

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, AUGUST 10, 2022**

**ACM: Majed Al-Ghafry**

**FILE NUMBER:** Z212-184(MP)

**DATE FILED:** February 8, 2022

**LOCATION:** On the northwest line of Hickory Street, northeast of the intersection of Hickory Street and Malcolm X Boulevard

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** +/- 0.207 Acres

**CENSUS TRACT:** 204.00

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**REPRESENTATIVE:** Angela Hunt, Munsch Hardt

**OWNER/APPLICANT:** Shelter Ministries of Dallas (Austin Street Center)

**REQUEST:** An application for an amendment to and an expansion of Planned Development District No. 346 on property zoned an IM Industrial Manufacturing District.

**SUMMARY:** The purpose of the request is to allow for modified development standards related to the required front, side, and rear setbacks, lot coverage, and lot size.

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

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

**PLANNED DEVELOPMENT DISTRICT No. 346:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=346>

## **BACKGROUND INFORMATION**

- Planned Development District No. 346 was established by City Council on January 9, 1991 containing 3.98 acres to allow group residential facility, overnight general-purpose shelter, and community service uses in addition to all uses allowed under the IM Industrial Manufacturing District.
- The PD is divided into three tracts. Tract I is for an overnight general-purpose shelter with a maximum occupancy of 385 residents, and Tract II is for a community service center to serve the overnight general-purpose shelter operation. The current Tract III is built out as the Austin Street overnight shelter. PD No. 346 generally defaults to IM District standards.
- The applicant is requesting to add the 0.207-acre site to Tract III with no changes to the PD text and to submit a development plan to reconfigure the parking lot of the structure which is already constructed.

### **Zoning History:**

There have been three zoning case requested in the area in the past five years.

- 1. Z189-302** On October 23, 2019, the City Council approved the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household materials, industrial metals, and recyclable materials for a one-year period, on property zoned an IM Industrial Manufacturing District, located on the north line of Hickory Street, northeast of South Malcom X Service Road. [The subject site]
- 2. Z190-197** On June 24, 2020, the City Council approved an amendment to and an expansion of Planned Development District No. 346, on property zoned Planned Development District No. 346 and an IM Industrial Manufacturing District; located on the Northwest line of Hickory Street, on both sides of Jeffries Street, northeast of South Malcom X Boulevard and southwest of Chestnut Street. [Austin Street Shelter]
- 3. Z190-278** On, December 9, 2020, the City Council approved a Planned Development District for MU-2(A) Mixed Use District uses, on the south corner of South Malcolm X Boulevard and Louise Avenue

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Hickory Street	Local Street	60 feet

**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.

**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which 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 1.3 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

**URBAN DESIGN ELEMENT**

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

**Policy 5.1.1** Promote pedestrian-friendly streetscapes. Designing pedestrian-friendly streetscapes and encouraging new.

**Policy 5.1.3** Encourage complementary building height, scale, design and character

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Area Plans:**

The Downtown Dallas 360 Plan was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

**STAFF ANALYSIS****Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IM Industrial Manufacturing	Undeveloped
<b>North</b>	PD No. 346, Tract II	Overnight Shelter
<b>East</b>	PD No. 346, Tract II	Light Industrial, Undeveloped
<b>Southeast</b>	IM Industrial Manufacturing	Undeveloped
<b>West</b>	PD No. 346, Tract II	Community Service Center, Single Family, Undeveloped

**Land Use Compatibility:**

The subject site is surrounded on three sides, northeast, southwest, and northwest by the existing grounds of the Austin Street Shelter. The property to the southeast is undeveloped.

The proposed change in zoning would unify the block under one zoning category. This allows potential for more flexible operations by the facility but does not increase the intensity of the use. As such, the applicant has not proposed changes to the PD conditions or development standards of PD No. 346. The zoning change and proposed development plan both help create a more cohesive site layout for the existing facility. The changes to the development plan do not allow for additional building floor area or change the way the building interacts with the surrounding area. Rather, the submitted development plan primarily modifies the area being added to the PD and allows for safer operation of vehicles within the site as well as the provision of an off-street loading area.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>Setbacks</b>		<b>FAR</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side / Rear</b>				
<b>Existing</b>	0'	0'	2.0 total	110'	80%	Industrial
<b>IM</b>						
<b>PD 346 Tract III (No Changes)</b>	Per DP	Per DP	2.0 total	36'	60%	Industrial, Overnight Shelter

The applicant is not requesting to modify the development standards of PD No. 346. Generally, the proposed standards would be less intensive than the existing IM District, as it calls for a significantly lower height and lot coverage in conjunction with the proposed use.

**Parking:**

Parking on the subject site is required in accordance with PD No. 346 and the Dallas Development Code, Chapter 51A. Tract III within the PD requires 47 spaces. The amended development plan for Tract III provides 71 spaces. For other uses, parking is required per Chapter 51A.

**Landscaping:**

PD No. 346 specifies that each tract will comply with an approved landscape plan. The Arborist's office has reviewed the applicant's proposed landscape plan generally complies with the spirit and intent of Article X. The landscape plan relocates three trees into the area of request, and better distributes them throughout the parking areas such that all parking spaces are within no more than 75 feet of a large tree.

The proposed plan maintains four large trees along the six-foot sidewalk along South Malcolm X Boulevard to provide shade and a safe pedestrian environment.

**Market Value Analysis**

Market Value Analysis (MVA)<sub>1</sub> is a tool to aid residents and policymakers 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 to orange, representing the weakest markets. The subject site is a combination of uncategorized and categorized lots. A portion of the site is located within Category E. The site is located within the “E” MVA Category.

## **LIST OF PARTNERS**

### **Shelter Ministries of Dallas (Austin Street Shelter)**

Nancy K Best – Chairman

David M Rosenberg – Secretary

Frank Mihalopoulos – Treasurer

Kenneth Z Altsheuler MD – Vice President

Megan D Burkhart – Vice President

Beth Ewing – Vice President

Joe R Flores – Vice President

Nancy Ann Hunt – Vice President

Chris Kleinert – Vice President

Carolyn L Miller – Vice President

**JULY 7, 2022 – DRAFT CITY PLAN COMMISSION MINUTES**

**Z212-184(MP)**

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 346, subject to a development plan, a landscape plan and conditions on property zoned an IM Industrial Manufacturing District, on the northwest line of Hickory Street, northeast of the intersection of Hickory Street and Malcolm X Boulevard.

Maker: Rubin  
Second: Housewright  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Vann\*,  
Blair, Jung, Housewright, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 500	Mailed: 46
<b>Replies:</b>	For: 1	Against: 1

**Speakers:** For: None  
For (Did not speak): Angela Hunt, 500 N. Akard St., Dallas, TX, 75201  
Daniel Roby, 1717 Jeffries St., Dallas, TX, 75226  
Against: None

**PD CONDTIONS (No Changes)**

**ARTICLE**

**346.**

**PD 346.**

**SEC. 51P-346.101. LEGISLATIVE HISTORY.**

PD 346 was established by Ordinance No. 20850, passed by the Dallas City Council on January 9, 1991. Ordinance No. 20850 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 20850 was repealed by Ordinance No. 23823, passed by the Dallas City Council on March 24, 1999. Ordinance No. 23823 expanded and re-established PD 346. Ordinance No. 23823 was amended by Ordinance No. 25012, passed by the Dallas City Council on August 28, 2002. Ordinance No. 25012 was amended by Ordinance No. 31579, passed by the Dallas City Council on June 24, 2020. Ordinance No. 31579 was amended by Ordinance No. [...], passed by the Dallas City Council on [date] (Ord. Nos. 19455; 20850; 23823; 25012; 25850, 31579, [...]).

**SEC. 51P-346.102. PROPERTY LOCATION AND SIZE.**

PD 346 is established on property located on both sides of Hickory Street and Jeffries Street, southwest of Chestnut Street. The size of PD 346 is approximately ~~3.98~~ 4.187 acres. (Ord. Nos. 23823; 25012; 25850; 31579; [...]).

**SEC. 51P-346.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is a nonresidential zoning district. (Ord. Nos. 23823; 25850)

**SEC. 51P-346.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 346A: development plan for Tract I.
- (2) Exhibit 346B: development/landscape plan for Tract II.



- (3) Exhibit 346C: landscape plan for Tract I.
- (4) Exhibit 346D: development plan for Tract III.
- (5) Exhibit 346E: landscape plan for Tract III.
- (6) Exhibit 346F: tract map. (Ord. 31579)

**SEC. 51P-346.103.2. TRACTS.**

This district is divided into three tracts (Tracts I, II, and III) as shown on the tract map (Exhibit 346F). (Ord. 31579)

**SEC. 51P-346.104. DEVELOPMENT PLAN.**

(a) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, development and use of the Property must comply with the development plan for Tract I (Exhibit 346A). If there is a conflict between the text of this article and the development plan for Tract I, the text of this article controls.

(b) For a group residential facility and a community service center on Tract II, development and use of the Property must comply with the development/landscape plan for Tract II (Exhibit 346B). If there is a conflict between the text of this article and the development/landscape plan for Tract II, the text of this article controls.

(c) For a group residential facility, overnight general-purpose shelter, and a community service center on Tract III, development and use of the Property must comply with the text of this article and the development plan for Tract III (Exhibit 346D). If there is a conflict between the text of this article and the development/landscape plan for Tract III, the text of this article controls.

(d) For all other uses 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 plans do not apply. (Ord. Nos. 23823; 25850; 31579)

**SEC. 51P-346.105. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the IM Industrial Manufacturing District, subject to the same conditions applicable in the IM Industrial Manufacturing District, as set out in Chapter 51A. For example, a use permitted in the IM Industrial Manufacturing District by specific use permit (SUP) is permitted in this district only by SUP. A use subject to development impact review (DIR) in the

IM Industrial Manufacturing District is subject to DIR in this district, etc.

- (b) The following additional main uses are permitted in Tracts I and III:
  - Community service center.
  - Group residential facility.
  - Overnight general-purpose shelter. *[Section 51A-4.205(2.1) (E)(i) and (v) do not apply.]*
- (c) The following additional main uses are permitted in Tract II:
  - Community service center.
  - Group residential facility. (Ord. Nos. 23823; 25850; 31579)

**SEC. 51P-346.106. ACCESSORY USES.**

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

- (b) The following accessory uses are not permitted in this district:
  - Accessory community center (private).
  - Accessory pathological waste incinerator.
  - Home occupation.
  - Private stable.
- (c) In this district, an SUP may be required for the following accessory uses:
  - Accessory medical/infectious waste incinerator. *[See Section 51A-4.217(3.1).]* (Ord. Nos. 23823; 25850)

**SEC. 51P-346.107. 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) Front yard.

(1) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, minimum front yard is as shown on the development plan for Tract I.

(2) For a group residential facility and a community service center on Tract II, minimum front yard is as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general-purpose shelter, and community service center on Tract III, minimum front yard is as shown on the development plan for Tract III.

(4) For all other permitted uses, minimum front yard is:

(A) 15 feet where adjacent to an expressway or thoroughfare; and

(B) no minimum in all other cases.

(b) Side and rear yard.

(1) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, minimum side and rear yard is as shown on the development plan for Tract I.

(2) For a group residential facility and a community service center on Tract II, minimum side and rear yard is as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general-purpose shelter, and community service center on Tract III, minimum side and rear yard is as shown on the development plan for Tract III.

(4) For all other permitted uses, minimum side and rear yard is:

(A) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, maximum floor area is as shown on the development plan for Tract I.

(2) For a group residential facility and a community service center on Tract II, maximum floor area is as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general-purpose shelter, and

community service center on Tract III, maximum floor area is as shown on the development plan for Tract III.

(e) Floor area ratio. For all permitted uses on the Property, maximum floor area ratio (FAR) is:

- (1) 0.5 for retail and personal service uses;
- (2) 0.75 for any combination of lodging, office, and retail and personal service uses; and
- (3) 2.0 for all uses combined.

(f) Height.

(1) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, maximum structure height is 40 feet.

(2) For a group residential facility and a community service center on Tract II, maximum structure height is 30 feet as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general-purpose shelter, and community service center on Tract III, maximum structure height is 36 feet.

(4) For all other uses maximum structure height is as follows:

(A) Maximum height. Unless further restricted under Subparagraph (B), maximum structure height is 110 feet.

(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(g) Lot coverage.

(1) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, maximum lot coverage is 66 percent.

(2) For a group residential facility and a community service center on Tract II, maximum lot coverage is 55 percent.

(3) For a group residential facility, overnight general-purpose shelter, and community service center on Tract III, maximum lot coverage is 60 percent.

(4) For all other permitted uses, maximum lot coverage is 80 percent.

(5) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size.

(i) Stories.

(1) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, maximum number of stories above-grade is two.

(2) For a group residential facility and a community service center on Tract II, maximum number of stories above-grade is two.

(3) For a group residential facility, overnight general-purpose shelter, and a community service center on Tract III, maximum number of stories above-grade is one.

(4) For all other permitted uses, maximum number of stories above-grade is eight. Parking garages are exempt from this requirement but must comply with the height regulations of Subsection (f). (Ord. Nos. 23823; 25850; 31579)

#### **SEC. 51P-346.108. NUMBER OF RESIDENTS.**

(a) Tract I. No more than 385 beds are permitted in group residential facilities and overnight general-purpose shelters, combined.

(b) Tract II. No more than 45 residents are permitted in the group residential facility.

(c) Tract III. No more than 450 beds are permitted in group residential facilities and overnight general-purpose shelters, combined.

(d) In general, no more than 450 beds are permitted for group residential facilities and overnight general-purpose shelters on Tracts I and III, combined. Within 60 days after the issuance of a temporary certificate of occupancy for Tract III, a maximum of 385 beds may remain in group residential facilities and overnight general-purpose shelters in Tract I. (Ord. Nos. 23823; 25850; 31579)

#### **SEC. 51P-346.109. OFF-STREET PARKING AND LOADING.**

(a) For the group residential facilities, the overnight general-purpose shelter, and the community service center located on Tracts I, II, and III, 76 off-street parking spaces must be

provided as shown on the development plan for Tract I, the development/landscape plan for Tract II, and the development plan for Tract III. For purposes of off-street parking and loading, Tracts I, II, and III are considered one lot.

(b) For all other permitted uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23823; 25850; 31579)

**SEC. 51P-346.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23823; 25850)

**SEC. 51P-346.111. LANDSCAPING.**

(a) For a group residential facility, overnight general-purpose shelter, and community service center on Tract I, landscaping must be provided as shown on the landscape plan for Tract I (Exhibit 346C).

(b) For a group residential facility and a community service center on Tract II, landscaping must be provided as shown on the development/landscape plan for Tract II.

(c) For a group residential facility, overnight general-purpose shelter, and community service center on Tract III, landscaping must be provided as shown on the landscape plan for Tract III (Exhibit 346E).

(d) For a group residential facility, overnight general-purpose shelter, and community service center on Tract III, a six-foot clear pedestrian path with a four-foot buffer must be provided along the Malcolm X Boulevard service road.

(e) For all other permitted uses, landscaping must be provided in accordance with Article X.

(f) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23823; 25850; 31579)

**SEC. 51P-346.112. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23823; 25850)

**SEC. 51P-346.113. ADDITIONAL PROVISIONS.**

(a) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(b) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this subsection, the term transparent panel is an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

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

(d) Alleys. A permanent dead-end alley is allowed in Tract III without prohibiting access between the alley and a public right-of-way. No turnaround is required for a permanent dead-end alley.

(e) Security. When an overnight general-purpose shelter, group residential facility, or community service center use operate on Tract III, a minimum of four professionally trained security officers are required to secure the premises at all times.

(f) Perimeter refuse collection. When an overnight general-purpose shelter, group residential facility, or community service center use operate on Tract III, refuse shall be collected daily around the perimeter of all tracts within the district.

(g) Community review committee. A community review committee must be established to discuss problems and concerns with the general-purpose overnight shelter, group residential facility, or community services center uses, and to suggest improvements and changes if needed. This committee must meet quarterly for the first year after the issuance of a certificate of occupancy on Tract III; and twice per year for the remaining lifetime of general-purpose overnight shelter, group residential facility, or community services center uses. Membership of the review committee must include one representative for every property owner within 500 feet of this district. (Ord. Nos. 23823; 25850; 31579)

#### **SEC. 51P-346.114. GENERAL REQUIREMENTS.**

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

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(c) The building official shall not issue a building permit or certificate of occupancy

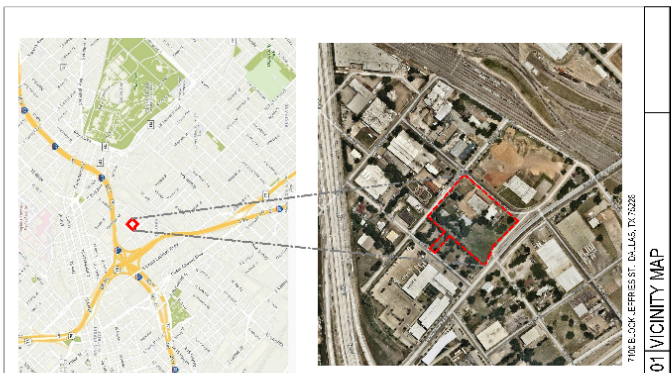
Z212-184(MP)

for a use in this PD 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. (Ord. Nos. 23823; 25850)



CPC RECOMMENDED TRACT III DEVELOPMENT PLAN

10.07.21

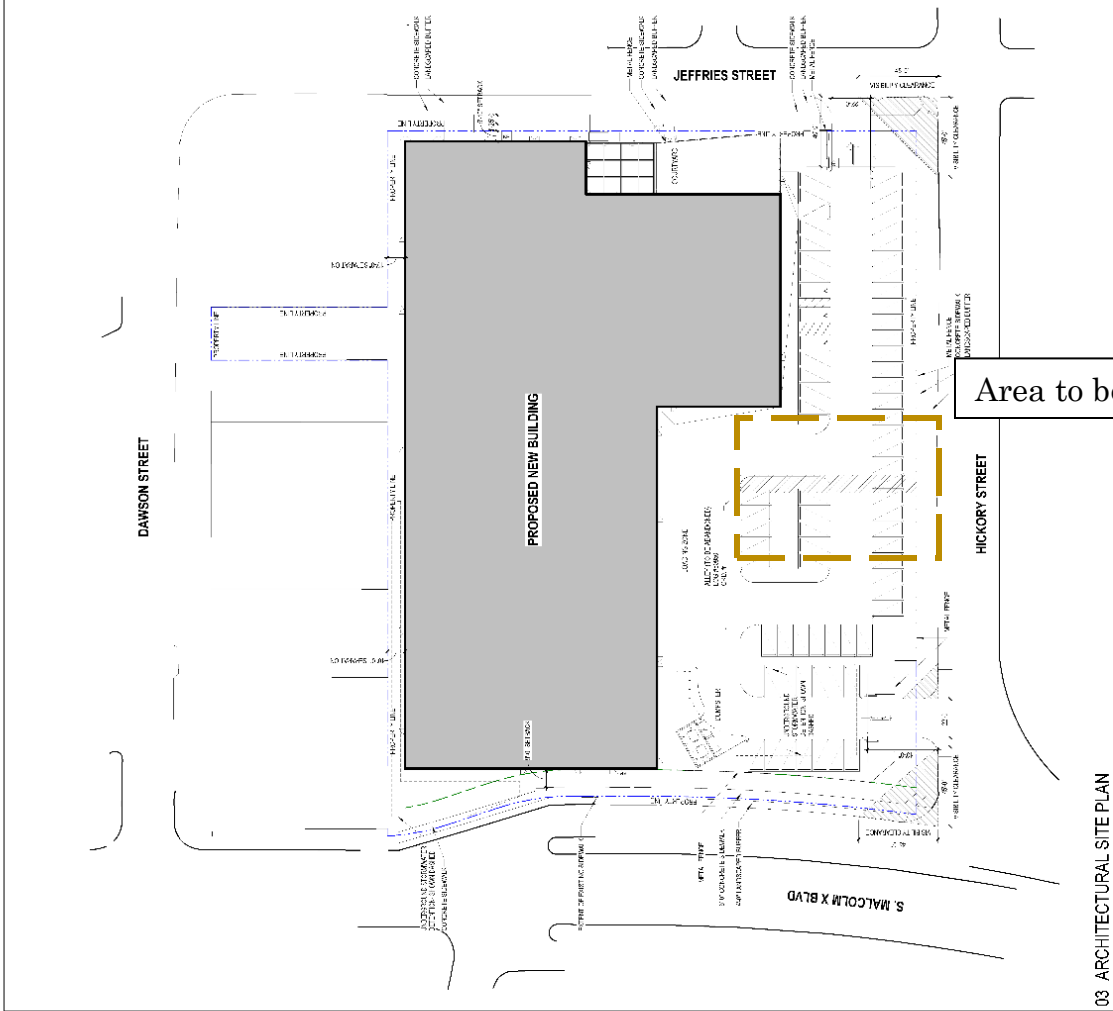


01 VICINITY MAP

CASE NUMBER

1. OWNER	AUSTIN STREET CENTER 2900 HICKORY ST. DALLAS, TX 75201 1-214-343-7328 ATTN: DAVID ROBY
2. ARCHITECT	BECK ARCHITECTURE, LLC 1001 ELM STREET DALLAS, TX 75201 1-214-343-1300 ATTN: ASHLYNNE CARTNER
3. SITE AREA	107,750 SF ± 54,000 S.F.
4. LAND USE	OVERNIGHT GENERAL PURPOSE SHELTER
5. ZONING REGULATION	MUNICIPAL MANUFACTURING PD-MK TRACT II
6. BUILDING SQUARE FOOTAGE	50,000 S.F.
7. LOT COVERAGE	50%
8. PROPOSED LOT COVERAGE	50,000 S.F. / 107,750 SF ± 54.0%
9. ACCESSIBLE PARKING	7
10. STREETSIDE PARKING	88

02 PROJECT DATA



03 ARCHITECTURAL SITE PLAN

Area to be added to PD

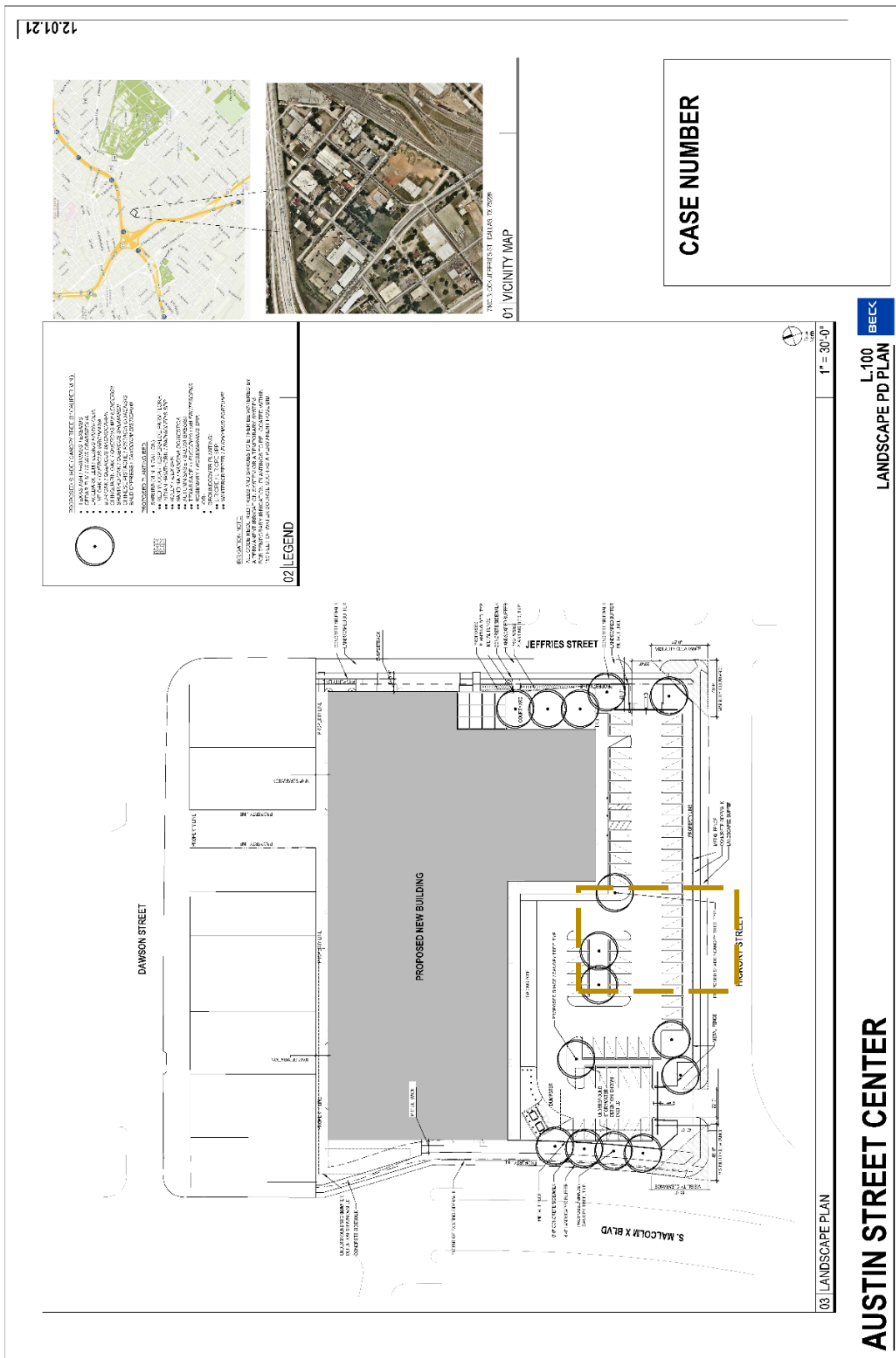
AUSTIN STREET CENTER

DEVELOPMENT PLAN

A.100

BECK

## CPC RECOMMENDED LANDSCAPE PLAN

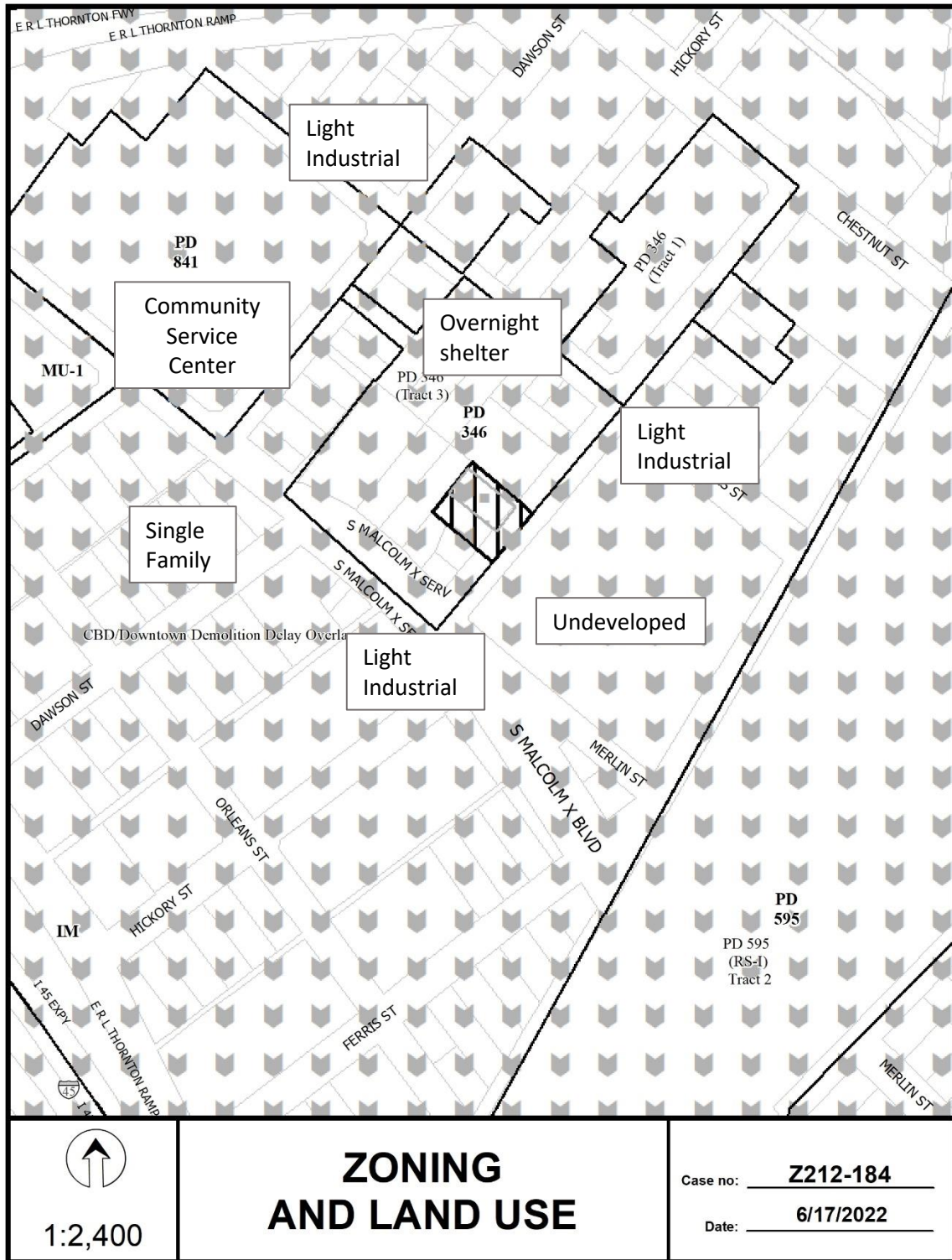


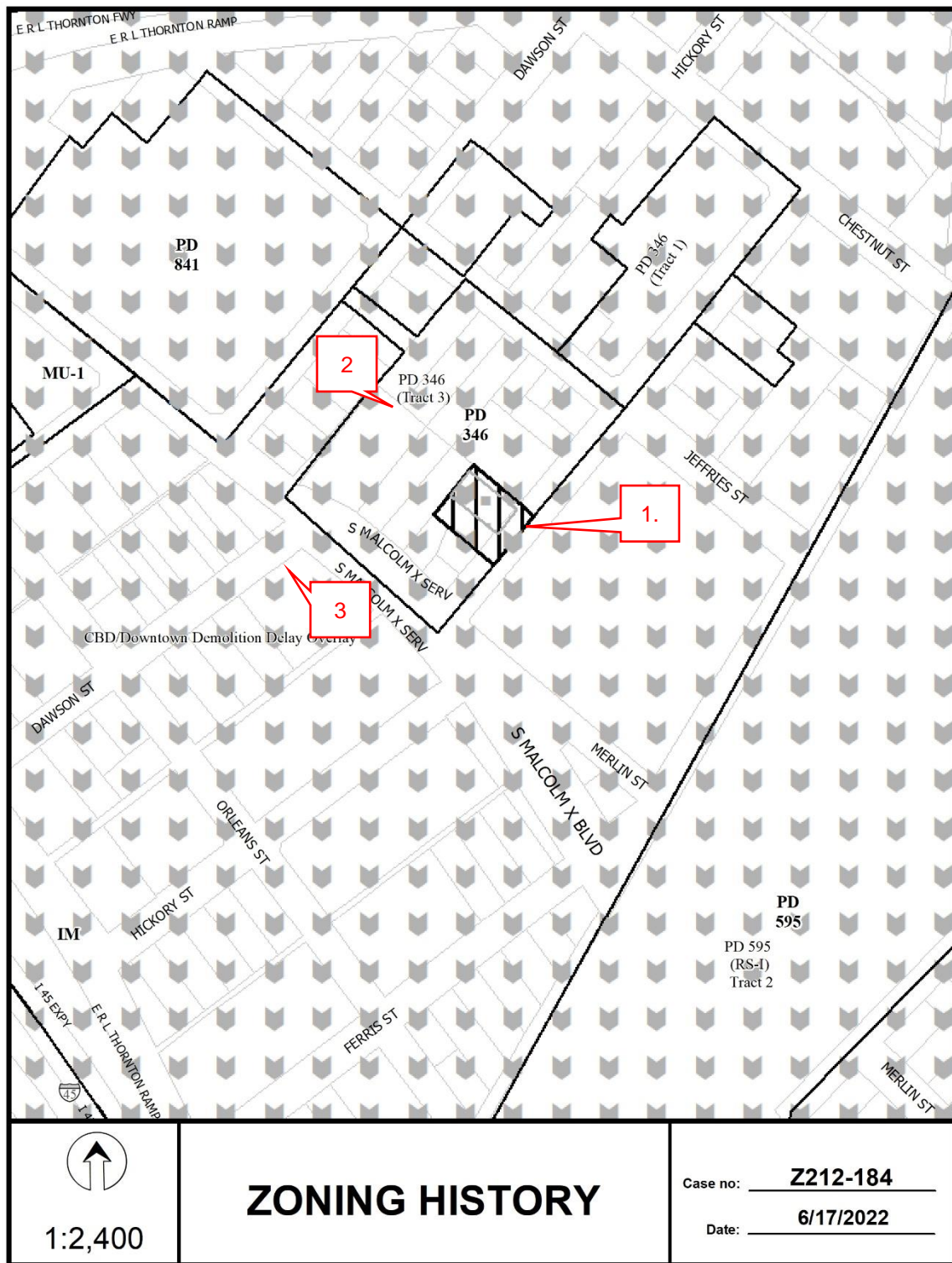






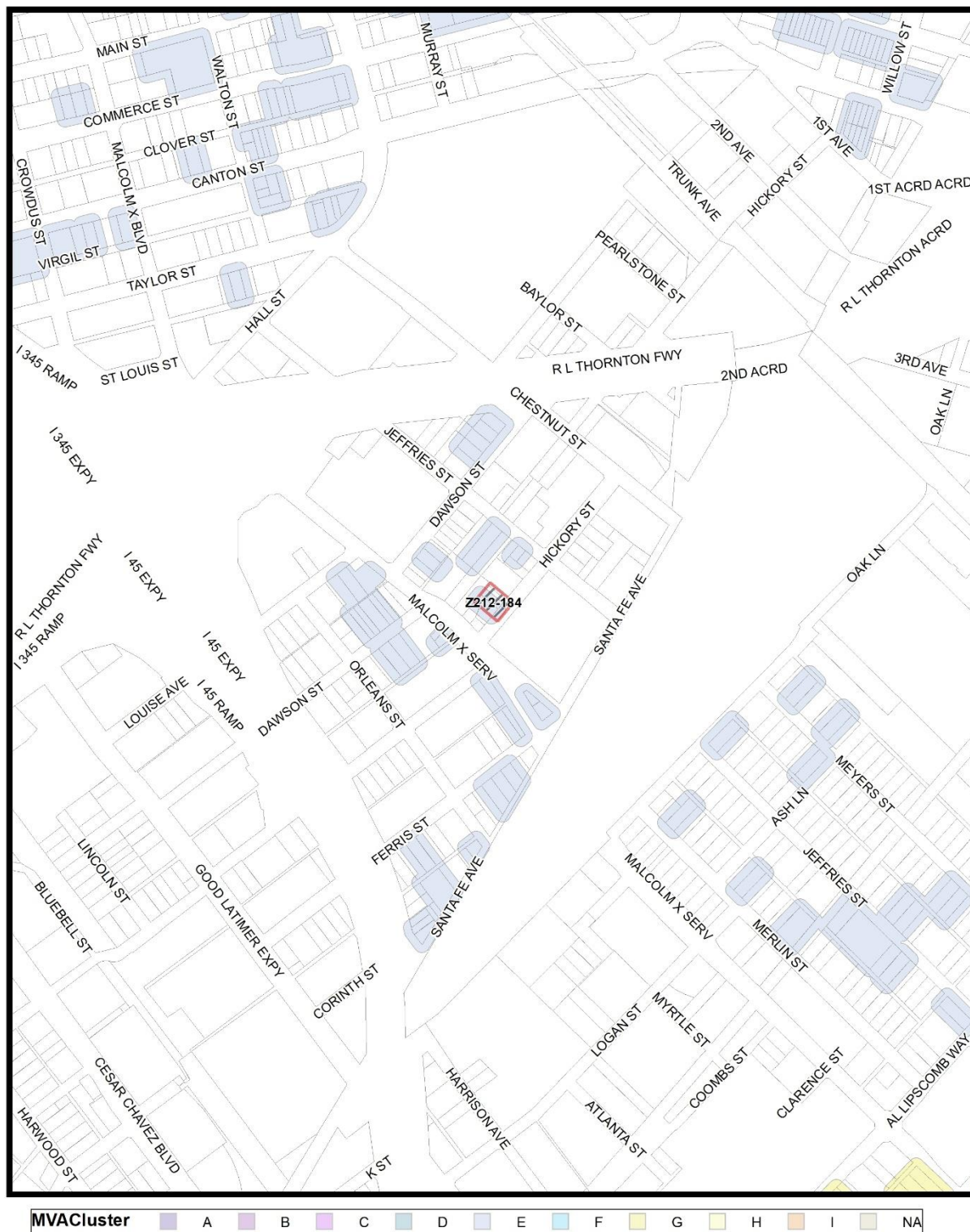








Z212-184(MP)



1:6,000

## Market Value Analysis

Printed Date: 6/17/2022





07/06/2022

***Reply List of Property Owners******Z212-184******46 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2811 HICKORY ST	JAMAICA RAFAEL & HENRIETTA
	2	2813 HICKORY ST	JAMAICA RAFAEL &
	3	1624 JEFFRIES ST	MUHAMED MULAT
	4	2814 DAWSON ST	CRABTREE J M EST
	5	2826 DAWSON ST	ALLIED ROOFING OF TEX INC
	6	2816 DAWSON ST	TOVAR DOMINGA &
O	7	2818 DAWSON ST	AUSTIN STREET REAL ESTATE
	8	2822 DAWSON ST	LAND ETEBARI HOLDINGS LLC
	9	2808 DAWSON ST	RAMIREZ HERMAN
	10	2812 DAWSON ST	GARCIA FRED
	11	2800 DAWSON ST	CITY SQUARE
	12	2804 DAWSON ST	SERRANO ROSEMARY RODRIGUEZ
	13	1710 JEFFRIES ST	LANCASTER ROBERT P &
	14	2900 DAWSON ST	SMITH KEITH
	15	1703 CHESTNUT ST	SAFAVIMATIN PARVIN
	16	1715 CHESTNUT ST	HICKORY NUTS LLC
	17	1719 CHESTNUT ST	SHELTER MINISTRIES OF
	18	1940 S MALCOLM X BLVD	Dallas ISD
	19	1816 JEFFRIES ST	HOPPER KIRK A
	20	1808 JEFFRIES ST	SHELTER MINISTRIES OF
	21	2908 HICKORY ST	LW HICKORY PROPERTIES LLC
	22	2900 HICKORY ST	SHELTER MINISTRIES OF
	23	2708 LOUISE AVE	OM TRADING INC
	24	2723 DAWSON ST	JONES BERNICE
	25	2717 DAWSON ST	PEREZ BLAS & ASUNCION
	26	2713 DAWSON ST	LARA FRANCISCO FLORES

07/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2711 DAWSON ST	DUARTE & MENDOZA INVESTMENTS INC
	28	2711 HICKORY ST	VISHNUKRIPA LLC
	29	1805 S MALCOLM X BLVD	SAMUEL DEXTER
	30	1807 S MALCOLM X BLVD	AVILA RIGO
	31	2702 DAWSON ST	MULAT AHEMMED M
	32	2708 DAWSON ST	NERIA IRENE JENETTE
	33	2712 DAWSON ST	NERIA CARLOS RUBEN EST OF
	34	2728 HICKORY ST	LARA RAFAEL JAMAICA
	35	2701 FERRIS ST	Taxpayer at
	36	2717 FERRIS ST	Taxpayer at
	37	2721 FERRIS ST	AMERICAN TOWER ASSET SUB II
	38	2727 FERRIS ST	PEREZ BLAS
X	39	2729 FERRIS ST	BLACKLAND LAND & PPTY MGMT
	40	1917 S MALCOLM X BLVD	CANO JOSE
	41	2735 FERRIS ST	JAMAICA RICARDO & LUZ M
	42	3101 OAK LN	DALLAS AREA RAPID TRANSIT
	43	1610 S MALCOLM X BLVD	Taxpayer at
	44	1810 JEFFRIES ST	GTP ACQUISITION PARTNERS
	45	2712 LOUISE AVE	CITY SQUARE HOUSING
	46	2704 HICKORY ST	JOCA PROPERTIES LLC