

ACM: Majed Al-Ghafry**FILE NUMBER:** Z189-153(SM) **DATE FILED:** December 12, 2018**LOCATION:** West line of Manderville Lane, south of Meadow Road**COUNCIL DISTRICT:** 13 **MAPSCO:** 26 K**SIZE OF REQUEST:** Approx. 6.4 acres **CENSUS TRACT:** 78.22**REPRESENTATIVE:** Tommy Mann and Brad Williams, Winstead PC**OWNER/APPLICANT:** Persist Investment Corporation and Pearl Investment Corporation**REQUEST:** An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District.**SUMMARY:** The applicant proposes to construct a mixed use development on the subject site, which is currently undeveloped. The applicant expects to construct a four-story mixed use building with a parking structure and anticipates density to be approximately 73 units per acre consisting of a mix of one and two-bedroom units. The proposed deed restrictions of the original request limit certain uses and require multifamily new construction to adhere to urban design standards and the proposed planned development district also requires provisions to include mixed income housing to exceed the current development standards.**CPC RECOMMENDATION:** Approval of a Planned Development District, subject to a conceptual plan and conditions.**STAFF RECOMMENDATION:** Approval of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The request site was previously developed with apartments. A demolition permit was completed on November 12, 2002.
- Between March 7, 2019 and September 19, 2019, the City Plan Commission held this item under advisement five times and then instructed staff to re-advertise the case for a Planned Development District.
- On October 9, 2019, the applicant provided revised application materials for a Planned Development District.
- On January 14, 2020, the applicant provided revised Planned Development District conditions which added a requirement that five percent of the dwelling units must be rented to households at 80 percent or less of AMFI to utilize development bonuses beyond the MF-2(A) Multifamily District development standards.

Zoning History: There have been four recent zoning changes requested in the area in the last five years.

1. **Z167-103:** On February 8, 2017, the City Council approved an MU-3 Mixed Use District with deed restriction volunteered by applicant on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road
2. **Z145-153:** On June 17, 2015, the City Council approved an amendment to the Subarea B portion of Planned Development District No. 745, located on the northeast corner of Meadow Road and Manderville Lane.
3. **Z167-237:** On June 28, 2017, the City Council approved an amendment to Subarea B within Planned Development District No. 745 for mixed uses, located on the north side of Meadow Road, east of Manderville Lane
4. **Z156-169:** On June 15, 2016, the City Council approved a P(A) Parking District on property zoned an MF-1(A) Multifamily District, located on the south line of Glen Lakes Drive, west of Manderville Lane.

Thoroughfares/Streets:

Street	Type	ROW
Manderville Lane	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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 complies with the following goals and policies:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	PDD No. 927 (Subarea B)	Retirement housing
East	R-7.5(A) and PD 745 (Subarea A)	DART Light Rail and Undeveloped
South	GO(A) and PDD No. 588	Office
West	GO(A)	Office

Land Use Compatibility:

The site is undeveloped and is surrounded by retirement housing to the north, a light rail line to the east, office developments to the south and west, and retirement housing is located farther to the south. Staff supports an MU-2 Mixed Use District because 1) the volunteered deed restrictions limit uses which would decrease the likelihood of

nuisances to surrounding properties, 2) the surrounding zoning districts have similar uses and development standards as the applicant's request, and 3) the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for mixed use development. Additionally, the proposed PDD conditions limit the same uses as the volunteered deed restrictions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily– Existing	15'	10'	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MU-2 Mixed Use- 2 - Proposed	15'	20' adjacent to residential OTHER: No Min.	50-100 units/acre 1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
PDD– Proposed	15'	15' on south; otherwise, 10'	75 units/acre* 1.6 FAR for nonresidential uses*	36' 85'*	60% 80%*	Proximity Slope	Office, retail & personal service, lodging, residential

*When design standards are met and mixed income housing units are provided.

Although both proposals for an MU-2 Mixed Use District and the proposed PDD conditions increase the existing development standards for height, lot coverage, and therefore the future development's ability to build more density on the site, staff notes that the site's current zoning of MF-2(A) is substantially lower in height as compared to the surrounding zoning districts and therefore staff supports a change in zoning that allows the subject site to develop with increased height by right¹ and further supports the ability for the applicant to add even more height and density by providing mixed income housing units allowed by the MU-2 Mixed Use District which would require a minimum of five percent of households earning 51-60 percent AMFI to exceed 75 units per acre for a mixed use project with two categories (retail and multifamily, for example) or to exceed 100 units per acre for a mixed use project with three categories (office, retail, and multifamily, for example).

¹ Maximum heights vary for sites that surround the subject site from 55 to 90 feet to the north and 270 feet in all other directions.

Further, the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for a more dense, taller, mixed use development than the garden-style apartment developments that the existing zoning of MF-2(A) Multifamily District prescribes. Finally, the applicant's volunteered deed restrictions require urban design standards for multifamily developments that would encourage pedestrian-friendly urban design standards.

Regarding which of the proposals staff supports most, staff prefers the original request of an MU-2 Mixed Use District with deed restrictions to a Planned Development District because the PDD proposal does not enrich the request beyond the MU-2 Mixed Use District standards. The proposed PDD 1) does not propose development plan but instead proposes a basic conceptual plan with no specificity as to how the site would develop and therefore is no better than a general zoning district, 2) it does not offer enhanced design standards than the proposed deed restrictions would require, and 3) the PDD conditions offer minimal mixed income housing bonuses which are unlikely to include households earning 51 to 60 percent AMFI. Further, although staff recognizes the proposed PDD development standards do not exceed those granted under a basic MU-2 Mixed Use District, because this location is within a quarter-mile of a DART light transit station and within a major employment center, the site is an optimal location for the higher height and density that the MU-2 Mixed Use District affords.

Landscaping:

With the exception of the additional landscape requirements for multifamily developments listed in the volunteered proposed conditions, landscaping will be in accordance with Article X, as amended. The proposed PDD does not include the additional street tree provisions prescribed in the volunteered deed restrictions.

Parking:

Parking will be provided in accordance with 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

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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 (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it abuts a “C” MVA cluster to the north.

Partners & Principals

Pearl Investment Corporation and Persist Investment Corporation

Carol Corporation

Henry Koo

CPC Action
September 19, 2019

Motion: In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until November 21, 2019, and to instruct staff to re-advertise the case to include consideration of a new planned development district for mixed uses.

Maker: Murphy
Second: MacGregor
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley

Against: 0
Absent: 1 - Tarpley
Vacancy: 2 - District 8, District 12

Notices: Area: 400 Mailed: 86
Replies: For: 1 Against: 2

Speakers: None

November 21, 2019

Motion: In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until December 12, 2019.

Maker: Murphy
Second: MacGregor
Result: Carried: 12 to 0

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

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

Notices: Area: 500 Mailed: 94
Replies: For: 0 Against: 2

Speakers: For: None
For (Did not speak): Brad Williams, Address not given
Against: None

December 12, 2019

Motion: In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until January 9, 2020.

Maker: Murphy
Second: Schwope
Result: Carried: 12 to 0

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

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

Notices: Area: 500 Mailed: 94
Replies: For: 2 Against: 4

Speakers: None

January 9, 2020

Motion: In considering an application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration given to a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road, it was moved to **hold** this case under advisement until January 23, 2020.

Maker: Murphy
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

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

Notices: Area: 500 Mailed: 94
Replies: For: 2 Against: 4

Speakers: None

January 23, 2020

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses, subject to a conceptual plan and conditions (as briefed) with the insertion of an additional provision in Section 109 as follows: "and if a minimum of 2.5 percent of the dwelling units are available to households earning at or below 100 percent AMFI" on property zoned an MF-2(A) Multifamily District, on the west line of Manderville Lane, south of Meadow Road.

Maker: Murphy
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

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

Notices: Area: 500 Mailed: 94
Replies: For: 2 Against: 4

Speakers: For: Brad Williams, 2728 Harwood St., Dallas, TX, 75201
For (Did not speak): Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Against: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P- ____ .101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on ____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the west line of Manderville Lane, south of Meadow Road. The size of PD ____ is approximately 6.4 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) BUFFER ZONE means the area between the back of curb and the sidewalk.

(2) STOOP means a small porch that may include stairs leading to the entrance of a ground-level dwelling unit.

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

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- _____.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

(b) When the provisions of Section 51P-_____.114 are met, the following main use is permitted by right:

- Adult day care facility.
- Child-care facility.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Financial institution without drive-in window.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Hotel or motel.
- Library, art gallery, or museum.
- Office.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Transit passenger shelter.

SEC. 51P- _____.108. ACCESSORY USES.

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

SEC. 51P-____.109. 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 in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Side yard setback. Minimum side yard setback along the southern district boundary is 15 feet.

(c) Development bonuses. When the provisions of Section 51P-____.114 and Section 51P-____.115 are met and if a minimum of five percent of the units are available to households earning at or below 80 percent AMFI, as defined in Chapter 20A, plus if a minimum of two-and-a-half percent of the units are available to households earning between 81 and 100 percent AMFI and offered at affordable rent prices, the following development bonuses apply:

(1) Dwelling unit density. Maximum dwelling unit density is 75 units per acre.

(2) Height. Maximum height is 85 feet.

(3) Lot Coverage. Maximum lot coverage is 80 percent.

(4) Lot Size. No minimum lot area per dwelling unit is required in this district.

(5) Floor area ratio. For nonresidential uses, maximum floor area ratio is 1.6.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- ____ .114. URBAN DESIGN STANDARDS

(a) Applicability. Compliance with this section is required to obtain development bonuses in Sec. 51P- ____ .109.

(b) Sidewalks.

(1) Width. A minimum seven-foot wide unobstructed sidewalk is required within or adjacent to Manderville Lane. An additional minimum five-foot area must be provided between the street curb and sidewalk that may utilize tree grates, open planters, general planting or impervious paving.

(2) Continuity. Sidewalks must be continuous and generally level across all driveways and curb cuts and must be constructed to be at the same grade as the existing sidewalk.

(3) Easement required. If a sidewalk is located on private property, sidewalk easements must be dedicated to the City.

(c) Pedestrian Amenities.

(1) Bicycle racks. In addition to the bicycle parking requirements of Section 51A-4.333, a minimum of one bicycle rack parking space for each street-level accessible unit is required. Bicycle racks may be collocated in one central facility and location.

(2) Benches. A minimum of one bench for every 100 feet of street frontage is required adjacent to the public sidewalk. In determining the required number of benches, fractional numbers are counted to the nearest whole number, with one-half counted as an additional space.

(d) Ground level mechanical equipment.

(1) Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment must be screened with a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees.

(2) No aboveground utilities may be placed within the required sidewalk planting zone or clear zone.

(e) Pedestrian Lighting. Pedestrian lighting shall be provided at regular intervals

along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Pedestrian lighting shall be:

- (1) spaced between 75 and 100 feet apart,
- (2) directed downward and away from adjacent properties, and
- (3) a maximum height of 20 feet.

(f) Ground-level entries.

(1) For multifamily uses, a minimum of 60 percent of the street-facing, lowest level dwelling units must have:

- (A) individual entries directly from the outside;
- (B) street access; and
- (C) improved paths connecting the dwelling unit to the sidewalk.

(2) Any multifamily unit counted toward this requirement must have individual entries, stoops, or porches that are elevated a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(g) Fencing. Fencing of private multifamily front yards are limited to a maximum height of 36 inches.

(h) Architectural elements.

(1) Corners and entries. At least one of the following architectural elements shall be provided at all building corners and at public entry points:

- (i) canopies;
- (ii) awnings;
- (iii) variations in building massing;
- (iv) increased transparency; or
- (v) variations in fenestration.

(2) Building articulation. For every 125 feet of horizontal building facade length, a minimum two-foot variation within the vertical plane must be provided.

(i) Service and loading. Service entries and back-of-house functions are prohibited along Manderville Lane, and must be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

(j) Parking structures.

(1) Ground level activation. Except for points of vehicle ingress/egress, street-facing facades for above ground parking structures must be wrapped by occupiable building area.

(2) Screening. All other aboveground parking structure facades must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening. (Ord. ____)

SEC. 51P- ____ .115. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P- ____ .109(c).

(b) Compliance with Section 51A-4.1107 is not required.

SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

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

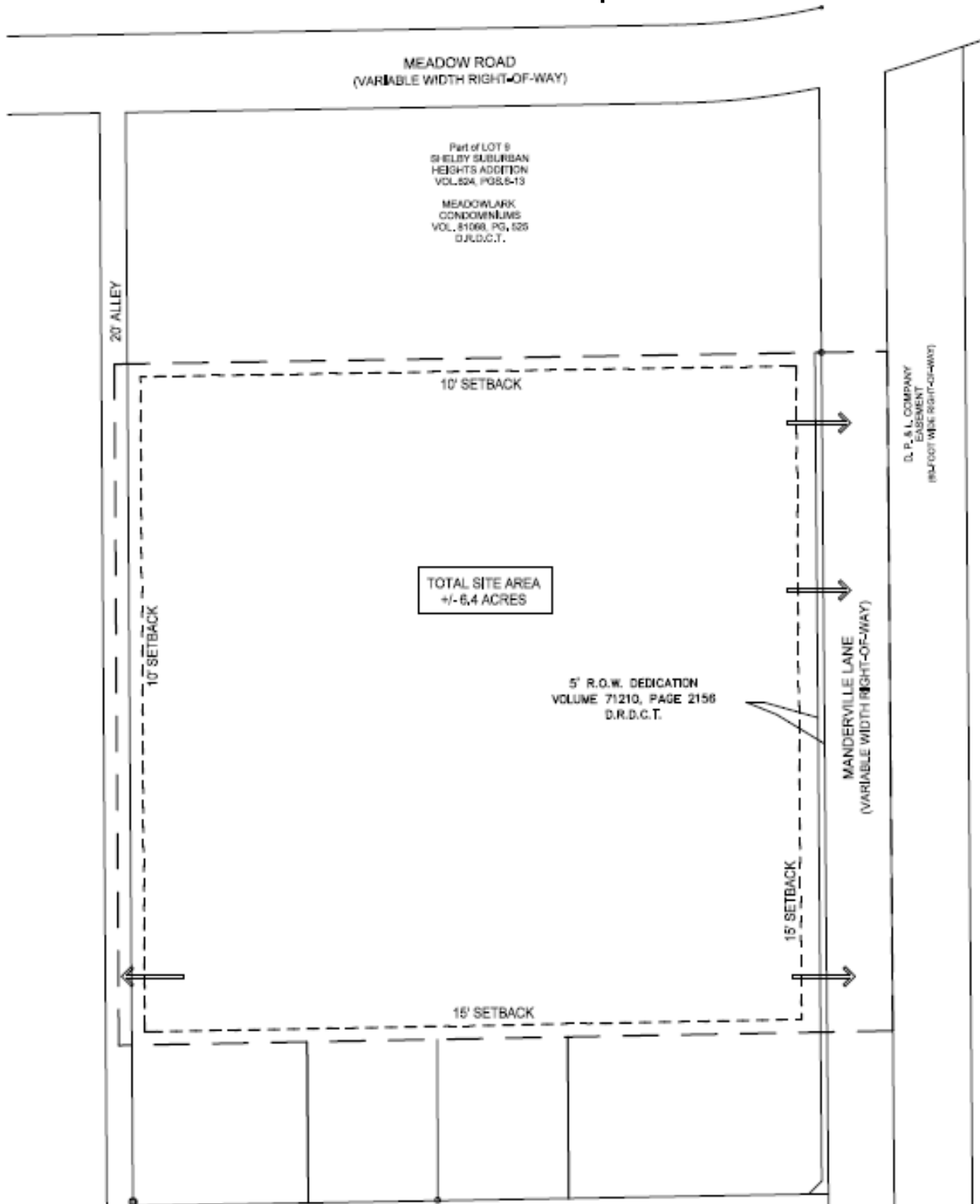
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .117. 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.

CPC Recommended Conceptual Plan



SITE DATA TABLE

USE	ACERAGE	LOT COVERAGE	MAX. DENSITY	MAX. BLDG. HT.
SEC. 51P, 107	+/- 6.4	MAX. 80%	RESIDENTIAL: 12 UNITS/AC COMMERCIAL: 12 UNITS/AC	85' and 5 STORIES

LEGEND

- BUILDING AREA
- APPROX. POINT OF ACCESS

STAFF RECOMMENDED DEED RESTRICTIONS
Only applicable in the event an MU-2 District is approved

1. The following uses are prohibited on the Property:
 - Alternative financial establishment.
 - Attached non-premise sign.
 - Auto service center.
 - Car wash.
 - Carnival or circus.
 - Cemetery or mausoleum.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial radio or television transmitting station.
 - Country club with private membership.
 - Electrical substation.
 - Gas drilling and production.
 - Halfway house.
 - Helistop.
 - Labor hall.
 - Liquor store.
 - Local utilities.
 - Paraphernalia shop.
 - Radio, television, or microwave tower.
 - Residential hotel.
 - Swap or buy shop.
 - Tool or equipment rental.
2. Any multifamily development on the Property shall adhere to the following, urban design standards:
 - A. Sidewalks. Sidewalks within and adjacent to Mandeville Drive shall provide a minimum 7-foot wide sidewalk with an additional minimum 5-foot landscape buffer utilizing tree grates, open planters, or a parkway area, between the back of curb and the sidewalk (“Landscape Buffer Zone”). Sidewalks shall be continuous and generally level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk. If a sidewalk is located on private property, the Owner will dedicate a sidewalk easement to the City.
 - B. Pedestrian Amenities. A minimum of one bicycle rack parking space shall be provided for each street-level accessible unit provided. Bicycle racks can be collocated in one central facility and location.
 - C. Street Trees. Street trees shall be provided within the Landscape Buffer Zone and should be spaced 30 feet on center, except where conflicts with utilities and driveways exist or subsurface conditions discourage the installation of street trees.

D. Mechanical Equipment. Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment shall be located out of view from the public right-of-way. When conditions do not permit equipment to be out-of-view from the public right-of-way, same shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees. No aboveground utilities may be placed within the required sidewalk planting zone or clear zone.

E. Lighting. Pedestrian lighting shall be provided at regular intervals along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Lighting must be directed downward and away from adjacent properties. Lighting shall be spaced between 75 and 100 feet apart.

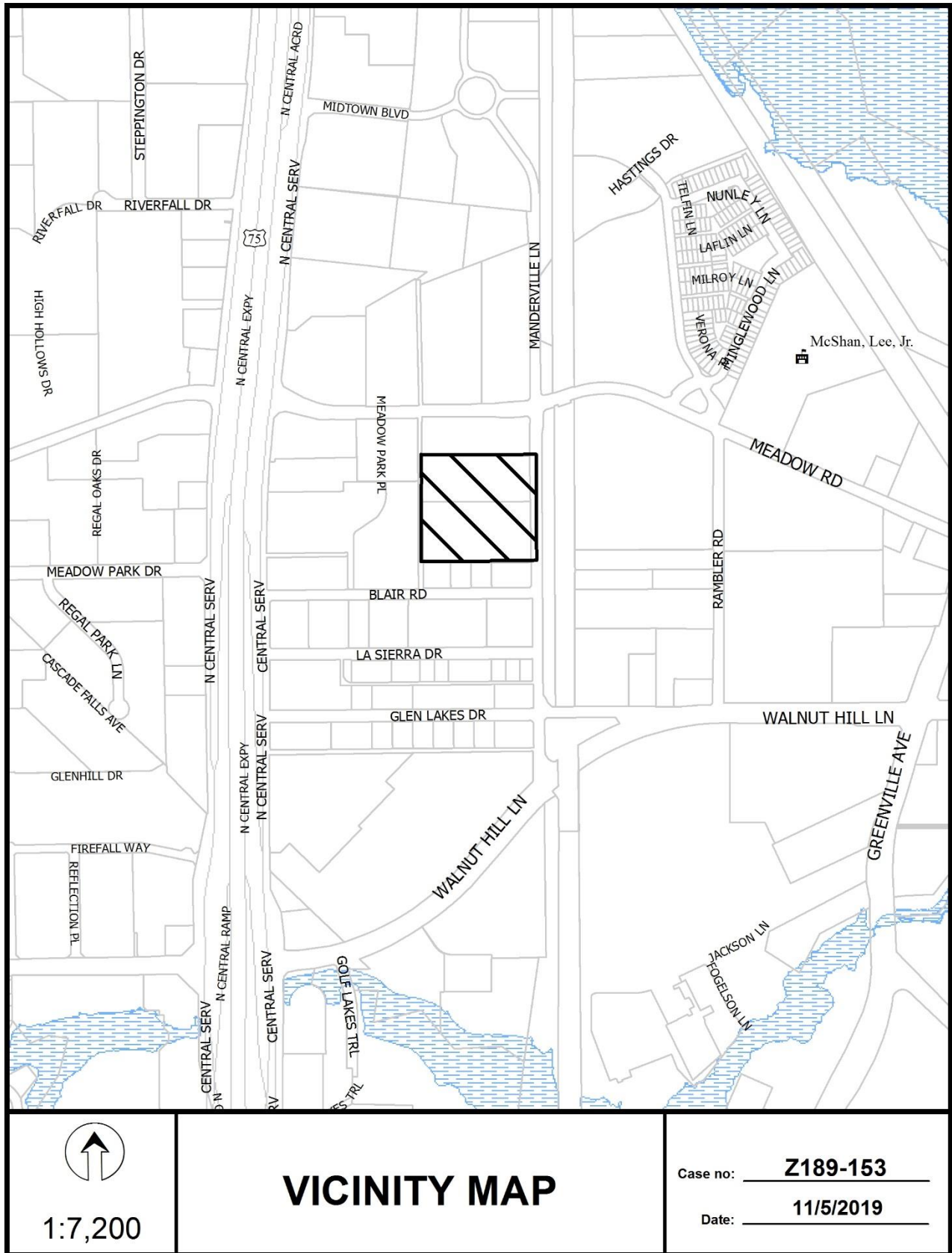
F. Ground Floor Entries. A minimum of 60 percent of the street-facing, lowest level dwelling units must have: (i) individual entries directly from the outside; (ii) street access; and (iii) improved paths connecting the dwelling unit to the sidewalk. Each of these units must have individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch. Any fencing of private front yards shall be permitted to a maximum of 36 inches in height.

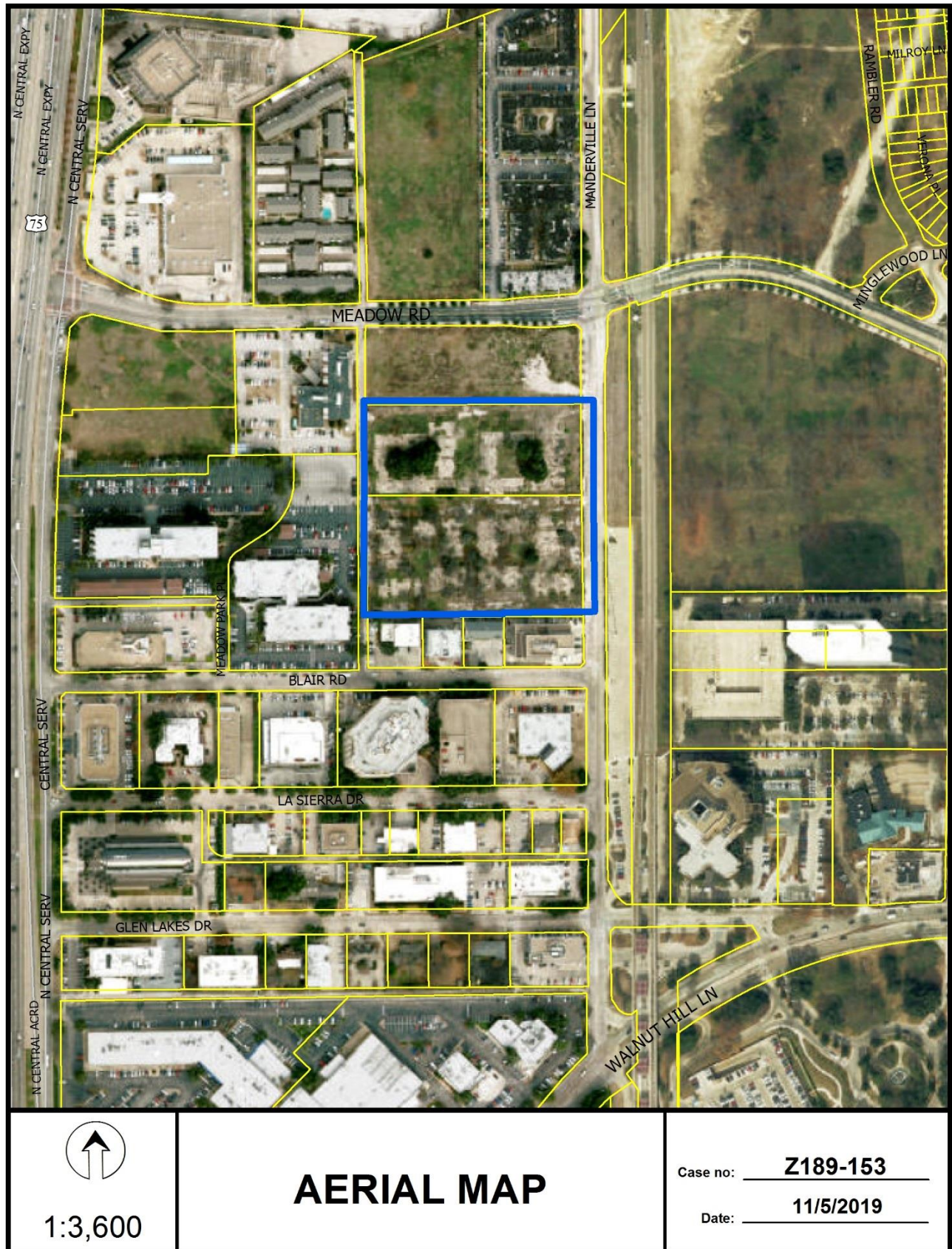
G. Architectural Elements. Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, variations in building massing, increased transparency, and variations in fenestration. The ground-level of buildings shall provide a minimum of 10% transparency for all street-facing facades. For every 125 feet of building facade length, a minimum two-foot variation within the vertical plane must be provided.

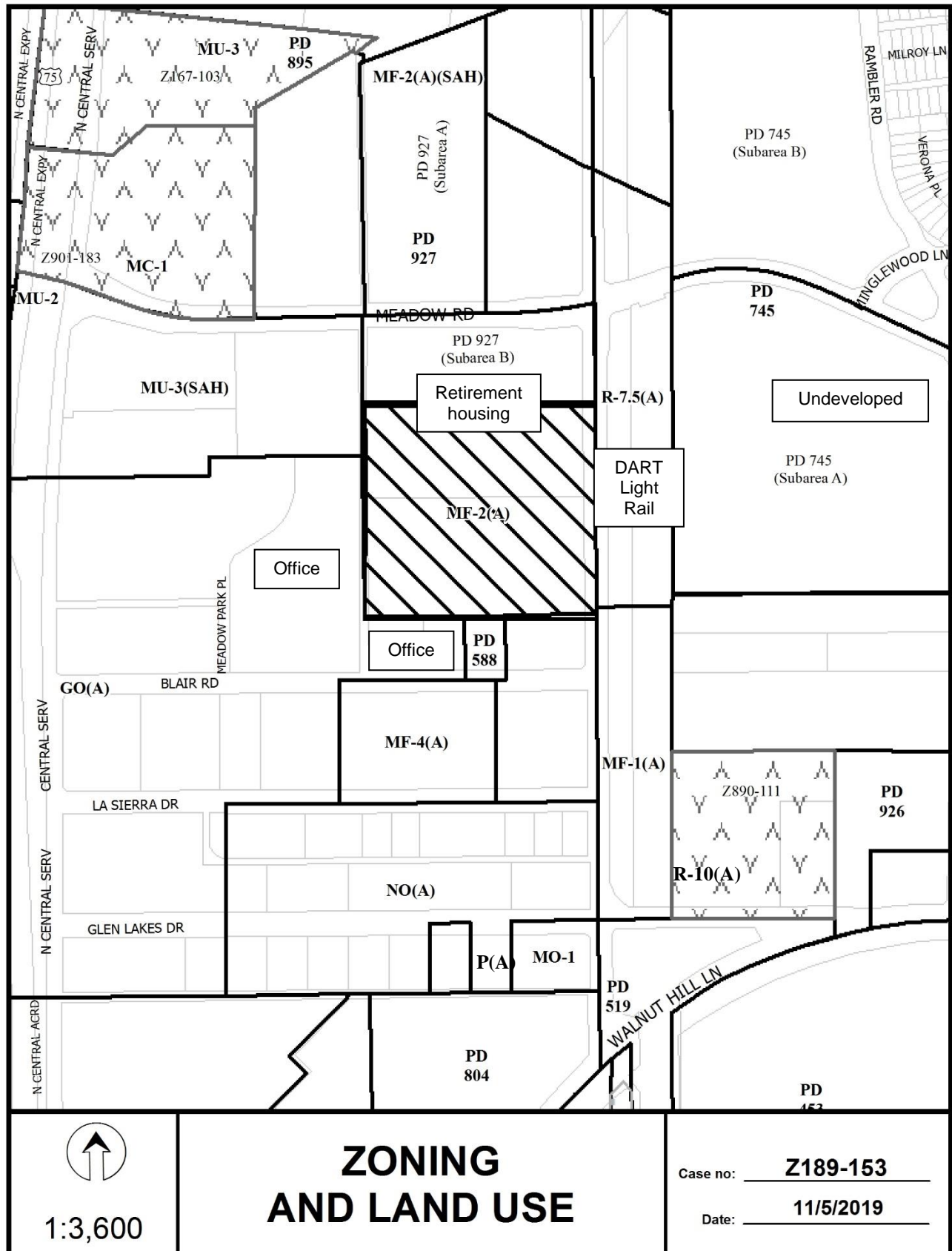
H. Service and Loading. Service entries and back-of-house functions shall not be located along Manderville Lane, and should be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

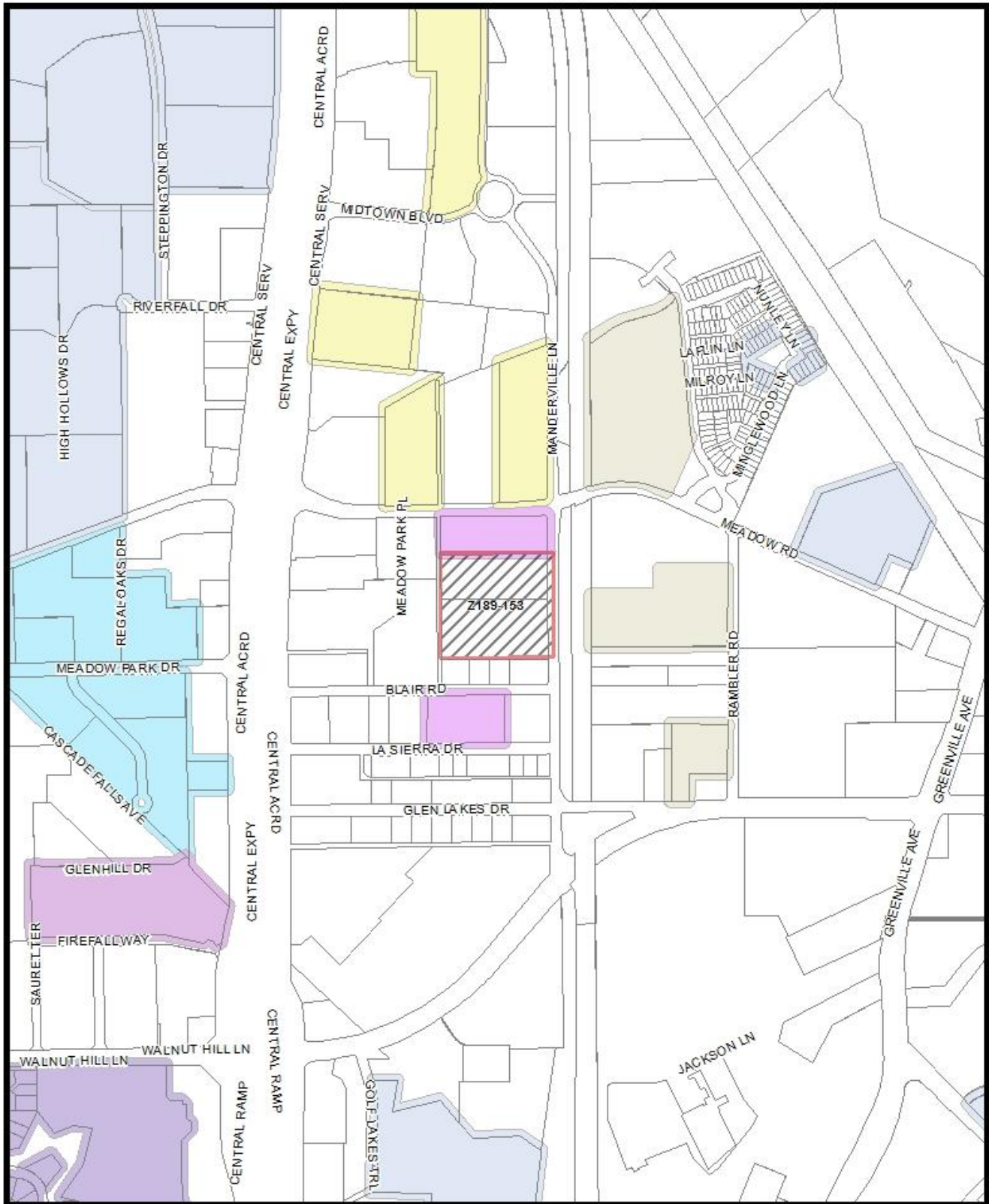
I. Surface Parking. All surface parking must be screened from the street and residentially zoned property. A minimum screening height of 3.5 feet above the parking surface is required and may incorporate building elements, a plaza or landscape zone that serves to visually screen parking while introducing occupiable amenitized pedestrian space.

J. Parking structures. All above ground parking structures must be wrapped by occupiable building area or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening.









Market Value Analysis

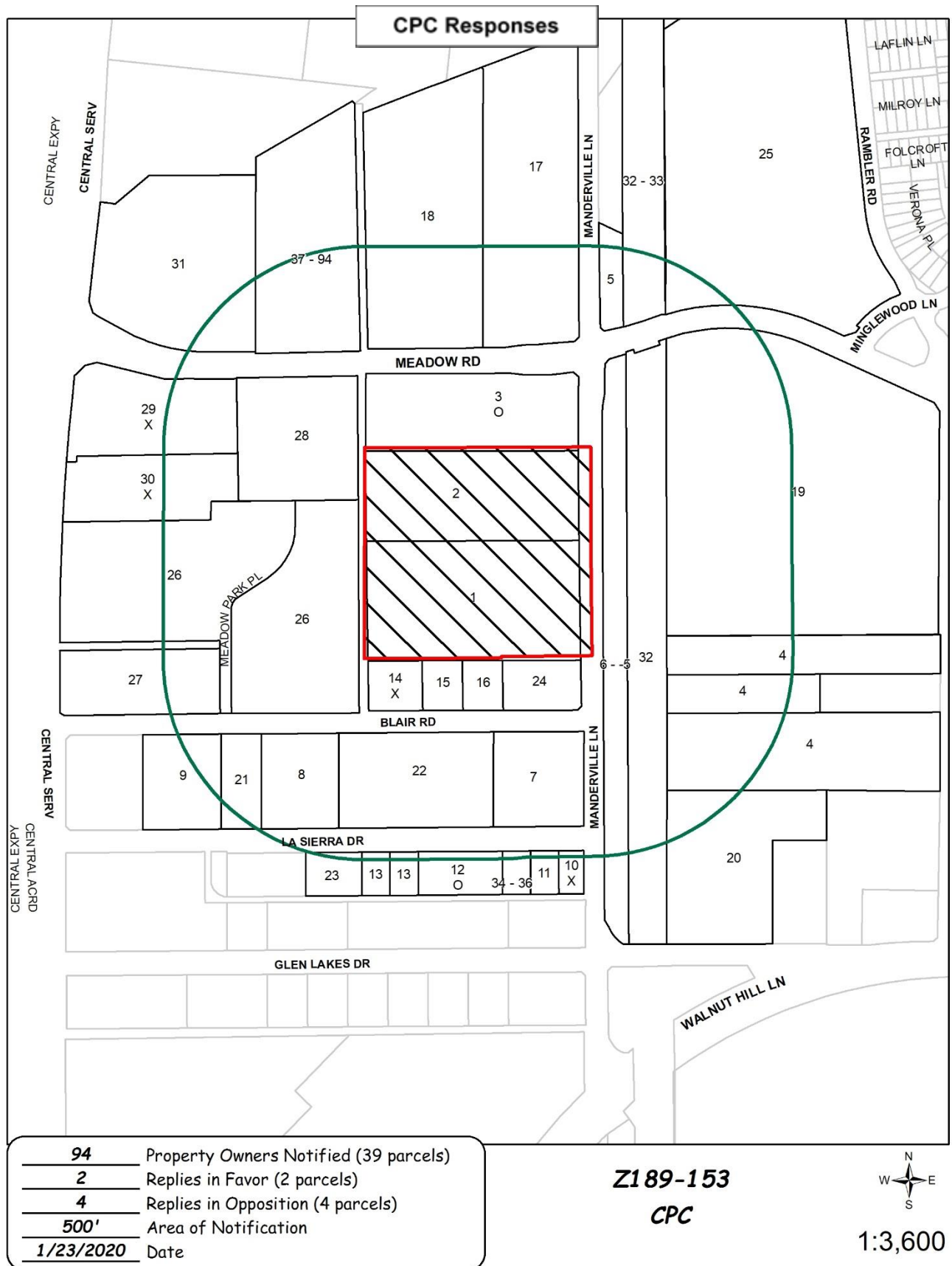
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Market Value Analysis

Printed Date: 11/5/2019



01/22/2020

Reply List of Property Owners***Z189-153******94 Property Owners Notified 2 Property Owners in Favor 4Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7735 MANDERVILLE LN	TENIR LLC
	2	7777 MANDERVILLE LN	TENIR LLC
O	3	8130 MEADOW RD	ADORA 9 REALTY
	4	7537 RAMBLER RD	IPXI RAMBLER INVESTORS LLC
	5	7700 GLEN LAKES DR	ONCOR ELECRCIC DELIVERY COMPANY
	6	7700 GLEN LAKES DR	ONCOR ELECRCIC DELIVERY COMPANY
	7	5459 LA SIERRA DR	MANDERVILLE LANE
	8	5445 LA SIERRA DR	DALLAS LA SIERRA GROUP LLC
	9	5421 LA SIERRA DR	EYECARE REAL PPTIES LLC
X	10	5496 LA SIERRA DR	MAIN ST ROSS PARTNERS LTD
	11	5494 LA SIERRA DR	MISTER PRESTON LLC
O	12	5480 LA SIERRA DR	5480 LA SIERRA LLC
	13	5468 LA SIERRA DR	5468 LA SIERRA PARTNERS LLC
X	14	5465 BLAIR RD	WILSON THOMAS G JR
	15	5473 BLAIR RD	FN BLAIR ROAD LLC
	16	5481 BLAIR RD	LOPO PROPERTIES LLC
	17	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD
	18	8111 MEADOW RD	FIRST BAPTIST REALTY LLC
	19	8240 MEADOW RD	MP DALLAS PROJECT OWNER LLC
	20	5515 GLEN LAKES DR	ASPECT LCS LEASING WP LLC
	21	5433 LA SIERRA DR	LASIERRA 5433 LLC
	22	5455 LA SIERRA DR	SNH IL PROPERTIES TRUST
	23	5454 LA SIERRA DR	SERIES A OF 5454 CAPITAL LLC
	24	5489 BLAIR RD	SOUTHWEST TRANSPLANT ALLIANCE INC
	25	8213 MEADOW RD	TKG VALENCIA MIDTOWN LLC
	26	10300 N CENTRAL EXPY	AREA EY MEADOW CENTRAL LLC

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	27	10210 N CENTRAL EXPY	NCX 10210 OFFICE LP
	28	8050 MEADOW RD	HTA DALLAS LTAC LLC
X	29	10370 N CENTRAL EXPY	MEADOW HOSPITALITY LP
X	30	10350 N CENTRAL EXPY	MEADOW TWO HOSPITALITY LP
	31	10400 N CENTRAL EXPY	MISI REALTY CC DALLAS LP
	32	401 S BUCKNER BLVD	DART
	33	401 S BUCKNER BLVD	DART
	34	5477 GLEN LAKES DR	FIRST 5477 LTD
	35	5477 GLEN LAKES DR	DALLAS FORT WORTH IVF REALTY LP
	36	5477 GLEN LAKES DR	NT PSYCHIATRIC ALLIANCE
	37	8059 MEADOW RD	MESSEYE ABEIR
	38	8059 MEADOW RD	TODORA TONY
	39	8057 MEADOW RD	MEADOWS NORTH INVESTMENTS LLC
	40	8057 MEADOW RD	8057 MEADOW ROAD #201 LAND TRUST
	41	8057 MEADOW RD	NEWAY ZEKARIAS
	42	8057 MEADOW RD	ABEBE ZUFAN
	43	8055 MEADOW RD	COOMER JEFFREY
	44	8055 MEADOW RD	CUNNINGHAM SHEREICE
	45	8057 MEADOW RD	CUNNINGHAM SHEREICE
	46	8055 MEADOW RD	MEADOWS NORTH REALTY LLC
	47	8055 MEADOW RD	RUDOLPH JAMAAL
	48	8065 MEADOW RD	MALLARD WARREN L
	49	8065 MEADOW RD	HUEY JOSEPH D & LORI A
	50	8067 MEADOW RD	CHILDRESS CAROLYN H
	51	8065 MEADOW RD	JORDAN JAMES C &
	52	8067 MEADOW RD	SHARP ABRAHAM E & SUSAN A
	53	8069 MEADOW RD	EXCESS SPORTS & ENTERTAINMENT
	54	8069 MEADOW RD	HARTGROVE GRACE T
	55	8069 MEADOW RD	ASKY MAZYAR
	56	8069 MEADOW RD	PEREYDA MIRANDA
	57	8071 MEADOW RD	GARCIA CYNTHIA

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58	8071	MEADOW RD	WOLTER DIANE
59	8071	MEADOW RD	GENAYE WOYINSHET T
60	8071	MEADOW RD	YANACEK CANDACE L
61	8075	MEADOW RD	PINNEBOG INVESTMENTS LLC
62	8075	MEADOW RD	WOODHEAVEN LIVING LLC
63	8075	MEADOW RD	SINGLETON PAULA K
64	8075	MEADOW RD	MEDINA JUANA
65	8081	MEADOW RD	MISGINA HAIMANOT BERAK
66	8081	MEADOW RD	SALCEDO DANNIEL E
67	8081	MEADOW RD	SOLOMON YEMANE KIFLU
68	8081	MEADOW RD	VILLAFUERTE ARMANDO
69	8083	MEADOW RD	MAYO HEDWIG J
70	8083	MEADOW RD	VALDEZ FEDERICO C &
71	8083	MEADOW RD	ARMSTRONG YENY A
72	8083	MEADOW RD	DAN YARON MOSHE MOSSES
73	8085	MEADOW RD	KELSO JOSHUA & TERRY D
74	8085	MEADOW RD	EXCESS MEDIA LLC
75	8085	MEADOW RD	MEADOW 8085#226 LAND TRUST
76	8085	MEADOW RD	MITCHELL LAURENCE
77	8087	MEADOW RD	SULLIVAN DEIRDRE
78	8087	MEADOW RD	KIRK CHARLES GLEN
79	8087	MEADOW RD	HOLAN ANTHONY N &
80	8089	MEADOW RD	GLO NITE INC
81	8089	MEADOW RD	JOHNSTON HILLARY
82	8089	MEADOW RD	HAILE TESHOME S
83	8091	MEADOW RD	BENAVIDES OSCAR R JR
84	8091	MEADOW RD	ALEMU HULUMSEW ABEBE
85	8093	MEADOW RD	KENNEDY MATTHEW
86	8093	MEADOW RD	BENEVIDES OSCAR
87	8093	MEADOW RD	SELAMAWIT ABRAHA
88	8095	MEADOW RD	MIZU KASSAHUN

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89	8095	MEADOW RD	TAN JINI L
90	8095	MEADOW RD	SHEPHERD MARGARET
91	8095	MEADOW RD	SEUBERT SALLY A
92	8095	MEADOW RD	STOKES CATRIONA
93	8095	MEADOW RD	FOSTER CORRIE LEE
94	8079	MEADOW RD	MEADOWS NORTH REALTY LLC