

ACM: Majed Al-Ghafry

FILE NUMBER: SPSD223-001(JP) **DATE INITIATED:** November 22, 2022

LOCATION: Northwest corner of West Illinois Avenue and South Zang
 Boulevard

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approximately 67.12 acres **CENSUS TRACT:** 62.00

REPRESENTATIVE: Andrew Ruegg of MASTERPLAN

APPLICANT: Brixmor Holdings 12 SPE LLC

OWNER: Brixmor Holdings 12 SPE LLC

REQUEST: An application to create a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR).

SUMMARY: The purpose of this request is to create a new Special Provision Sign District (SPSD) for the Wynnewood Village Shopping Center to allow for a refreshed signage aesthetic to promote the economic success of the businesses within the district, attract the public to the goods and services available in the district, and preserve historical and architectural character of signage in the district.

CPC RECOMMENDATION: Approval, subject to conditions.

SSDAC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- In general, the purpose of Article VII, the sign ordinance, is to promote health, safety, welfare, convenience, and enjoyment of the public, and, in part to achieve safety, communications efficiency, and landscape quality and preservation. This purpose can be found in 51A-7.101.
- Special Provision Sign Districts (SPSDs) are overlay districts established for the purpose of enhancing, preserving, or developing the character, quality, and property values of areas unique character and special development potential, and to protect public welfare. The purpose and provisions for creating a special provision sign district can be found in 51A-7.500. These overlays are applied to the base zoning provisions for signs, either a business zoning district or a non-business zoning district. The base zoning provisions for the area of request are for a business zoning district. These provisions can be found in 51A-7.300.
- Special Provision Sign District permitting procedures require a Certificate of Appropriateness (CA) for all signs within the district as part of the permit review. In most of SSPDs, signs that do not meet the criteria for expedited review in 51A-7.505(3), require the CA to be issued through the Committee review process outlined in 51A-7.7.505(5). Signs reviewed by the Committee are evaluated by the Special Sign District Advisory Committee (SSDAC) and either approved or denied by City Plan Commission (CPC) based on the sign’s appropriateness to the sign district, with special attention to economic structure, and its effect on surrounding properties.
- City staff held several meetings with applicant's representatives to offer signage that is consistent with other SSPDs and Article VII in general.
- The existing land use is comprised of retail, restaurant, and personal service uses and is currently zoned regional retail district (RR).
- The surrounding uses are as follows:

LOCATION	ZONING DISTRICT	USE
NORTH	R-7.5(A) Single Family District	Single Family
EAST	TH-3(A) Townhouse District MF-1(A) Multifamily District PD No. 894 MU-1 Mixed Use District	Vacant land, multifamily, church, motor vehicle fueling station
SOUTH	MF-1(A) Multifamily District R-7.5(A) Single Family District	Multifamily and single family
WEST	R-7.5(A) Single Family District LO-3 Limited Office District	Single family, open enrollment charter school, financial institution with drive-in window

STAFF ANALYSIS:

The proposed major signage is as follows:

TYPE OF SIGN	BASE ZONING	WYNNEWOOD SPSD
ALL SIGNS	No restrictions on color, material, or type styles	Same as base zoning
DETACHED, All	<ul style="list-style-type: none"> - Minimum of zero foot setback for monument signs - Detached signs require 200 feet radial separation 	<ul style="list-style-type: none"> - All detached signs must maintain a minimum setback of five feet. - Detached signs on the same premise must be located at least 100 feet apart
MONUMENT	<ul style="list-style-type: none"> - May not exceed 35-feet in height - No more than one per street frontage - May not Exceed 200 square feet in effective area 	<ul style="list-style-type: none"> - May not exceed 12-feet in height - May not exceed 25-feet in width
- Single-Tenant	- No Specific Regulations	<ul style="list-style-type: none"> - No more than one sign per stand-alone building in conjunction with a main use - Not permitted more than 50-feet from the public right-of-way - May not exceed 100 square feet in effective area
- Multi-Tenant	- No Specific Regulations	<ul style="list-style-type: none"> - maximum of two per street frontage, within 50 feet of public ROW, with minimum of 400-feet separation between each other - Signs located more than 50-feet from public ROW are permitted without limitations
- Subdivision Signs	<ul style="list-style-type: none"> - May not exceed 40 sf or six ft in height - Two per street entrance - May not be illuminated 	<ul style="list-style-type: none"> - A maximum of one per street entrance provided no other detached sign at entrance - May not exceed 60 sf or 8 ft in height - Signs may be illuminated - May contain non-commercial message
PYLON	- No Specific Regulations	- May not exceed 50-feet in height

		<ul style="list-style-type: none"> - May not exceed 1250-square feet in effective area - Maximum of one per street frontate within 500-feet of public ROW
MOVEMENT CONTROL	<ul style="list-style-type: none"> - May not exceed two feet in height - May not exceed two square feet in effective area - May be located anywhere - May not contain advertising or identification message 	<ul style="list-style-type: none"> - May not exceed eight feet in height - May not exceed thirty-two feet in effective area - May be located anywhere on the premise to promote pedestrian and vehicular wayfinding within the district. - May contain advertising or an identification message.
ATTACHED, Gen		<ul style="list-style-type: none"> - Securely attached to building or canopy
FLAT ATTACHED	<ul style="list-style-type: none"> - Primary - 25% of façade area for all signs - Secondary – 15% of façade area for all signs 	<ul style="list-style-type: none"> - Effective area calculations are based on the tenant lease space square footage - Conduit and raceways must be concealed
CANOPY	<ul style="list-style-type: none"> - No Specific Regulations 	<ul style="list-style-type: none"> - May not exceed 30 - square feet in effective area - May not project vertically more than three feet from the canopy - Maximum of one canopy sign per tenant façade - Concealed raceway
ARCADE	<ul style="list-style-type: none"> - No Specific Regulations 	<ul style="list-style-type: none"> - May not exceed six-square feet in effective area - May not exceed two feet in height
BLADE (Projecting Signs)	<ul style="list-style-type: none"> - May not exceed 20-square feet in effective area - One allowed if no detached signs present 	<ul style="list-style-type: none"> - May not exceed 30-square feet in effective area - Number of signs allowed based on tenant lease space square footage
WINDOW	<ul style="list-style-type: none"> - May now exceed 15% of the area of the window - Must be located in bottom 1/3 	<ul style="list-style-type: none"> - May not exceed four-feet in height or width - Lettering only in upper 2/3s of window

		- May not exceed more than 15 percent of the total window area
PAINTED APPLIED	No Specific Regulations	May cover up to 30 percent of the façade
LEGACY SIGNS	No Specific Regulations	

MARCH 21, 2024 – DRAFT CITY PLAN COMMISSION MINUTES

18. [24-961](#) **SPSD223-001(JP)**

Planner: Jason Pool

Motion: It was moved to recommend **approval** of the creation of a new Special Provision Sign District (SPSD), subject to conditions on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned Regional Retail District (RR), on the northwest corner of West Illinois Avenue and South Zang Boulevard.

Maker: Chernock
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert*, Forsyth, Shidid, Carpenter, Blair*, Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Wheeler-Reagan, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 194
Replies:	For: 3	Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Brett Milke, 3259 Preston Rd., Frisco, TX, 75034
Against: None

SPSD223-001(JP)

SDAC Action:

January 09, 2024

CA: SPSD 223-001(JP)

MOTION: It was moved to **approve** the creation of a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR), located on the northwest corner of West Illinois Avenue and South Zang Boulevard.

Maker: Dumas
Second: Hardin
Result: Carried: 3 to 0

For: 3 - Peadon, Hardin, and Dumas
Against: 0 - none
Absent: 2 - Haqq and Webster
Conflict: 0 - none

Speakers: Andrew Ruegg and Brett Mike

CPC PROPOSED CONDITIONS

Wynnewood Village Sign District.

SEC. 51A-7.2401. DESIGNATION OF WYNNEWOOD VILLAGE SIGN DISTRICT.

(a) A special provision sign district is hereby created to be known as the Wynnewood Village Sign District.

(b) The Wynnewood Village Sign District is that area within the following described boundaries

(Section Omitted for brevity)

SEC. 51A-7.2402. PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of this district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of this district.
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district.
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area.
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section [51A-7.101](#). (Ord. Nos. 21114; 22019)

SEC. 51A-7.2403. DEFINITIONS AND INTERPRETATIONS.

(a) In this division:

(1) ARCADE SIGN means any sign that is mounted under a canopy or awning and is perpendicular to the building or accessory structure to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(2) BLADE SIGN means any sign that is mounted perpendicularly to a building or accessory structure and is not located under a canopy or awning.

(3) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building or accessory structure.

(4) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy and oriented parallel to the façade in which the canopy is mounted.

(5) DISTRICT OR THIS DISTRICT means the Wynnewood Village Sign District.

(6) FLAT ATTACHED SIGN means an attached sign projecting 18 inches or less from a building, and with a face parallel to the building façade.

(7) PAINTED APPLIED SIGN means a sign that is painted, or that is made to look painted, directly onto the face of the exterior facade of a building not including doors and windows. Signs of this type must naturally conform to the textured surface of the facade.

(8) PYLON SIGN means a detached multi-tenant monument sign that is more than twelve feet in height.

(9) WINDOW SIGN means a sign painted or affixed to a window.

(b) Except as otherwise provided in this section, the definitions contained in Sections [51A-2.102](#) and [51A-7.102](#) apply to this division. In the event of a conflict, this section controls. (Ord. Nos. 21114; 22019)

SEC. 51A-7.2404. SIGN PERMIT REQUIREMENTS.

(a) In general. Except as provided in this subsection, No person may alter, erect, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section [51A-7.207](#). A sign permit is not required to:

(1) Change the text on a changeable message sign, or a protective sign.

(2) Erect a non-illuminated sign with an effective area of 32 square feet or less.

(b) Sign permit procedures. Except as provided in this subsection, the procedures for obtaining a sign permit in Section [51A-7.505](#) apply in this district.

(c) All attached and movement control signs shall be reviewed under the director procedure.

SEC. 51A-7.2405. GENERAL REQUIREMENTS FOR ALL SIGNS.

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

(b) All signs in this district must be premise signs or convey a noncommercial message.

SEC. 51A-7.2406. DETACHED SIGNS.

(a) Detached signs in general.

(1) All detached signs must maintain a minimum setback of five feet.

(2) Detached signs may only be:

- (A) monument signs;
- (B) pylon signs; or
- (C) movement control signs; or
- (D) subdivision signs.

(3) Detached signs on the same premise must be located at least 100 feet apart except that movement control signs do not have a minimum spacing requirement.

(b) Monument signs.

(1) No monument sign may:

- (A) exceed 12 feet in height.
- (B) exceed 25 feet in width.

(2) Single-tenant monument signs.

(A) Single-tenant monument signs located within 50 feet of the public right-of-way are limited to no more than one sign per stand-alone building in conjunction with a main use.

(B) Single-tenant monument signs are not permitted more than 50 feet from the public right-of-way.

CPC PROPOSED CONDITIONS

(C) Single-tenant monument signs may not exceed 100 square feet in effective area.

(3) Multi-tenant monument signs.

(A) A maximum of two multi-tenant monument signs per street frontage is permitted within 50 feet of the public right-of-way, provided that each multi-tenant monument sign is spaced 400 feet or more from one another.

(c) Pylon signs.

(1) No pylon sign may:

(A) exceed 50 feet in height.

(B) exceed 1,250 square feet in effective area.

(2) A maximum of one pylon sign per street frontage is permitted within 50 feet of the public right-of-way.

(d) Movement control signs. The regulations relating to the erection of movement control signs in this district are expressly modified as follows:

(1) No movement control sign may:

(A) exceed 9 feet in height.

(B) exceed thirty feet in effective area.

(2) May be located anywhere on the premise to promote pedestrian and vehicular wayfinding within the district.

(3) May contain advertising or an identification message.

(e) Subdivision signs.

(1) Subdivision signs are permitted as provided for in Section 51A-7.393(d), except as provided below:

(A) One subdivision sign is permitted per street entrance, provided no other detached signs are located at the entrance.

(B) Subdivision signs located more than 50 feet from the public right-of-way are permitted without quantity or spacing limitations.

(C) The maximum effective area of each subdivision sign may not exceed 60 square feet in effective area, excluding its supports.

(D) The highest part of a subdivision sign may not exceed eight feet in height.

(E) Subdivision signs may be illuminated.

(F) Subdivision signs may convey a non-commercial message.

SEC. 51A-7.2407. ATTACHED SIGNS.

- (a) Attached signs in general.
 - (1) Attached signs must be securely attached to the building or canopy.
 - (2) Attached signs may only be:
 - (A) Flat attached signs.
 - (B) Canopy signs.
 - (C) Arcade signs.
 - (D) Blade signs.
 - (E) Window signs.
 - (F) Painted applied signs.
- (b) Flat attached signs.
 - (1) No flat attached sign may:
 - (A) exceed one square foot of effective area per linear foot of the tenant lease space storefront, with a maximum of 75 square feet in effective area if the tenant lease space is equal to or below 10,000 square feet.
 - (B) exceed 300 square feet in effective area if the tenant lease space is above 10,000 square feet but less than 100,000 square feet.
 - (C) exceed 1,000 square feet in effective area if the tenant lease space is greater than 100,000 square feet.
 - (2) Electrical raceways and conduit must be concealed.
- (c) Canopy signs.
 - (1) No canopy sign may:
 - (A) exceed 30 square feet in effective area.
 - (B) project vertically more than three feet from the canopy.
 - (2) Maximum of one canopy sign per tenant facade.
 - (3) Must utilize a bottom-mount concealed raceway if illuminated.
- (d) Arcade signs.
 - (1) No arcade sign may:
 - (A) exceed six square feet in effective area.
 - (B) exceed two feet in height.

CPC PROPOSED CONDITIONS

- (2) Must be located ten feet above sidewalk or walkway if located in pedestrian area.
- (e) Blade signs.
 - (1) No blade sign may:
 - (A) exceed thirty square feet in effective area.
 - (2) Maximum of one blade sign per pedestrian entrance to building if the tenant lease space is less than 100,000 square feet.
 - (3) Maximum of three blade signs per pedestrian entrance to building if the tenant lease space is greater than 100,000 square feet.
 - (4) Must be located ten feet above sidewalk or walkway if located in pedestrian area.
- (f) Window signs.
 - (1) No window sign may:
 - (A) exceed four feet in height.
 - (B) exceed four feet in width.
 - (C) exceed more than 15 percent of the total window area.
 - (2) Lettering with a transparent background is permitted within the upper two-thirds of any window or glass door.
- (g) Painted applied signs.
 - Painted applied signs may cover up to 30 percent of the façade.

SEC. 51A-7.2408. LEGACY SIGNS.

The existing legacy Wynnewood sign located near the intersection of Wynnewood Plaza and Llewellyn shall not be removed by the intentional act of the owner and shall be maintained to preserve the historical aesthetics of the district. Maintenance shall not require the use of specific materials, finishes, or colors.

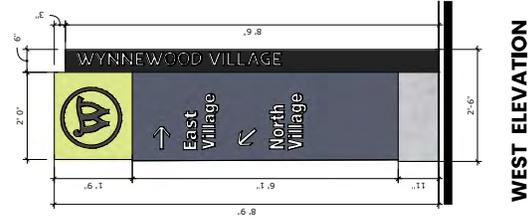
WYNNWOOD VILLAGE

DALLAS, TX

SIGNAGE ELEVATIONS

SEPTEMBER 18, 2023

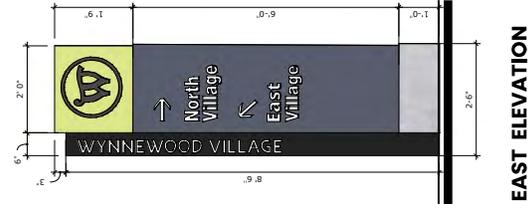




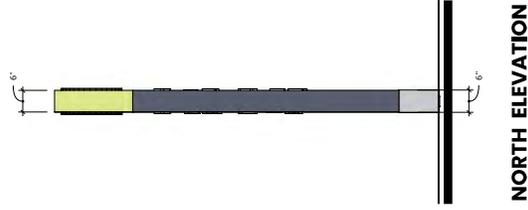
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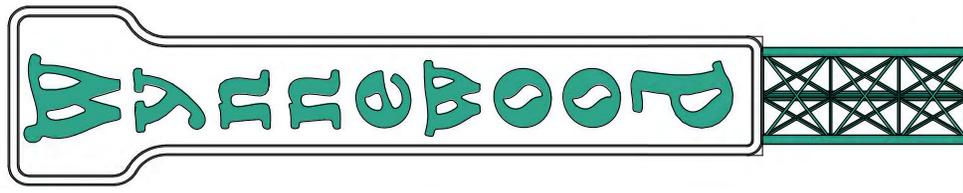
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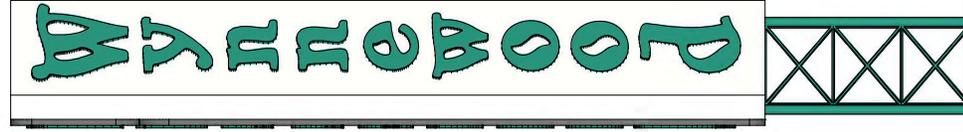
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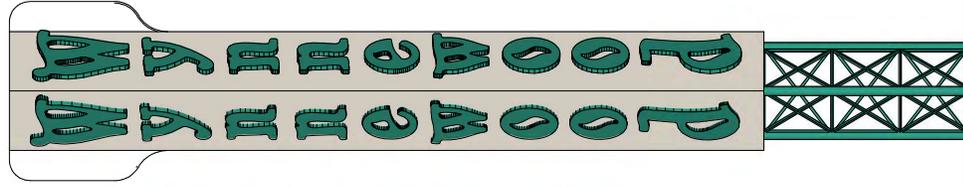
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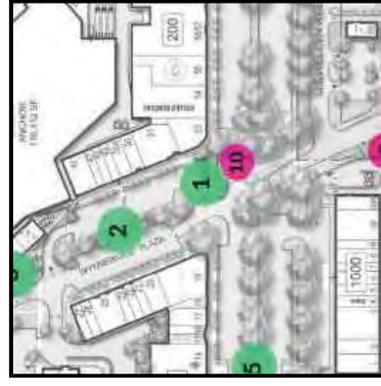
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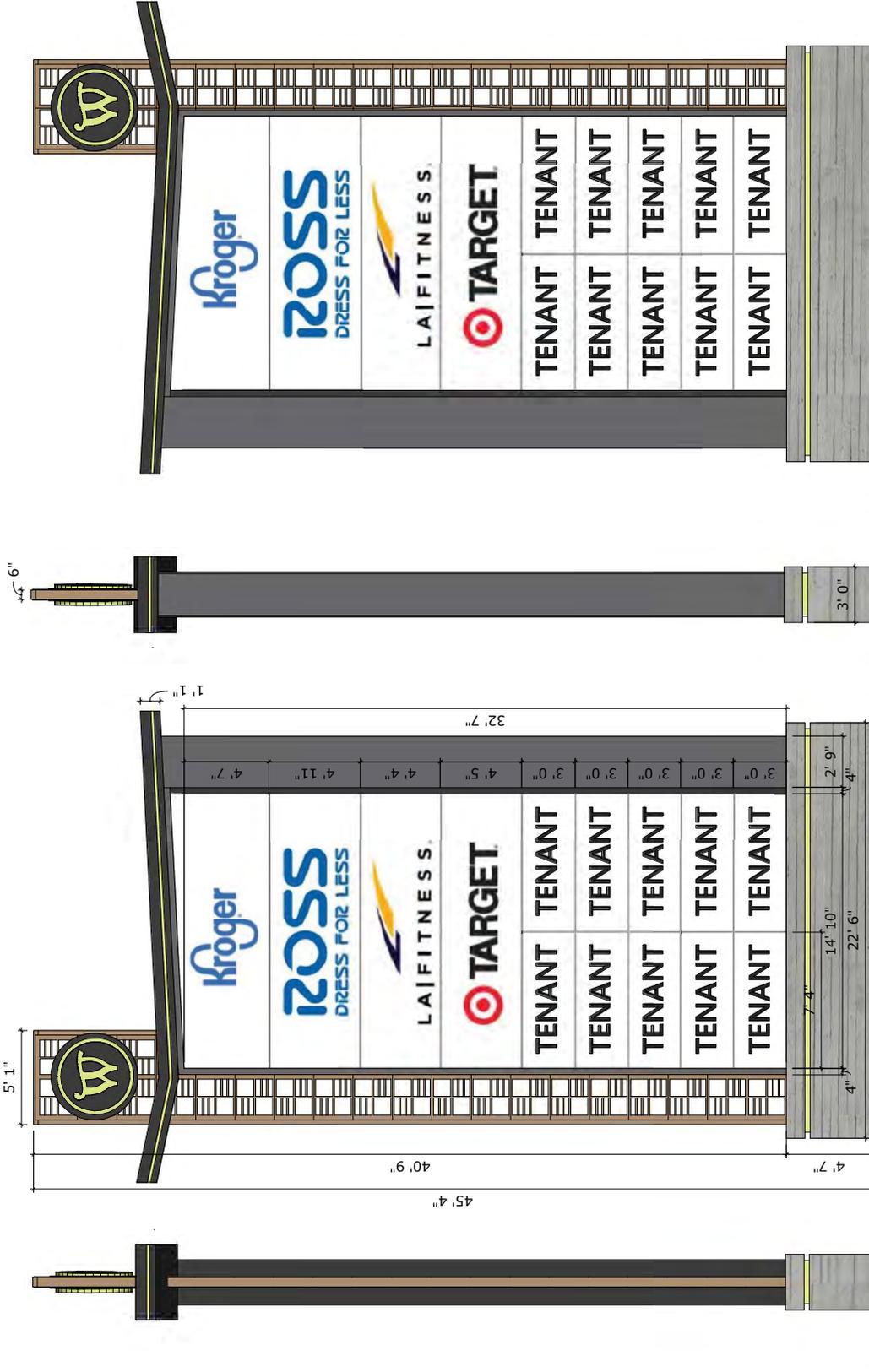
NORTH ELEVATION



WEST ELEVATION



KEY PLAN



SOUTH ELEVATION EAST ELEVATION

NORTH ELEVATION WEST ELEVATION

WYNNEWOOD VILLAGE

BRIXMOR

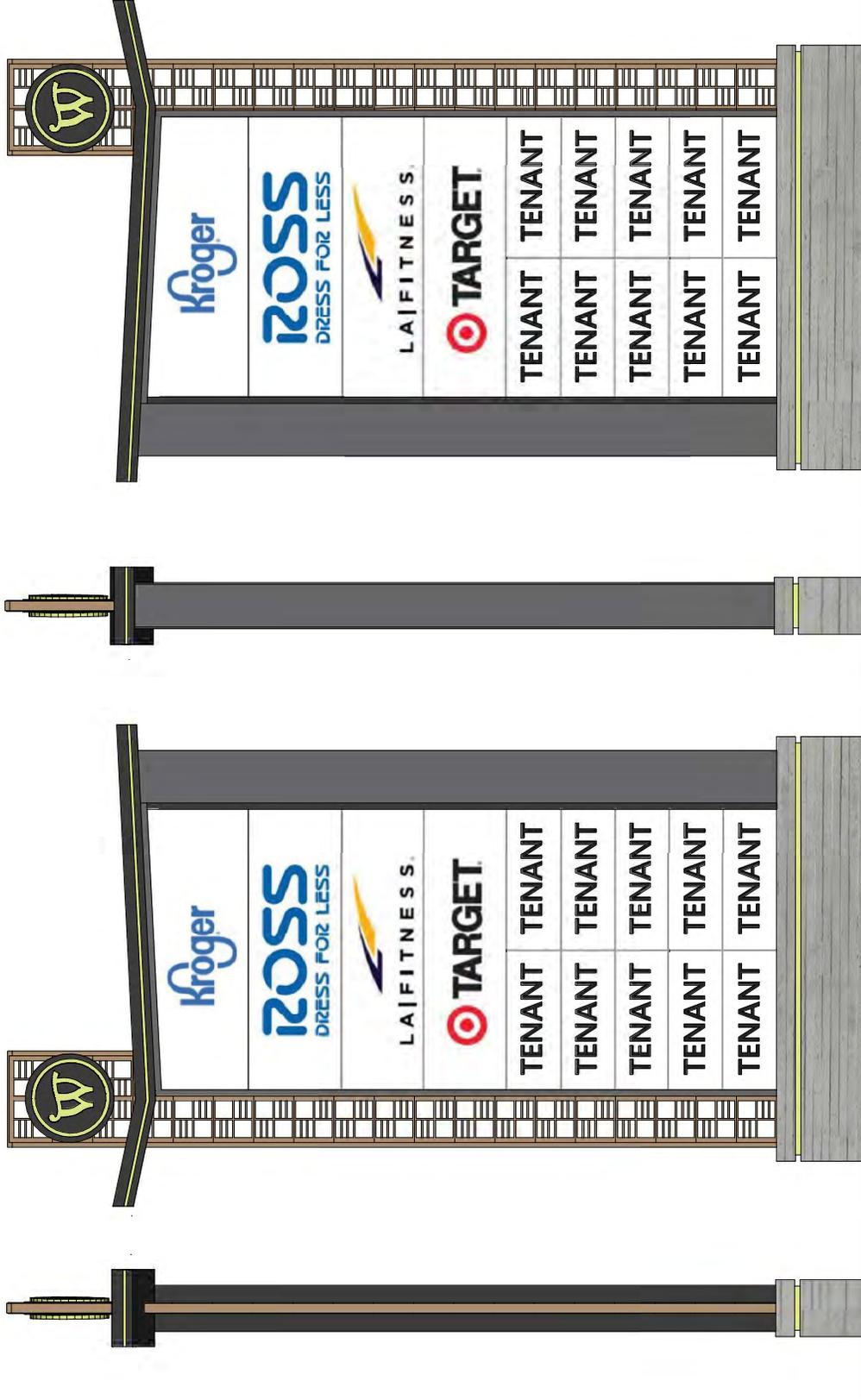
DALLAS, TX

SIGN LOCATION 09 - PYLON SIGN ELEVATIONS | SCALE 3/4" = 1'-0"

12.13.2022

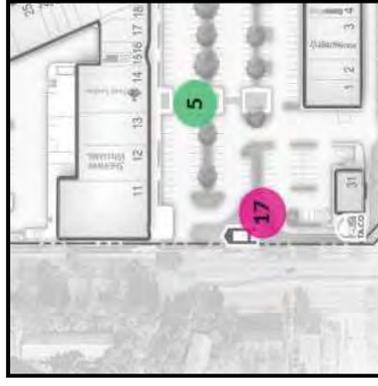
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O'BRIEN

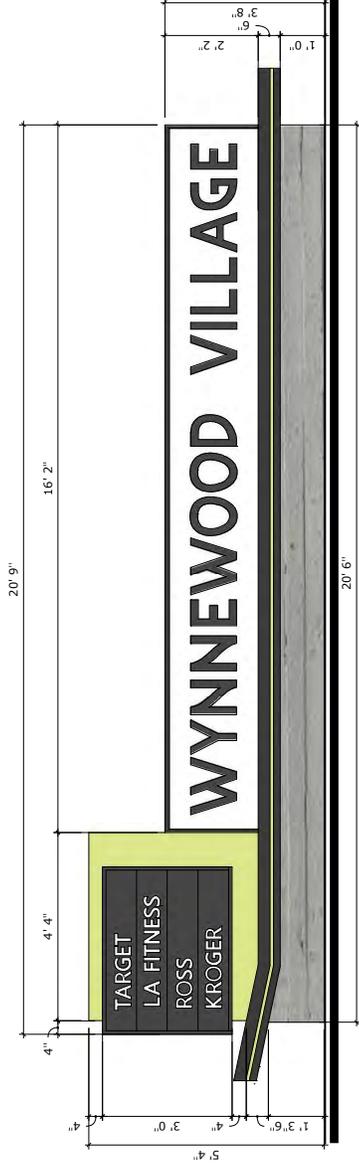


SOUTH ELEVATION EAST ELEVATION

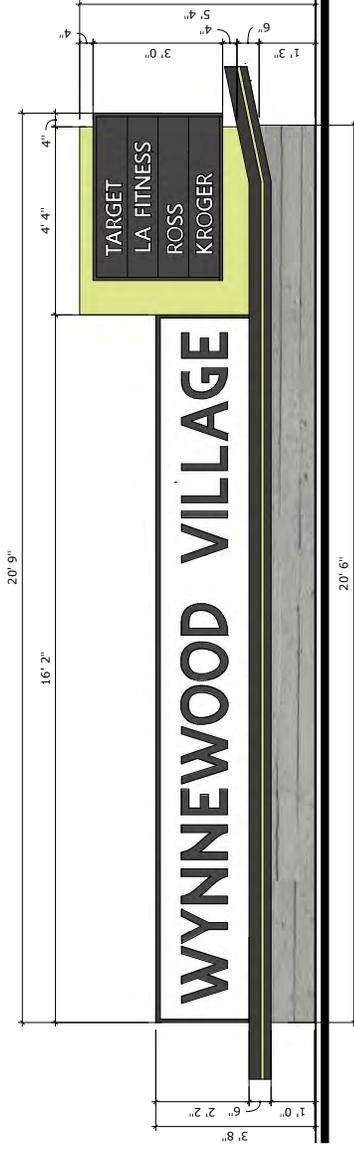
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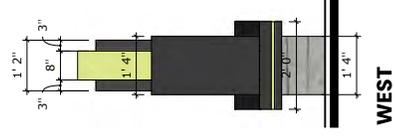
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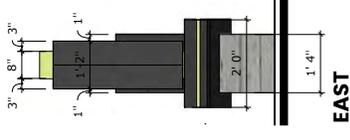
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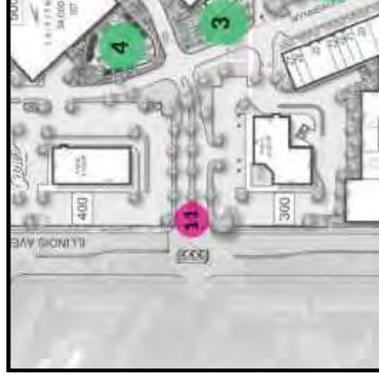
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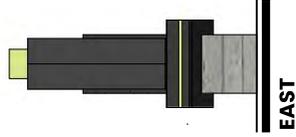
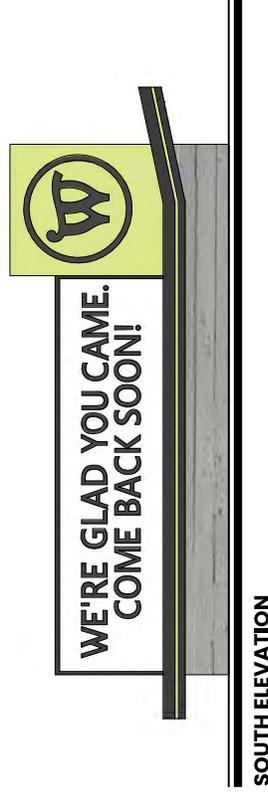
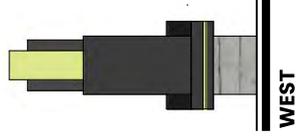


WEST

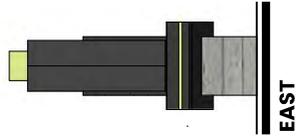
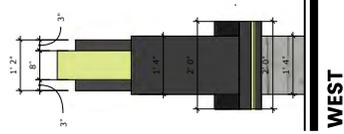
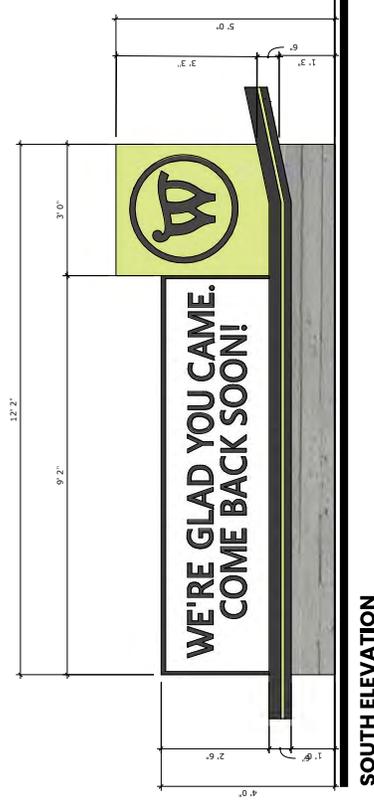


EAST





KEY PLAN



KEY PLAN



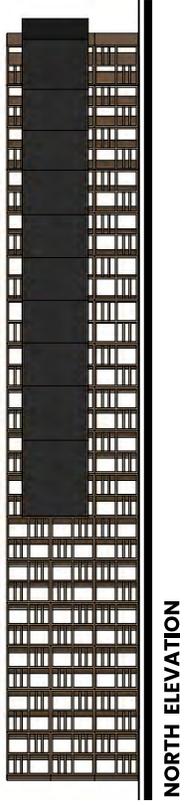
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SOUTH ELEVATION



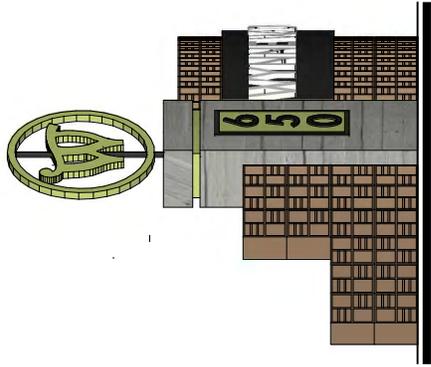
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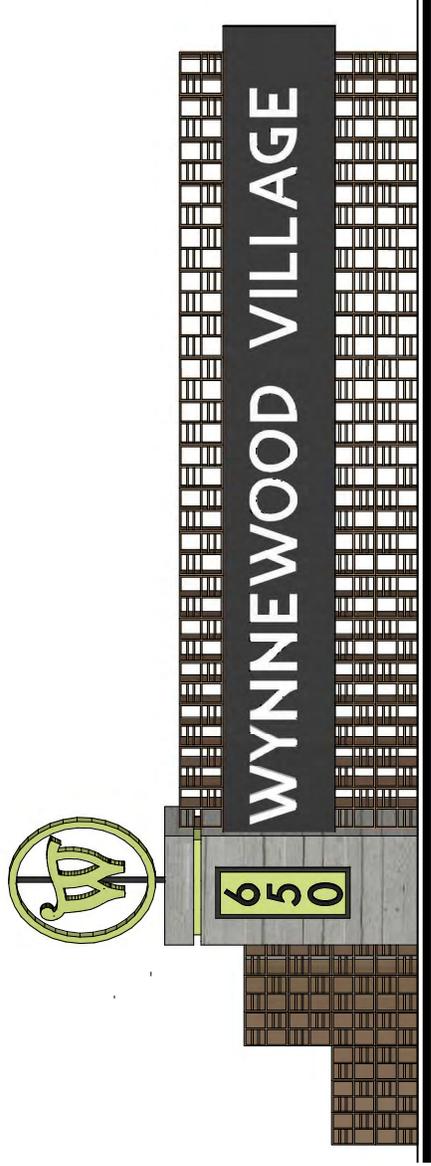
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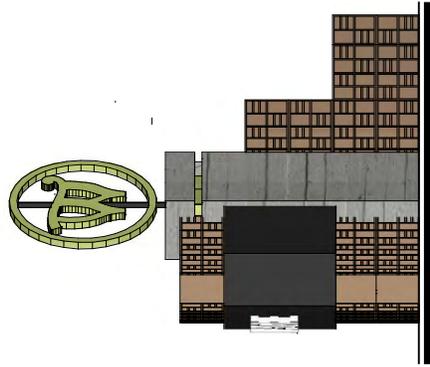
KEY PLAN



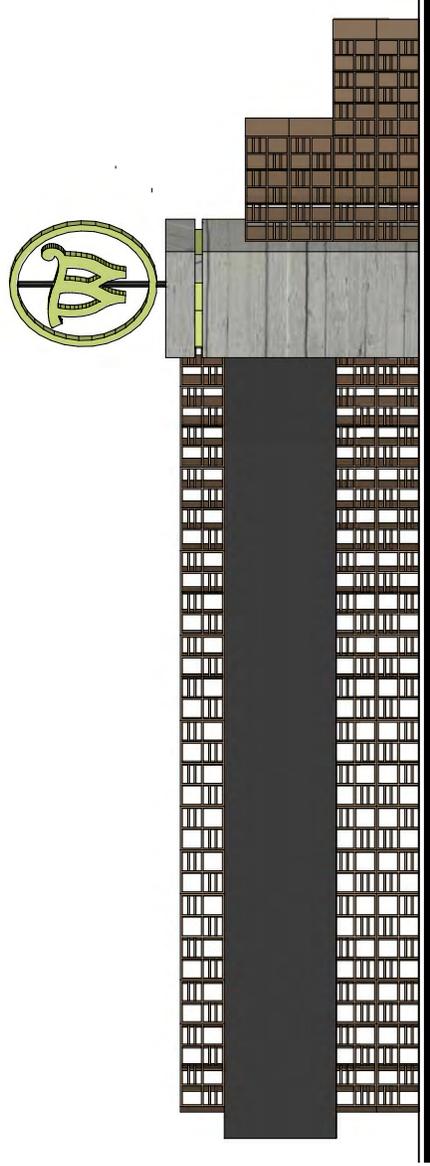
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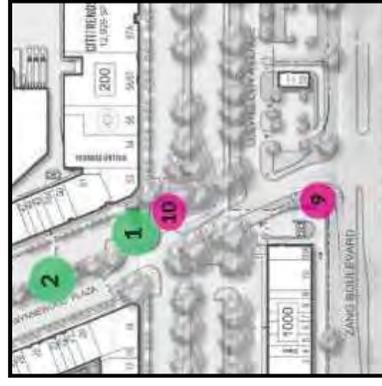
EAST ELEVATION



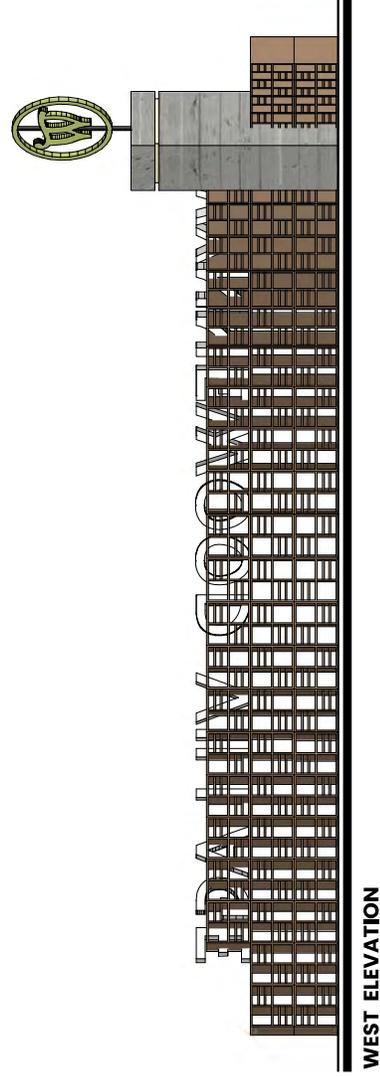
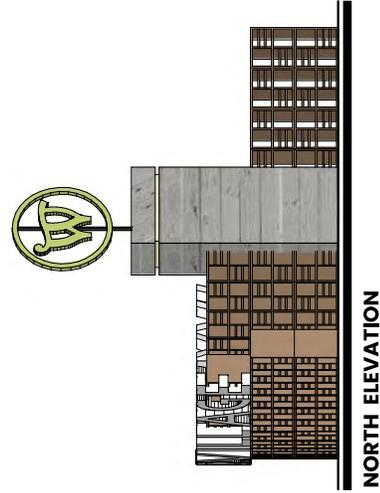
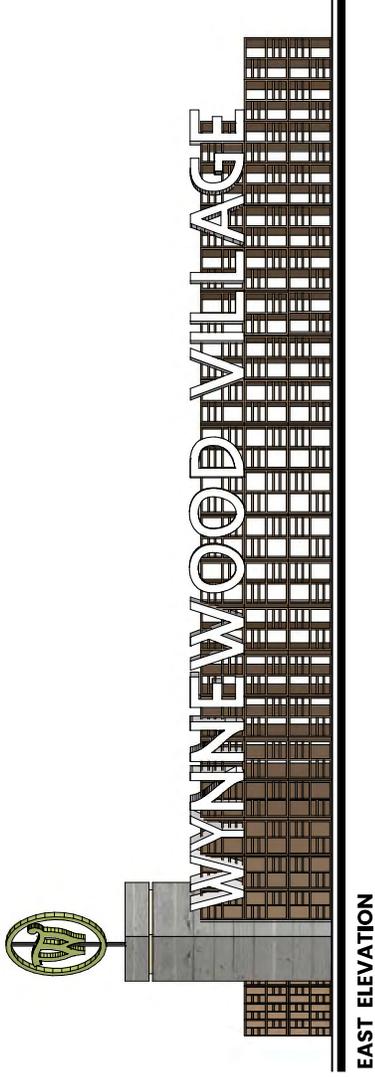
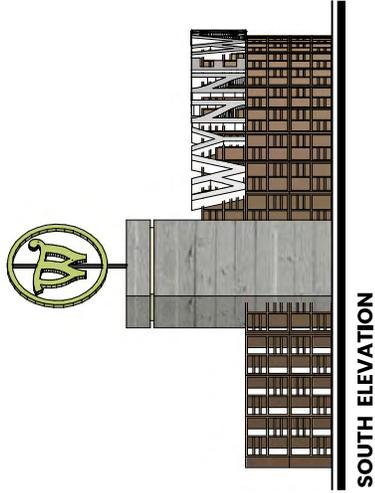
NORTH ELEVATION



WEST ELEVATION



KEY PLAN



WYNNEWOOD VILLAGE

BRIXMOR

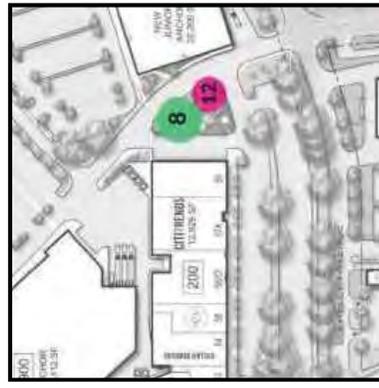
DALLAS, TX

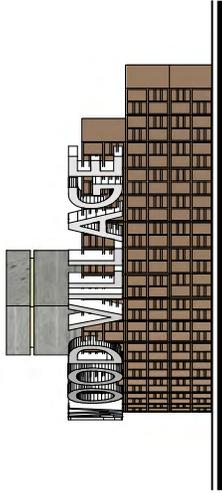
SIGN LOCATION 12 - MONUMENT SIGN ELEVATIONS | SCALE 3/4" = 1'-0"

12.13.2022

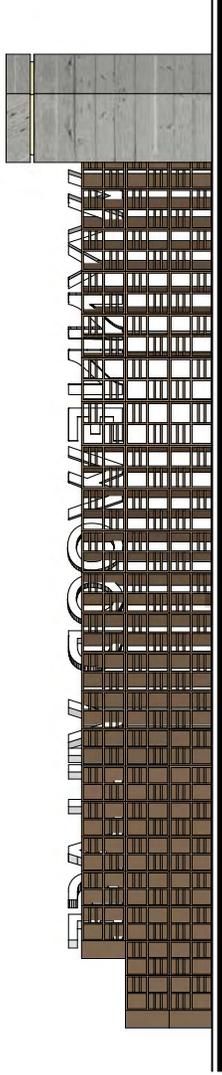
KEY PLAN

O'BRIEN

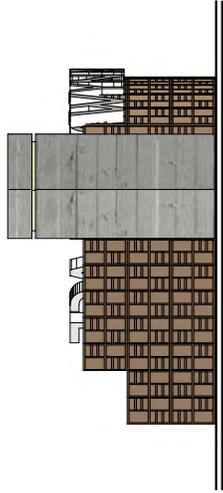




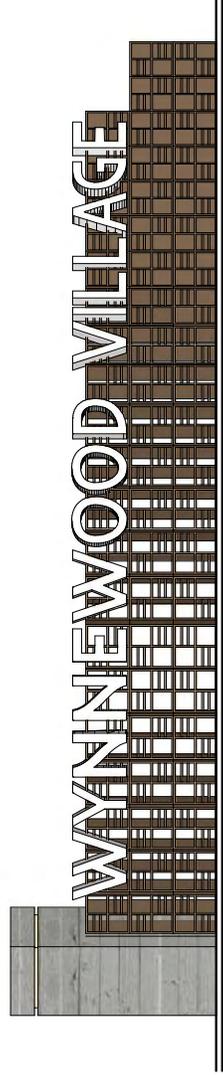
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

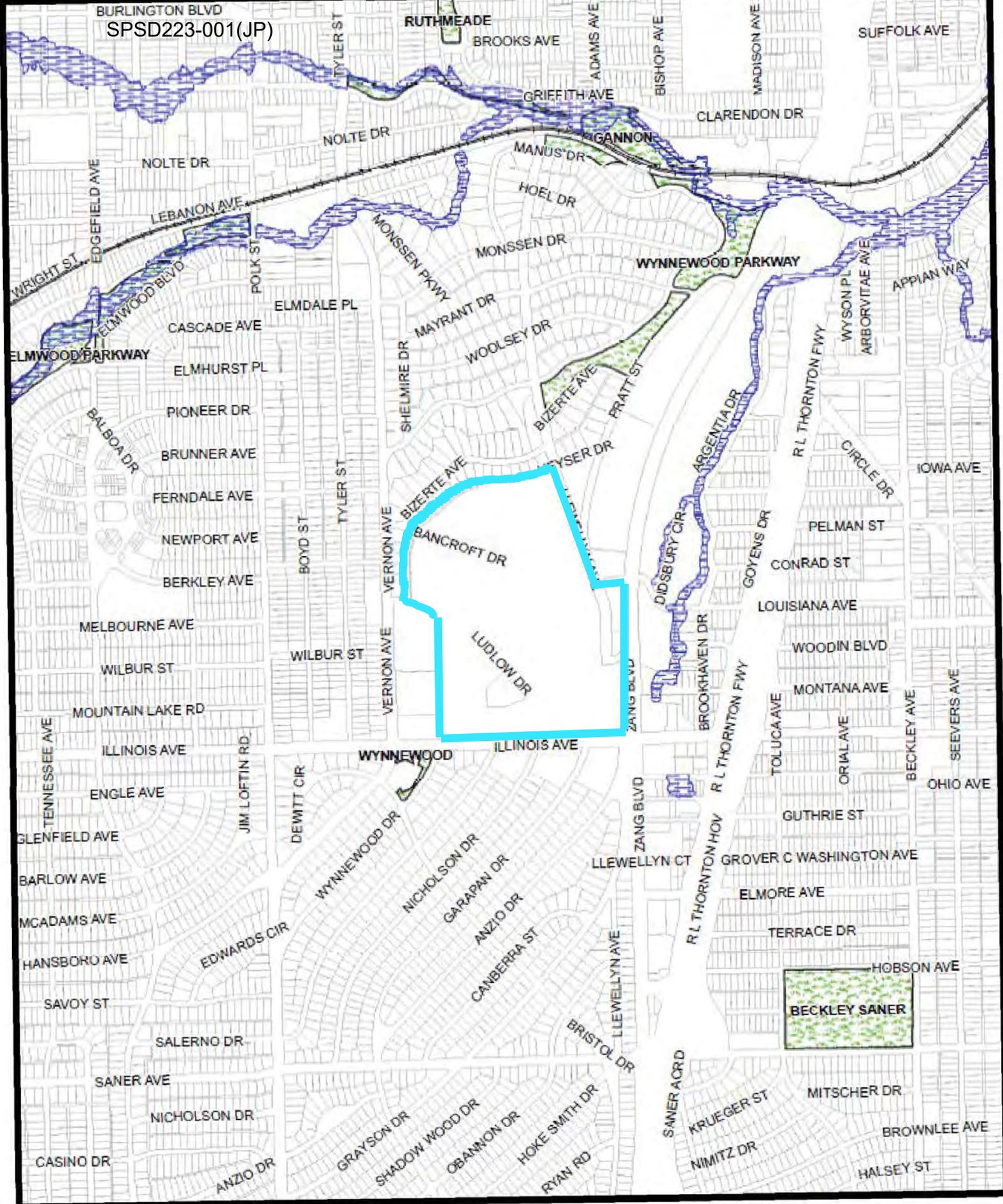


WEST ELEVATION



KEY PLAN

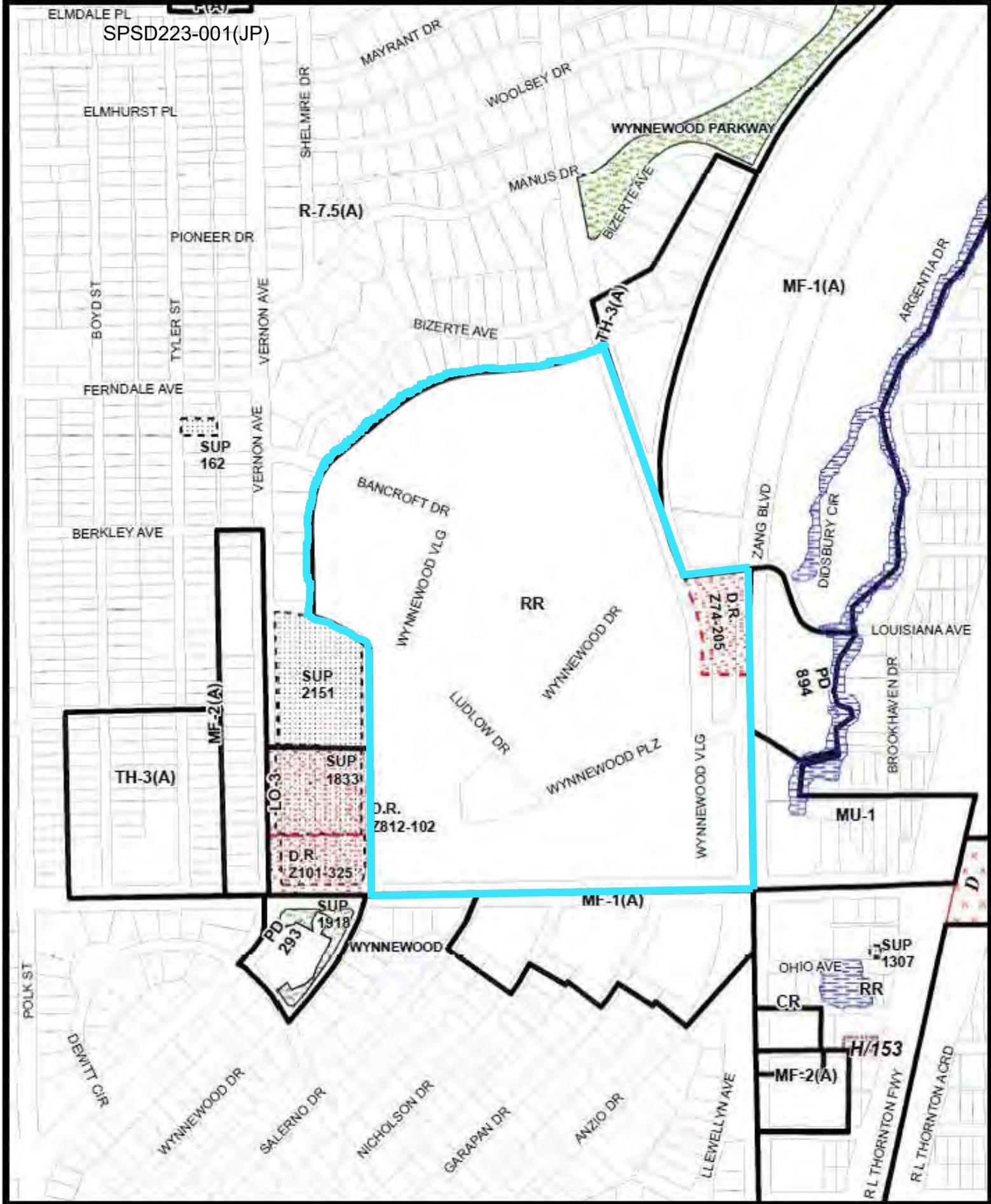
BURLINGTON BLVD
SPSD223-001(JP)



Printed Date: 11/29/2023

 1:12,000

Vicinity Map





R-7.5(A)

TH-3(A)

MF-1(A)

SITE

RR

D.R.
Z7:4-205

PD
894

MU-1

Text

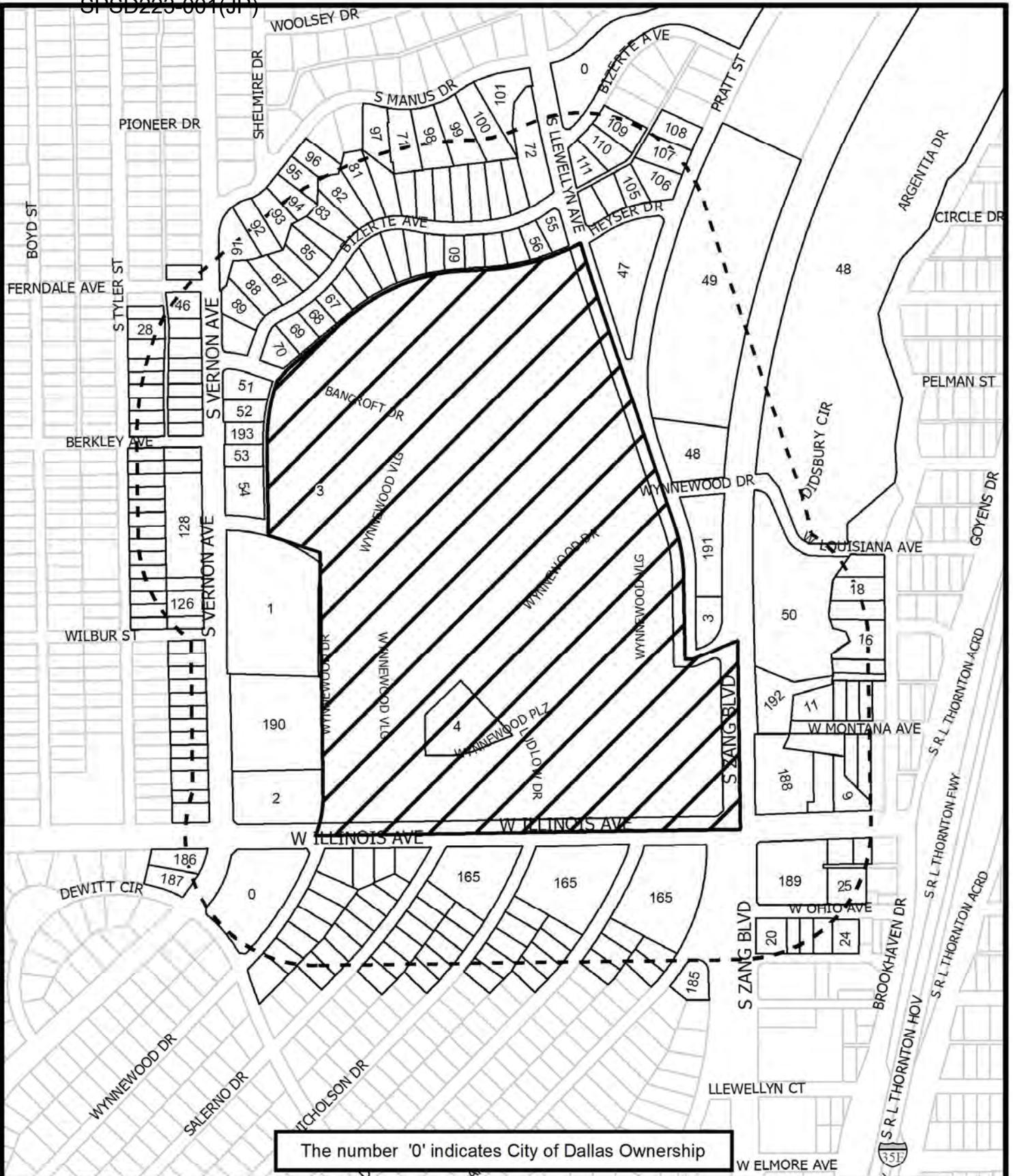
WILLINOIS AVE

Printed: 10/31/2022

-  City Limits
-  Public Schools
-  Floodplains
-  0.2 Pct Annual Flood Hazard
-  1 Pct Annual Chance Flood Hazard
-  Parks
-  Certified Parcels
-  Base Zoning
-  Deed Restrictions
-  SUP

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)





The number '0' indicates City of Dallas Ownership



1:6,000

NOTIFICATION

500' AREA OF NOTIFICATION
194 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **SPSD223-001**

Date: **2/27/2024**

03/20/2024

Reply List of Property Owners**SPSD223-001****194 Property Owners Notified****3 Property Owners in Favor****0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	2324 S VERNON AVE	ACADEMY OF DALLAS
	2	753 W ILLINOIS AVE	COMERICA BANK TEXAS
	3	2150 S LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPE LLC
	4	500 WYNNEWOOD VILLAGE	BRIXMOR WYNNEWOOD PARCEL LLC
	5	414 W MONTANA AVE	LAFUENTE ANGEL
	6	410 W MONTANA AVE	PADILLO REBECCA L R
	7	408 W MONTANA AVE	GONZALES MARIA DE JESUS
	8	425 W ILLINOIS AVE	ALLOMELI LLC
	9	407 W ILLINOIS AVE	Taxpayer at
	10	2119 BROOKHAVEN DR	KNIGHT IRVING
	11	419 W MONTANA AVE	MONTGOMERY STREET HOMES
	12	415 W MONTANA AVE	PIERSON SIMONE
	13	411 W MONTANA AVE	VASQUEZ OLIVIA
	14	407 W MONTANA AVE	VAZQUEZ OLIVIA
	15	2115 BROOKHAVEN DR	SALAZAR BRENDA S
	16	2107 BROOKHAVEN DR	BLUE SKY INVESTMENT PPTY LLC &
	17	2031 BROOKHAVEN DR	VONHAUSKE JUAN
	18	2037 BROOKHAVEN DR	BUSTAMANTE JOAQUIN FELIX
	19	2045 BROOKHAVEN DR	GONZALEZ ALEJANDRA &
	20	2410 S ZANG BLVD	S & J FOOD SERVICE LLC
	21	432 W OHIO AVE	CROWN CASTLE TOWER 05 LLC
	22	428 W OHIO AVE	VILLEREAL ARMANDO
	23	424 W OHIO AVE	MARTINEZ JUAN
	24	416 W OHIO AVE	416 W OHIO DALLAS TRUST
	25	417 W OHIO AVE	RATCLIFF YOUTH &
	26	420 W ILLINOIS AVE	MADRIGAL VICTOR M & PATRICIA

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	406 W ILLINOIS AVE	Taxpayer at
	28	2010 S TYLER ST	VILLARREAL ROLANDO G &
	29	2018 S TYLER ST	GONZALEZ FRANCISCO &
	30	2015 S VERNON AVE	RAMSAROOP EASTLYN
	31	2011 S VERNON AVE	MOLINA JULIAN MATTHEW &
	32	2021 S VERNON AVE	GARCIA FERNANDO
	33	2103 S VERNON AVE	ARELLANO MARGARITA
	34	2022 S TYLER ST	HODGES DIANA PEARL
	35	2027 S VERNON AVE	HERNANDEZ IGNACIO &
	36	2102 S TYLER ST	LOPERZ JOSE &
	37	2026 S TYLER ST	SANTOS DYANA
	38	2109 S VERNON AVE	RODGERS CHERYL A
	39	2110 S TYLER ST	ALFARO ARON ARIEL LIFE ESTATE
	40	2105 S VERNON AVE	GONZALEZ JOSE LUIS &
	41	2113 S VERNON AVE	VAZQUEZ ESAU H JUAREZ &
	42	2106 S TYLER ST	MACIAS CESAR R SR &
	43	2114 S TYLER ST	SEGAVEPO 2 LLC
	44	1921 S VERNON AVE	CALZADA ALFONSO S
	45	2006 S TYLER ST	Taxpayer at
	46	2001 S VERNON AVE	PUENTE JOSE ANTONIO JR & LAURA PATRICIA
	47	1900 S LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPEC LLC
	48	1805 S ZANG BLVD	WCH LIMITED PARTNERSHIP
	49	1805 S ZANG BLVD	DHFC HIGHPOINT @ WYNNEWOOD
	50	414 W LOUISIANA AVE	WYNNEWOOD FAMILY HOUSING LP
	51	2108 S VERNON AVE	TOLENTINO PAOLA &
	52	2116 S VERNON AVE	SOTO RICHARD & IRMA
	53	2204 S VERNON AVE	MENDOZA DAISEY
	54	2210 S VERNON AVE	WORLD MISSIONARY
	55	606 BIZERTE AVE	ROBERTS TEENA JACOB &
	56	614 BIZERTE AVE	TREANOR NATHAN CHRISTIAN
	57	620 BIZERTE AVE	MINYARD MATT

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	628 BIZERTE AVE	CASSEL BARBARA
	59	634 BIZERTE AVE	LEICHLITERHARRISON JODI L
	60	640 BIZERTE AVE	MITCHELL LYNDON ARDELL &
	61	646 BIZERTE AVE	YANG NAJIB
	62	652 BIZERTE AVE	DEVEGOWDA ANIL
	63	660 BIZERTE AVE	OCONNOR RAYMOND M III
	64	708 BIZERTE AVE	SALA THOMAS WESLEY &
	65	716 BIZERTE AVE	VIERA RICARDO & ANNA M
	66	722 BIZERTE AVE	DELGADILLO LUIS C &
	67	728 BIZERTE AVE	NOELMORGAN JOHN &
	68	736 BIZERTE AVE	MACIAS MARY L
	69	742 BIZERTE AVE	NIELSEN PAUL E
	70	756 BIZERTE AVE	DAMERAU TRAVIS & LESLIE
	71	706 S MANUS DR	CROW MITCHELL L &
	72	607 BIZERTE AVE	TRIPP CAREY JR
	73	615 BIZERTE AVE	WILLIAMS JANICE L
	74	621 BIZERTE AVE	SULLIVAN DAVID LAVERNE
	75	629 BIZERTE AVE	SALA RONALD G
	76	635 BIZERTE AVE	MARTINEZ MARIA N
	77	641 BIZERTE AVE	JEFFERS GROMER JR
	78	647 BIZERTE AVE	Taxpayer at
	79	653 BIZERTE AVE	HARLESS STEVEN
	80	659 BIZERTE AVE	SHIBATA JUNJI
	81	665 BIZERTE AVE	Taxpayer at
	82	705 BIZERTE AVE	ALFARO CARLOS A
	83	711 BIZERTE AVE	WILLIAMS WILLIE
	84	717 BIZERTE AVE	ALLBRIGHT GUY KEITH
	85	723 BIZERTE AVE	TORRESHAZLEY VERONICA
	86	729 BIZERTE AVE	WILLIAMS BRIDGETTE
	87	737 BIZERTE AVE	PRADO JOSE &
	88	743 BIZERTE AVE	MARTIN KIMBERLY KAY

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	749 BIZERTE AVE	ROSALES BAYRON ROIL GONZALEZ &
	90	757 BIZERTE AVE	VILLALPANDO MARIO
	91	766 S MANUS DR	STOUT ALLYSA NOEL &
	92	762 S MANUS DR	KOSAROW ALEX
	93	756 S MANUS DR	MARTINEZ JONATHAN EDWIN
	94	750 S MANUS DR	PEACOCK KIMBERLY A &
	95	744 S MANUS DR	JENKINS MARY ANGELA
	96	736 S MANUS DR	WHEELER MICHELLE
	97	714 S MANUS DR	DAVIS BRIAN E
	98	638 S MANUS DR	INGRAM MARY B
	99	630 S MANUS DR	LIBBY LARRY &
	100	622 S MANUS DR	SULLIVAN JOSEPH M JR &
	101	610 S MANUS DR	SESSIONS DOUGLAS BERNARD & JACQUELYN D
	102	529 HEYSER DR	BURNS FAMILY REV TRUST
O	103	521 HEYSER DR	ROSS KEITH
O	104	519 HEYSER DR	DRY GROUND RENTALS LLC
	105	515 HEYSER DR	RIVERA HUGO & ROSARIO
	106	505 HEYSER DR	REIL MICHAEL C & ALETHA J
	107	1817 PRATT ST	GOODING TONJA RENA
	108	1807 PRATT ST	PERALTA JAIME & MARIBEL
	109	540 BIZERTE AVE	ARNEY JOHN H
	110	548 BIZERTE AVE	TELSCHOW ROBERT D &
	111	552 BIZERTE AVE	JONES CHARLES A &
	112	2326 S TYLER ST	GONZALEZ FRANCISCO &
	113	2322 S TYLER ST	ORTEGA SANTIAGO JR &
	114	2318 S TYLER ST	GREATER NEW HOPE MISSIONARY BAPTIST
	115	2310 S TYLER ST	HERNANDEZ RAFAEL
	116	2306 S TYLER ST	ALNA 2 HOLDINGS LLC
	117	2302 S TYLER ST	GARCIA CESAR GARCIA
	118	2226 S TYLER ST	IBARRA JUAN MARTINEZ &
	119	2222 S TYLER ST	WASHKO MICHAEL JR

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2218 S TYLER ST	PACHECO CELIA
	121	2214 S TYLER ST	RODRIGUEZ EDUARDO &
	122	2210 S TYLER ST	GRACIANO ISIDRO
	123	2206 S TYLER ST	GUTIERREZ DANIEL & MARIA
	124	2202 S TYLER ST	GUTIERREZ DANIEL &
	125	2327 S VERNON AVE	Taxpayer at
	126	2319 S VERNON AVE	Taxpayer at
	127	2315 S VERNON AVE	OSBORN CHARLES A JR
	128	2211 S VERNON AVE	2211 ELMWOOD LLC
	129	2205 S VERNON AVE	BORUNDAGARAY ROSANA
	130	2201 S VERNON AVE	SOLIS ALFONSO JR
	131	811 W ILLINOIS AVE	KEDRIC & PATRICIA COUCH
	132	2523 S VERNON AVE	FTR GROUP LLC
	133	2509 S VERNON AVE	FLORES MARIA ROSARIS RODRIGUEZ EST OF
	134	2507 S VERNON AVE	CARDENAS MARIO &
	135	2503 S VERNON AVE	WYRICK BILLIE JO TR
	136	2427 S VERNON AVE	Taxpayer at
	137	2423 S VERNON AVE	Taxpayer at
	138	2417 S VERNON AVE	Taxpayer at
	139	2413 S VERNON AVE	Taxpayer at
	140	2411 S VERNON AVE	OCREKLAW I LLC
	141	2405 S VERNON AVE	Taxpayer at
	142	2342 WYNNEWOOD DR	LOPEZ ROSANNA
	143	2334 WYNNEWOOD DR	NUNEZ ENEDINA
	144	2330 WYNNEWOOD DR	VICTORY HOUSING VESTERS LLC
	145	2322 WYNNEWOOD DR	Taxpayer at
	146	2318 WYNNEWOOD DR	CORONEL TINA M &
	147	2310 WYNNEWOOD DR	ANDRADE LUIS
	148	2306 WYNNEWOOD DR	ANDRADE LUIS E
	149	722 W ILLINOIS AVE	RODRIGUEZ MA DE JESUS POPOCA ORTIZ
O	150	714 W ILLINOIS AVE	CORKY PPTIES LTD

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2311	SALERNO DR	MARQUEZ LUZ
152	2319	SALERNO DR	SIMS ERIC
153	2323	SALERNO DR	MIRELES M ANA
154	2327	SALERNO DR	ILLINOIS PROPERTY LLC
155	2405	SALERNO DR	CARBAJAL ALEXIS A
156	2411	SALERNO DR	COX KEVIN & DAHLIA
157	2417	SALERNO DR	Taxpayer at
158	2423	SALERNO DR	LOPEZ ROGELIO & MARICELA
159	2410	SALERNO DR	BENITEZ JOSE RUDIS FLORES &
160	2404	SALERNO DR	GARCIA ELSON
161	2332	SALERNO DR	MCCLENDON GUSSIE M
162	2326	SALERNO DR	GONZALEZ ISAMAR &
163	2322	SALERNO DR	ESCALANTE RAUL & JOSEFINA
164	2316	SALERNO DR	GONZALEZ ROGELIO
165	2311	NICHOLSON DR	WSP WYNNEWOOD LLC &
166	2329	NICHOLSON DR	HHH SINGLE FAMILY PORTFOLIO
167	2405	NICHOLSON DR	LIRA LIBRADO G & EMMA
168	2411	NICHOLSON DR	RODRIGUEZ ROSENDO D & MARIA E
169	2415	NICHOLSON DR	ARVIZU FERMIN
170	2421	NICHOLSON DR	MORENO JUAN CARLOS SEGOVIA &
171	2410	NICHOLSON DR	PETERS VONCEIA IGLEHART
172	2404	NICHOLSON DR	DE LEON OLIVIA D &
173	2330	NICHOLSON DR	GARCIA MA DELOS ANGELES
174	2326	NICHOLSON DR	ROBERTS ROTONDA
175	2320	NICHOLSON DR	MARQUEZ JOSE
176	2405	GARAPAN DR	HERRERA JOSE DAVID
177	2411	GARAPAN DR	BOZA LLC
178	2415	GARAPAN DR	BANDA ESTEVE
179	2421	GARAPAN DR	CARRILLOSERRANO LUIS &
180	2410	GARAPAN DR	RAMIREZ ORQUIDEA
181	2404	GARAPAN DR	Taxpayer at

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2328	GARAPAN DR	CORTEZ RUDY SR
183	2405	ANZIO DR	KHAN AMIR H
184	2411	ANZIO DR	FERNANDEZ ANITA
185	2410	ANZIO DR	IRABOR DAMIAN
186	2535	S VERNON AVE	RATLIFF KENNETH
187	2539	S VERNON AVE	ZAPATA BENITA
188	2242	S ZANG BLVD	SEJ ASSET MGMT & INV CO
189	438	W ILLINOIS AVE	CS LOAN POOL VII LLC
190	2510	S VERNON AVE	UPLIFT EDUCATION
191	2000	S LLEWELLYN AVE	BRIXMOR HOLDINGS 12 SPE LLC
192	2200	S ZANG BLVD	FRAMEHOUSE OUTREACH FOUNDATION
193	2122	S VERNON AVE	MONTIEL ALEJANDRO &
194	2511	S VERNON AVE	VASQUEZ ANGEL