

**FILE NUMBER:** Z190-344(CT) **DATE FILED:** August 27, 2020

**LOCATION:** Southeast corner of Phinney Avenue and Kernack Street

**COUNCIL DISTRICT:** 1 **MAPSCO:** 53 J

**SIZE OF REQUEST:** ±7.59 acres **CENSUS TRACT:** 65.01

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**REPRESENTATIVE:** Karl Crawley, Masterplan

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow for the expansion of an existing public school use on the subject site with the addition of a kitchen, cafeteria, secure entry vestibule, and entry canopy. [L. O. Donald Elementary School]

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

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

**BACKGROUND INFORMATION:**

- The request site is developed with a 72,215 square feet elementary school.
- The applicant seeks to create a Planned Development District to allow the use by right. The instigator for the request is the addition of 11,332 square-foot to the school by adding kitchen, cafeteria, secure entry vestibule, and entry canopy.

**Zoning History:** There have been no recent zoning change requests in the vicinity within the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Phinney Avenue	Local	35 ft.
Kernack Street	Local	45 ft.

**Traffic:**

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the elementary school use. The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding 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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

**LAND USE ELEMENT**

**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.

**1.1.5.7** Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

**URBAN DESIGN ELEMENT**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Elementary School
<b>North</b>	TH-3(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family
<b>West</b>	City of Cockrell Hill	Single Family

**Land Use Compatibility**

The request site is the location of an elementary school and developed with a one-story structure with a total floor area of 72,215 -square-feet. Surrounding land uses consist of single family to the north, south, east, and west.

The applicant’s request is for a Planned Development District for a public school other than open-enrollment charter school to facilitate an 11,332-square-foot building addition. The addition will include a kitchen, cafeteria, secure entry vestibule, and entry canopy. The PD conditions set the floor area for the school at 83,550 square feet, maximum height at 35 feet, light poles with a maximum height of 30 feet, and a 25-foot setback with the allowance of steps, handrails, canopies, fences and light poles, and parking within the setback.

The PD has a base zoning of R-7.5(A), which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the planned development district because the school has operated within the community at this location for many years, the expansion supports the well-being and security of the students and provides a development plan for the property. Staff considers the requested planned development district to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

**Development Standards**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/Rear</b>				
<b>Existing:</b> R-7.5(A) Residential	25'	5' adjacent to residential OTHER: 10'	1 Dwelling Unit/ 7,500 Sq. ft	30' No Maximum Stories	45%	Residential
<b>Proposed:</b> PD	25'	25'	1 Dwelling Unit/ 7,500 Sq. ft	36'	45%	Public School

**Parking:**

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires one and one-half spaces for each kindergarten/elementary school classroom. At this ratio, the school is required to provide 66 off-street spaces for the existing 44 classrooms. The applicant is proposing 71 parking spaces for the site, meeting the parking requirements.

**Landscaping**

Per the PD conditions, 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. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the north, east, and south is located within an "G" Category.

**LIST OF OFFICERS**

**Dallas Independent School District  
Board of Trustees**

Edwin Flores, District 1  
Dustin Marshall, District 2  
Dan Micciche, District 3  
Karla García, District 4  
Maxie Johnson, District 5  
Joyce Foreman, District 6  
Ben Mackey, District 7  
Joe Carreón, District 8  
Justin Henry, District 9

Z190-344(CT)

**CPC ACTION**

**January 21, 2021**

**Motion:** It was moved to recommend **approval** of a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses, subject to a development plan, a traffic management plan, and conditions on property zoned an R-7.5(A) Single Family District, on the southeast corner of Phinney Avenue and Kernack Street.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 227  
**Replies:** For: 4 Against: 4

**Speakers:** For: None  
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None

**PROPOSED PD CONDITIONS**

**ARTICLE XXX**

**SEC. 51P-xxx.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.**

PD XXX is established on property generally located on Phinney Avenue. The size of PD XXX is approximately 7.59 acres.

**SEC. 51P-xxx.103. DEFINITIONS AND INTERPRETATIONS.**

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

(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 residential zoning district. (Ord. 27296)

**SEC. 51P-xxx.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit xxxA: development plan.
- (2) Exhibit xxxB: traffic management plan

**SEC. 51P-xxx.105. DEVELOPMENT PLAN.**

(a) For a public school other than an open enrollment charter school, development and use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

**SEC. 51P-xxx.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following main use is permitted by right:

- Public school other than an open-enrollment charter school.

**SEC. 51P-xxx.107. ACCESSORY USES.**

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.

**SEC. 51P-xxx.108. 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 51A4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Setbacks.

(1) All setbacks for a public school other than an open-enrollment charter school is 25 feet.

(2) Steps, handrails, canopies, fences and light poles are allowed in the required setbacks.

(3) Parking for a public school other than an open-enrollment charter school is allowed in the required front yard setback.

(c) Floor area. Maximum floor area for a public school other than an open enrollment charter school use is 83,550 square feet.



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(d) Height. Maximum height for a public school other than an open enrollment charter school is 35 feet. Light poles are allowed a maximum height of 30 feet.

**SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.**

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

(b) Public school other than an open-enrollment charter school.

(1) Screening of parking lots or loading areas is not required.

(s) A minimum of one small off-street loading space is required.

**SEC. 51P-xxx.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-xxx.111. LANDSCAPING.**

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

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

**SEC. 51P-xxx.112. SIGNS.**

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

**SEC. 51P-xxx.113. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit xxxB).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pickup are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2022. After the initial traffic study, the Property owner or operator

shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

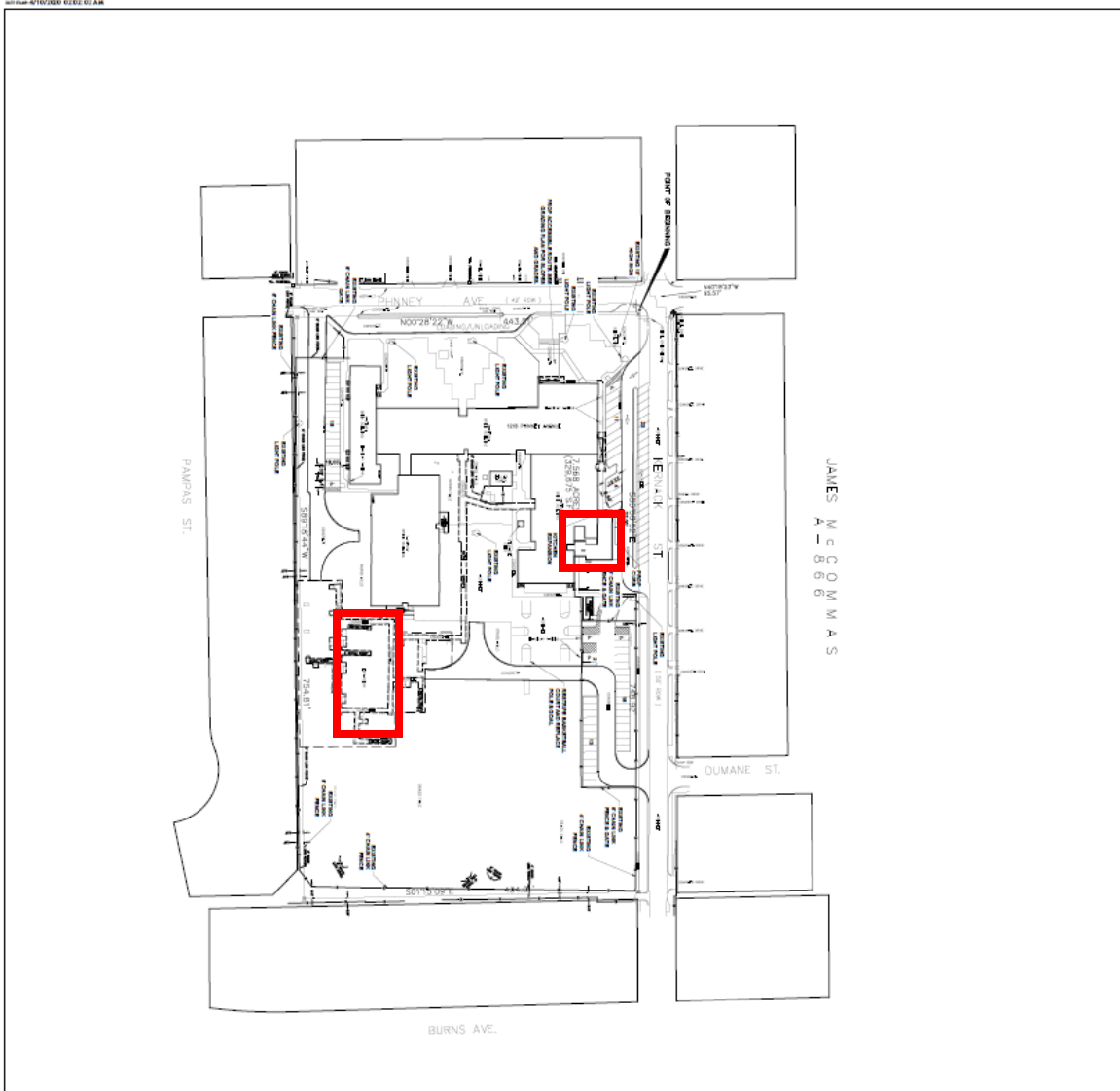
**SEC. 51P-xxx.114. ADDITIONAL PROVISIONS.**

- (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-xxx.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 director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy for 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**



SITE DATA TABLE	
1. PROJECT NAME	ORG 136 L.O. DONALD ELEMENTARY SCHOOL
2. PROJECT ADDRESS	1218 PHINNEY AVE, DALLAS, TX 75211
3. PROJECT OWNER	ORG 136 L.O. DONALD ELEMENTARY SCHOOL
4. PROJECT CONTACT	
5. PROJECT PHONE	
6. PROJECT FAX	
7. PROJECT EMAIL	
8. PROJECT WEBSITE	
9. PROJECT DESCRIPTION	
10. PROJECT STATUS	
11. PROJECT PHASE	
12. PROJECT START DATE	
13. PROJECT END DATE	
14. PROJECT PERMIT NUMBER	
15. PROJECT PERMIT EXPIRES	
16. PROJECT PERMIT STATUS	
17. PROJECT PERMIT TYPE	
18. PROJECT PERMIT FEE	
19. PROJECT PERMIT FEE TYPE	
20. PROJECT PERMIT FEE AMOUNT	
21. PROJECT PERMIT FEE DEDUCTION	
22. PROJECT PERMIT FEE BALANCE	
23. PROJECT PERMIT FEE PAID DATE	
24. PROJECT PERMIT FEE PAID AMOUNT	
25. PROJECT PERMIT FEE PAID TYPE	
26. PROJECT PERMIT FEE PAID AMOUNT	
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29. PROJECT PERMIT FEE PAID TYPE	
30. PROJECT PERMIT FEE PAID AMOUNT	



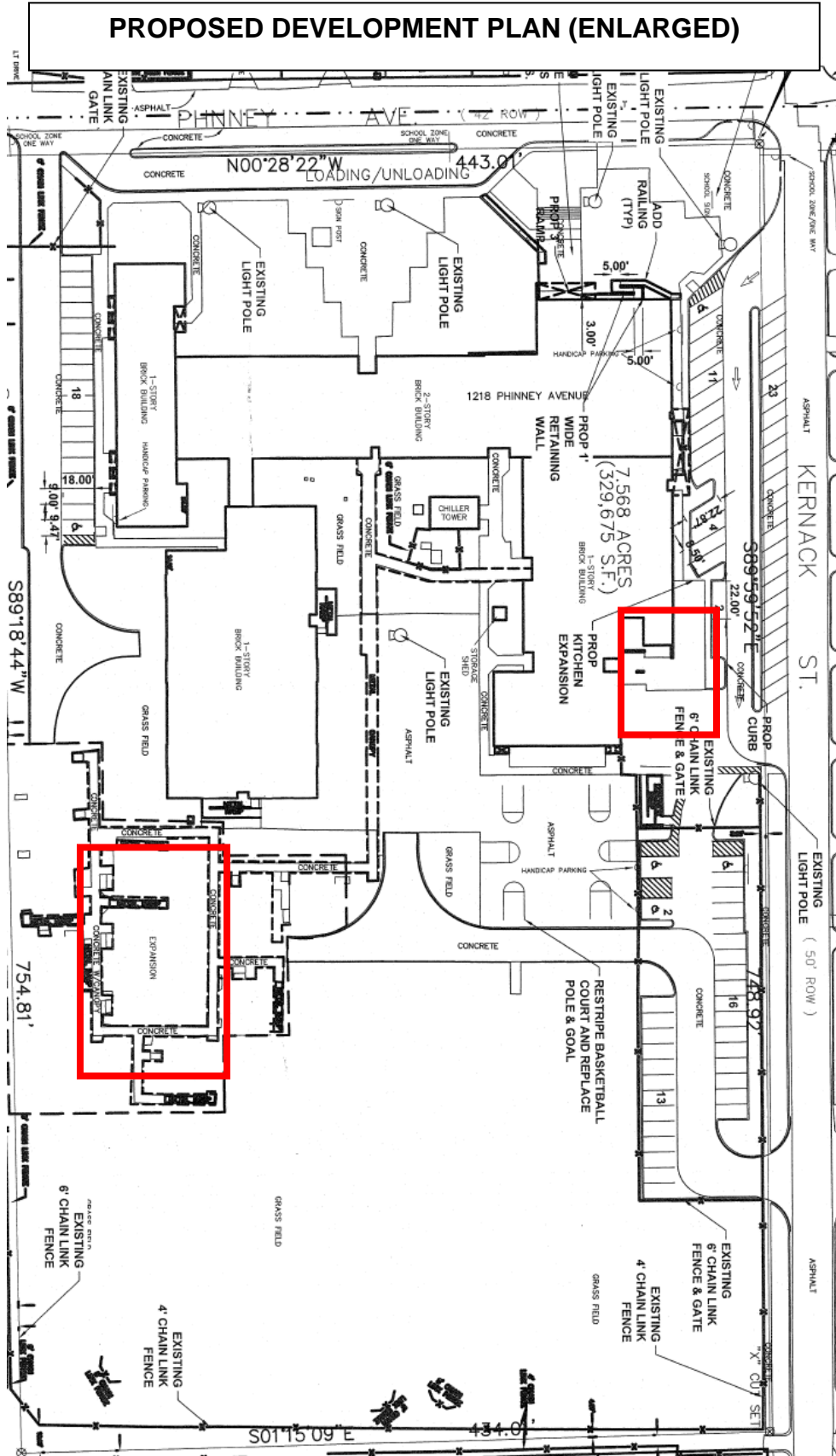
DATE: 08/11/2011  
 TIME: 10:00 AM  
 PROJECT: 1218 PHINNEY AVE  
 SHEET: 1 OF 1

**ORG 136 L.O. DONALD  
ELEMENTARY SCHOOL**  
 1218 PHINNEY AVE  
 DALLAS, TX 75211

**DALLAS**  
DEPARTMENT OF CITY PLANNING & DEVELOPMENT

**DEVELOPMENT PLAN**

**C-01**



November 19, 2020

PK# 4551-20.087

Z190-344

# TRAFFIC MANAGEMENT PLAN



A handwritten signature in cursive script that reads "Hunter W. Lemley".

DISD L.O. DONALD ELEMENTARY SCHOOL  
CITY OF DALLAS

## **Introduction**

The services of **Pacheco Koch** (PK) were retained by Masterplan Consultants, on behalf of the **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for L.O. Donald Elementary School (the "School") located at 1218 Phinney Avenue in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

## **School Description**

- Type: Public Elementary School
- District: Dallas Independent School District
- Address: 1218 Phinney Avenue
- Grades: Pre-k – 5th
- Start/End Times: 7:45 AM – 3:00 PM

NOTE: Dismissal consists of two separate release periods separated by approximately 15-20 minutes.

- Existing Zoning/Proposed Zoning: R-7.5(A)
- Existing Enrollment: 378

## **School Access**

- Adjacent Streets:
  - Phinney Avenue: Two lanes, two-way operation [northbound one-way operational during school hours], no median. Sidewalk connectivity evident along frontage of school. [School Zone proposed]
  - Kernack Street: Two lanes, two-way operation [eastbound one-way operational during school hours], no median. Sidewalk



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 [www.pkce.com](http://www.pkce.com)  
TX.REG: ENGINEERING FIRM F-469  
TX. REG. SURVEYING FIRM LS-100080-00

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connectivity evident along frontage of school. [School Zone proposed]

- Adjacent Intersections:
  - Phinney Avenue and Kernack Street - Marked crosswalks on all approaches, barrier free ramps provided on the northeast and southeast corners.
  - Phinney Avenue and Pampas Street – Marked crosswalks on the north and east legs, barrier free ramps provided on the northwest and northeast corners.
  - Burns Avenue and Kernack Street – Marked crosswalks on the west and south legs, barrier free ramps provided on the northwest and southwest corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps comply with current ADA accessibility requirements. All pavement markings, traffic signs, and school zones are recommended to meet current city standards.

- Projected Travel Modes:
  - Bus: 5%
  - Walk: 15%
  - Picked Up by Parent: 80%

\*Enrollment and Travel Mode Data provided by DISD

## TRAFFIC MANAGEMENT PLAN

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On-site dismissal observations were conducted on Wednesday, November 18<sup>th</sup>, 2020. The dismissal observations that were conducted occurred during the COVID-19 pandemic, and therefore, protocols differed from normal conditions. This plan is directed to normal protocols.

Dismissal consists of two dismissal groups that practice the same dismissal protocols as mentioned below.

### **Traffic Management Operations**

The school is surrounded by two local streets – Phinney Avenue [northbound one-way operational during school hours], and Kernack Street [eastbound one-way operational during school hours].

Parent traffic is to enter the area from the south traveling northbound on Phinney Avenue. Parent traffic is to enter the site via the southernmost

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driveway and queue along the provided queuing area on-site along Phinney Avenue adjacent to the school building.

Traffic is to exit the queuing area continuing north after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site towards Kernack Street.

Students shall exit the school building from the western side of the building to approach the designated queuing area for pick-up.

Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

Staff and visitor traffic is to enter the school site from the west traveling eastbound on Kernack Street and enter the site in the parking lot north of the building.

Special Education bus loading/unloading is accessed by Phinney Avenue and is located on-site within the parking lot south of the building.

A graphical summary of specific recommendations and operations of pick-up activities is provided below and depicted in **Exhibit 1**:

1. **Crossing Guard to Assist Students at Crosswalk** – Crossing guard to be provided to assist pedestrians to cross at the shown crosswalk location.
2. **Designate Roadway as a School Zone** – Designate subject roadway as a school zone. Specific location to be determined by City of Dallas and the School District.



November 19, 2020



**Acknowledgement Statement**

**REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for DISD L.O. Donald Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

\_\_\_\_\_  
Signature Date

Name: \_\_\_\_\_

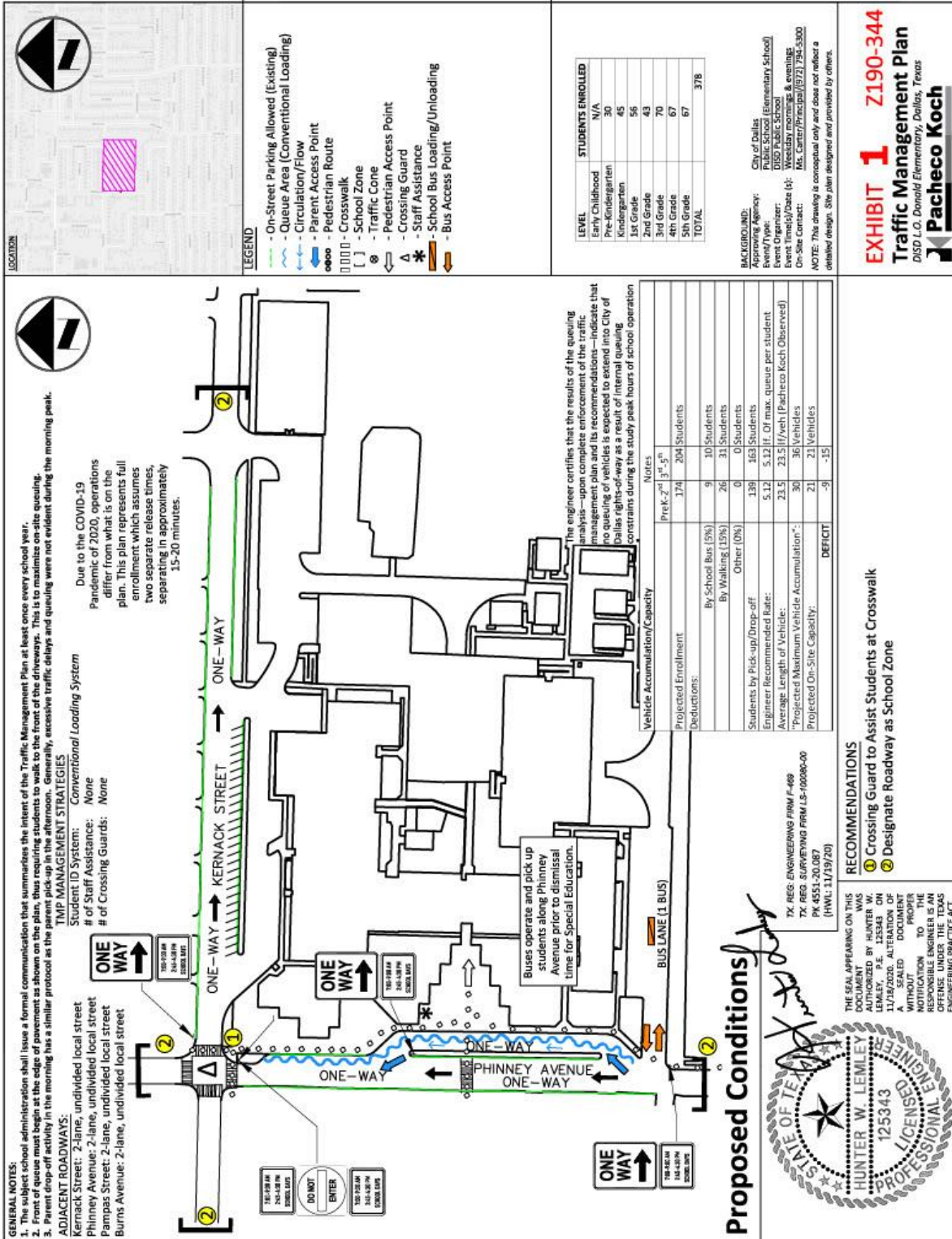
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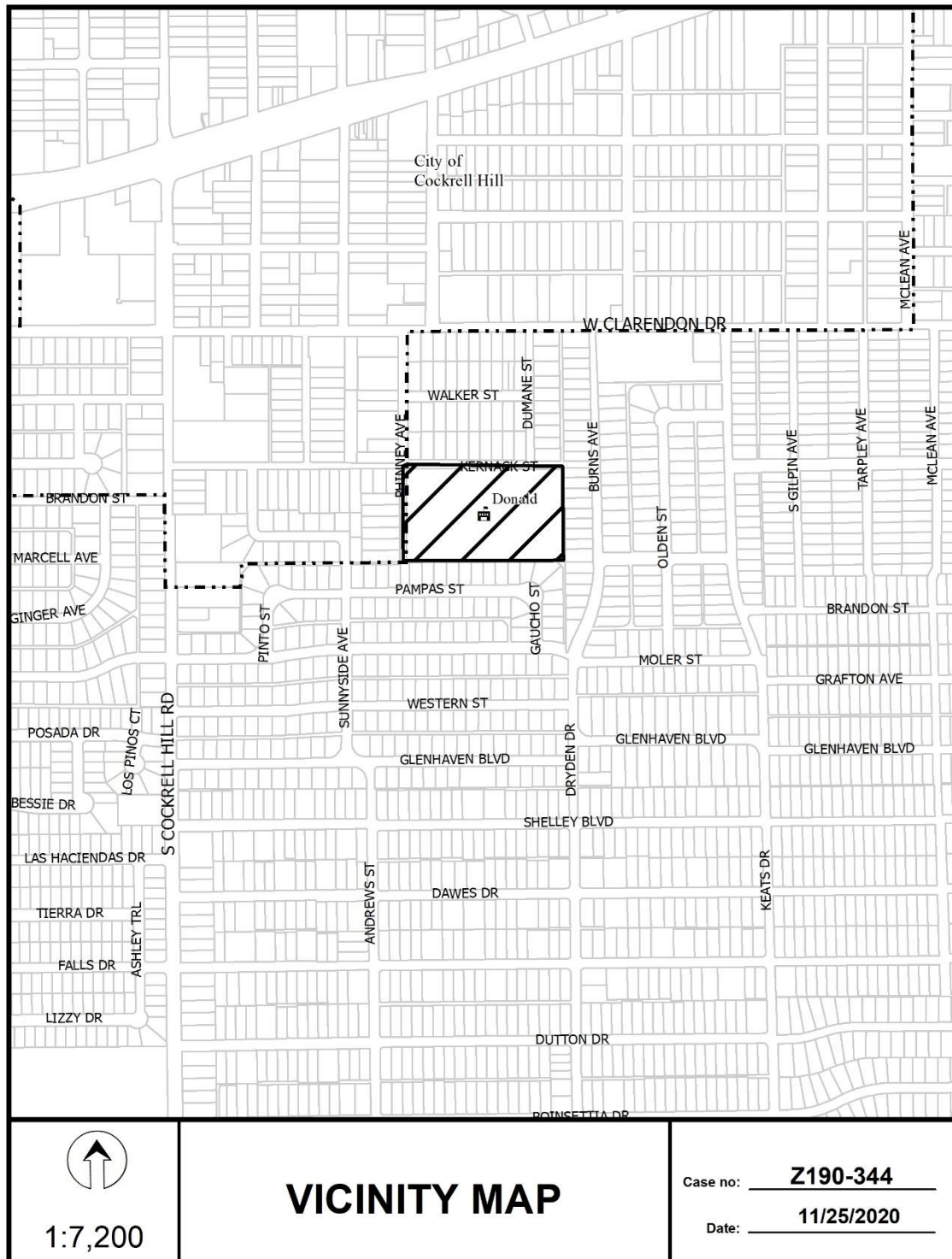
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Police Department Signature Date

Name: \_\_\_\_\_

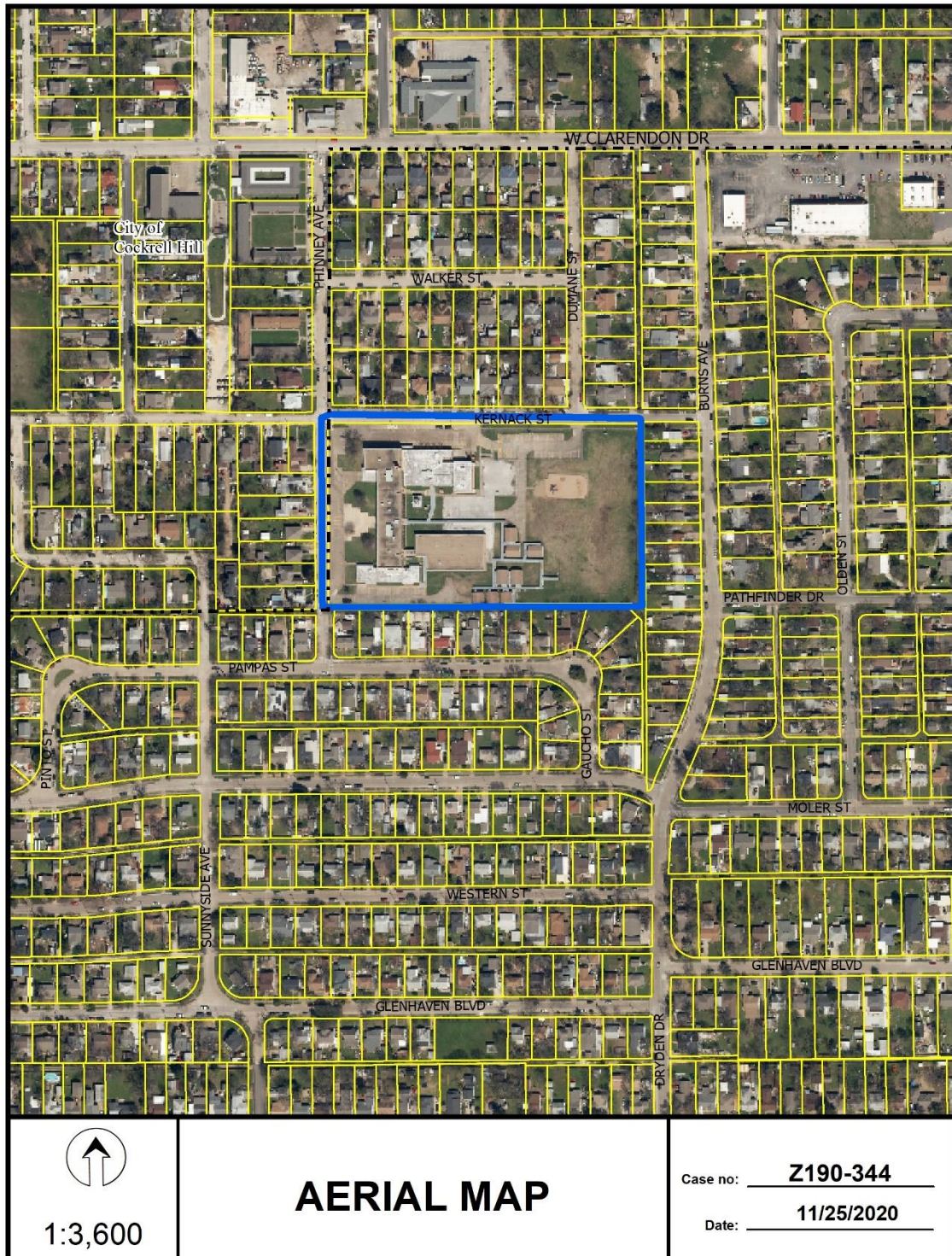
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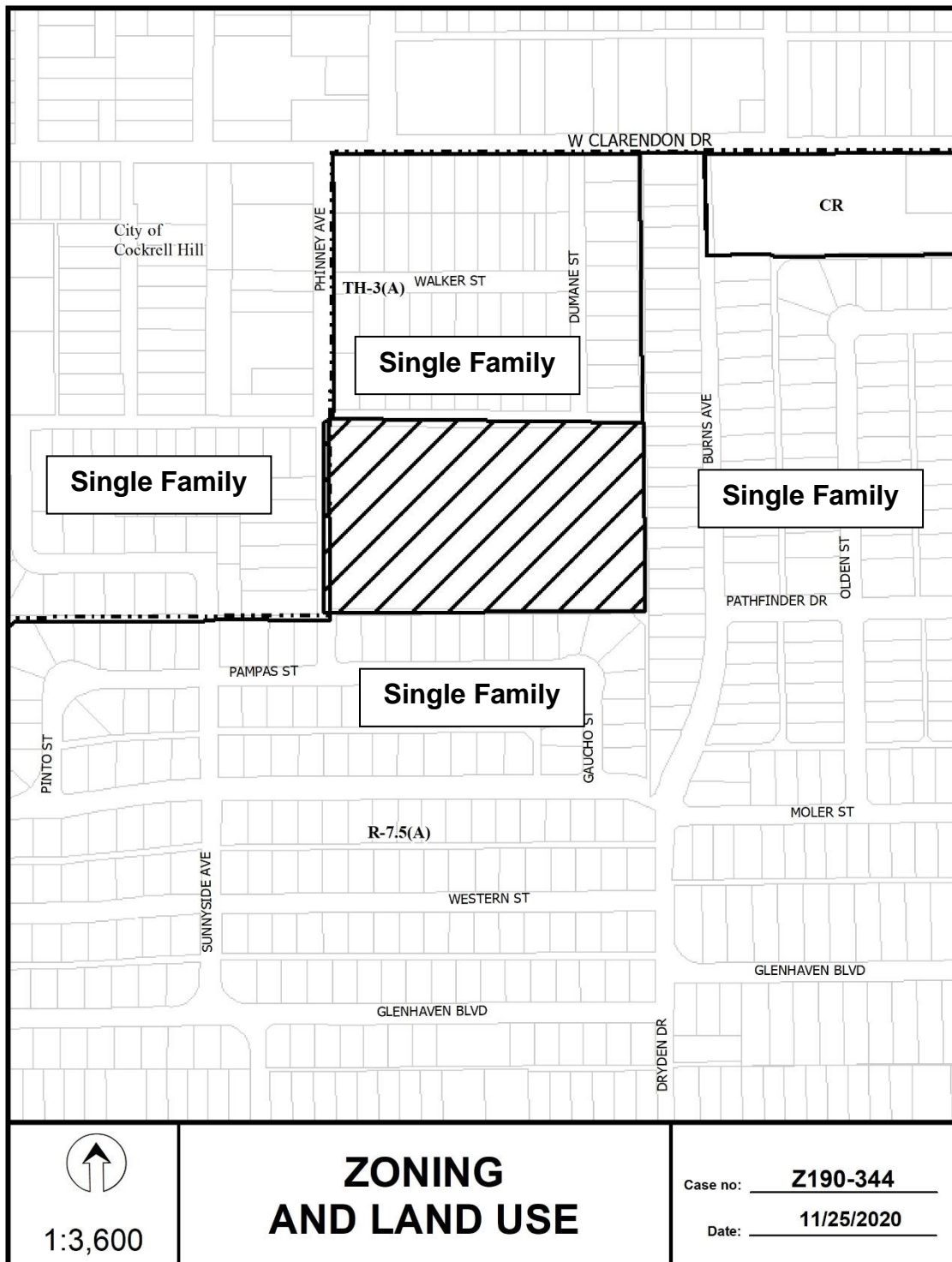
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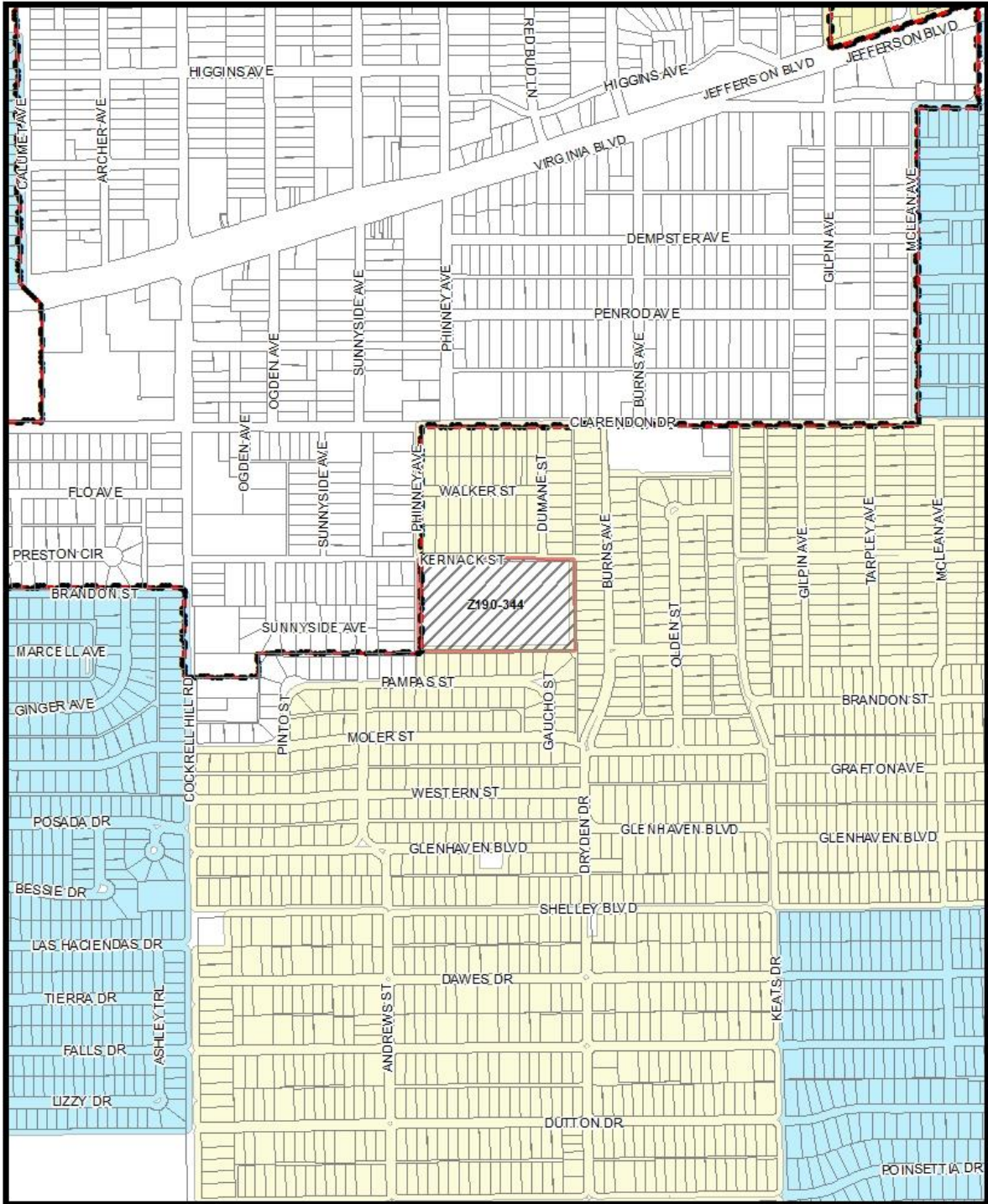












Market Value Analysis

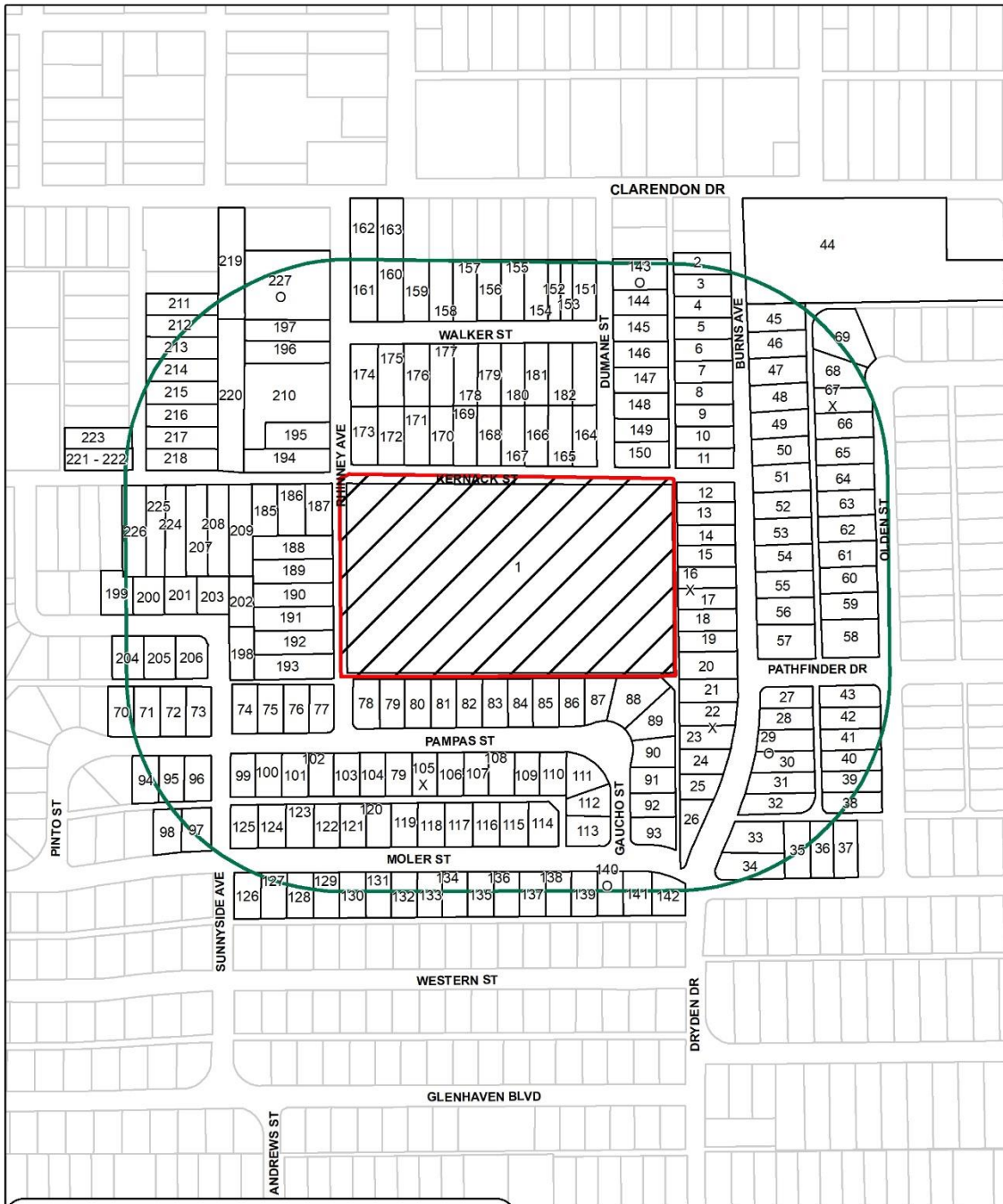


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# Market Value Analysis

Printed Date: 11/25/2020

**CPC RESPONSES**



<b>227</b>	Property Owners Notified (226 parcels)
<b>4</b>	Replies in Favor (4 parcels)
<b>4</b>	Replies in Opposition (4 parcels)
<b>500'</b>	Area of Notification
<b>1/21/2021</b>	Date

**Z190-344**  
**CPC**



1:3,600

01/20/2021

***Reply List of Property Owners******Z190-344******227 Property Owners Notified    4 Property Owners in Favor    4 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	1218 PHINNEY AVE	Dallas ISD
	2	1109 BURNS AVE	CASTILLO MARIO COZAR &
	3	1113 BURNS AVE	SUSTAITASANTOS ANTONIO &
	4	1117 BURNS AVE	SALAS ADRIAN ORTIZ &
	5	1121 BURNS AVE	RAMIREZ PATRICIO ROBLES &
	6	1125 BURNS AVE	REYES GUADALUPE A &
	7	1129 BURNS AVE	PUENTES MARIA I & JOSE LUIS
	8	1133 BURNS AVE	MACIAS PEDRO P
	9	1137 BURNS AVE	GARZA CLEOTILDE
	10	1141 BURNS AVE	CUADROS LUIS
	11	1145 BURNS AVE	GUTIERREZ PASCUAL
	12	1201 BURNS AVE	GUERRERO ROSIE M
	13	1205 BURNS AVE	ARROYO SANCHEZ CLETO &
	14	1209 BURNS AVE	COUCH PAT
	15	1211 BURNS AVE	BELTRAN JOSE AMILCAR MENA &
X	16	1217 BURNS AVE	VILLAREAL ABEL & MARIA C
	17	1221 BURNS AVE	BARRERA MARTHA R
	18	1225 BURNS AVE	HERD JAMES LEWIS
	19	1229 BURNS AVE	HERD JAMES & MARTHA ALLEN
	20	1233 BURNS AVE	WHITE DELORES M
	21	1301 BURNS AVE	TORRES JUANA &
X	22	1305 BURNS AVE	SANDERS RUSSELL D &
	23	1309 BURNS AVE	PICENA MAXIMINA
	24	1313 BURNS AVE	CERVANTES MARTA E
	25	1317 BURNS AVE	CERVANTES MARIA
	26	1325 BURNS AVE	MOLINA HECTOR



01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1300 BURNS AVE	SAUCEDO PAULINE M
	28	1304 BURNS AVE	RODRIGUEZ JUAN O & GRISELDA
O	29	1308 BURNS AVE	MORENO JESUS
	30	1312 BURNS AVE	LAINEZ FLAVIANO &
	31	1316 BURNS AVE	YDY LLC
	32	1320 BURNS AVE	CAPITAL PLUS FINANCIAL LLC
	33	1324 BURNS AVE	QUINTERO JOSE &
	34	1328 BURNS AVE	WOOTEN SILAS MOSE
	35	3915 MOLER ST	SALINAS VIRGILIO &
	36	3909 MOLER ST	CORONADO MIKE ANTHONY
	37	3907 MOLER ST	ROCHA MARIA ISELA
	38	1323 OLDEN ST	CABRERA ELEAZAR &
	39	1319 OLDEN ST	MIRANDA VILMA RENDEROS &
	40	1315 OLDEN ST	MARIN ANNETTE
	41	1311 OLDEN ST	OLIVARREZ EARNEST &
	42	1307 OLDEN ST	MORATO AURELIO
	43	1303 OLDEN ST	TREVINO RICHARD & SETA S
	44	3808 W CLARENDON DR	HERNANDEZ JOSE AARON &
	45	1118 BURNS AVE	ROSTRO MARCOS ALEJANDRO
	46	1124 BURNS AVE	VILLARREAL MARIA
	47	1128 BURNS AVE	MARTINEZ SOCORRO &
	48	1132 BURNS AVE	BERENT ELLEN
	49	1138 BURNS AVE	GONZALEZ AURORA ARREOLA
	50	1144 BURNS AVE	SERRATO MARIA CHRISTINA
	51	1150 BURNS AVE	MORALES ERIKA &
	52	1202 BURNS AVE	GUTIERREZ LOURDES
	53	1206 BURNS AVE	AMARO HORTENCIA C &
	54	1210 BURNS AVE	GARFIAS JOHN
	55	1216 BURNS AVE	OJEDA JESUS C
	56	1220 BURNS AVE	GALLEGOS JOSE C
	57	1228 BURNS AVE	ORTIZ PEDRO

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1255 OLDEN ST	PEREZ EMILIO V &
	59	1249 OLDEN ST	HERNADEZ ONTIVEROS CLAUDIA C
	60	1245 OLDEN ST	PORTILLO MABEL & FRANCISCO GRANADOS
	61	1239 OLDEN ST	CHAVARRIA JUAN & LUCIA C
	62	1235 OLDEN ST	DOWNING SANDRA & TOMMY
	63	1229 OLDEN ST	HERNANDES SEBERO MARTINEZ &
	64	1225 OLDEN ST	MORMAN JIMMY L TR &
	65	1219 OLDEN ST	GOMEZ PHILIP
	66	1215 OLDEN ST	ENGLISH JAY L &
X	67	1209 OLDEN ST	ESTRADA ADELAIDA
	68	1203 OLDEN ST	SANDERS JAMES A
	69	1129 OLDEN ST	HERNANDEZ MICKEY P
	70	4217 PAMPAS ST	Taxpayer at
	71	4213 PAMPAS ST	LLERENA VICENTE R ETAL
	72	4207 PAMPAS ST	Taxpayer at
	73	4203 PAMPAS ST	REGINO AMANDA & VEGA HORACIO
	74	4117 PAMPAS ST	RIGNEY PAUL
	75	4113 PAMPAS ST	CASAS GUADALUPE J
	76	4107 PAMPAS ST	SANCHEZ HECTOR JUAN &
	77	4103 PAMPAS ST	MEDRANO MARIA SILVIA &
	78	4049 PAMPAS ST	CASAS JESUS
	79	4045 PAMPAS ST	CASAS GUADALUPE
	80	4039 PAMPAS ST	HERNANDEZ DANIEL & MARIA E MARTINEZ
	81	4035 PAMPAS ST	GUTIERREZ MARIE M
	82	4031 PAMPAS ST	DEMENDOZA ARACELI AGUILAR
	83	4025 PAMPAS ST	GONZALEZ MANUEL J
	84	4021 PAMPAS ST	CASTILLO JOSE MANUEL &
	85	4015 PAMPAS ST	GOMEZ DOMINGO
	86	4009 PAMPAS ST	SALAIRES CIPRIANA &
	87	4005 PAMPAS ST	CASTRUITA SANJUANITA
	88	4001 PAMPAS ST	GUTIERREZ MARIA NANCY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1302 GAUCHO ST	ORDUNA GUILLERMO
	90	1306 GAUCHO ST	CASTANEDA SILVIA
	91	1310 GAUCHO ST	CASTRO RUBEN G
	92	1316 GAUCHO ST	MURILLO GUADALUPE &
	93	1320 GAUCHO ST	PEREZ GENARO &
	94	4212 PAMPAS ST	ANGUIANO J CRUZ
	95	4206 PAMPAS ST	TVU HOLDINGS LLC
	96	4202 PAMPAS ST	ESPINOZA VIRGINIA G
	97	4203 MOLER ST	SALAZAR MARGARET
	98	4209 MOLER ST	GUERRA JUDY
	99	4116 PAMPAS ST	ALVAREZ MARIA ELENA
	100	4112 PAMPAS ST	SOSA RICARDO
	101	4106 PAMPAS ST	MARTINEZ SOLOME M
	102	4102 PAMPAS ST	RANGEL JUAN P & ISABEL
	103	4100 PAMPAS ST	CARPENTER DORIS EUGENIA &
	104	4048 PAMPAS ST	MARTINEZ ERASMO & MARIA
X	105	4038 PAMPAS ST	VILLARREAL ESTELLA
	106	4034 PAMPAS ST	ORTIZSANCHEZ SERAFIN &
	107	4030 PAMPAS ST	PENA HERMINIA & JUAN
	108	4024 PAMPAS ST	FLORES ERASMO
	109	4020 PAMPAS ST	MARISCAL ZENAIDA
	110	4014 PAMPAS ST	CAMPOS RAUL
	111	4000 PAMPAS ST	GARZA ANGEL MARIO & DORA A
	112	1317 GAUCHO ST	CASTILLO MARIO COZAR &
	113	1321 GAUCHO ST	GUTIERREZ MARY E &
	114	4027 MOLER ST	NAVARRO RAMON C
	115	4033 MOLER ST	HARRELL AUDREY C
	116	4037 MOLER ST	ROJAS RAQUEL
	117	4043 MOLER ST	MALDONADO LAURENTINO M &
	118	4103 MOLER ST	ESPINO ANTONIO
	119	4107 MOLER ST	GUTIERREZ MARIBEL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4113 MOLER ST	TORRES MARSELINO
	121	4117 MOLER ST	CERDA SAN JUAN
	122	4123 MOLER ST	MEDINA HUGO
	123	4127 MOLER ST	MARTINEZ JOSE
	124	4133 MOLER ST	SALAS JOSE REYES &
	125	4139 MOLER ST	DUDLEY GRETA CROWLEY
	126	4140 MOLER ST	SALAS JOSE R
	127	4136 MOLER ST	SALAS JOSE REYES JR
	128	4130 MOLER ST	LOPEZ JUAN
	129	4126 MOLER ST	MUNOZ RODRIGO & MARIA
	130	4120 MOLER ST	VALENZUELA GRACIELA &
	131	4116 MOLER ST	COMPIAN FRANCISCO &
	132	4110 MOLER ST	ROLES GERARDO VILLEGAS &
	133	4106 MOLER ST	HERRERA JOSE &
	134	4102 MOLER ST	MALDONADO LAURENTINO M &
	135	4040 MOLER ST	MONCADA RICARDO & MARIA C
	136	4034 MOLER ST	ROBLES BRENDA
	137	4030 MOLER ST	FLUCHAIRE STEFANIA
	138	4024 MOLER ST	SANDOVAL MA BEATRIZ DAVILA
	139	4018 MOLER ST	RAMOS JUAN M
O	140	4014 MOLER ST	SALCEDO MARGARITA
	141	4010 MOLER ST	LOPEZ LUCIO
	142	4002 MOLER ST	ROCHA JUAN &
O	143	1112 DUMANE ST	LEHE JOYCE A MAGEE
	144	1118 DUMANE ST	GONZALES PAULA
	145	1122 DUMANE ST	RAMIREZ MAYRA &
	146	1126 DUMANE ST	Taxpayer at
	147	1132 DUMANE ST	COCKRELLGONZALES AUDRA JANE
	148	1136 DUMANE ST	COUCH KEDRIC & PATRICIA LIVING
	149	1140 DUMANE ST	GONZALES MARIA
	150	1148 DUMANE ST	SCHREIBER CASEY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	4001 WALKER ST	ROBLEDO JOSE MANUEL
	152	4007 WALKER ST	MATA BLANCA LIDIA
	153	4005 WALKER ST	MATA BLANCA LIDIA
	154	4009 WALKER ST	FLORES AURELIO PASTRANA &
	155	4015 WALKER ST	ORTEGA RAMON &
	156	4021 WALKER ST	MEDINA CUAUTHEMOC & AMBER
	157	4023 WALKER ST	Taxpayer at
	158	4027 WALKER ST	BERUN BERNARDINO & REYNA TORRES
	159	4035 WALKER ST	HERNANDEZ ALFONSO &
	160	4039 WALKER ST	GOVEA SAULO
	161	4043 WALKER ST	GAONA MARIA
	162	4040 W CLARENDON DR	JZ & SONS PROPERTIES
	163	4036 W CLARENDON DR	CULLAR JAMES W JR
	164	4001 KERNACK ST	GONZALEZ BLANCA L
	165	4005 KERNACK ST	JOLLEY JAMES & DELFA
	166	4009 KERNACK ST	VASQUEZ HUMBERTO
	167	4015 KERNACK ST	ORTIZ JOSE C
	168	4019 KERNACK ST	Taxpayer at
	169	4025 KERNACK ST	MARIN PRECILIANO &
	170	4027 KERNACK ST	Taxpayer at
	171	4035 KERNACK ST	GONZALEZ FELIPE
	172	4037 KERNACK ST	LAGUNAS VICTOR M
	173	4041 KERNACK ST	HERNANDEZ RAFAEL &
	174	4042 WALKER ST	TANNOS PHILLIP
	175	4036 WALKER ST	Taxpayer at
	176	4032 WALKER ST	KATRONEL HOLDINGS LLC
	177	4026 WALKER ST	Taxpayer at
	178	4022 WALKER ST	Taxpayer at
	179	4018 WALKER ST	GARCIA JORGE LUIS
	180	4014 WALKER ST	MARTINEZ ELVA N
	181	4008 WALKER ST	VASQUEZ RAUL & MARIE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	4004 WALKER ST	Taxpayer at
	183	4000 WALKER ST	MURCIA JAIRO &
	184	4002 WALKER ST	MURCIA JAIRO & MA T
	185	4108 KERNACK ST	GUTIERREZ SANDRA QUIROZ
	186	4104 KERNACK ST	ARELLANOHERNANDEZ JUAN &
	187	4100 KERNACK ST	VARELA MARY FRANCES & JOAQUINN
	188	1209 PHINNEY AVE	BULLARD MAGGIE PAULA EST OF
	189	1215 PHINNEY AVE	GONZALES JUANITA
	190	1219 PHINNEY AVE	MEDELLIN JORGE A
	191	1223 PHINNEY AVE	MARQUEZ YOLANDA
	192	1227 PHINNEY AVE	Taxpayer at
	193	1231 PHINNEY AVE	RIVAS LUISA M
	194	1143 PHINNEY AVE	HORSECHIEF BETTY JANE
	195	1137 PHINNEY AVE	ARELLANO BERNARDINO
	196	1123 PHINNEY AVE	AZAMAR IRIS
	197	1119 PHINNEY AVE	FURR JAN DEGAUGH
	198	1226 SUNNYSIDE AVE	VEGA FERNANDO R &
	199	1208 SUNNYSIDE AVE	SOLIS IVAN
	200	1212 SUNNYSIDE AVE	RAMIREZ FRANCISCO & IRENE EST OF
	201	1216 SUNNYSIDE AVE	RIOS MARIO REYES &
	202	1224 SUNNYSIDE AVE	GRIMALDO FRANCISCO
	203	1220 SUNNYSIDE AVE	FERNANDEZ ENRIQUE &
	204	1225 SUNNYSIDE AVE	DIAZ JUAN
	205	1229 SUNNYSIDE AVE	RIOJAS RICARDO
	206	1233 SUNNYSIDE AVE	STRICKLAND JACK HOOVER JR
	207	4126 KERNACK ST	Taxpayer at
	208	4122 KERNACK ST	QUEZADA NOEMI
	209	4118 KERNACK ST	TORRES CATARION
	210	1127 PHINNEY AVE	PEREZ ROBERTO
	211	1116 SUNNYSIDE AVE	ARRIAGA JAIME & ANNIE ROSE
	212	1120 SUNNYSIDE AVE	PENA FREDY & MARIA ROSA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	1124 SUNNYSIDE AVE	RAMIREZ MARIO F &
	214	1128 SUNNYSIDE AVE	TAFOYA PATRICIA
	215	1132 SUNNYSIDE AVE	CUMPEAN MARIO A VEGA & ERNESTINA HUERTA
	216	1136 SUNNYSIDE AVE	ESCOBAR ENRIQUE &
	217	1140 SUNNYSIDE AVE	MAMGG INVESTMENTS LLC
	218	1144 SUNNYSIDE AVE	RODRIGUEZ BENJAMIN
	219	4124 W CLARENDON DR	COCKRELL HILL CITY OF
	220	4121 KERNACK ST	COCKRELL HILL CITY OF
	221	1143 SUNNYSIDE AVE	DELEON ALFREDO
	222	1143 SUNNYSIDE AVE	DELEON ALFREDO
	223	1137 SUNNYSIDE AVE	Taxpayer at
	224	4128 KERNACK ST	Taxpayer at
	225	4134 KERNACK ST	ORDUNA ANGEL
	226	4140 KERNACK ST	ORTEGA ANTONIA A &
O	227	1115 PHINNEY AVE	PORNIC INV MGMT LLC