

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY SEPTEMBER 11, 2019
ACM: Majed Al-Ghafry

FILE NUMBER: Z189-269(CY)

DATE FILED: May 10, 2019

LOCATION: South side of Mississippi Avenue, between Vicksburg Street and Gretna Street

COUNCIL DISTRICT: 6

MAPSCO: 44 A

SIZE OF REQUEST: Approx. 0.232 acres

CENSUS TRACT: 100.00

OWNER/APPLICANT: Prescott Interests, Ltd.

REPRESENTATIVE: Tommy Mann/Brad Williams, Winstead PC.

REQUEST: An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District

SUMMARY: The purpose of the request is to allow for the development of four live/work units containing ground-floor office/showroom warehouse uses with residential units on the upper floor. The volunteered deed restrictions will prohibit certain uses and limit the following: maximum dwelling units, maximum floor area ratio (FAR), and the maximum allowable height.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant

BACKGROUND INFORMATION:

- The approximately 0.232-acre area of request is zoned an IR Industrial Research District and is currently undeveloped.
- The purpose of the Industrial Research District is to provide for research and development, light industrial, office and supporting commercial uses in an industrial research park setting.
- The Mixed-Use District provides for the development of high density, retail, office, office, hotel, and/or multifamily residential uses in combination of single or contiguous building sites.
- The requested MU-3 Mixed Use District, will allow for the development of four live/work units containing ground-floor office/showroom warehouse uses with residential units on the upper floor.
- The purpose of requesting an MU-3 district and not an MU-1 or an MU-2 is to allow for the office/showroom warehouse use that is not allowed in the other two MU districts.
- The applicant has volunteered deed restrictions including the following:
 - Prohibit certain main uses
 - Limit the maximum dwelling unit density to four
 - Limit the maximum floor area ratio (FAR) to 1.2
 - Restrict the maximum allowable height to 48 feet, subject to residential proximity slope

Zoning History: There have been two zoning changes request in the surrounding area in the past five years.

1. **Z156-298** On September 28, 2016, the City Council approved an MU-3 Mixed Use District on property zoned an IR Industrial Research District located at the north side of Mississippi Avenue between Gretna Street and Algiers Street, northeast of the area of request.
2. **Z178-194** On May 23, 2018, the City Council approved an MU-1 Mixed Use District on property zoned an IR Industrial Research District located on the east side of Iberia Avenue, north of Quaker Street, northeast of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Mississippi Avenue	Local	50'	50'

Traffic:

The Engineering Division of the Sustainable Development and Construction 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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Area plan:

STEMMONS CORRIDOR-SOUTHWESTERN MEDICAL DISTRICT AREA (2010)

The Stemmons Corridor-Southwestern Medical District Area Plan was approved by City Council on June 23, 2010, contains approximately 3,885 acres (about six square miles) and is generally bounded by the Trinity River, Mockingbird Lane, Downtown, and the City's Uptown area.

The request site is located within the Urban Mixed Use – Medium development block designation of the Stemmons Corridor-Southwestern Medical District. The area plan describes the existing zoning as one of the key challenges in the area. Significant portions of the area are under industrial zoning that may not be compatible with future opportunities for growth and development.

Although the Stemmons Corridor – Southwestern Medical District area is anticipated to continue growing as a major employment center, the Urban Mixed-Use areas accommodate a balanced combination of jobs, shopping, entertainment, and a range of housing types. This development block encourages a mix of office, retail, service and residential uses on the same block or within the same building. It also provides flexibility in the types of uses in the area while emphasizing a walkable character. Residential development in this development block is envisioned to be in mid- to high-rise structures

The applicant's request is consistent with the vision of the Stemmons Corridor-Southwestern Medical District Area Plan.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped land
North	IR Industrial Research	Vacant building
East	IR Industrial Research	Office/showroom warehouse
South	A(A) Agricultural	Trinity levee
West	IR Industrial Research	Undeveloped land

Land Use Compatibility:

The approximate 0.232-acre site is zoned an IR Industrial Research District and is currently undeveloped. Mixed-Use Districts can be found disseminated in the proximity of the area of request. Uses surrounding the property primarily consist of office/showroom and warehouse uses with some vacant buildings and undeveloped tracts of land.

The purpose of requesting an MU-3 Mixed Use District, is to allow for the development of four live/work units containing ground-floor office/showroom warehouse uses with residential units on the upper floor. The current zoning does not allow for any residential uses. The MU-3 district is the only Mixed Use District that allows for the office/showroom warehouse use and allows for multifamily use as well.

Understanding that MU-3 district is the highest intensity district of the mixed-use districts, the applicant is volunteering deed restrictions to reduce the impact of the proposed district.

Among the volunteered restrictions, the applicant proposes to prohibit certain uses allowed in the MU-3 district and that are identified in the land use comparison chart further in this report.

Additionally, the applicant proposes to restrict the following yard, lot and space regulations:

- Maximum dwelling units: four
- Maximum floor area ratio (FAR): 1.2
- Maximum height: Unless further restricted by Section 51A-4.412, Residential Proximity Slope, maximum structure height is 48 feet

The request to have live/work units exemplifies the Urban Mixed-Use Area described in the Stemmons Corridor – Southwestern Medical District area plan. If this area continues to transition to include live/work units with more people residing in the area, additional permitted uses may allow for a vibrant neighborhood. The addition of live/work units in the area is not foreseen as having a negative impact on the surrounding uses

Staff supports the applicant's request for an MU-3 Mixed Use District because 1) it complies with the Stemmons Corridor-Southwestern Medical District Area Plan; 2) the change in zoning is consistent with the changing pattern of the area that is transitioning to an urban mixed-use by allowing compatible uses in close proximity; and 3) the volunteered deed restrictions seeks to reduce any negative impact in the existing zoning surrounding the area of request.

Land Use Comparison

The chart below includes the list of uses allowed in the existing IR Industrial Research District and those allowed in the proposed MU-3 Mixed-Use District. Uses in bold and with an asterisk are those being prohibited per the volunteered deed restrictions.

USE	IR Industrial Research District	MU-3 Mixed Use District
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERV.	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)	
	BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY (RAR)	
	CATERING SERVICE	CATERING SERVICE

USE	IR Industrial Research District	MU-3 Mixed Use District
COMMERCIAL AND BUSINESS SERV.	COMMERCIAL CLEANING OR LAUNDRY PLANT (RAR)	
	CUSTOM BUSINESS SERVICES	CUSTOM BUSINESS SERVICES
	CUSTOM WOODWORKING, FURNITURE CONSTRUCTION OR REPAIR	
	ELECTRONICS SERVICE CENTER	ELECTRONICS SERVICE CENTER
	JOB OR LITHOGRAPHIC PRINTING (RAR)	
	LABOR HALL (SUP may be required)	LABOR HALL (SUP)
	MACHINE OR WELDING SHOP (RAR)	
	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICES (RAR)	
	MEDICAL OR SCIENTIFIC LABORATORY	MEDICAL OR SCIENTIFIC LABORATORY
	TECHNICAL SCHOOL	
	TOOL OR EQUIPMENT RENTAL	TOOL OR EQUIPMENT RENTAL
	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	
INDUSTRIAL USES	ALCOHOLIC BEVERAGE MANUFACTURING (RAR)	
	GAS DRILLING AND PRODUCTION (SUP)	*GAS DRILLING AND PRODUCTION (SUP)
	INDUSTRIAL INSIDE	
	INDUSTRIAL INSIDE FOR LIGHT MANUFACTURING	
	INDUSTRIAL OUTSIDE	
	MEDICAL/ INFECTIOUS WASTE INCINERATOR (SUP)	
	MUNICIPAL WASTE INCINERATOR (SUP)	
	ORGANIC COMPOST RECYCLING FACILITY (SUP)	
	PATHOLOGICAL WASTE INCINERATOR (SUP)	
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)

USE	IR Industrial Research District	MU-3 Mixed Use District
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY	ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH
	COLLEGE, UNIVERSITY OR SEMINARY	COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER	COMMUNITY SERVICE CENTER (SUP)
		*CONVALECENT AND NURSING HOMES, HOSPICE CARE AND RELATED INSTITUTIONS (RAR)
		*CONVENT OR MONASTERY
		*FOSTER HOME
		*HALFWAY HOUSE (SUP)
	HOSPITAL (RAR)	HOSPITAL (RAR)
		LIBRARY, ART GALLERY OR MUSEUM
LODGING USES	EXTENDED STAY HOTEL OR MOTEL (SUP)	EXTENDED STAY HOTEL OR MOTEL (SUP)
	HOTEL OR MOTEL (RAR)	HOTEL OR MOTEL (RAR)
	LODGING OR BOARDING HOUSE	
	OVERNIGHT GENERAL PURPOSE SHELTER	OVERNIGHT GENERAL PURPOSE SHELTER
MISCELLANEOUS USES	ATTACHED NON-PREMISE SIGN (SUP)	ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	HAZARDOUS WASTE MANAGEMENT FACILITY (Except when operated as a hazardous waste incinerator)	
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)	*ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (RAR)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE	*OFFICE

NOTE: OFFICE USES LIMITED TO BAIL BOND OFFICE

USE	IR Industrial Research District	MU-3 Mixed Use District
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
RESIDENTIAL USES	NONE PERMITTED	*COLLEGE DORMITORY, FRATERNITY, OR SORORITY HOUSE
		DUPLEX
		GROUP RESIDENTIAL FACILITY
		MULTIFAMILY
		*RESIDENTIAL HOTEL
RETAIL AND PERSONAL SERVICE USES		*RETIREMENT HOUSING
	ALCOHOLIC BEVERAGE ESTABLISHMENT	ALCOHOLIC BEVERAGE ESTABLISHMENT
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
	ANIMAL SHELTER OR CLINIC WITH OUTSIDE RUNS (SUP may be required)	
	AUTO SERVICE CENTER (RAR)	AUTO SERVICE CENTER (RAR)
	BUSNIESS SCHOOL	BUSNIESS SCHOOL
	CARWASH	*CAR WASH (RAR)
	COMMERCIAL AMUSEMENT INSIDE (SUP May be required)	*COMMERCIAL AMUSEMENT INSIDE (SUP May be required)
		COMMERCIAL AMUSEMENT OUTSIDE (SUP)
	COMMERCIAL MOTOR VEHICLE PARKING (By SUP only if within 500 feet of a residential district)	
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	COMMERCIAL PARKING LOT OR GARAGE (RAR)
	CONVENIENCE STORE WITH DRIVE-THROUGH (SUP)	CONVENIENCE STORE WITH DRIVE-THROUGH (SUP)
	DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
	FURNITURE STORE	FURNITURE STORE
	GENERAL MERCHANDISE STORE OR FOOD STORE 3,500 SQUARE FEET OR LESS	GENERAL MERCHANDISE STORE OR FOOD STORE 3,500 SQUARE FEET OR LESS
		GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET
		GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)

USE	IR Industrial Research District	MU-3 Mixed Use District
RETAIL AND PERSONAL SERVICE USES	HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (RAR)	
	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR
	LIQUEFIED NATURAL GAS FUELING STATION (By SUP only if the use has more than 4 fuel pumps or is within 1,000 feet of a residential district or a PD that allows residential uses)	
		*LIQUOR STORE
		*MORTUARY, FUNERAL HOME, OR COMMERCIAL WEDDING CHAPEL
	MOTOR VEHICLE FUELING STATION	*MOTOR VEHICLE FUELING STATION
		NURSERY, GARDEN SHOP, OR PLANT SALES.
	PARAPHERNALIA SHOP (SUP)	*PARAPHERNALIA SHOP (SUP)
	PAWN SHOP	
	PERSONAL SERVICE USES	*PERSONAL SERVICE USES
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)	
		*SWAP OR BUY SHOP (SUP)
	TAXIDERMIST	
	TEMPORARY RETAIL USE	TEMPORARY RETAIL USE
	THEATER	THEATER
	TRUCK STOP (SUP)	
	VEHICLE DISPLAY SALES AND SERVICE (RAR)	
TRANSPORTATION USES	AIRPORT OR LANDING FIELD (SUP)	
	COMMERCIAL BUS STATION AND TERMINAL (RAR)	
	HELIPORT (RAR)	HELIPORT (SUP)
	HELISTOP (RAR)	HELISTOP (SUP)
	RAILROAD PASSENGER STATION (SUP)	RAILROAD PASSENGER STATION (SUP)
	STOL (short take off or landing) PORT (SUP)	
	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION
	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION	POLICE OR FIRE STATION

NOTE: PERSONAL SERVICE USES LIMITED TO MASSAGE ESTABLISHMENTS,

USE	IR Industrial Research District	MU-3 Mixed Use District
UTILITY AND PUBLIC SERVICE USES	POST OFFICE	POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (RAR)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
	WATER TREATMENT PLANT (SUP)	
WHOLESALE, DISTRIBUTION AND STORAGE USES	FREIGHT TERMINAL (RAR)	
	MANUFACTURED BUILDING SALES LOT (RAR)	
	MINI-WAREHOUSE	MINI-WAREHOUSE (SUP)
	OFFICE SHOWROOM/ WAREHOUSE	OFFICE SHOWROOM/ WAREHOUSE
	RECYCLING BUY-BACK CENTER	RECYCLING BUY-BACK CENTER
	RECYCLING COLLECTION CENTER	RECYCLING COLLECTION CENTER
	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION
	TRADE CENTER	TRADE CENTER
	WAREHOUSE (RAR)	

Development Standards.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing IR-Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed MU-3 Mixed use-3 (with volunteered D.R.)	15'	20' adjacent to residential OTHER: No Min.	1.2 FAR Maximum dwelling units: four	48'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	*Office, retail & personal service, lodging, residential, trade center
Reference MU-3 Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum for MUP w/res. No max dwelling density	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

*Certain uses prohibited per volunteered deed restrictions.

Parking:

At the time of development, off-street parking will be required in accordance with the Dallas Development Code, as amended.

The parking requirements for the office/showroom warehouse component will be calculated at a ratio of one space for every 333 square feet of office space, one space for every 1,000 square feet for the first 20,000 square feet of floor area of showroom/warehouse space and one space per 4,000 square feet of floor area in excess of 20,000 square feet of the same area.

For the proposed dwelling units, parking will be calculated based on the number of bedrooms as it is required for a multifamily use [three or more dwelling units located on one lot].

The applicant is not required to submit a site plan for this type of request; therefore, information regarding floor area for the office/showroom warehouse uses and the number of bedrooms in each dwelling unit was not made available to staff at this point.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

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 site and surrounding properties are not within an identifiable MVA Category.

CPC Action
August 1, 2019

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to revised deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the south side of Mississippi Avenue, between Vicksburg Street and Gretna Street.

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

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices:	Area: 200	Mailed: 11
Replies:	For: 0	Against: 0

Speakers: None

List of Partners and Principals

Prescot Interests, Ltd.

- Carlisle Acquisitions, Inc. General Partner
 - John K. Percy President
 - James B. Oates Vice President
 - Sandra Owens Vice President

VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Prescott Interests, Ltd., a Texas limited partnership, ("Owner"), is the owner of the following described property (the "Property"), being in particular a tract of land in the G.W. Dooley Survey, Abstract No. 390, and being parts of Lots 9, 10, and 11, Block 1/8570, Hampton & Industrial Addition, an addition to the City of Dallas (the "City"), Dallas County, Texas, and being that same tract of land described in General Warranty Deed to Owner recorded as Instrument No. 201100337934, Deed Records of Dallas County, Texas, and being more particularly described in Exhibit A, hereto.

II.

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

1. Definitions. As used herein:

- A. BAIL BONDS OFFICE means an office for the issuance, brokerage, or procurement of bail bonds as a main use or accessory use.
- B. 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, however, 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 such 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, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

2. Uses. The following uses are prohibited on the Property:

- Alternative financial establishment.
- Car wash.
- College dormitory, fraternity or sorority house.
- Commercial amusement (inside).
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Gas drilling and production.
- Halfway house.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Office uses limited to bail bonds office
- Open-enrollment charter school or private school.
- Paraphernalia shop.
- Personal service uses limited to massage establishments.
- Public school other than an open-enrollment charter school.
- Residential hotel.
- Retirement housing.
- Swap or buy shop.

3. Yard, lot, and space restrictions.

- A. Dwelling unit density. Maximum number of dwelling units is 4.
- B. Floor area ratio. Maximum floor area ratio (FAR) shall be 1.2.
- C. Height. Unless further restricted by operation of Section 51A-4.412, residential proximity slope, maximum structure height is 48 feet.

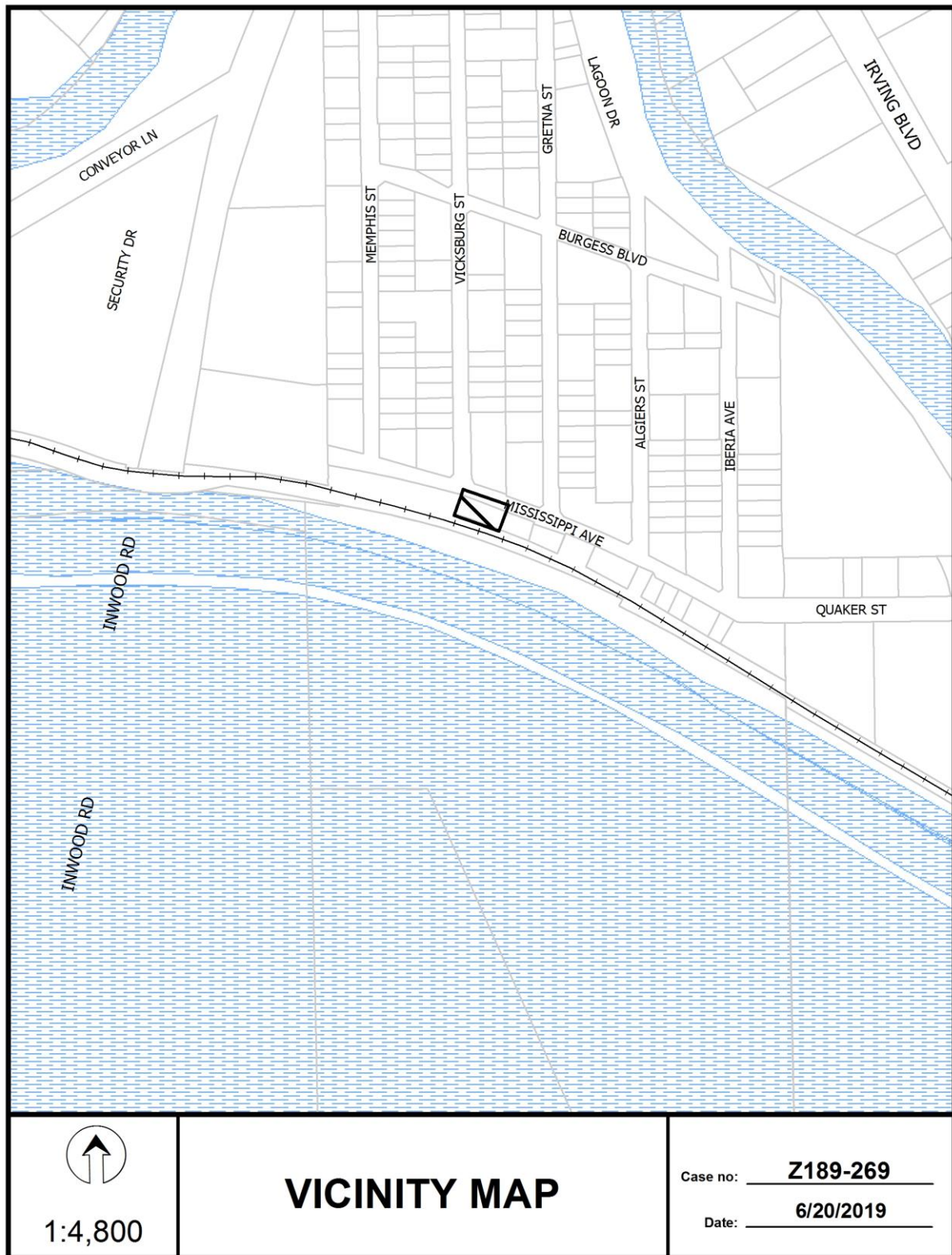
III.

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

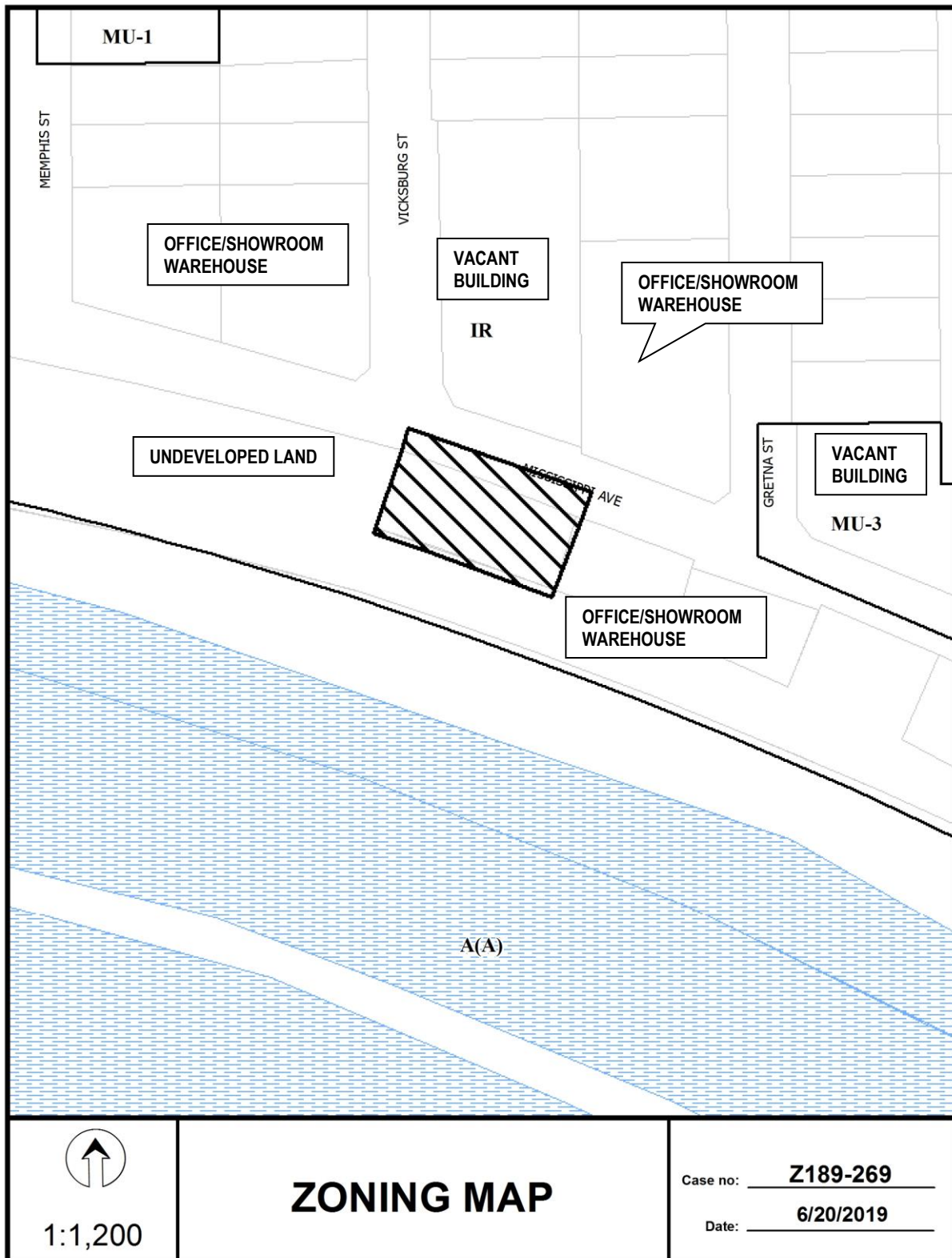
IV.

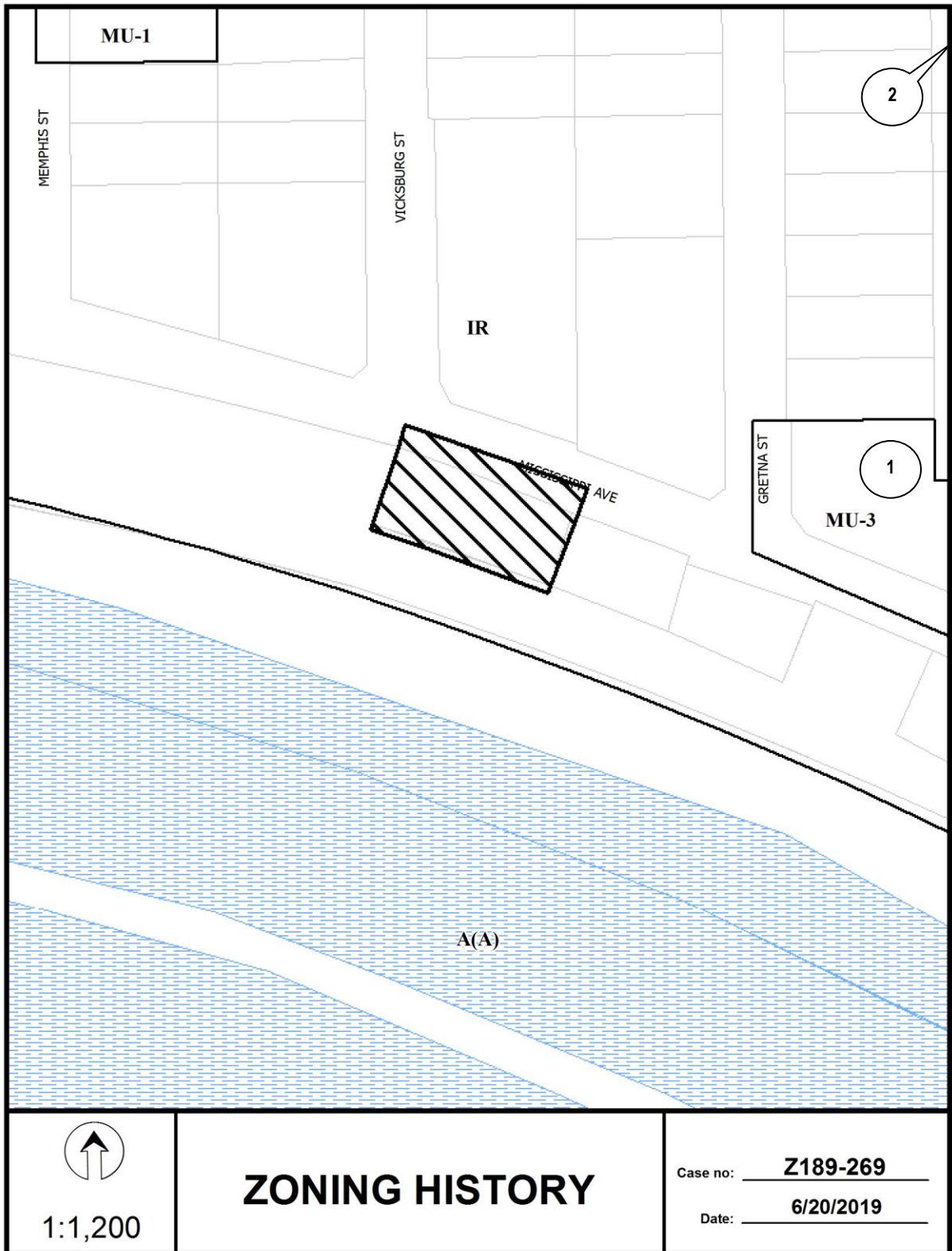
These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must

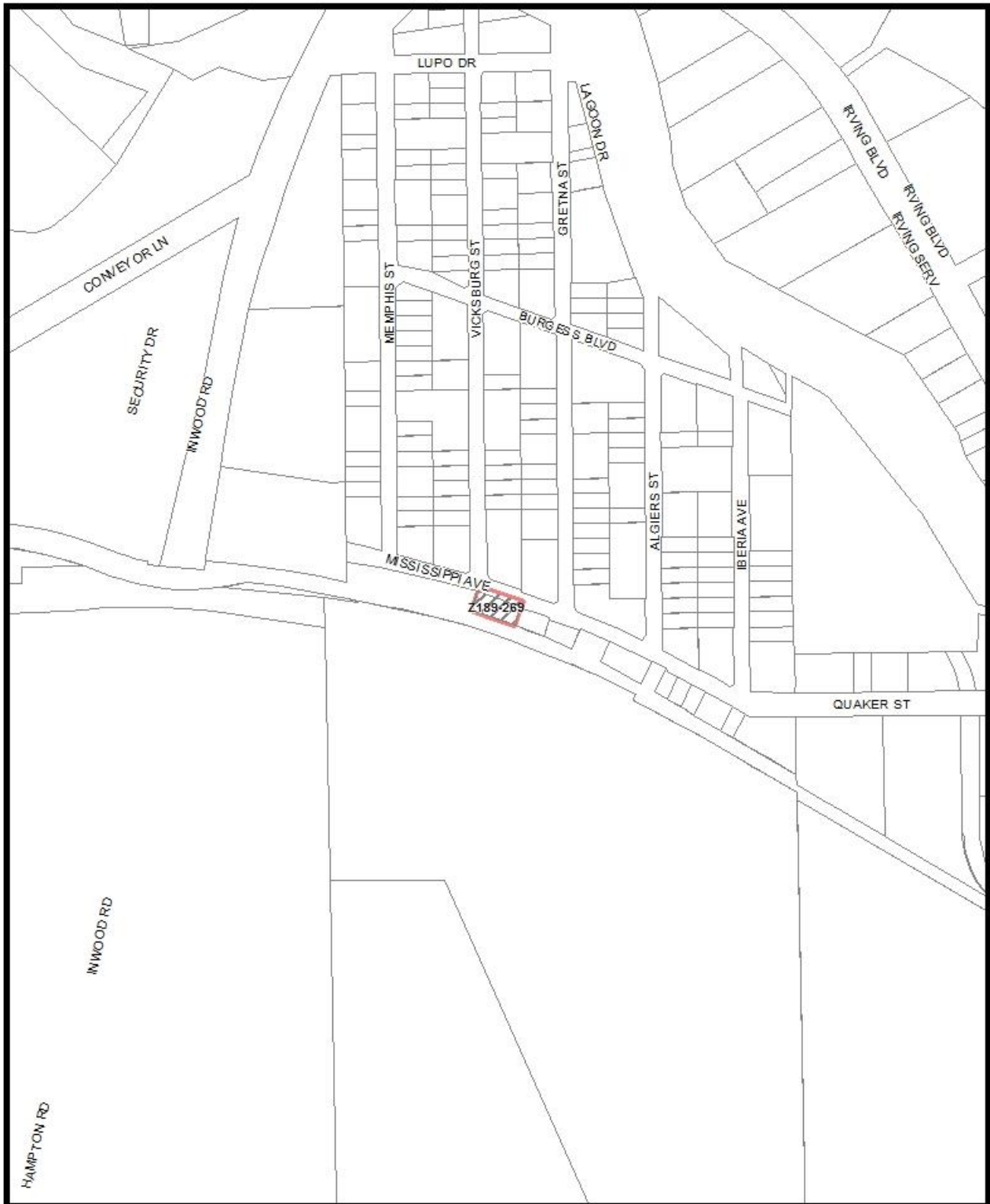
be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.











MVACluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 6/20/2019

CPC RESPONSES



07/31/2019

Reply List of Property Owners

Z189-269

11 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1136	MISSISSIPPI AVE	PRESCOTT INTERESTS LTD
2	1148	MISSISSIPPI AVE	4124 26 HAWTHORNE SERIES LLC
3	4706	MEMPHIS ST	EXA MANAGEMENT LLC
4	4715	GRETN A ST	GRETN A ACQUISITIONS LLC
5	4737	GRETN A ST	GRETN A PARTNERS LLC
6	4708	GRETN A ST	BATES JOINT VENTURE II
7	4714	GRETN A ST	BATES JV II
8	1156	MISSISSIPPI AVE	TWO RIVERS PROPERTIES LLC
9	4708	VICKSBURG ST	WSLJKO VENTURES LTD
10	1167	MISSISSIPPI AVE	KOCH PHILIP
11	1167	MISSISSIPPI AVE	WSLJKO VENTURES LTD