

FILE NUMBER: Z190-281(CT)

DATE FILED: June 8, 2020

LOCATION: West corner of West Carroll Avenue and Bryan Street

COUNCIL DISTRICT: 2

MAPSCO: 46 A

SIZE OF REQUEST: ±0.874 acres

CENSUS TRACT: 15.03

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Carroll & Bryan, LLC

REQUEST: An application for an amendment to Tract 1 within Planned Development District No. 324

SUMMARY: The purpose of the request is to allow for the adaptive reuse of an existing building to allow for multifamily uses and live/work units.

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

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

BACKGROUND INFORMATION:

- The property is currently developed with an approximately 22,531-square-foot structure. The structure served as the former bakery for the Mrs. Baird’s Bread Company.
- The purpose of the request is to create a mixed-use development to include multifamily uses and live/work units on the subject site.

Zoning History: There has been five zoning requests in the surrounding area in the past five years:

1. **Z167-160:** On June 14, 2017, City Council created Planned Development District No. 987 for MF-2(A) uses.
2. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District.
3. **Z189-353:** On January 29, 2020, an application for a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District was withdrawn.
4. **Z190-237:** On January 27, 2021, the City Council approved an amendment to Planned Development District No. 298, the Bryan Area Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Carroll Avenue	Local	60’
Bryan Street	Local	90’
Burlew Street	Local	45’

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 land use goals and policies of the Comprehensive Plan.

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

NEIGHBORHOOD PLUS PLAN

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

BRYAN PLACE (Planned Development District 298 Bryan Area Study), (2004)

Vision:

The recommendations were developed to help improve PD 298's development potential, increase the appeal of the district, and encourage investment into the area. They were also given to help improve the pedestrian activity throughout the district and create a more vibrant community.

Sub-area 9: Carroll, Swiss, Peak, San Jacinto area — Residential and retail development, cultural enhancement area.

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 324, Tract 1	Vacant
Northwest	Planned Development District No. 324, Tract 2 and Tract 3	Retail, Multifamily
Northeast	Planned Development District No. 298 Subarea 9 – MU-1	Undeveloped Retail
Southeast	Planned Development District No. 398; Planned Development District No. 298 Subarea 9 – MU-1	Bar, Undeveloped
Southwest	Planned Development District No. 298 Subarea 9 – MU-1	Undeveloped

Land Use Compatibility:

The subject site is zoned Tract 1 within Planned Development District No. 324. The purpose of the request is to amend the PD to allow for the adaptive reuse of the former bakery. The PD conditions seek to incentivize maintaining the original building through parking reductions for the multifamily uses. The proposed amendment would allow a custom architectural detailing fabrication and a mix of multifamily units and live/work units with surface parking and proposed off-street parking along Bryan Street. Tract 2 is currently developed with a multifamily development and Tract 3 is developed with an office showroom warehouse use.

Currently, Tract 1 allows for a maximum floor area of 43,280 square feet. The applicant proposes a maximum floor area of 45,000 square feet. Height and lot coverage are to remain the same in within Tract 1 of the PD.

Surrounding land uses include a bar to the southeast, undeveloped tracts to the southwest, multifamily developments to the northwest, and retail uses to the northeast.

The proposed conditions for Tract I allow for MU-1 Mixed Use District uses and add the uses of custom architectural detailing fabrication and live/work unit. The maximum floor area within the tract is proposed to be 45,000 square feet and the maximum number of dwelling units is 38. Parking for the legacy building in Tract 1 is as follows: one per 1,000 square feet for a custom architectural detailing fabrication, one space per live/work unit, one space per dwelling unit for multifamily, and one per 500 square feet for office uses, which deviates from City code parking. Also, the applicant seeks to use off-street parking abutting the site to be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

The applicant also seeks to add legacy building designation for the existing building and to define and add the custom architectural detailing fabrication and live/work unit uses for the site.

Staff supports the mixed-use development in the area and anticipates this development to be an asset to the surrounding community, which is comprised of residential and retail uses.

At the City Plan Commission hearing, the definition for a Legacy Building was revised to the following definition:

LEGACY BUILDING means a building constructed prior to 1930 that maintains the original street-facing facades within 20-feet of the public right-of-way along North Carroll Avenue and Bryan Street and maintains existing solid to void ratios, except the front entrance may be modified, and additional entrances may be added, and void areas may be increased. Windows and doors may be replaced and repaired, but, for windows, the size and number of panes must be maintained or increased, and for the entry door along North Carroll Avenue, the architectural canopy must be maintained or increased in size.

This was added to keep the nature of the existing building while allowing for both necessary and aesthetic modifications in the future. The applicant and commissioner agreed that a purpose statement for the tract would clarify the nature of the use in the legacy building.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PD No. 324, Tract 1	5'	No Minimum	Max Floor Area: 43,820 sq. ft.	36'	80%	N/A	Office, Industrial (Inside), Warehouse
Proposed: PD No. 324, Tract 1	5'	No minimum	Max Floor Area: 45,000 sq. ft	36'	80%	N/A	Multifamily, Office, Live/work

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 except for the following: one per 1,000 square feet for a custom architectural detailing fabrication, one space per live/work unit, one space per dwelling unit for multifamily, and one per 500 square feet for office uses. Per code, office uses are parked at one per 333 square feet of floor area.

Landscaping:

Landscaping must be provided in accordance with Article X, 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 subject site is uncategorized. Properties to the north are within Category “H” and properties south are within Category “E.”

Z190-281(CT)

List of Partners/Principals/Officers

Carroll & Bryan, LLC

NPMAM, LLC, Manager

Neal Morris, Manager

Mickey's Ventures, LLC, Manager

Grant Guest, Manager

CPC ACTION
January 9, 2020

Motion: It was moved to recommend **approval** of an amendment to Tract 1, subject to a development plan, a landscape plan, and staff's recommended conditions; as briefed, within Planned Development District No. 324, on the west corner of West Carroll Avenue and Bryan Street.

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

For: 13 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 86
Replies: For: 2 Against: 0

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

PROPOSED CONDITIONS

**ARTICLE
324.**

PD 324.

SEC. 51P-324.101. LEGISLATIVE HISTORY.

PD 324 was established by Ordinance No. 20484, passed by the Dallas City Council on October 25, 1989. Ordinance No. 20484 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-324.102. PROPERTY LOCATION AND SIZE.

PD 324 is established on property generally located at the west corner of Carroll Avenue and Bryan Street. The size of PD 324 is approximately 1.914 acres.

SEC. 51P-324.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(1) CUSTOM ARCHITECTURAL DETAILING FABRICATION means the fabrication of architectural elements, such as lamps, railings, embellishments, decorative ceilings, crown moldings and architectural details. The fabrication is small scale and totally within an enclosed space. The primary materials used in the fabrication include but are not limited to, metal plaster, wood, composition, stone or similar materials. This use also contains office areas as well as a showroom to display products.

(2) LEGACY BUILDING means a building constructed prior to 1930 that maintains the original street-facing facades within 20-feet of the public right-of-way along North Carroll Avenue and Bryan Street and maintains existing solid to void ratios, except the front entrance may be modified, and additional entrances may be added, and void areas may be increased. Windows and doors may be replaced and repaired, but, for windows, the size and number of panes must be maintained or increased, and for the entry door along North Carroll Avenue, the architectural canopy must be maintained or increased in size.

(3) LIVE/WORK UNIT means interior space that combines a residential and an office or retail and personal service use. A live/work unit is considered a residential use.

(c) Tracts I and II are considered to be a non-residential zoning district.

- (d) Tract III is considered to be a residential zoning district.

SEC. 51P-324.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 324A: Tracts I and II development plan.
- (2) Exhibit 324: Tract II development plan.
- (3) Exhibit 324B: landscape plan.
- (4) Exhibit 324C: Tract III development/landscape plan.

SEC. 51P-324.104. DEVELOPMENT PLANS.

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

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

(c) Tract III. Development and use of the Property must comply with the Tract III development/landscape plan (Exhibit 324C). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

SEC.51P-324.105. TRACT 1 PURPOSE.

The general objectives of the standards for Tract 1 are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (a) Preserve and enhance the historical, cultural, and architectural significance of the area; and
- (b) Strengthen the neighborhood identity.

SEC. 51P-324.106. USES.

(a) Tract I. Except as provided, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use 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 MU-1 Mixed Use District is subject to DIR in this district; etc.

The following uses are also permitted main uses.

-- Custom architectural detailing fabrication.

-- Live/work unit.

(b) Tracts I and II. The following uses are the only main uses permitted:

-- Office.

-- Industrial (inside), limited to fabric sewing.

-- Warehouse, limited to a facility for the inside storage and distribution of items produced or manufactured at the industrial (inside) uses located on the Property.

(c) Tract III. The following uses are the only main uses permitted:

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-209(b)(3) is not met.]*

-- Local utilities.

-- Multifamily.

-- Single family.

SEC. 51P-324.107. MAXIMUM FLOOR AREA AND DENSITY.

(a) Maximum floor area for non-residential uses. Total floor area for non-residential uses on the Property is limited to 66,677 square feet.

(b) Maximum floor areas on Tract I.

(1) Maximum floor area permitted on Tract I is ~~43,820~~ 45,000 square feet.

(2) ~~Maximum floor areas for all uses permitted on Tract I are as follows:~~

<u>Use Category</u>	<u>Maximum Floor Area (in square feet)</u>
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Office	800
Industrial (inside)	16,900
Warehouse	25,368

(2) Maximum number of dwelling units is 38.

(c) Maximum floor areas on Tract II. Maximum floor area permitted on Tract II is 15,047 square feet.

(1) Maximum floor areas for all uses permitted on Tract II are as follows:

<u>Use Category</u>	<u>Maximum Floor Area (in square feet)</u>
Office	800
Industrial (inside)	15,047
Warehouse	14,247

(d) Maximum density in Tract III. Maximum number of dwelling units is 10.

SEC. 51P-324.108. HEIGHT.

Maximum height for any structure on the Property is 36 feet.

SEC. 51P-324.109. LOT COVERAGE.

(a) Tracts I. Maximum lot coverage, including parking structures, is 80 percent.

(b) Tracts II. Maximum lot coverage, including parking structures, is 80 percent.

(c) Tract III. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For purposes of this subsection, Tract III is considered to be one lot.

SEC. 51P-324.110. SETBACKS.

(a) Tract I. The setbacks required for all structures on Tract I are as follows:

(1) Five-foot front yard setback. Encroachments such as awnings, balconies, ramps, retaining walls, stairs, and stoops are allowed into the required front yard and do not need to be shown on the development plan.

- (2) No minimum side and rear yard setbacks.
- (b) Tract II. The setbacks required for all structures on Tract II are as follows:
 - (1) Fifteen-foot front yard setback.
 - (2) Five-foot side and rear yard setbacks.
- (c) Tract III. The setbacks required for all structures on Tract III are as follows:
 - (1) Five-foot front yard setback.
 - (2) Five-foot side and rear yard setbacks.

SEC. 51P-324.111. OFF-STREET PARKING.

(a) Tract I.

(1) In general. Except as provide, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Legacy building uses. The following uses within a legacy building require the following parking.

(A) Custom architectural detailing fabrication. Minimum one space per 1,000 square feet of floor area.

(B) Live/work unit. Minimum of one space per unit is required.

(C) Multifamily. Minimum of one space per dwelling unit is required.

(D) Office. Minimum of one space per 500 square feet of floor area.

(b) ~~Tracts I and II~~. Parking must be provided in accordance with the ~~Tracts I and II~~ development plan. Parking for any future development not shown on the ~~Tracts I and II~~ development plan and for any expansion or conversion of the existing uses must be provided in accordance with the Dallas Development Code.

(c) Tract III. Two off-street parking spaces per dwelling unit are required. In addition, 0.25 unassigned off-street parking spaces per dwelling unit must be provided for use by visitors or residents.

(3) On-street parking.

(A) Except as provided in this subparagraph, any on-street parking

spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

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

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

SEC. 51P-324.111.1. TRACT III DEVELOPMENT.

(a) Except as provided in this section, a shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) Ingress and egress from the Property must be provided in the locations shown on the Tract III development/landscape plan. No other ingress or egress is permitted.

(c) The driveway or shared access area must have a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of pavement to the edge of pavement.

SEC. 51P-324.112. LANDSCAPING.

(a) Tracts I. Landscaping must be provided as shown on the landscape plans (Exhibit 324_). ~~All landscaping must be installed within six months of October 25, 1989.~~

(b) Tracts II. Landscaping must be provided as shown on the landscape plans (Exhibit 324_).

(c) Tract III. Landscaping must be provided as shown on the Tract III development/landscape plan (Exhibit 324 C).

(d) Maintenance. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-324.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) For a shared access development, monument signs are prohibited.

SEC. 51P-324.114. ADDITIONAL PROVISIONS.

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

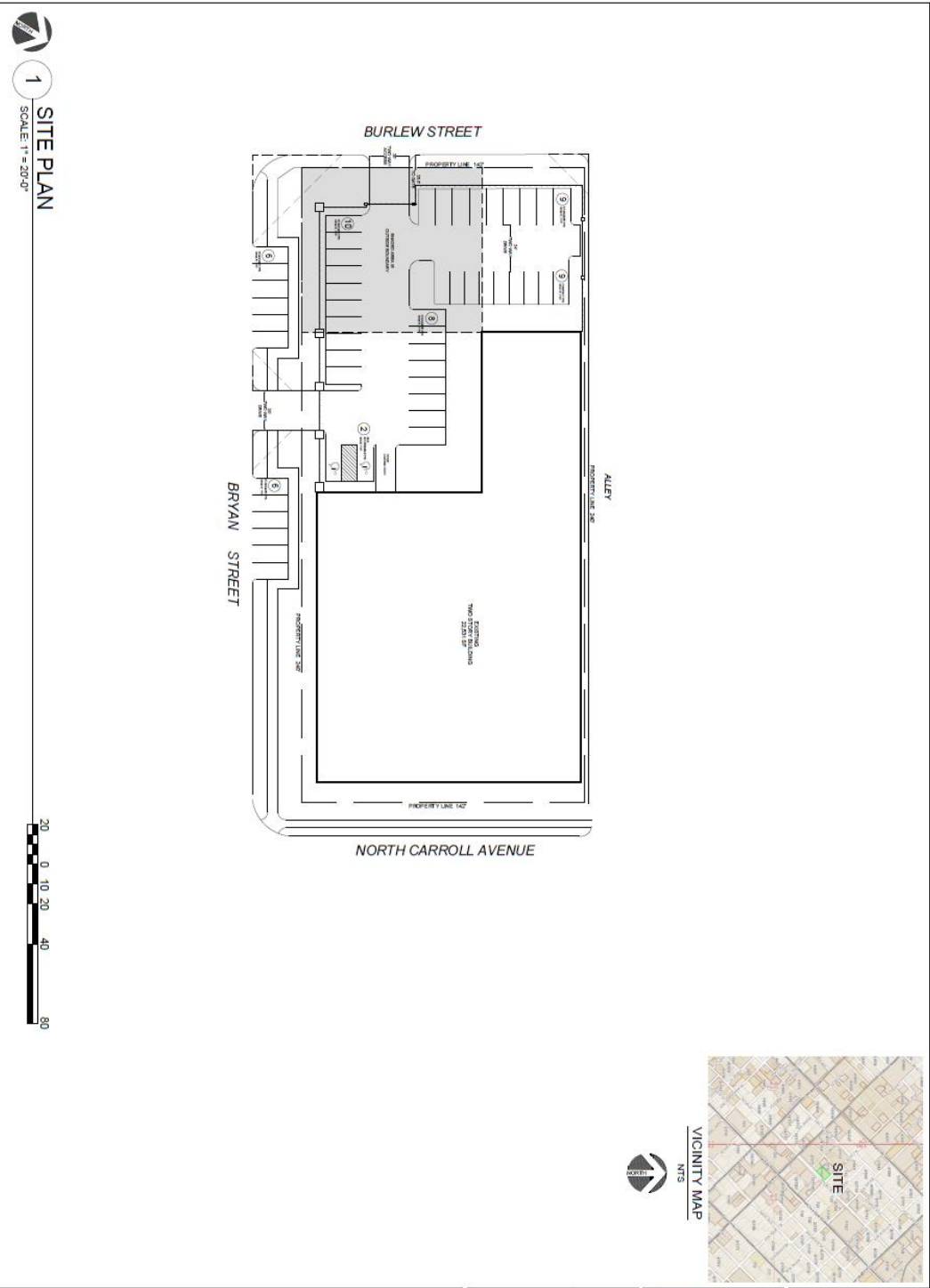
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-324.115. 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.

PROPOSED DEVELOPMENT PLAN



1 SITE PLAN
SCALE: 1" = 20'-0"



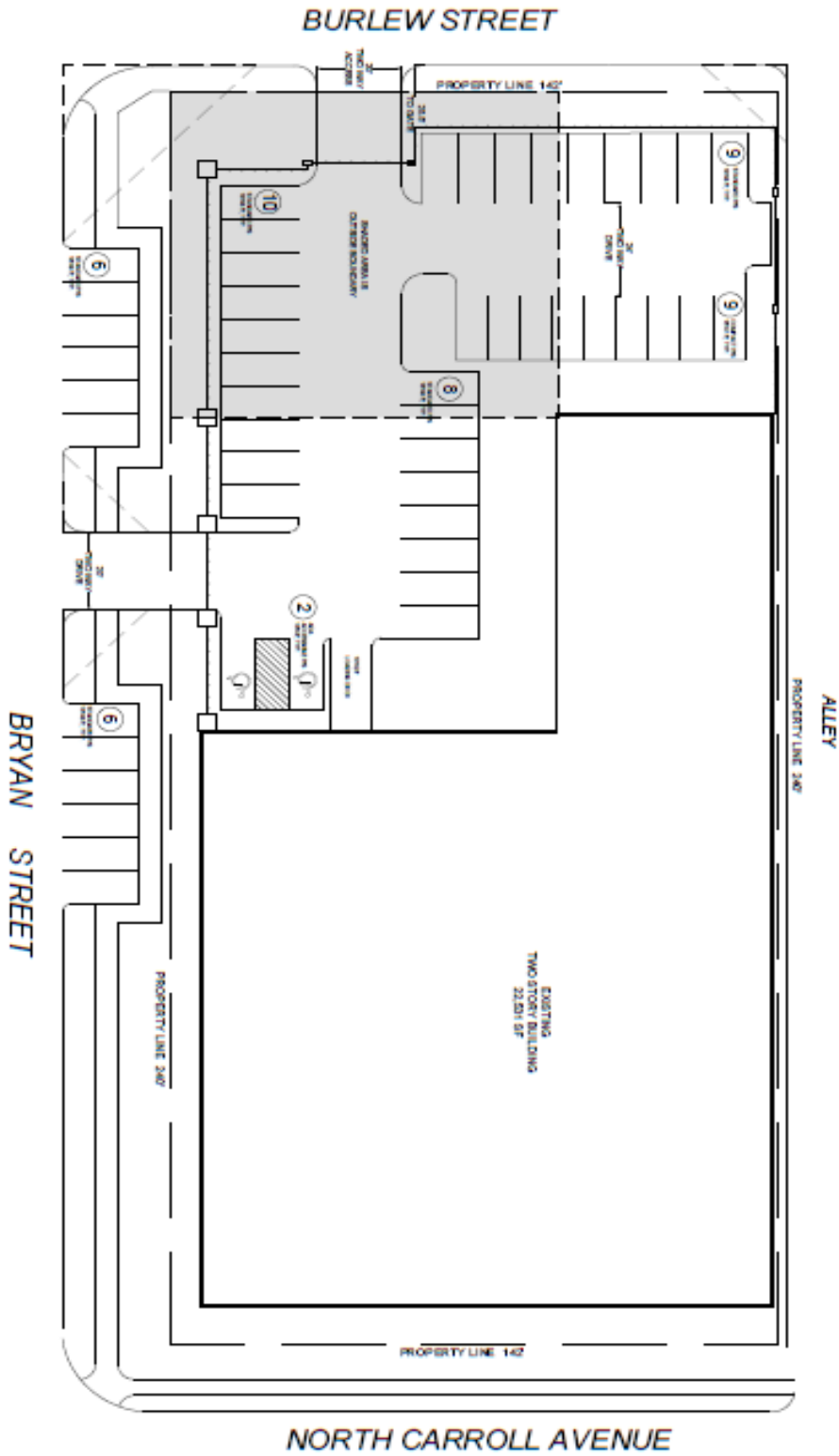
1401 N CARROLL AVENUE
CITY OF DALLAS, TEXAS

Baldwin
Associates

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rob@baldwinplanning.com

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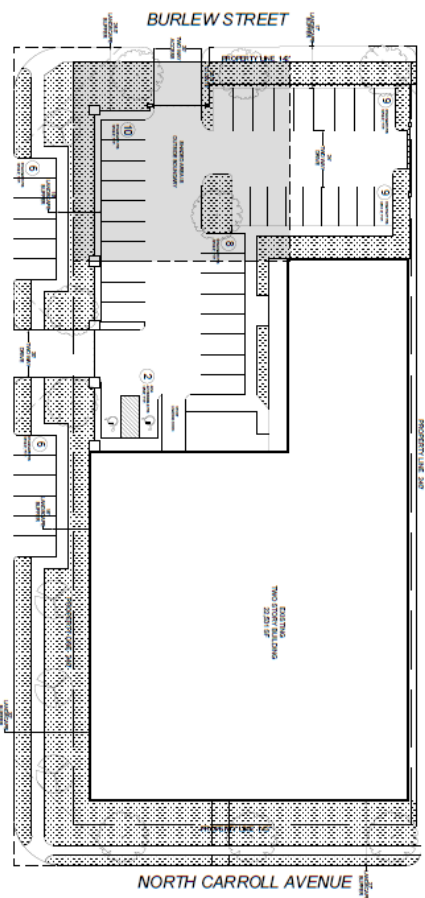
**PROPOSED DEVELOPMENT PLAN
(Enlarged)**



PROPOSED LANDSCAPE PLAN



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



PLANT MATERIAL LIST SUMMARY CHART	COMMON NAME	SIZE
LARGE CANOPY TREE OPTIONS		
9	LIVE OAK; RED OAK; LACEBARK ELM; MEXICAN SYCAMORE; BALD CYPRESS	4" CAL.; 10' MIN HT.; 45 GAL MIN. CONT.
MEDIUM CANOPY TREE OPTIONS		
4	CADDIS MAPLE; GINKGO BILOBA; CHINESE PISTACHE; RIVER BIRCH	3" CAL.; 8' MIN HT.; 45 GAL MIN. CONT.
SHRUBS / GROUND COVER / TURF GRASS		
12	LANDSCAPE AREA	



SITE INFORMATION
SITE AREA: 45,440 SF (1.04 ACRES)

LANDSCAPE REQUIREMENTS

- TREES: 11 TREES
- SITE TREES REQUIRED: 6,000 SF OF SITE AREA
- SITE TREES PROVIDED: 13 TREES
- STREET TREES REQUIRED: 12 TREES (1/40' OF FRONTAGE: 50A, U-40, U-44&L, U)
- STREET TREES PROVIDED: 12 TREES
- STREET BUFFER ZONE: 10 FT
- NORTH CARROLL AVE / BRYAN ST / BURLEW ST REQUIRED MIN.: 5 FT
- REQUIRED AVS: 10 FT

DESIGN OPTIONS

- LANDSCAPE POINTS REQUIRED: 20
- (1) PLANT MATERIAL BONUS
- ADDITIONAL PLANT MATERIAL: 5
- POINTS EARNED: 5
- (2) BUFFER ENHANCEMENT
- NORTH CARROLL AVE / BRYAN ST / BURLEW ST INCREASED BUFFER ZONE (LARGE): 15
- POINTS EARNED: 15
- TOTAL POINTS REQUIRED: 20
- TOTAL POINTS EARNED: 20

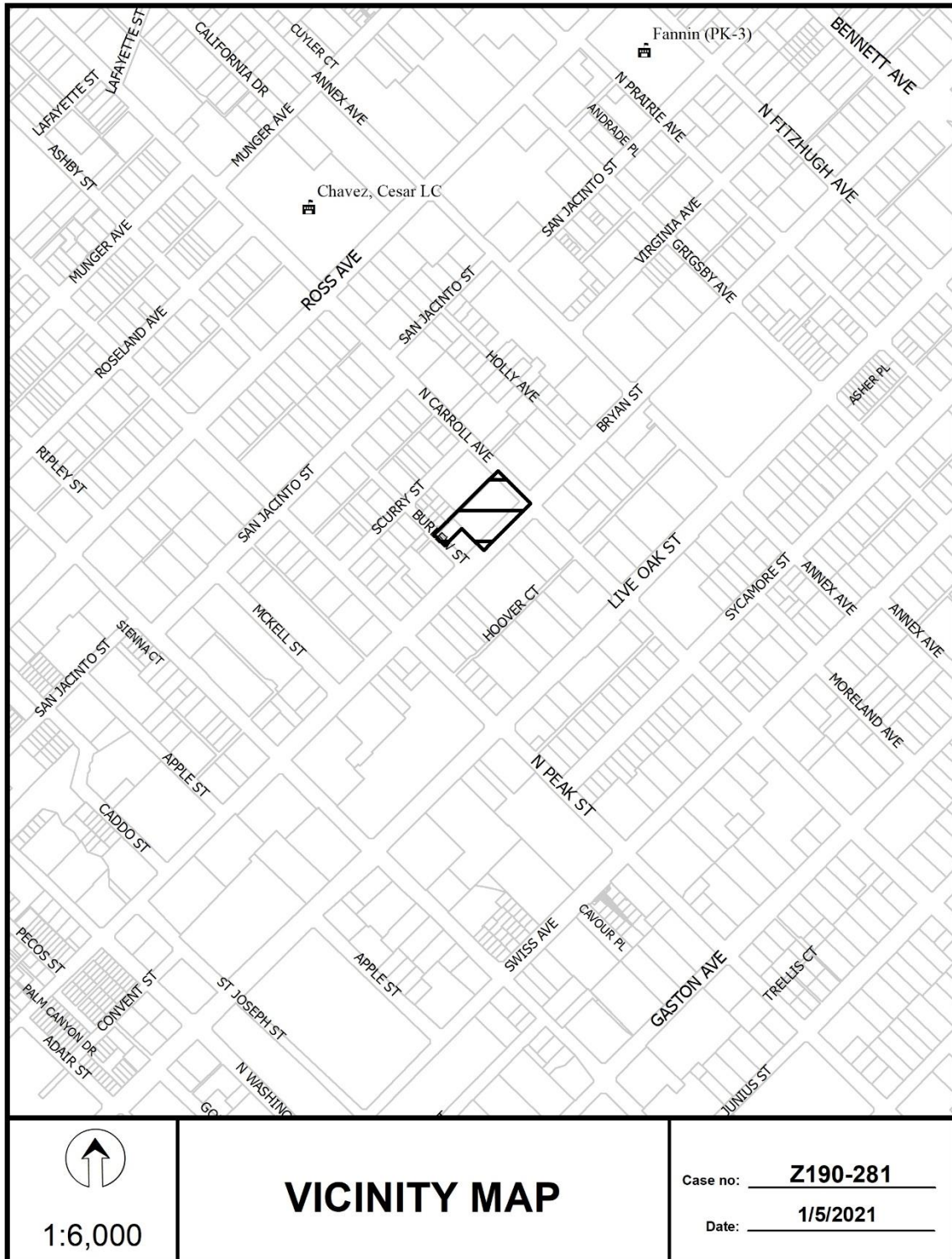
IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED PER CITY REQUIREMENTS.

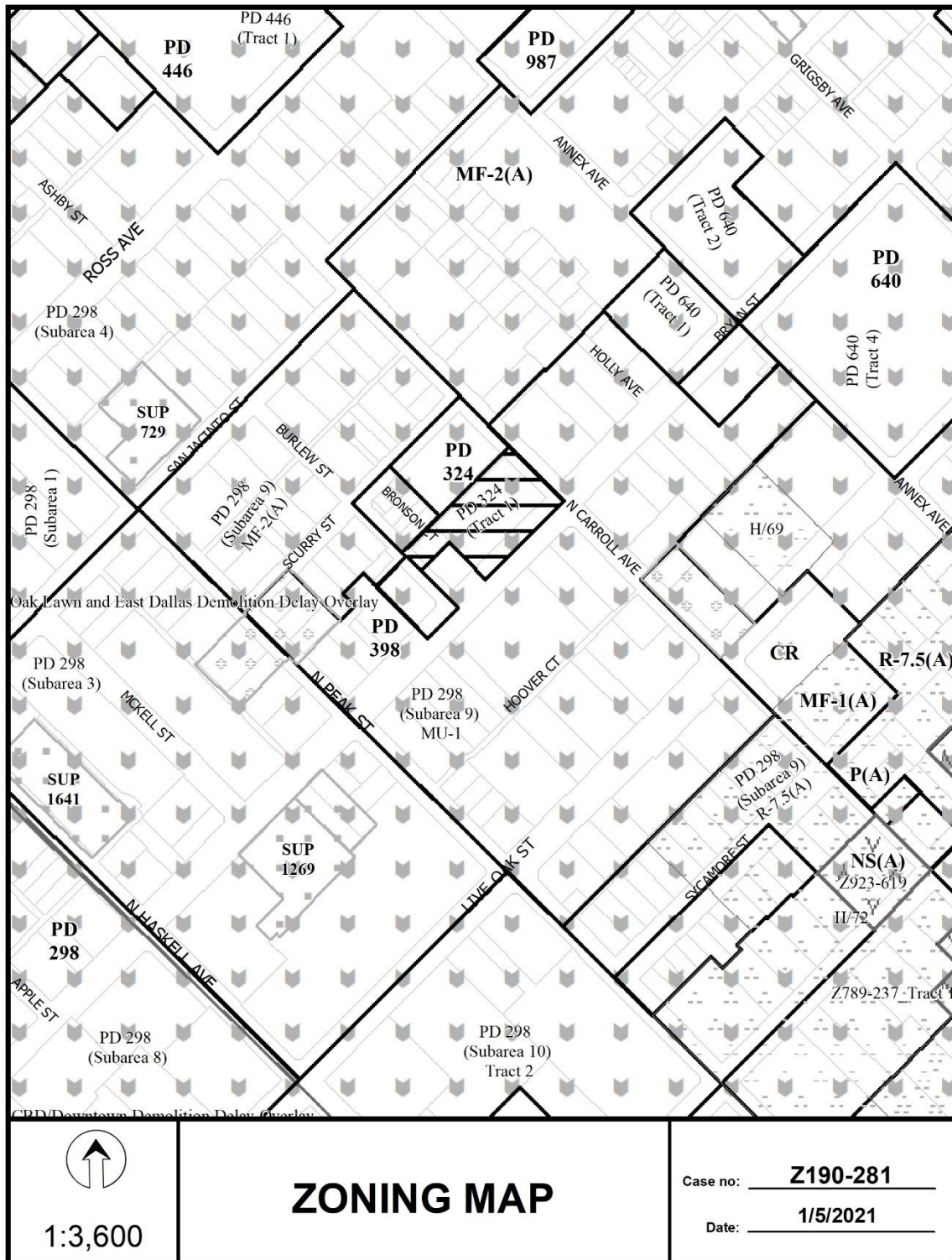
1401 N CARROLL AVENUE
CITY OF DALLAS, TEXAS

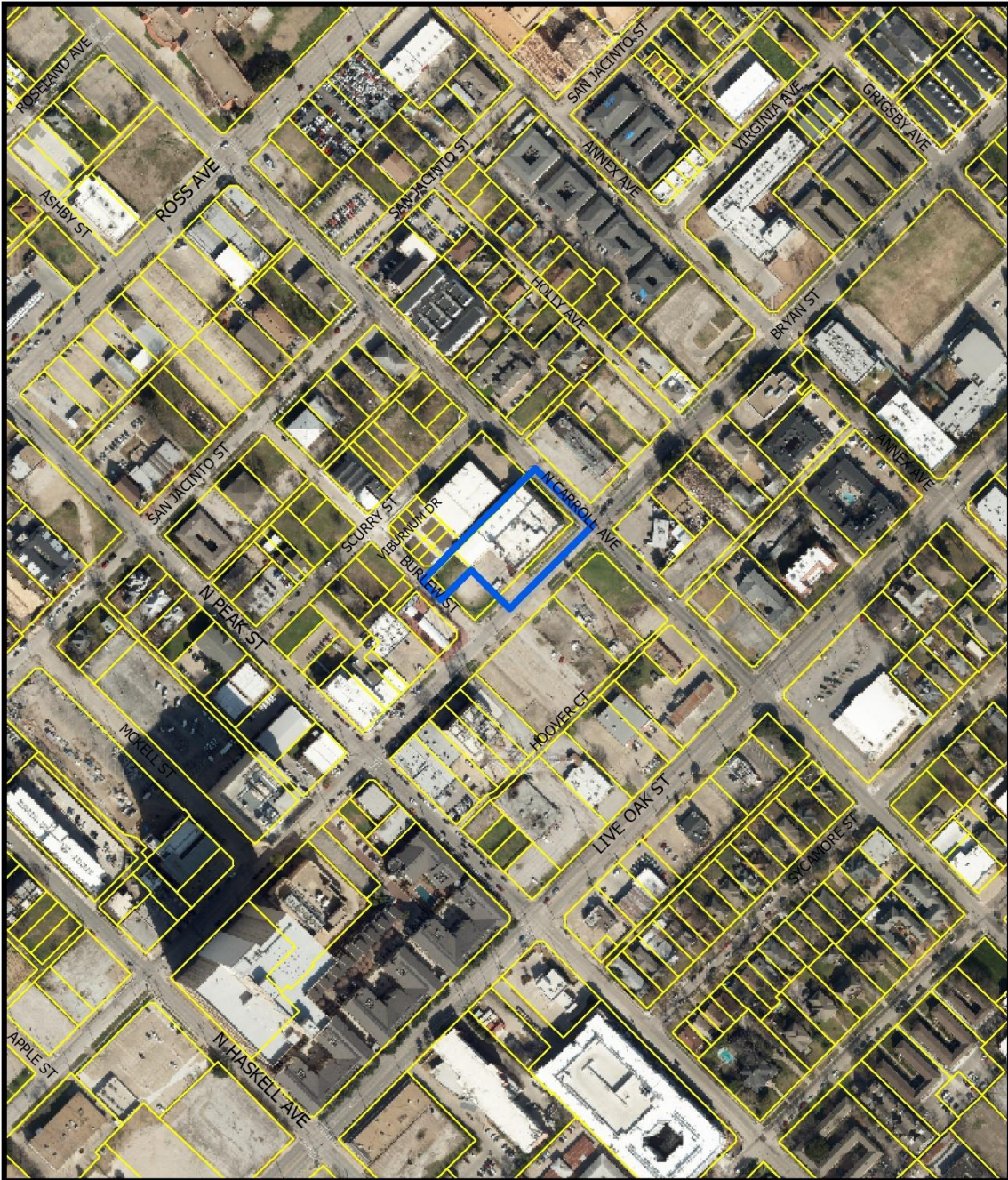


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11/11/2020





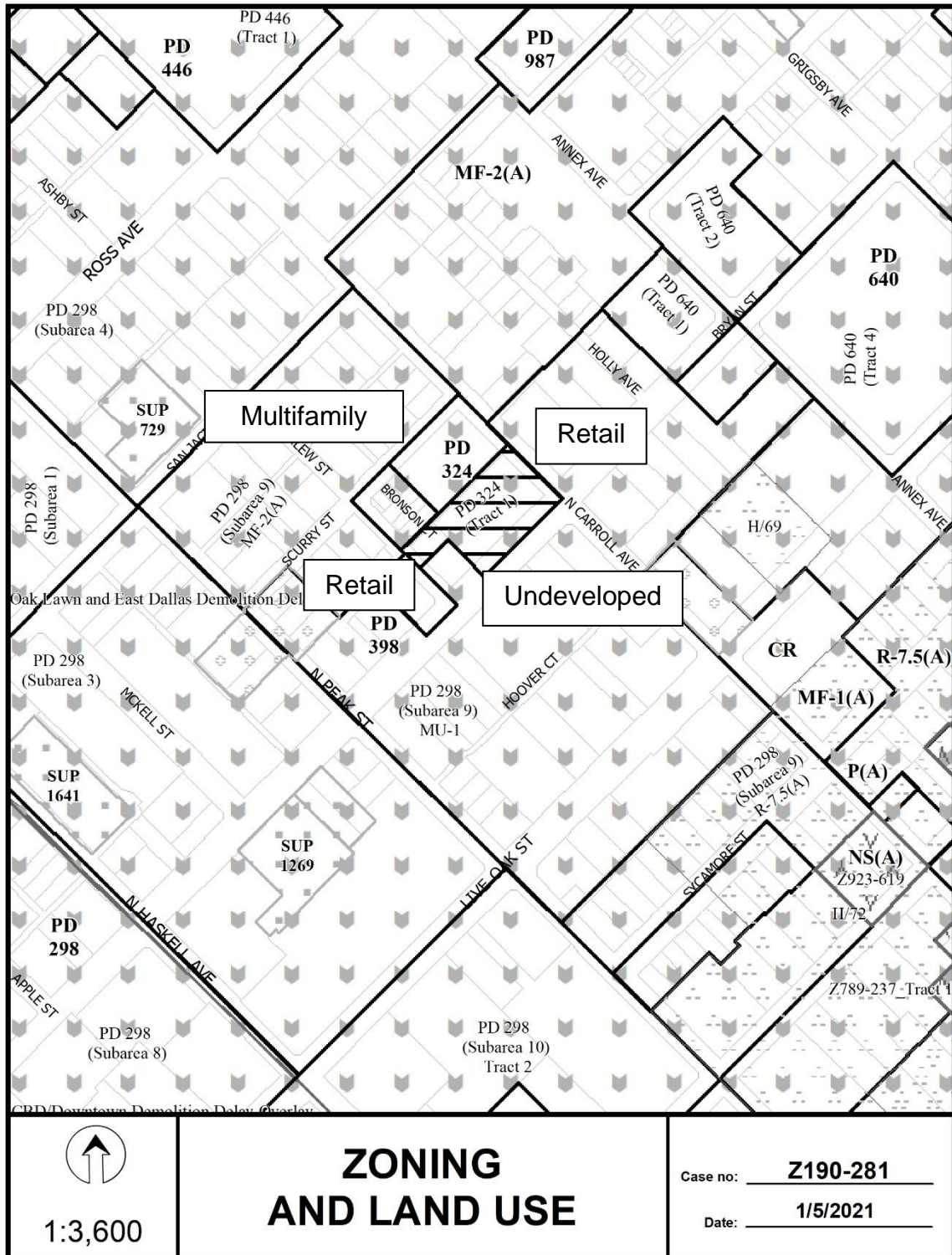


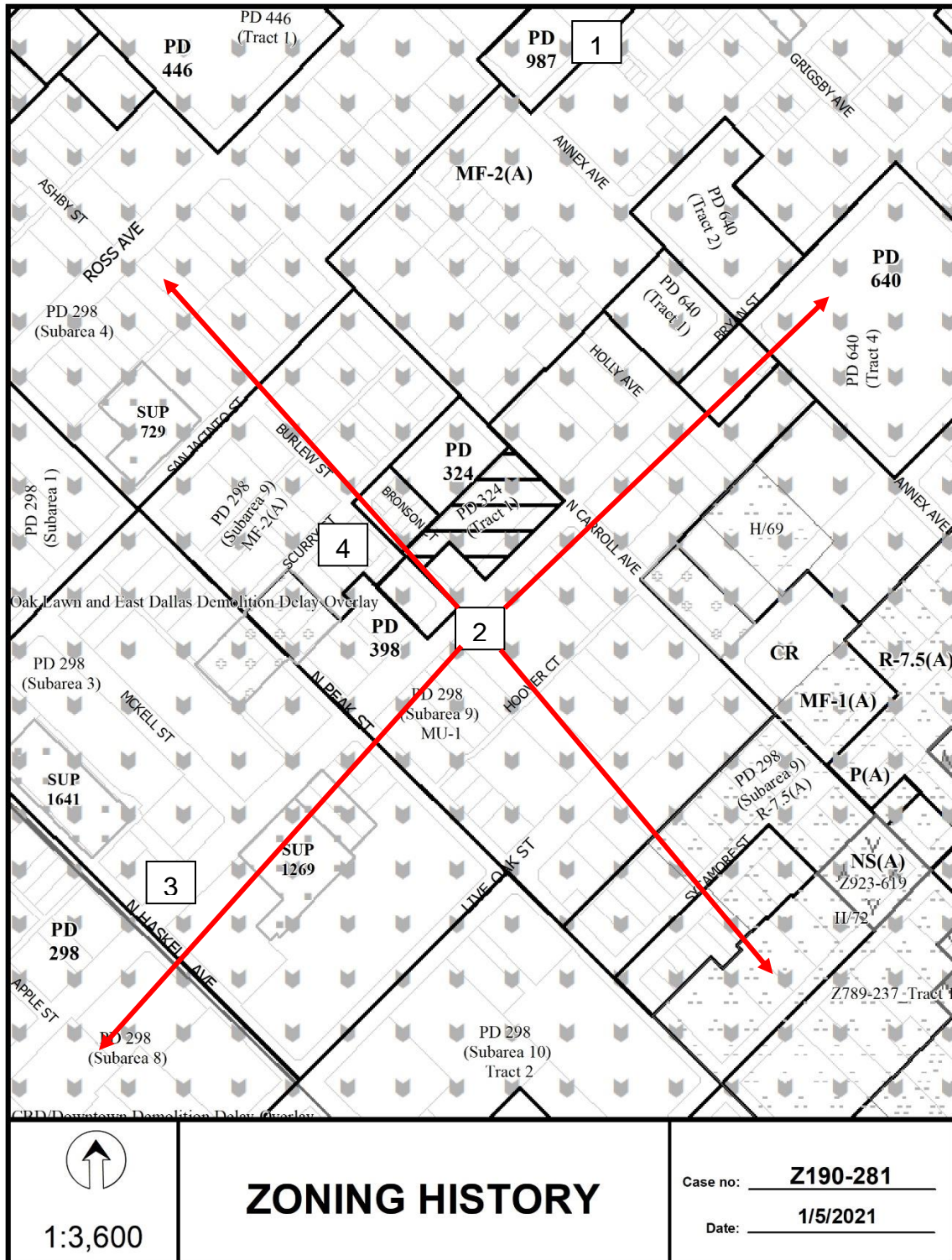
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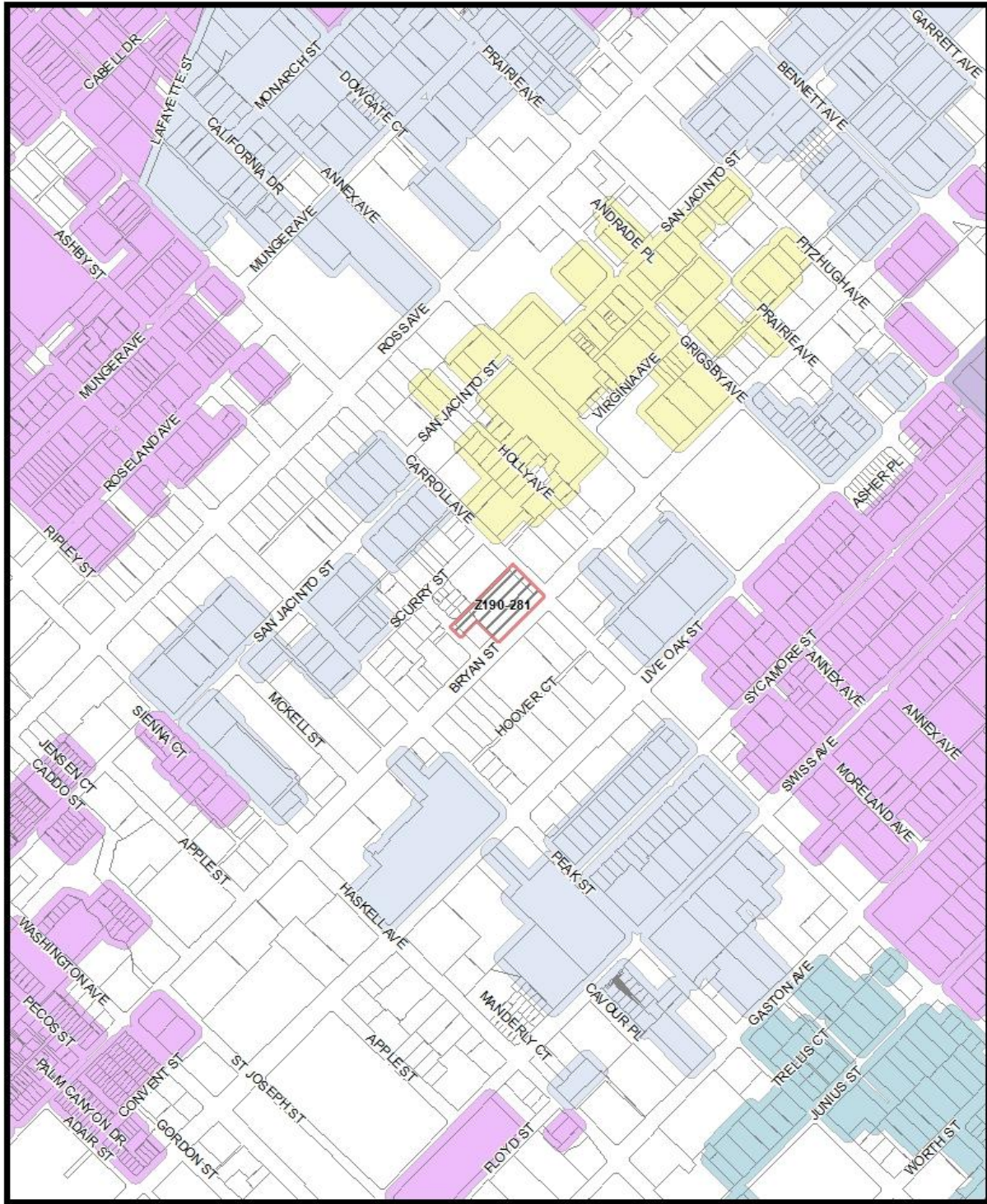
AERIAL MAP

Case no: Z190-281

Date: 1/5/2021







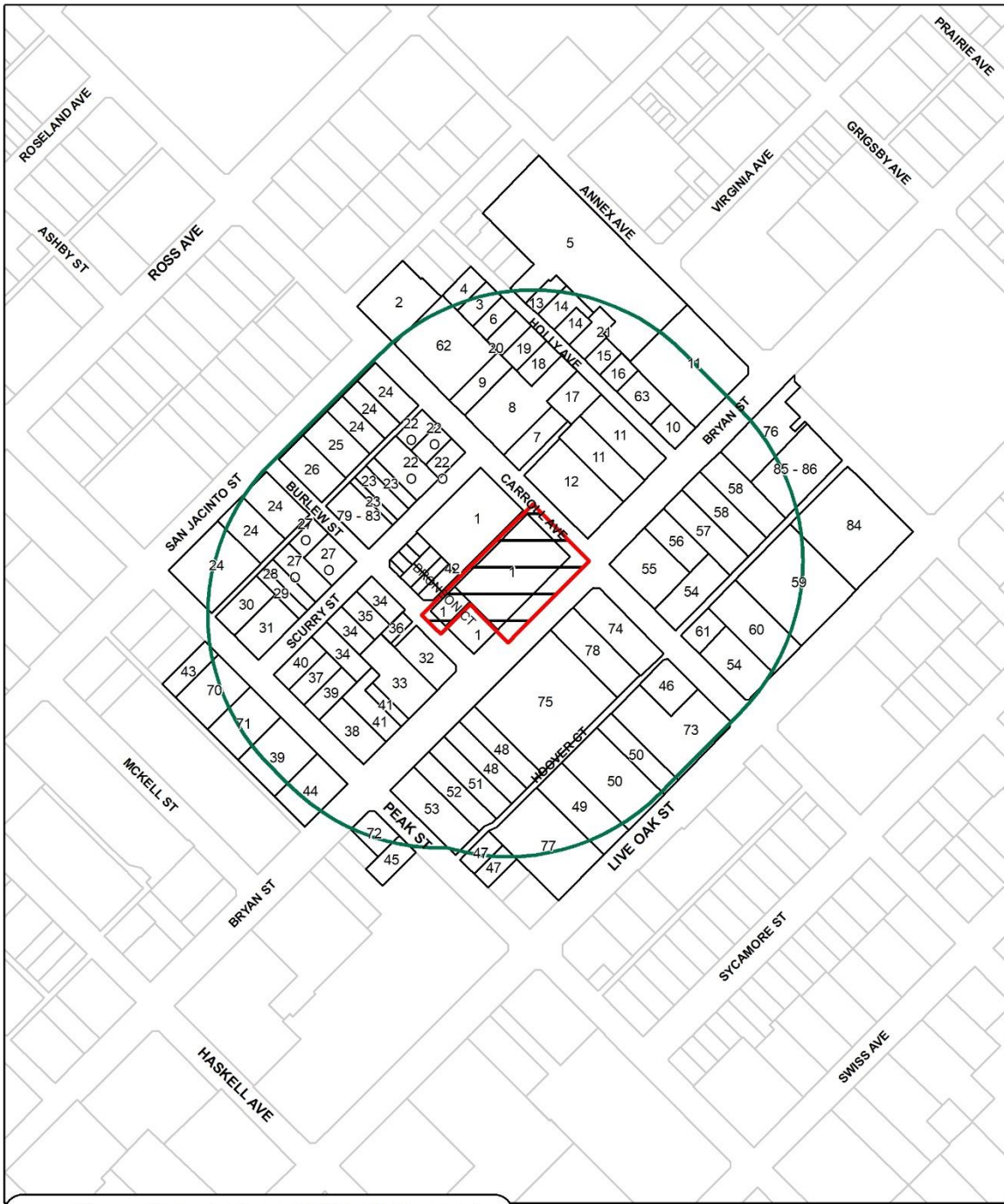
Market Value Analysis



Market Value Analysis

Printed Date: 1/5/2021

CPC RESPONSES



86	Property Owners Notified (112 parcels)
2	Replies in Favor (7 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
1/21/2021	Date

Z190-281
CPC



1:3,600

01/20/2021

Reply List of Property Owners***Z190-281******86 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1401 N CARROLL AVE	CARROLL & BRYAN LLC
	2	1530 N CARROLL AVE	CITY CHURCH INTERNATIONAL
	3	1519 HOLLY ST	GAMEZ SIXTO
	4	1527 HOLLY ST	ROJAS JOSE GAMEZ &
	5	1519 ANNEX AVE	HOLLYVALE RENTAL HOLDINGS LLC
	6	1517 HOLLY ST	ESPINOZA MARICRUZ
	7	1416 N CARROLL AVE	HOUSE MONEY LLC
	8	1500 N CARROLL AVE	JWANG INVESTMENTS II LLC
	9	1510 N CARROLL AVE	QUINTERO BERTIN
	10	4521 BRYAN ST	JAC FRENCH PROPERTIES LLC
	11	4515 BRYAN ST	UPLIFT EDUCATION
	12	1412 N CARROLL AVE	YONG & JD INC
	13	1514 HOLLY ST	HUNT ROBERT VILLAREAL &
	14	1510 HOLLY ST	HUNT ROBERT V
	15	1414 HOLLY ST	ROBERT B BURKS & JUDITH A
	16	1410 HOLLY ST	MEDINA JOSE M &
	17	1413 HOLLY ST	ESPINOZA ARMANDO SR
	18	1505 HOLLY ST	MENDEZ JESUS G &
	19	1511 HOLLY ST	GUAJARDO LUIS A
	20	1515 HOLLY ST	PAREDES URIEL
	21	1502 HOLLY ST	LAND ETEBARI HOLDINGS LLC
O	22	1505 N CARROLL AVE	EAST VILLAGE HEIGHTS LLC
	23	4415 SCURRY ST	TWO MAD OX LLC
	24	1515 N CARROLL AVE	ANA SAN JACINTO LLC
	25	4406 SAN JACINTO ST	CANSTATE LLC
	26	4400 SAN JACINTO ST	AFLALO TEXAS LLC

Z190-281(CT)

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	4321 SCURRY ST	SCURRY PARTNERS LLC
	28	4313 SCURRY ST	PACHECO MARIA
	29	4311 SCURRY ST	GOMEZ AUGUSTINE
	30	1508 N PEAK ST	PEAK 1508 LLC
	31	1502 N PEAK ST	BROADMINDED TEXAS LLC
	32	4319 BRYAN ST	Taxpayer at
	33	4315 BRYAN ST	Taxpayer at
	34	4324 SCURRY ST	ONE MAD OX LLC
	35	4320 SCURRY ST	ONE MAD OX LLC
	36	1413 BURLEW ST	SUN LAND RESERVE OF AMERICA INC
	37	1416 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
	38	4301 BRYAN ST	RECONCILIATION OUTREACH MINISTRIES INC
	39	1412 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
	40	1420 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
	41	4305 BRYAN ST	RECONCILIATION OUTREACH MINISTRIES INC
	42	4404 SCURRY ST	Taxpayer at
	43	1509 N PEAK ST	WORDEN JACQUELYN M
	44	4217 BRYAN ST	PICCOLA ERNEST CHARLES
	45	1325 N PEAK ST	PEAK STREET DC PROPERTY LLC
	46	1305 N CARROLL AVE	Taxpayer at
	47	1310 N PEAK ST	LIVE OAK PEAK DC PPTY LLC
	48	4318 BRYAN ST	BORDERCOMM PARTNERS LP
	49	4321 LIVE OAK ST	MILLER TRIPLETS
	50	4409 LIVE OAK ST	BILLINGSLY L B INV CO
	51	4316 BRYAN ST	4316 BRYAN ST LP
	52	4308 BRYAN ST	RISING STAR RESOURCE DEVELOPMENT CORP
	53	4302 BRYAN ST	CASS DON E TR

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	54	1316 N CARROLL AVE	BURGER KING CORPORATION
	55	4502 BRYAN ST	BOBBY DOG LLC
	56	4510 BRYAN ST	QUANTUM BUILDING
	57	4514 BRYAN ST	AN@5025 SAN JACINTO LLC
	58	4518 BRYAN ST	MOJO REALTY LLC
	59	4515 LIVE OAK ST	RP WALES HOTEL PARTNERSHIP
	60	4509 LIVE OAK ST	SANTA MONICA CAPITAL LLC
	61	4503 LIVE OAK ST	BURGER KING 202
	62	1518 N CARROLL AVE	PPNC PROPERTY LLC
	63	1406 HOLLY ST	WOODARD NONA S
	64	4403 VIBURNUM DR	GRBK FRISCO LLC
	65	4419 VIBURNUM DR	CENTRE LIVING CADDO LLC
	66	4427 VIBURNUM DR	HWANG JINSUB KEVIN
	67	1406 BRONSON CT	PINKERTON SAMUEL JAMIESON &
	68	1421 BRONSON CT	BARGER BRIAN H
	69	1413 BRONSON CT	LANDRUM EUSEBIO
	70	1503 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
	71	1421 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
	72	1333 N PEAK ST	EGW LIVE OAK INVESTMENT LP
	73	4423 LIVE OAK ST	LUCKY JAMAL USA LLC
	74	1321 N CARROLL AVE	1250 WDT LTD
	75	4408 BRYAN ST	BSDTX
	76	4536 BRYAN ST	UPLIFT EDUCATION
	77	4311 LIVE OAK ST	Taxpayer at
	78	4416 BRYAN ST	Taxpayer at
	79	4401 SCURRY ST	POEHLMAN KIRK &
	80	1504 BURLEW ST	BRANAM FORREST ALLEN &
	81	1504 BURLEW ST	SONG EUNJU &
	82	4401 SCURRY ST	ROLGINES SHOW JUMPERS LLC
	83	4401 SCURRY ST	OXER INVESTMENTS LLC
	84	4535 LIVE OAK ST	VALERIO HOLDINGS LLC

Z190-281(CT)

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	85	4535 LIVE OAK ST	VALERIO HOLDINGS LLC
	86	4535 LIVE OAK ST	SAMRITH CHHEAT &