

**FILE NUMBER:** Z201-326(MP)

**DATE FILED:** August 27, 2021

**LOCATION:** South line of East Camp Wisdom Road, west of University Hills Boulevard

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** ±4.43 acres

**CENSUS TRACT:** 112.00

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**REPRESENTATIVE:** Michael Westfall, P.E., Westfall Engineering

**OWNER:** Cornerstone Christian Church

**APPLICANT:** 3Hunnid Fitness

**REQUEST:** An application for a NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant, and a Specific Use Permit for a private recreation center, club, or area use on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of this request is to allow for a personal service use and a private recreation center, club, or area use on the site [3Hunnid Fitness].

**STAFF RECOMMENDATION:** **Approval** of an NS(A) Neighborhood Service District; and **approval** of a Specific Use Permit for a four-year period, subject to a site plan, landscape plan, and conditions.

**CPC RECOMMENDATION:** **Approval** of an NS(A) Neighborhood Service District subject to deed restrictions volunteered by the applicant; and **approval** of a Specific Use Permit for a four-year period, subject to a site plan, landscape plan, and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently undeveloped and consists of approximately 4.43 acres.
- The applicant proposes to develop the site with a recreational facility. The two proposed members-only sport courts are considered under the private recreation center, club, or area use. The indoor fitness center is classified as a personal service use.
- To develop the property with the proposed combination of uses, the applicant is requesting a general zoning change to an NS(A) Neighborhood Service District that allows the personal service use by right and the private recreation center, club, or area use subject to a Specific Use Permit. A request for an SUP for private recreation center, club, or area is also included with this request.
- Since the previous hearing the applicant has submitted deed restrictions to restrict against industrial uses, any and all cemetery and mausoleum uses, any and all motor vehicle fueling station uses, any and all utility and public service uses, and any and all wholesale, distribution, and storage uses. However, the deed restrictions volunteered are still under review.
- The applicant has added a condition restricting lighting types on the ball field.

**Zoning History:**

There have not been any zoning changes in the surrounding area in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Camp Wisdom Road	Principal Arterial	107 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.

**STAFF ANALYSIS:**

**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**

**Policy 1.1.2** Focus on Southern Sector development opportunities.

**ECONOMIC ELEMENT**

**GOAL 2.2** ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

**Policy 2.2.3** Attract desired development to the UNT campus area.

**GOAL 2.4** CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

**Policy 2.4.2** Restore Dallas as the premier city for conducting business within the region.

**URBAN DESIGN**

**GOAL 5.3** ESTABLISH WALK-TO CONVENIENCE

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

**Surrounding Land Use(s):**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Undeveloped
<b>North</b>	PD 49 Tract 2	Natural Area
<b>East</b>	R-7.5(A)	Child Care Facility
<b>South</b>	R-7.5(A) with SUP No. 885 for a Private Recreation Club or Area	Agricultural, Private Recreation Club or Area
<b>West</b>	R-5(A)	Detention Pond

**Land Use Compatibility:**

The approximate 4.42-acre-site is currently undeveloped. The property is zoned an R-7.5(A) Single Family District. The site has one access point from Camp Wisdom Road.

Located north of the property is a large undeveloped parcel. To the west is a detention pond for a single-family subdivision. South and east of the site are agricultural estates.

The proposed NS(A) Neighborhood Service District is appropriate along main corridors, such as Camp Wisdom Road. The NS(A) District would provide compatible retail and personal service uses within walking distance of area homes while providing a buffer for the neighborhood from the higher speed roadway. North of the site is Planned Development District No. 49 Tract II and Tract I. These properties are currently undeveloped, but would allow office and retail uses, which would, if developed, remain compatible with the subject site's proposed NS(A) and SUP.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

In general, the applicant's request is consistent with the existing zoning, the general provisions for a Specific Use Permit, and is not foreseen to have a negative impact on the surrounding properties, due to the limitations of the SUP conditions and site plan, and the limited uses allowed in the NS(A) District base.

**Development Standards**

DISTRICT	SETBACKS		Height	FAR	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
<b>Existing:</b> R-7.5(A)	25'	5' For single family structures 10' for others	30'	No Max	45%	Single Family
<b>Proposed:</b> NS(A)	15' (Blockface continuity to match 25')	0' 20' adj Residential	35' RPS applies	0.5	40%	Personal Service Uses, Office

The proposed SUP site plan complies with the development standards of the NS(A) District. The site plan calls for a one-story building generally located on the eastern half of the property, with parking located to the north and east of the primary structure. This structure would be situated well outside of the required front, side, and rear yards required by the NS(A) District. To the west of the recreation center facility would be the athletic field. This field would be separated from the residential subdivision to the west by an additional 150 feet.

The requested NS(A) District requires additional setbacks which would separate any development from adjacent property by 20 feet at a minimum. The NS(A) District limits height to 35 feet in addition to residential proximity slope, which combined will keep development on the property in scale with nearby residential properties.

Staff recommends approval for a four-year period, based on the potential benefit of recreation space and the compatibility of the development with surrounding properties. The four-year time period would allow time for construction of the new business while allowing for review of the use to ensure operations, once begun, are compatible with the surrounding area. The application of a site plan allows for increased oversight than would typically be allowed under the NS(A) District.

**Land Uses:**

<b>LEGEND</b>	
	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

	Existing	Proposed
Use	R-7.5(A)	NS(A)
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	D	D
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	S	•
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	•
Public or private school	S	R
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
<b>MISCELLANEOUS USES</b>		
Carnival or circus (temporary)	D	D
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership	S	•
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•

	Existing	Proposed
Use	R-7.5(A)	NS(A)
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house		S
Duplex		
Group residential facility		
Handicapped group dwelling unit	S	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Dry cleaning or laundry store		•
Furniture store		
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		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		S
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R



	Existing	Proposed
Use	R-7.5(A)	NS(A)
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S / R	S / R
Police or fire station	S	S
Post office		S
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed	S	S
Water treatment plant		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
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		
Trade center		
Vehicle storage lot		
Warehouse		

**Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use.

The parking requirement for private recreation centers, clubs, or areas is typically three spaces per game court, and one space per 150 square feet of additional building area. The applicant is proposing two game courts and a 3,900-square-foot facility. This requires 32 spaces total. The SUP site plan indicates the inclusion of 34 total spaces.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Tree preservation is also required in accordance with Article X. The proposed landscape plan is compliant with Article X and additionally proposes the preservation of several existing trees.

**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 target intervention strategies more precisely 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 area of request Site is not within an identifiable MVA Category; however, it is in proximity to a “F” MVA Cluster to the west.

**List of Officers**

Cornerstone Christian  
Peter and Rita Hicks

3Hunnid Fitness LLC  
Josh Hicks  
David Hargrove

**CPC Action**  
**JANUARY 6, 2022**

**Motion:** In considering an application for a NS(A) Neighborhood Service District and a Specific Use Permit for a private recreation center, club, or area use on property zoned an R-7.5(A) Single Family District, on the south line of East Camp Wisdom Road, west of University Hills Boulevard, it was moved to **hold** this case under advisement until February 3, 2022.

Maker: Blair  
Second: Rubin  
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Jackson  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 300 Mailed: 13  
**Replies:** For: 0 Against: 0

**Speakers:** For: Heath Voyles, 1719 Angel Parkway, Allen, TX, 75002  
Josh Hicks, 204 Alpine Dr., Desoto, TX, 75115  
Peter Hicks, 221 Tranquility Ln., Cedar Hill, TX, 75104  
For (Did not speak): Taylor Toyne, 907 E. Ledbetter Dr., Dallas, TX, 75216  
David Hargrove, 1450 Harrington Rd., Waxahachie, TX, 75165  
Against: None

**CPC Action**  
**MARCH 10, 2022**

**Motion:** It was moved to recommend **approval** of a NS(A) Neighborhood Service District, subject to deed restrictions volunteered by the applicant **approval** of a Specific Use Permit for a private recreation center, club, or area use for a four-year period, subject to a site plan, landscape plan, and conditions on property zoned an R-7.5(A) Single Family District, on the south line of East Camp Wisdom Road, west of University Hills Boulevard.

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

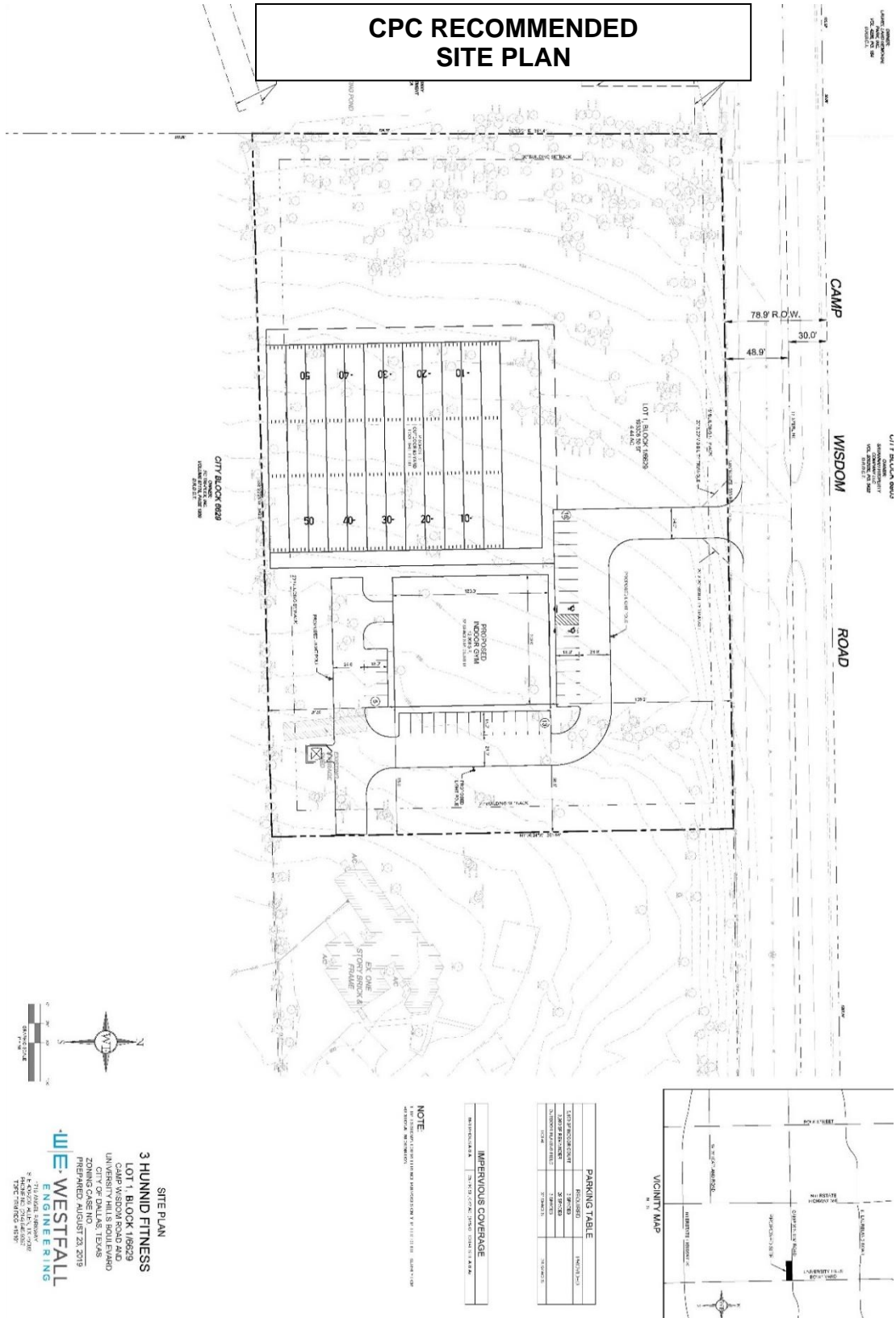
For: 10 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Housewright, Stanard,  
Kingston, Rubin  
Against: 0  
Absent: 3 - Jung, Wade, Haqq  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 300 Mailed: 13  
**Replies:** For: 0 Against: 0

**Speakers:** For: Heath Voyles, 1719 Angel Parkway, Allen, TX, 75002  
Against: None

**CPC RECOMMENDED**  
**SUP CONDITIONS**

1. **USE**: The only uses authorized by this specific use permit is a private recreation center, club or area for an outdoor game court area.
2. **SITE PLAN**: Use of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on ..... four years from the passage of this ordinance.
4. **HOURS OF OPERATION**: The outdoor game court area may only operate between 5:00 a.m. to 8:00 p.m., Sunday through Saturday
5. **LIGHTING**: Illumination of the game court area by pole mounted lights is prohibited.
6. **LANDSCAPING**: Landscaping must be provided as shown on the attached landscape plan.
7. **OUTDOOR SPEAKERS**: Operation of outdoor speakers and other forms of amplification is prohibited.
8. **INGRESS-EGRESS**: Ingress and egress must be provided as shown on the attached site plan. No other ingress and egress is permitted.
9. **OFF-STREET PARKING**: Off-street parking must be located as shown on the attached site plan. No other off-street parking is required.
10. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
11. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.







**CPC Recommended**  
**Deed Restrictions**

DEED RESTRICTIONS

THE STATE OF TEXAS     )  
  )     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF Dallas )

I.

The undersigned, The Cornerstone Christian Learning Center, Inc. d/b/a The Ranch, a Texas non-profit corporation ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Morris Ferris Survey, Abstract No. 460, City Block 6629, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Harold Norman Lindley, by deed dated April 1, 1994, and recorded in Volume 94132, Page 514, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

All that certain tract or parcel containing 4.438 acres of land in the Morris Ferris Survey, Abstract No. 460, Dallas County, Texas, being a portion of a tract conveyed to Cornerstone Christian Learning Center, Inc. DBA The Ranch, by an instrument of record in Volume 94132, Page 514, Deed Records, Dallas County, Texas, said 4.438 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 3 1/4 aluminum disk stamped "THREE HUNNID & RPLS 5299" set on a 1/2 inch iron rod for the northeast corner of the Floodway Management Area, Block V/6629, Wisdom Terrace Addition, Phase 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001084, Page 163, Deed Records, Dallas County, Texas, same being the southeast corner of a right-of-way dedication by said plat, from which a 5/8 inch iron rod found bears South 71 degrees 06 minutes 45 seconds West, a distance of 2.16 feet, and lying in the current south right-of-way line of Camp Wisdom Road (variable width right-of-way);

THENCE North 00 degrees 03 minutes 01 seconds East, along said south right-of-way line of Camp Wisdom, a distance of 9.60 feet to a 3 1/4 aluminum disk stamped "THREE HUNNID & RPLS 5299" set on a 1/2 inch iron rod, for the northwest corner of the subject tract, same being the POINT OF BEGINNING;

THENCE North 88 degrees 59 minutes 36 seconds East, a distance of 535.91 feet along the south right-of-way line of said Camp Wisdom Road, and along the northern property line of said Cornerstone Christian Learning Center, Inc. DBA The Ranch, to a point for corner;

THENCE South 01 degrees 00 minutes 24 seconds East, a distance of 355.64 feet to a point for corner lying in the northern property line of FC Tri-Plex, Inc. by a deed recorded in Volume 87178, Page 1309, Deed Records, Dallas County, Texas, said point lying in the southern property of said Cornerstone Christian Learning Center, Inc. DBA The Ranch;

THENCE South 88 degrees 23 minutes 25 seconds West, along the north line of said RFC TRI-  
PLEX, INC. tract, passing a 3 1/4 aluminum disk stamped "THREE HUNNID & RPLS 5299"  
set on a 1/2 inch iron rod for a point on-line at a distance 532.61 feet, and continuing for a total  
distance of 542.61 feet to a point for corner currently in a water feature and in the east line of  
said Floodway Management Area, Block V/6629;

THENCE North 00 degrees 03 minutes 01 seconds East, along the east line of said Floodway  
Management Area, Block V/6629, passing at a distance of 341.41 feet a 3 1/4 aluminum disk  
stamped "THREE HUNNID & RPLS 5299" set on a 1/2 inch iron rod for the southeast corner of  
said Wisdom Terrace Addition, Phase 2 plat right-of-way dedication and continuing for a total  
distance of 361.41 feet to the POINT OF BEGINNING containing 4.438 acres of land, more or  
less.

Bearing system for this survey is based on the State Plane Coordinate System, North American  
Datum of 1983 (2011 ), Texas North Central Zone 4202.

## II.

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

The Cornerstone Christian Learning Center, Inc. d/b/a The Ranch, a Texas non-profit  
corporation ("**Cornerstone**"), is the current owner of the real property located in Dallas County,  
Texas, which is more particularly described in Exhibit "A" attached hereto and incorporated  
herein for all purposes ("**Property**"). In accordance with the City of Dallas zoning case number  
Z201-326, Cornerstone hereby impresses the Property described herein with the following use  
restrictions:

Prohibited uses of the Property shall include any and all of the following, and at no time  
will any owner of the Property use all or any portion of the Property for any of these delineated  
purposes:

- Industrial use;
- Cemetery and mausoleum use;
- Motor vehicle fueling station use;
- Utility and public service use;
- Wholesale, distribution, and storage use;
- Gas drilling and production use;
- Temporary concrete or asphalt batching plant use;
- Commercial radio and television transmitting station use;
- Electrical substation use;
- Local utility use;
- Police or fire station use;
- Post office use;
- Radio, television or microwave tower use;
- Tower/antenna for cellular communication use;
- Utility or government installation use;

Mini-warehouse use;  
Recycling buy-back center use;  
Recycling collection center use;  
Recycling drop-off container use;  
Recycling drop-off for special occasion collection use;  
Tattoo parlor use; or  
Massage parlor use.

These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning the above-described Property to prosecute proceedings at law or in equity against the person violating or attempting to violate such restriction and covenant, either to prevent the violator from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidity of any one or any part of these restrictions by judgment or court order shall in no way affect any other provision or part of provisions which shall remain in full force and effect.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

The owner agrees that these restrictions inure to the benefit of the City. The owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

**The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.**

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

The owner understands and agrees that this document shall be governed by the laws of the State of Texas.

The owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

**THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PROVISIONS OF THIS DOCUMENT.**

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

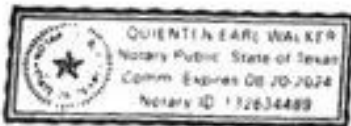
XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 8 day of APRIL, 2022

The Cornerstone Christian Learning Center, Inc.  
d/b/a The Ranch a Texas non-profit corporation.  
Owner

By: [Signature]  
Printed Name: Peter H. Hicks, Jr.  
Title: President



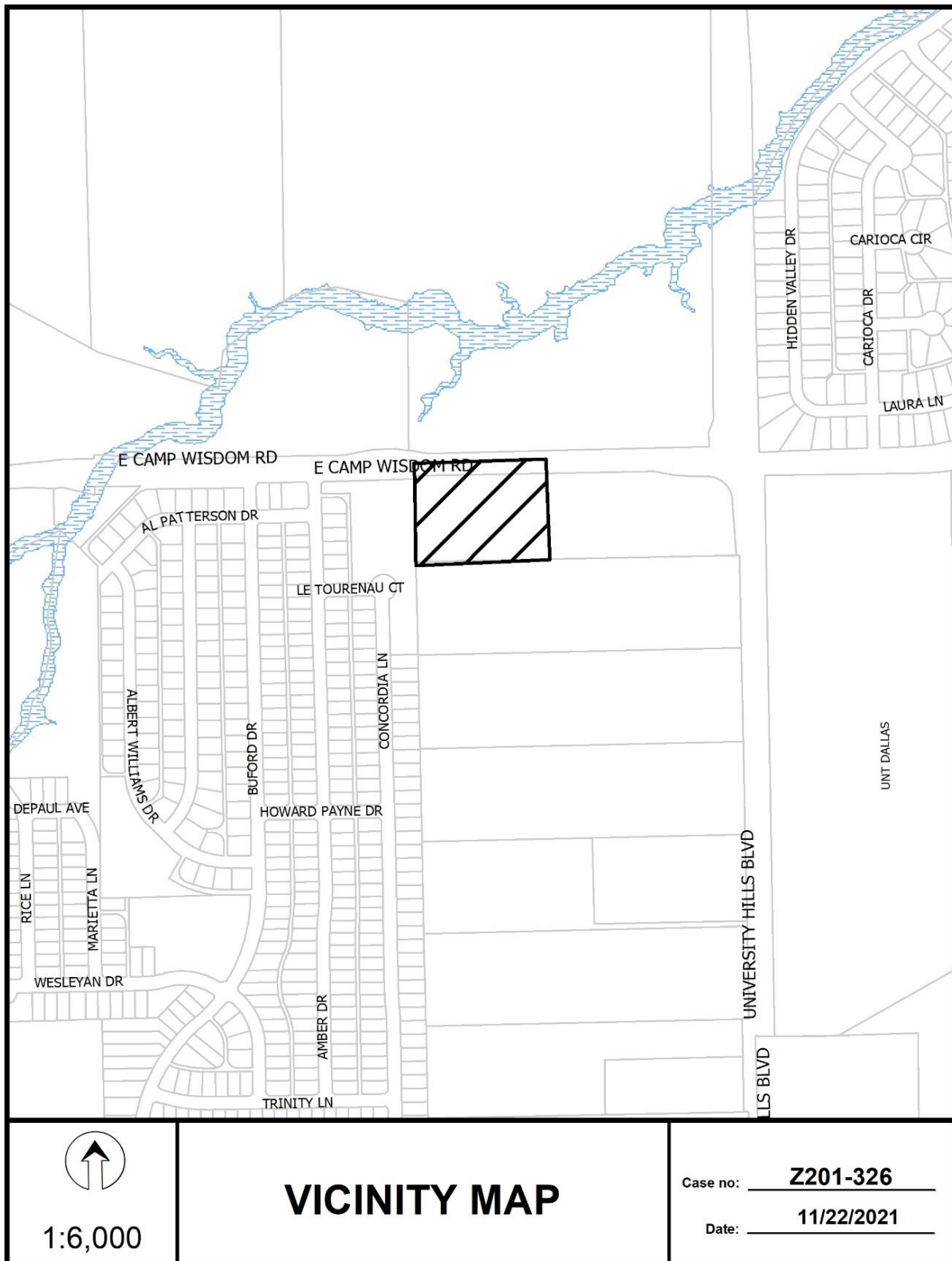
Quenten Walker  
[Signature] 4/8/22

CONSENT AND CONCURRENCE OF

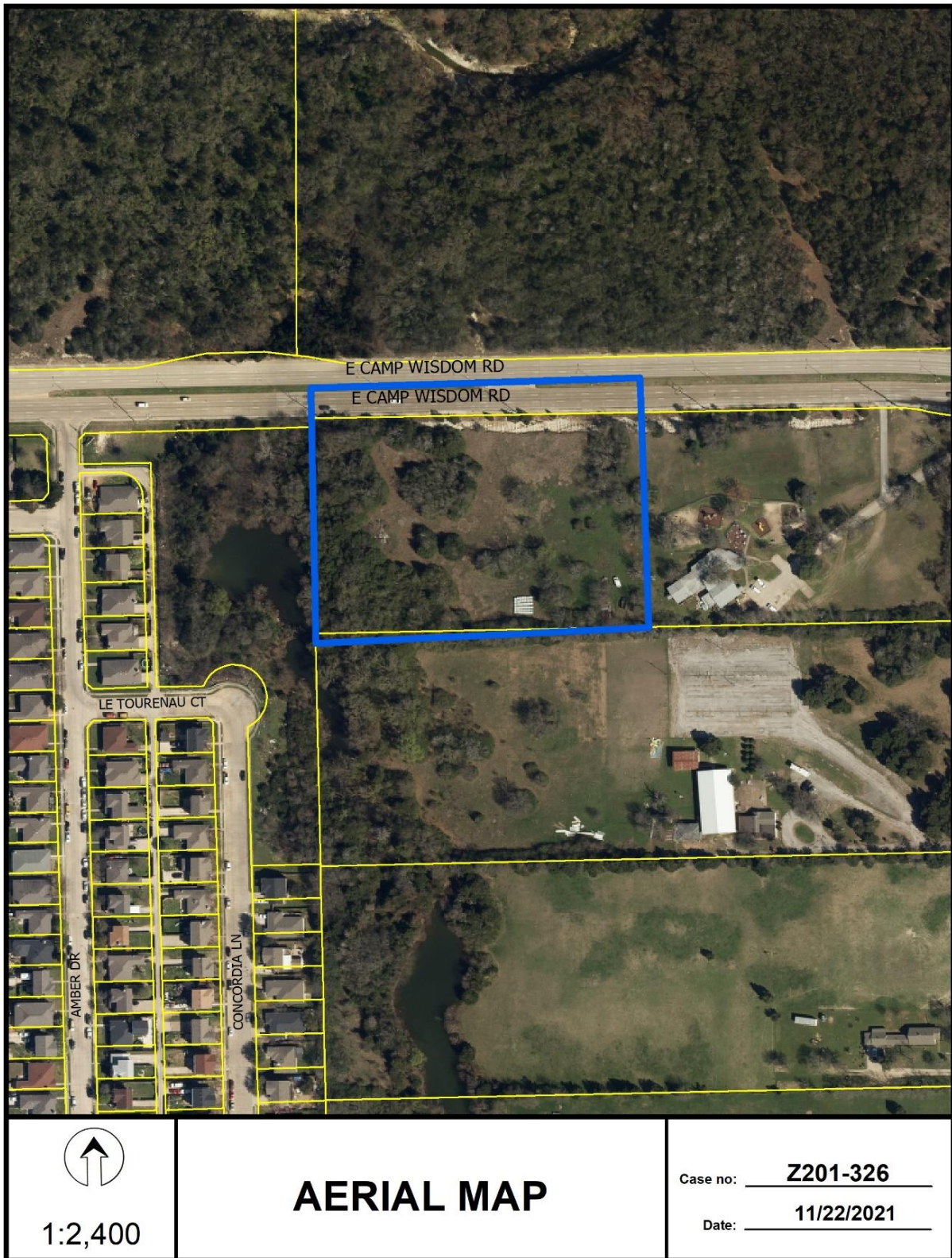
APPROVED AS TO FORM:  
CHRISTOPHER J. CASO, City Attorney

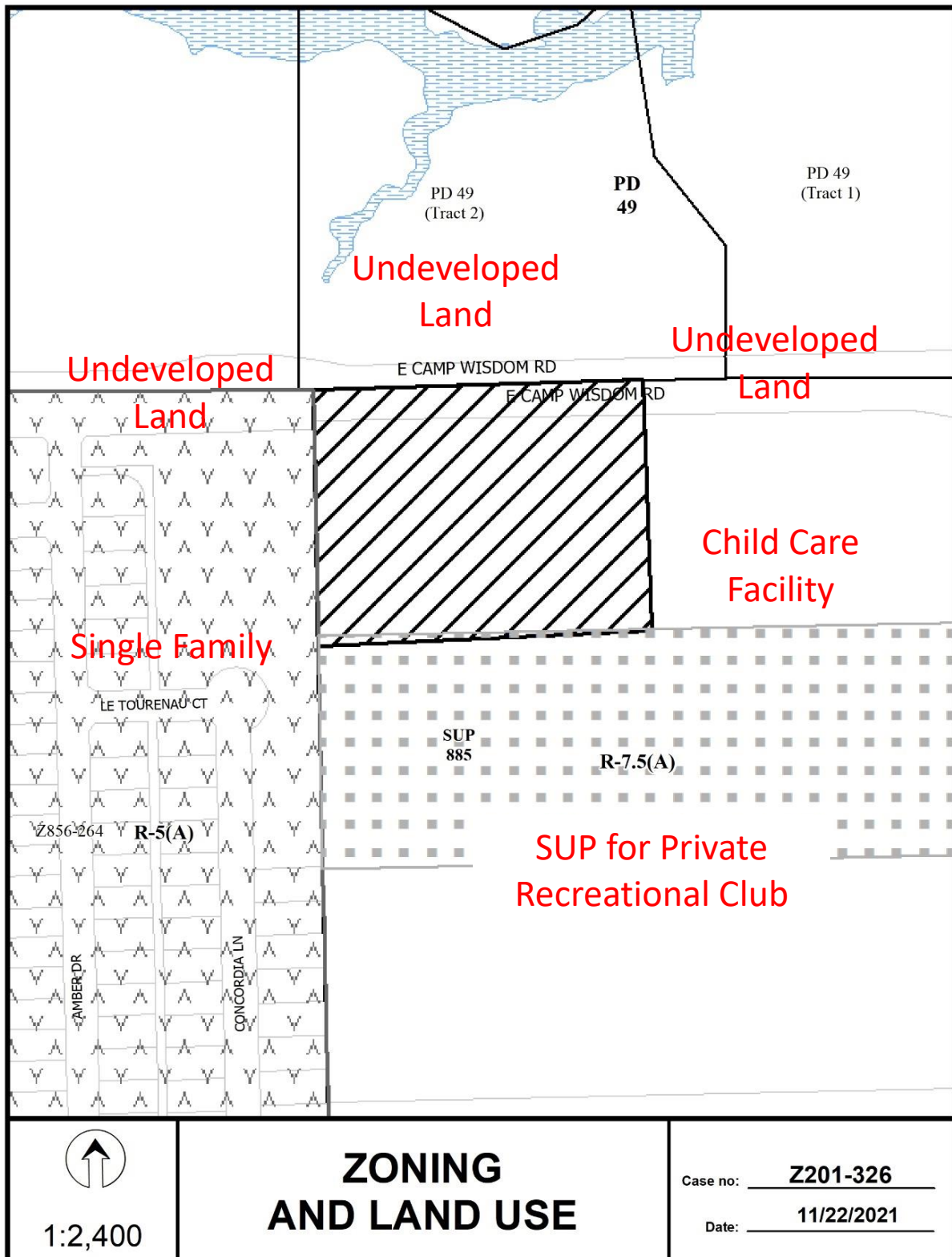
By: \_\_\_\_\_  
Assistant City Attorney

[Attach an acknowledgment for each signer]













MVACluster A B C D E F G H I NA

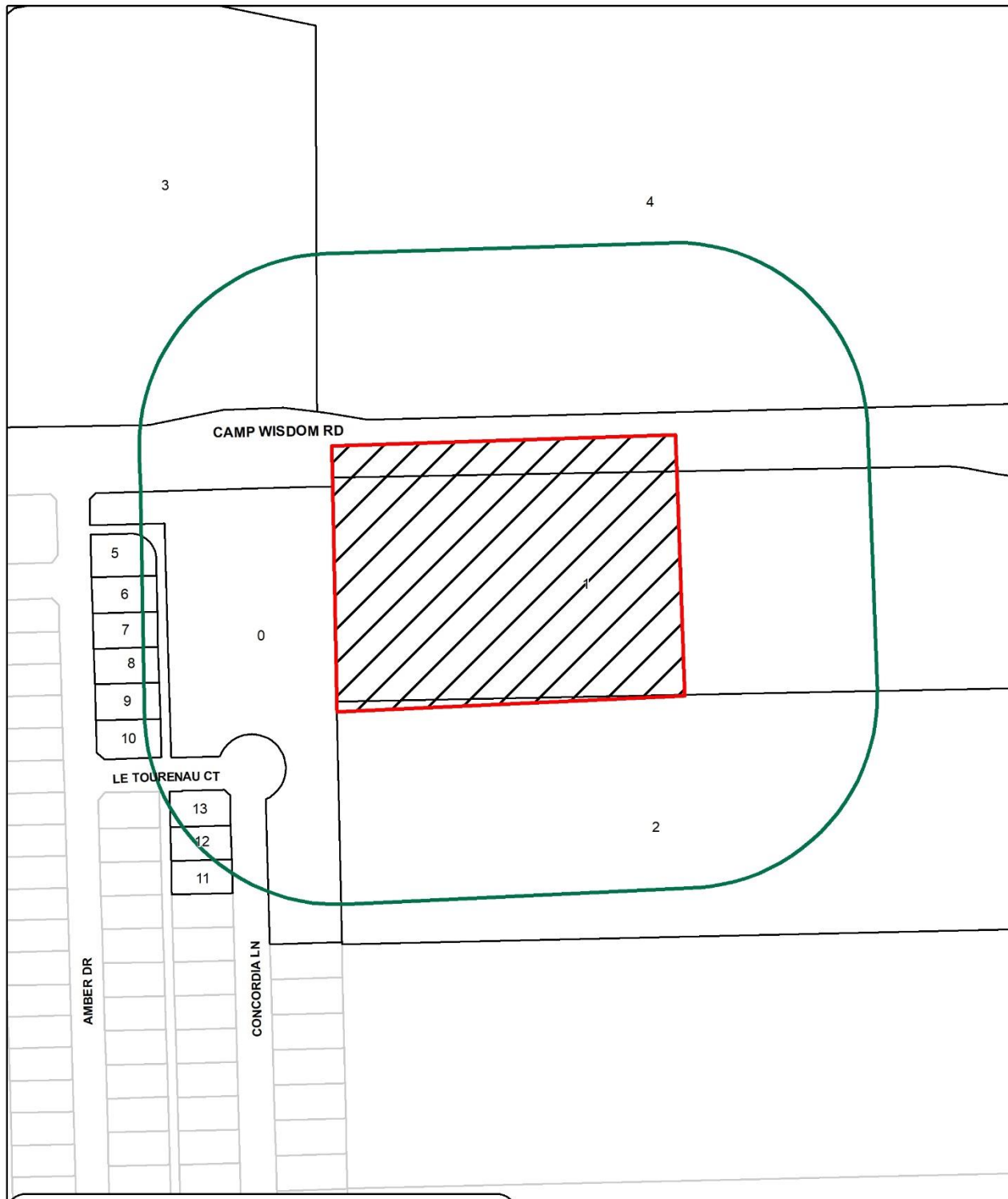


1:6,000

# Market Value Analysis

Printed Date: 12/21/2021

**CPC RESPONSES**



<u>13</u>	Property Owners Notified (14 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>3/10/2022</u>	Date

**Z201 - 326**  
**CPC**



1:2,400

03/09/2022

## ***Reply List of Property Owners***

***Z201-326***

***13 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	1050 E CAMP WISDOM RD	CORNERSTONE CHRISTIAN
	2	7225 UNIVERSITY HILLS BLVD	RFC TRI PLEX INC
	3	1101 E CAMP WISDOM RD	LAURELAND MEMORIAL PARK
	4	6400 UNIVERSITY HILLS BLVD	SAVANNAH PROPERTY CO LLC
	5	7110 AMBER DR	RICELARRY DIANN
	6	7114 AMBER DR	TAYLOR RENEKA
	7	7118 AMBER DR	SANCHEZ JESSICA A
	8	7122 AMBER DR	DALLAS THREE STAR PROPERTIES
	9	7126 AMBER DR	LARIZ GEORGIA
	10	7130 AMBER DR	AUTHORITY REAL ESTATE SW LLC
	11	7221 CONCORDIA LN	CERBERUS SFR HOLDINGS II LP
	12	7217 CONCORDIA LN	DIXSON EDITH L LIFE ESTATE
	13	7213 CONCORDIA LN	PEREZ JUAN