

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 22, 2021
ACM: Dr. Eric A. Johnson

FILE NUMBER: Z201-229(KC) **DATE FILED:** April 9, 2021
LOCATION: Southeast corner of Roper Street and West Mockingbird Lane
COUNCIL DISTRICT: 2 **MAPSCO:** 34 L
SIZE OF REQUEST: Approx. 0.49 acres **CENSUS TRACT:** 71.02

REPRESENTATIVE: Jack Zanger

APPLICANT: Tony Scardino

OWNER: Leon Capital Group

REQUEST: An application for a new Subarea on property zoned Planned Development District No. 738 Subdistrict 1.

SUMMARY: The purpose of the request is to allow for modified hours of operation for a restaurant use within the proposed subarea.

CPC RECOMMENDATION: Approval, subject to a revised conceptual plan, a Subarea A development plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, a Subarea A development plan, and conditions.

PLANNED DEVELOPMENT SUBDISTRICT No. 738:

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20738.pdf>

PLANNED DEVELOPMENT SUBDISTRICT No. 738 EXHIBITS:

<http://www.dallascityattorney.com/51P/Exhibits/738A.pdf>

BACKGROUND INFORMATION:

- The area of request is zoned as PD 738 in Subdistrict 1 with a base zoning of CR Community Retail and is currently undeveloped.
- On December 14, 2005, City Council approved the Planned Development District No. 738 with Subdistricts 1,2, and 3.
- The applicant is proposing to develop the site with a 950 square foot coffee shop.
- Subdistrict 1 allows for a restaurant with drive-in or drive-through service by right. The applicant proposes to create a Subarea A within Subdistrict 1 to amend the hours of operation for a restaurant use from 6 am to 10 pm Sunday through Wednesday and 6 am to 11 pm Thursday through Saturday to be revised to 5 am to 11 pm Sunday through Saturday.

Zoning History:

There have been two zoning cases on two sites in the area in the past five years.

1. **Z189-119:** On March 21, 2019, the City Plan Commission denied an application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67.
2. **Z189-288:** On October 23, 2019, City Council approved an application for a CR Community Retail District on property zoned Planned Development District No. 934 for a CR Community Retail District at the southwest corner of Mockingbird Lane and Lemmon Ave.
3. **Z167-395:** On September 7, 2017, the City Plan Commission authorized a hearing to determine the proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District in an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west.

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Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Mockingbird Lane	Principal Arterial	100'
Roper Street	Local	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

ECONOMIC ELEMENT

GOAL 1.1 GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 738 (Subdistrict 1)	Vacant
North	CR Community Retail	General merchandise or food store, fuel station, financial institution
East	Planned Development District No. 738 (Subdistrict 1)	General merchandise or food store, fitness center, post office, pharmacy, dental office, and personal services such as nail salon and hair salon
South	Planned Development District No. 738 (Subdistrict 1), IR Industrial Research	Financial institution
West	CR Community Retail	General merchandise or food store and fuel station

Land Use Compatibility:

The area of request is surrounded by a fuel station and general merchandise or food store to the west and north, a financial institution to the north and south, and a variety of retail uses to the east.

This site is located at the hard corner of the intersection of Roper St. and Mockingbird Ln. The proposed development can serve the surrounding residential community that is located to the north. The development would be appropriately located near the major intersection of Lemmon Ave. and Mockingbird Ln. The site is located across from a fueling station on both Roper St. and Mockingbird Ln. Staff is in support of this request due to the appropriate location being at a major intersection which has a traffic light to help alleviate traffic concerns. The earlier and later traffic for the 950 square foot coffee shop would not be interfering with the residential uses in the area. The site will have ingress/egress points that connect with the neighboring development and would not create more points of conflict on Roper St. or Mockingbird Lane.

Parking:

Per PD No. 738, off-street parking is required per Division 51A-4.200 use regulations except that a maximum of 22 percent of the required parking spaces be provided as compact spaces and that a solid screening with a minimum height of 10 feet be provided to screen the off-street loading areas from public right-of-way. 10 spaces are required and provided on the development plan; however, a mutual access agreement will be needed at the time of permitting with the adjacent property to meet the maneuvering requirement.

Landscaping:

Per PD No. 738, landscaping will be provided per Article X except for additional requirements for the location and width of sidewalks and standards for street trees.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is not in an MVA cluster. To the northwest are "D" MVA clusters. To the northeast are "C" MVA clusters. To the east are "E" MVA clusters.

List of Partners/Principals/Officers

Applicant:

Dutch Bros

BB Holdings TX, LLC, an Oregon limited liability company

* DB Franchising USA, LLC, an Oregon limited liability company

* Dutch Bros., LLC, an Oregon limited liability company

* Dutch Mafia, LLC, a Delaware limited liability company

* Boersma Bros. LLC, an Oregon limited liability company

Owner:

LG CV Mock and Lemmon LLC

LG CV Mock and Lemmon LLC is 100% owned by LG Capital LLC

LG Capital LLC is 100% owned by Fernando De Leon

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CPC ACTION
August 5, 2021

Motion: It was moved to recommend **approval** of a new Subarea, subject to a revised conceptual plan, a Subarea A development plan, and revised conditions on property zoned Planned Development District No. 738, Subdistrict 1, at the southeast corner of Roper Street and West Mockingbird Lane.

Maker: Suhler
Second: Garcia
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid, Carpenter,
Blair, Jung, Suhler, Schwope, Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 50
Replies: For: 2 Against: 2

Speakers: For: None
For (Did not speak): Jack Zanger, 1784 W. McDermott Dr., Allen, TX, 75013
Against: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE 738.

PD 738.

SEC. 51P-738.101. LEGISLATIVE HISTORY.

PD 738 was established by Ordinance No. 26192, passed by the Dallas City Council on December 14, 2005. (Ord. 26192)

SEC. 51P-738.102. PROPERTY LOCATION AND SIZE.

PD 738 is established on property located at the southwest corner of Mockingbird Lane and Haggard Way. The size of PD 738 is approximately 14.801 acres. (Ord. Nos. 26192; 27066)

SEC. 51P-738.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) COVERED VEHICLE PARKING AREA means an area for the display, service, and retail sale of vehicles that has an impermeable surface, an impermeable roof, and one or more omitted wall lines (open sides).

(2) SUBDISTRICT 1 means the area on the northern portion of the Property as shown on the conceptual plan.

(A) Subarea A means the area on the northwest portion of Subdistrict 1 as shown on the conceptual plan.

(3) SUBDISTRICT 2 means the area between the northern and the southern portions of the Property as shown on the conceptual plan.

(4) SUBDISTRICT 3 means the area on the southern portion of the Property as shown on the conceptual plan.

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

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 26192; 27066)

SEC. 51P-738.104. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

(a) Conceptual plan.

(1) Development and use of the Property must comply with the conceptual plan (Exhibit 738A).

(2) Ingress/egress points shown on the conceptual plan in Subdistricts 1 and 2 are approximate. The permanent location of the ingress/egress points must be shown on the development plan.

(3) If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) Development plan.

(1) A development plan that complies with the conceptual plan must be approved by the city plan commission before issuance of any building permit to authorize work in this district.

(2) A development plan is not required to reflect an entire subdistrict.

(3) If development of the Property is in phases, a development plan for each phase that complies with the conceptual plan must be approved by the city plan commission before the issuance of a building permit to authorize work in that phase. (Ord. Nos. 26192; 27066)

SEC. 51P-738.105. MAIN USES PERMITTED.

(a) Subdistrict 1.

(1) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail 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 CR Community Retail District is subject to DIR in this district; etc.

(2) The following uses are prohibited in this subdistrict:

- Adult day care facility.
- Ambulance service.
- Auto service center.
- Car wash.
- Commercial amusement (outside).
- Hotel or motel.
- Liquor store.
- Lodging or boarding house.
- Motor vehicle fueling station.
- Pawn shop.

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- Radio, television or microwave tower.
- Recycling drop-off for special occasion collection.
- Tower/antenna for cellular communication.
- Swap or buy shop.

(b) Subdistricts 2 and 3. The following use is the only main use permitted:

-- Vehicle display, sales, and service. (Ord. Nos. 26192; 27066)

SEC. 51P-738.106. 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 prohibited:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Home occupation.
- Private

stable. (Ord. Nos. 26192; 27066)

SEC. 51P-738.107. 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) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. No minimum side and rear yard is required.

(c) Floor area.

(1) In Subdistrict 1, maximum floor area for all uses combined is 81,000 square feet.

(2) Except for vehicle display, sales and services uses in Subdistricts 2 and 3, maximum floor area for any single retail use (as determined by a separate certificate of occupancy) is 45,000 square feet.

(3) Covered vehicle parking areas are not included in floor area calculations.

(d) Height. Except as provided in this subsection, maximum structure height is 50 feet. In Subdistrict 3, maximum structure height for existing aboveground parking structures is 52 feet.

(e) Lot coverage.

(1) Subdistricts 1 and 2. Maximum lot coverage is 35 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots, underground parking structures, and covered vehicle parking areas are not.

(2) Subdistrict 3. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots, underground parking structures, and covered parking areas are not.

(f) Lot size. Minimum lot size is five acres.

(g) Stories. No maximum number of stories. (Ord. Nos. 26192; 27066)

SEC. 51P-738.108. 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) A maximum of 22 percent of the required off-street parking on the Property may be provided as compact spaces. Compact spaces must be shown on the development plan.

(c) Solid screening with a minimum height of 10 feet must be provided to screen the off-street loading areas from public rights-of-way and must be shown on the development plan. (Ord. Nos. 26192; 27066)

SEC. 51P-738.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26192)

SEC. 51P-738.110. LIGHTING.

(a) Security lighting located on poles may not exceed 25 feet in height. Except as provided in Subsection (b), lighting fixtures on poles must be hooded or shielded fixtures and directed downward to minimize intrusion on adjacent properties.

(b) Security lighting located on poles adjacent to a structure on the Property may have hooded or shielded fixtures that illuminate entrances and primary facades of those structures. (Ord. 26192)

SEC. 51P-738.111. OUTDOOR LOUDSPEAKERS.

(a) Except for drive-through uses, temporary or permanent outdoor amplified sound is prohibited.

(b) Outdoor loudspeakers for drive-through uses must be oriented away from the northern and eastern property line and must comply with the noise regulations in Section 51A-6.102. (Ord. Nos. 26192; 27066)

SEC. 51P-738.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in

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accordance with Article X. Landscaping must be provided within six months after the issuance of the first certificate of occupancy within that phase of development.

(b) Sidewalks. A minimum unobstructed sidewalk width of six feet must be provided. Sidewalks must be located in an area parallel to and between five and 12 feet from the back of the projected street curb. If the sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(c) Street trees.

(1) Tree planting zone. For purposes of this section, the tree planting zone is that area parallel to and between two and one-half and five feet from the back of the projected street curb.

(2) Number, location, and type of trees required.

(A) The number of street trees required is determined by dividing the number of feet of lot frontage by 25. Fractions are rounded to the nearest whole number, with 0.5 being rounded up to the next higher whole number.

(B) Each lot must have at least one tree with the trunk located wholly within the tree planting zone.

(C) All street trees must be recommended for local area use by the building official.

(3) Size. At the time of planting, street trees must be a minimum of 14 feet in height and have at least three and one-half caliper inches measured at a point 12 inches above the root ball.

(4) Tree spacing requirements. Street trees must be spaced as uniformly as practicable. The trunk of a street tree must be within 60 feet of another required tree.

(5) Tree clearance. Street tree canopies must be maintained by the property owner and must comply with the following vertical height clearances:

(A) For tree canopies located over streets, the canopy must be at least 13 and one-half feet in height, measured from the street pavement.

(B) For tree canopies located over sidewalks, the canopy must be at least eight feet in height, measured from the sidewalk.

(6) Tree grates. Tree grates must be provided for trees located within 18 inches of the sidewalk. Tree grates are not counted toward the minimum unobstructed sidewalk width.

(d) Parkway trees. Parkway trees may be planted in the area parallel to the sidewalk and two and one-half feet from the back of the street curb.

(e) Private license granted.

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(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the building official of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official

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shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(g) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 26192; 27066)

SEC. 51P-738.113. FENCING.

Fencing with a minimum height of five feet must be provided along the southwest Property line in the location shown on the conceptual plan. (Ord. Nos. 26192; 27066)

SEC. 51P-738.114. SIGNS.

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

(b) Four monument signs are permitted on the Property in the locations shown on the conceptual plan. No monument sign may exceed 56 square feet in effective area or 11 feet in height. Placement of each monument sign must comply with the visual obstruction regulations in Section 51A- 4.602(d).

(c) In Subdistrict 3, one pole sign may be located adjacent to Lemmon Avenue as shown on the conceptual plan. (Ord. Nos. 26192; 27066)

SEC. 51P-738.115. ROADWAY IMPROVEMENTS.

(a) Before the issuance of a certificate of occupancy, a dedicated left-turn lane and storage pocket for westbound Mockingbird Lane as shown on the conceptual plan, with the final design and construction as approved by the director of public works and transportation.

(b) Signs must be posted at egress points onto Haggar Way that trucks may only turn right and the signs must be shown on the development plan. (Ord. Nos. 26192; 27066)

SEC. 51P-738.116. 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.

(c) For a financial institution use with drive-through service, a maximum of two drive-through lanes are permitted.

(d) Drive-through lanes must be located as shown on the conceptual plan and must minimize traffic impact on abutting residential districts.

(e) Louvers must be provided for ventilation openings on aboveground parking structures and must minimize the visibility of vehicle headlights.

(f) Except as provided in this section, Restaurant uses may only operate between 6:00 am and 10:00 pm, Sunday through Wednesday, and 6:00 am and 11:00 pm, Thursday through Saturday. (Ord. Nos. 26192; 27066)

(1) Restaurant uses in Subdistrict 1, Subarea A may only operate between 5:00 am and 11:00 pm, Sunday through Saturday.

SEC. 51P-738.117. COMPLIANCE WITH CONDITIONS.

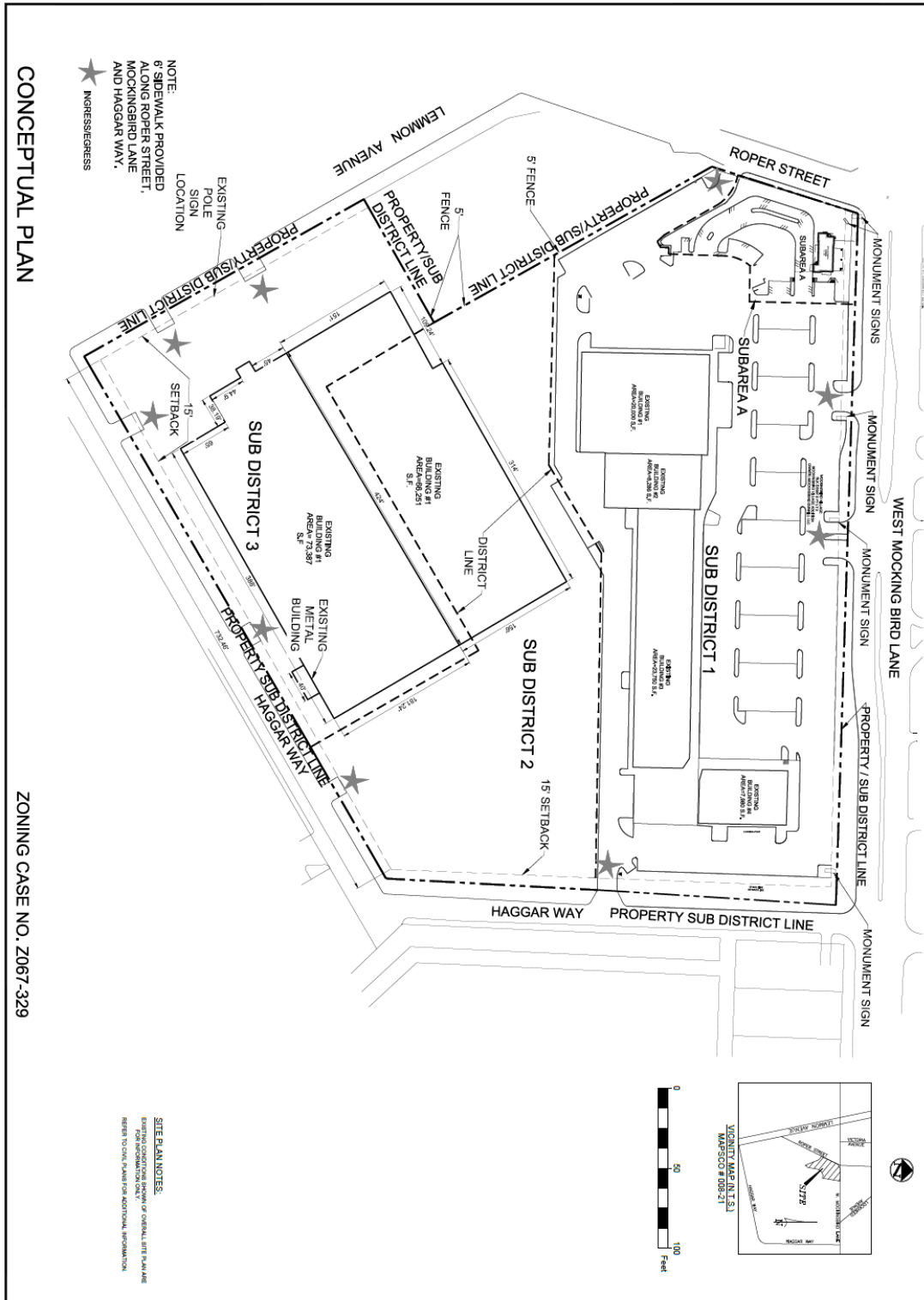
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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. 26192)

~~SEC. 51P-738.118. ZONING MAP.~~

~~PD 738 is located on Zoning Map No. H-6. (Ord. 26192)~~

CPC RECOMMENDED CONCEPTUAL PLAN



DATE: PROJECT
DESIGN: 1/20/2020
FILE NUMBER
4110
SHEET #

CONCEPTUAL PLAN
4950 W. MOCKINGBIRD
CITY OF DALLAS
DALLAS COUNTY, TEXAS 75209

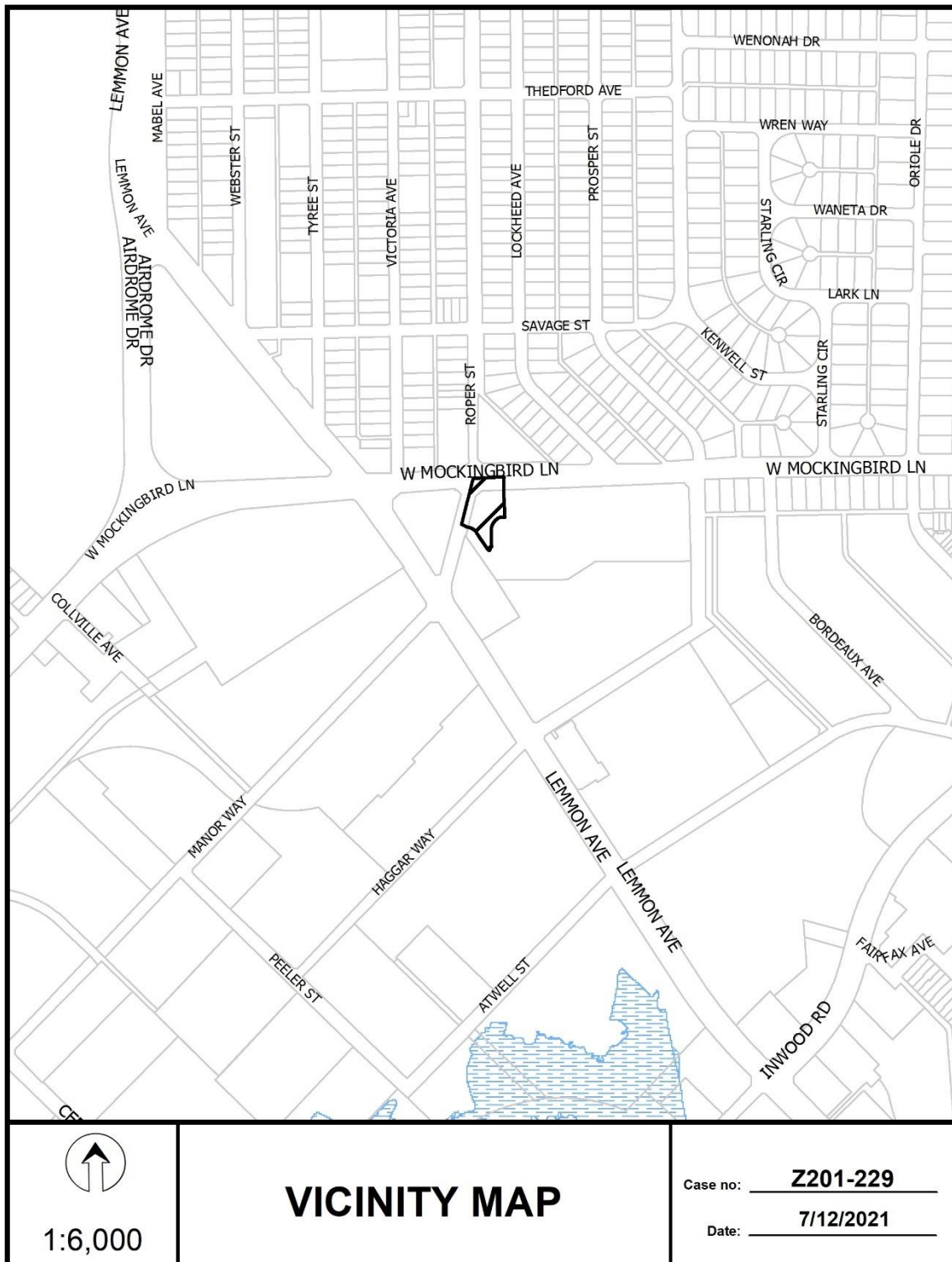
Call before you dig
811
Call 800-485-5747

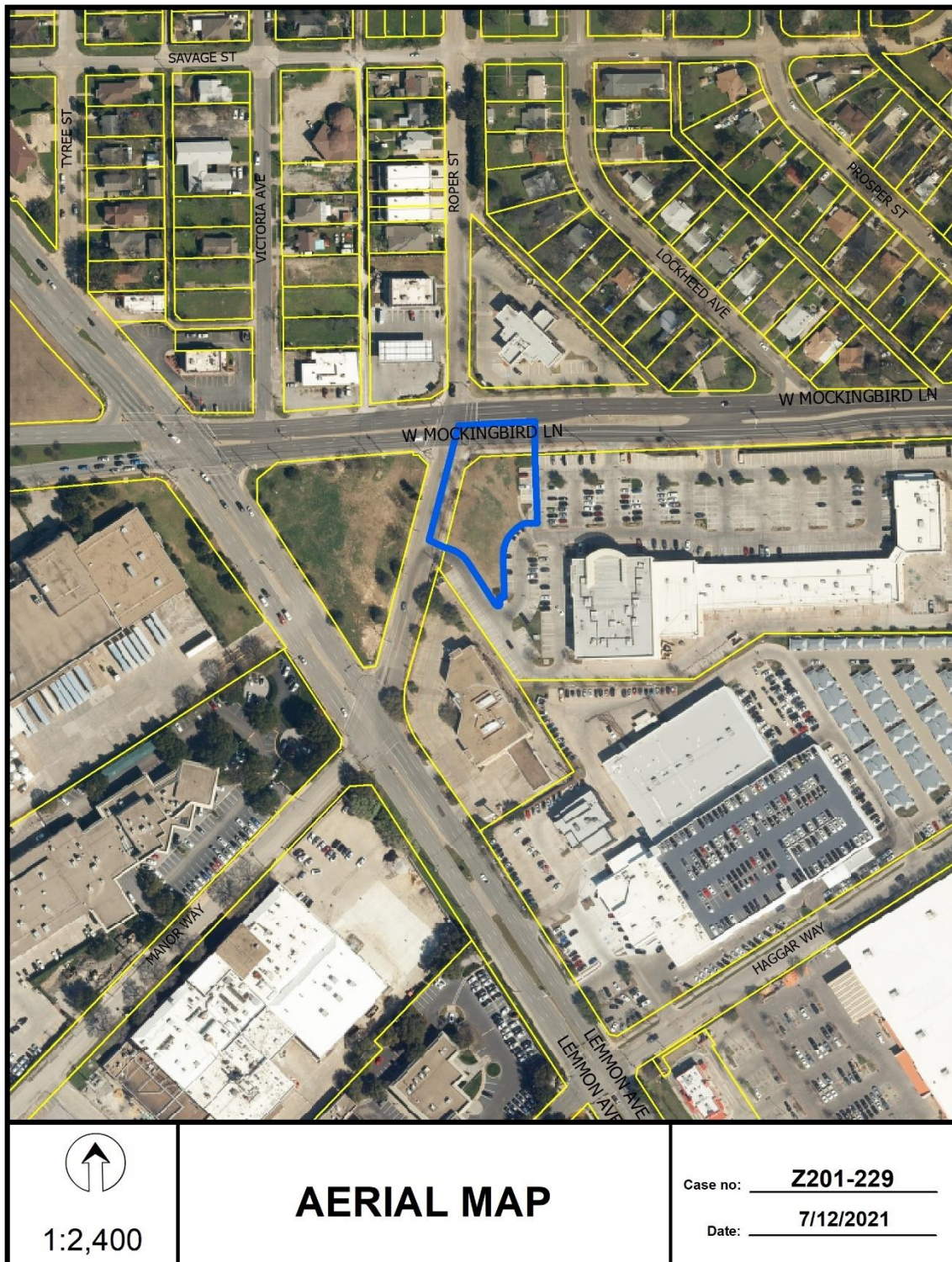
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DATE 01/20/2020
DESCRIPTION CONCEPTUAL PLAN
BY AY

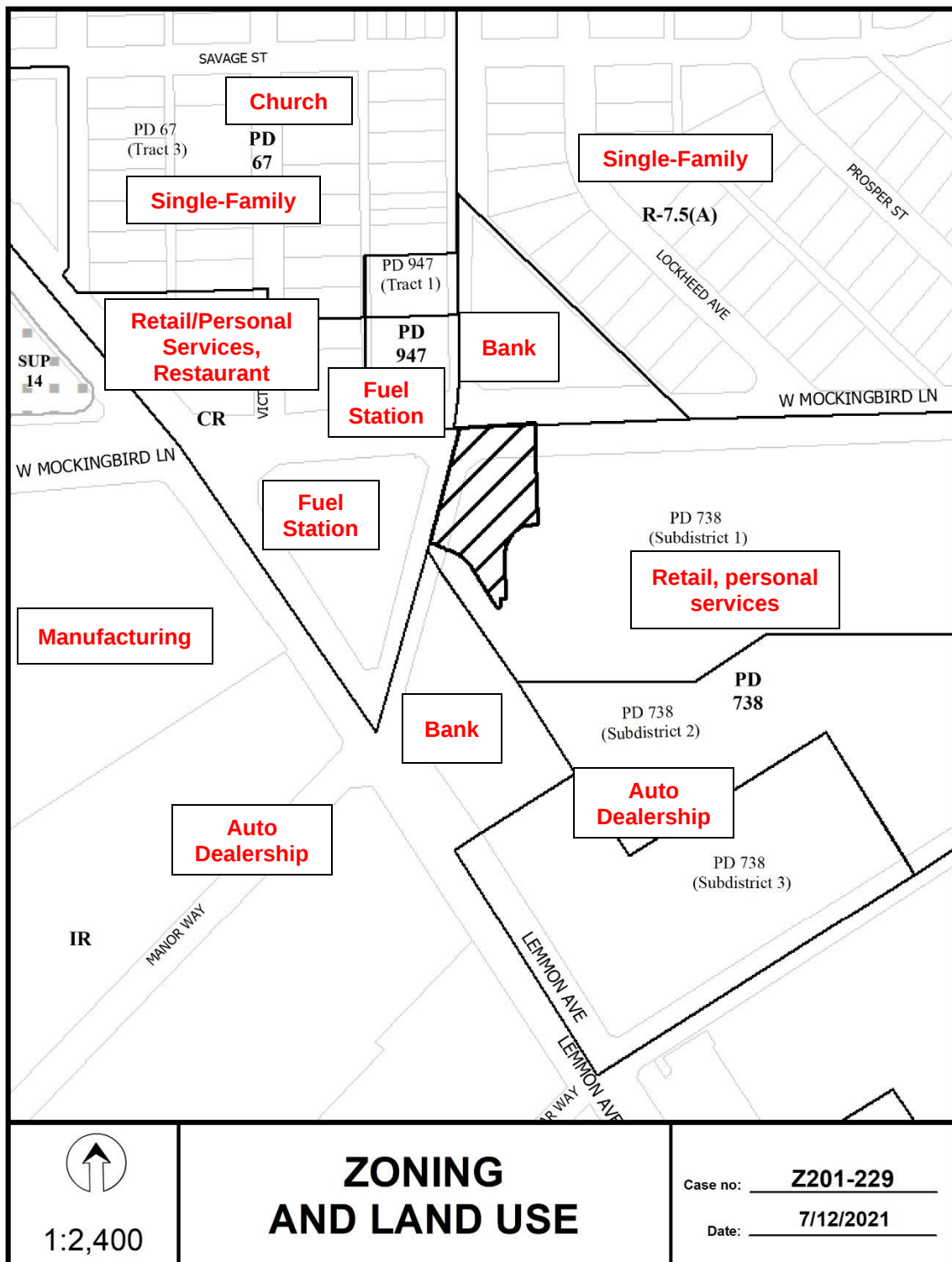
TX PE FIRM #11025
TRIANGLE ENGINEERING, PC
1100 W. 11TH STREET, SUITE 100, DALLAS, TX 75201
TEL: 214-408-1100 FAX: 214-408-1101
www.triangle-engineering.com
Planning | Civil Engineering | Construction Management

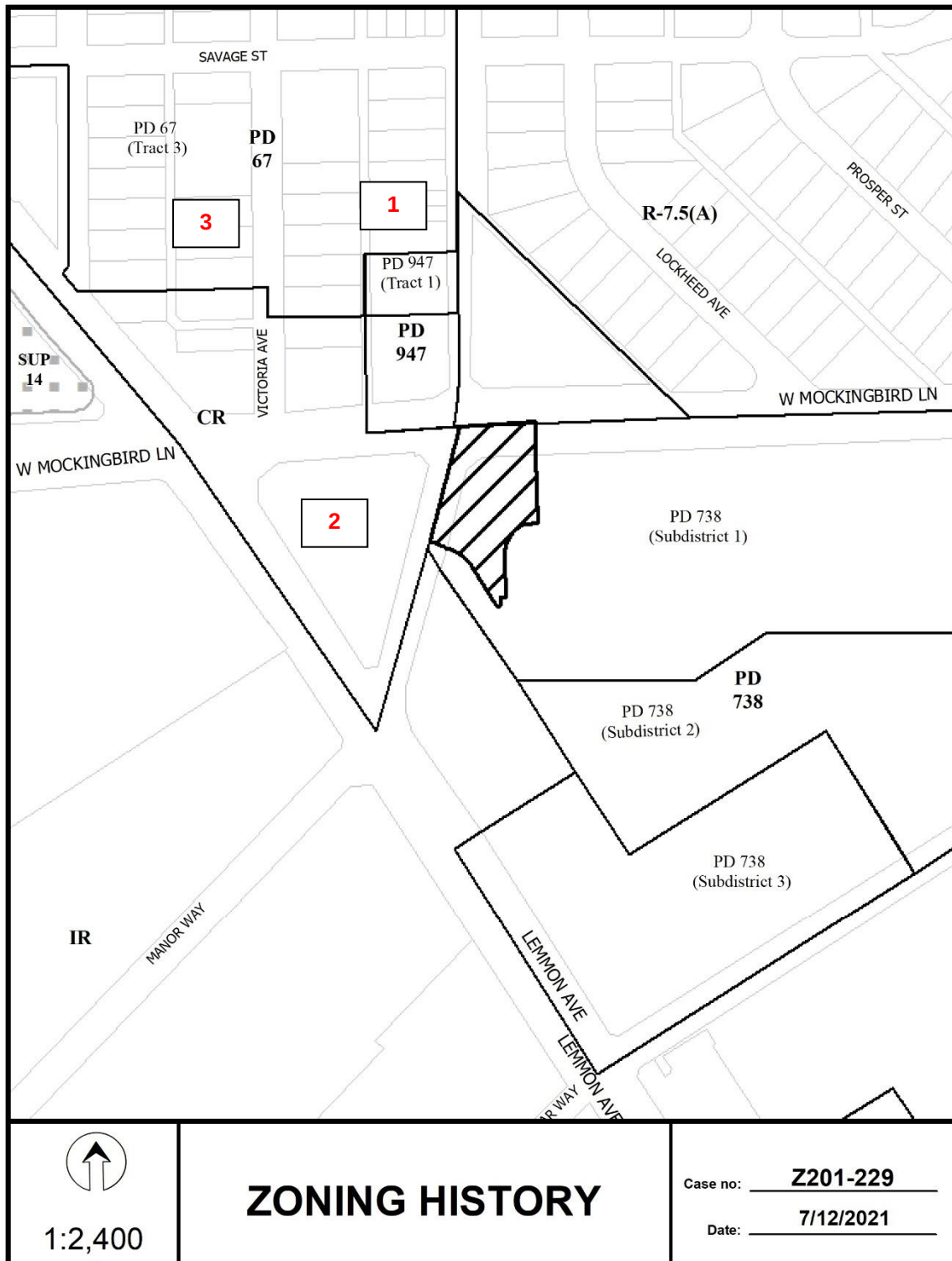
Dutch Bros

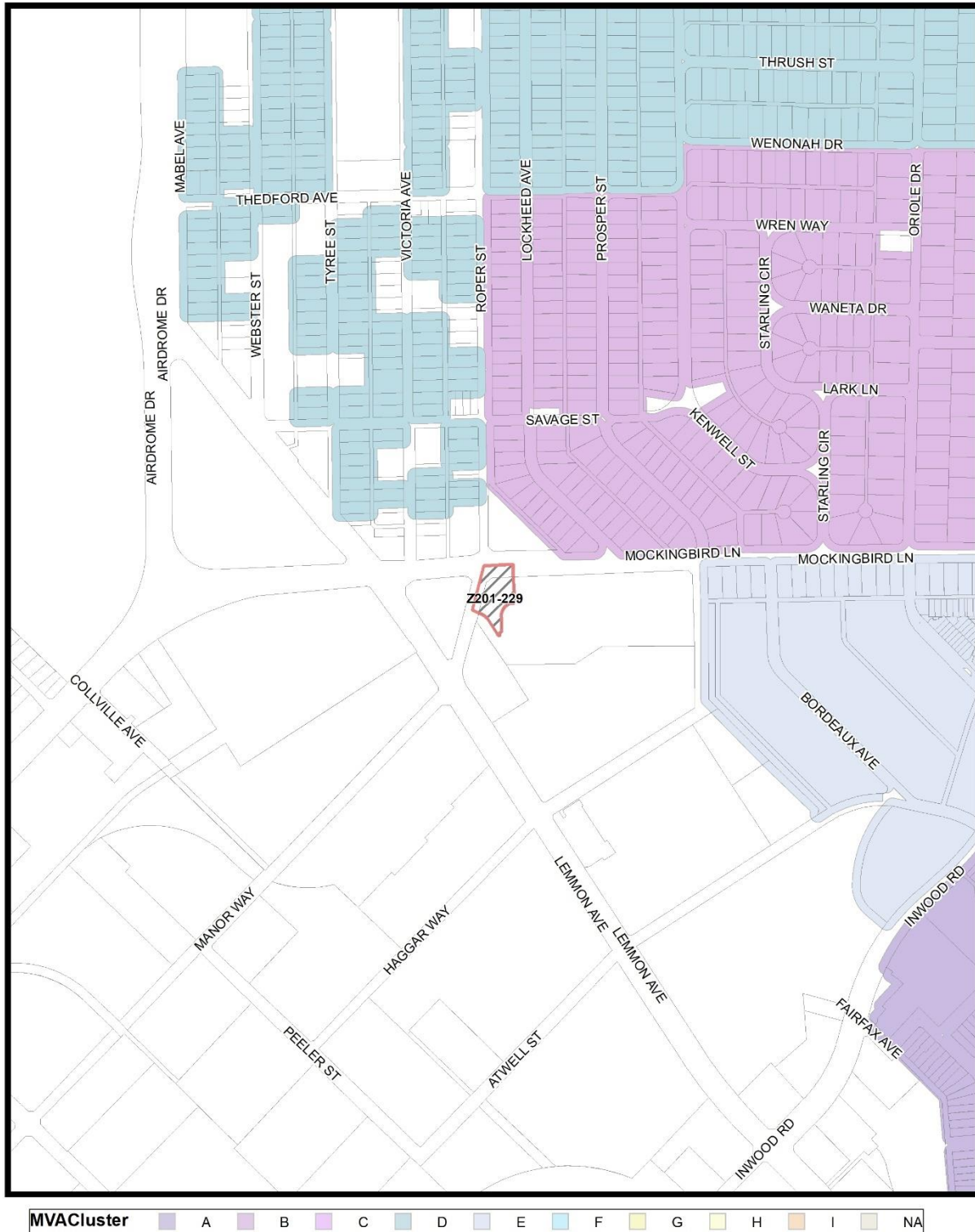












1:6,000

Market Value Analysis

Printed Date: 7/12/2021

CPC RESPONSES



08/05/2021

08/04/2021

Reply List of Property Owners***Z201-229******50 Property Owners Notified******2 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4560 W MOCKINGBIRD LN	LG CV MOCK AND LEMMON LLC
	2	6532 VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
	3	6528 VICTORIA AVE	TRAN SANG QUANG
	4	6524 VICTORIA AVE	BONILLA NIDIA M
O	5	6520 VICTORIA AVE	JDAL PROPERTIES INC
	6	6516 VICTORIA AVE	MSC-I LTD
	7	6512 VICTORIA AVE	4407 CORPORATION
	8	6525 ROPER ST	NGUYEN LOC TRONG
O	9	6529 ROPER ST	DOMANETTI DALLAS DUPLEX LLC
	10	6527 ROPER ST	HINOJOSA ARNOLD
	11	6539 ROPER ST	FOUR SHELBY INC
	12	6502 LEMMON AVE	POP HOLDINGS LP
	13	6511 VICTORIA AVE	CHURCHS FRIED CHICKEN INC
	14	6517 VICTORIA AVE	MSC I LTD
	15	6521 VICTORIA AVE	GREATER NORTH PARK
	16	6527 VICTORIA AVE	OLERIO HOMES LLC
	17	6529 VICTORIA AVE	VU THONG DINH &
	18	6546 LOCKHEED AVE	LANCER CONSTRUCTION & DEVELOPMENT LLC
	19	6542 LOCKHEED AVE	LATTIMER THELMA L
	20	6536 LOCKHEED AVE	GALICIA BOLIVAR SERAFIN
X	21	6528 LOCKHEED AVE	RICHARD CLEMON JR
	22	6524 LOCKHEED AVE	Taxpayer at
	23	6520 LOCKHEED AVE	Taxpayer at
	24	6516 LOCKHEED AVE	CLARK GEORGIA FAY &
	25	6512 LOCKHEED AVE	SANCHEZ JUAN A
	26	6508 LOCKHEED AVE	CHRISS LEVI

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6504 LOCKHEED AVE	GREEN CHARLES RAY
	28	4701 W MOCKINGBIRD LN	EASTER AVAN SR
	29	6543 LOCKHEED AVE	MORRIS MARY LEE EST OF
	30	6539 LOCKHEED AVE	Taxpayer at
	31	6535 LOCKHEED AVE	ROBINSON CHARLES L &
	32	6531 LOCKHEED AVE	MURDINE BERRY FAMILY TRUST
	33	6529 LOCKHEED AVE	SIMS LINDA &
	34	6525 LOCKHEED AVE	PARKER WILLIAM H
	35	6521 LOCKHEED AVE	638 TURNER LLC
	36	6517 LOCKHEED AVE	BARNES DOROTHY B EST OF
	37	6513 LOCKHEED AVE	VAZQUEZ ANGEL R & OFELIA H
	38	6509 LOCKHEED AVE	VASQUEZ ANGEL R & OFELIA
	39	6505 LOCKHEED AVE	VAZQUEZ <u>ANGEL</u> &
	40	3500 MANOR WAY	SEWELL CORPORATION
	41	6540 VICTORIA AVE	KHOURY JOHN &
X	42	6310 LEMMON AVE	LOVE FIELD FINANCIAL
	43	6410 LEMMON AVE	NWH LAND
	44	4550 W MOCKINGBIRD LN	MOCKINGBIRD DUNHILL LLC
	45	4515 W MOCKINGBIRD LN	Taxpayer at
	46	6421 LEMMON AVE	CALISTO PROPERTY COMPANY
	47	6421 LEMMON AVE	CALISTO PROPERTY COMPANY
	48	6445 LEMMON AVE	Taxpayer at
	49	6250 LEMMON AVE	Taxpayer at
	50	4415 W MOCKINGBIRD LN	Taxpayer at