

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, DECEMBER 14, 2022

ACM: Majed Al-Ghafry

FILE NUMBER: Z201-321(MP)

DATE FILED: August 12, 2021

LOCATION: Southeast corner of North Hampton Road and Remond Drive

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ±4.265 acres

CENSUS TRACT: 44.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Vista Property Company LLC

REQUEST: An application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of the request is to propose modifications to the development standards primarily related to maximum setback, location of parking, width of sidewalks, and architectural design standards to redevelop the site with several retail and personal service uses.

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

CPC RECOMMENDATION: Denial.

PLANNED DEVELOPMENT NO. 714:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=714>

BACKGROUND INFORMATION:

- The request site is currently developed a 10,000 square foot restaurant constructed in 1991 and a 26,850 square foot general merchandise or food store constructed in 1946. The whole site is zoned Subdistrict 3A within Planned Development District No. 714.
- On February 23, 2005, City Council approved Planned Development District No. 714, West Commerce/Fort Worth Avenue Special Purpose District. The PD is comprised of 14 subdistricts. PD No. 714 was subsequently amended 12 times.
- PD No. 714 generally calls for the create of mixed-use walkable village centers. Subdistrict 3 specifically includes standards involving a maximum front setback, the location of front facades, façade transparency, and sidewalk width.
- The application intends to redevelop the site with a new general merchandise or food store and two restaurants with drive-in or drive-through service. The general merchandise or food store will be a new structure in place of the existing general merchandise or food store, oriented behind its parking lot, closest to Remond Drive. The development plan also includes one restaurant with drive-in or drive-through service near the corner of Remond Drive and Hampton Road and another restaurant along Fort Worth Avenue in the southeast corner of the site.
- The applicant is requesting to amend PD No. 714 to add an additional subdistrict (3C). The proposed development standards include exemptions from the current PD standards regarding maximum front setback, the location of parking, and sidewalk widths. The proposed development plan indicates larger front setbacks than would be allowed under the PD No. 714.

Surrounding Zoning History:

There have not been any zoning cases in the surrounding area in the past 5 years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Fort Worth Avenue	Principal Arterial	100 feet Bike Plan
Hampton Road	Principal Arterial	100 feet
Remond Drive	Local	-

Traffic:

The Transportation Development Division of the Department of Transportation has reviewed the requested amendment 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 applicant's request is not consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.4.3 Embrace environmental sustainability.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 714 - Subdistrict 3A	General merchandise or food store, Restaurant
North	CR Community Retail	Undeveloped, General merchandise or food store 3,500 square feet or less
East	PD No. 714 - Subdistrict 3A	Retail
South	PD No. 714 - Subdistrict 3A	Retail
Southwest	PD No. 714 - Subdistrict 3B	Retail
West	R-7.5(A)	Single Family Housing

Land Use Compatibility:

The property is currently developed with a general merchandise or food store and a restaurant. North of the site is an undeveloped tract, a small general merchandise or food store, and the I-30 right of way. To the west of the site is a single-family neighborhood. Retail, including multiple general merchandise stores and a motor vehicle fueling station exist to the east and south of the site.

The request site is zoned Subdistrict 3A within PD No. 714 which clearly defines the goals and intention of Subdistrict 3 as follows:

“Subdistrict 3 is a mixed-use subdistrict primarily developed with commercial and retail uses, but with some residential uses. Retail and commercial areas should be strengthened with more varied uses. New development should include residential uses and vertical stacking of uses for more efficient land use resulting in activity throughout the day and night. Buildings should have minimum or no setbacks. Off-street parking should be provided behind buildings and shared between neighboring lots. Use of traffic calming elements such as median plantings, on-street parking, street trees, broad sidewalks, and low-to-mid-rise buildings is desirable. Development should strive to create a village center accessible by pedestrians, bicycles, mass transit, and cars. Land uses are controlled separately in Subdistricts 3A and 3B to be sensitive to residential neighborhoods.”

General Merchandise or food stores greater than 3,500 square feet are permitted by right within PD No. 714. Restaurants with drive through or drive in service are permitted in the PD with a development impact review (DIR).

Development Standards:

<u>DISTRICT</u>	SETBACKS		Height	Lot Cover age	Design Standards
	Front	Side/ Rear			
Existing PD 714 Sub-district 3A	5' min (50% of front façade must be located at minimum) 15' max	0' side 0' rear	60'	80%	<u>Parking to the rear of the main structure</u> Except as provided in this subsection, in Subdistrict 3 only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure. <u>Sidewalk Standards</u> In Subdistrict 3, there must be a 12-foot sidewalk along Fort Worth Avenue, and an 11-foot, six-inch sidewalk along any other street
Proposed PD 714 Sub-district 3C	15' min No max	0' side 0' rear	60'	80%	Exemption from the above standards 6-Foot Sidewalk

The development plan as submitted requires significant deviation from the existing standards of Subdistrict 3A. Given the goals established in the PD and Comprehensive Plans, the standards for Subdistrict 3 were written to encourage pedestrian-friendly design. This includes ensuring buildings are closer to the street, locating parking behind structures, and reserving space for wide sidewalks. The Subdistrict 3 includes a maximum setback and calls for 50 percent of facades to be located at the minimum setback line, 5 feet. The applicant has asked for no maximum setback and asked for a minimum setback of 15 feet. Overall, the PD also calls for between 20 and 80 percent façade transparency, which the applicant has also asked for exemption from. These provisions were intended to foster a comfortable multimodal environment. The applicant has proposed an alternate solution that 30% of street facing facades must be either transparent or a painted work of art such as a mural.

The applicant has requested exemption to the maximum setback in order to place the buildings farther back from Fort Worth Avenue and Hampton Road than would otherwise be allowed. This is to accommodate front yard car parking as well as a drive through lane.

The relief from the maximum setback has been proposed only in conjunction with open pedestrian space between the sidewalk and structure.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one space per 220 square feet of floor area for uses with a floor area of 10,000 square feet or greater, but less than 40,000 square feet of floor area. Within PD No. 714, a restaurant requires one space per 125 square feet of floor area.

The proposal includes three structures. The general merchandise or food store, developed as roughly 26,000 square feet, would require 118 spaces. The northwest restaurant, developed at roughly 2,800 square feet would require 22 spaces. The southeast restaurant at roughly 5,000 square feet would require 40 spaces. The proposed development would require a total of 180 spaces.

The proposed development plan includes 200 total parking spaces.

Landscaping:

New development of the property will be required to comply with Article X and the additional landscape requirements of PD No. 714.

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 to orange, representing the weakest markets. The area of request is located within the “C” MVA Category.

Z201-321(MP)

January 6, 2022 Minutes

5. Z201-321(MP)

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until February 3, 2022.

Maker: Popken

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: 500

Mailed: 61

Replies: For: 5

Against: 1

Speakers: For: Robert Baldwin, 3904 Elm St., Dallas, TX, 75226

For (Did not speak): Colton Wright, 2227 Vantage St., Dallas, TX, 75207

Against: None

Against (Did not speak): David Preziosi, 2229 Lawndale Dr., Dallas, TX, 75211

Z201-321(MP)

March 10, 2022 Minutes

8. Z201-321(MP)

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until April 7, 2022.

Maker: Popken

Second: Blair

Result: Carried: 10 to 0

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

Against: 0

Absent: 3 - Jung, Gibson, Haqq

Vacancy: 2 - District 3, District 7

Notices: Area: 500

Mailed: 61

Replies: For: 6

Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Z201-321(MP)

April 7, 2022

7. Z201-321(MP)

Motion: In considering a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until May 19, 2022.

Maker: Popken
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Shidid, Carpenter, Blair, Jung, Housewright,
Gibson, Kingston, Rubin, Popken, Anderson,
Stanard

Against: 0
Absent: 2 – Haqq, Hampton
Vacancy: 2 - District 3, District 7

Notices:	Area: 500	Mailed: 61
Replies:	For: 6	Against: 1

Speakers: For: Rob Baldwin, 3904 Elm Street, Dallas TX 75226
Colton Wright, 2227 Vantage Street, Dallas TX 75207
Ed Toohey, 2215 Cedar Springs, Dallas TX 75201
Against: David Preziosi

CPC Action
May 19, 2022

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until June 16, 2022.

Maker: Popken
Second: Blair
Result: Carried: 9 to 0

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair,
Gibson, Stanard, Kingston, Rubin

Against: 0
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 61

Replies: For: 6 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Colton Wright, 2227 Vantage St., Dallas, TX, 75207
Ed Toohey, 2215 Cedar Springs, Dallas, TX, 75201
Kyle Plonka, 2314 Barberry Dr., Dallas, TX, 75211

Against: None

Staff: David Nevarez, Sr. Traffic Engineer, Development Services
Phil Erwin, Chief Arborist, Development Services

CPC Action
June 16, 2022

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until July 21, 2022.

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

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

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

Notices: Area: 500 Mailed: 61
Replies: For: 6 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Action
July 21, 2022

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until August 4, 2022.

Maker: Popken
Second: Anderson
Result: Carried: 13 to 0

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

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

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 61
Replies:	For: 6	Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Action
August 4, 2022

Motion: In considering an application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive, it was moved to **hold** this case under advisement until August 18, 2022.

Maker: Popken
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Housewright, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Notices:	Area: 500	Mailed: 61
Replies:	For: 6	Against: 1

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Action
August 18, 2022

Motion I: It was moved to recommend **approval** of a new subdistrict, subject to a revised development plan and conditions with the following changes: SEC. 51P-714.110, (10), under Retail and personal service uses, allow Restaurant with drive-in or drive-through service by DIR; add text "Prohibited in Subdistrict 3C" and Financial with drive-in or drive-through service add text "Prohibited in Subdistrict 3C" and a revised development plan within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive.

Maker: Popken
Second: Shidid
Result: Failed: 2 to 9
For: 2 - Popken, Stanard
Against: 9 - Hampton, Anderson, Shidid, Carpenter, Blair, Jung, Housewright, Haqq, Rubin
Absent: 2 - Vann, Kingston
Vacancy: 2 - District 3, District 11

Motion II: It was moved to recommend **denial without prejudice** of a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive.

Maker: Popken
Second: Hampton
Result: Carried: 11 to 0
For: 11 - Popken, Hampton, Anderson, Shidid, Carpenter, Blair, Jung, Housewright, Haqq, Stanard, Rubin
Against: 0
Absent: 2 - Vann, Kingston
Vacancy: 2 - District 3, District 11

Notices: Area: 500 Mailed: 61

Replies: For: 6 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Recommended PD Conditions

ARTICLE

714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 249.1 acres. (Ord. Nos. 25898; 26876; 27056; 28505; 31570)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, 1C, and 1D have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and

retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, 1C, and 1D are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, 1C, and 1D.

(2) Subdistrict 2. Subdistrict 2 is a mixed-use subdistrict that consists predominately of residential uses, but with some small retail and office uses. Because residential neighborhoods are adjacent to the subdistrict, it should be more serene than other subdistricts. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. North Edgefield Avenue should connect the north and the south neighborhoods. Pedestrian protections from traffic, such as on-street parking, street trees, and parkways, are desired. Buildings should have minimum or no setbacks. Building heights are controlled separately in Subdistricts 2A, 2B, 2C, and 2D to optimize medium density residential development, preserve downtown views, and be sensitive to the existing single-family neighborhood to the north. Preserving historic buildings through adaptive re-use is a priority. Subdistricts 2A, 2B, 2C, and 2D are part of Subdistrict 2. Subdistrict 2 regulations apply in Subdistricts 2A, 2B, 2C, and 2D unless otherwise indicated.

(3) Subdistrict 3. Subdistrict 3 is a mixed-use subdistrict primarily developed with commercial and retail uses, but with some residential uses. Retail and commercial areas should be strengthened with more varied uses. New development should include residential uses and vertical stacking of uses for more efficient land use resulting in activity throughout the day and night. Buildings should have minimum or no setbacks. Off-street parking should be provided behind buildings and shared between neighboring lots. Use of traffic calming elements such as median plantings, on-street parking, street trees, broad sidewalks, and low-to-mid-rise buildings is desirable. Development should strive to create a village center accessible by pedestrians, bicycles, mass transit, and cars. Land uses are controlled separately in Subdistricts 3A and 3B to be sensitive to residential neighborhoods. Subdistrict 3 regulations apply in Subdistricts 3C unless otherwise indicated.

(4) Subdistrict 4. Subdistrict 4 is a mixed-use subdistrict dominated by multifamily uses. While commercial and retail uses are encouraged at street level, maintenance of the residential density is desired. Pedestrian protections from traffic, such as broad sidewalks, street trees, and crosswalks, are desired. New construction should be oriented to address the street front. Existing slip roads providing on-street parking and pedestrian amenities should be preserved. Building height, land use, and setbacks are controlled separately in Subdistricts 4A and 4B to encourage mixed use and townhouse development. Subdistricts 4A and 4B are part of Subdistrict 4. Subdistrict 4 regulations apply in Subdistricts 4A and 4B unless otherwise indicated.

(5) Subdistrict 5. Subdistrict 5 is a mixed-use district balanced with residential, commercial, and retail uses. New development should include vertical stacking of different uses to achieve more efficient land use and activity throughout the

day and night. New development should also include a medium density residential component to strengthen surrounding residential neighborhoods and ensure the success of commercial and retail development. Building heights and uses are controlled to be sensitive to residential neighborhoods. New development should strengthen pedestrian connections on Fort Worth Avenue. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential uses above. Off-street parking should be provided behind buildings and shared between neighboring lots. Pedestrian protections from traffic, such as broad sidewalks, street trees, planters, and crosswalks, are a priority.

(b) Exhibit 714A is a map showing the boundaries of this district and its subdistricts. Exhibit 714B is a verbal description of the boundaries of this district and its subdistricts. In the event of a conflict between the graphic depiction in Exhibit 714A and the verbal description in Exhibit 714B, the verbal description in Exhibit 714B controls.

(c) This district is considered to be a mixed-use zoning district. (Ord. Nos. 25898; 26876; 27056; 27820; 28505; 29654; 30610)

SEC. 51P-714.104. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) BINGO PARLOR means a facility licensed for the conducting of bingo pursuant to Texas Occupation Code Chapter 2001, as amended.

(1.1) BUILD-TO ZONE means the area where a specified percentage of a street-facing building facade must be constructed on a lot.

(1.2) CERAMIC STUDIO means a studio containing kilns used to fire ceramics.

(2) DISTRICT means the entire planned development district (the West Commerce Street/Fort Worth Avenue Special Purpose District) created by this article.

(2.1) ELECTRICAL VEHICLE CHARGING STATION means a dedicated parking area for vehicles that includes publicly accessible recharging equipment.

(3) FRONT FACADE means the primary building elevation facing the front yard.

(4) FULLY SIGHT-OBSCURING FENCE means a fence that provides complete visual separation. Fully sight-obscuring fences must be six feet high and 100 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, or wood. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(4.1) GATEWAY PLAZA means a plaza in Permissible Building Area A of Subdistrict 1C as shown on the conceptual plan that marks the entrance to Subdistrict 1C by creating a sense of arrival and that incorporates a minimum of two of the following, which must be shown on an approved development plan:

(A) Public art.

(B) A prominent architectural feature that marks the corner through increased height such as a tower or monument.

(C) A visual enhancement such as a water feature, distinctive landscaping, or
a display window.

(D) Site configuration that allows direct pedestrian access through the plaza and into the interior of Subdistrict 1C through the use of pedestrian passages or paseos.

(5) HIGH SCREEN means a landscape treatment that provides physical and visual separation between uses. Shrubs must form a six-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the

landscaped area. If a wall or fence is also provided, it must be on the interior side of the high screen.

(6) LIVE/WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses.

(7) LOW SCREEN means a landscape treatment that provides physical separation between uses. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. A three-foot-high masonry wall may be substituted, but ground cover plants are still required. A berm may be substituted. The berm must be planted with turf grass or groundcover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height per three feet of width. If a wall or fence is provided in addition to shrubs or a berm, it must be on the interior side of the shrubs or berm.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, MAJOR MODIFICATION means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment.

(9) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under the physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, massage by registered physical therapists who treat only patients recommended by a licensed physician and who operate only under the physician's direction, or massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(9.1) MICRO-BREWERY OR MICRO-WINERY means a facility that produces no more than 15,000 barrels of beer or wine, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off the premises.

(9.2) MICRO-DISTILLERY means a facility that manufactures no more than 250,000 gallons of distilled spirits, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off premises.

(10) MIXED-USE PROJECT means a development containing uses in two or more of the following categories, and with the combined floor areas of the uses in each category equaling or exceeding the following percentages of the total floor area of the project:

<u>Use category</u>	<u>Percentage of total floor area</u>
Lodging	10%
Office	15%
Residential	10%
Retail and personal service	5%

(11) NEW CONSTRUCTION means construction of a main structure that did not exist on February 23, 2005, the date of the establishment of this special purpose district. With regard to streets and sidewalks, NEW CONSTRUCTION means construction of a street or sidewalk that did not exist on February 23, 2005.

(12) ORIGINAL BUILDING means a structure existing on February 23, 2005 but does not include a structure that has undergone a major modification.

(13) PARTIALLY SIGHT-OBSCURING FENCE means a fence that provides partial visual separation. Partially sight-obscuring fences must be six feet high and at least 50 percent sight- obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, wood, or wrought iron. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(13.1) PHOTOGRAPHY STUDIO means a facility for taking and processing photographs. This does not include a bulk photography processing plant.

(13.2) PEDESTRIAN ZONE means the area between the back-of-curb and the building facade, which is intended for sidewalks, planting areas, outdoor eating areas, and pedestrian amenities.

(14) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(14.1) REQUIRED FRONTAGE means the percentage of the street-facing facade that must be located within the build-to zone.

(14.2) SPECIAL COMMUNITY ACTIVITY means a temporary event or gathering such as:

(A) sale of merchandise, food, or beverages;

(B) art shows or craft shows; or

(C) outdoor shows, concerts, exhibits, or exhibitions that may also involve erection of a tent; installation of a stage, bandshell, trailer, van, portable building, grandstand, or bleachers; placement of portable toilets; or placement of temporary no-parking, directional, over-size, or identification signs or banners.

(14.3) SPECIAL TEMPORARY RETAIL USE means an outdoor temporary facility for the retail sale of seasonal products such as food, Christmas trees, and live plants.

(14.4) STOOP means a small porch leading to the entrance of a residential structure.

(15) STREETCAR/TROLLEY SHELTER means a structure which affords protection from the weather to persons who are waiting to board a publicly-owned or franchised street car or trolley.

(16) SUBDISTRICT means one of the subdistricts referred to in Section 51P-714.103 of this article.

(17) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(17.1) TEMPORARY CELLULAR UNIT means any cellular communication structure, vehicle, trailer mounted apparatus, or device that is part of a system authorized by the Federal Communications Commission that is designed to temporarily provide service where an existing tower/antenna for cellular communication is not operable due to one or more of the following reasons:

(A) The existing tower/antenna for cellular communication use is damaged or destroyed by something other than the intentional act of the owner or agent; or

(B) A demolition or construction permit has been issued on a building site that includes an existing mounted cellular antenna, monopole cellular tower, or other cellular communication tower/antenna.

(18) VISIBILITY TRIANGLE means 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. VISIBILITY TRIANGLE means 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 an adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on driveway or alley edge and the street curb line 20 feet from the intersection.

(19) WRECKER SERVICE means a facility for the parking or storage of vehicle tow trucks. (Ord. Nos. 25898; 27820; 28470; 28505; 29914)

SEC. 51P-714.105. INTERPRETATIONS.

(a) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(b) Section 51A-2.101, "Interpretations," applies to this article.

(c) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800, "Development Impact Review.")

(d) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps. (Ord. 25898)

SEC. 51P-714.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 714A: Subdistrict boundary map.
- (2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.
- (3) Exhibit 714C: Native and adapted xeriscape plants.
- (4) Exhibit 714D: Main and accessory land use chart.
- (5) Exhibit 714E: Development standards chart.
- (6) Exhibit 714F: Street diagrams and landscaping.
- (7) Exhibit 714G: Residential proximity slope illustration.
- (8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.
- (9) Exhibit 714I: Subdistrict 1C conceptual plan.
- (10) Exhibit 714J: Subdistrict 4B development plan.
- (11) Exhibit 714K: Subdistrict 1D development plan. (Ord. Nos. 28505; 30491; 30610)
- (12) Exhibit 714L: Subdistrict 3C development plan.

SEC. 51P-714.106. CONCEPTUAL PLAN.

- (a) Except for Subdistrict 1C, there is no conceptual plan for this district.
- (b) The Fort Worth Avenue Corridor Land Use and Urban Design Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.
- (c) The West Dallas Urban Structure and Guidelines should be consulted for goals, objectives, policy statements, and recommendations for development of Subdistricts 1C.
- (d) Development and use of Subdistrict 1C must comply with the Subdistrict 1C conceptual plan (Exhibit 714I). (Ord. Nos. 25898; 28505)

SEC. 51P-714.107. DEVELOPMENT PLAN.

- (a) Except for Subdistrict 1C, 1D, and 4B 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) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize[d] work in Subdistrict 1C and Subdistrict 4B. If there is a conflict between the text of this article and the development plan, the text of this article controls.
- (c) For Subdistrict 1C, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:
 - (1) existing, proposed, and total floor area for all Permissible Building Areas;
 - (2) required and provided off-street parking for all permitted uses; and
 - (3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with this paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph.

(d) For single family uses in Subdistrict 4B:

(1) Development and use of the Property must comply with the Subdistrict 4B development plan (Exhibit 714J). If there is a conflict between the text of this article and the Subdistrict 4B development plan, the text of this article controls.

(2) Amendments to the Subdistrict 4B development plan must show the following:

(A) on-street inset parallel parking spaces along Fort Worth Avenue;

(B) a minimum 10-foot wide sidewalk on Fort Worth Avenue and minimum six-foot wide sidewalks on Colorado Boulevard and Walter Drive;

(C) street trees along Fort Worth Avenue, Colorado Boulevard, and Walter Drive; and

(D) minimum and maximum front yard setbacks on Fort Worth Avenue and minimum front yard setbacks on Colorado Boulevard and Walter Drive. (Ord. Nos. 25898; 28505; 30491; 30610)

(e) Development and use of the Property must comply with the Subdistrict 3C development plan (Exhibit 714L). If there is a conflict between the text of this article and the Subdistrict 3C development plan, the text of this article controls

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, 1B, AND 1D.

OMMITED FOR BREVITY

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

OMMITED FOR BREVITY

SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.

OMMITTED FOR BREVITY

SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT
STANDARDS IN
SUBDISTRICT NO. 3.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom woodworking, furniture construction, or repair.

(3) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
- Convent or monastery.
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school. *[SUP]*
- Public school. *[SUP]*

(5) Lodging uses.

- None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR] Within Subdistrict 3C, the use of a Financial institution with drive-in window may not be located within 200 feet of the property frontage along Fort Worth Avenue.*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house.
- Multifamily. *[Only as a component of a mixed-use project.]*
- Retirement housing. *[RAR]*
- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[SUP]*
- Commercial amusement (inside). *[By SUP only.] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
- 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.
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawn shop. *[Subdistrict 3A only.]*
- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*

- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR] - Within Subdistrict 3C, the use of restaurant with drive in or drive through may not be located within 200 feet of the property frontage along Fort Worth Avenue.
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211(10).]

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. [Local utilities by right. Communication exchange facility by SUP.]
- Police or fire station.
- Post office.
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A- 4.213(11.3).]
- Wrecker service. [Prohibited.]

(b) Accessory uses.

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

(2) In this subdistrict, the following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- General waste incinerator.

- Private stable.
- Pedestrian skybridges.

(c) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Minimum front yard is five feet. At least 50 percent of the front facade must be at the minimum front yard setback.

(B) Maximum front yard is 15 feet.

(C) Within Subdistrict 3C, for a structure containing a General merchandise or food store greater than 10,000 square feet, no maximum setback

(D) Within Subdistrict 3C, for a structure less than 10,000 square feet, the maximum setback may be increased to 75 feet, provided a patio or open space is provided between the sidewalk and front building facade. This open space at a minimum must measure a contiguous area of 400 square feet, and include the primary building entrance

E) Within Subdistrict 3C, the use of restaurant with drive in or drive through or Financial institution with drive-in window may not be located within 200 feet of the property frontage along Fort Worth Avenue with access to the exterior sidewalk.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), minimum side and rear yard is:

(i) 20 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 or a residential use (but not a mixed-use project with a residential component); and

(ii) no minimum in all other cases.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base MUP=3 (no MUP res.)	MUP=2 (no res.)	MUP=2 (with res.)	(with res.)
Lodging	1.6	2.5	3.0	3.5
Office	1.6	2.5	3.0	3.5
Residential	1.6	--	3.0	3.5
Retail and personal service	1.0	1.1	1.2	1.3
Total	--	2.5	3.0	3.5

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, 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. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Maximum structure height is 60 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent.

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

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade is four.

(B) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. 25898)

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT
STANDARDS IN
SUBDISTRICT NO. 4.

OMMITED FOR BREVITY

SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT
STANDARDS IN
SUBDISTRICT NO. 5.

OMMITED FOR BREVITY

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as modified in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally. For parking purposes, Subdistrict 1D is considered one lot.

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

(2) In Subdistricts 4A and 4B, for purposes of this subsection, a bedroom is defined as having at least 100 square feet of floor area and direct access to a closet.

(3) In Subdistrict 4A, at least one parking space per residential unit must be located on the same building site as the residential unit. Any additional required parking spaces must be located on a building site within Subdistrict 4A and within 200 feet of the building site containing the residential use.

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, "outdoor dining area" means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(3) In Subdistricts 4A and 4B, 50 percent of an outdoor dining area, whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space. This exclusion only applies to an area up to 20 percent of the size of the indoor floor area. Any portion of an outdoor dining area in excess of 20 percent of the size of the indoor floor area must be parked in accordance with Paragraph (2).

(e) Retail and personal service in Subdistricts 4A and 4B. Except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater, one space per 250 square feet of floor area. The floor area of a sales/leasing office and amenities for residential uses that are part of a mixed use project do not count for purposes of determining parking calculations. The non-residential portion of a live/work unit is treated as an office or a retail and personal service use for parking purposes.

(f) Retirement housing in Subdistricts 4A and 4B. 0.7 spaces per dwelling unit or suite. In Subdistrict 4A, all required parking must be located on the same building site as the retirement housing use.

(g) Above-grade off-street parking. Parking is permitted on any level of a building.

(h) Bicycle parking. If an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

(i) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces $[(100 \times 1.00) + (80 \times .25) = 120]$.

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces $[(100 \times 1.00) + (80 \times .75) = 160]$.

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

(j) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue, or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space.

(A) An on-street parallel parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one- third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(2) In Subdistrict 4A, any on-street parallel, straight, or angled head-in parking space may be counted toward the total off-street parking requirement of the use adjacent to the on-street parallel, straight, or angled head-in parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one- third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) In Subdistrict 4B, parallel, straight, or angled head-in parking accessed from the alley between Subdistrict 4B and Colorado Boulevard is allowed and screening from the alley is not required.

(4) In Subdistrict 4B, on-street parallel, straight, or angled head-in parking may be counted towards the total off-street parking requirement.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one- third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(k) Parking to the rear of the main structure.

(1) Except as provided in the paragraph, i[l]n Subdistricts 1A, [and] 1B, and 1D, 100 percent of any parking for new construction located on the same

building site as the main use must be to the rear of the main structure. In Subdistrict 1D, compliance with this paragraph is only required after the demolition of an existing structure built prior to 1985.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure. This paragraph does not apply to Subdistrict 2D. This paragraph does not apply to Subdistrict 3C when developing a General merchandise or food store greater than 10,000 square feet.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

(l) Parking structures.

(1) In Subdistrict 4A, if an aboveground parking structure is located within 200 feet of an adjacent residential district not dedicated to a public park, playground, or golf course use, the parking must be concealed in a structure with a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(2) Except as provided in this subparagraph, aboveground parking structures are prohibited in Subdistrict 4A within 100 feet of a residential district not dedicated to a public park, playground, or golf course use. If an aboveground parking structure is located in that portion of Subdistrict 4A shown on Exhibit 714H, which is located within 100 feet of the boundary of the adjacent residential district, the aboveground parking structure must be aligned with the existing aboveground parking structure. If the existing aboveground parking structure in the adjacent residential district is demolished or is not used for parking prior to construction of the aboveground parking structure in Subdistrict 4A, the aboveground parking structure in Subdistrict 4A must be located more than 100 feet from the boundary line of the adjacent residential district.

(3) In Subdistrict 2D, parking structures must have a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(m) Loading.

(1) In Subdistricts 1D, 4A, and 4B, a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

(2) In Subdistricts 4A and 4B, a required loading space may be located within the public right-of-way.

(3) Structures in Subdistrict 1D built prior to 1985 may provide loading within interior floor area.

(n) Parking lanes and private drives In Subdistricts 1D and 4B, parking lanes and private drives may be accessed from an alley.

(o) Subdistrict 2D.

(1) Single building site. For purposes of off-street parking, this subdistrict is considered one building site.

(2) Special parking. A maximum of 50 percent of off-street parking may be special parking. (Ord. Nos. 25898; 26876; 27820; 28505; 29654; 30610; 30705)

SEC. 51P-714.114. LANDSCAPING.

(a) In general.

(1) Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(2) Landscaping of streets as shown in Exhibit 714F is required.

(b) Street trees.

(1) One street tree must be provided per 30 feet of street frontage, with a minimum of two street trees per building site. Along Fort Worth Avenue in Subdistricts 1C and 2D, small tree types, as listed in Section 51P-714.114 (c)(5) may be provided in lieu of street trees. The director may waive the requirement for a street tree in Subdistrict 2D in locations that conflict with an underground or overhead utility.

(2) It is recommended that, to the extent possible, street trees be spaced 30 feet apart, but, where necessary, street trees may be spaced a minimum of 20 feet apart.

(3) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

(4) In Subdistricts 1A and 1B, street trees must be placed in a 16-foot square tree grate. In Subdistrict 1C, street trees must be planted in either a minimum 16-foot square tree grate or a minimum 4x6 foot planting area. In Subdistrict 1C, street trees must be planted within six feet of the back of curb.

(5) In Subdistrict 2, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(6) In Subdistrict 3, street trees must be placed in a 16-foot square tree grate.

(7) Except as provided in this subsection, in Subdistrict 4, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(8) In Subdistricts 4A and 4B, street trees must be placed in a minimum 15 square foot tree grate if placed within a sidewalk or other non-permeable area. In Subdistricts 4A and 4B, street trees not planted within a sidewalk or other non-permeable area must be placed in a minimum 15 square foot planting strip. In Subdistricts 4A and 4B, street trees may be placed anywhere within the public right-of-way.

(9) In Subdistricts 4A and 4B, credit will be given for the preservation of existing street trees in accordance with Section 51A-10.125(b)(3)(B).

(10) In Subdistricts 4A and 4B, site trees and street trees planted in the right-of-way count as replacement trees required for the mitigation of protected trees.

(11) In Subdistrict 5, street trees along Fort Worth Avenue must be placed in a 16-foot square tree grate, and street trees along all other streets must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(12) Street trees at the following frontages must be placed in a 16-foot[-]square tree grate:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(13) Trees must be evenly spaced over the length of a planting strip.

(14) Except for Subdistrict 1C, see Exhibit 714F for the required location of tree grates or planting strips.

(15) Except as provided in this paragraph, street trees may not be counted as site trees. In Subdistrict 4A, street trees may be counted as site trees. In Subdistrict 4B, street trees other than those directly adjacent to Fort Worth Avenue may be counted as site trees.

(16) Except as provided in this section, street trees must be provided from the following list of Texas native or adapted species:

<u>Scientific name</u>	<u>Common name</u>	<u>Tree type</u>
Acer barbatum var. "Caddo"	Caddo maple	Large canopy
Acer buergerianum	Trident maple	Large canopy
Acer grandidentatum	Bigtooth maple	Large canopy
Acer truncatum	Shantung maple	Medium canopy
<i>[Subdistrict 1C only]</i>		
Diospyros virginiana (male only)	Common persimmon	Large canopy
Fraxinus americana	White ash	Large canopy
Fraxinus pennsylvanica	Urbanite ash	Large canopy <i>[Subdistrict 1C only]</i>
Gymnocladus dioicus	Kentucky coffee tree	Large canopy
Liquidambar styraciflua	Sweetgum	Large canopy
Pistachia chinensis	Chinese pistachio	Large canopy
Prosopis glandulosa	Maverick mesquite	Large canopy <i>[Subdistrict 4A and 4B only]</i>
Quercus buckleyi	Texas red oak	Large canopy
Quercus durandii	Durand oak	Large canopy
Quercus fusiformis	Escarpment live oak	Large canopy
Quercus muhlenbergii	Chinkapin oak	Large canopy
Quercus shumardii	Shumard oak	Large canopy
Quercus virginiana	Live oak	Large canopy
Quercus virginiana "SLDN"	Cathedral live oak	Large canopy <i>[Subdistrict</i>

Quercus virginiana "QVTIA" [Subdistricts]	High-rise live oak	Large	1C only] canopy
			1C, 4A and 4B only]
Ulmus crassifolia	Cedar elm	Large canopy	
Ulmus parvifolia	Bosque elm	Large	canopy [Subdi stricts 4A and 4B only]
Ulmus parviflora	Lacebark elm	Large canopy	

(17) Street trees required to be planted along West Commerce Street or Fort Worth Avenue must be provided from the following list of Texas native or adapted species:

<u>Scientific name</u>	<u>Common name</u>	<u>Tree type</u>
Acer barbatum var. "Caddo"	Caddo maple	Large canopy
Acer buergerianum	Trident maple	Large canopy
Acer grandidentatum	Bigtooth maple	Large canopy
Acer truncatum	Shantung maple	Medium canopy
		[Subdistrict 1C only]
Fraxinus pennsylvanica	Urbanite ash	Large canopy
		canopy
Liquidambar styraciflua	Sweetgum	Large canopy
Pistachia chinensis	Chinese pistachio	Large canopy
Prosopis glandulosa	Maverick mesquite	Large canopy
		4A and 4B only]
Quercus buckleyi	Texas red oak	Large canopy
Quercus durandii	Durand oak	Large canopy
Quercus fusiformis	Escarpment live oak	Large canopy
Quercus muhlenbergii	Chinkapin oak	Large canopy
Quercus shumardii	Shumard oak	Large canopy
Quercus virginiana	Live oak	Large canopy
Quercus virginiana "SLDN"	Cathedral live oak	Large canopy
		[Subdistrict
		1C only]
Quercus virginiana "QVTIA" [Subdistricts]	High-rise live oak	Large canopy
		1C, 4A and 4B only]

Ulmus crassifolia	Cedar elm	Large canopy	[Subdistricts 4A and 4B only]
Ulmus parvifolia	Bosque elm	Large canopy	
Ulmus parviflora	Lacebark elm	Large canopy	

(18) In Subdistrict 1D, this subsection does not apply to the Sulphur Street frontage of a structure built prior to 1985.

(c) Site trees.

(1) One site tree must be provided per 3,000 square feet of lot area or fraction thereof, with a minimum of four trees provided.

(2) Site trees must have a minimum caliper of two inches.

(3) Site trees may not be counted as street trees.

(4) In Subdistricts 4A and 4B, site trees planted in the right-of-way count as replacement trees required for the mitigation or protected trees.

(5) Except as provided in this paragraph, site trees must be provided from the following list of Texas native or adapted species. In Subdistrict 1C, other species of trees may be used as street trees with approval from the building official.

[OMITTED FOR BREVITY]

(d) Parking lot trees.

(1) Except as provided in this subsection, each required parking space must be within 75 feet of the trunk of a large canopy site tree.

(2) In Subdistricts 4A and 4B, each required parking space not within a parking structure must be within 75 feet of either a site tree or street tree.

(3) Parking lot trees must have a minimum caliper of three inches.

(4) Parking lot trees may not be planted closer than two feet from a paved surface.

(5) Parking lot trees may be counted as site trees, but may not be counted as street trees.

- (e) Prohibited trees. The following trees may not be planted within this district:

<u>Scientific name</u>	<u>Common name</u>
Pyrus calleryana	Bradford pear
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

- (f) Open space fund.

(1) If a property owner cannot plant all of the required trees on the building site, the property owner shall make a payment into the West Commerce Street/Fort Worth Avenue Open Space Fund for no more than 50 percent of the required trees.

(2) The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a tree equal in caliper to the tree not planted, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining the tree for two years as determined by the park and recreation department.

(3) The department shall administer a city account to be known as the West Commerce Street/Fort Worth Avenue Open Space Fund. Funds from the West Commerce Street/Fort Worth Avenue Open Space Fund must be used only for acquiring and maintaining property for parks and open space within this district and for median landscape improvement on West Commerce Street or Fort Worth Avenue. The Fort Worth Avenue Development Group, its successor or a similar organization, should be consulted on uses of the fund

- (g) Landscaping in the public right-of-way.

(1) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(2) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice

and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(3) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(4) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(5) Each owner or tenant is responsible for maintaining the right-of-way landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain right-of-way landscaping or make repairs. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of landscaping in the public right-of-way.

(h) Plant requirements. Plants used to satisfy landscape requirements must comply with the following requirements:

(1) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Solid sod or hydro-mulch grass may be used.

(3) Artificial plant materials may not be used.

(4) Any required landscaping that dies must be replaced.

(5) Except as provided in this subsection, trees and shrubs must be planted at least 10 feet from the centerline of any water or sewer main. Landscaping over water or sewer mains must be limited to ground cover.

(6) In Subdistricts 4A and 4B, trees and shrubs must be planted at least five feet from the centerline of any water or sewer main.

(7) Trees must be trimmed to provide adequate clearance for pedestrians and vehicles so as not to create a safety hazard.

(8) Trees may not be located within 15 feet of light poles, signal lights, warning signs, or traffic control devices. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(9) Trees may not be planted within 90 feet of a school crossing or a railroad crossing. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(10) An adequate irrigation and drainage system must be provided for all landscaping. Drought tolerant plants must be used when an irrigation system is not provided. See Section 51A-10.106, "Irrigation Requirements."

(11) Plants other than trees within parkways must be maintained so that they do not overhang the curb.

(i) Plantings within medians.

(1) Trees within medians may not be planted adjacent to left turn lanes.

(2) Trees within medians must be located so as to provide adequate sight distance.

(3) Trees within medians may not be planted within 30 feet of the tip of the median.

(4) Trees within medians may not be planted within three feet of the back of the curb.

(5) Trees within medians must be placed in a six-foot-wide planting strip.

(6) Plants other than trees within medians must be maintained so that they do not overhang the curb.

(7) Trees within medians must have a minimum clearance of 15 feet.

(8) Drought tolerant plants must be used in medians.

(j) Landscape plan.

(1) This section becomes applicable to a building site when an application is made for a building permit for construction work that within a 24-month period:

(A) increases the number of stories in a building on the site;

(B) increases the combined floor area of all buildings on the site;
or

(C) increases the nonpermeable coverage on the site by 1,000 square feet or

more.

(2) Landscape plans must be reviewed by water utilities and the department of public works and transportation.

(3) A landscape plan must include a schedule for maintenance of required landscaping.

(4) A landscape plan must earn at least 75 points (out of a total of 125 possible points). The points awarded for providing each feature is provided in parentheses. Existing landscaping qualifies for points. If the landscape plan earns at least 75 points, the design standards of Section 51A-10.126, "Design Standards," are not required.

(A) Lighting. (Total possible points = 30) Ten points each are awarded for providing tree lighting, building facade lighting, or landscape area lighting. Tree lighting must provide lighting in each tree in the front yard. Building facade lighting must illuminate the entire front facade.

Landscape area lighting must illuminate a landscape feature such as a planting bed, fountain, sculpture, or water feature. The lighting must be at least 1.5 foot-candles in intensity.

(B) Foundation planting strip. (Total possible points = 30) Thirty points are awarded for a three-foot-wide foundation planting strip extending along at least 50 percent of the foundation facing the street. The foundation planting strip must have evergreen shrubs planted every three feet on center.

(C) Seasonal color landscaping. (Total possible points = 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for each 10 square feet of landscape area. The plants in the landscape area must be changed at least twice per year with appropriate seasonal color plants. The landscape area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(D) Native or adapted xeriscape landscaping. (Total possible points = 30) Points may be obtained for using native plants or xeriscape plants for at least 80 percent of the landscape requirement. Native plants or adapted xeriscape plants listed in Exhibit 714C must be used.

(E) Creation of open space. (Total possible points = 20) Five points are awarded for every 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this district. For purposes of this subparagraph, "open space" means a contiguous space containing primarily grass or vegetation and pedestrian amenities such as fountains, benches, paths, or shade structures. In Subdistricts 4A and 4B, dog parks, community gardens, and publically-accessed plazas are also open space. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued. (Ord. Nos. 25898; 26876; 27820; 28505; 30610; 30705)

(k) Street buffer zone in Subdistrict 3C. The street sections and landscaping as shown in Exhibit 714F are not required in Subdistrict 3C, provided the below provisions are met.

- (1) Except as provided in this subparagraph, one large or medium street buffer tree must be provided for every 30 linear feet of frontage.
- (2) When existing conditions prohibit planting large trees or medium trees, the building official may approve two small trees be substituted for each large tree or medium tree.
- (3) Street buffer trees must be planted within 30 feet of the curb.
- (4) Landscaping buffers and planting areas as required by Article X.

(l) Surface parking lots in Subdistrict 3C. Permeable pavers must be used in parking spaces with bioswales between rows where two rows of parking abut.

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistricts 1C and 2D and 3C.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 3C.

(4) In Subdistrict 3C, sidewalks are required to be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the director.

(5) Pedestrian driveway crossings. In Subdistrict 3C, at each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 1D and 4A, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistricts 1C and 2D. In Subdistrict 3C this provision does not apply, provided the provisions below are met.

(2) Street buffer zone.

(A) Except as provided in this subparagraph, one large or medium street buffer tree must be provided for every 30 linear feet of frontage.

(B) When existing conditions prohibit planting large trees or medium trees, the building official may approve two small trees be substituted for each large tree or medium tree.

(C) Street buffer trees must be planted within 20 feet of the curb.

(D) Landscaping buffers and planting areas as required by Article X.

(3) Vehicular access to and from Subdistrict 4B is restricted to Colorado Boulevard and Walter Drive.

- (4) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(G) The Powell Street frontage in Subdistrict 1D so long as it remains a 30- foot right-of-way.

(H) The Sulphur Street frontage in Subdistrict 1D so long as it remains a 40- foot right-of-way.

(I) The Haslett Street frontage in Subdistrict 1D so long as it remains a 40- foot right-of-way.

(4) In Subdistrict 4B, a slip street is prohibited in the area between Fort Worth Avenue and buildings fronting Fort Worth Avenue.

(c) Sidewalk standards.

(1) Except as provided in this subsection, in Subdistricts 1A, 1B, and 1D, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch- wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue.

(2) In Subdistrict 2, there must be a six-foot sidewalk.

(3) In Subdistrict 2D, there must be a five-foot sidewalk.

(4) In Subdistrict 3 and Subdistrict 3C, there must be a 12-foot sidewalk along Fort Worth Avenue, and an 11-foot, six-inch sidewalk along any other street-In Subdistrict 3C, a 6-foot wide sidewalk is required along Hampton.

(5) Except as provided in this subsection, in Subdistrict 4, there must be a six-foot sidewalk.

(6) In Subdistricts 4A and 4B, the minimum width of sidewalks along Fort Worth Avenue is 10 feet. At least five feet of the sidewalks along Fort Worth Avenue must be made of concrete; the remainder may be an aggregate or permeable surface. All other sidewalks along a right-of-way must be at least six-feet-wide with at least three feet of the sidewalk unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction. If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement or access agreement to the city to assure its availability to the public as a permanent pedestrian way.

(7) In Subdistrict 5, there must be a 10-foot sidewalk.

(8) Except as provided in this paragraph, see Exhibit 714F for the required widths of sidewalks. See Paragraph (1) for the required width of sidewalks in Subdistricts 1C and 1D.

(9) The street curb may not be counted as part of the sidewalk width.

(10) The following frontages must provide the sidewalks shown on page 6 of Exhibit 714F.

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(11) Sidewalk widths must taper or expand to match the width of existing sidewalks in front of adjacent properties at the point of convergence.

(12) Sidewalks must be located along the entire length of the street frontage.

(13) Each owner or tenant is responsible for maintaining sidewalks, and for keeping sidewalks safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain sidewalks or make repairs.

(14) Except as provided in this paragraph, in Subdistrict 1D, if the right-of-way width is 40 feet or less, a minimum nine-foot, six-inch wide sidewalk (as measured from back of curb perpendicular to property edge, exclusive of tree wells) is required adjacent to Sulphur Street and Haslett Street and a minimum seven-foot, six-inch wide sidewalk (as measured from back of curb perpendicular to property edge exclusive of tree wells) is required adjacent to Powell Street. Frontage adjacent to structures built prior to 1985 are exempt from this requirement. (Ord. Nos. 25898; 26876; 27820; 28505; 30491; 30610; 30705)

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction.

(2) In Subdistrict 2D, parking lot screening may be located in the parkway.

(3) If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the public right-of-way, then the surface parking must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a solid fence. One side may be a gate.

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C and the existing dumpster located adjacent to Chappell Street located in Subdistrict 2D.

(3) Screening must be at least as tall as the objects being screened, but in no case less than six feet in height.

(4) Each panel of the gate must have a pin that can be inserted in a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Outside storage areas.

(1) Except as provided in this subsection, all outside storage areas for commercial and business services uses and industrial uses must be entirely screened on any side visible from a street with a fully sight-obscuring fence or a high screen.

(2) In Subdistrict 1C, outside storage used for temporary outside display and sales does not need to be screened.

(3) In Subdistrict 1C, accessory outside storage provided in conjunction with a special temporary retail use must be screened with a minimum four-foot solid screen. Metal panels or slats are prohibited screening materials. Accessory outside storage may not exceed five percent of the land area associated with each special temporary retail use.

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use.

(g) Maintenance.

(1) Each owner or tenant is responsible for maintaining screening at no expense to the city, and the city is absolutely exempt from any requirements to maintain screening or make repairs.

(2) Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced. (Ord. Nos. 25898; 27820; 28505; 30705)

SEC. 51P-714.117. SIGNS.

(a) See Division 51A-7.2000, "Provisions for the West Commerce Street/Fort Worth Avenue Sign District," of Article VII."

(b) No signs are permitted on street car/trolley shelters except government signs, street car or trolley system logos, schedules, and route information. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(3) In Subdistrict 2D, facades constructed before February 1, 2005 do not count towards the facade calculations for purposes of determining compliance with this section.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way. In Subdistrict 4B, the primary facade and primary entrance of new construction must be oriented to face Fort Worth Avenue. In Subdistrict 3C, the primary facade and primary entrance of new construction may be oriented to face Hampton Road. In Subdistrict 3C, any building abutting Fort Worth Avenue must be oriented to face Fort Worth Avenue.

(2) Except as provided in 51P-714.111(c)(1)(D), garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.

(1) In general. All street-facing entrances must be architecturally prominent and clearly visible from the street. This provision applies only to new construction. In Subdistrict 1C, except as provided in 51A-714.118(e)(3), all customer

entrances for retail and personal service uses must have the same level of design and articulation whether street-facing or not.

(2) Primary customer entrances for retail and personal service uses in all subdistricts. Except as provided in this subsection, primary customer entrances for retail and personal service uses must face the street. For corner lots, primary customer entrances for retail and personal service uses may be oriented toward the corner. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

- (A) Arcade.
- (B) Arch.
- (C) Attached tower or turret.
- (D) Awning.
- (E) Canopy.
- (F) Decorative elements such as tile work, molding, raised banding, or projected banding.
- (G) Display windows.
- (H) Integral planters or wing walls that incorporate landscaped areas or places for sitting.
- (I) Overhang.
- (J) Peaked roof form.
- (K) Patio.
- (L) Porch.
- (M) Portico.
- (N) Projection.
- (O) Raised corniced parapet.
- (P) Recess.

(3) Additional regulations for customer entrances for retail and personal service uses in Subdistrict 1C. Street-facing customer entrances must be provided as follows:

(A) In Permissible Building Area A, one entrance must be oriented to Sylvan Avenue unless the facade oriented to Sylvan Avenue is 60 percent or more glazing. For purposes of calculating glazing percentage, glazing must be located a minimum of three feet above grade and a maximum of 10 feet above grade.

(B) In Permissible Building Area B, one entrance must be oriented to Sylvan Avenue.

(C) In Permissible Building Area C, two entrances must be oriented to a public street.

(D) In Permissible Building Area D, one entrance must be oriented to Ft. Worth Avenue.

(E) Four of the five entrances required in this paragraph must comply with Paragraph (2). All other entrances are not required to comply with Paragraph (2).

(4) Structures built prior to 1985 in Subdistrict 1D. The primary entrance may be located on the side of a building no more than 20 feet from the street facing facade, and must have one architectural element.

(f) Facades.

(1) Street-facing facades on a single development tract must have similar architectural design. This provision does not apply to buildings built before February 1, 2005 in Subdistrict 2D.

(2) Except as provided in this paragraph, street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements. Street facing facades on single family uses in Subdistrict 4B must have at least two of the following elements. Street-facing facades on structures built prior to 1985 in Subdistrict 1D may contain metal or glass overhead roll up doors and are exempt from the requirements in the following list.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

- (B) Architectural details such as raised bands and cornices.
- (C) Architecturally prominent public entrance.
- (D) Attached tower or turret.
- (E) Awnings.
- (F) Change in color.
- (G) Change in material.
- (H) Change in texture.

(3) Except for structures built prior to 1985 in Subdistrict 1D, the ground floor of the primary facade of nonresidential uses or mixed-use projects with retail uses on the ground floor must have at least two of the following elements for at least 60 percent of the width of the facade:

- (A) Arcades, canopies, or secondary roofs to provide shade.
- (B) Display windows.
- (C) Awnings associated with windows or doors.

(4) Except in Subdistricts 1C, 1D, 2D, and 4B, street-facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(5) Accessory structures must have the same architectural detail, design elements, materials, and roof design as the primary structure.

(6) Except as provided in this paragraph, any parking structure for a residential use must be constructed of comparable materials and be of the same architectural treatment as the dwelling units. In Subdistrict 4A, this provision only applies to a facade facing a public street.

(7) Additions and alterations must have the same architectural detail, design elements, materials, and roof design as the portion of the structure that is not being altered.

(8) That portion of the ground-level floor facing the street of any multi-floor parking facility must have a use other than parking. For Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground-level western facade must be a use other than parking.

(9) Except as provided in this paragraph, at least 20 percent, but no more than 80 percent, of street-facing facades of nonresidential uses must be windows and doors. In Subdistrict 3C, for a general merchandise store greater than 10,000 square feet, a minimum of 30% of each street-facing façade must have transparency or a painted work of art. In Subdistrict 1D, the entire square footage of metal overhead rollup doors are counted as door area and the entire square footage of glass overhead rollup doors are counted as window area. In Subdistrict 1C, at least 20 percent, but no more than 80 percent, of non-street level facades of nonresidential uses must be windows and doors, except for residential portions of mixed-use structures. Windows and doors on street-level facades in Subdistrict 1C must be provided as follows:

	Permissible Building Area	Permissible Building Area B	Permissible Building Area C	Permissible Building Area
Minimum transparen cy	50% facing	50% facing	50% facing	60% facing Fort Worth

* See SEC. 51P-714.118(e)(3) for additional requirements.

** For purposes of calculating the minimum transparency required, glazing must be located a minimum of 3 feet and a maximum of 10 feet above grade.

(A) In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage.

(B) In Subdistrict 2D:

(i) For the Fort Worth Avenue frontage, at least 50 percent, but no more than 80 percent, of the street-facing facade of nonresidential uses must be windows and doors.

(ii) For the Sylvan Avenue frontage, at least 40 percent, but no more than 80 percent, of the first 10 feet measured from the finished floor of the street-facing facade of nonresidential uses must be windows and doors. The first 10 feet measured from grade of the open areas between buildings may be credited towards meeting this requirement.

(10) Except as provided in this paragraph, if a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If

the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage. In Subdistrict 4B, 75 percent of the first-story street-facing facade, excluding fenestration, must be masonry.

(11) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

(12) Within Permissible Building Area E in Subdistrict 1C, vehicular access must be provided from west to east.

(13) Within Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground floor of any parking structure oriented to and visible from the east boundary line of Subdistrict 1C must be screened by plant material.

(14) In Subdistrict 1C, facades oriented to Sylvan Avenue and Ft. Worth Avenue may have overhead garage-type doors if the doors do not open to an automotive use.

(15) In Subdistrict 4B, facades of single family structures that face Walter Drive or Colorado Boulevard must have a minimum 10 percent fenestration.

(16) Within Subdistrict 3C, galleries, arcades, or awnings with a minimum length of 25 feet per 100 feet of building facade must be provided along the primary entrance of a general merchandise store greater than 10,000 square feet.

(17) Within Subdistrict 3C, A building must have a minimum of one entrance that is architecturally prominent and facing the street.

(18) In Subdistrict 3C, At least one pedestrian pathway from the sidewalk along Fort Worth Avenue is required to commercial spaces abutting Fort Worth Avenue and for general merchandise store greater than 10,000 square feet. A pedestrian pathway distinguished clearly marked by colored concrete, patterned, or stamped or brick pavers, in contrast to any crossing parking areas, maintaining a continuous grade, and directly connecting the exterior sidewalks with the entrance to each retail structure. Any improved paths must include one of the following:

- Covered by a trellis, canopy, or awning
- A large tree planting every 30 feet

(g) Fences and walls.

(1) In general. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may spread out over the length of the fence or wall.

(2) Subdistrict 4B.

(i) A maximum four-foot-high fence is allowed in a front yard and must have fence panels with surface areas that are a minimum of 50 percent open.

(ii) Fences must be decorative metal (for example, wrought iron).

(iii) Columns must be decorative metal, brick, stone, or masonry.

(iv) A maximum three-foot-high handrail may be located on maximum four- foot-high retaining walls in a front yard.

(h) Materials. Exterior building materials should be high quality and durable.

(1) Glass.

(A) Allowed. Glass is allowed. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, “reflectance” is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Brick.

(ii) Cement-based siding or panels.

(iii) Finished concrete masonry units such as split-faced concrete

masonry units.

(iv) Tilt architectural pre-cast concrete with an applied masonry finish. Painted pre-cast concrete walls are allowed in Subdistrict 1D for structures built prior to 1985.

(B) Prohibited.

- (i) Painted brick.
- (ii) Simulated brick.
- (iii) Unfinished concrete masonry units.

(3) Metal.

(A) Allowed.

- (i) General. Except as provided in this paragraph, no more than 20 percent of a street-facing facade may be flat or corrugated metal panels.
- (ii) Subdistrict 1C. No more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.
- (iii) Subdistrict 1D. Neither passage doors nor overhead doors count towards the calculation of flat or corrugated metal panels.
- (iv) Subdistrict 2D.
 - (aa) Except as provided in this item, a maximum of 50 percent of the total area of the street-facing facades may be metal panels.
 - (bb) Along Forth Worth Avenue a maximum of 50 percent of the street-facing facade of each building may be metal panels.

(B) Prohibited.

- (i) Aluminum siding.
- (ii) Reflective metal panels.

(4) Plastic.

- (A) Allowed. Fiberglass.
- (B) Prohibited. Plastic, including plastic siding and vinyl siding.

(5) Stone.

(A) Allowed.

- (i) Cast stone.
- (ii) Materials that simulate natural stone.
- (iii) Natural stone.

(B) Prohibited. Painted stone.

(6) Stucco.

(A) Allowed. Stucco. In Subdistricts 4A and 4B, miscellaneous foam trim sections are permissible as base material to be covered in stucco.

(B) Prohibited. Simulated stucco. In Subdistricts 4A and 4B, exterior insulated finish systems (EIFS).

(7) Tile. Terra cotta and tile are allowed.

(8) Wood.

(A) Allowed.

- (i) Natural wood.
- (ii) No more than 20 percent of a street-facing facade may be shake

shingles or plywood.

(B) Prohibited. Flakeboard.

(i) Roofs. Roofs must comply with the following:

(1) Sloped roofs must have a pitch of 4:12 or more, and must have overhanging eaves extending no less than 12 inches past the supporting walls.
the following:

(2) Flat roofs and roofs with a pitch of less than 4:12 must have a parapet that meets

(A) Except in Subdistrict 1D, the parapet must be articulated or detailed as an element distinct from other building facade elements.

(B) Single-story buildings must have a parapet at least 18 inches high.

(C) Multi-story buildings must have a parapet at least 24 inches high.

(D) Structures built prior to 1985 in Subdistrict 1D must have a minimum 12- inch-high parapet on at least three sides.

(3) Except as allowed in Subdistricts 1C and 1D, mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way. In Subdistrict 1C, skylights and solar panels may be part of any structure regardless of visibility. In Subdistrict 1D, mechanical equipment must not be visible to a person standing at ground level on the opposite side of the right-of-way adjacent to the primary facade.

(j) Story dimensions.

(1) A minimum 10-foot floor-to-floor dimension is required for the ground floor of single-story and multi-story residential structures. Except in Subdistricts 4A and 4B, the foundation must be two feet above grade.

(2) A minimum 12-foot floor-to-floor dimension is required for the ground floor of single-story nonresidential structures and single-story mixed-use projects.

(3) Except as provided in this subsection, a minimum 14-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and multi-story mixed-use projects.

(4) In Subdistrict 4A, a minimum 10-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed use projects.

(5) In Subdistrict 4B, a minimum nine-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed- use projects.

(6) In Subdistricts 4A and 4B, a minimum eight-foot floor-to-floor dimension is required for any residential portion of a structure.

(7) For structures built prior to 1985 in Subdistrict 1D, a building with two stories or less above grade may have floor-to-floor heights of seven-feet, six-inches

for up to 30 percent of the total floor area. (Ord. Nos. 25898; 27820; 28505; 30491; 30610; 30705)

SEC. 51P-714.119. ADDITIONAL PROVISIONS.

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

(b) Compliance. Development and use of property within this district must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Visual obstruction regulations. A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle and 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. The board of adjustment shall grant a special exception to the requirements of this subsection when, in the opinion of the board of adjustment, the item will not constitute a traffic hazard.

(d) Temporary cellular unit.

(1) The building official may issue a certificate of occupancy for a period not to exceed one year. The building official may grant two six-month extensions if an application for or amendment to a specific use permit or planned development district has been filed with the director or a permit is issued for the replacement of the existing tower/antenna for cellular communication.

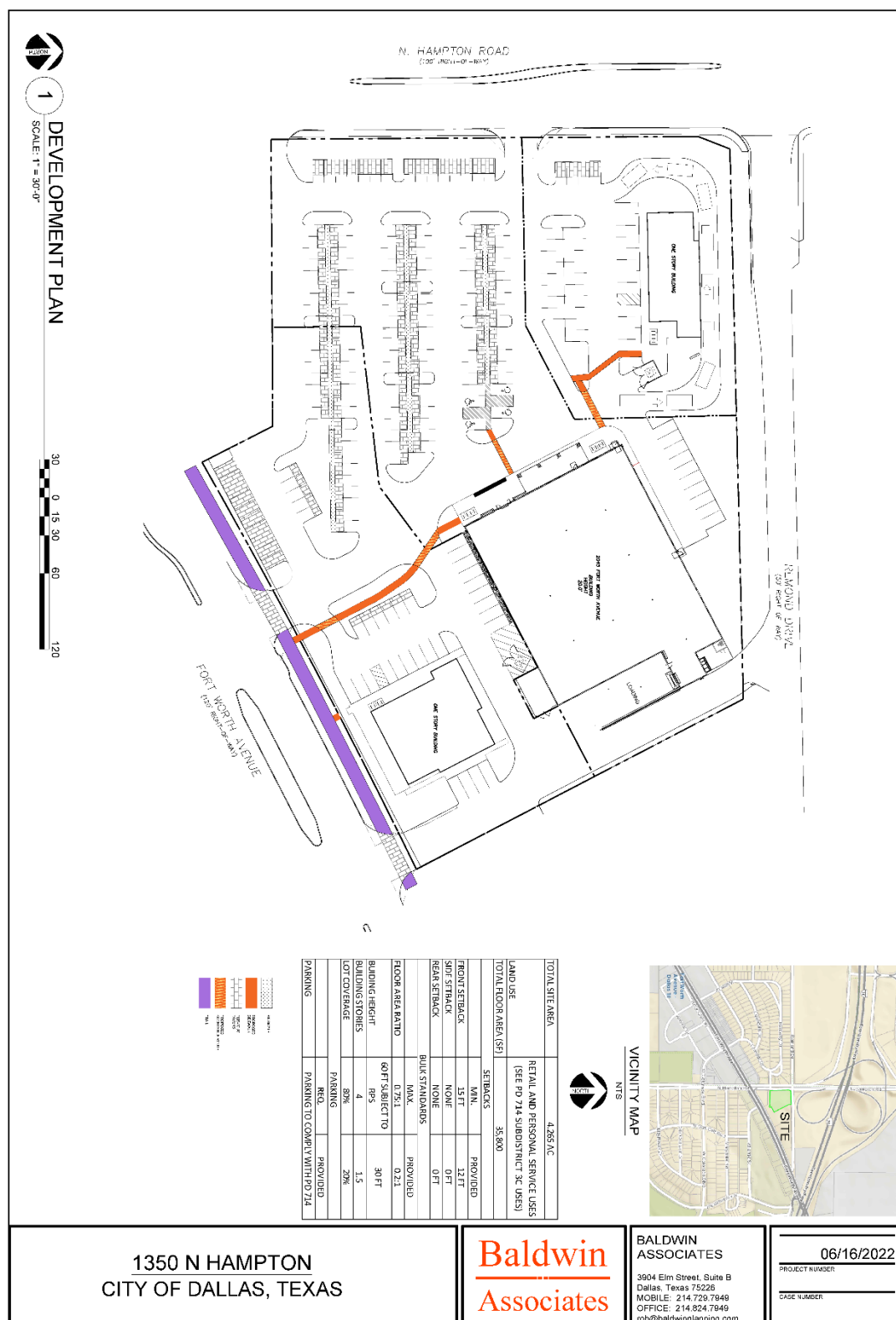
(2) A temporary cellular unit must be removed upon the expiration of its certificate of occupancy or upon the completion or expiration of a permit to construct a structure to mount a permanent mounted cellular antenna, a monopole cellular tower, or other cellular antenna. (Ord. Nos. 25898; 29914)

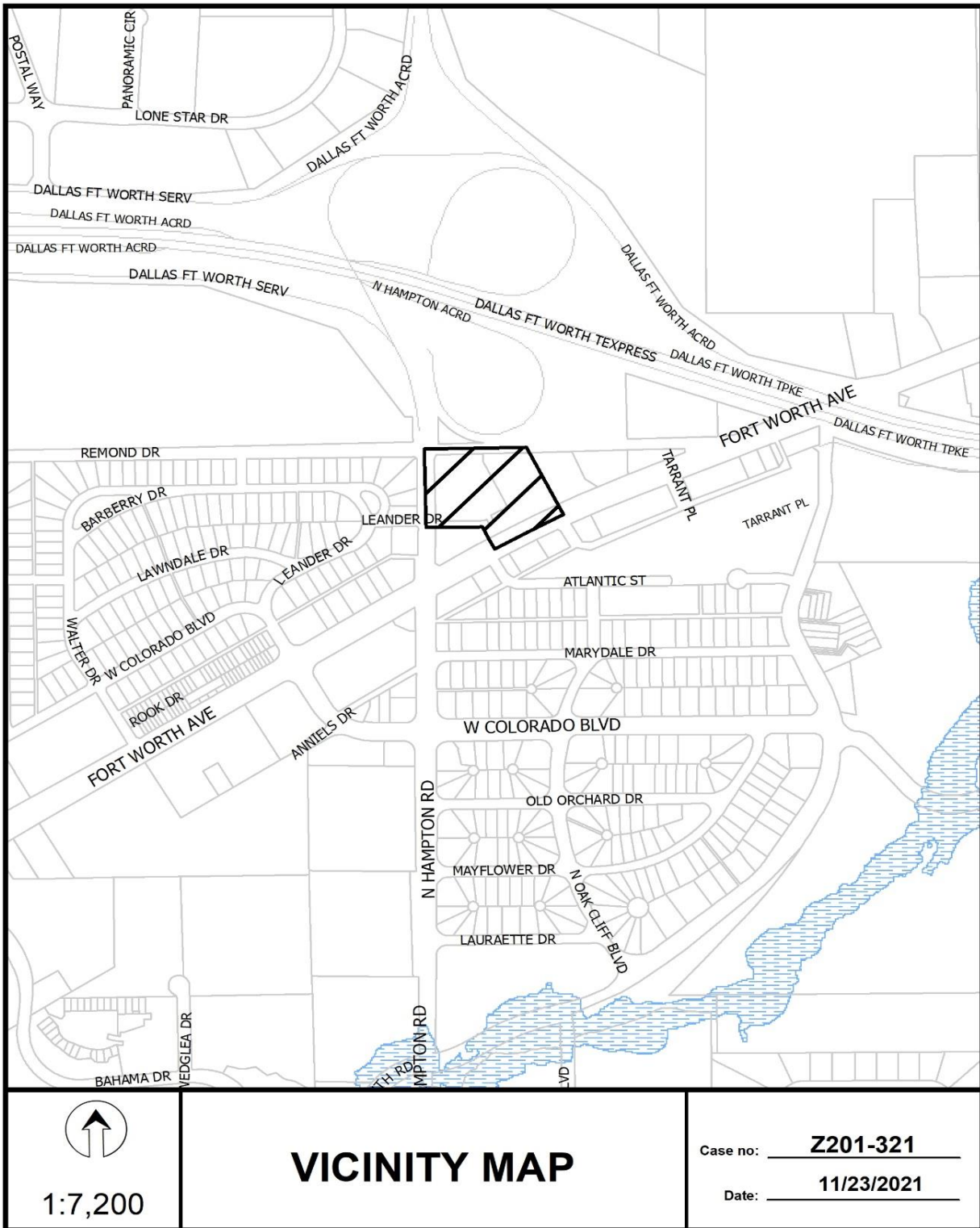
SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district 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. 25898)

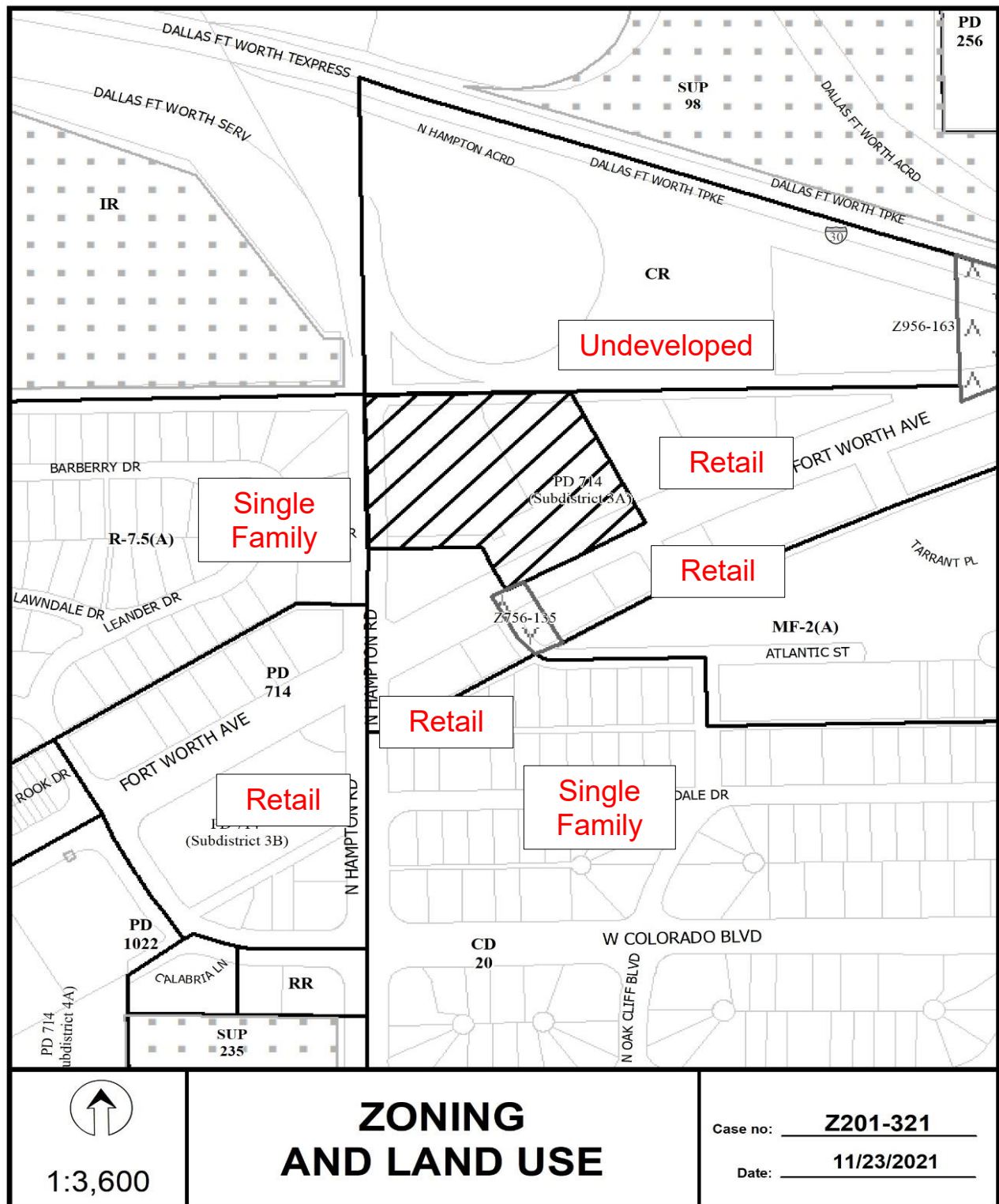
Proposed Development Plan

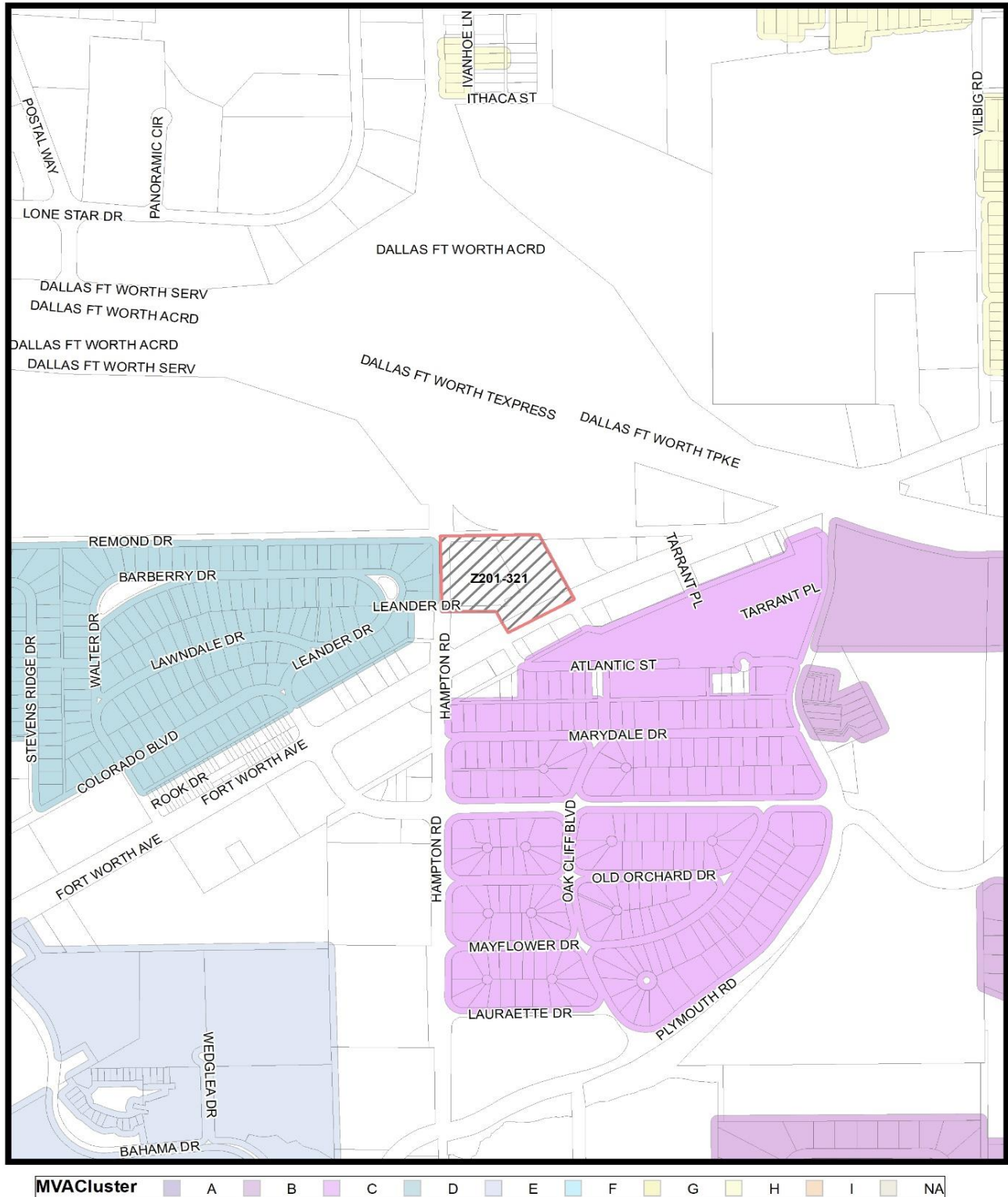




Z201-321(MP)



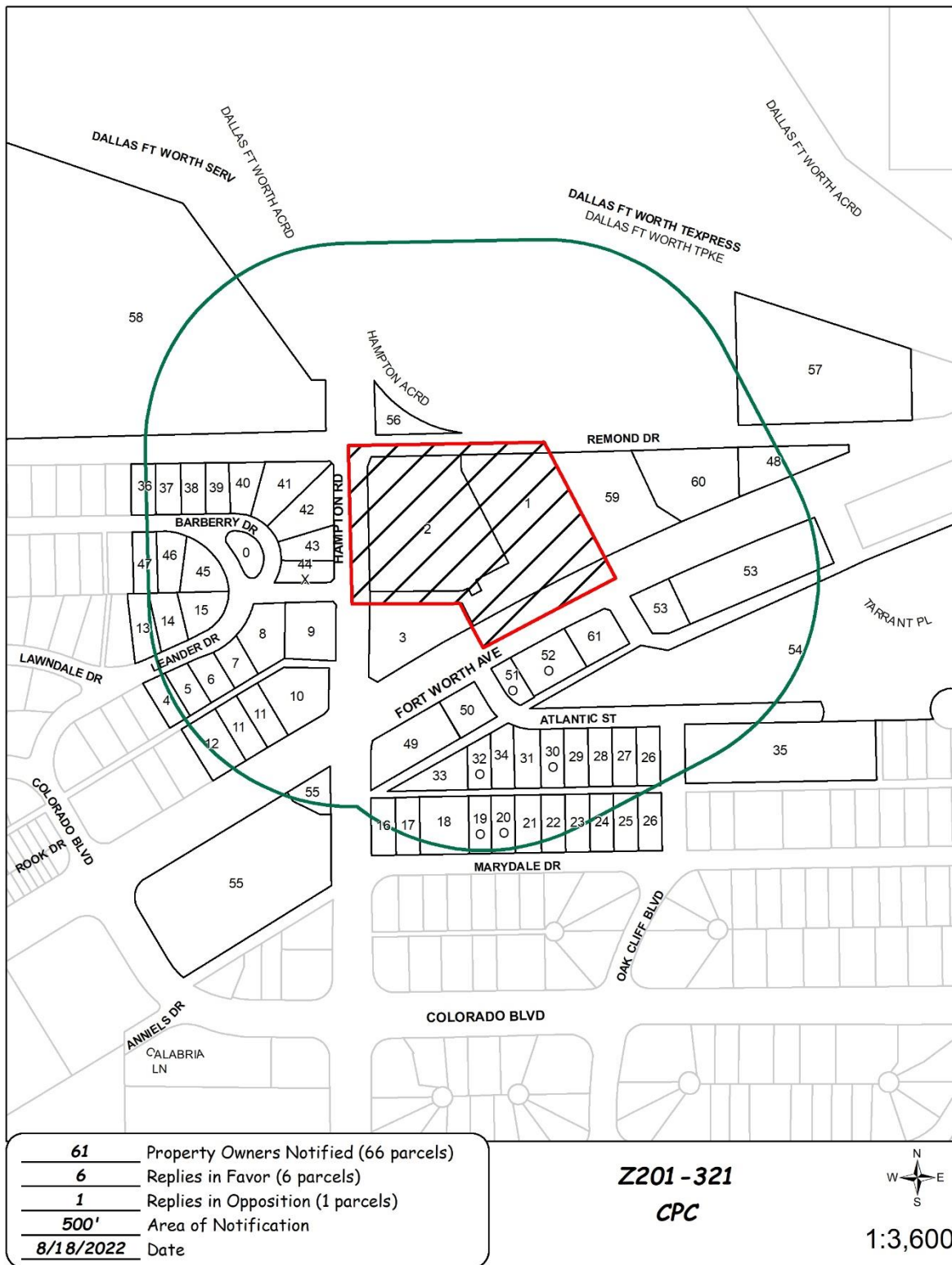




1:7,200

Market Value Analysis

Printed Date: 11/23/2021



08/17/2022

Reply List of Property Owners***Z201-321******61 Property Owners Notified 6 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2045 FORT WORTH AVE	COLUMBUS TRAIL94 LTD
	2	1340 N HAMPTON RD	WD FW AVE PARTNERS LP
	3	2061 FORT WORTH AVE	HARMAN BROTHERS LLC
	4	2126 LEANDER DR	PODWIKA ALEXANDRA &
	5	2122 LEANDER DR	FLORES ANDRE
	6	2116 LEANDER DR	FANNIN BRIAN
	7	2112 LEANDER DR	DOMINGUEZ RAMON &
	8	2108 LEANDER DR	GARCIA SALLY VIRGINIA
	9	2100 LEANDER DR	KESSLER COMMUNITY
	10	1301 N HAMPTON RD	CAP ELLSWORTH LLC
	11	2111 FORT WORTH AVE	WILMOTH JOINT GRANTORS TR
	12	2127 FORT WORTH AVE	SAGINAW HARRY
	13	2127 LEANDER DR	POWERS JANICE
	14	2121 LEANDER DR	BRAZILL STEPHANIE L
	15	2115 LEANDER DR	SANDOVAL DAVID ELISEO
	16	2053 MARYDALE DR	BLK MOVEMENT LLC THE
	17	2051 MARYDALE DR	HUNT KRISTOFER
	18	2045 MARYDALE DR	STRICKLAND VALERIE REVOCABLE
O	19	2037 MARYDALE DR	MADRID GREG & DIANE
O	20	2031 MARYDALE DR	WATSON JENNIFER K
	21	2027 MARYDALE DR	HUPERT MARK J
	22	2023 MARYDALE DR	SMITH BRIAN PAUL
	23	2015 MARYDALE DR	WIGGINS RONALD ALAN &
	24	2011 MARYDALE DR	COX ALICE LYNN
	25	2007 MARYDALE DR	SCHOONOVER CARL J
	26	2003 MARYDALE DR	SHINN GEORGE L

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2006 ATLANTIC ST	BARNES JAMES D
	28	2012 ATLANTIC ST	MADRID GREGORIO JR &
	29	2018 ATLANTIC ST	OLYMPUS CARPENTRY ASSOCIATES
O	30	2022 ATLANTIC ST	ATLANTIC ENTERPRISE
	31	2026 ATLANTIC ST	CHABOLLA DEBRA ANN &
O	32	2034 ATLANTIC ST	MADRID GREG & DIANE
	33	2038 ATLANTIC ST	STRICKLAND VALERIE REVOCABLE
	34	2030 ATLANTIC ST	CHABOLLA DEBRA ANN
	35	1930 ATLANTIC ST	DWELLINGS AT KESSLER PARK LP THE
	36	2137 BARBERRY DR	JAECKS PROPERTIES LLC
	37	2133 BARBERRY DR	BOOKER NICCOLE
	38	2127 BARBERRY DR	KING JAMES C
	39	2123 BARBERRY DR	RAMIREZ CHRIS &
	40	2119 BARBERRY DR	NIEMIEC CLAUDIA R
	41	2115 BARBERRY DR	KING BRENDA
	42	2111 BARBERRY DR	WELLS JOHN &
	43	2107 BARBERRY DR	SMITH ROBERT L
X	44	2103 BARBERRY DR	LA COUR IRENE
	45	2112 BARBERRY DR	BAILEY STEPHANIE M
	46	2118 BARBERRY DR	CATES WILLIAM C &
	47	2122 BARBERRY DR	ISOM DAVID &
	48	1965 FORT WORTH AVE	JURAPU LLC
	49	2052 FORT WORTH AVE	7 ELEVEN INC
	50	2036 FORT WORTH AVE	7 ELEVEN INC
O	51	2028 FORT WORTH AVE	MADRID INVESTMENTS
O	52	2010 FORT WORTH AVE	AMERICAN INVESTMENT LLC
	53	1998 FORT WORTH AVE	A & C CENTER LLC
	54	1902 TARRANT PL	156 VM LP
	55	2102 FORT WORTH AVE	CENTRO NP HOLDINGS 12 SPEC LLC
	56	1400 N HAMPTON RD	ELLIS PAM
	57	1935 REMOND DR	STORAGE PORTFOLIO I LLC

Z201-321(MP)

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2400	IH 30	U S POSTAL SERVICE
59	1991	FORT WORTH AVE	AUTOZONE INC
60	1981	FORT WORTH AVE	CJK APARTMENTS LLC
61	2000	FORT WORTH AVE	SANTOS JUAN J