifies the presence of incompatible commercial uses adjacent to residential neighborhoods. These commercial uses are too intense adjacent to neighborhoods, and they are located on lots with dimensions that are inadequate to support quality uses. While the area of request is currently undeveloped, the size and depth of its lots have the potential to further contribute to this issue. The proposal to develop the property with dense, urban style multifamily could provide a more compatible transition to the single family areas while ensuring an inviting pedestrian experience along the Bexar Street frontage.

### **Trinity River Corridor Comprehensive Land Use Study**

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009. The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Staff assesses the applicant's request as consistent with the goals of the Trinity River Corridor Comprehensive Land Use Study, which designates the area of request as part of the Rochester Park study area. This area is envisioned as largely residential with some

neighborhood serving commercial and infill development. The area has also seen notable improvements in urban design, streets and sidewalks, and landscaping along Bexar Street. The applicant's proposed design standards would complement these existing improvements.

**Land Use:**

|              | <b>Zoning</b>  | <b>Land Use</b>  |
|--------------|--|--|
| <b>Site</b>  | NC Neighborhood Commercial Subdistrict within PD No. 595 | Undeveloped  |
| <b>North</b> | NC Neighborhood Commercial Subdistrict within PD No. 595 | Undeveloped  |
| <b>East</b>  | R-5(A) Single Family Subdistrict within PD No. 595       | Single family  |
| <b>South</b> | NC Neighborhood Commercial Subdistrict within PD No. 595 | General merchandise or food store greater than 3,500 square feet |
| <b>West</b>  | NC Neighborhood Commercial Subdistrict within PD No. 595 | Personal service use, single family                              |

**Land Use Compatibility:**

The area of request is currently surrounded by a mix of undeveloped land, single family, and a general merchandise store on the east line of Bexar Street. On the west line of Bexar Street is a mix of single family and personal service use. Staff assesses the applicant's proposed use as compatible with surrounding uses in the area.

The applicant proposes to develop the site with two three-story multifamily buildings along the Bexar Street frontage, separated by an existing 15-foot alley that will be paved as a driveway. This driveway will lead to a parking area at the rear of the site that can also be accessed via Valentine Street and Silkwood Street.

To accomplish this development of the site, the applicant proposes a Planned Development District for MF-2(A) Multifamily District uses with modified development standards primarily related to setbacks, density, floor area, height, lot coverage, and design standards. Since the June 2, 2022 City Plan Commission meeting, the PD conditions have been revised to stipulate that these deviations apply if a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI. Otherwise, the regulations of a standard MF-2(A) District would apply.

Under the existing standards of the NC Neighborhood Commercial Subdistrict within PD No. 595, a front yard setback is not required. If a front yard setback is provided, it must be a minimum of 15 feet with landscaping provided in accordance with the landscaping section of the PD. In lieu of this requirement, the applicant proposes no front yard setback. The existing zoning requires a 15-foot side and rear yard when a property is adjacent to residential. Otherwise, no side or rear yard is required, but if one is provided it must be a minimum of five feet. With the requested PD, the applicant proposes no side setback and a rear setback of 2.5 feet.

The current NC Subdistrict requires a floor area ratio of 0.5. The applicant proposes a maximum floor area ratio of 1.25, and that for purposes of calculating floor area ratio, the entire area of the PD is considered one lot. Height is currently limited to 30 feet or two stories with a residential proximity slope restriction. The applicant proposes a maximum height of 45 feet or three stories, and to remove the residential proximity slope restriction. The applicant also proposes to increase maximum lot coverage from 40% to 45%.

Staff supports the applicant's request because it will provide affordable housing in an urban form with design standards that enhance the pedestrian experience along Bexar Street. The request is also consistent with many goals and policies of the comprehensive plan, Neighborhood Plus plan, and the two area plans that apply to the request area.

## Development Standards

Following is a comparison table showing differences in development standards between the current NC Subdistrict within PD No. 595 and the proposed PD for MF-2(A) District uses. Also included for comparison are the development standards of a standard MF-2(A) District.

| District                                    | Setback                     |  | Density   | Height           | Lot Cvrg. | Special Standards  | Primary Uses                                 |
|---|-----------------------------|--|---|------------------|-----------|--------------------|--|
|   | Front                       | Side/Rear  |   |                  |           |                    |  |
| Existing:<br>PD 595<br>(NC)                 | None<br>or 15' <sup>1</sup> | 15' adj to<br>res<br>Other: None<br>or 5' <sup>2</sup> | 0.5 FAR   | 30'<br>2 stories | 40%       | Proximity<br>Slope | Retail and<br>personal<br>service,<br>office |
| Proposed:<br>PD for<br>MF-2(A) <sup>3</sup> | None                        | Side: None<br>Rear: 2.5'                               | 1.25 FAR<br>Max 36 du   | 36'<br>3 stories | 45%       |                    | Multifamily,<br>duplex,<br>single family     |
| Comp:<br>MF-2(A)                            | 15'                         | 15'  | Min lot 1,000 sf<br>800 sf – E<br>1,000 sf – 1BR<br>1,200 sf – 2BR<br>+150 sf for each add BR | 36'              | 60%       | Proximity<br>Slope | Multifamily,<br>duplex,<br>single family     |

<sup>1</sup> If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-595.118, "Landscaping"

<sup>2</sup> If a setback is provided, it must be a minimum of five feet

<sup>3</sup> Applies if a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI. Otherwise, the regulations of a standard MF-2(A) District apply.

## Design Standards

The applicant proposes design standards that will enhance the pedestrian realm along the street frontage. These standards include requirements for street-fronting facades to connect to the sidewalk, for sidewalks to have enhanced paving materials, and for pedestrian scale lighting to be provided along sidewalks. They also require enhanced paving materials at pedestrian driveway crossings and pedestrian amenities along the street frontage. Lastly, exterior lighting sources, if used, must be oriented down and onto the property they light to provide greater compatibility with the surrounding residential uses.

### Landscaping:

In general, the applicant proposes that landscaping for the site must be provided in accordance with Article X, as amended. For multifamily that provides a minimum of 15 percent of the total number of units available to households earning between 61 and 80 percent of AMFI, landscaping must be provided as shown on the proposed landscape



plan. In the PD conditions, the applicant also proposes alternative standards for parkway trees that still meet the intent of in Article X. Lastly, conditions that codify the deviations requested by the applicant on their proposed landscape plan have been added to the landscaping section.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. However, the applicant proposes a minimum of 0.33 space per dwelling unit for multifamily that provides a minimum of 15 percent of the total number of units available to households earning between 61 and 80 percent of AMFI. The applicant proposes a maximum of 36 dwelling units, which requires a total of 12 parking spaces. As demonstrated on the proposed development plan, the site will provide a total of 14 spaces.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster. Immediately east of the request area is an “E” MVA cluster, and to the west and northwest is an “I” MVA cluster.

**List of Officers**

Citybuild Community Development Corporation

Trae Williams, President  
Kevin Smith, Secretary  
Daryl Halbert, Treasurer  
Dennis Oliver, Member  
Tavis Westbrook, Member  
Trey Holloway, Member

**CPC ACTION  
JUNE 16, 2022**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a revised development plan, revised landscape plan and conditions; as briefed, on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.

Maker: Rubin  
Second: Hampton  
Result: Carried: 11 to 2

For: 11 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jung, Housewright, Gibson, Haqq,  
Stanard, Rubin

Against: 2 - Blair, Kingston  
Absent: 1 - Vann  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 123  
**Replies:** For: 0 Against: 0

**Speakers:** For: Heath Voyles, 1715 N. Angel Pkwy., Allen, TX, 75002  
Clifton Reese, 2813 Dorris St., Dallas, TX, 75215  
For (Did not speak): Michael Westfall, 1719 Angel Parkway, Allen, TX, 75002  
Adam Lamont, 9432 Amberton Pkwy., Dallas, TX, 75243  
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
Against: None  
Staff: Darwin Wade, Area Development, Housing & Neighborhood Revitalization  
Phil Erwin, Chief Arborist, Development Services  
David Nevarez, Sr. Traffic Engineer, Development

**CPC ACTION  
JUNE 2, 2022**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan, landscape plan and conditions on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.

Maker: Vann  
Second: Rubin  
Result: Failed: 4 to 6

For: 4 - Shidid, Vann, Stanard, Rubin

Against: 6 - Popken, Hampton, Blair, Jung, Haqq, Kingston  
Absent: 4 - Anderson, Carpenter, Housewright, Gibson  
Vacancy: 1 - District 3

**Motion:** In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street, it was moved to **hold** this case under advisement until June 16, 2022.

Maker: Vann  
Second: Hampton  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Shidid, Vann, Blair, Jung, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Anderson, Carpenter, Housewright, Gibson  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 123  
**Replies:** For: 0 Against: 0

**Speakers:** For: Trey Holloway, 4013 Chiesa Rd., Rowlett, TX, 75088  
Michael Westfall, 1719 Angel Parkway, Allen, TX, 75002  
Clifton Reese, 2813 Dorris St., Dallas, TX, 75215

Z201-327(RM)

Against: None

Staff: Phil Erwin, Chief Arborist, Development Services

Pam Thompson, Housing Strategy, Housing & Neighborhood Revitalization

**CPC ACTION  
MAY 19, 2022**

**Motion:** In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street, it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Rubin  
Second: Hampton  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Housewright, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

|                 |           |             |
|-----------------|-----------|-------------|
| <b>Notices:</b> | Area: 500 | Mailed: 123 |
| <b>Replies:</b> | For: 0    | Against: 0  |

**Speakers:** None

**CPC RECOMMENDED CONDITIONS**

**“ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P- \_\_\_\_ .101.           LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102.           PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located on the east line of Bexar Street, between Valentine Street and Silkwood Street. The size of PD \_\_\_\_ is approximately 0.55 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

**SEC. 51P- \_\_\_\_ .104.           EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.
- (2) Exhibit \_\_\_\_B: landscape plan.

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

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

(b) For multifamily, development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

**SEC. 51P-\_\_\_\_.107. ACCESSORY USES.**

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

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

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

(a) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) If compliant with Section 51P-\_\_\_\_.114, the following standards apply.

(1) Setbacks.

(A) Front yard. No front yard setback is required.

(B) Side yard. No side yard setback is required.

(C) Rear yard. Minimum rear yard is 2.5 feet.

(2) Density. Maximum dwelling unit density is 36 units.

(3) Floor area. Maximum floor area is 30,000 square feet.



(4) Floor area ratio. Maximum floor area ratio is 1.25. For purposes of calculating floor area ratio, the entire area of the PD is considered one lot.

(5) Height. Residential proximity slope does not apply.

(6) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Stories. Maximum number of stories above grade is three.

(8) Building separation. The minimum building separation in 51A-4.209(b)(5)(E)(ii) does not apply.

**SEC. 51P- \_\_\_\_\_.109. VISUAL OBSTRUCTION REGULATIONS.**

(a) In general. Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply in this district.

(b) If compliant with Section 51P-\_\_\_\_.114, the following standards apply.

(1) Definitions. In this section:

(A) VISIBILITY TRIANGLE means:

(i) where one public street intersects with another public street within the district, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(ii) where an alley or driveway intersects with a local street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(2) A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is:

(A) in a visibility triangle, as defined in Section 51P-\_\_\_\_.106(b); and

(B) between two-and-one-half feet and eight feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

**SEC. 51P- \_\_\_\_\_.110. 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 requirements for each use.

(b) If compliant with Section 51P-\_\_\_\_.114, the following standards apply.

(1) A minimum of 0.33 space per dwelling unit is required for a multifamily use.

(2) No off-street loading spaces are required.

**SEC. 51P- \_\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.112. LANDSCAPING.**

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

(b) If compliant with Section 51P-\_\_\_\_.114, the following standards apply.

(1) For multifamily, landscaping must be provided as shown on the landscape plan (Exhibit \_\_\_\_\_.B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

(3) Parkway trees.

(A) Number. The number of parkway trees required is determined by dividing the number of feet of street frontage, exclusive of visibility triangles, by 35. Fractions are rounded to the nearest whole number, with 0.5 being rounded up to the next higher whole number.

(B) Spacing. Parkway trees must be spaced as uniformly as practicable, but must be within 50 feet of the trunk of another required tree.

(C) Utility conflict. The director may approve alternate landscaping that meets the spirit and intent of this subsection, including but not limited to replacing large trees with small trees, if compliance is made impossible due to a utility conflict.

(4) Street buffer zone. A street buffer zone per Section 51A.10.125(b) is not required on Valentine Street, Silkwood Street, or Bexar Street.

(5) The soil and planting area requirements of Section 51A-10.104 are not required. For each large or medium tree installation, a minimum of 25 square feet of surface landscape area is required.

(6) Residential buffer zone. A residential buffer zone of a minimum of 2.5 feet must be provided. Where screening is required, no plant group is required.

(7) The landscape design options in Section 51A-10.126 are not required.

(8) Site trees are not required.

**SEC. 51P- \_\_\_\_\_.113. SIGNS.**

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

**SEC. 51P- \_\_\_\_\_.114. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.**

(a) In general. The development bonuses identified in the Yard, Lot, and Space Regulations, the Visual Obstruction Regulations, the Off-Street Parking and Loading section, and the Landscaping section of this Article apply if a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended, except as provided.

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

**SEC. 51P- \_\_\_\_\_.115. DESIGN STANDARDS.**

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

(b) Street frontages.

(1) Frontages. All street-fronting facades must have at least one window and at least one common primary entrance facing the street at street-level. The entrance must access the street with an improved path connecting to the sidewalk. Transparency must be provided for a minimum of 25 percent of the total of each continuous street-fronting and open-space-fronting façade. Transparency must be uniformly spaced vertically and horizontally with more than 25 feet separating areas of transparency.

(2) Individual entries. A minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk.

(c) Sidewalk, lighting, and driveway standards.

(1) Sidewalks. Sidewalks located adjacent to and parallel to the Bexar Street right-of-way must have a minimum width of five feet and must have a combination of pavers and concrete to match the current sidewalk.

(2) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from residential properties.

(B) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(3) Pedestrian driveway crossings. The driveway and sidewalk intersection located adjacent to and parallel to the Bexar Street right-of-way must be clearly marked by a combination of pavers and concrete to match the current sidewalk.

(d) Pedestrian amenities. The following pedestrian amenities are required along the street frontage of Bexar Street.

(1) Two benches.

(2) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(e) Fencing. An eight-foot-high fence is required along a property line shared with a single family use.

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

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

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

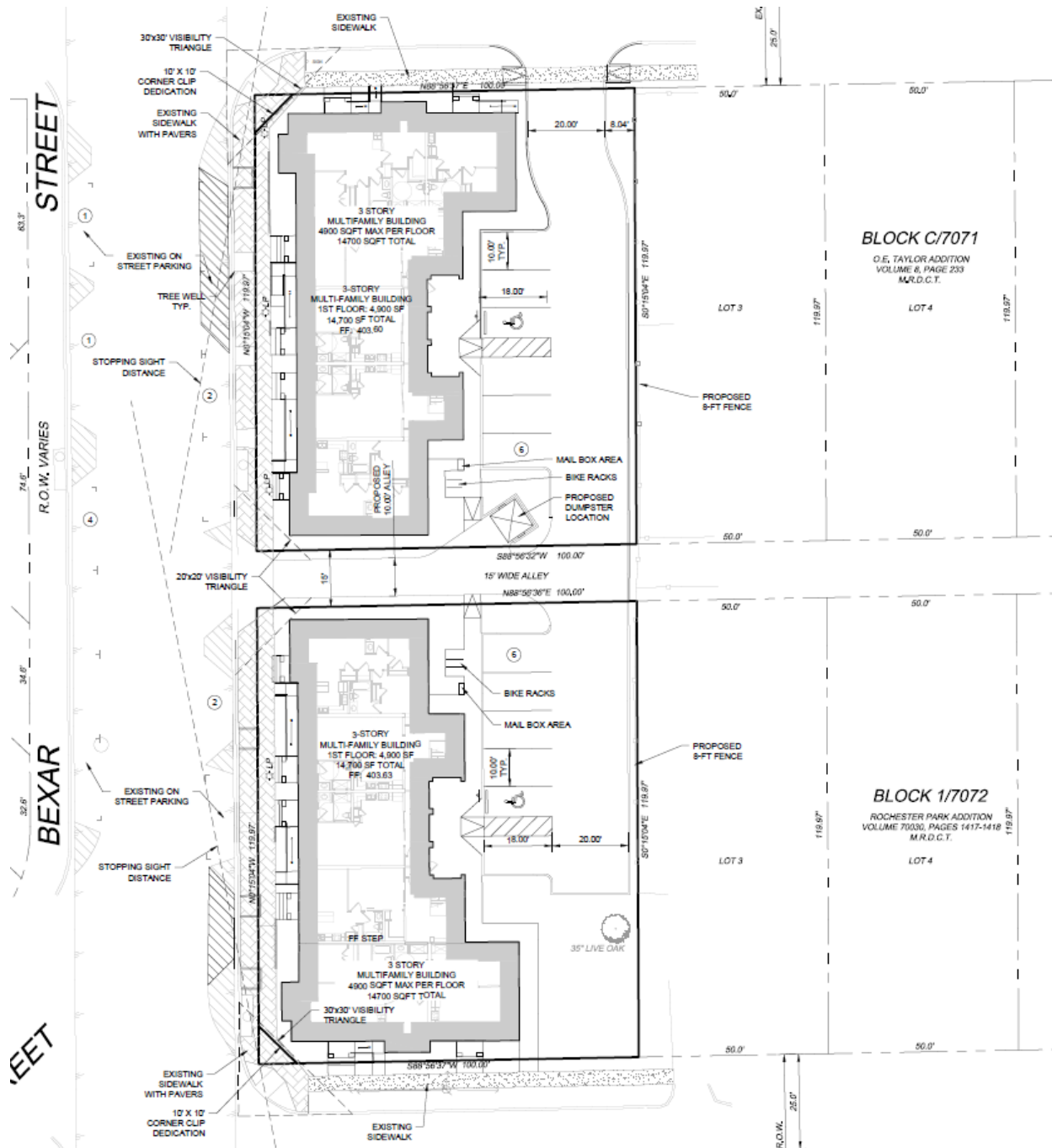
**SEC. 51P-\_\_\_\_.117. COMPLIANCE WITH CONDITIONS.**

(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 city.

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



# CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



## CPC RECOMMENDED LANDSCAPE PLAN

[illegible]

| 66 | Neutering agent switching | 4 <sup>th</sup> post | 15' x 15' spacing (sampling) |
|----|---------------------------|----------------------|------------------------------|
|    |                           |                      |                              |

|    |                  |        |              |
|----|------------------|--------|--------------|
| 14 | Cassaya          | 5 gal. | plant 4 o.c. |
| 35 | Kerosen Benzwood | 3 gal. | plant 2 o.c. |
| 36 | Red Yarrow       | 3 gal. |              |

| lines | FeOvd | $2\frac{1}{2}^\circ\text{Ct}$ | $16^\circ\text{-}12^\circ$ |
|-------|-------|-------------------------------|----------------------------|
| 4     |       |                               |                            |

All joint voids shall be filled with 2" Cypress mulch

All plant beds shall be filled with 2" Cypress mulch.

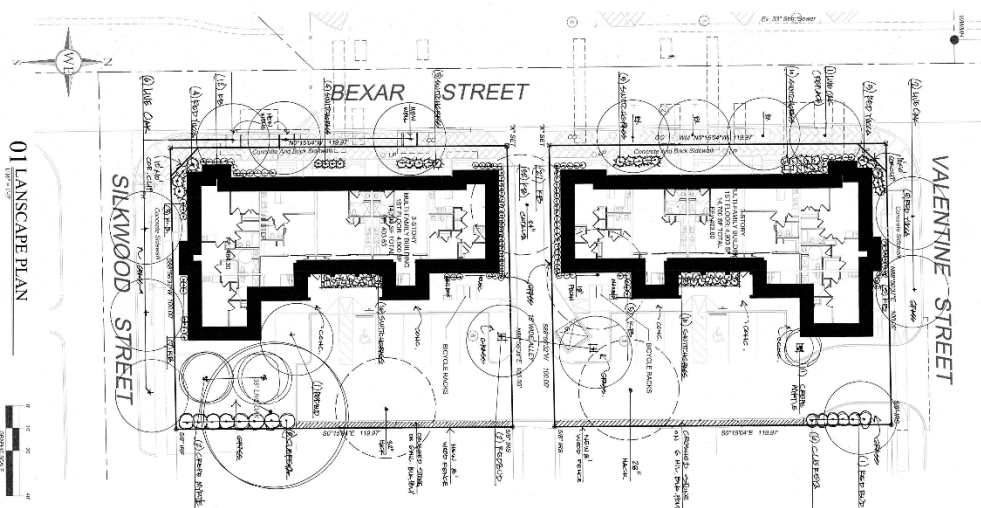
THIS SITE HAS BEEN DESIGNED AS A XERISCAPE AND ALL PLANTS HAVE BEEN SELECTED FROM THE N. TEXAS SMARTSCAPE PROGRAM

## LANDSCAPE DESIGN STANDARDS

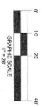
- |  | Q1 2009 | Q2 2009 | Q3 2009 | Q4 2009 | Q1 2010 | Q2 2010 | Q3 2010 | Q4 2010 | Q1 2011 | Q2 2011 | Q3 2011 | Q4 2011 | Q1 2012 | Q2 2012 | Q3 2012 | Q4 2012 | Q1 2013 | Q2 2013 | Q3 2013 | Q4 2013 | Q1 2014 | Q2 2014 | Q3 2014 | Q4 2014 | Q1 2015 | Q2 2015 | Q3 2015 | Q4 2015 | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 | Q3 2018 | Q4 2018 | Q1 2019 | Q2 2019 | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 | Q4 2020 | Q1 2021 | Q2 2021 | Q3 2021 | Q4 2021 | Q1 2022 | Q2 2022 | Q3 2022 | Q4 2022 | Q1 2023 | Q2 2023 | Q3 2023 | Q4 2023 | Q1 2024 | Q2 2024 | Q3 2024 | Q4 2024 | Q1 2025 | Q2 2025 | Q3 2025 | Q4 2025 | Q1 2026 | Q2 2026 | Q3 2026 | Q4 2026 | Q1 2027 | Q2 2027 | Q3 2027 | Q4 2027 | Q1 2028 | Q2 2028 | Q3 2028 | Q4 2028 | Q1 2029 | Q2 2029 | Q3 2029 | Q4 2029 | Q1 2030 | Q2 2030 | Q3 2030 | Q4 2030 | Q1 2031 | Q2 2031 | Q3 2031 | Q4 2031 | Q1 2032 | Q2 2032 | Q3 2032 | Q4 2032 | Q1 2033 | Q2 2033 | Q3 2033 | Q4 2033 | Q1 2034 | Q2 2034 | Q3 2034 | Q4 2034 | Q1 2035 | Q2 2035 | Q3 2035 | Q4 2035 | Q1 2036 | Q2 2036 | Q3 2036 | Q4 2036 | Q1 2037 | Q2 2037 | Q3 2037 | Q4 2037 | Q1 2038 | Q2 2038 | Q3 2038 | Q4 2038 | Q1 2039 | Q2 2039 | Q3 2039 | Q4 2039 | Q1 2040 | Q2 2040 | Q3 2040 | Q4 2040 | Q1 2041 | Q2 2041 | Q3 2041 | Q4 2041 | Q1 2042 | Q2 2042 | Q3 2042 | Q4 2042 | Q1 2043 | Q2 2043 | Q3 2043 | Q4 2043 | Q1 2044 | Q2 2044 | Q3 2044 | Q4 2044 | Q1 2045 | Q2 2045 | Q3 2045 | Q4 2045 | Q1 2046 | Q2 2046 | Q3 2046 | Q4 2046 | Q1 2047 | Q2 2047 | Q3 2047 | Q4 2047 | Q1 2048 | Q2 2048 | Q3 2048 | Q4 2048 | Q1 2049 | Q2 2049 | Q3 2049 | Q4 2049 | Q1 2050 | Q2 2050 | Q3 2050 | Q4 2050 | Q1 2051 | Q2 2051 | Q3 2051 | Q4 2051 | Q1 2052 | Q2 2052 | Q3 2052 | Q4 2052 | Q1 2053 | Q2 2053 | Q3 2053 | Q4 2053 | Q1 2054 | Q2 2054 | Q3 2054 | Q4 2054 | Q1 2055 | Q2 2055 | Q3 2055 | Q4 2055 | Q1 2056 | Q2 2056 | Q3 2056 | Q4 2056 | Q1 2057 | Q2 2057 | Q3 2057 | Q4 2057 | Q1 2058 | Q2 2058 | Q3 2058 | Q4 2058 | Q1 2059 | Q2 2059 | Q3 2059 | Q4 2059 | Q1 2060 | Q2 2060 | Q3 2060 | Q4 2060 | Q1 2061 | Q2 2061 | Q3 2061 | Q4 2061 | Q1 2062 | Q2 2062 | Q3 2062 | Q4 2062 | Q1 2063 | Q2 2063 | Q3 2063 | Q4 2063 | Q1 2064 | Q2 2064 | Q3 2064 | Q4 2064 | Q1 2065 | Q2 2065 | Q3 2065 | Q4 2065 | Q1 2066 | Q2 2066 | Q3 2066 | Q4 2066 | Q1 2067 | Q2 2067 | Q3 2067 | Q4 2067 | Q1 2068 | Q2 2068 | Q3 2068 | Q4 2068 | Q1 2069 | Q2 2069 | Q3 2069 | Q4 2069 | Q1 2070 | Q2 2070 | Q3 2070 | Q4 2070 | Q1 2071 | Q2 2071 | Q3 2071 | Q4 2071 | Q1 2072 | Q2 2072 | Q3 2072 | Q4 2072 | Q1 2073 | Q2 2073 | Q3 2073 | Q4 2073 | Q1 2074 | Q2 2074 | Q3 2074 | Q4 2074 | Q1 2075 | Q2 2075 | Q3 2075 | Q4 2075 | Q1 2076 | Q2 2076 | Q3 2076 | Q4 2076 | Q1 2077 | Q2 2077 | Q3 2077 | Q4 2077 | Q1 2078 | Q2 2078 | Q3 2078 | Q4 2078 | Q1 2079 | Q2 2079 | Q3 2079 | Q4 2079 | Q1 2080 | Q2 2080 | Q3 2080 | Q4 2080 | Q1 2081 | Q2 2081 | Q3 2081 | Q4 2081 | Q1 2082 | Q2 2082 | Q3 2082 | Q4 2082 | Q1 2083 | Q2 2083 | Q3 2083 | Q4 2083 | Q1 2084 | Q2 2084 | Q3 2084 | Q4 2084 | Q1 2085 | Q2 2085 | Q3 2085 | Q4 2085 | Q1 2086 | Q2 2086 | Q3 2086 | Q4 2086 | Q1 2087 | Q2 2087</ |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|

### Tree Mitigation

- |   |                     |
|---|---------------------|
| Total number of on-site trees to be removed | 78* (67* Hackberry) |
| Caliper inches to be replaced               | 18"                 |
| New on-site trees proposed (4 @ 3", 3 @ 2") | 20*                 |
| Net increase:                               | 2*                  |



# 01 LANDSCAPE PLAN



## REVISIONS

14902 Preston Road  
Suite 404  
Dallas, Texas 75254  
214. 316.9600  
817.691.6621  
BR 1975

**WcaL**  
architecture

BONTON GARDENS  
BUILDING A  
BEXAR AND VALENTINE STREET  
DALLAS, TEXAS 75215



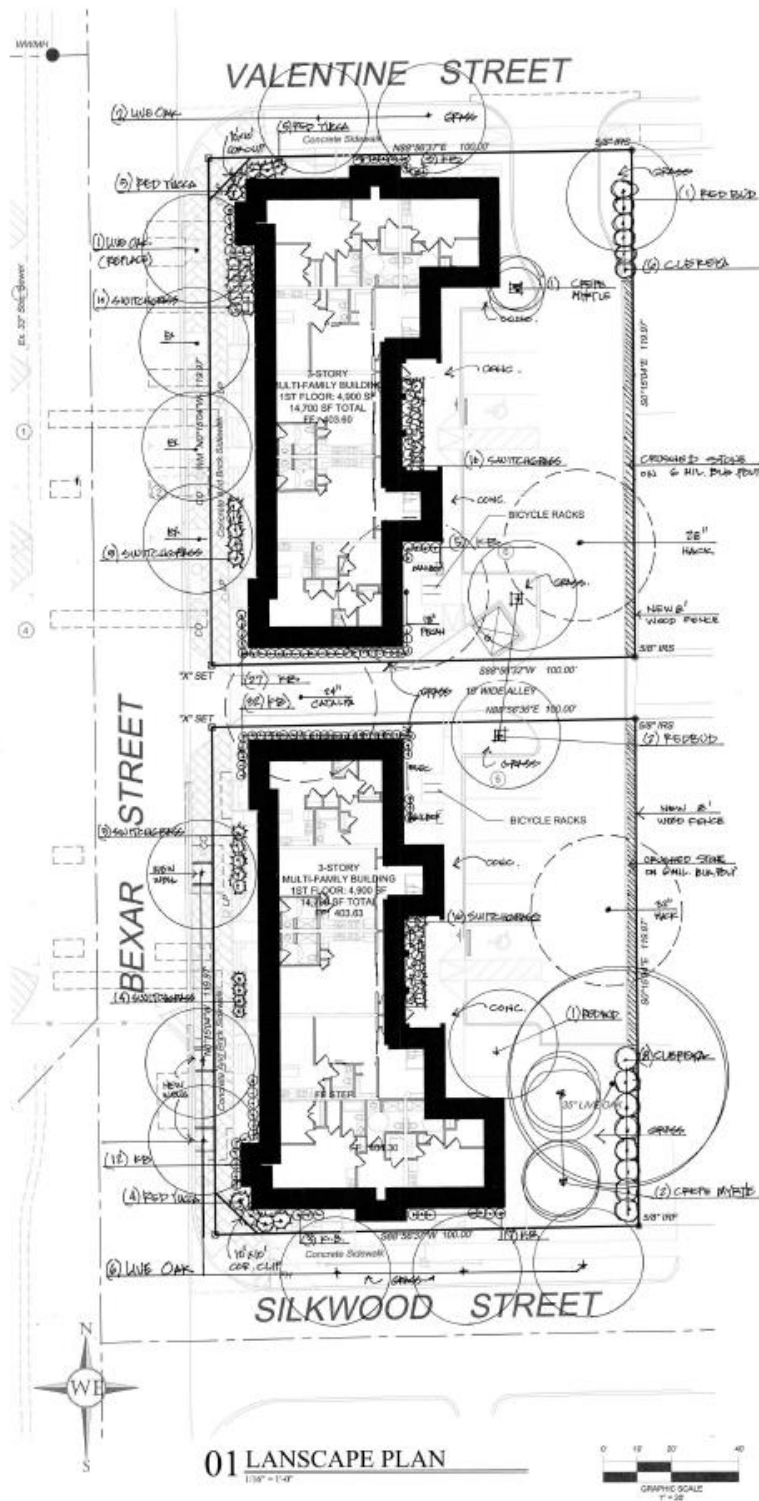
JAN. 31, 2022

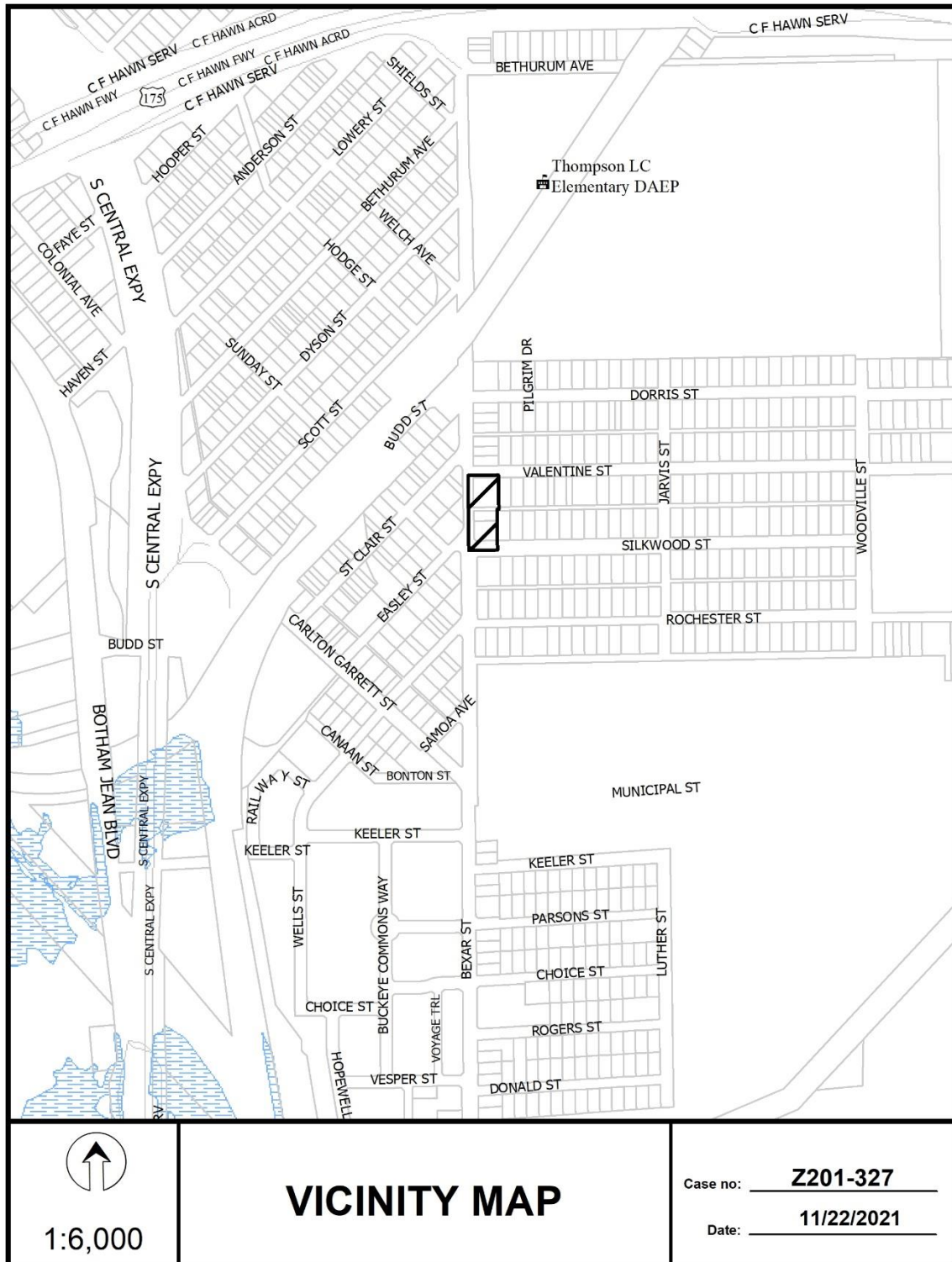
2022-0072

L1.00

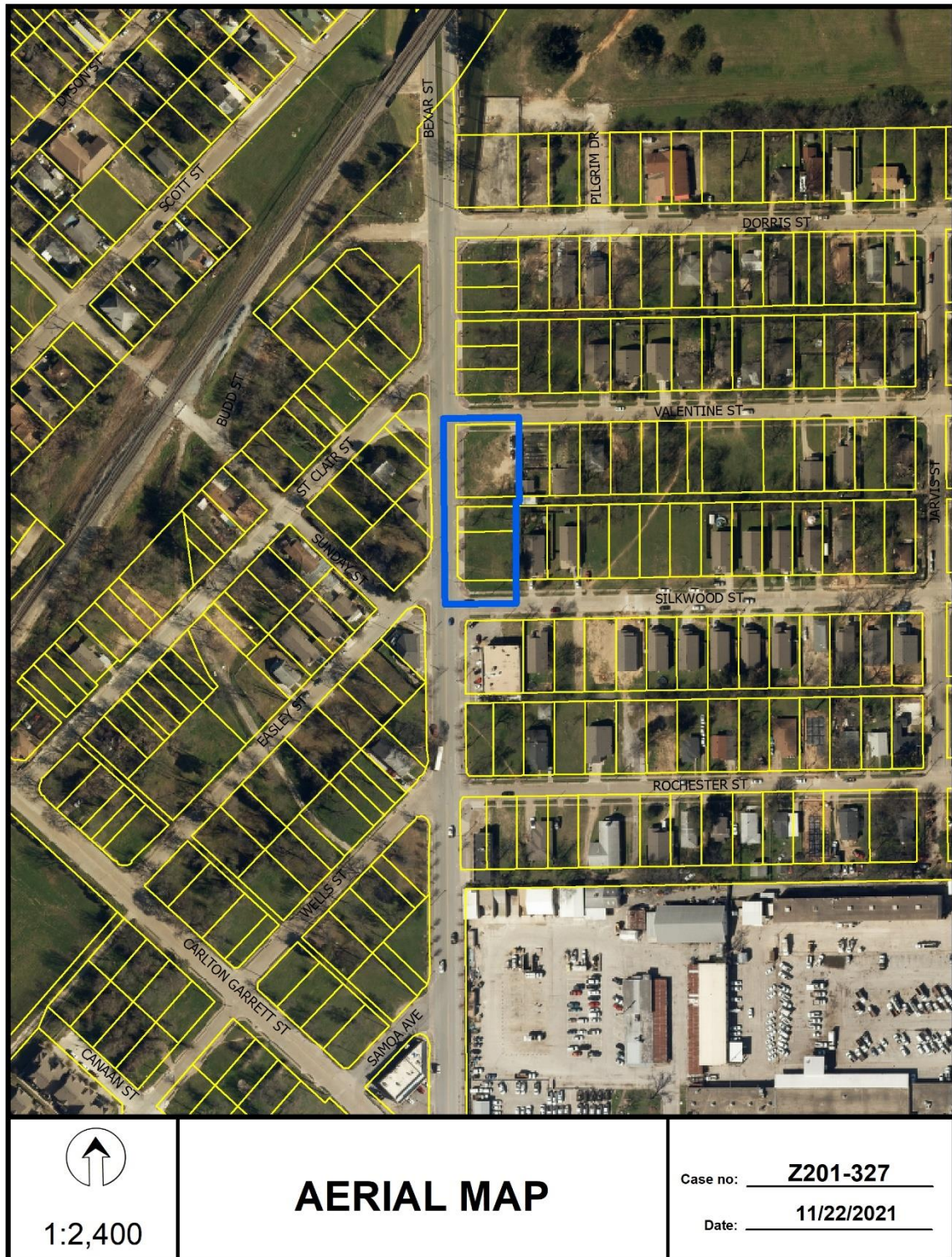


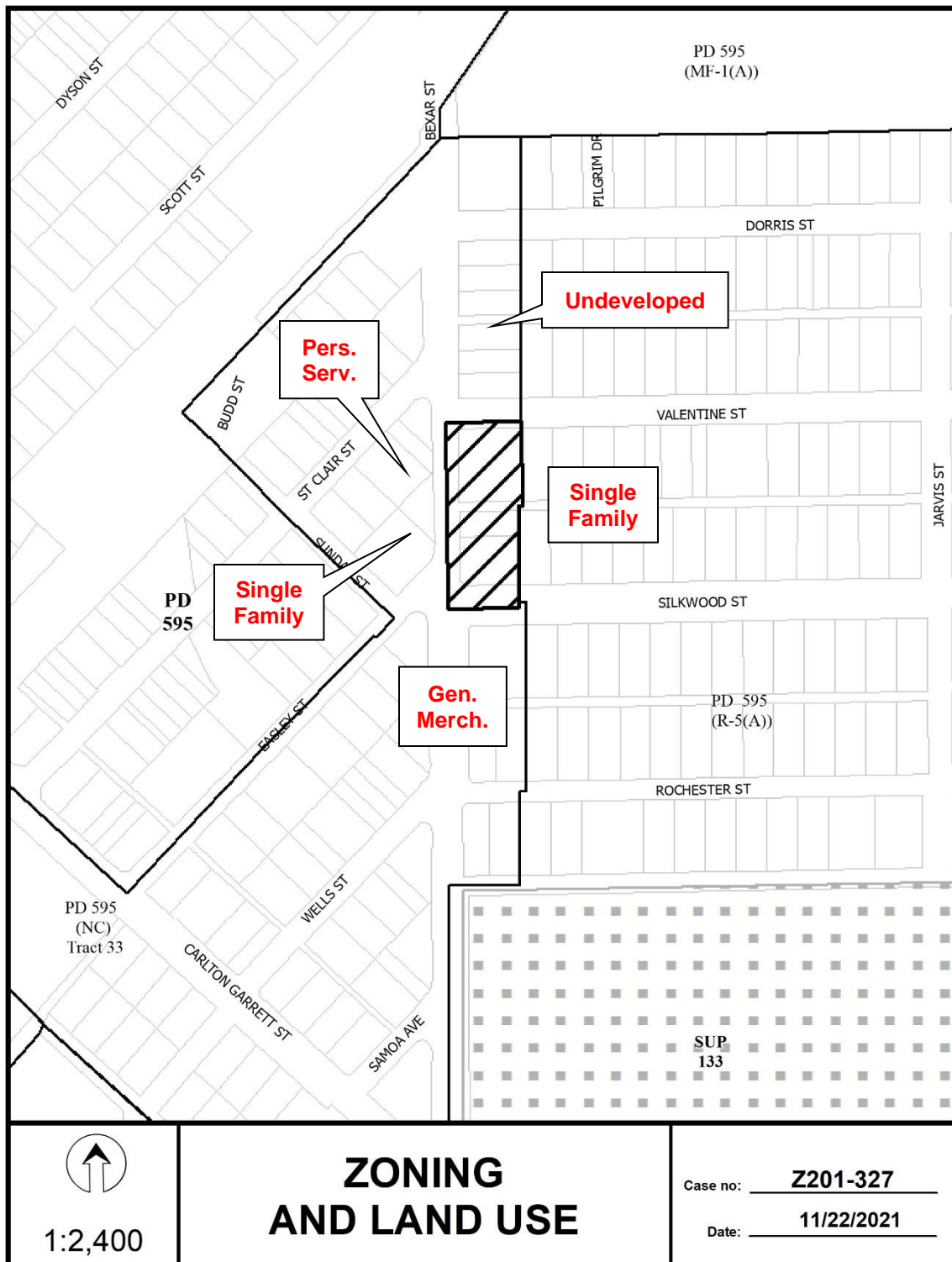
CPC RECOMMENDED LANDSCAPE PLAN (ENLARGED)



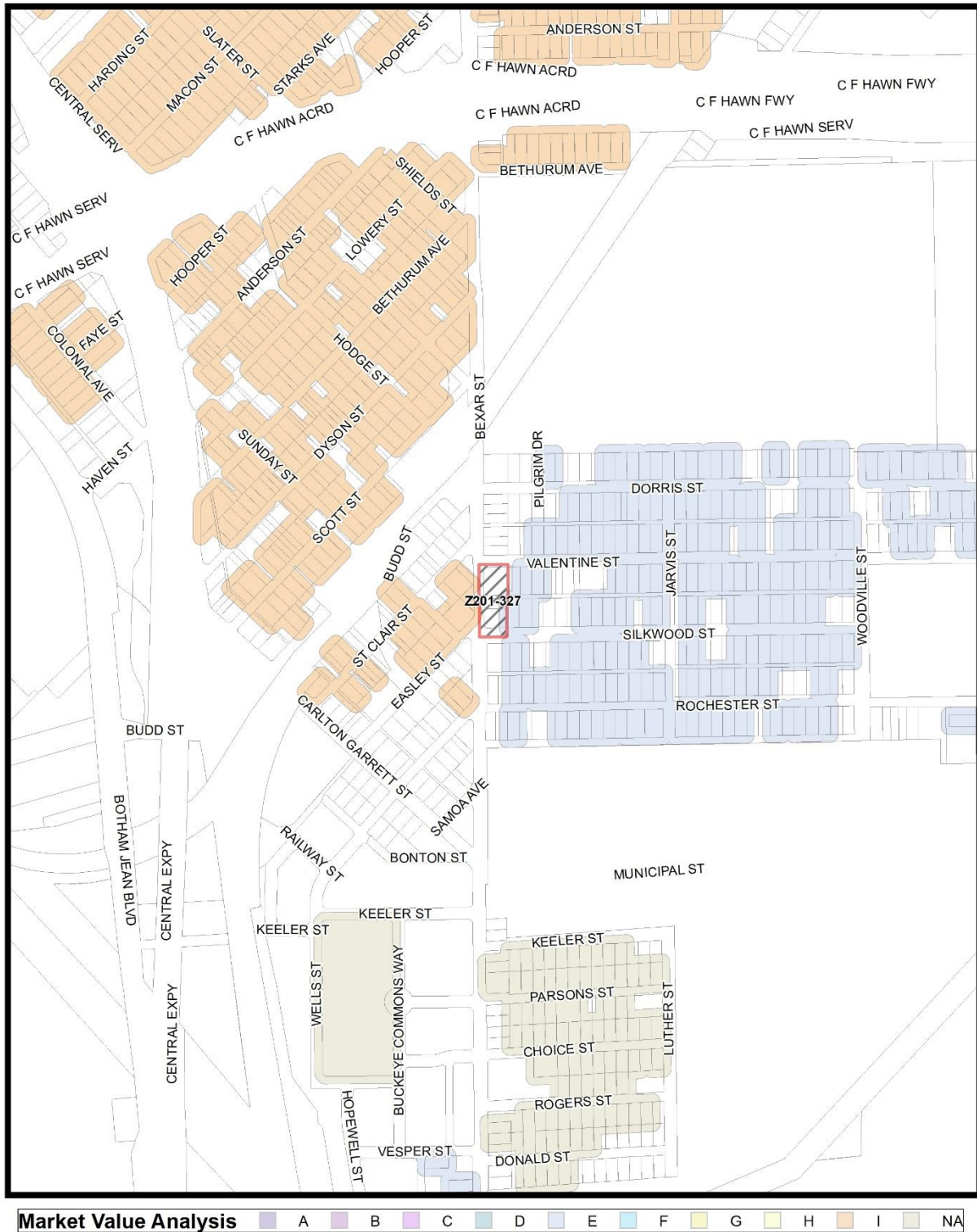


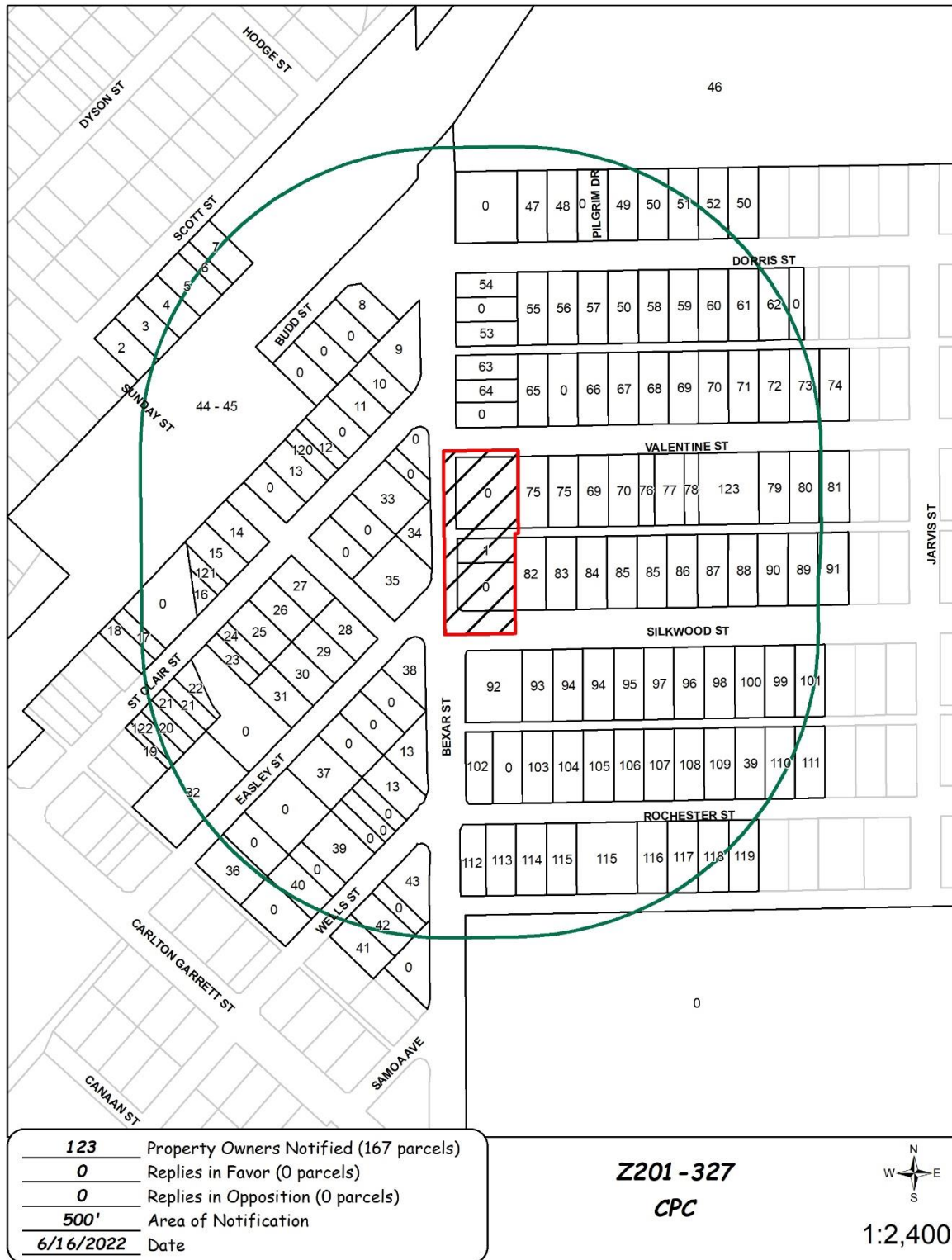












06/15/2022

***Reply List of Property Owners******Z201-327******123 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>            |
|---------------------|-----------------------|-----------------------|--------------------------------|
| 1                   | 6112                  | BEXAR ST              | CITYBUILD COMMUNITY            |
| 2                   | 2402                  | SCOTT ST              | CURTIS HAROLD EDWIN            |
| 3                   | 2406                  | SCOTT ST              | BAKER RAYBURN B SR             |
| 4                   | 2410                  | SCOTT ST              | ANTHONY WILFRED DEAN ETAL      |
| 5                   | 2412                  | SCOTT ST              | MARTINEZ GERARDO J & DORA      |
| 6                   | 2416                  | SCOTT ST              | HERNANDEZ YESENIA              |
| 7                   | 2418                  | SCOTT ST              | ESPINOZA BRIDGETTE             |
| 8                   | 2426                  | BUDD ST               | WARBINGTON CHARLIE MAE         |
| 9                   | 2525                  | ST CLAIR DR           | SANI AL D                      |
| 10                  | 2521                  | ST CLAIR DR           | BANKS JAMES E EST OF           |
| 11                  | 2517                  | ST CLAIR DR           | MURRUGARRA MEDINA JOSE D       |
| 12                  | 2511                  | ST CLAIR DR           | MITCHELL CLYDE                 |
| 13                  | 2507                  | ST CLAIR DR           | JONES SAUNDRA                  |
| 14                  | 2447                  | ST CLAIR DR           | LUA LUCIANO G                  |
| 15                  | 2445                  | ST CLAIR DR           | LUA LUCIANO                    |
| 16                  | 2437                  | ST CLAIR DR           | CALLIN ARTHUR & JUANITA        |
| 17                  | 2427                  | ST CLAIR DR           | LUX HOMES CORPORATION          |
| 18                  | 2425                  | ST CLAIR DR           | SANDERS EARLINE                |
| 19                  | 2416                  | ST CLAIR DR           | WINSTON THELMA                 |
| 20                  | 2420                  | ST CLAIR DR           | SWEENEY L E                    |
| 21                  | 2422                  | ST CLAIR DR           | DOLLSON DOROTHY M              |
| 22                  | 2428                  | ST CLAIR DR           | JACKSON HAROLD                 |
| 23                  | 2432                  | ST CLAIR DR           | HERNANDEZ LUCIA NALLEY SALAZAR |
| 24                  | 2434                  | ST CLAIR DR           | HORSLEY MARTHA KENNEDY         |
| 25                  | 2438                  | ST CLAIR DR           | LOWERY BENNIE                  |
| 26                  | 2442                  | ST CLAIR DR           | CERVANTES BENIGNO UBALDO &     |

06/15/2022

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                                  |
|--------------|----------------|----------------|---|
| 27           | 2446           | ST CLAIR DR    | RAMIREZ NICOLAS &                             |
| 28           | 2439           | EASLEY ST      | RAMIREZ PAULA                                 |
| 29           | 2441           | EASLEY ST      | GUTIERREZ EFRAIN PENA                         |
| 30           | 2437           | EASLEY ST      | LOTT CAROLYN                                  |
| 31           | 2433           | EASLEY ST      | Taxpayer at                                   |
| 32           | 2417           | EASLEY ST      | Taxpayer at                                   |
| 33           | 2510           | ST CLAIR DR    | JONES WASHINGTON III                          |
| 34           | 6105           | BEXAR ST       | WILLIAMS LORETHA                              |
| 35           | 2503           | EASLEY ST      | WILLIAMS JESSIE L                             |
| 36           | 2410           | EASLEY ST      | BENNERS WILL H III &                          |
| 37           | 2428           | EASLEY ST      | CITYBUILD COMMUNITY DEV CORP                  |
| 38           | 6205           | BEXAR ST       | NTUD LLC                                      |
| 39           | 2527           | WELLS ST       | CONFIA HOMES LLC                              |
| 40           | 2519           | WELLS ST       | BAAGILU VENTURES LLC                          |
| 41           | 2516           | WELLS ST       | EJIGU ENANU                                   |
| 42           | 2522           | WELLS ST       | EJIGU HAILU                                   |
| 43           | 2528           | WELLS ST       | MILLER TERRI                                  |
| 44           | 4401           | LINFIELD RD    | ST LOUIS S W RAILWAY CO                       |
| 45           | 9999           | NO NAME ST     | UNION PACIFIC RR CO                           |
| 46           | 5712           | BEXAR ST       | DALLAS HOUSING AUTHORITY                      |
| 47           | 2611           | DORRIS ST      | LIGON ERMA J &                                |
| 48           | 2615           | DORRIS ST      | BLACK ISLAND LLC                              |
| 49           | 2623           | DORRIS ST      | EVANGELIST TEMPLE CHURCH OF GOD IN CHRIST THE |
| 50           | 2625           | DORRIS ST      | EVANGELIST TEMPLE CHURCH                      |
| 51           | 2627           | DORRIS ST      | EVANGELIST TEMPLE CHURCH                      |
| 52           | 2707           | DORRIS ST      | EVANGELIST TEMPLE CHURCH OF GOD IN CHRIST     |
| 53           | 6010           | BEXAR ST       | ALAMANA INC                                   |
| 54           | 6000           | BEXAR ST       | CITYBUILD COMMUNITY DEVELOPMENT               |
| 55           | 2608           | DORRIS ST      | HENDERSON & REGAL VENTURES LLC                |
| 56           | 2612           | DORRIS ST      | GONZALEZ JUAN ANTONIO &                       |
| 57           | 2618           | DORRIS ST      | BROWN SONYA MARIE                             |



06/15/2022

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                     |
|--------------|----------------|----------------|----------------------------------|
| 58           | 2626           | DORRIS ST      | EVANGELIST TEMPLE                |
| 59           | 2702           | DORRIS ST      | KELLY ALMA                       |
| 60           | 2706           | DORRIS ST      | LUCERN ASSETS LLC                |
| 61           | 2710           | DORRIS ST      | LYNCH PAMELA &                   |
| 62           | 2714           | DORRIS ST      | DALLAS NEIGHBORHOOD ALLIANCE FOR |
| 63           | 6018           | BEXAR ST       | CITYBUILD COMMUNITY DEVELOPMENT  |
| 64           | 6022           | BEXAR ST       | SNEED VERA & LOUIS               |
| 65           | 2611           | VALENTINE ST   | HARRISON PAUL L &                |
| 66           | 2619           | VALENTINE ST   | ALEXANDER NICOLE                 |
| 67           | 2621           | VALENTINE ST   | MITCHELL VELMA                   |
| 68           | 2625           | VALENTINE ST   | CALLAHAN SEPTEMBER               |
| 69           | 2701           | VALENTINE ST   | EST REALTY                       |
| 70           | 2707           | VALENTINE ST   | CITYBUILD COMMUNITY DEV CORP     |
| 71           | 2711           | VALENTINE ST   | COVINGTON ROY SR                 |
| 72           | 2715           | VALENTINE ST   | ARMELIN MONICA & CHARLES         |
| 73           | 2717           | VALENTINE ST   | JR & ASSOCIATES                  |
| 74           | 2723           | VALENTINE ST   | HERNANDEZ VICTORIO               |
| 75           | 2610           | VALENTINE ST   | CITYBUILD COMMUNITY              |
| 76           | 2624           | VALENTINE ST   | CITYBUILD COMMUNITY              |
| 77           | 2626           | VALENTINE ST   | SHAH AMITA                       |
| 78           | 2702           | VALENTINE ST   | EDWARDS RONALD EUGENE            |
| 79           | 2714           | VALENTINE ST   | GULLEY MICHAEL LYNN              |
| 80           | 2718           | VALENTINE ST   | MCELWEE LOUIS & SANDY            |
| 81           | 2722           | VALENTINE ST   | RIDER TONI & TOMMIE              |
| 82           | 2609           | SILKWOOD ST    | THOMAS CINDY                     |
| 83           | 2613           | SILKWOOD ST    | SHAW STEPHANIE                   |
| 84           | 2617           | SILKWOOD ST    | ALONSO ALMA DELIA                |
| 85           | 2623           | SILKWOOD ST    | S&S LENDING                      |
| 86           | 2701           | SILKWOOD ST    | ASHMORE FAMILY TRUST             |
| 87           | 2705           | SILKWOOD ST    | AKPADJA ADJO &                   |
| 88           | 2709           | SILKWOOD ST    | ROGERS GENIS                     |

06/15/2022

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                     |
|--------------|----------------|-------------------|----------------------------------|
|              | 89             | 2717 SILKWOOD ST  | WASHINGTON YVETTE                |
|              | 90             | 2711 SILKWOOD ST  | KING CHESSINA                    |
|              | 91             | 2723 SILKWOOD ST  | PERSLEY REGINA                   |
|              | 92             | 6204 BEXAR ST     | HAI TAK ENTERPRISES INC          |
|              | 93             | 2608 SILKWOOD ST  | GARCIA FRANCES &                 |
|              | 94             | 2614 SILKWOOD ST  | DALLAS AREA HABITAT FOR HUMANITY |
|              | 95             | 2620 SILKWOOD ST  | CARTER SAMANTHA &                |
|              | 96             | 2700 SILKWOOD ST  | JONES SCHWANA                    |
|              | 97             | 2628 SILKWOOD ST  | GREGORY LASHAUNDA                |
|              | 98             | 2706 SILKWOOD ST  | JONES LATONYA                    |
|              | 99             | 2714 SILKWOOD ST  | SEPULVEDA ELIZABETH              |
|              | 100            | 2710 SILKWOOD ST  | JOHSAM INC                       |
|              | 101            | 2718 SILKWOOD ST  | CORREA MARIA                     |
|              | 102            | 2601 ROCHESTER ST | GRIFFIN ANGELA CHARISSE M &      |
|              | 103            | 2609 ROCHESTER ST | LAWLER CHARLIE W EST OF          |
|              | 104            | 2613 ROCHESTER ST | HOOVER HENRY A                   |
|              | 105            | 2617 ROCHESTER ST | DELGADILLO GENEVA                |
|              | 106            | 2621 ROCHESTER ST | LAWLER DONIE T                   |
|              | 107            | 2625 ROCHESTER ST | JOHNSON JOE SR                   |
|              | 108            | 2703 ROCHESTER ST | RILERY ALEXZANDER                |
|              | 109            | 2707 ROCHESTER ST | LINO MARY LOU                    |
|              | 110            | 2713 ROCHESTER ST | Taxpayer at                      |
|              | 111            | 2719 ROCHESTER ST | TUCKER WAYMON                    |
|              | 112            | 6306 BEXAR ST     | EJIGU ENANU                      |
|              | 113            | 2606 ROCHESTER ST | EJIGU HAILU &                    |
|              | 114            | 2608 ROCHESTER ST | WILLIAMS BARRY VINCENT JR        |
|              | 115            | 2614 ROCHESTER ST | TRUE FOUNDATION CHRISTIAN CHURCH |
|              | 116            | 2626 ROCHESTER ST | GIBSON BONNIE & BILLY            |
|              | 117            | 2702 ROCHESTER ST | Taxpayer at                      |
|              | 118            | 2706 ROCHESTER ST | ENTRUST GROUP INC THE            |
|              | 119            | 2710 ROCHESTER ST | RHODES WILLIE JR & HAZEL D       |

Z201-327(RM)

06/15/2022

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>         |
|--------------|----------------|-------------------|----------------------|
|              | 120            | 2511 ST CLAIR DR  | RICO ALFONSO RUIZ    |
|              | 121            | 2439 ST CLAIR DR  | BIVINS J             |
|              | 122            | 2418 ST CLAIR DR  | CLAYBURTON EMMA LOIS |
|              | 123            | 2706 VALENTINE ST | EDWARDS RONALD E &   |