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**FILE NUMBER:** Z189-295(AU)                      **DATE FILED:** June 26, 2019  
**LOCATION:** Northeast and southeast corners of Newkirk Street and Joe Field Road  
**COUNCIL DISTRICT:** 6                                      **MAPSCO:** 22 G; L  
**SIZE OF REQUEST:** 20.974 Acres                      **CENSUS TRACT:** 99.00

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**REPRESENTATIVE:** Robert Reeves, Robert Reeves & Associates

**APPLICANT/OWNER:** Hensley Industries

**REQUEST:** An application for an amendment to Planned Development District No. 391.

**SUMMARY:** The applicant proposes to increase the maximum allowable height for baghouse stacks or similar structures from 100 feet to 150 feet, and to update and amend the development plan to allow for an increase in floor area for future expansion and to increase the number of parking spaces.

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

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

## **BACKGROUND INFORMATION**

- The 20.974-acre area of request is currently developed with an industrial (inside) potentially incompatible use and is operated as a foundry facility (metal casting) by Hensley Industries. The foundry operation was in existence at the time the Planned Development District was established. According to the applicant, Hensley Industries has operated in North Dallas since the mid-1960s.
- Planned Development District No. 391 was established by City Council on October 27, 1993 for industrial uses and with standards similar to IM Industrial Manufacturing District. The district comprises the 20.97-acre area of request. PD No. 391 was established with a conceptual plan. A development plan for the industrial (inside) use was approved in January 1995. Since then, the development plan was amended through the minor amendment process in 2006, 2008, 2011, 2017, and 2018, to reflect expansions and additions to the warehouses in conjunction with the foundry operation and the construction of a new office building.
- The purpose of the request is to amend PD No. 391 to allow an increase in the maximum allowable height for a baghouse stack or a similar structure from 100 feet to 150 feet. The applicant seeks to increase the height of existing stacks to better serve the needs for ventilation and air quality of the current operation.
- The request also includes an update and an amendment to the development plan to include an area for a future office expansion and increase of a parking lot.
- Some areas of the request site are built on a former city landfill. The land owner has the obligation to maintain an undisturbed clay cap to protect the former landfill portion and submit annual reports to the Texas Commission of Environmental Quality (TCEQ) and City departments.

### **Zoning History:**

There has been one zoning change request in the area in the last five years.

- 1. Z189-202:** On April 5, 2019, the Current Planning Department approved the automatic renewal of Specific Use Permit No. 1386 for potentially incompatible industrial (outside) uses limited to concrete crushing for additional twenty-year period, on property zoned IM Industrial Manufacturing District, located south of Newkirk Street.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / Proposed ROW/Width</b>
Newkirk Street	Community Collector	60 feet Bike Plan Not built to designation
Joe Field Road	Local	60 feet

**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 applicant's request is consistent with the following goals and policies.

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.1** Implement the Trinity River Corridor Plan.

**Area Plan**

*Trinity River Corridor Comprehensive Land Use Study* was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas the Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

The subject site is located within the Elm Fork district which is recommended for light and heavy industrial uses. The Preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and businesses in Dallas. The request site is also located within Study Area 22: Luna Road / Walnut Hill. The Land Use Opportunity Plan for this area includes a central area for Heavy Industrial use surrounded by areas of Light Industrial use. Heavy industrial uses should be allowed to remain and expand in these areas. Since many businesses today combine activities that traditionally were defined as ‘light’ or ‘heavy’ industrial, the appropriate intensity of developments in this area should consider issues of compatibility with adjacent properties. The request is consistent with the recommendations of the Area Plan.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 391	Industrial (inside) potentially incompatible use limited to a foundry
<b>North</b>	IR	Vehicle sales Commercial amusement inside
<b>East</b>	PD No. 554 w/ DR Z045-241	Industrial outside, outside storage
<b>South</b>	IR w/ SUP No. 920	Industrial (outside) not potentially incompatible use – concrete batch plant
<b>West</b>	IM w/ SUP No. 1386 IR	Industrial (outside) not potentially incompatible use – concrete crushing plant Office, warehouse, outside storage
<b>Northwest</b>	MU-2	Multifamily

**Land Use Compatibility:**

The 20.974-acre area of request is currently developed with an industrial (inside) potentially incompatible use and is operated as a foundry facility (metal casting) by Hensley Industries. The foundry operation was in existence at the time the Planned Development District was established. According to the applicant, Hensley Industries has operated in North Dallas since the mid-1960.

The request site is located on the southeast corner of Joe Field Road and Newkirk Street and has access from both streets with an additional restricted access from Goodnight Lane through an access easement along the southern side of the property. The site currently contains five special foundry facilities, one office building, and four parking lots. The main parking lot, for employee parking, is accessed through the southern access easement from Goodnight Lane.

The request area is surrounded by similar industrial type of uses on all sides. To the northwest there is a multifamily community that was developed in 1970.

Planned Development District No. 391 was established by City Council on October 27, 1993 for industrial uses and standards similar to IM Industrial Manufacturing District and is comprised of the 20.974-acre area of request. PD No. 391 was established with a conceptual plan. A development plan for the industrial (inside) use was approved in January 1995. Since then, the development plan was amended through the minor amendment process in 2006, 2008, 2011, 2017, and 2018, to reflect expansions and additions to the warehouses in conjunction with the foundry operation and the construction of a new office building.

The purpose of the request is to amend PD No. 391 to allow for an increase in the maximum allowable height for a baghouse stack<sup>1</sup> or a similar structure from 100 feet to 150 feet. The applicant seeks to increase the height of existing stacks to better serve the needs for ventilation and air quality of the current operation.

PD No. 391 currently allows a maximum height for uses other than a special foundry facility to 70 feet and allows a maximum height of 100 feet for a special foundry facility in the locations shown on the development plan. The applicant is requesting to include language to address the height of baghouse stacks specifically to allow a maximum height of 150 feet in the area highlighted on the development plan.

Currently, there are 24 stacks on the property with heights varying from approximately 27 to 105 feet and are located at a minimum distance of 500 feet from the nearby residential use. With this request, the applicant is proposing to increase the height of existing stacks up to 150 feet, on the southern portion of the property. The area, as identified on the proposed development plan, is located approximately 330 feet from the northern property line and it currently contains 14 stacks.

Per the applicant's supplemental information regarding the environmental aspects of the proposal, a taller stack will allow for a better dispersion of the plume before it reaches the ground and will minimize the downwash effects caused by nearby buildings, thus reducing the concentration of plume at ground level. The stacks are functioning as vents for the existing air cleaners that filter the particles emitted through the metal casting process.

In addition, the request includes an update and amendment to the development plan to include an area for a future office expansion and increase of a parking lot area. On the northeast corner of the property, facing Joe Filed Road, there is an existing two-story office building, 25,000 square feet in area. The applicant is proposing a future expansion for the office, to the west of the existing building, to be 42,000 square feet and 52 feet in height. On the northwest corner of the property, at the corner of Joe Filed Road and Newkirk Street, the applicant is proposing to reserve an area for a future expansion of the existing parking lot by demolishing the existing building. At the time of

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<sup>1</sup> **baghouse stack** "also known as a baghouse filter, bag filter, or fabric filter is an air pollution control device and dust collector that removes particulates or gas released from commercial processes out of the air. Power plants, steel mills, pharmaceutical producers, food manufacturers, chemical producers and other industrial companies often use baghouses to control emission of air pollutants." [source: Wikipedia]

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development, a minor amendment to the development plan will be needed to show the proposed configuration of the expanded parking lot.

The last minor amendment to the development plan, approved in 2018, shows the area for the office and future office expansion, and the northwest corner as potential expansion of the existing parking lot.

Considering the location within a heavy industrial area of the city and the environmental benefits that the increase in height of the stacks may bring to the area, that contains residential uses, staff supports the request.

### **Parking**

PD No. 391 requires one parking space per 1,000 square feet of floor area for a special foundry facility, and one parking space per 700 square feet of floor area for other structures, with a minimum of 250 spaces.

The development plan includes approximately 134,533 square feet of building other than special foundry facility, requiring 193 parking spaces, and approximately 220,366 square feet of special foundry facility, requiring 221 parking spaces; the total requirement being 414 parking spaces. The development plan includes 433 parking spaces in four parking lots throughout the request site.

### **Landscaping**

All landscaping provided must comply with provisions of Article X of Dallas Development Code.

### **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. While the area of request is not categorized as being within an MVA cluster, properties located to the northwest and further northeast and south are designated a Category "E".

## LIST OF PARTNERS

### **Hensley Industries, Inc. Board of Directors**

**John Fielder** – President

**Dan Pizzuto** – Executive Vice President, Sales and Marketing

**Tsuyoshi Yoshida** – Executive Vice President, Engineering, Quality and Global Planning

**Hideyuki Takatsukiz** – President and Chief Operation Officer, Komatsu America Corp.

**Hiroshi Higashide** – President, Aftermarket Business Division Komatsu LTD.

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**CPC Action  
November 21, 2019**

**Z189-295(AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 391, subject to a development plan and conditions on the northeast and southeast corners of Newkirk Street and Joe Field Road.

Maker: Carpenter  
Second: Schultz  
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,  
Brinson, Blair, Jung, Schultz, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 2 - Hampton, Housewright  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 23

**Replies:** For: 5 Against: 1

**Speakers:** For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202  
Tom McCormack, 2108 Joe Field Rd., Dallas, TX, 75229

Against: None

**CPC RECOMMENDED PD CONDITIONS**

**ARTICLE 391.**

**PD 391.**

**SEC. 51P-391.101. LEGISLATIVE HISTORY.**

PD 391 was established by Ordinance No. 21871, passed by the Dallas City Council on October 27, 1993. Ordinance No. 21871 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 21871; 25850)

**SEC. 51P-391.102. PROPERTY LOCATION AND SIZE.**

PD 391 is established on property generally located at the southeast and northeast corners of Joe Field Road and Newkirk Street. The size of PD 391 is approximately 20.974 acres. (Ord. Nos. 21871; 25850)

**SEC. 51P-391.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Definitions. Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district, SPECIAL FOUNDRY MANUFACTURING FACILITY means a facility for the casting, processing, and assembling of metal components of heavy earth-digging equipment.

(b) Interpretations.

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

(2) Section 51A-2.101, “Interpretations,” applies to this article.

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

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

(B) The symbol *[L]* appearing after a listed use means that the use is

(C) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(D) 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. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(E) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, 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.)

(4) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 21871; 25850; 26426)

**SEC. 51P-391.104. CONCEPTUAL AND DEVELOPMENT PLANS.**

(a) Conceptual plan. Development and use of the Property must comply with the conceptual plan (Exhibit 391A). Tracts A (Phase 1), B (Phase II), and C (Phase III) are shown on the conceptual plan. In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) Development plan. Development and use of the Property must comply with the development plan (Exhibit 391B). In the event of a conflict between the text of this article and the development plan, the text of this article controls. In the event of a conflict between the conceptual plan and the development plan, the conceptual plan controls. (Ord. Nos. 21871; 25850; 26426)

**SEC. 51P-391.105. MAIN USES PERMITTED.**

(a) Agricultural uses.  
-- Crop production.

(b) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [RAR]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP required if spacing component of Section 51A-4.202(8.1) is not met.]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and services. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

(c) Industrial uses.

- Industrial (inside) for light manufacturing.
- Industrial (inside) not potentially incompatible. [RAR]
- Industrial (inside) potentially incompatible operated as a foundry.
- Industrial (inside) potentially incompatible. [SUP]
- Industrial (outside) not potentially incompatible. [RAR]
- Industrial (outside) potentially incompatible. [SUP]
- Medical/infectious waste incinerator. [SUP]
- Metal salvage facility. [SUP]
- Mining. [SUP]
- Municipal waste incinerator. [SUP]
- Outside salvage or reclamation. [SUP]
- Pathological waste incinerator.
- Special foundry manufacturing facility.
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(d) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Hospital. [SUP]
- Public or private school. [SUP]

(e) Lodging uses.

- Hotel or motel. [RAR]
- Lodging or boarding house. [SUP]

(f) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Hazardous waste management facility.
- Temporary construction or sales office.

(g) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]
- Medical clinic or ambulatory surgical center.
- Office.

(h) Recreation uses.

- Country club with private membership.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(i) Residential uses.

- None permitted.

(j) Retail and personal service uses.

- Auto service center. [RAR]
- Bar, lounge, or tavern. [RAR]
- Car wash. [RAR]
- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Drive-in theater. [SUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard.

[RAR]

- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [RAR]

(k) Transportation uses.

- Airport or landing field. [SUP]
- Commercial bus station and terminal. [RAR]
- Heliport. [RAR]
- Helistop. [RAR]
- Railroad passenger station. [SUP]
- Railroad yard, roundhouse, or shops. [RAR]
- STOL (short takeoff or landing) port. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution.

See Section 51A-4.211.]

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. [SUP]

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]
- Utility or government installation other than listed. [SUP]
- Water treatment plant. [RAR]

(m) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR]
- Livestock auction pens or sheds. [SUP]
- Manufactured building sales lot. [RAR] Mini-warehouse.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Outside storage (without visual screening). [RAR]
- Petroleum product storage and wholesale. [RAR]
- Recycling buy-back center. [See Section 51A-4.213(11).]
- Recycling collection center. [See Section 51A-4.213(11.1).]
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
- Sand, gravel, or earth sales and storage. [RAR]
- Trade center.
- Vehicle storage lot.
- Warehouse. [RAR]

(Ord. Nos. 21871; 25850; 26426)

**SEC. 51P-391.106. ACCESSORY USES.**

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

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(c) An SUP is required for the accessory medical/infectious waste incinerator use if the facility is used to incinerate more than 225 pounds of waste per hour. (Ord. Nos. 21871; 25850)

**SEC. 51P-391.107. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Front yard.

(1) Tract A.

(A) Minimum front yard setback from Joe Field Road is 15 feet, except as shown on the conceptual plan.

(B) No minimum setback is required along Newkirk Street.

(2) Tract B. No minimum setback is required.

(3) Tract C. Minimum setback is 15 feet.

(b) Side and rear yard. Minimum side and rear yard is:

(1) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no minimum in all other cases.

(c) Dwelling unit density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is 0.5.

(e) Height.

(1) 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. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(2) Maximum height. Maximum structure height for uses other than a special foundry manufacturing facility is 70 feet. Maximum structure height for a special foundry manufacturing facility other than stacks or similar structures, which emit particles into the air, is 100 feet in the locations shown on the attached development plan (Exhibit 391B). Maximum structure height for stacks or similar structures, which emit particles into the air, is 215 feet in the locations shown on the attached development plan (Exhibit 391B).

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

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(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories. (Ord. Nos. 21871; 25850; 26426)

**SEC. 51P-391.108. OFF-STREET PARKING AND LOADING.**

(a) Off-street parking.

(1) Except as provided in Paragraphs (2) and (3) below, one space per 700 square feet of floor area; a minimum of 250 spaces is required.

(2) For a special foundry manufacturing facility, one space per 1,000 square feet of floor area is required.

(3) Tracts A, B, and C are considered one lot for the purpose of determining compliance with off-street parking requirements.

(b) Off-street loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street loading requirements for each use. (Ord. Nos. 21871; 25850; 26426)

**SEC. 51P-391.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 21871; 25850)

**SEC. 51P-391.110. LANDSCAPING.**

All landscaping must be provided and installed in accordance with Article X. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21871; 25850)

**SEC. 51P-391.111. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 21871; 25850)

**SEC. 51P-391.112. MAINTENANCE.**

The entire premises must be properly maintained in a state of good repair and neat appearance at all times. (Ord. Nos. 21871; 25850)

**SEC. 51P-391.113. ADDITIONAL PROVISIONS.**

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Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21871; 25850)

**SEC. 51P-391.114. PAVING.**

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. (Ord. Nos. 21871; 25850)

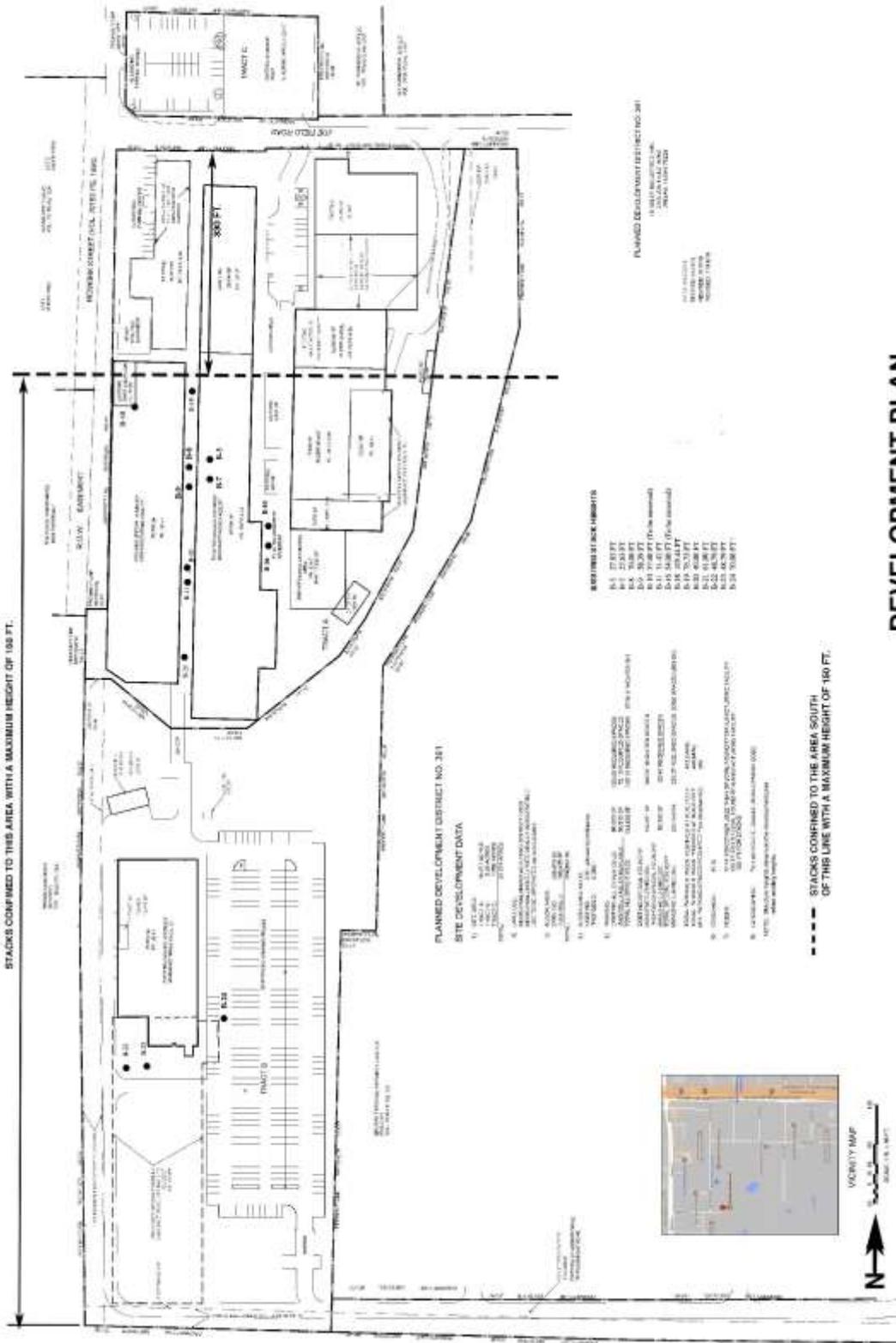
**SEC. 51P-391.115. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21871; 25850)

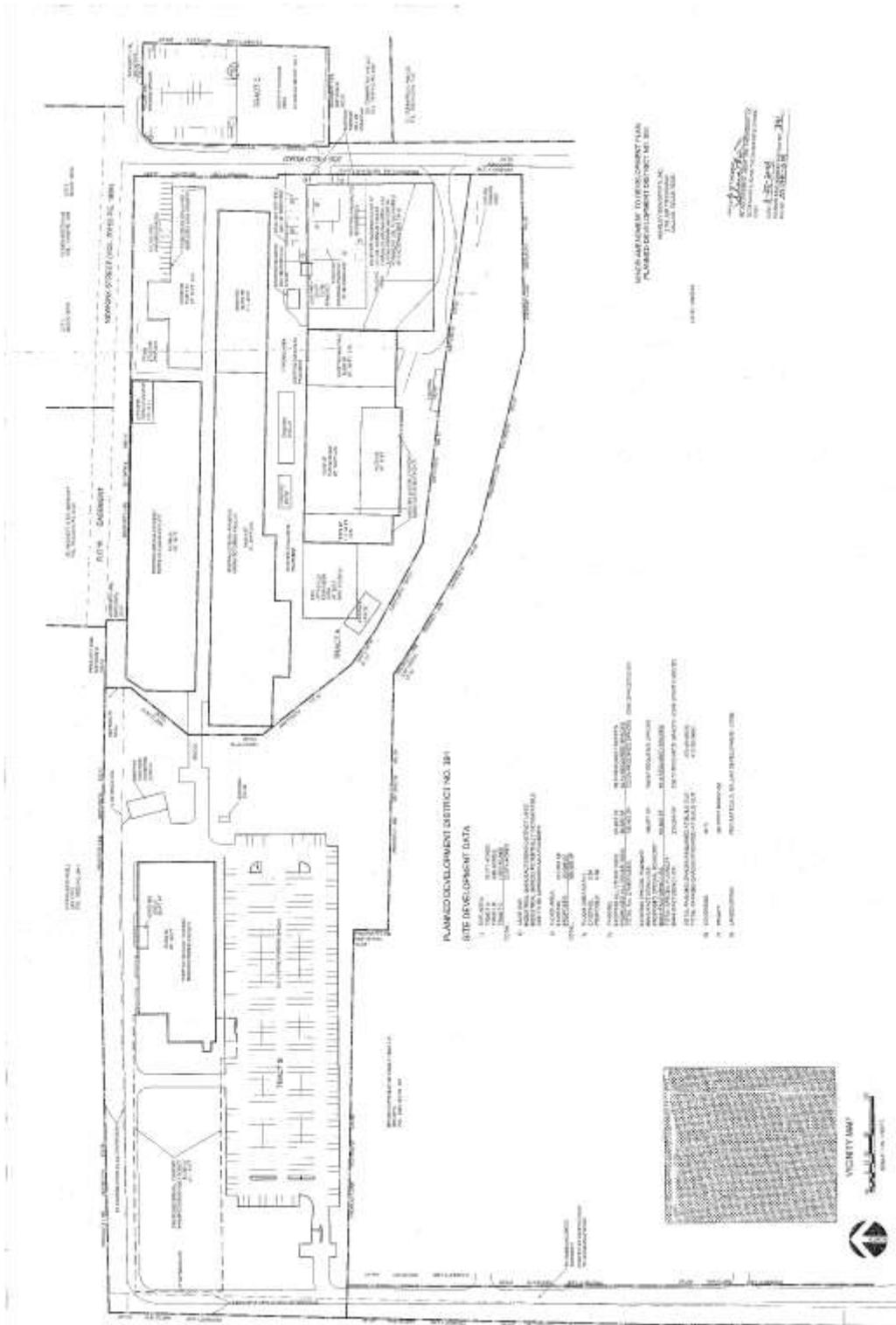
**SEC. 51P-391.116. ZONING MAP.**

PD 391 is located on Zoning Map No. E-4. (Ord. Nos. 21871; 25850)

CPC RECOMMENDED DEVELOPMENT PLAN

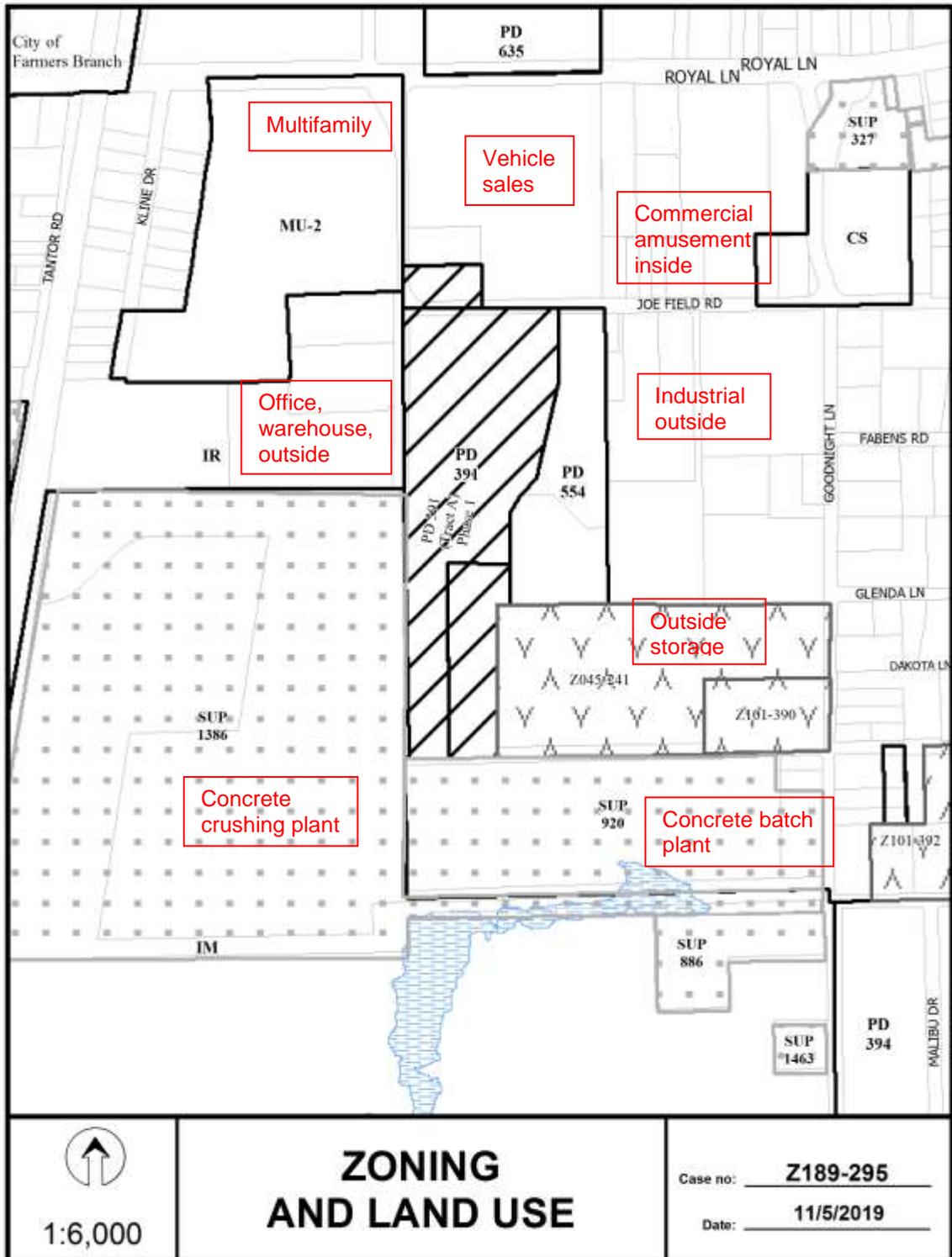


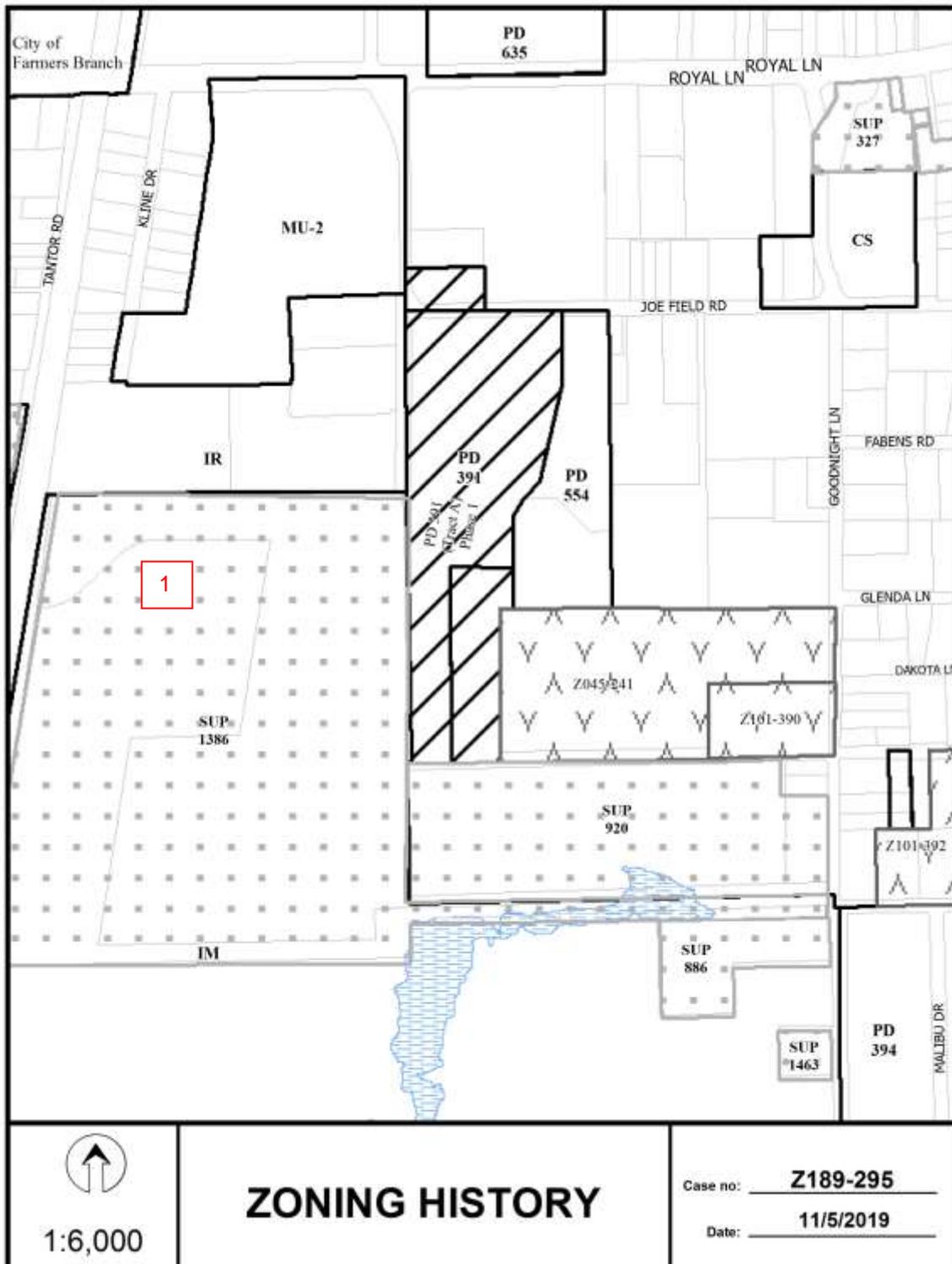
# EXISTING DEVELOPMENT PLAN













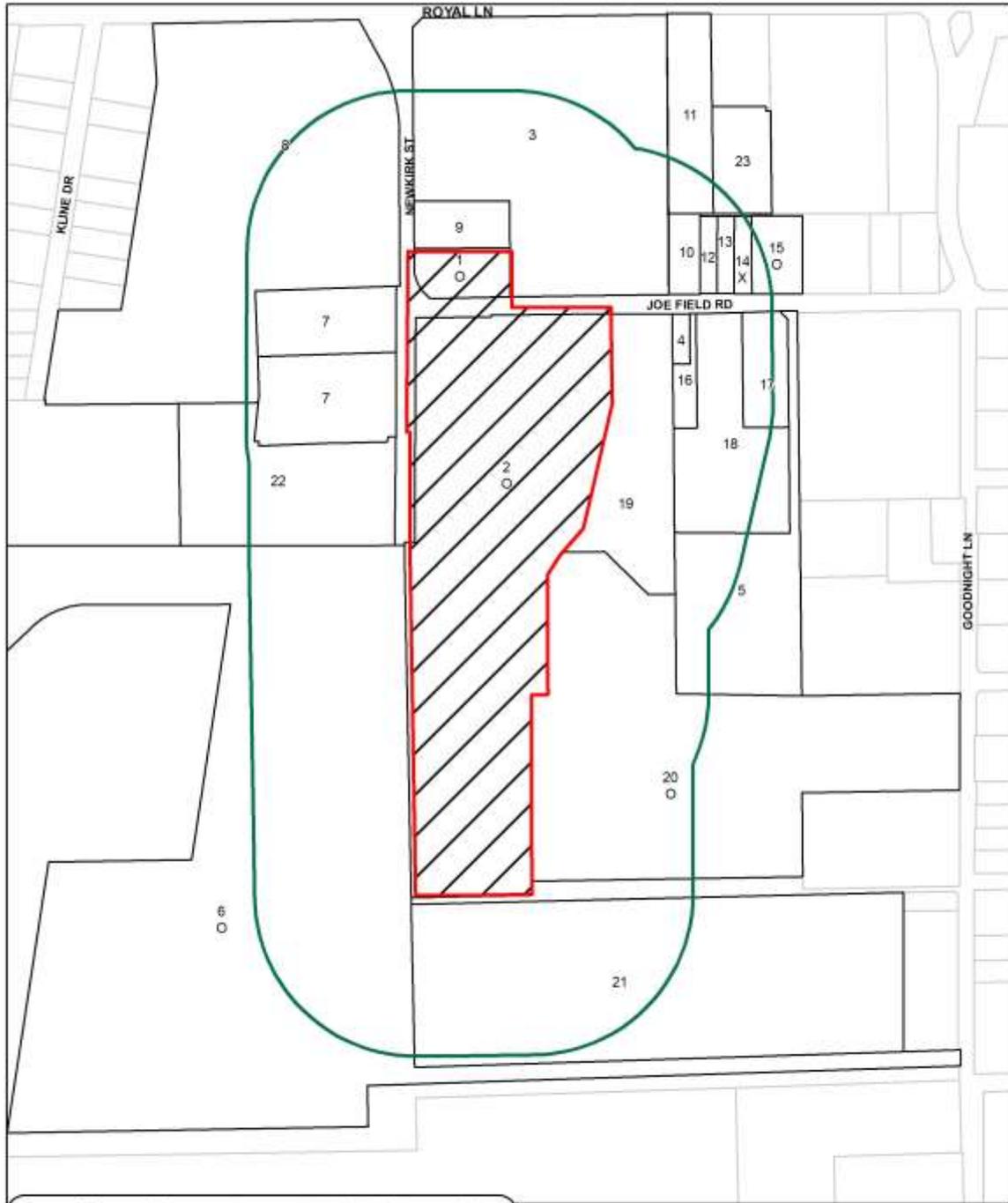
Market Value Analysis A B C D E F G H I NA



# Market Value Analysis

Printed Date: 11/5/2019

**CPC RESPONSES**



<b>23</b>	Property Owners Notified (24 parcels)
<b>5</b>	Replies in Favor (5 parcels)
<b>1</b>	Replies in Opposition (1 parcels)
<b>500'</b>	Area of Notification
<b>11/21/2019</b>	Date

**Z189-295**  
**CPC**



1:4,800

11/20/2019

***Reply List of Property Owners******Z189-295******23 Property Owners Notified      5 Property Owners in Favor      1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	11306 NEWKIRK ST	HENSLEY INDUSTRIES INC
O	2	2108 JOE FIELD RD	HENSLEY G H
	3	2144 ROYAL LN	321 COMMERCIAL AVE LLC &
	4	2204 JOE FIELD RD	HYDRATECH SALES&LEAS CO
	5	2226 JOE FIELD RD	UNITED STATES OF AMERICA
O	6	11101 NEWKIRK ST	BROWN SOUTHWELL PPTIES
	7	11301 NEWKIRK ST	COHEN CHARLES INC
	8	11349 NEWKIRK ST	ROYAL LANE VILLAGE LTD
	9	11310 NEWKIRK ST	AMINI KUROSH H
	10	2203 JOE FIELD RD	TODD & JAN HOLDINGS LTD
	11	2208 ROYAL LN	MAHESHWARI DALLAS LP
	12	2207 JOE FIELD RD	SMITH GREGORY ETUX
	13	2215 JOE FIELD RD	SMITH GREGORY & CATHY
X	14	2219 JOE FIELD RD	BARBARA DAVID M
O	15	2223 JOE FIELD RD	MAYRIE PROPERTIES LLC
	16	2206 JOE FIELD RD	ARNIM TOOL CO INC
	17	2238 JOE FIELD RD	EMKAY REAL EST DEV LP
	18	2230 JOE FIELD RD	JOEFIELD INC
	19	2184 JOE FIELD RD	METRO BRICK & STONE CO
O	20	11200 GOODNIGHT LN	BROWN LEWISVILLE RAILROAD
	21	11143 GOODNIGHT LN	AUSTIN INTERNATIONAL
	22	11235 NEWKIRK ST	M & H CHOI INVESTMENTS
	23	2216 ROYAL LN	DALLAS PACIFIC INV LTD