

FILE NUMBER: Z234-198(LG/MP) **DATE FILED:** March 27, 2024

LOCATION: On the north line of Grant Street and south line of Front Street,
west of South Denley Drive

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 19,640 sq. ft. **CENSUS TRACT:** 48113021000

APPLICANT: Paul Carden

OWNER: BC Equities II, LLC

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, floor area ratio, height, lot coverage, parking, landscaping, and design standards to allow the development of residential uses.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is developed with an approximately 3,488-square foot one story church building erected 1921, per DCAD records. With the proposed development, the applicant is proposing to demolish the structure to redevelop the site.
- The applicant wishes to develop the property with a multifamily townhouse-style project with twelve dwelling units.
- In order to accomplish this, they request a new Planned Development District with MF-2(A) Multifamily District uses and deviations from base code to allow for the proposed development.
- The project includes design standards that only allow a denser form of housing when coupled with enhanced neighborhood character and improved public spaces.

Zoning History:

There have been four zoning cases in the area within the last five years.

1. **Z212-206:** On June 14, 2023, the City Council approved an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-3(A) Townhouse District with H/118 Zion Missionary Baptist Church Historic Overlay and an R-5(A) Single Family District on the northwest and northeast corners of Morrell Avenue and Fernwood Avenue.
2. **Z212-305:** On January 25, 2023, the City Council approved an application for an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District and an LI Light Industrial District generally located on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street, and north of the terminus of Ridge Street.
3. **Z234-170:** On February 13, 2024, staff received an application for a Planned Developed District for MF-2(A) Multifamily District uses on property zoned an R-5(A) Single Family District on the south line of Grant Street, west of South Denley Drive. [Under review, concurrent agenda]
4. **Z234-202:** On April 4, 2024, staff received an application for a Planned Developed District for MF-2(A) Multifamily District uses on property zoned an R-5(A) Single Family District on the southwest corner of Grant Street and South Denley Drive. [Under review, concurrent agenda]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Grant Street	Local Street	40 ft.
Front Street	Local Street	46 ft.

Traffic:

The Transportation Development Services Division of the Transportation 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 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

Policy 1.1.1 Focus on Southern Sector development opportunities.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

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.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

NEIGHBORHOOD PLUS PLAN

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.3 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas’ communities have access to carbon-free, affordable, transportation options.

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The conditions which include improved parking requirements, ROW design standards, and transit oriented development support the low carbon and mode split goals of CECAP.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family District	Church
North	LI Light Industrial District	Single family and undeveloped
East	R-5(A) Single Family District	Single family
South	R-5(A) Single Family District	Single family
West	R-5(A) Single Family District	Single family

Necessity for a Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a

combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide additional urban design standards and requirements which would make the proposed developments more compatible with the surrounding uses compared to a traditional MF-2(A) Multifamily District, while also allowing the applicant to develop a viable property. If a base MF-2(A) Multifamily District were to be approved, no design standards would be imposed on the property.

While a base zoning district provides flexibility for land development, this must be weighed against the potential impacts to a neighborhood of a change in zoning. The base MF-2(A) district would allow for a wide range of designs that would be less compatible with the surrounding area. The use of a planned development district ameliorates this issue. As such, staff supports the request for a planned development district.

Land Use Compatibility:

The area of request is approximately 20,000 sq. ft and is zoned R-5(A) Single Family District. The site is developed with an approximately 3,488-square foot one story church building erected 1921, per DCAD records.

While the surrounding area is largely single family, consideration must be given for nearby zoning as well. An MF-2(A) Multifamily District is one block west of the site, with development planned for a multifamily project. One block south is a CR Community Retail District, allowing a mix of retail use. The subject site is also within a half-mile of two DART light rail stations.

The proposed land use would be complementary to the surrounding uses in the area, while introducing new varieties of housing not available in the vicinity of the site.

Careful consideration must be given to infill development that marks a departure from the established land use patterns of an area. While neighborhoods change over time, the manner in which they change can be managed through judicious assessments of proposed changes and the use of urban planning tools that promote greater compatibility.

The proposed development provides several design standards that will allow it to complement the character of the neighborhood. For example, structure spacing conditions limit the maximum building street frontage to 30 feet, with ten feet of spacing required between buildings. This closely reflects the street frontages of the established single-family homes on this block and improves the pedestrian experience by providing visual breaks in the built environment. Additionally, the setback requirements for surface parking limits the massing of personal vehicles along the street frontage, further reducing the visual impact of the development. While the proposed maximum driveway width is larger than what is typical of the area, the restriction on the total number of driveways also limits the impact of the driveway.

The design standards for front yards further enhance the development's compatibility with the surrounding area, requiring either front porches to create a stronger community-oriented feeling or an enhanced planting area to beautify the property. Roof standards, including the urban form setback, reduce massing of structures by pulling back the taller portions of the structure from the yard. This reduces the sensation to pedestrians and neighbors of a large structure looming overhead. Additionally, the proposed design standards require sloped-roof areas on top of the front facades, reflecting the pitched-roof designs common in this neighborhood.

While the maximum height and the proposed use represent a departure from what is established today, the design standards greatly limit the impact and incompatibility of the development. The residential design standards permitted by this proposed district are more beneficial to the public realm than what could be constructed by-right under an existing R-5(A) District. As such, staff finds that the proposed development is compatible with the surrounding land uses and current trends in the area.

Development Standards

Following are the development standards for the current R-5(A) District and the proposed Planned Development District, which otherwise uses MF-2(A) District as a base.

District	Setback		Density	Height	Lot Cvrg.	Design Standards
	Front	Side/Rear				
Existing: R-5(A)	20 ft.	5 ft. SF OTHER: Side: 10 ft.	N/A	30 ft.	45% Res. 25% Nonres	None
Base: MF-2(A)	15 ft.	0 ft. SF Duplex: 5 ft. Side 10 ft. Rear OTHER: 10 ft. Side 15 ft. Rear	Min. Lot: 1,000 sq. ft. 3,000 sq. ft. - Duplex 800 sq. ft. - E 1,000 sq. ft. - 1 BR 1,200 sq. ft. - 2 BR +150 sq. ft. each add BR	36 ft.	60% Res. 25% Nonres	Proximity slope
Proposed: PD**	Non-single family Structure ¹ Parking in front yard ²	7.5 ft. Side 15 ft. Rear, Except Adj. to alley: 10 ft. Rear	36 du/acre No min lot size Max. bldg. floor plate: 10,000 sq. ft, per floor	36 ft. ³	60%	Enhanced front yards Roof slope or stepbacks Parking setbacks

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

¹Non-single family structure spacing – Maximum building street frontage on the public street shall be 130 feet. A minimum of 10 feet must be provided between buildings on the public street frontage.

²Parallel parking and loading is permitted in the front yard setback, provided that the parking or loading area does not intrude more than 10 feet in the front yard setback.

³Maximum height is not restricted by Residential Proximity Slope from other properties.

The PD conditions call for a 15 foot front setback, which is the base of the multifamily district. A provision allowing parallel parking and loading in the front yard has been included in the PD conditions, provided the area does not intrude more than 10 feet into the front yard setback. Aside from the 15 foot front setback, additional front yard setback areas may be required both at the ground floor and top floors of structures, as described in the design standards section.

The proposed conditions reflect the base code requirement that for a lot on the corner of a block, the property line with the longest street frontage is considered the side yard, while the property line with the shorter frontage is considered the front yard. This is more consistent with how single family zoning functions on corner lots but is necessary to be specified in this PD to apply it to this district.

Under the base MF-2(A) District, minimum lot area per dwelling unit for a three-bedroom unit is 1,350 square feet. Based on the lot area, 14 dwelling units of three bedrooms would be permitted. However, the applicant is proposing a maximum density of 36 units per acre, which is slightly more than the functional 3-bedroom density of 32 units per acre, but does not penalize the applicant for including additional bedrooms.

Under the base MF-2(A) District, residential proximity slope would limit height on portions of the site to 26 feet due to sites of origination to the east and south. The applicant is proposing to deviate from base and eliminate the RPS requirements because at 36 feet-in-height, the proposed building would have to be located 150 feet from the eastern and western property lines to comply with the standard three-to-one ratio for adjacency to a single-family district. Additionally, the maximum height is 36 feet for the MF-2(A) District with up to 12 feet in specific projections permitted by code. The applicant requests 36 feet total with no RPS.

Design Standards

The following design standards are proposed within the new Planned Development District:

- For residential uses proposed one of the following is permitted and required between the front property line and front façade: 1) an unenclosed front porch structure, or 2) an enhanced planting area.
 - This is meant to have an improved interaction with the public realm; either with a home-scale front porch or with improved plantings resulting in a “double row” of trees along the sidewalk.
- For residential uses, one of the options is required at the top of the front façade: 1) an additional setback of 10 feet for portions of a building higher than 40 feet, or 2) the top of a front façade must have a minimum 155 square feet of sloped area per 50 feet of frontage and must be visible from the street, and the slope must exceed a pitch of two in 12.
 - Sloped rooves and stepbacks are not required within the existing R-5(A) District.
- For residential uses, one driveway with a maximum width of 26 feet where it crosses a sidewalk is permitted for 150 of public street frontage, with a minimum driveway per property of one.

- This is a higher standard than would be enforced for single family lots and would result in less interruptions to the sidewalk and less impervious surface in the front yard.
- For residential uses, surface parking is not permitted within 30 feet of the front property line and within five feet of a side or rear property line.
 - This is a higher standard than would be enforced for single family lots where surface parking would be permitted in front of the home and along the side and rear property lines.

Landscaping:

Landscaping must be provided in accordance with Article X, with additional provisions below:

- Utility boxes, if located between a front façade and street, must be screened on the three sides facing the right-of-way with minimum five foot tall plantings.
- One medium tree as required by Article X may be replaced by two small trees as defined by Article X, however this condition raises the frequency of plantings in the buffer zone from the base of 1 to 40 feet to 1 to 30 feet.

The proposed landscaping requirements allow for beautification of the utility equipment beyond that typically seen on multifamily properties.

Parking:

For residential uses, one space must be provided per unit. For all other uses, the standard parking requirements of Chapter 51A-4.200 of the Dallas Development Code apply. Unlike the base code parking requirement, this does not penalize the applicant for including more than one bedroom, allowing for a more diverse mix of housing.

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

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strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an "G" MVA area.

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List of Officers

BC Equities II, LLC

Paul Carden, Manager

**CPC Action
December 5, 2024**

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and standards, subject to conditions, on property zoned an R-5(A) Single Family District, on the north line of Grant Street and south line of Front Street, west of South Denley Drive.

Maker: Housewright
Second: Chernock
Result: Carried: 10 to 3

For: 10 - Chernock, Herbert, Shidid, Wheeler-Reagan,
Blair, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 3 - Hampton, Forsyth, Carpenter
Absent: 1 - Sleeper
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 123
Replies: For: 4 Against: 1

Speakers: For: Paul Carden, 636 Aspan Valley Ln., Dallas, TX, 75208
Stephanie Behring, 1044 Burlington Blvd., Dallas, TX, 75208
Cameron Greer, 1318 Hendricks Ave., Dallas, TX, 75216
Against: None

CPC RECOMMENDED CONDITIONS

ARTICLE _____.

PD _____.

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

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

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

PD ____ is established on property located at _____. The size of PD ____ is approximately acres.

SEC. 51P-____.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.

SEC. 51P-____.104. DEVELOPMENT PLAN.

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.

SEC. 51P-____.105. MAIN USES PERMITTED.

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

(b) The following uses are prohibited:
--Residential Hotel

- Retirement Housing
- Foster Home

SEC. 51P-____.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

(b) The following accessory uses are not permitted:

- *Accessory outside display of merchandise*
- *Accessory outside sales.*
- *Accessory pathological waste incinerator*

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

(a) Except as provided in this section, the yard, lot, and space regulations for the _MF-2(A)____ District apply.

(b) **Front yard.** Minimum front yard is 15 feet. Parallel parking and loading is permitted in the front yard setback, provided that the parking or loading area does not intrude more than 10 feet into the front yard setback.

(c) **Side yard.** Minimum side is 7.5 feet. For residential developments on corner lots in this this district, if a corner lot has two street frontages of unequal distance, the shorter frontage is considered a front yard, and the longer frontage is considered a side yard.

(d) **Rear yard.**

(1) Except as provided in this subsection, minimum rear yard is 15 feet.

(2) Where the rear yard is adjacent to an alley, minimum rear yard is 10 feet.

(e) **Non-Single-Family Structure Spacing -** Maximum building street frontage on the public street shall be 130 Feet. A minimum of 10 feet must be provided between buildings on the public street frontage. For purposes of this paragraph, public streets does not include alleys.

(f) **Maximum height is 36 feet.** This height is not restricted by Residential Proximity Slope.

1. The following structures may project a maximum of 12 feet above the maximum structure height:

- (A) Chimney or vent stacks.
 - (B) Clerestory.
 - (C) Elevator penthouse or bulkhead.
 - (D) Mechanical equipment room.
 - (E) Ornamental cupola.
 - (F) Parapet wall or deck railing limited to a height of five feet.
 - (G) Skylights.
 - (H) Visual screens which surround roof mounted mechanical equipment.
 - (I) Enclosed stairwell.
-
- (g) Maximum lot coverage is 60%
 - (h) Maximum Dwelling Unit Density: 36 Units Per Acre
 - (i) Minimum lot size: No minimum lot size required.
 - (j) Maximum building floor plate: 10,000 square feet per floor

SEC. 51P- _____.108. DESIGN STANDARDS FOR RESIDENTIAL USES.

The following apply to all residential uses.

- (a) Front yards. One of the following is permitted and required between the front property line and front façade.
 - (1) An unenclosed front porch structure no more than 15 feet in height, including a covered outdoor space open to the front façade and an entrance or entrances to the structure. This structure must be constructed along a minimum of 50% of the front façade. This structure may be permitted within the front setback but may not be less than 10 feet from the property line.
 - (2) An enhanced planting area with 1 large tree for every 40 feet of frontage or 1 small tree for every 20 feet of frontage. These plantings do not satisfy the street tree conditions of Article X and are considered in addition to those requirements.
- (b) Roof and stepbacks. For a building taller than 30 feet in height, one of the following is required at the top of the front façade.
 - (1) An additional setback of 10 feet for portions of a building higher than 40 feet.
 - (2) The top of a front facade must have a minimum of 166 square feet of sloped-roof area per 50 feet of frontage. The sloped-roof area must be visible from the street, and the slope must exceed a pitch of two in 12.
- (c) One driveway with a maximum width of 26 feet where it crosses a sidewalk is permitted for 150 of public street frontage, with a minimum driveway per property of one. For example, a property with 100 feet of frontage may have one driveway, but second driveway is not permitted until a property has greater than 300 feet of frontage.

(d) Surface parking is not permitted within 30 feet of the front property line and within five feet of a side or rear property line. This does not include street-accessed indented or parallel parking.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

(a) 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) For residential uses, one space is required per unit.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

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

(c) Utility boxes, such as gas, water, and electricity meters, if located between a front façade and street, must be screened the three sides facing the right-of-way with minimum five foot tall plantings.

(d) In the required residential buffer zones, the building official may approve two small trees to be substituted for each large or medium tree in each planting group. If this allowance is utilized, planting groups must be planted at 1 per 30 feet.

SEC. 51P- _____.112. SIGNS.

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

SEC. 51P- _____.113. ADDITIONAL PROVISIONS.

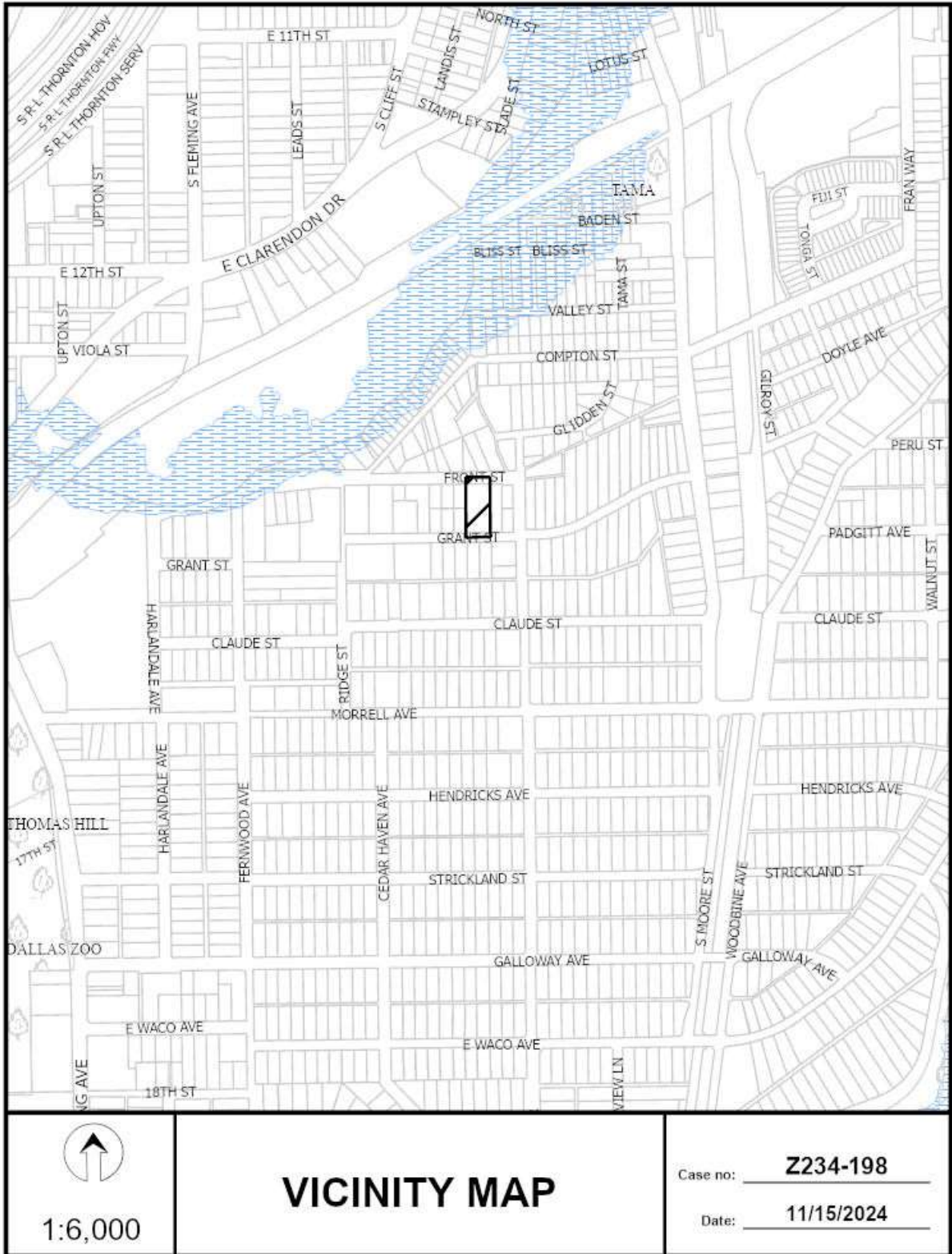
(a) The Property must be properly maintained in a state of good repair and neat appearance.

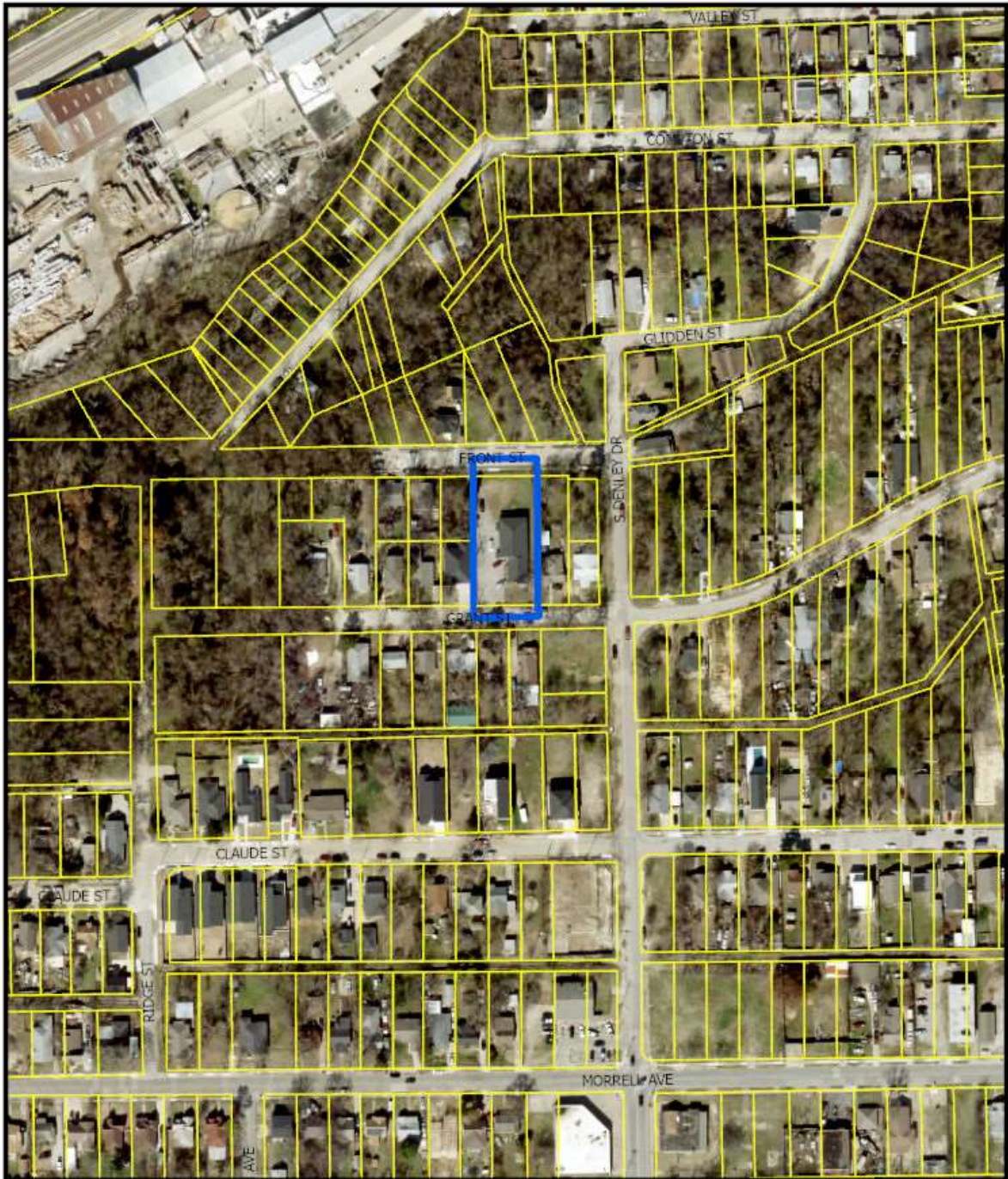
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- _____.114. 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.



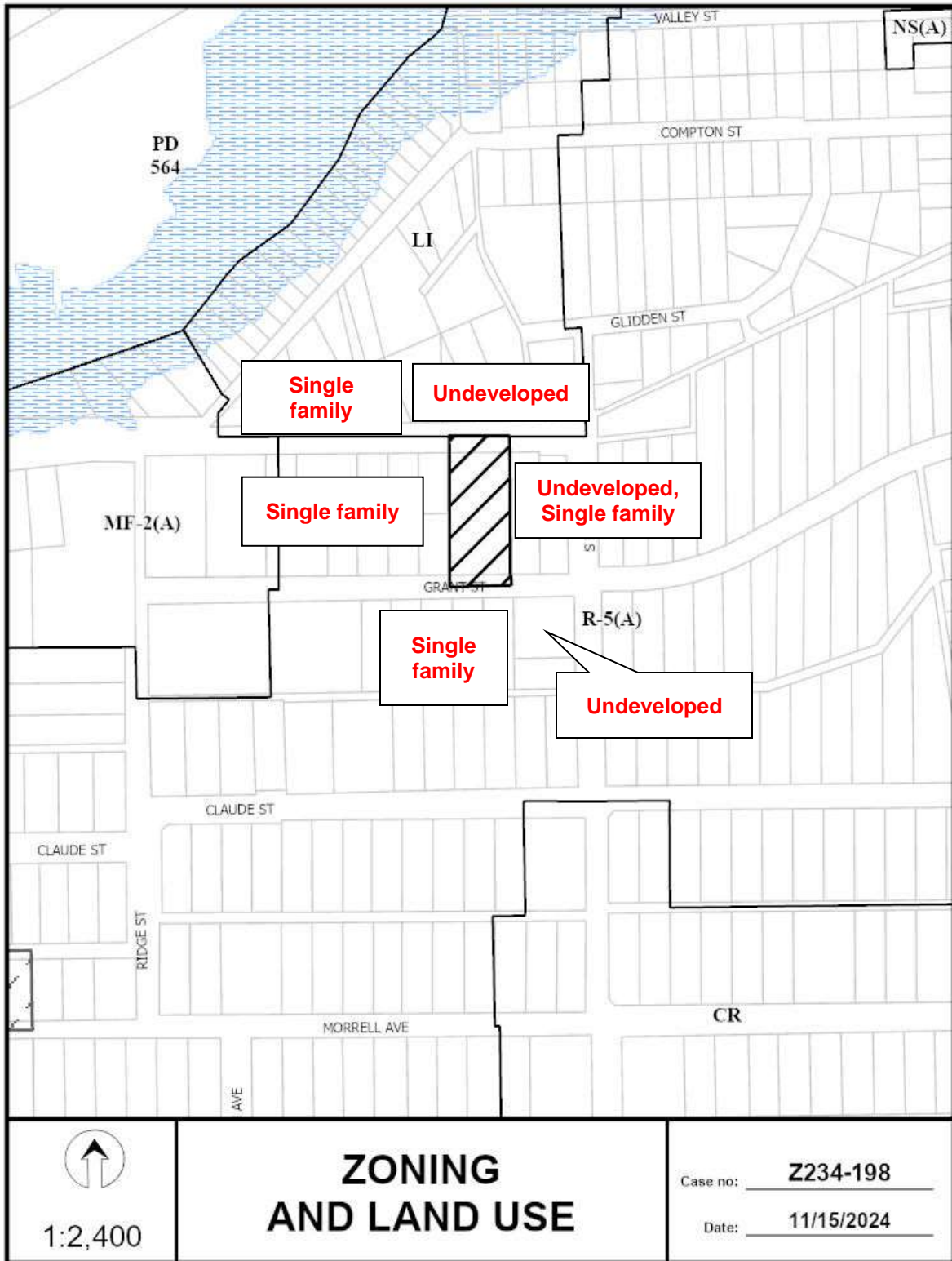


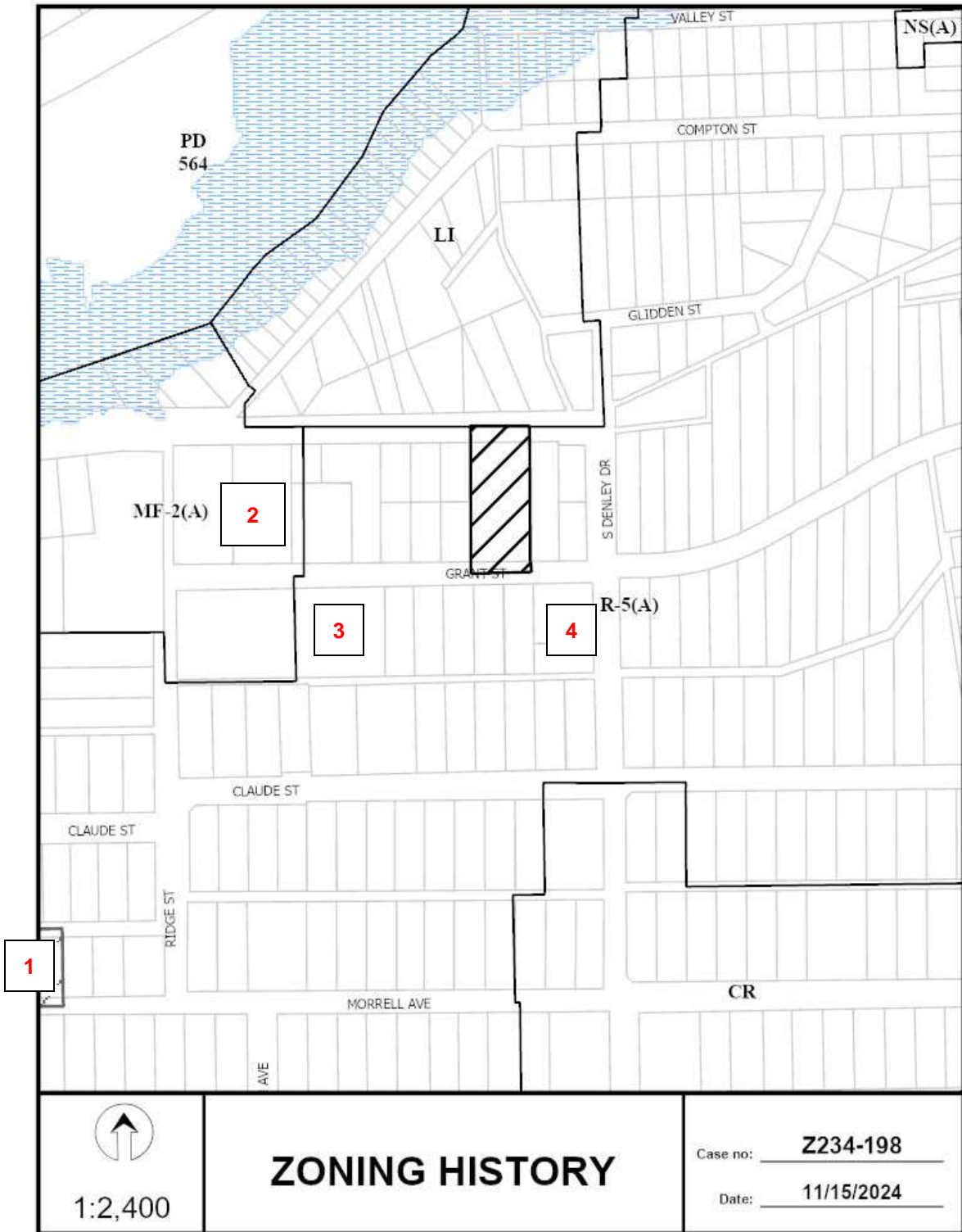
1:2,400

AERIAL MAP

Case no: Z234-198

Date: 11/15/2024







<u>123</u>	Property Owners Notified (144 parcels)
<u>4</u>	Replies in Favor (10 parcels)
<u>1</u>	Replies in Opposition (1 parcel)
<u>500'</u>	Area of Notification
<u>12/5/2024</u>	Date

Z234-198
CPC



1:2,400

12/04/2024

Reply List of Property Owners***Z234-198******123 Property Owners Notified******4 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1223 GRANT ST	Taxpayer at
	2	1200 CLAUDE ST	AREVALO ERIC
	3	1204 CLAUDE ST	KH SOLUTIONS INC
	4	1120 CLAUDE ST	CRUZ VALERIANO RAMIREZ &
	5	1116 CLAUDE ST	REGGIO ANDREW
	6	1210 CLAUDE ST	ROSS ELISHA
	7	1214 CLAUDE ST	SHAW BETTY
	8	1222 CLAUDE ST	ARMAS MARIA SOLEDAD
	9	1218 CLAUDE ST	ARMAS VALENTE &
	10	1224 CLAUDE ST	CAZARES CASSAS LLC
	11	1123 CLAUDE ST	VANCE BRANDON J
	12	1201 CLAUDE ST	HERNANDEZ ISACK
	13	1209 CLAUDE ST	JUAREZ SIXTO MITRE
	14	1215 CLAUDE ST	CORIA RITA
	15	1217 CLAUDE ST	GALDAMEZ JOSE WILLIAM
	16	1223 CLAUDE ST	MORROW MARVA
	17	1227 CLAUDE ST	MARTINEZ JOSE M & ANGELA
	18	1231 CLAUDE ST	DODLA GANESH SAI KISHAN REDDY
O	19	730 RIDGE ST	JIA MENGJIE
	20	1200 GRANT ST	Taxpayer at
	21	1206 GRANT ST	ALTAAN ALEXANDER FARRIS
	22	1210 GRANT ST	LLOYDS CANOE RENTAL AND REAL
	23	1214 GRANT ST	RESENDIZ ENRIQUE &
	24	1218 GRANT ST	IM LLC
	25	1222 GRANT ST	SHANNON CARMEN YVONNE
	26	729 N DENLEY DR	BC EQUITIES III LLC

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1201	GRANT ST	CUELLAR ERIKA
28	1200	FRONT ST	SHERRILL LINDA
29	1203	GRANT ST	SOTELO ANA MARIA
30	1206	FRONT ST	LIMON JOSE JR
31	1205	GRANT ST	RODRIGUEZ GERARDO &
32	1211	GRANT ST	PRADO SERGIO VARGAS
33	1214	FRONT ST	TRINITY INVESTMENT PARTNERS LLC
34	1215	GRANT ST	GARCIA GERMAN
35	1210	FRONT ST	ARANDA LUZ M
36	1231	GRANT ST	ALLEN DORIS A
37	1227	GRANT ST	SALAZAR DANIEL & GUADALUPE
38	1231	GRANT ST	WATSON TODD MICHAEL
39	1235	COMPTON ST	TOVIAS MARIA EPETANIA VARGAS
40	1231	COMPTON ST	LOPEZ EMELY
41	1314	COMPTON ST	BELTRAN MANUEL
42	1312	COMPTON ST	LAGOW DEV PROJECT LLC
43	1308	COMPTON ST	GONZALEZ JOSE A MARTINEZ &
44	1302	COMPTON ST	IBARRA JUAN GONZALEZ
45	1240	COMPTON ST	WILLIAMS FRANCES
46	1232	COMPTON ST	ANDERSON NOBLE GROUP LLC
47	1228	COMPTON ST	NEW WAVE REAL ESTATE
48	1225	GLIDDEN ST	BLAIR PROPERTY HOLDINGS SERIES
49	1229	GLIDDEN ST	SALINAS ELIDA
50	1303	GLIDDEN ST	MCCOLLUMS ORANGE JOHN JR EST OF &
51	1305	GLIDDEN ST	PERRY TAMIKA
52	1309	GLIDDEN ST	ARMSTRONG CECIL E
53	1311	GLIDDEN ST	GROUND UP DFW LLC
54	19	GLIDDEN ST	EBRAHIMI ALI
55	1335	GLIDDEN ST	MENDOZA SCOTT
56	1331	GLIDDEN ST	ANDOR PROPERTIES LLC
57	11	GLIDDEN ST	TEXAS STATE OF

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1310 GLIDDEN ST	DEFUENTES MARIA NELLY SANCHEZ
	59	1306 GLIDDEN ST	BARNES LONNIE
	60	1302 GLIDDEN ST	COSMANN CLIVE
	61	632 S DENLEY DR	HARRIS MARIA R
	62	635 S DENLEY DR	DALLAS HOUSING ACQUISITION & DEV
	63	1227 COMPTON ST	MIDDLEMAN REAL ESTATE GROUP
	64	1223 COMPTON ST	RYLIE MOBILE HOME PARK LLC
	65	1215 COMPTON ST	THOMPSON MARTHA
	66	1209 COMPTON ST	DRITCH EVELYN &
	67	1203 COMPTON ST	HEMBRY LISA &
	68	1127 COMPTON ST	CONTRERAS MANUEL
	69	1123 COMPTON ST	JOHNSON LAURETTA
	70	1121 COMPTON ST	SPANHEIMER JILL L
	71	1117 COMPTON ST	GALLEGOS GINO ANTONIO DINKLAND
	72	1111 COMPTON ST	SINCLAIR EBONY & YUSUF
	73	1109 COMPTON ST	ANDERSON WILLIE R &
	74	1218 COMPTON ST	THOMPSON MARTHA ESTATE
	75	1212 COMPTON ST	THOMPSON THOMAS
	76	1202 COMPTON ST	WOOLRIDGE J Z
	77	1204 COMPTON ST	YOUR WAY HOMES & LOTS
	78	1122 COMPTON ST	IMRC LLC
	79	1109 COMPTON ST	SINCLAIR EBONY & YUSUF
	80	1112 COMPTON ST	TEXAS STATE OF
	81	1118 COMPTON ST	THORNTON ANDY
	82	1116 COMPTON ST	MARQUEZ JORGE
O	83	1201 FRONT ST	ADIA PARTNERSHIP LLC
	84	1205 FRONT ST	VASQUEZ ROBIN CALEX
	85	1211 FRONT ST	BURNS MESCHELLE
	86	1215 FRONT ST	Taxpayer at
	87	1219 FRONT ST	Taxpayer at
O	88	1219 NO NAME ST	NEARER TO NATURE LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1206 COMPTON ST	DYNASTY DEVELOPMENT
	90	1120 E CLARENDON DR	ROCK TENN CO MILL DIV
	91	1302 CLAUDE ST	CERDA EDGAR
	92	1306 CLAUDE ST	KARIKAL GEORGE J
	93	1310 CLAUDE ST	LARA JERONIMO & JULIA
	94	1314 CLAUDE ST	GILSTRAP ANA S
	95	1302 GRANT ST	ROSENBOROUGH LARRY L
	96	1310 GRANT ST	COHENS KAHDEEM
	97	1314 GRANT ST	TORRES MANUEL JR
	98	1318 GRANT ST	ORTIZ ENRIQUE &
	99	1322 GRANT ST	ORTIZ ENRIQUE
	100	1326 GRANT ST	SAPP BARRY
	101	1330 GRANT ST	LOCKHART HAZEL
	102	1327 CLAUDE ST	CLAUDE GROUP INC
	103	1323 CLAUDE ST	ELVERTON CLARENCE LF EST
	104	1319 CLAUDE ST	WALKER ESSIE W
	105	1315 CLAUDE ST	WALTEROS LAURA F &
	106	1311 CLAUDE ST	WALKER MARSHON W LYONS
	107	1307 CLAUDE ST	Taxpayer at
	108	1303 CLAUDE ST	OBREGON ALFREDO &
	109	640 S DENLEY DR	NEW LANDMARK BAPTIST
	110	1303 GRANT ST	BURRELL TODD EUGENE &
	111	1307 GRANT ST	LAGOW DEV PROJECT LLC
	112	1309 GRANT ST	JOHNSON VERNON D
	113	1313 GRANT ST	LAGOW DEV PROJECT LLC
	114	1317 GRANT ST	SHANNON LINDA SHARON
	115	1321 GRANT ST	Taxpayer at
	116	1325 GRANT ST	ADAPTABLE DEVELOPMENTS LLC
	117	1329 GRANT ST	LOPEZ ALEXANDER
X	118	1333 GRANT ST	MARTINEZ ANGELINA
	119	1114 CLAUDE ST	MEDERIC IRENNEE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1103 CLAUDE ST	BYRD LEAH
	121	1105 CLAUDE ST	NORVELL JERRY WAYNE
	122	1109 CLAUDE ST	BOOKMAN ANTHONY &
	123	1115 CLAUDE ST	MALDONADO MAURICIO &