

FILE NUMBER: Z234-163(TB) **DATE FILED:** January 31, 2024
LOCATION: Southeast line of Romine Avenue, between Latimer Street and Atlanta Street
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 3.6623 acres **CENSUS TRACT:** 48113003700

REPRESENTATIVE: Karl A. Crawley, Masterplan
APPLICANT/OWNER: YMCA of Dallas
REQUEST: An application for an amendment to Planned Development District No. 729.
SUMMARY: The purpose of the request is to allow for the replacement of existing YMCA facilities and associated improvements.
CPC RECOMMENDATION: **Approval**, subject to an amended development plan, an amended landscape plan, and amended conditions.
STAFF RECOMMENDATION: **Approval**, subject to an amended development plan, an amended landscape plan, and amended conditions.

Planned Development District No. 729:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=729>

BACKGROUND INFORMATION:

- The area of request, part of the Queen City neighborhood, is located within Planned Development District (PD) No. 729, established for the site in June 2005. Initially part of PD No. 595, the South Dallas/Fair Park Special Purpose District, the site was included in the area studied for the South Dallas/Fair Park Economic Development Plan. A new South Dallas/Fair Park Area Plan is currently in progress.
- The Park South YMCA operates at the request site as a community service center and private recreation center, club, or area. The existing approximately 42,000 square foot facilities were constructed in 1970.
- The applicant proposes to demolish the existing structure and all associated site improvements, except that the existing basketball court and play area on the north portion of the site will remain.
- Proposed redevelopment includes construction of a new approximately 39,000 square foot YMCA building, an additional outdoor play area, reconfiguration of surface parking, relocation of drive approaches on Latimer Street and Romine Avenue, an additional point of access (off Atlanta Street), sidewalk improvements, and new pedestrian amenity areas.
- Design of intersection improvements at Latimer Street and Romine Avenue is pending.
- The property has an approved preliminary plat (S223-207), approved by City Plan Commission in August 2023.

Zoning History:

There have been two zoning change requests in the area in the last five years.

1. **Z201-343:** On June 22, 2022, City Council approved an ordinance permitting property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Metropolitan Avenue, north of the terminus of Octavia Street, to be used under Specific Use Permit No. 2462 for surface accessory remote parking for a five-year period with eligibility for automatic renewals for additional five-year periods.
2. **Z212-110:** On January 26, 2022, City Council approved an ordinance permitting property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of Metropolitan Avenue and Latimer Street to be used under Specific Use Permit No. 2447 for surface accessory remote parking for a five-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Romine Avenue	Local	-
Latimer Street	Local	-
Atlanta Street	Local	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the current request and supports the proposed amendment to PD No. 729 subject to new paragraph (c) in Section 51P-729.116 ADDITIONAL PROVISIONS, as recommended by CPC and staff, shown later in this report.

Existing conditions at the intersection of Romine Avenue and Latimer Street are shown on the amended development and landscape plans, as design of intersection improvements is pending. Staff recommends redesign to include removal of the channelized turn lane to comply with city standards and to minimize the risk to pedestrians navigating the intersection.

The CPC and staff recommended language will allow additional time for redesign of the intersection to meet city standards and to comply with pedestrian rights of way accessibility standards (PROWAG) without delaying proposed construction on the property.

Engineering staff will continue to collaborate with the applicant at permitting and supports the current zoning request subject to the staff recommended language noted.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request is consistent with the following goals and policies of the comprehensive plan

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Neighborhood Plus Plan:

Goal 2 ALLEVIATE POVERTY

Policy 2.3 Expand health, childcare, and transportation programs for low-income areas.

Policy 2.4 Improve Pre-K education opportunities for children in poverty.

Goal 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

Comprehensive Environmental and Climate Action Plan (CECAP):

GOAL 6 DALLAS PROTECTS AND ENHANCES ITS ECOSYSTEMS, TREES AND GREEN SPACES THAT IN TURN IMPROVE PUBLIC HEALTH.

EG3 Increase tree canopy in both private and public realm to complete implementation of recommendations from the urban forest masterplan.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 729	Private recreation center [Park South YMCA]
North	PD No. 595 [R-5(A)] PD No. 595 [TH-1(A)]	Single family; undeveloped; church
East	PD No. 595 [R-5(A)]	Single family; undeveloped
Southeast	PD No. 595 [R-5(A)]	Public park [Exline Park]
South	PD No. 595 [R-5(A)]	Single family; undeveloped; church; public school
Southwest	PD No. 595 [NC, Tract 10]	Child-care facility
West	PD No. 595 [R-5(A)]	Single family; undeveloped
Northwest	PD No. 595 [NC, Tract 11]	Single family; undeveloped; office

Land Use Compatibility:

The area of request is located within Planned Development District (PD) No. 729 and has been in operation as a community service center and private recreation center, club, or area [*Park South YMCA*] since 1970.

The request site is immediately adjoined by single family uses, with some office uses located across Romine Avenue to the northwest. North of the site there are single family, undeveloped land, and church uses. Southwest of the site is surrounded by single family, undeveloped land, and a child-care facility. Further east within the neighborhood, there is a church, school, and a public park along Latimer street. The majority of the property in the area is zoned an R-5(A) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with some NC Neighborhood Commercial Subdistricts located to the northwest and southwest of the property.

The purpose of the current request is to allow for the replacement of existing YMCA facilities and associated improvements. The applicant proposes to demolish the existing structure and all associated site improvements, except that the existing basketball court and play area on the north portion of the site will remain.

Proposed redevelopment includes construction of a new approximately 39,000 square foot YMCA building, an additional outdoor play area, reconfiguration of surface parking, relocation of drive approaches on Latimer Street and Romine Avenue, an additional point of access (off Atlanta Street), sidewalk improvements, and new pedestrian amenity areas. Design of intersection improvements at Latimer Street and Romine Avenue is pending.

Staff finds that the proposed amendment to PD No. 729 is compatible with the surrounding uses. Staff recommends approval of the request, subject to an amended development plan, an amended landscape plan, and amended conditions as recommended by CPC and staff.

Landscaping:

Per the existing conditions of PD No. 729 [Ref. Sec. 51P-729.112], landscaping must be provided as shown on the landscape plan (Exhibit 729B). To accommodate the proposed redevelopment of the site, a proposed amended landscape plan is included as part of the current request.

The city arborist has reviewed the proposed amendment to the landscape plan and supports the request, subject to the amended condition language provided later in this report [Ref. proposed new subparagraphs (1) and (2) in Sec. 51P-729.112(a)]. These new subparagraphs specify that (1) screening shrubs required per the landscape plan must be minimum two feet tall at time of planting, and (2) trees required per the landscape plan must be from the city-approved tree list.

A landscape plan will be required for review at time of permitting. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

Parking:

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, with up to 42,000 square feet of total floor area for all uses combined, and up to two game courts, a minimum of 100 parking spaces must be provided in the location shown on the development plan [Ref. Sec. 51P-729.108(b) of the existing ordinance]. Parking for additional floor area or game courts must be provided in compliance with the use regulations in Division 51A-4.200.

For all other permitted uses, off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses on the property.

For the current request, the rules applicable to private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility, and a transit passenger shelter uses apply. Because the floor area will remain under 42,000 square feet, a minimum of 100 parking spaces is required. The proposed amended development plan provides 101 off-street parking spaces on site.

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 target intervention strategies more precisely 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 (A through C), to orange, representing the weakest markets (G through I). The request site is located in an “H” MVA area.

YMCA of Dallas

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Z234-163(TB)

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Willie Lees, VP of Operations and Leading the Coppell Family YMCA

Jodi Newman, VP of Childcare

Brian Haines, VP of Operations and Sports

CPC Action
February 15, 2024

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 729, subject to a revised amended development plan, a revised amended landscape plan, and staff recommended amended conditions on the southeast line of Romine Avenue, between Latimer Street and Atlanta Street.

Maker: Wheeler-Reagan

Second: Blair

Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston

Against: 0

Absent: 2 - Shidid, Rubin

Vacancy: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Curt Hazelbaker, 136 Wrenwood Dr., Coppell, TX, 75019
For (Did not speak): Todd Baker, 146 Town Center Blvd., Coppell, TX, 75019
Against: None

CPC-Recommended Amended PD 729 Conditions

**ARTICLE
729.**

PD 729.

SEC. 51P-729.101. LEGISLATIVE HISTORY.

PD 729 was established by Ordinance No. 26034, passed by the Dallas City Council on June 22, 2005. (Ord. 26034)

SEC. 51P-729.102. PROPERTY LOCATION AND SIZE.

PD 729 is established on property located at the east corner of Latimer Street and Romine Street. The size of PD 729 is approximately 3.64 acres. (Ord. 26034)

SEC. 51P-729.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.

(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. 26034)

SEC. 51P- 729.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 729A: development plan
- (2) Exhibit 729B: landscape plan

SEC. 51P-729.104. DEVELOPMENT PLAN.

(a) For private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter uses, development and use of the Property must comply with the development plan (Exhibit 729A). In the event of 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, development schedule, and landscape plan do not apply. (Ord. 26034)

SEC. 51P- 729.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

(1) private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter (permitted by right); and

(2) all other main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A, as amended. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to DIR in this district; etc. (Ord. 26034)

SEC. 51P-729.106. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 26034)

SEC. 51P-729.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of 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 R-5(A) Single Family District apply in this district.

(b) Front yard ~~[Setback from streets.]~~ ~~[F]for a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter~~ ~~[minimum setback from any street frontage is as shown on the development plan].~~

(1) Atlanta Street. Minimum front yard is 20 feet along Atlanta Street.

(2) Romine Avenue. Minimum front yard along Romine Avenue is defined by the platted building line located 50 feet from the established center line of Romine Avenue as shown on the development plan. If the platted building line is removed, the minimum front yard setback at Romine Avenue will remain in its current location 50 feet from the established center line of Romine Avenue.

(3) Latimer Street. Minimum front yard along Latimer Street is defined by the platted building line located 45 feet from the established center line of Latimer Street as shown on the development plan. If the platted building line is removed, the minimum front yard setback at Latimer Street will remain in its current location 45 feet from the established center line of Latimer Street.

(4) Amenities required per Section 51P-729.115.1(b) may be located in a required front yard.

(c) Side and rear yard. ~~For a private recreation center, club, or area; a community service center; an adult day care facility; a child care facility; and a transit passenger shelter, minimum side and rear yard setback is as shown on the development plan.~~

(d) Height. Maximum structure height is 36 feet.

(e) Lot coverage. Maximum lot coverage is 40 percent. (Ord. 26034)

SEC. 51P-729.108. 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) Rules applicable only to private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter uses. For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, with up to 42,000 square feet of total floor area for all uses combined, and up to two game courts, a minimum of 100 parking spaces must be provided in the location shown on the development plan. Parking for additional floor area or game courts must be provided in compliance with the use regulations in Division 51A-4.200. Parking is permitted in the required setbacks. (Ord. 26034)

SEC. 51P-729.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26034)

SEC. 51P-729.110. FENCES.

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence regulations for an R-5(A) Single Family District.

(b) For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, an open fence with a maximum height of six feet may be located in the required front yard along Atlanta Street if all of the following conditions are met: [~~fencing is permitted at the maximum heights and in the locations shown on the development plan~~]

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The fence complies with the visual obstruction regulations in Section 51A-4.602(d); and

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property. (Ord. 26034)

SEC. 51P-729.111. SCREENING.

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, a six-foot-high solid screening fence must be provided as shown on the development plan. (Ord. 26034)

SEC. 51P-729.112. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 729B).

(1) Screening shrubs required per the landscape plan must be minimum two feet tall at time of planting.

(2) Trees required per the landscape plan must be from the city-approved tree list.

- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26034)

SEC. 51P-729.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 26034)

SEC. 51P-729.114. LIGHTING.

Lighting is prohibited for outdoor athletic [~~the proposed soccer~~] fields [~~shown on the development plan~~]. (Ord. 26034)

SEC. 51P-729.115. OUTDOOR SPEAKERS.

Outdoor speakers are prohibited on the Property. (Ord. 26034)

SEC. 51P-729.115.1. DESIGN STANDARDS.

(a) Sidewalks and buffers.

(1) Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for any use on the Property, minimum five-foot-wide unobstructed sidewalks with minimum six-foot-wide buffer must be provided along the entire length of all street frontage. For purposes of this paragraph, BUFFER means the area between the back of street curb and the edge of the sidewalk closest to the street curb.

(2) Latimer Street. Minimum unobstructed sidewalk width along Latimer Street frontage is eight feet.

(3) At each intersection of vehicular ingress/egress driveways and sidewalks, sidewalks must be constructed of a material that differs in color and texture from that of vehicular ingress/egress driveways. Sidewalks must be contained either in the right-of-way or a dedicated sidewalk easement.

(b) Pedestrian amenities.

(1) Prior to the issuance of a certificate of occupancy for a private recreation center, club, or area; a community service center; an adult day care facility; a child care facility; or a transit passenger shelter, the following pedestrian amenities must be provided:

(A) ‘Area 1’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area 1 as shown on the development plan.

(B) ‘Area 2’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area 2 as shown on the development plan.

(C) ‘Area 3’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area

3 as shown on the development plan.

(2) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

SEC. 51P-729.116. 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. (Ord. 26034)

CPC & Staff recommendation:

(c) Intersection improvements. Prior to the issuance of a certificate of occupancy for any use on the Property, a development agreement or contract must be executed for improvements at the west corner of the property to construct barrier free ramps at the intersection of Romine Avenue and Latimer Street. Improvements must comply with City standards and pedestrian rights of way accessibility guidelines (PROWAG) to include the removal of the channelized turn lane as approved by the director. No temporary or permanent certificate of occupancy may be issued prior to execution of this contract.

Applicant request:

(c) Intersection improvements. Prior to the issuance of a certificate of occupancy for any use on the Property, a development agreement or contract must be executed for improvements at the west corner of the property to construct barrier free ramps at the intersection of Romine Avenue and Latimer Street. Improvements must comply with City standards and pedestrian rights of way accessibility guidelines (PROWAG) to include the removal of the channelized turn lane as approved by the director. No temporary or permanent certificate of occupancy may be issued prior to execution of this contract.

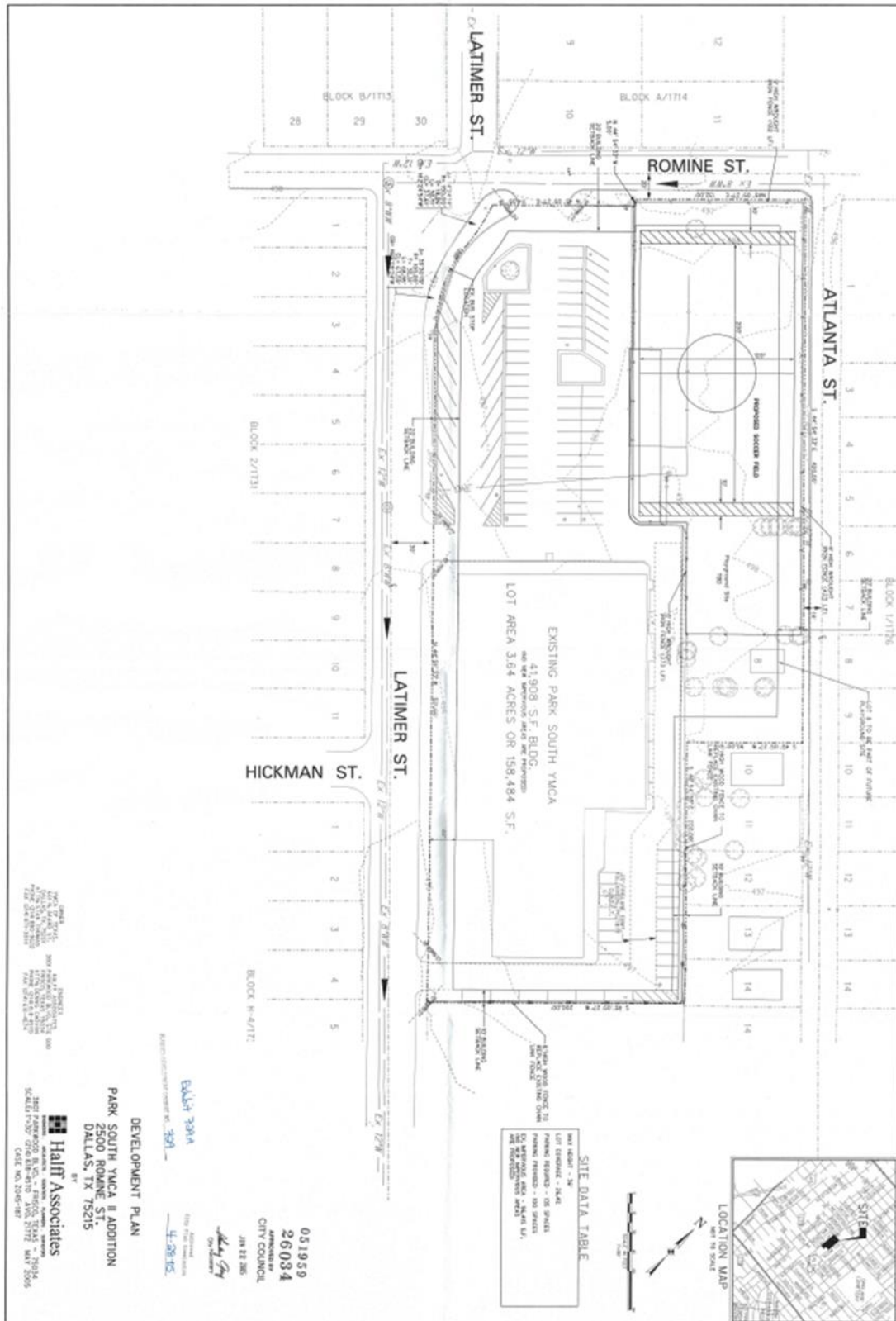
SEC. 51P-729.117. COMPLIANCE WITH CONDITIONS.

- (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 director of public works and transportation.
- (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, in this district 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. (Ord. 26034)

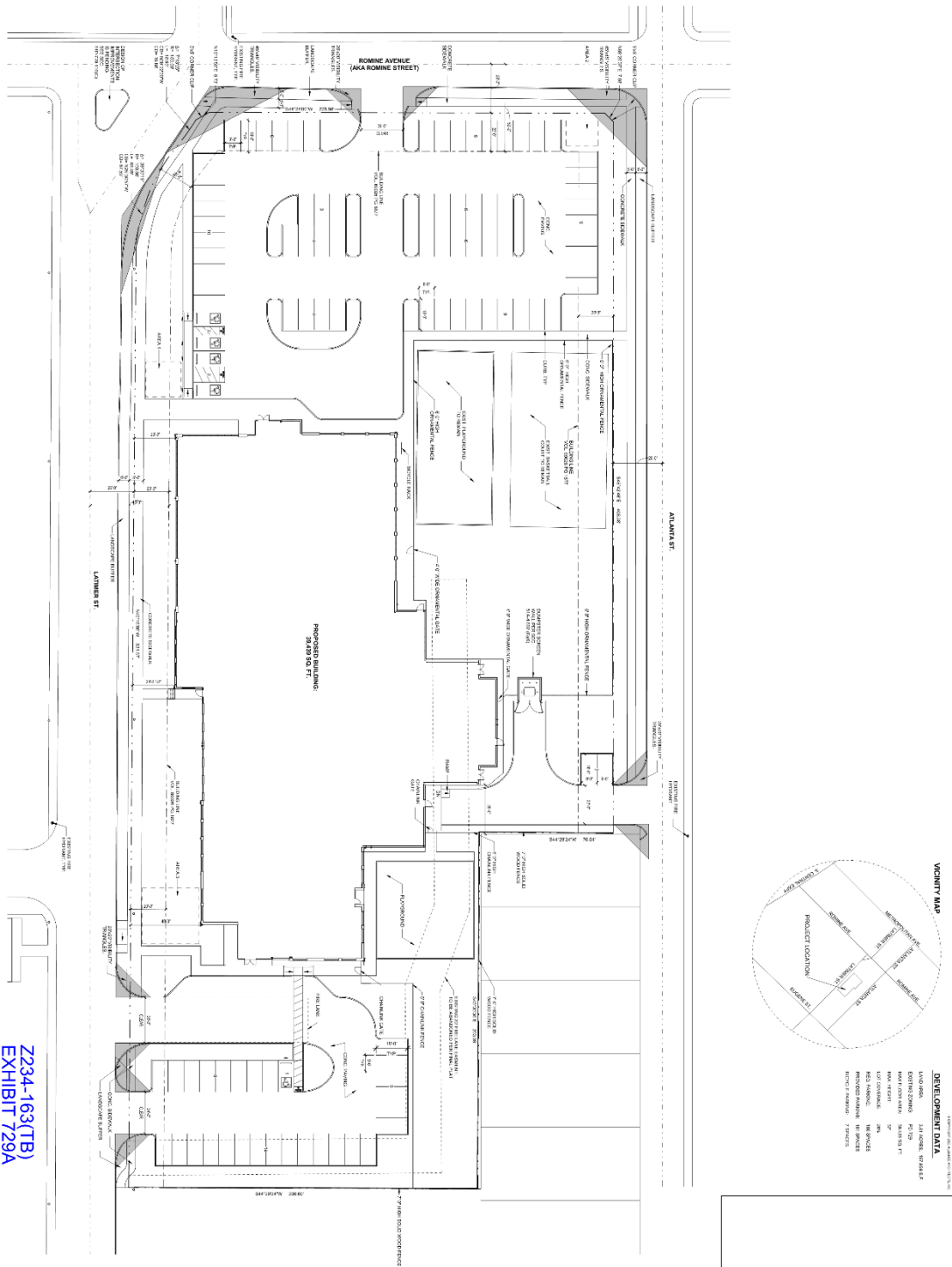
SEC. 51P-729.118. ZONING MAP.

PD 729 is located on Zoning Map No. K-8. (Ord. 26034)

Existing PD No. 729 Development Plan
 [to be replaced]



CPC-Recommended Amended PD 729 Development Plan



DEVELOPMENT PLAN

DRAWING RECORD

NO.	DESCRIPTION	DATE

YMCA PARK SOUTH

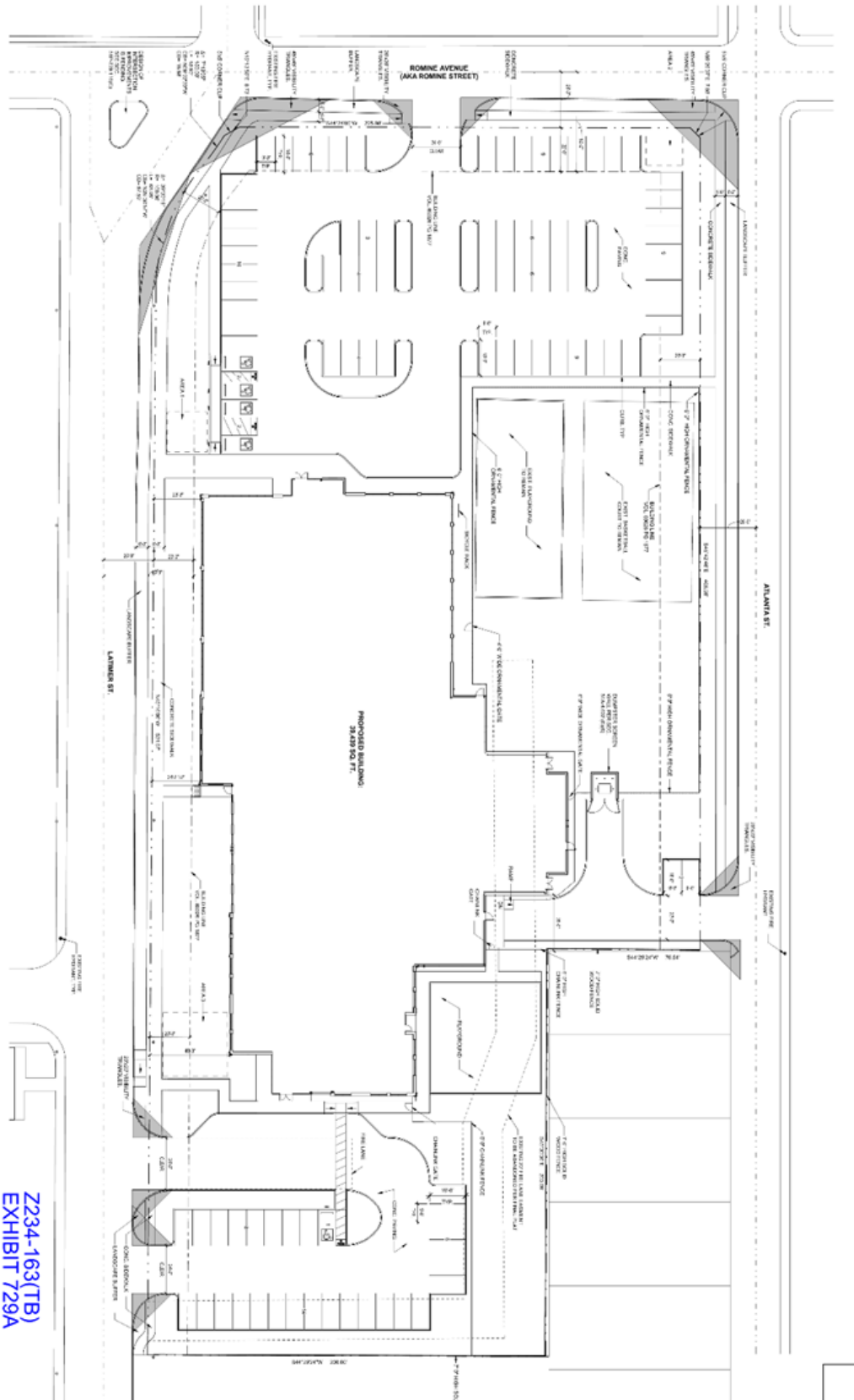
2500 ROMINE AVE, DALLAS TX

ALLIANCE ARCHITECTS



PROJECT NO.: 2022158

CPC-Recommended Amended PD 729 Development Plan [Enlarged]

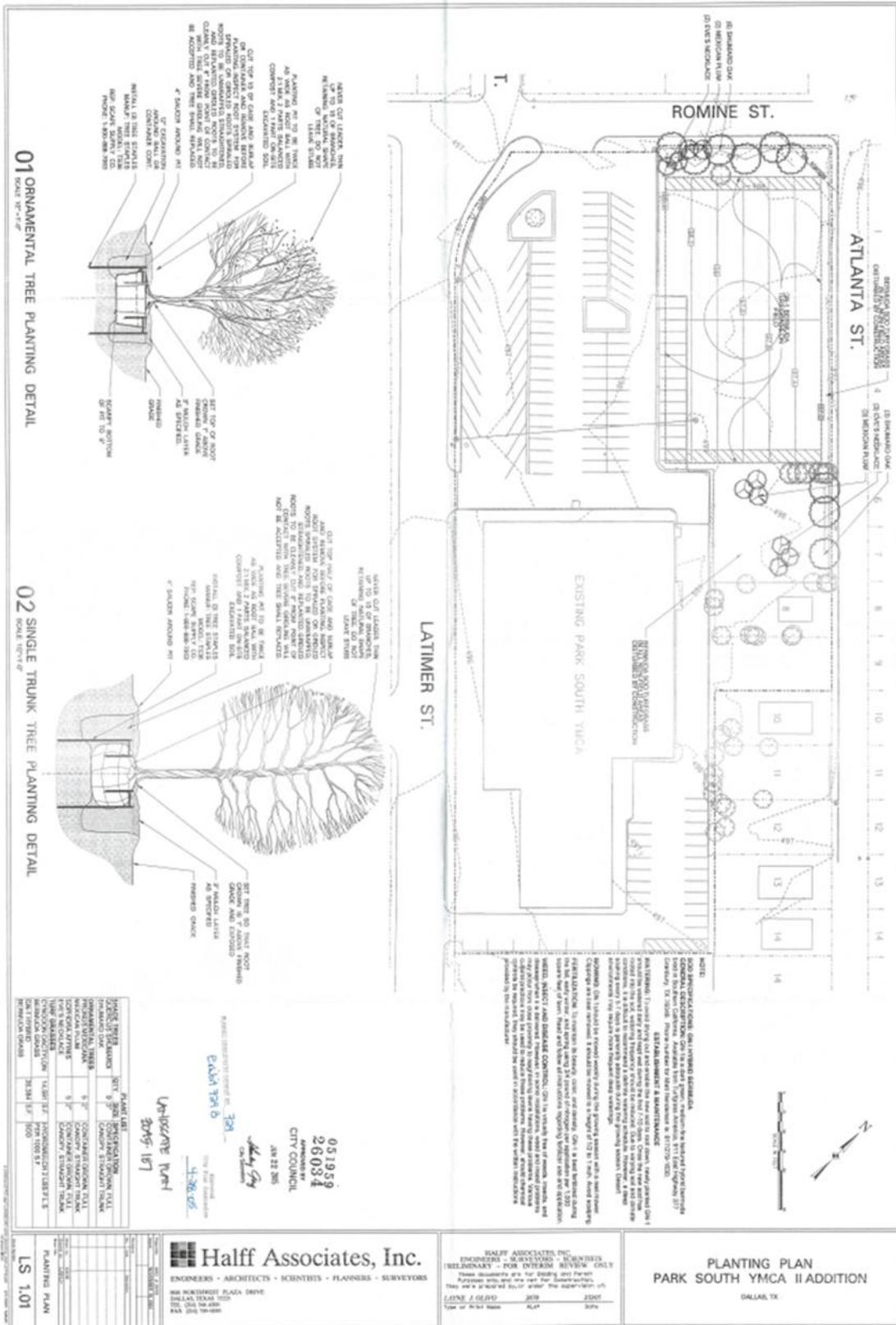


Z234-163(TB)
EXHIBIT 729A

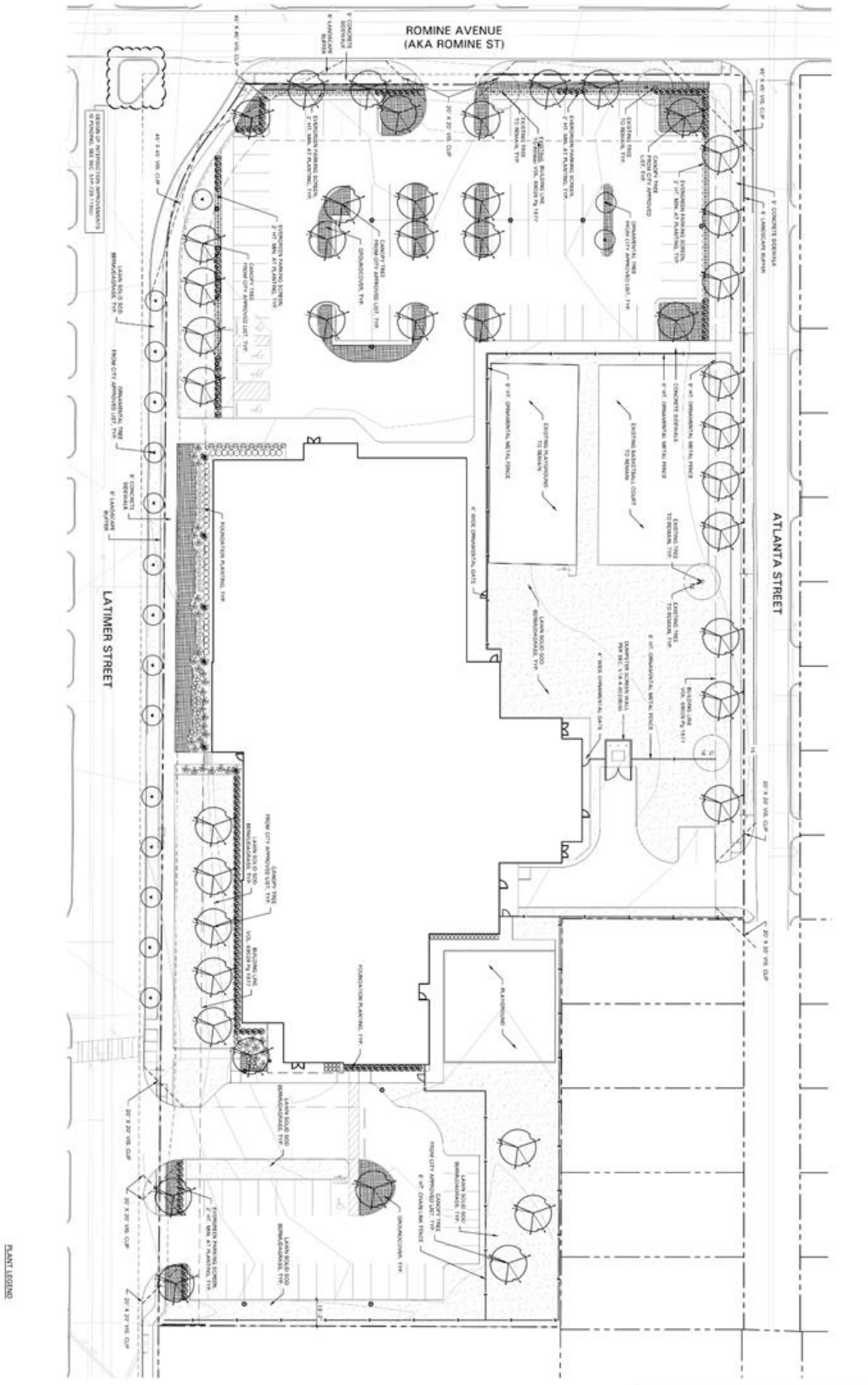
PLANNING DEPARTMENT
CITY OF ATLANTA

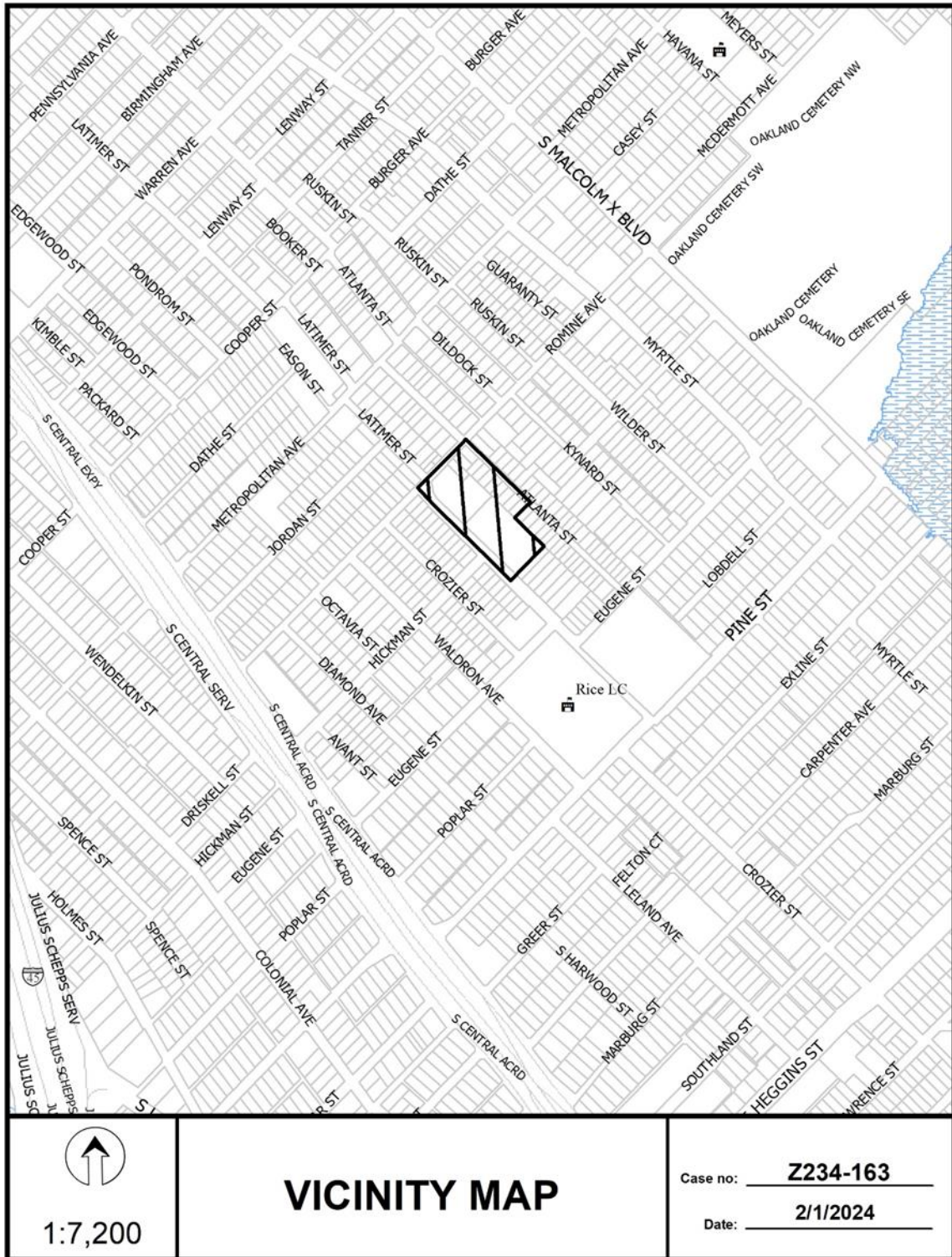
DEVELOPER

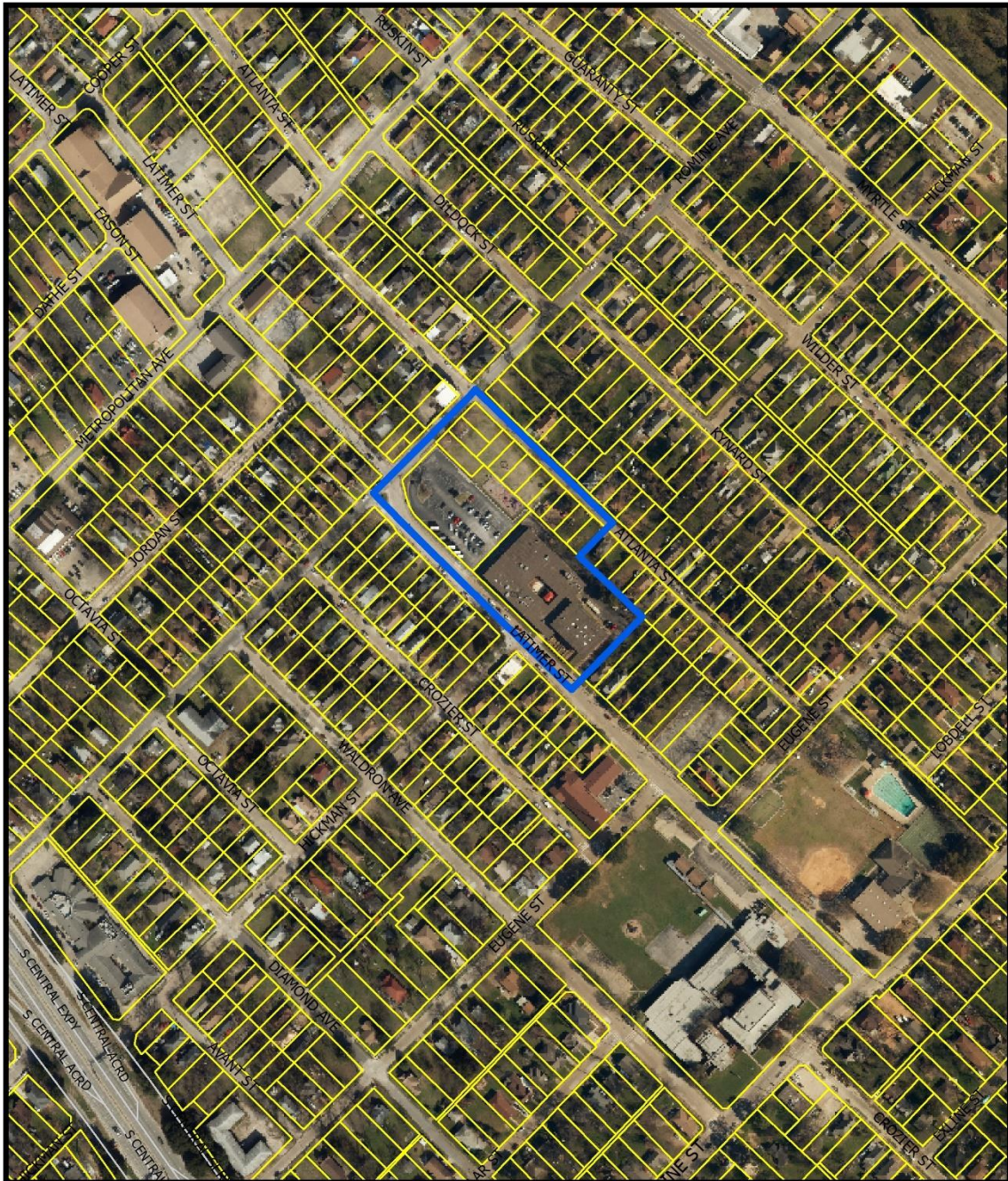
Existing PD No. 729 Landscape
[to be replaced]




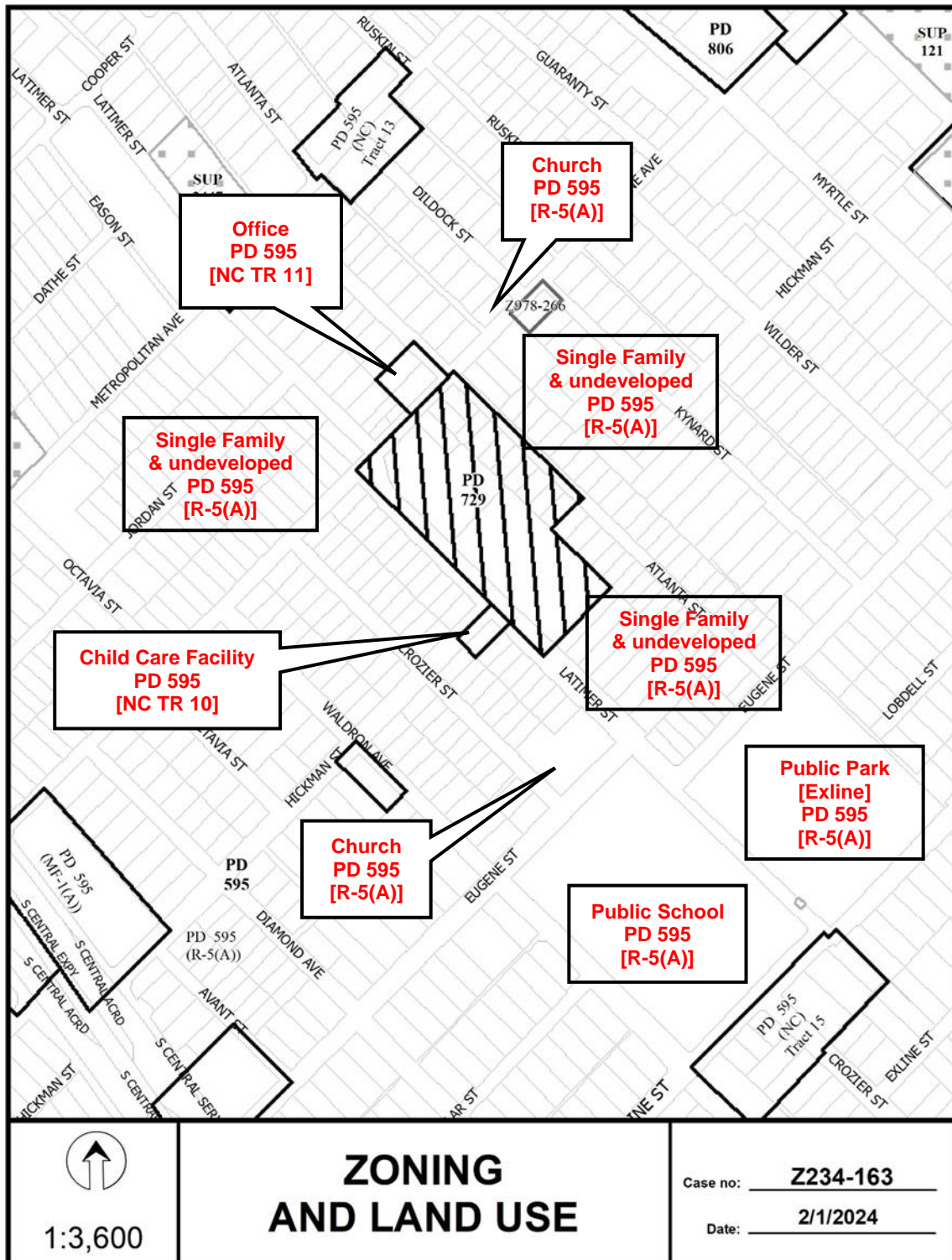
CPC-Recommended Amended PD 729 Landscape Plan [Enlarged]

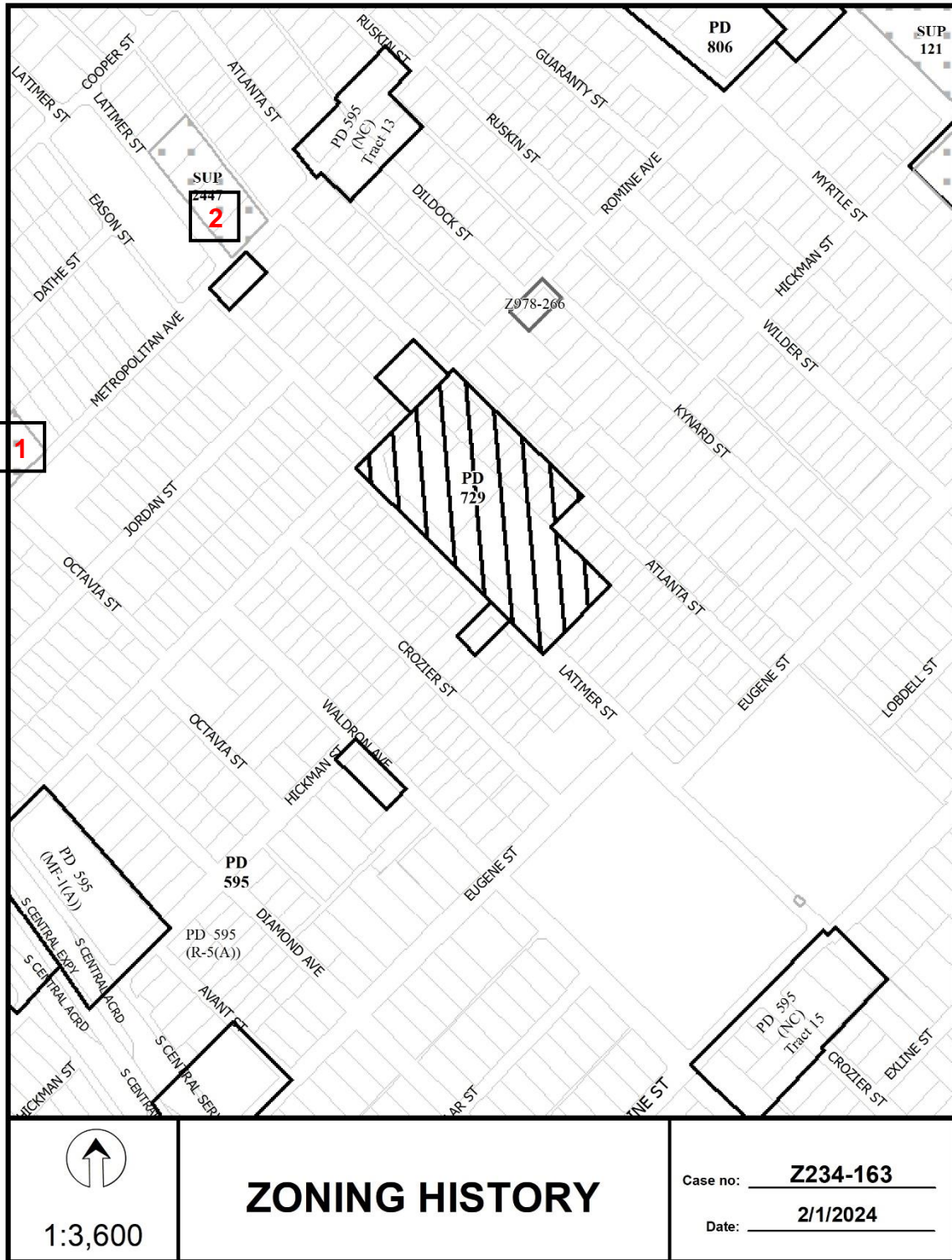


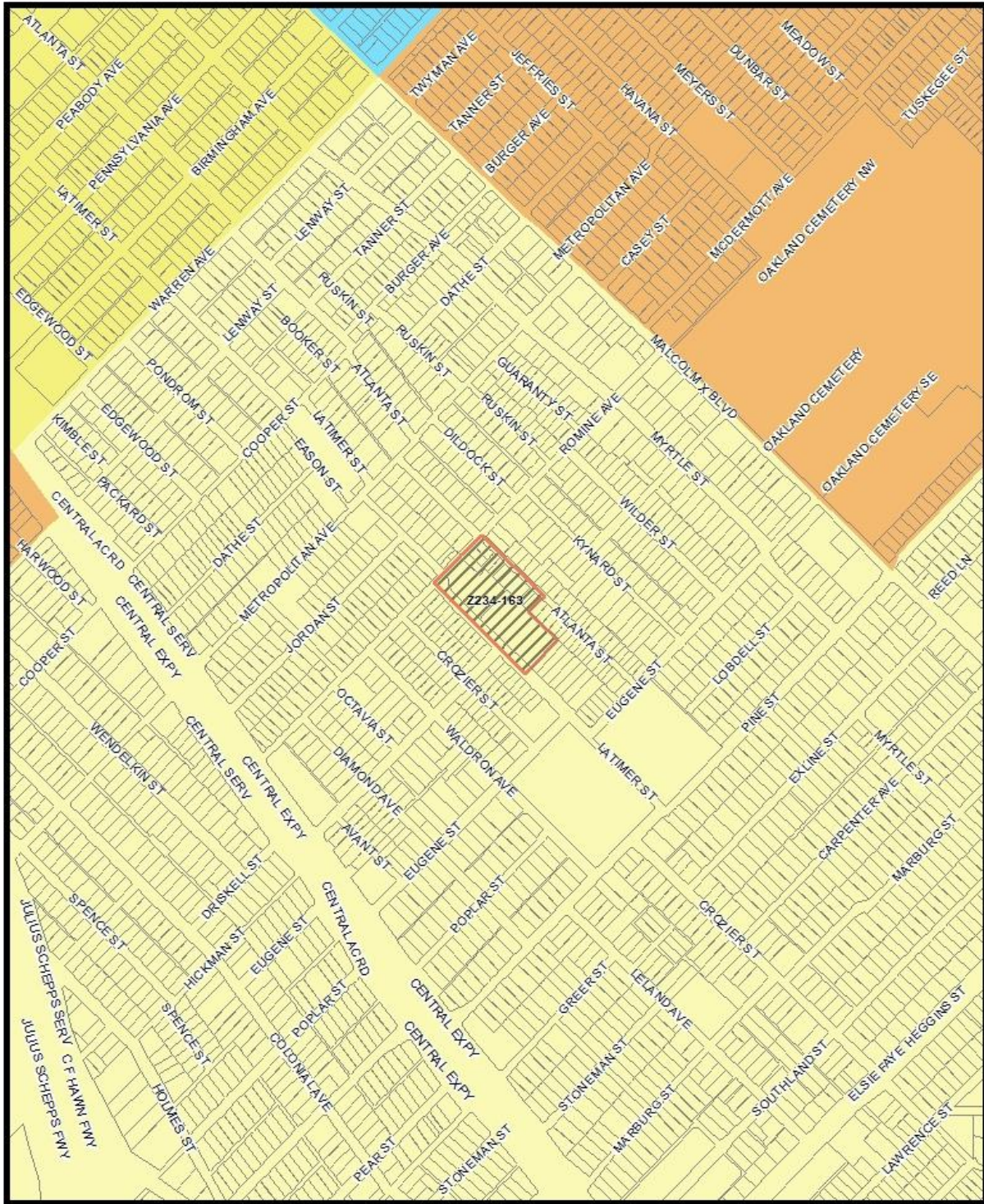




 1:3,600	<h2>AERIAL MAP</h2>	Case no: <u>Z234-163</u> Date: <u>2/1/2024</u>
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Market Value Analysis

- A
- B
- C
- D
- E
- F
- G
- H
- I
- NA

1:7,200

Market Value Analysis

Printed Date: 2/1/2024



02/14/2024

Reply List of Property Owners***Z234-163******279 Property Owners Notified******2 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2516	ROMINE AVE	YMCA OF METROPOLITAN DALLAS
2	2500	ROMINE AVE	Y M C A
3	2420	METROPOLITAN AVE	ST PAUL AME CHURCH
4	2414	METROPOLITAN AVE	S D HOME DESIGN LLC
5	2404	METROPOLITAN AVE	ST PAUL AFRICAN METHODIST
6	2400	METROPOLITAN AVE	HARVEY KENNETH P &
7	2321	JORDAN ST	HARMON PPTY SERVICES
8	2323	JORDAN ST	DELANGE REITA
9	2327	JORDAN ST	DANIELS IRVIN JR
10	2403	JORDAN ST	BEE REAL ESTATE INVESTMENTS LLC
11	2405	JORDAN ST	LOPEZ LEOPOLDO
12	2409	JORDAN ST	DONALDSON DEMETRA
13	2413	JORDAN ST	LOPEZ FLORENTINO
14	2415	JORDAN ST	BOOKER MAEOLA EST OF
15	2426	JORDAN ST	BIRE NEGASSI M
16	2422	JORDAN ST	PINA GUADALUPE M
17	2416	JORDAN ST	MORENO LETICIA PADILLA
18	2420	JORDAN ST	BOLDEN RICKY
19	2412	JORDAN ST	GONZALEZ LOREMAINE &
20	2410	JORDAN ST	GUTIERREZ SERGIO &
21	2406	JORDAN ST	ANTOINE QUINTESSA
22	2402	JORDAN ST	SMITH DENETTA JEAN
23	2400	JORDAN ST	OTTO CARROLL & LILLIAN
24	2324	JORDAN ST	JOHNSON RAY
25	2320	JORDAN ST	GOOD URBAN DEVELOPMENT LLC
26	2316	JORDAN ST	GILLIAM BARBARA A BREWER

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2314 JORDAN ST	BULLISH BUSINESS LLC
	28	2312 JORDAN ST	ASFL INVESTMENTS LLC
	29	2333 ROMINE AVE	BRITT SAMUEL C
O	30	2337 ROMINE AVE	Taxpayer at
	31	2403 ROMINE AVE	WILLIAMS JOHN W ETAL
	32	2405 ROMINE AVE	QJTT INVESTMENTS LLC
	33	2411 ROMINE AVE	SUNDAY FLORENCE E
	34	2409 ROMINE AVE	SHAW HATTIE
	35	2415 ROMINE AVE	DAVIS WILLIE B
	36	2419 ROMINE AVE	WALKER CURLEY
	37	2421 ROMINE AVE	PERKINS CASSTARDAR
	38	2423 ROMINE AVE	ARANDA FRANCISCO &
	39	2429 ROMINE AVE	ALVAREZ JONATHAN
	40	2431 ROMINE AVE	TATUM MABLE J
	41	2433 ROMINE AVE	Taxpayer at
	42	2435 ROMINE AVE	ROBINSON STEPHEN
	43	2505 ROMINE AVE	SU LEE
	44	2500 METROPOLITAN AVE	Taxpayer at
	45	3708 LATIMER ST	ST PAUL AME CHURCH
	46	3716 LATIMER ST	DEGRAFFENREID DENISE TATE
	47	3720 LATIMER ST	HUNT JAMES
	48	3724 LATIMER ST	CHEN WENDY
	49	3728 LATIMER ST	MCGRUDER ISIAH JR
	50	3730 LATIMER ST	ROBINSON LILLIE
	51	3737 ATLANTA ST	PBW VENTURES INC
	52	3731 ATLANTA ST	SANTRUPT FAMILY IRREVOCABLE
	53	3727 ATLANTA ST	PALMA JAIME HERNANDEZ &
	54	3719 ATLANTA ST	WISNER CHARLES EDWARD
	55	3723 ATLANTA ST	WISNER CHARLES E
	56	3717 ATLANTA ST	MOORE ARTIE MAE EST OF
	57	3715 ATLANTA ST	GARCIA GLENDA AURORA ALVARADO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	3709 ATLANTA ST	VILLASENOR ARTURO
	59	3705 ATLANTA ST	MEDINA MA ANGELICA LEIJA &
	60	2516 METROPOLITAN AVE	ADEYEMI ERICA & OLUWATOSIN
	61	2528 METROPOLITAN AVE	ST JOHNS PRIMITIVE BAPT
	62	3704 ATLANTA ST	PAYLOR CELESTE MICHELLE
	63	3708 ATLANTA ST	CHANDLER CLIFFORD J & KATHERINE
	64	3706 ATLANTA ST	TOP MONEY LLC
	65	3714 ATLANTA ST	CHANDLER CLIFFORD & KATHERINE
	66	3718 ATLANTA ST	TORRESMAYSONET AIXA J &
	67	3722 ATLANTA ST	PEREZ ARMANDO CONTRERAS
	68	3726 ATLANTA ST	LEIJA MARISELA MUNOZ
	69	3730 ATLANTA ST	MEDINA ANGELICA L
	70	3734 ATLANTA ST	ALEMAN ERNESTO SR
	71	3736 ATLANTA ST	SMITH TAYLOR J & HANNAH E
	72	3701 DILDOCK ST	GREATER ST JOHN PRIMITIVE
	73	3709 DILDOCK ST	GRAY RONALD LIFE ESTATE
	74	3715 DILDOCK ST	Taxpayer at
	75	3717 DILDOCK ST	HENDERSON ARTHUR L
	76	3723 DILDOCK ST	FLORES ROGELIO DIAZ
	77	3729 DILDOCK ST	PEREZLOPEZ HILDA LUCRETIA
	78	3731 DILDOCK ST	SANDERS CESLEY DEON
	79	3735 DILDOCK ST	AVENUE PROGRESSIVE BAPTIST CHURCH
	80	3737 DILDOCK ST	AVENUE BAPTIST CHURCH
	81	3719 RUSKIN ST	ENTRUST GROUP INC THE
	82	3723 RUSKIN ST	AUTO PILOT LLC
X	83	3727 RUSKIN ST	HIGH WILLIAM JR
	84	3731 RUSKIN ST	BOTELLO JASON J & ALMA RUTH
	85	3735 RUSKIN ST	DONNELL CAROLYN F
	86	3739 RUSKIN ST	SMITH KIRTLEY C
	87	3742 DILDOCK ST	AVENUE PROGRESSIVE
	88	3738 DILDOCK ST	AVENUE PROGRESSIVE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3734 DILDOCK ST	MURRY JOHN W
	90	3732 DILDOCK ST	FORD SACAROL
O	91	3724 DILDOCK ST	WOOD ANTHONY
	92	3722 DILDOCK ST	JAIMES MIGUEL &
	93	3716 DILDOCK ST	B&W TEXAS HOLDINGS CO LLC
	94	3714 DILDOCK ST	FAMUSA HOMES LLC
	95	3708 DILDOCK ST	GREAT INVESTMENTS LLC
	96	3802 KYNARD ST	JONES VERLINE COOKS
	97	3812 KYNARD ST	MACK DORIS R
	98	3822 KYNARD ST	AVILA HERNAN
	99	3826 KYNARD ST	WEAVER CRECYNTHIA K
	100	3830 KYNARD ST	DIXON WAYNE M SR &
	101	3834 KYNARD ST	RESICAP TEXAS OWNER LLC
	102	3831 WILDER ST	SMITH VERELENE WILLIAMSON EST OF
	103	3827 WILDER ST	COVERALL MGMT & ASSOC INC
	104	3823 WILDER ST	PETERS SHONETTA LANIER &
	105	3817 WILDER ST	ENTRUST GROUP INC
	106	3821 WILDER ST	MIRANDA JAVIER
	107	3815 WILDER ST	WILSON MAGUIRE LIVING TRUST
	108	3811 WILDER ST	JOHNSON CAROLYN EVETTE
	109	2610 ROMINE AVE	THOMAS APRIL
	110	3801 WILDER ST	FELDER HOMES & CALIBER
	111	3900 KYNARD ST	JOHNSON MARILYN D
	112	3906 KYNARD ST	SHIELDS MRS T B
	113	3912 KYNARD ST	BOYD ERA EST OF
	114	3916 KYNARD ST	ANACLETO DAVID JUAN
	115	3920 KYNARD ST	GRANT STREET REALTY LLC
	116	3922 KYNARD ST	WANG JACK
	117	3930 KYNARD ST	SWEATS MELVIN D
	118	3936 KYNARD ST	PEREZ FILIBERTO TOVAR &
	119	3917 WILDER ST	CURTIS TORRIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3915	WILDER ST	MCDONALD JUANITA S
121	3911	WILDER ST	RUIZ MARIA LUISA
122	3909	WILDER ST	DAVIS BARBARA D &
123	3905	WILDER ST	CURTIS TORRIA & KRYSTLE
124	3901	WILDER ST	COLLINS DWELL WELL LLC
125	3831	KYNARD ST	FINAL 4 CONSTRUCTION &
126	3833	KYNARD ST	RODRIGUEZ SALVADOR
127	3827	KYNARD ST	Taxpayer at
128	3819	KYNARD ST	HAYES ODESSA RAY
129	3923	KYNARD ST	GUTIERREZ ELVIRA
130	3825	KYNARD ST	DIAZ ALBERTO &
131	3919	KYNARD ST	S D HOME DESIGN LLC
132	3901	KYNARD ST	QUEST TRUST COMPANY
133	3913	KYNARD ST	VALENTIN IVANI
134	3903	KYNARD ST	RODRIGUEZ SANDRA &
135	3829	KYNARD ST	GRO PROPERTIES INC
136	3911	KYNARD ST	HINSON JAMMIE & KATINA
137	2500	ROMINE AVE	RAYFORD ROSALIND & CALVIN SR
138	3947	KYNARD ST	MITCHELL LINDA
139	3943	KYNARD ST	SOUTH D HOMES LLC
140	2537	EUGENE ST	SIGLER LORECE JR
141	3939	KYNARD ST	CASTILLO LUCIA
142	3935	KYNARD ST	ROMERO FRANCISCO ARMANDO
143	3931	KYNARD ST	MEDELLIN RAMON EST OF
144	3927	KYNARD ST	ALEXANDER KENNETH &
145	3817	KYNARD ST	RAYFORD ROSALINDA & RAYFORD CALVIN SR
146	2526	ROMINE AVE	1822 PARA INVESTMENTS LLC
147	2530	ROMINE AVE	HARPER ANNIE R ET AL
148	3812	ATLANTA ST	RATCLIFF L A
149	3816	ATLANTA ST	TOPLETZ INVESTMENTS
150	3820	ATLANTA ST	BASANTES ANA CAROLINA PEREZ

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3828	ATLANTA ST	PALACIOS WILLIAM
152	3830	ATLANTA ST	SEGURA MODESTO &
153	3834	ATLANTA ST	JORDAN LADARIUS DENZEL
154	3836	ATLANTA ST	GABREYES HIWOT
155	3904	ATLANTA ST	MORAN ERICA
156	3908	ATLANTA ST	SUFI HOLDINGS LLC
157	3910	ATLANTA ST	SOUTH DALLAS RENTALS LLC
158	3824	ATLANTA ST	LEWIS FRANCINE &
159	3835	ATLANTA ST	THOMAS DEMOND
160	3837	ATLANTA ST	RICHARD N SMITH INC
161	3905	ATLANTA ST	DALLAS SKYFALL LLC SERIES
162	3909	ATLANTA ST	CHAVIS TERRENCE
163	3911	ATLANTA ST	Taxpayer at
164	3943	ATLANTA ST	HARRIS MICHAEL
165	3939	ATLANTA ST	SMITH YOSHIKA & CHARLES
166	3937	ATLANTA ST	EASTER AVAN SR & MELBA J
167	3935	ATLANTA ST	EASTER AVAN & MELBA
168	3931	ATLANTA ST	BRUNO MAGDALENO
169	3925	ATLANTA ST	JUAREZ SANDRA
170	3923	ATLANTA ST	RENU PROPERTY INVESTMENTS LLC
171	3917	ATLANTA ST	RIOS LESLIE &
172	3915	ATLANTA ST	RIOS LESLIE
173	3942	ATLANTA ST	SALCEDO CHRISTINA
174	3940	ATLANTA ST	QUINTERO EDGAR IVAN &
175	3938	ATLANTA ST	OIBARA CATTLE FAMILY HOLDINGS LLC
176	3936	ATLANTA ST	WALTON THERMAN D
177	3934	ATLANTA ST	Taxpayer at
178	3930	ATLANTA ST	TOMPLINS JASMINE N
179	3928	ATLANTA ST	MOTLEY MRS JAMES A
180	3926	ATLANTA ST	WILLIAMS GLORIA RUTH &
181	3922	ATLANTA ST	BRUNO MAGDALENO DE LA SANCHA &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3918	ATLANTA ST	STANFORD VILLAGE CORP
183	3916	ATLANTA ST	STANFORD VILLAGE CORPORATION
184	3910	LATIMER ST	THAMES REAL ESTATE INC
185	3914	LATIMER ST	RODRIGUEZ JESUS &
186	3922	LATIMER ST	SALEM INSTITUTIONAL BAPTIST CHURCH
187	3918	LATIMER ST	EVANS DAVID
188	3934	LATIMER ST	SALEM INSTITUTIONAL BAPTIST CHURCH
189	3920	LATIMER ST	PERALTA JUAN BENITEZ
190	2505	EUGENE ST	MILLER SHERI
191	3928	LATIMER ST	SALEM INSTITUTIONAL
192	2507	EUGENE ST	MILLER CLEOPHUS JR
193	3833	CROZIER ST	HIGH INVESTMENT COMPANY
194	3829	CROZIER ST	CALDWELL MARK ANTHONY
195	3825	CROZIER ST	DIXON BARRY
196	3824	WALDRON AVE	DOWELL BRITTANY
197	3828	WALDRON AVE	GREEN LINDA D
198	3820	WALDRON AVE	HAYES ISOM
199	3821	CROZIER ST	THOMAS DEMOND LEROY
200	3818	WALDRON AVE	CARO CURTIS WAYNE
201	3801	CROZIER ST	RCGA LLC
202	3805	CROZIER ST	PHASE II OF THE BAILEY GROUP
203	3809	CROZIER ST	AVOCET VENTURES LP
204	3813	CROZIER ST	COLLINS CLIFTON
205	3815	CROZIER ST	DEMMINGS ANNIE BELL
206	3817	CROZIER ST	JACKSON META MARIE
207	3814	WALDRON AVE	KINGDOM KIDS INVESTMENT LLC
208	3810	WALDRON AVE	DELARA MARTIN JR
209	3808	WALDRON AVE	THOMAS CLEVELAND SR &
210	3804	WALDRON AVE	CAPORAL CARMEN J
211	3802	WALDRON AVE	WEEMS KATHERINE ESTATE OF
212	3801	LATIMER ST	LOPEZ LEOPOLDO N

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3805	LATIMER ST	STEWART ORLAN
214	3807	LATIMER ST	SIMMONS KENNY
215	3811	LATIMER ST	ROSS BONNIE
216	3815	LATIMER ST	JAMES SHERRILYN W ADM
217	3817	LATIMER ST	COLEMAN IVA A &
218	3819	LATIMER ST	FUNES DARWIN JOSUE FUNEZ
219	3821	LATIMER ST	MARTIN ANGELLA &
220	3825	LATIMER ST	ORTEZ KATHERINE F &
221	3827	LATIMER ST	BIRE NEGASSI
222	3832	CROZIER ST	TURNER TERRI L
223	3828	CROZIER ST	PARHAM AARON
224	3826	CROZIER ST	TURNER EDWARD &
225	3822	CROZIER ST	SPEARS LUTHER J
226	3820	CROZIER ST	GREEN CHARLENE
227	3816	CROZIER ST	Taxpayer at
228	3812	CROZIER ST	CARRILLO CHRIS
229	3810	CROZIER ST	WOFFORD RENEE DENISE
230	3806	CROZIER ST	HERROD ARBERTHA HOWARD S
231	3804	CROZIER ST	LI LILLIAN
232	3800	CROZIER ST	Taxpayer at
233	2332	ROMINE AVE	ROMINE AVE CHRISTIAN
234	3807	WALDRON AVE	ROMINE CHRISTIAN CHURCH
235	3809	WALDRON AVE	ROMINE AVE CHRISTIAN CHURCH
236	3817	WALDRON AVE	WILLIAMSMASI GERALDINE &
237	3821	WALDRON AVE	FLECHTER ROOSEVELT &
238	3823	WALDRON AVE	RTGX LLC
239	3829	WALDRON AVE	WINSTON DERRICK D
240	3833	WALDRON AVE	MAXWELL VERDIE L EST OF
241	2340	HICKMAN ST	ENS INVESTMENT GROUP LLC
242	2333	EUGENE ST	MINOR EVA MURLENE
243	3919	WALDRON AVE	BROWN LARRY WAYNE &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3901	CROZIER ST	LYNNCOPRO LLC
245	3905	CROZIER ST	Taxpayer at
246	3907	CROZIER ST	BROWN MACKENZIE REBECCA D
247	3911	CROZIER ST	HOLMES MARY ELLA &
248	3913	CROZIER ST	FEGAN DONALD W
249	3915	CROZIER ST	GREENE JESSIE TUCKER EST OF
250	3919	CROZIER ST	P & R REAL ESTATE LLC
251	3923	CROZIER ST	VAZQUEZ JAIME
252	3929	CROZIER ST	CLEVELAND DAVID ESTATE
253	3931	CROZIER ST	JACKSON ROOSEVELT
254	3914	WALDRON AVE	SOUTH DALLAS RENTALS
255	3908	WALDRON AVE	CARO JONATHAN D
256	3904	WALDRON AVE	BMAX REINVESTMENTS LLC
257	3900	WALDRON AVE	COOPER MARY ELLA ESTATE
258	3934	WALDRON AVE	KAMAU GELESTA
259	3928	WALDRON AVE	NESTY DALE
260	3924	WALDRON AVE	SANDERS KAILYN J
261	3918	WALDRON AVE	GIDDENS CLARENCE
262	3905	LATIMER ST	RAMIREZ JUAN MANUEL &
263	3907	LATIMER ST	TSAI PETER &
264	3911	LATIMER ST	QJTT INVESTMENTS LLC
265	3913	LATIMER ST	MCDONALD RAMOS
266	3915	LATIMER ST	PERKINS YOLANDA Y
267	3919	LATIMER ST	THOMAS DEMOND
268	3923	LATIMER ST	JACKSON JESSIE E
269	3930	CROZIER ST	SALEM BAPTIST CHURCH
270	3916	CROZIER ST	P S 1933 REAL ESTATE
271	3914	CROZIER ST	BULLISH BUSINESS LLC
272	3912	CROZIER ST	BROWN DWALA ET AL
273	3910	CROZIER ST	MILLER CLEOPHUS
274	3906	CROZIER ST	ATKINS TODD & MICHELLE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	3811 KYNARD ST	JJW PROPERTIES LLC
	276	3807 KYNARD ST	WEST GEORGE
	277	3809 KYNARD ST	BROOKS ROSALIND
	278	3935 ATLANTA ST	EASTER AVAN SR & MELBA
	279	2425 PINE ST	Dallas ISD