

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, DECEMBER 14, 2022

ACM: Majed Al-Ghafry

FILE NUMBER: Z212-247(MP)

DATE FILED: March 8, 2022

LOCATION: On the east corner of Ross Avenue and Caddo Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 7,263 square feet

CENSUS TRACT: 0016.00

APPLICANT: CityVet

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Ross Avenue Caddo Property LLC

REQUEST: An application for a new subarea within Subarea 1 in Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of the request is to develop an animal clinic or shelter without outdoor runs as a permitted use within the existing structure.

STAFF RECOMMENDATION: **Approval**, subject to revised Exhibits 298A, 298E, 298F, and conditions.

CPC RECOMMENDATION: **Approval**, subject to revised Exhibits 298A, 298E, 298F, and conditions.

PLANNED DEVELOPMENT DISTRICT NO. 298

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>

BACKGROUND INFORMATION:

- The applicant is proposing an animal clinic or shelter use in the existing structure.
- The existing property consists of a 5,000 square foot structure which is currently under renovation and surface parking.
- The applicant is requesting to create a new subarea to specifically allow the animal clinic or shelter use without outside runs.
- The existing Subarea 1 along Ross Avenue is generally a commercial and mixed-use district.
- The applicant is only modifying the allowable uses of Subarea 1 and is not proposing any significant changes to the development standards.

Zoning History:

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

1. **Z189-306:** On January 9, 2020, City council approved an application for a Specific Use Permit No. 2352 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, located south of the intersection of North Washington St Avenue and San Jacinto Street.
2. **Z178-248:** On June 7, 2018, auto-renewal was approved for Specific Use Permit No. 1753 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property presently zoned Subarea 8 with Planned Development District No. 298, the Bryan Place Special Purpose District, located on the southwest line of N. Haskell Avenue, southeast of Ross Avenue.
3. **Z178-133:** On March 28, 2018, the City Council approved an application for Subarea 1C on property zoned Subarea 1 and Subarea 7 within Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and North Washington Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing
Ross Avenue	Collector	70' Bike Plan
Caddo Street	Local	-

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.8 Target business recruitment to match industry with specific geographic areas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

Bryan Area Study

The Bryan Area Study reviews the objectives of Planned Development District No. 298. The study area has a tremendous mix of land uses that include residential, retail, commercial, industrial, office, and institutional. The study's recommendations were developed to help improve the development potential of PD 298, increase the appeal of the district, and encourage investment into the area. The recommendations were also given to help improve the pedestrian activity throughout the district and create a more vibrant community.

The applicant's request complies with the recommendations of the Bryan Area Study. In particular, the development of a cohesive, commercial corridor along Ross Avenue complies with the following recommendation:

1. Combine subdistricts 1, 2 and 3 (the section that fronts on Ross Avenue and above) to create a cohesive image and consistent new developments along Ross Avenue.
 - Creates a gateway entrance into PD 298 from downtown
 - Develops uniformity along the corridor
 - Allows for the creation of a commercial corridor

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Deep Ellum/Baylor area of the plan.

The applicant's proposal to introduce additional retail uses to the Ross Corridor meets the 360's strategy to Build Complete Neighborhoods through the following goal:

3 Grow a Diverse Mix of Services and Retail

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 298, Subarea 1	Vacant Structure
Northwest	Planned Development District No. 298, Subarea 1	Laundry Store, Medical Clinic,
Southwest	Planned Development District No. 298, Subarea 1	Restaurant, Office
Southeast	Planned Development District No. 298, Subarea 8	Commercially Compatible Single Family
Northeast	Planned Development District No. 298, Subarea 1	Retail

Land Use Compatibility:

The property is currently located within Subarea 1 of Planned Development District No. 298, the Bryan Area Special Purpose District, which allows a mix of uses. Across Ross Avenue to the northwest are a laundry store and a medical clinic. Northeast of the site are developed with retail uses. Properties to the southeast of the site are "Commercial Compatible Single Family," which is a form of single-family housing defined in PD No. 298 as "a moderately dense single-family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses." Properties to the southwest are developed with a restaurant and offices.

The Dallas Development Code definition of an animal shelter or clinic without outdoor runs is a facility for the diagnosis, treatment, hospitalization, or harboring of animals including, but not limited to dogs, cats, birds, and horses without outdoor runs. The applicant is requesting to define this use within the PD and add this as a permitted use in the new Subdistrict. The use would otherwise be permitted by right in A(A), CR, RR, CS, LI, IR, IM, mixed use, multiple commercial, and urban corridor districts. Other CR-equivalent uses exist within the block and along Ross Avenue.

The proposed change maintains the existing zoning of Subarea 1, the Lower Ross area, and adds the requested use. The Lower Ross subarea generally allows a variety of moderate intensity commercial and retail uses, as well as multifamily and commercially compatible single family. The additional use is appropriate along the Ross Avenue corridor and in walking distance to area homes. Although the property is adjacent to a residential subdivision, those specific properties are developed under the PD's definition

of commercially compatible single family. As such, the proposed moderate intensity commercial uses would likely not negatively affect these properties.

Generally, PD No. 298 does not require development plans, and the only proposed changes are to the text of the subarea.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing PD 298 Sub 1	5' / 15' Max on Ross	0' / 5'	120'	90%	UFS 70% frontage in Setback zone	Retail, Office, Multifamily
Proposed PD 298 Sub 1D	5' / 15' Max on Ross	0' / 5'	80'	90%	UFS 70% frontage in Setback zone	Retail, Office, Multifamily, Animal Clinic or Shelter

The only change within the yard, lot, and space regulations is to limit the height on the parcel to 80 feet in height, compared to the existing 120 feet, and adding the animal shelter or clinic use as a permitted use to the primary uses in Subarea 1. The development standards generally maintain both the established pattern within the area and allow flexibility for enhanced new development.

Parking:

The proposed development is required to provide parking in accordance with Chapter 51A and PD No. 298. The use of an animal clinic or shelter without outside runs requires 1 car space per 300 square feet.

Landscaping:

Landscaping on the property must be provided in accordance with Article X, as amended, and PD No. 298.

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 “E” MVA category.

List of Officers

CityVet

Mike Miller, President

Jay Young, Vice President

Greg McNeal, Vice President

Marvin V. Cannon, Registered Agent

Ross Avenue Caddo Property, LLC

David E. Claassen, Manager

CPC Action

Z212-247(MP)

Motion: It was moved to recommend **approval** of new subarea, subject to revised Exhibits 298A, 298E, 298F, and conditions within Subarea 1 in Planned Development District No. 298, the Bryan Place Special Purpose District, to allow an animal clinic or shelter without outside runs as a permitted use on the east corner of Ross Avenue and Caddo Street.

Maker: Kingston

Second: Hampton

Result: Carried: 10 to 0

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

Against: 0

Absent: 3 - Anderson, Vann, Haqq

Vacancy: 1 - District 11

Conflict: 1 - Jung**

**out of the room when vote taken

Notices: Area: 500

Mailed: 179

Replies: For: 6

Against: 1

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

Against: None

Against (Did not speak): Jennifer Vickery, 3907 Ross Ave., Dallas, TX, 75204

**Proposed PD Conditions
(All changes highlighted)**

ARTICLE 298.

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993. (Ord. Nos. 10962; 19455; 20049; 20820; 21885; 24914)

SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres. (Ord. Nos. 20049; 24914; 27573)

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) **COMMERCIALLY COMPATIBLE SINGLE-FAMILY USE** means a moderately dense single-family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) **GROUND COVER** means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) **LABOR AGENCY** means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill, training in a particular occupation, craft, or trade, or

practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) NEW CONSTRUCTION means a structure built after March 28, 2018.

(5) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(6) PEDESTRIAN LINKAGE STREETS mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(7) ORIGINAL BUILDING means the structure known as the Dallas Independent School District Administration Building in the location shown on Exhibit 298L and detailed in Exhibit 298M.

(8) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(9) TREE PLANTING ZONE means the area parallel to and between two and one-half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions. (Ord. Nos. 20049; 24914; 30817)

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 298A: subarea boundary map.
- (2) Exhibit 298B: Subarea 9 requirements.
- (3) Exhibit 298C: major street and pedestrian linkage systems.
- (4) Exhibit 298D: standard construction details for barrier free ramps.
- (5) Exhibit 298E: use chart.
- (6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, 4, and 4A.

- (7) Exhibit 298G: development plan for Subarea 5A.
- (8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.
- (9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.
- (10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.
- (11) Exhibit 298J: tabulation of total floor area in Subarea 12A.
- (12) Exhibit 298K: development plan for Subarea 10B.
- (13) Exhibit 298L: development plan for Subarea 1C.
- (14) Exhibit 298M: Subarea 1C original building facade elevation.
- (15) Exhibit 298N: Subarea 1C conceptual elevation.
- (16) Exhibit 298O: Subarea 1C landscape plan.
- (17) Exhibit 298P: development plan for Subarea 4A.
- (18) Exhibit 298Q: landscape plan for Subarea 4A.
- (19) Exhibit 298R: traffic management plan for Subarea 4A.
- (20) Exhibit 298S: property and subarea property descriptions. (Ord. Nos. 28056; 29390; 30159; 30817; 30911; 31758)

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the 24 subareas of the Bryan Area SPD is provided as Exhibit 298A. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390; 30817; 30911; 31758)

SEC. 51P-298.105. SUBAREA 9, 9A, AND 9B CONDITIONS.

[Omitted for Brevity]

SEC. 51P-298.105.1.

DEVELOPMENT PLANS.

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

(b) Development and use of Subarea 5A must comply with the development plan for Subarea 5A (Exhibit 298G). If there is a conflict between the text of this article and the development plan for Subarea 5A, the text of this article controls.

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls.

(d) Development and use of Subarea 1C must comply with the development plan for Subarea 1C (Exhibit 298L). If there is a conflict between the text of this article and the development plan for Subarea 1C, the text of this article controls.

(e) Development and use of Subarea 4A must comply with the development plan for Subarea 4A (Exhibit 298P). If there is a conflict between the text of this article and the development plan for Subarea 4A, the text of this article controls. (Ord. Nos. 25177; 25960; 29390; 30159; 30817; 30911)

SEC. 51P-298.106.

LANDSCAPING.

(a) General requirements. Except for Subarea 4A, the landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 4A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

(1) Location, number, and type of trees required.

(A) Except as provided in this subsection, each building site must have at least one tree located within the tree planting zone. A tree is not considered located within the tree planting zone unless its trunk is entirely within the zone.

(B) The number of trees required is calculated by dividing the number of feet of lot frontage by 30 for property abutting pedestrian linkage streets and by 50 in all other cases. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) All required trees must be recommended for local area use by the director of parks and recreation and must be "canopy trees" and "large trees" as defined in Article X.

(D) In Subarea 10B, street trees are not required along Carmel Street.

(E) In Subarea 12A, street trees required in the tree planting zone may not be planted within a utility easement or within ten feet of an existing utility. If a street tree interferes with utilities in the tree planting zone, the building official may approve alternate landscape materials in the tree planting zone. If alternate landscape materials cannot be approved in the tree planting zone due to utility conflicts, the building official may allow street trees to be planted between the right-of-way and a building facade.

(F) In Subarea 5A, a total of 36 street trees are required. However, only nine street trees are required along Texas Street.

(G) In Subarea 1C, landscaping must be provided as shown on the Subarea 1C landscape plan (Exhibit 298O). The Subarea 1C landscape plan must comply with the landscaping regulations of this district with the following modifications:

(i) Street trees may count as site trees.

(ii) The number of street trees required along Ross Avenue may be reduced to encourage preservation of existing trees. For each existing healthy tree that is preserved, the lot frontage may be reduced by 50 feet.

(iii) Except where conflicts with utilities exist, the area within the corner plaza, and where preserving existing trees, the tree planting zone must be located between the projected street curb and the required sidewalk. If a street tree interferes with utilities in the tree planting zone, two small trees may replace a required large canopy tree within the tree planting zone.

(iv) For landscaping purposes, replacement trees must be of a similar species of removed trees.

(2) Minimum tree height and trunk caliper. Required trees must have a minimum height of 15 feet, and a minimum trunk caliper of four inches.

(3) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The center of a trunk of a required tree, measured at grade, must be within the following distance of the center of the trunk of another required tree, measured at grade:

(A) Thirty feet along pedestrian linkage streets, as shown in Exhibit 298C.

(B) Fifty feet along all other streets.

(4) Tree grates required in sidewalks. Tree grates must be provided for all trees within a public sidewalk. These tree grates must:

(A) conform to city standards and specifications; and

(B) be large enough to permit healthy tree growth.

(5) Points for street trees. Each tree provided in accordance with Paragraph (3)(A) is awarded eight points. Each tree provided in accordance with Paragraph (3)(B) is awarded six points.

(c) Front yard landscaping and parkway landscaping.

(1) Three points will be awarded if, along pedestrian linkage streets, enhanced paving is provided in at least 50 percent of the area between the main structure and the curb, or if ground cover is provided in 25 percent of this area.

(2) Building sites along pedestrian linkage streets must achieve at least one-half of their landscaping credits in the area between the main structure and the curb.

(d) Sidewalks.

(1) Where the director of public works and transportation determines that sufficient right-of-way exists, sidewalks must be a minimum of eight feet in width for pedestrian linkage streets and, except as provided in this subsection, six feet in width in all other cases. If the director of public works and transportation determines that the foregoing standard cannot be satisfied within existing right-of-way, a sidewalk must be no less than four feet in width.

(2) Barrier free ramps, as shown on Drawing No. 1007 of the department of public works and transportation "Standard Construction Details" (Exhibit 298D), must be provided in the Bryan Area SPD.

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(4) In Subarea 1C, the following modifications apply to sidewalks:

(i) Sidewalk crossings within driveways must be constructed of a material that differs in color or materials from that of the vehicular ingress and egress driveways.

(ii) A sidewalk easement is required for the required sidewalk width located outside of the right-of-way.

(iii) Along San Jacinto Street and Washington Street, a minimum of four feet of tree planting area must abut the curb, and a minimum of six feet of sidewalk width is required abutting the tree planting area. Along Villars Street, a minimum of two and one-half feet of planting area must abut the curb, and a minimum of six feet of sidewalk width is required abutting the tree planting area.

(e) Pedestrian amenities.

(1) Three points will be awarded for pedestrian scale lighting. To qualify as pedestrian scale lighting, lighting must:

- (A) provide a minimum of 1.5 footcandles; and
- (B) be mounted at a height no greater than 14 feet.

(2) A building site located in Subarea 3 must achieve at least two points in the parkway fronting the pedestrian linkage streets through the use of pedestrian scale lighting or pedestrian facilities as described in Section 51A-10.107(f)(2).

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement [other than for the sidewalk required under Paragraph (4) of this section] in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this subsection if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of way.

(g) Subarea 4A. Landscaping must be provided as shown on the landscape plan for Subarea 4A (Exhibit 298Q). If there is a conflict between the text of this article and the landscape plan for Subarea 4A, the text of this article controls. (Ord. Nos. 20049; 24914; 25177; 25960; 28056; 29390; 29558; 29852; 30159; 30817; 30911)

SEC. 51P-298.107. USES.

(a) The use chart (Exhibit 298E) establishes for each subarea the permitted and limited uses, and those uses requiring a specific use permit.

(b) Commercially compatible single-family uses must comply with the following requirements:

(1) This use is subject to the standards and definitions of Subparagraphs (A), (D), and (E) of Section 51A-4.209(6). Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is also subject to the off-street parking requirements of Subparagraph (C) of Section 51A-4.209(6).

(2) Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, a minimum of 12 dwelling units per acre is required.

(3) No residential proximity slope emanates from building sites developed with this use.

(4) This use is permitted in all subareas except Subarea 9, as shown on Exhibit 298E.

(5) In portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is subject to the following standards:

(A) Maximum dwelling unit density is 18 dwelling units per acre.

(B) Maximum structure height is 36 feet.

- (C) Maximum number of stories is two.
- (D) Maximum lot coverage is 60 percent.
- (E) Minimum lot size is 2,000 square feet.
- (F) One off-street parking space is required per lot.

(c) Labor agency uses must comply with the following requirements:

(1) This use is permitted by SUP only in the subareas indicated in Exhibit 298E.

(2) Operation of this use must be conducted wholly inside. A waiting area must be shown on the site plan which is large enough to accommodate all common worker candidates. The specific use permit ordinance may limit the number of common worker candidates permitted in the waiting area of the labor agency use.

(3) The site plan must show a separate area for pickup and drop-off of all persons using the facility. This area must not include the right-of-way area.

(4) This use is treated as an office use for purposes of calculating off street loading requirements.

(d) A governmental installation: inside vehicle service center use must comply with the following requirements:

(1) Definition: An installation owned or leased by a governmental entity or agency where vehicles are repaired, maintained, serviced, or stored in conjunction with the normal operation of the entity or agency. This use includes periodic vehicular inspection, maintenance, and repair, as well as modification of vehicles and their equipment to accomplish the particular purposes of the governmental entity or agency.

(2) Subareas permitted: Permitted by right in Subarea 5 only.

(3) Required off-street parking: One space per 500 square feet of floor area.

(4) Required off-street loading:

**SQUARE FEET OF
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED
SPACES OR BERTHS**

0 to 60,000

1

Each additional 60,000
or fraction thereof

1

(5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

(B) The sale of goods and services to the public is prohibited. (Ord. Nos. 20049; 20820; 21885; 24914; 25960; 26179; 26388; 26707; 26994; 27322)

(e) An animal shelter without outdoor runs use must comply with the following requirements:

(1) Definition: A facility for the diagnosis, treatment, hospitalization, or harboring of animals including, but not limited to dogs, cats, birds, and horses, which does not have outside runs.

(2) Subareas permitted: Permitted by right in Subarea 1D only.

(3) Required off-street parking: One space per 300 square feet of floor area.

(4) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	None
10,000 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

(5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

SEC. 51P-298.108. NONCONFORMING USES.

(a) Except as provided in this section, the nonconforming use provisions in Chapter 51A apply.

(b) In Subarea 1, all nonconforming uses must be brought to conformance no later than April 26, 2008, except that those uses that became nonconforming as a result of city council action on April 27, 2005 must be brought to conformance no later than April 26, 2010. The owner of a nonconforming use in Subarea 1 may appeal to the board of adjustment for a later compliance date at any time up to the conformance date set forth in this subsection if the owner will not be able to recover his investment in the use (up to

the date of nonconformance) by the conformance date set forth in this subsection. The fee for the appeal of the compliance date is the same as the fee for a nonresidential special exception before the board of adjustment as set forth in Chapter 51A. (Ord. Nos. 20049; 24914; 25960)

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

A 1:3 residential proximity slope emanates from the property line of any property within Subarea 6 or any R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD. A 1:1 residential proximity slope emanates for a distance of 50 feet from the property line of any MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD. If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes do not apply to limit the height of structures located within Subareas 1C and 7.

(2) 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. (Ord. Nos. 20049; 24914; 30817)

SEC. 51P-298.110. MAXIMUM HEIGHTS.

(a) In general. Except as provided in this section and Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Structure Height (in feet)</u>
1, 1A, and 1B	120
1C and 1D	80
3	160
4 and 4A	54
5	270
5A	180
6	36-40
7	39
8	100
10, 10A, and 10B	100
11 and 11A	100
12 and 12A	160
13	54

(b) Subarea 1C and 12A.

(1) The following structures may project a maximum of 12 feet above the maximum structure height, may not collectively exceed 1,000 square feet of footprint, and must be located a minimum of ten feet from a building edge:

- (i) Chimney and vent stacks.
- (ii) Communication towers.
- (iii) Elevator penthouse or bulkhead.
- (iv) Visual screens that surround roof mounted mechanical equipment.

(2) Stairs may project a maximum of 12 feet above the maximum structure height.

(3) A permeable roof deck covering not exceeding 900 square feet, including an arbor or a trellis, for a roof deck may project a maximum of 12 feet above the maximum structure height and must be located a minimum of ten feet from a building edge.

(4) Mechanical equipment, ducts, and cooling towers may project a maximum of four feet above the maximum structure height, may not exceed a footprint of 4,600 square feet, must be screened with a minimum four foot-high solid material, and must be located a minimum of ten feet from the edge of a building. (Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390; 29852; 30159; 30817; 30911)

SEC. 51P-298.111. STORIES IN SUBAREA 7.

Maximum number of stories permitted in Subarea 7 is:

- (1) four if at least one-half of the structure is occupied by residential uses; and
- (2) three in all other cases. (Ord. Nos. 20049; 24914; 26388)

SEC. 51P-298.112. SETBACKS.

(a) Front yard.

(1) Except as provided in this paragraph, the minimum front yard setback is five feet in all subareas.

(2) No minimum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(3) Except as provided in this paragraph, the maximum front yard setback is 15 feet in Subareas 1, 1A, 1B, **1D**, 3, 4, 4A, 5, 8, 10, 10A, 12, and 13 in front yards fronting on Pedestrian Linkage Streets as shown on Exhibit 298C.

(4) No maximum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(5) Maximum front yard setback is 25 feet in Subareas 6 and 7.

(6) No maximum front yard setback is required in Subareas 11A and 12A.

(7) Minimum front yard setback is five feet in Subarea 5A. Encroachments of up to four feet into the required front yard are permitted at the following locations:

(A) along Cantegral Street from the curb of Live Oak Street to the residential parking entrance drive;

(B) along Live Oak Street in the area identified on the development plan for Subarea 5A as the translucent patio rail; and

(C) along Texas Street from Live Oak Street to the off-street loading dock.

(8) For Subarea 1C, the following front yard regulations apply:

(A) Ross Avenue. Minimum front yard is 21 feet for the original building and 26 feet for new construction. Maximum front yard is 30 feet for new construction.

(B) Washington Avenue and San Jacinto Street. Minimum front yard is five feet. Maximum front yard is 20 feet.

(C) Villars Street. Minimum front yard is 10 feet. No maximum front yard.

(D) Urban form. For portions of a building above 70 feet in height, minimum setback is 35 feet.

(E) Facade placement. A minimum of 70 percent of the street-facing facade must be located between the minimum and maximum setbacks. All other portions of the facade must only comply with the minimum setback.

(F) Projections. Balconies, unenclosed porches, stairs, and stoops may project up to five feet into the required front yard.

(b) Side yard.

(1) Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, 1C, **1D**, 3, 4, 4A, 5, 5A, 7, 8, 10, 11, 12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.

(2) No side yard setback is required in Subarea 6; however, if a side yard setback is provided, it must be a minimum of five feet.

(3) No side yard setback is required in Subareas 10A, 10B, 11A, and 12A.

(4) No side yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(c) Rear yard. The minimum rear yard setback is five feet in all subareas. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390; 30159; 30817; 30911)

SEC. 51P-298.113. MAXIMUM COVERAGE.

Unless further restricted under Section 51P-298.107(b), maximum lot coverages in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Lot Coverage (percent)</u>
1, 1A, 1B, 1C and 1D	90
3	70*
	80***
4 and 4A	90
5 and 5A	90
6	80
7	70*
	90**
8	70*
	80***
10, 10A and 10B	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

*Applies if less than one-half of the floor area of the structure is occupied by residential uses.

**Applies if at least one-half of the floor area of the structure is occupied by residential uses.

*****Applies if at least 10 percent of the floor area of the structure is occupied by residential uses.**

(Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390; 30159; 30817; 30911)

SEC. 51P-298.114. SIGNS.

(a) In general. Except as provided in this section, the sign provisions for business zoning districts in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

(b) Subarea 5A.

(1) Definitions. In this subsection,

(A) ARCADE SIGN means any sign that is mounted under a canopy and is perpendicular to the building to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(B) AWNING means a fabric or vinyl surface supported by a metal structure that is applied to the facade of the building.

(C) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(D) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.

(E) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(2) Word maximum. For a font greater than or equal to four inches in height, the maximum number of words allowed on any building is 12.

(3) Arcade signs.

(A) Arcade signs may not exceed 27 square feet in effective area.

(B) Arcade signs must provide a minimum clearance of 10 feet above grade.

(4) Canopy signs.

- (A) Canopy signs may project up to six feet above a canopy.
- (B) Canopy signs may not exceed 210 square feet in effective area.

(5) Blade signs.

- (A) Each occupant with a separate certificate of occupancy may erect up to two blade signs projecting up to a maximum of 10 feet from a vertical building plane.
- (B) Blade signs may not exceed 20 square feet in effective area.
- (C) Each single face of a three-dimensional blade sign may not exceed 20 square feet.
- (D) Blade signs may not project above the highest point of a facade.
- (E) Blade signs must provide a minimum clearance of 10 feet above grade.
- (F) Blade signs may not contain more than four words each.

(c) Subarea 1C. The existing attached signage on the original building that reads, "Dallas Independent School District," is permitted without the Dallas Independent School District occupying the premises and does not count against the number of attached signs. (Ord. Nos. 20049; 24914; 26388; 30159; 30817)

SEC. 51P-298.115. PARKING REQUIREMENTS.

(a) The parking provisions in Chapter 51A apply in the Bryan Area SPD, except as modified below:

- (1) General merchandise establishments located in Subarea 3 are only required to provide one parking space per 250 square feet of floor area.
- (2) In Subarea 4A, for a public senior high school, the minimum off-street parking is three and one-half spaces per classroom.
- (3) In Subarea 5A, a minimum of 30 bicycle parking spaces are required. Bicycle parking must comply with Section 51A-4.332.

(4) In order to provide adequate off-street parking for large-scale mixed-use development projects, the following are excluded in the calculation of off-street parking requirements:

(A) Ten percent of the required parking for the office use when that use totals in excess of 150,000 square feet in floor area and is developed on the same lot with a use qualifying for an exception under Subparagraphs (B) or (C).

(B) Ten percent of the required parking for the hotel and motel use when that use totals in excess of 150 guest rooms and is developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (C).

(C) Ten percent of the required parking for the retail and personal service uses, when those uses total in excess of 15,000 square feet in floor area and are developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (B).

(D) Fifteen percent of the required parking for college, university, or seminary classrooms when developed on a campus providing at least 100 units of campus housing.

(E) Fifty percent of the required parking for the following uses when developed on the same lot with an office use with more than 15,000 square feet of floor area or a hotel or motel use with more than 125 guest rooms:

- (i) Bar, lounge, or tavern;
- (ii) Catering service;
- (iii) Country club with private membership; or
- (iv) Restaurant without drive-in or drive-through service.

(5) The college, university, or seminary use located at 3909 Swiss Avenue must provide the following required off-street parking:

(A) one space per 25 square feet of classroom; and

(B) that parking required in Section 51A-5.209 for all residential uses located in the campus area.

All required parking must be provided within the campus area generally bounded by North Washington Avenue, Floyd Street, Haskell Avenue, Swiss Avenue, Peak Street, and Live Oak Avenue.

(6) Office uses, other than medical office uses, in all subareas except Subarea 9 are only required to provide one parking space per 366 square feet of floor area. Medical office uses, and any office use located in Subarea 9, must provide parking in accordance with the requirements of Chapter 51A.

(7) A labour agency use must provide one parking space per 200 square feet of office floor area, and one parking space per 50 feet of lobby floor area.

(8) The city council shall consider the feasibility of reducing the parking requirements for any structure that is designated as a historic landmark in the Bryan Area SPD.

(b) Special parking provisions in Subareas 10A, 11A, and 12A. Except as provided in this subsection, the following special parking provisions apply to Subareas 10A, 11A, and 12A.

(1) In general. All uses within the Baylor expanded district must comply with the Master Parking and Floor Area requirements in Subsection (b)(8) of this section.

(2) Master Parking and Floor Area Plan purpose. Because off-street parking requirements for Baylor-related uses may be provided in remote locations throughout the Baylor expanded district, the Master Parking and Floor Area Plan (Exhibit 298I) identifies available off-street parking, determines the amount of required off-street parking, and ensures that each Baylor-related use within the Baylor expanded district meets the off-street parking requirements. To maintain adequate required off-street parking for all uses within the Baylor expanded district, the Master Parking and Floor Area Plan must be updated when floor area is added or removed from a building (Exhibit 298I-1).

[Omitted for Brevity]

SEC. 51P-298.115.1.

SUBAREA 4A TRAFFIC MANAGEMENT PLAN.

[Omitted for Brevity]

SEC. 51P-298.116.

FLOOR AREA RATIO AND FLOOR AREA.

(a) Maximum floor area ratios in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Floor Area Ratio</u>
1, 1A, 1B, 1C and 1D	4:1
3	4:1
4 and 4A	2:1
5	4:1

5A	5.85:1
6	None
7	3:1*
	2:1**
8	2.5:1
10, 10A, and 10B	3:1
11 and 11A	2.5:1
12 and 12A	4:1
13	2:1

*Applies if at least one-half of the floor area of the structure is occupied by residential uses.

**Applies in all other cases.

(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390; 30159; 30817; 30911)

SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.

[Omitted for Brevity]

SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 20049; 24914)

SEC. 51P-298.119. FENCES.

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

- (1) Gaston.

- (2) Good Latimer.
- (3) Haskell.
- (4) Live Oak.
- (5) Peak.
- (6) Ross.
- (7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

(1) Except as further limited in this subsection, maximum fence height is nine feet.

(2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A. (Ord. Nos. 25960; 28056)

SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 5A, 10A, 11A, AND 12A.

[Omitted for Brevity]

SEC. 51P-298.120.1. SPEACIAL PROVISIONS FOR SUBAREA 1C.

[Omitted for Brevity]

SEC. 51P-298.121. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

SEC. 51P-298.122. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.201	AGRICULTURAL USES									
1	Animal production									
2	Commercial stable									
3	Crop production									

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.202	COMMERCIAL AND BUSINESS SERVICE USES									
1	Building repair and maintenance shop				®		®			®
2	Bus or rail transit vehicle maintenance or storage facility									
3	Catering service		Ⓛ	●	●	●	●	●	●	●
4	Commercial cleaning or laundry plant			●	●				●	●
5	Custom business services		Ⓛ	●	●	●	●	●	●	●
6	Custom woodworking, furniture construction, or repair			●	●				●	
7	Electronics service center		Ⓛ	●	●	●	●	●	●	●
8	Job or lithographic printing			●	●	●	● ●		●	● ●
9	Machine or welding shop									
10	Machinery, heavy equipment, or truck sales and services									
11	Medical or scientific laboratory			●	●	●	●	●	●	●
12	Technical school			®	®	®	®		®	®
13	Tool or equipment rental				●					
14	Vehicle or engine repair or maintenance			®	®				(1A & 1B - S)	

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.203	INDUSTRIAL USES									
1	Industrial (inside) without high risk or hazardous uses									
1A	Industrial (inside) with high risk or hazardous uses									
2	Industrial (outside) without high risk or hazardous uses									
2A	Industrial (outside) with high risk or hazardous uses									
3	Metal salvage facility									
4	Mining									
5	Outside salvage or reclamation									
6	Temporary concrete or asphalt batching plant									

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.204	INSTITUTIONAL AND COMMUNITY SERVICE USES									
1	Adult day care facility		S	S	S	●	●		S	●
2	Cemetery or mausoleum									
3	Child-care facility		S	S	S	●	●		S	●
4	Church	S	●	●	●	●	●	●	●	●
5	College, university, or seminary			●	●	●	●		●	●
6	Community home for disabled persons		S	●	●	●	●		●	●
7	Community service center				S	S	S	S	S	S
8	Convalescent and nursing homes and related institutions	S	S	●	●	●	●	S	S	●
9	Convent or monastery		●	●	●	●	●			●
10	Establishments for the care of alcoholic, narcotic or psychiatric patients					S	S			●
11	Foster home		S			●	●			●
12	Group homes or shelters for disabled, indigent, or abused persons				S	S	S			S
13	Halfway house				S		S			S
14	Hospital			(10A -●)		●	●	●		●
15	Institution for special education			®	®	®	®	®	®	®
16	Library, art gallery or museum			●	●	●	●	●	●	●
17	Public or private school			®	®	®	®	®	®	®
18	Day home			(10A -S)		(12A -●)	(11A -●)			●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.205	LODGING USES									
1	Hotel or motel			●	●	●	●	●	●	●
2	Lodging or boarding house			●	●	●	●	●	●	●
3	Residential hotel			S	S	S	S	S	S	S
4	Extended stay hotel			(10A - S)		(12A - S)	(11A - S)			S

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.206	MISCELLANEOUS USES									
1	Carnival or circus (temporary)									
2	Temporary construction or sales office	●	●	●	●	●	●	●	●	●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.207	OFFICE USES									
1	Ambulatory surgical center			●	●	●	●	●	●	●
2A	Financial institution without drive-in window		Ⓛ	●	●	●	●	●	●	●
2B	Financial institution with drive-in window			Ⓜ (10A - not allowed)	Ⓜ	(12A - ●) (12-S)		Ⓜ	Ⓜ	
3	Medical clinic			●	●	●	●	●	●	●
4	Office		●	●	●	●	●	●	●	●
5	Labor Agency						S	S		S

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.208	RECREATION USES									
1	Country club with private membership									
2	Private recreation center, club, or area		S	●	●	●	●	●	●	●
3	Public park, playground, or golf course		●	●	●	●	●	●	●	●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.209	RESIDENTIAL USES									
1	College dormitory, fraternity or sorority house		S	●	●	●	●	●	●	●
2	Duplex	●	●	●	●	●	●	●	●	●
3	Retirement Housing		●	●	●	●	●	●	●	●
4	Mobile home park or subdivision									
5	Multifamily		●	●	●	●	●	●	●	●
6	Single family	●	●							
7	Commercial compatible single family			●	●	●	●	●	●	●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.210	RETAIL AND PERSONAL SERVICE USES									
1	Ambulance service			Ⓡ	Ⓡ	Ⓡ	Ⓡ		Ⓡ	Ⓡ
2	Animal shelter or clinic without outside run				Ⓡ				1 only	
3	Animal shelter or clinic with outside run									
3A	Auto service center				Ⓡ					
4	Bar, lounge, or tavern			S (10A - not allowed)	S	S (12A - not allowed)	S (11A - not allowed)	S	S	S
5	Business school			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
6	Car wash				Ⓡ					
7	Commercial amusement (inside)									
8	Commercial amusement (outside)									
9	Commercial parking lot or garage			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
10	Drive-in theater									
11	Dry cleaning or laundry store		Ⓛ	●	●	●	●	●	●	●
12	Furniture store		Ⓛ	●	●	●	●	●	●	●
13	General merchandise or food store 3,500 square feet or less		Ⓛ	●	●	●	●	●	●	●
14	General merchandise or food store greater than 3,500 square feet			●	●	●	●	●	●	●
15	Home improvement center, lumber, brick or building materials sales yard				●	S	S			S
16	Household equipment and appliance repair		Ⓛ	●	●	●	●		●	●
17	Liquor store			S (10A - not allowed)	S	S (12A - not allowed)	S (11A - not allowed)		S	S

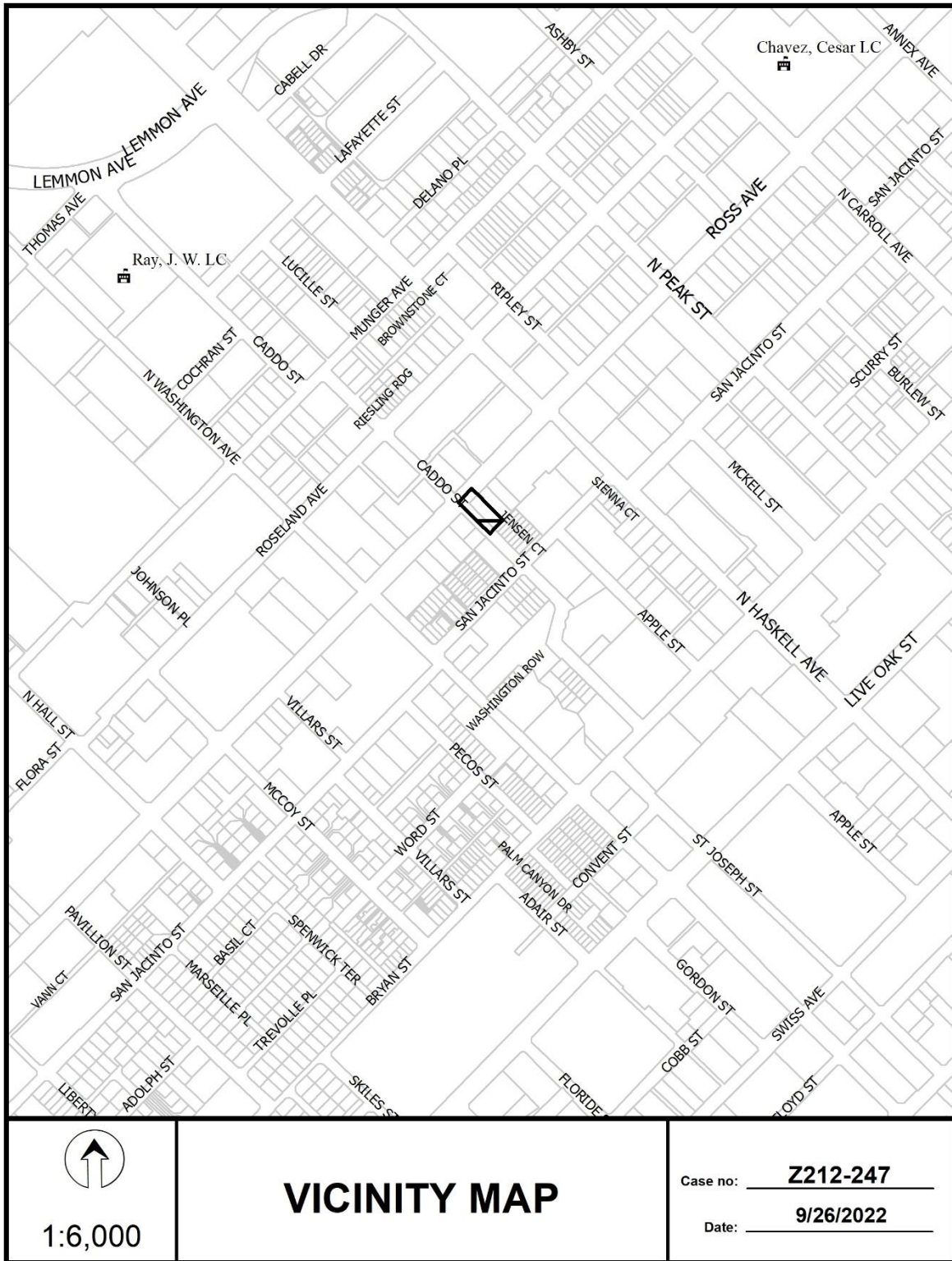
		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1C	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.210	RETAIL AND PERSONAL SERVICE USES									
18	Mortuary, funeral home, or commercial wedding chapel			●	●					
19	Motor vehicle fueling station			●	●					
20	Nursery, garden shop, or plant sales		Ⓛ	●	●	●	●	●	●	●
21	Outside sales									
22	Pawn shop									
23	Personal service uses		●	●	●	●	●	●	●	●
24	Restaurant without drive-in or drive-through service		Ⓛ	●	●	●	●	●	●	●
25	Restaurant with drive-in or drive-through service			S	●	S	S	S	S	S
26	Surface parking			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
27	Taxidermist									
28	Temporary retail use				●			●		
29	Theater			●	●	●	●	●	●	●
30	Vehicle display, sales, and service				●					

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.211	TRANSPORTATION USES									
1	Airport or landing field									
2	Commercial bus station and terminal									
3	Heliport									
4	Helistop									
5	Railroad passenger station			S	S	S	S	S	S	S
6	Railroad yard, roundhouse, or shops									
7	STOL (short takeoff or landing) port									
8	Transit passenger shelter	S	S	●	●	●	●	●	●	●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.212	UTILITY AND PUBLIC SERVICE USES									
1	Commercial radio or television transmitting station			●	●	●	●	●	●	●
2	Electrical generating plant									
3	Electrical substation			S	S	S	S		S	S
4	Local utilities	●	●	●	●	●	●	●	●	●
5	Police or fire station		S	●	●	●	●	●	●	●
6	Post office		●	●	●	●	●	●	●	●
7	Radio, television, or microwave tower			S	S	S			S	
8	Refuse transfer station									
9	Sanitary landfill									
10	Sewage treatment plant									
11	Utility or government installation other than listed				S	S	S	S	S	S
12	Water treatment plant									

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 1	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.213	WHOLESALE, DISTRIBUTION, AND STORAGE USES									
1	Auto auction									
2	Building mover's temporary storage yard									
3	Contractor's maintenance yard									
4	Freight terminal									
5	Livestock auction pens or sheds									
6	Mini warehouse				●	S	S			S
7	Office showroom/warehouse				●	●	●			●
8	Outside storage (with visual screening)									
9	Outside storage (without visual screening)									
10	Petroleum product storage and wholesale									
11	Recycling collection center									
12	Sand, gravel, or earth sales and storage									
13	Trade center					●		●	●	
14	Vehicle storage lot									
15	Warehouse			●	●	●	●		●	●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B, 4	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.217	ACCESSORY USES									
1	Accessory community center (private)	S	S	●	●	●	●	●	●	●
2	Accessory game court (private)	●	●	●	●	●	●	●	●	●
3	Accessory helistop			S (10A - not allowed)		S (12A - ●)			S	
4	Accessory outside display of merchandise			●	●			●	●	●
5	Accessory outside sales							S		
6	Accessory outside storage	●	●	●	●	●	●	●	●	●
7	Amateur communication tower	S	S	●	●	●	●	●	●	●
8	Home occupation	●	●	●	●	●	●	●	●	●
9	Occasional sales (garage sales)	●	●	●	●	●	●	●	●	●
10	Private stable									
11	Swimming pool (private)	●	●	●	●	●	●	●	●	●



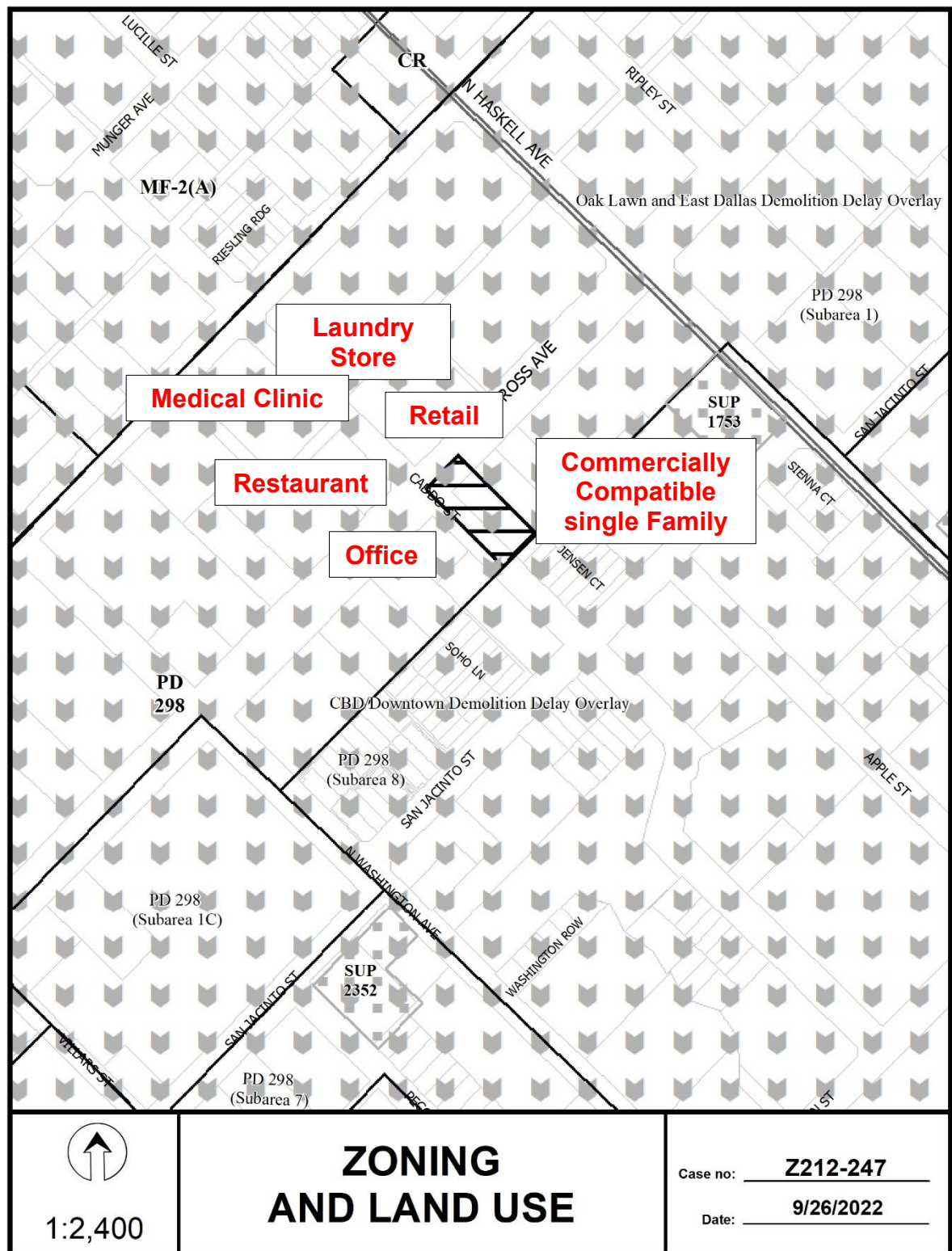


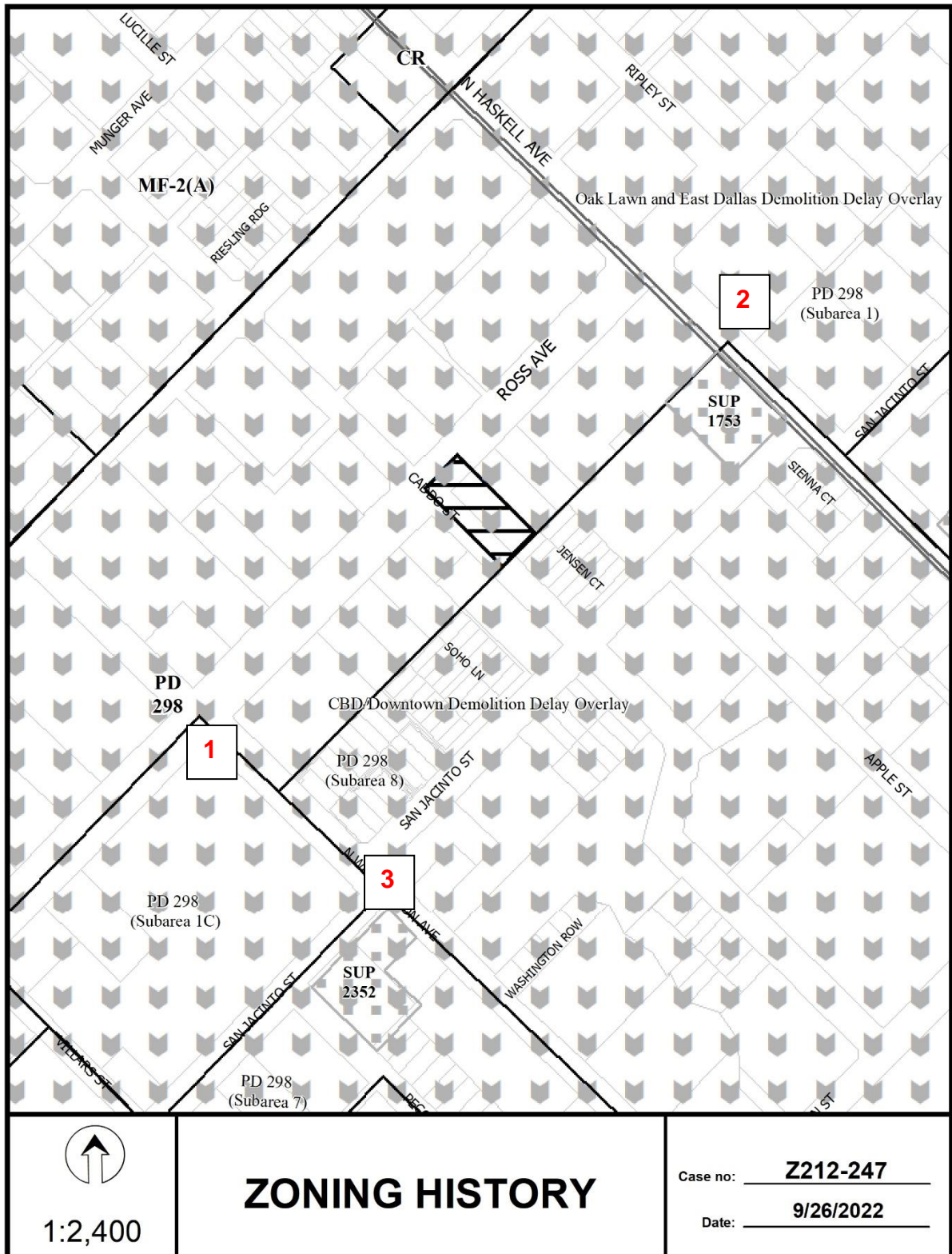
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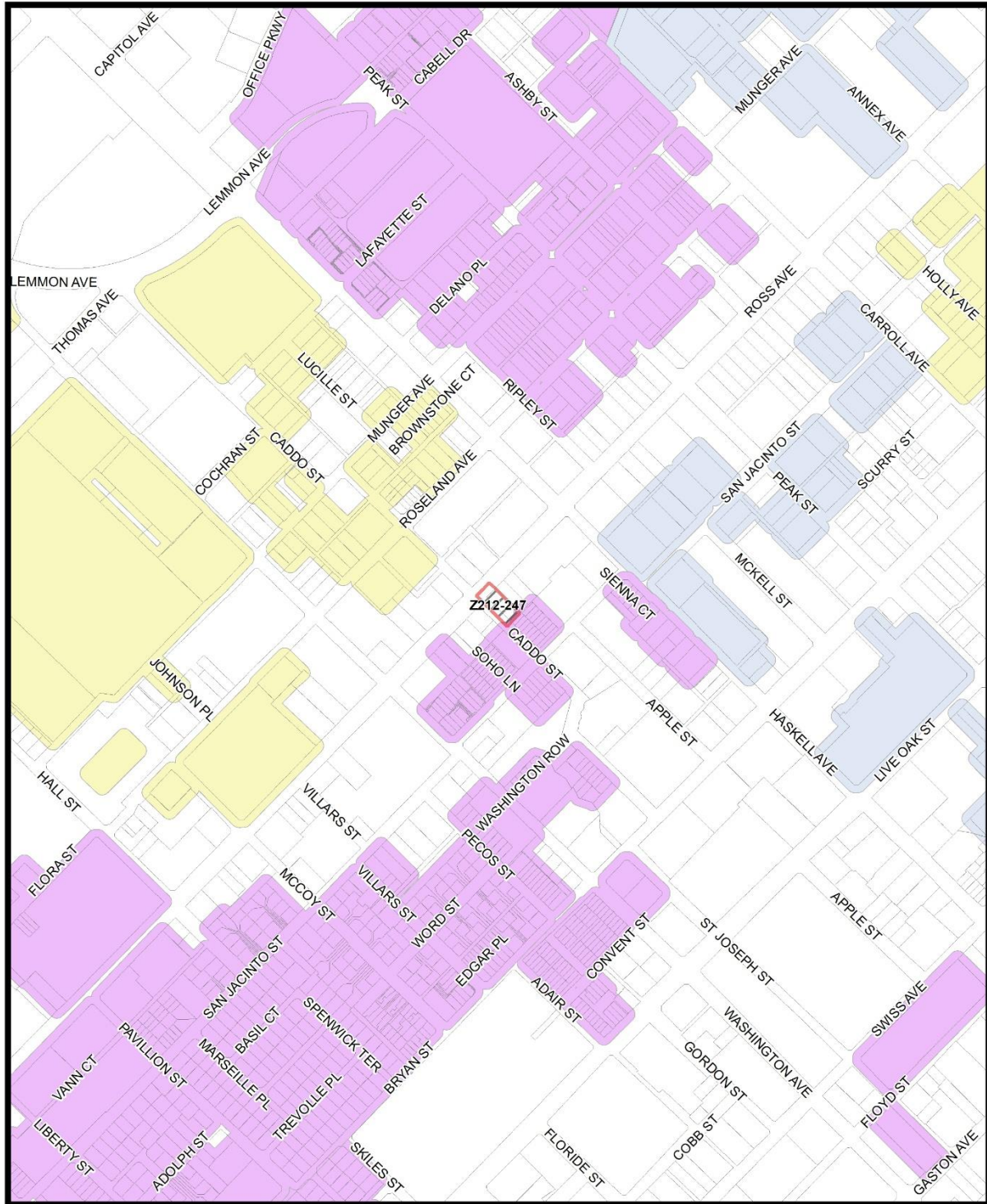
AERIAL MAP

Case no: Z212-247

Date: 9/26/2022







MVACluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 9/26/2022



10/12/2022

Reply List of Property Owners***Z212-247******179 Property Owners Notified******6 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	3900 ROSS AVE	ROSS AVE CADDO PROPERTY LLC
	2	3829 ROSELAND AVE	RAFTER WALKER REAL ESTATE LLC
	3	3801 ROSS AVE	BEGGS C JANET
O	4	3811 ROSS AVE	ROSS 3811 RETAIL CENTER LLC
	5	3813 ROSS AVE	ROSS WASHINGTON DEC PROPERTIES
	6	3807 ROSS AVE	ROSS WASHINGTON DEC PROPERTIES
	7	3901 ROSS AVE	Taxpayer at
X	8	3907 ROSS AVE	Taxpayer at
	9	3915 ROSELAND AVE	3915 ROSELAND PARTNERS LLC
	10	4001 ROSELAND AVE	4001 ROSELAND PARTNERS LLC
	11	4005 ROSELAND AVE	ESPINOSA ROBERTO &
	12	3808 ROSS AVE	Taxpayer at
	13	3820 ROSS AVE	K SERIES II LLC
	14	3814 ROSS AVE	Taxpayer at
	15	3835 SAN JACINTO ST	Taxpayer at
O	16	3910 ROSS AVE	ROSS AVE WAREHOUSE LP
O	17	4004 ROSS AVE	ROSS AVE RETAIL LLC
O	18	1605 N HASKELL AVE	HASKELL AVE RETAIL LLC
	19	1521 N HASKELL AVE	BUILDING MAINTENANCE &
	20	1525 N HASKELL AVE	HASKELL PARC LLC
	21	3910 SAN JACINTO ST	AT & T CORP
	22	1431 APPLE ST	LEVERAGE APPLE LP
	23	1500 CADDO ST	CITY WIDE MECHANICAL INC
	24	1520 N WASHINGTON AVE	Taxpayer at
	25	3825 ROSS AVE	EROSE CORPORATION
	26	3906 ROSELAND AVE	CRP MAPLE ROSS ARTS II OWNER LP

10/12/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4001	ROSS AVE	CRP/MAPLE ROSS ARTS II OWNER LP
28	4001	ROSS AVE	Taxpayer at
29	3952	RIESLING RDG	Taxpayer at
30	3904	RIESLING RDG	COKAME92 LIVING TRUST
31	3912	RIESLING RDG	CAVAZOS ELOY RAMON III &
32	3920	RIESLING RDG	FRITZ COREY B
33	3928	RIESLING RDG	WALLACH BRYCE WILLIAM
34	3936	RIESLING RDG	PHILLIPS BETHANY L
35	3944	RIESLING RDG	NZE AMADI RAMON
36	3817	SAN JACINTO ST	SAN JACINTO URBAN LOFTS LP
37	3801	SAN JACINTO ST	MILLEMONT KYLE
38	3805	SAN JACINTO ST	HUSSEINI RAWAN M
39	3805	SAN JACINTO ST	GONZALEZ JOHNNY
40	3805	SAN JACINTO ST	TSINTSADZE TAMAR & PARAS SHAH
41	3805	SAN JACINTO ST	ATRASH AMER H
42	3805	SAN JACINTO ST	RAUSCH ERIC T
43	3809	SAN JACINTO ST	SPERLICH ROLAND & JENNIFER
44	3809	SAN JACINTO ST	ANGLIN RONALD G
45	3809	SAN JACINTO ST	SHAFFER RONALD E EST OF
46	3809	SAN JACINTO ST	BAGCHI VISHAL
47	3809	SAN JACINTO ST	GRAYSON ERIC
48	3801	SAN JACINTO ST	WEBSTER TIMOTHY P &
49	3801	SAN JACINTO ST	WARD MYLES
50	3801	SAN JACINTO ST	ALABBAS AMR IBRAHIM &
51	3801	SAN JACINTO ST	DRAPER REAL ESTATE HOLDINGS I LLC
52	1615	TRIBECA WAY	HARMONY BEATITUDE LLC
53	1613	TRIBECA WAY	DAWKINS LASHEY
54	1611	TRIBECA WAY	SBERT BRANDON S & JENNIFER B
55	1609	TRIBECA WAY	TING SING TOH &
56	1607	TRIBECA WAY	CANFIELD RYAN
57	1605	TRIBECA WAY	BOLIN KYLA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1603	TRIBECA WAY	OKORIE CHINYERE
59	1602	TRIBECA WAY	ISKANDER JOHN H
60	1604	TRIBECA WAY	LEE JINEI
61	1606	TRIBECA WAY	GONZALEZ JOSE R
62	1610	TRIBECA WAY	FELTNER ISABELA
63	1612	TRIBECA WAY	GAYLES MYLES
64	1614	TRIBECA WAY	WHEELER DEONDRA L
65	1616	TRIBECA WAY	BRIGGS JOHN
66	1614	SOHO LN	JOHNSTON GREGORY J
67	1612	SOHO LN	THORNE MARCIA
68	1610	SOHO LN	SAADI AL AMAL
69	1608	SOHO LN	LAWRENCE CAMERON
70	1606	SOHO LN	PATEL RUPAL
71	1604	SOHO LN	SHAH AMI P
72	1602	SOHO LN	GILL BALRAJ S & GAGANDEEP K &
73	3800	SAN JACINTO ST	SAN JACINTO URBAN LOFTS
74	1600	CADDO ST	SAN JACINTO URBAN LOFTS
75	1616	JENSEN CT	BRATCHER MICHAEL
76	1614	JENSEN CT	CULLINAN JOSEPH EDWARD
77	1612	JENSEN CT	HEMMI CHRISTINE
78	1610	JENSEN CT	HOLMES SANFORD E II &
79	1606	JENSEN CT	JENSEN COURT FAMILY TRUST
80	1604	JENSEN CT	LITTLE SHAWN & MONIQUE
81	1602	JENSEN CT	FIDLER JAMES
82	1613	JENSEN CT	ORBACH RYAN
83	1611	JENSEN CT	STIRLING ANDREW B JR
84	1609	JENSEN CT	HUDLER JARED S &
85	1607	JENSEN CT	CHU HUY H
86	1605	JENSEN CT	LEPORI LISA
87	1603	JENSEN CT	SULAIMON SEGUN V & APRIL SIMPSON
88	3848	SAN JACINTO ST	GRISSOM AMY REVOCABLE TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3844 SAN JACINTO ST	SPENCE DAVID A &
	90	3840 SAN JACINTO ST	DOUGLAS LANCE
	91	3836 SAN JACINTO ST	GNK INVESTMENTS LLC
	92	3832 SAN JACINTO ST	SHUTT BERNADETTE
	93	3828 SAN JACINTO ST	IWANIW BLAKE ANDREW
	94	1509 CADDO ST	DEPALMA MICHAEL A
	95	1513 CADDO ST	DELUNA JOSEPH &
O	96	1517 CADDO ST	MAXWELL AUDREY LAUREN &
	97	1521 CADDO ST	SNIDER STEVE SCOTT
	98	1525 CADDO ST	BRINKMAN JOHN &
	99	1529 CADDO ST	MILBURN BRIAN GEORGE &
	100	1536 SIENNA CT	SIENNA COURT TOWNHOMES LLC
	101	3800 SAN JACINTO ST	Taxpayer at
	102	4202 ROSS AVE	4206 ROSS PARTNERS LTD
	103	4101 ROSS AVE	Taxpayer at
	104	1715 CADDO ST	MOODY JASMINE
	105	1715 CADDO ST	BIRNBACH MAGGIE JANE
	106	1715 CADDO ST	CHANG MENGLU
	107	1715 CADDO ST	KAPOOR RAJNEESH
	108	1717 CADDO ST	ZAUNBRECHER ALEXANDRA
	109	1717 CADDO ST	SZATKOWSKI KELLI
	110	1717 CADDO ST	LIU CHANG
	111	1717 CADDO ST	ADAMS RACHEL
	112	1717 CADDO ST	KAPOOR RAJNEESH
	113	1719 CADDO ST	PROESCH TYLER & MILA MARIOTTI
	114	1719 CADDO ST	BI HAIFENG & XIAOLIAN
	115	1719 CADDO ST	HICKS BERNARD
	116	1719 CADDO ST	URBAN STARLIFE HOMES LLC
	117	1719 CADDO ST	RIGGINS ANDERSON B &
	118	1727 CADDO ST	FLOBERG STACEY
	119	1727 CADDO ST	GUZA MATTHEW

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1727	CADDO ST	PATTEN PHIL RICHARD & ELIZABETH
121	1727	CADDO ST	MAYS JOSHUA
122	1727	CADDO ST	SAYAS JUSTIN
123	1600	N HASKELL AVE	WILSON CHASITY N
124	1600	N HASKELL AVE	SMALLWOOD JOHN M JR
125	1600	N HASKELL AVE	NORTHGATE CONSOLIDATED GROUP
126	1600	N HASKELL AVE	NORTHGATE CONSOLIDATED GROUP
127	1600	N HASKELL AVE	ETEBARI PEYMAN
128	1600	N HASKELL AVE	STEVENSON JERREL
129	1600	N HASKELL AVE	AKS TRUST
130	1600	N HASKELL AVE	VOEHSE DANIEL A LIFE ESTATE
131	1600	N HASKELL AVE	EAKINS GREG
132	1600	N HASKELL AVE	CHAGAN ANAND
133	1600	N HASKELL AVE	COLWILL DAVID &
134	3816	ROSELAND AVE	LINDSTROM CHRISTIE ANNE
135	3816	ROSELAND AVE	TUTAR OKAN
136	3816	ROSELAND AVE	RAYSIN ASHLEY
137	3816	ROSELAND AVE	KITCHENS TYLER W & KATHERYN H
138	3816	ROSELAND AVE	
139	3816	ROSELAND AVE	MARTIN CHRISTOPHER
140	3816	ROSELAND AVE	BAILEY TERRENCE VALENTINO
141	3816	ROSELAND AVE	ODOM SARAH & GREGORY
142	3816	ROSELAND AVE	MAATUKA IMANI & SHAYLA L
143	3816	ROSELAND AVE	GANT LESLIE
144	3816	SAN JACINTO ST	THE DELGADO FAMILY TRUST
145	3816	SAN JACINTO ST	KHANKARLI ADNAN
146	3816	SAN JACINTO ST	MCDONALD BRIAN
147	3816	SAN JACINTO ST	THORNTON AJA
148	3816	SAN JACINTO ST	DEVDA MANOJ
149	3816	SAN JACINTO ST	RICHARDSON LAUREN
150	3816	SAN JACINTO ST	RAPPUHN KATHERINE K

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3816	SAN JACINTO ST	NGUYEN LONG THANH
152	3816	SAN JACINTO ST	KNOLL JONATHAN
153	1514	N WASHINGTON AVE	ROYER ROBERT
154	1514	N WASHINGTON AVE	ALVAREZ ANDRES
155	1514	N WASHINGTON AVE	DISMUKE JANISE
156	1514	N WASHINGTON AVE	POURABBAS PERSIA
157	1514	N WASHINGTON AVE	HOUSER MATTHEW
158	3812	SAN JACINTO ST	CHIJOFFEVANS ALEXEI
159	3812	SAN JACINTO ST	KING ZAFFRENARDA L II
160	3812	SAN JACINTO ST	KHANKARLI KAREEM
161	3812	SAN JACINTO ST	WILLIAMSON MICHAEL
162	3812	SAN JACINTO ST	ZEILE AMANDA
163	3812	SAN JACINTO ST	EDDINGS EMILY KATHERINE
164	3812	SAN JACINTO ST	GAULT LAUREN
165	3812	SAN JACINTO ST	BERNHARD JULIE
166	3812	SAN JACINTO ST	THUYNE GREGORY VAN &
167	1510	N WASHINGTON AVE	GARBUZ GREGORY
168	1510	N WASHINGTON AVE	TRIPPI PAUL B
169	1510	N WASHINGTON AVE	1510 WASHINGTON LLC
170	1510	N WASHINGTON AVE	VISWANATHAN NARAYANAN &
171	1510	N WASHINGTON AVE	CANSLER MADISON A
172	1510	N WASHINGTON AVE	NAGIN JEREMY RAYMOND
173	1510	N WASHINGTON AVE	MODI TRISHA &
174	1510	N WASHINGTON AVE	LINDSEY AYO UHURU
175	1510	N WASHINGTON AVE	BERISHA KALTRINA
176	1510	N WASHINGTON AVE	SPELKER BRETT
177	1510	N WASHINGTON AVE	JENKINS JEFFREY
178	1510	N WASHINGTON AVE	HERNANDEZ FRANCES E
179	1510	N WASHINGTON AVE	HOANG VIVienne & BEHRAM SHAH