

FILE NUMBER: Z189-350(PD)

DATE FILED: September 20, 2019

LOCATION: Generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44 Q

SIZE OF REQUEST: ± 3.737 acres

CENSUS TRACT: 0043.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned an IR Industrial Research District and Planned Development District No. 891 with consideration given to incorporating the property in the IR District into and expanding Planned Development District No. 891.

SUMMARY: The purpose of the request will allow for the development of Phase 3 of a mixed use project consisting of multifamily and retail uses, located on the east side of Topeka Avenue between Singleton Boulevard and Bedford Street and the east side of Parvia Avenue between Bedford Street and Akron Street. Inability to obtain authorization from all but one property owner within PDD No. 891, led to an authorized hearing. No changes to the conditions of PD No. 891 are requested at this time.

CPC RECOMMENDATION: Approval, subject to a revised Area Regulating Plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised Area Regulating Plan and conditions.

BACKGROUND INFORMATION:

- On June 19, 2013, City Council approved PDD No. 891 by Ordinance No. 29043, providing the beginning of incremental zoning changes in general compliance with the West Dallas Urban Structure and Guidelines area plan. Additionally, on June 19, 2013, City Council approved Ordinance No. 29045 for a Thoroughfare Plan amendment to: 1) change Singleton Boulevard from Sylvan Avenue to Canada Drive from a six-lane divided to a special four lane divided roadway with bicycle lanes; 2) add Bataan Street from Singleton Boulevard to Commerce Street; 3) add Herbert Street from Singleton Boulevard to Commerce Street; and 4) add Amonette Street from Singleton Boulevard to Commerce Street.
- Planned Development District No. 891 is comprised of approximately 39.9 acres of land. Of the 39.9 acres of land existing, West Dallas Investment, L.P., owns 37.61 acres. The remaining 2.29 acres of land is owned by five individual property owners. The request before you is a hybrid zoning request because after exhausting all options one of the five property owners could not provide authorization.
- The request proposes the incorporation of 16 parcels consisting of 3.737-acres of land and zoned an IR Industrial Research District with portions of the property developed with industrial, warehouse, single family, restaurant, and vacant uses. In an IR Industrial Research district, only non-residential uses are allowed, such as warehouses, machine shops, auto service, stores, and light manufacturing. PD No. 891 allows uses that are generally similar to current IR uses, but it also allows residential uses, a wider variety of retail, restaurants, and live/work units.
- The request seeks to include the proposed 3.737 acres of land into PDD No. 891, creating a contiguous area that allows the envisioned development to occur. This development will be postured to benefit from significant public infrastructure improvements that will serve the immediate area. The only proposed changes to PDD No. 891 are the change in total acreage in Section 102 and the updated boundary in Exhibit A. No changes to the maximum buildable area are proposed.

Zoning History: There have been three recent zoning change in the vicinity during the last five years.

1. **Z156-302:** On September 28, 2016, City Council approved the expansion of Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.
2. **Z112-319:** On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

3. **Z145-115:** On June 10, 2015, Council approved Ordinance No. 29765, which changed the zoning from IR Industrial Research to IM Industrial Manufacturing on the north side of West Commerce Street east of North Westmoreland Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Singleton Boulevard	Principal Arterial	80 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the expansion request 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:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

The request area is within an Urban Neighborhood Building Block. The *forwardDallas! Comprehensive Plan* designates the area as an urban neighborhood. Per the vision, these areas are predominately residential but are distinguished from other

neighborhoods by the wide variety of housing options they provide and easy access to public transit. Additionally, these neighborhoods should include single-family detached dwellings, townhouses and low-to mid-rise condominiums or apartments with concentrations of shops and offices along key corridors or a key intersections, providing important services and job opportunities within walking distance of residences on pedestrian friendly streets providing connectivity to shopping, schools and other community services.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.1 Coordinate development and planning activities.

Policy 1.4.2 Develop a multi-modal transportation network.

The site is situated just east of the western boundary (Sylvan Avenue) of the West Dallas Urban Structure and Guidelines [the Structure], adopted by City Council in March 2011. The three primary objectives of the Structure are to: enhance and protect La Bajada (northeast of the site, north of the nonresidential uses fronting the north line of Singleton Boulevard), encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from adjacent residential areas.

While not directly serving this site, certain infrastructure improvements will benefit the proposed development as connectivity to planned and future developments come to this part of the community. A focus of these improvements will be a newly-established Herbert Street spine that runs from Singleton Boulevard to West Commerce Street. As an investment in this key move to reformat the built environment in the immediate area, the City of Dallas included \$34 million in the 2012 Bond Program to design and construct three underpasses under the existing Union Pacific Railroad.

Area Plan:

On March 9, 2011, Council approved the West Dallas Urban Structure and Guidelines area plan (the Structure) by Ordinance No. 28146. This document provides a template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and it envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors. This expansion of the planned development district helps to implement the West Dallas Urban Structure and Guidelines.

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed

discussion and interaction with the applicant in order to reach a consensus around the vision for the area.

The three primary objectives of the Structure are to enhance and protect La Bajada, encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from La Bajada and concentrating the opportunities for density along a newly-established Herbert Street spine that runs from Singleton to West Commerce Street. As an investment in this key move to reformat the built environment in the area, the City of Dallas included \$34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth south of Singleton Boulevard; however, its success hinges on concentrating growth in a manner that establishes Herbert Street as the central spine street that includes key development nodes and high density.

The Structure supports the overall vision of high-density, mixed-use development on the property. Including the former 'leave out' areas into the PD allows for more orderly implementation of the Structure and the 2012 Bond Program projects.

Land Use:

	Zoning	Land Use
Site	PDD No.891, IR	Industrial outside (concrete plant), multifamily, office showroom/warehouse, vacant, single family, undeveloped
North	IR, CR	Restaurant, retail, auto service center
East	IR	Utility installation (electric power station)
South	PDD No. 714	Railroad, Single family homes; machinery, heavy equipment, or truck sales and service; office showroom/warehouse, multifamily, personal service use; vehicle display, sales and service
West	IR	Office showroom/warehouse, industrial (inside), vehicle or engine repair, recycling collection center, Vacant

Land Use Compatibility:

The site consists of new multifamily uses in compliance with the PD, a mix of industrial uses, single family, vacant uses, and undeveloped parcels. West Dallas L.P. was the applicant for the original creation of the PD and was an active participant in crafting the

adopted plan for the area, the West Dallas Urban Structure and Guidelines. While the application was an authorized hearing, the West Dallas LP paid to have the request treated as a regular zoning request due to the inability to receive authorization from all property owners. Of the 16 property owners, one property owner could not provide authorization after exhausting all options.

The predominant land use surrounding the request site consists of a mix of commercial, industrial, single family uses, vacant structures, and undeveloped parcels. The majority of the development north of the site, across Singleton Boulevard, consists of a mix of retail and commercial uses, with the La Bajada neighborhood farther north. Beckley Avenue, the Margaret Hill Hunt Bridge, and an electrical substation define the eastern adjacency, with the Union Pacific Railroad right-of-way (much of it elevated through its linear adjacency) framing the site to the south.

The proposed revised Area Regulating Plan provides for the expansion and development of Phase 3 of a mixed-use project including multifamily and retail uses.

Staff has determined that a mixed use development expanding into the existing IR District areas is appropriate at this location because the area is largely transition from an industrial district to more urban mixed use district as envisioned. Further, the request does not seek an amendment to the text and is in compliance with the West Dallas Urban Structure and Guidelines.

Comparison between IR and PD 891

The chart below shows examples of the differences between the existing IR zoning district and PD No. 891.

COMPARATIVE REVIEW OF DEVELOPMENT STANDARDS/REGULATIONS		
EXISTING IR DISTRICT		PROPOSED PD 891
USES	<ul style="list-style-type: none"> Only non-residential uses are allowed, such as warehouses, machine shops, auto service, stores, and light manufacturing 	<ul style="list-style-type: none"> Allows renovation, remodel, expansion, and change of use for existing legally nonconforming structures. Allows uses that are generally similar to current IR uses, but also allows residential, a wider variety of retail, restaurants, live/work units, etc.
CREATION OF A BUILDING SITE	<ul style="list-style-type: none"> Building site required to be established per 51A-4.600 (normal process) 	<ul style="list-style-type: none"> Plat required only for new construction; provides for combined existing building sites subject to certain criteria to allow for expansions. Allows flexibility for incremental expansion of existing uses.
AREA REGULATING PLAN	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Development and use must comply with an area regulating plan that shows the location of thoroughfares, minor streets, open space, and proposed transit stations.
OFF-STREET, UNDERGROUND AND BICYCLE PARKING	<ul style="list-style-type: none"> Off street: based on use; special parking subject to parking agreements and limited walking distances from use Underground and bicycle: N/A 	<ul style="list-style-type: none"> Various uses have revised parking ratios; district is considered one lot for all parking; no parking agreements required when special parking located in the district; reductions provided for proximity to mass transit; board of adjustment may grant a special exception to required parking; user may charge for required parking when it is located in a structure Underground structure may extend across lot lines Bicycle parking required per Dallas city code 51A-4.330
SIDEWALKS	<ul style="list-style-type: none"> Per Dallas city code 	<ul style="list-style-type: none"> Except as provided for in streetscape standards exhibits, minimum unobstructed width of four feet.
LANDSCAPING	<ul style="list-style-type: none"> Article X plus specific streetscape, planting areas 	<ul style="list-style-type: none"> Spirit of Article X is retained, with specific deviations to accommodate pedestrian friendly, high density development
DEVELOPMENT STANDARDS	<ul style="list-style-type: none"> Height: max 200 feet Front yard: 15 feet min No design standards Floor to area ratio (FAR) limited by site and use 	<ul style="list-style-type: none"> Height: no max, except within residential proximity slope Front yard: varies by street from 0 to 20 feet Includes off-street parking standards; and block, street, and sidewalk standards Total density for entire PD limited to 9 million square feet maximum

Parking:

Off-street parking requirements will comply with the off-street parking and loading regulation in Sec. 51P-891.113.

Landscaping:

Landscape requirements will comply with Sec. 51P-891.115.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request has scattered parcels within an “E” MVA cluster within other parcels not within an MVA cluster. Additionally, the area of request is adjacent to an “H” MVA cluster to the north across Singleton Avenue and an “E” MVA cluster to the south across the Union Pacific Railroad.

Z189-350(PD)

West Dallas Investments, LP – Managing Partners

J. Stuart Fitts, Managing Partner

Philip Romano, Managing Partner

Larry McGregor, Managing Partner

CPC ACTION
JANUARY 23, 2020

Motion: It was moved to recommend **approval** incorporating the property in the IR District into and expanding Planned Development District No. 891, subject to a revised Area Regulating Plan and conditions on property zoned an IR Industrial Research District and Planned Development District No. 891 in an area generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue.

Maker: Garcia
Second: MacGregor
Result: Carried: 13 to 0

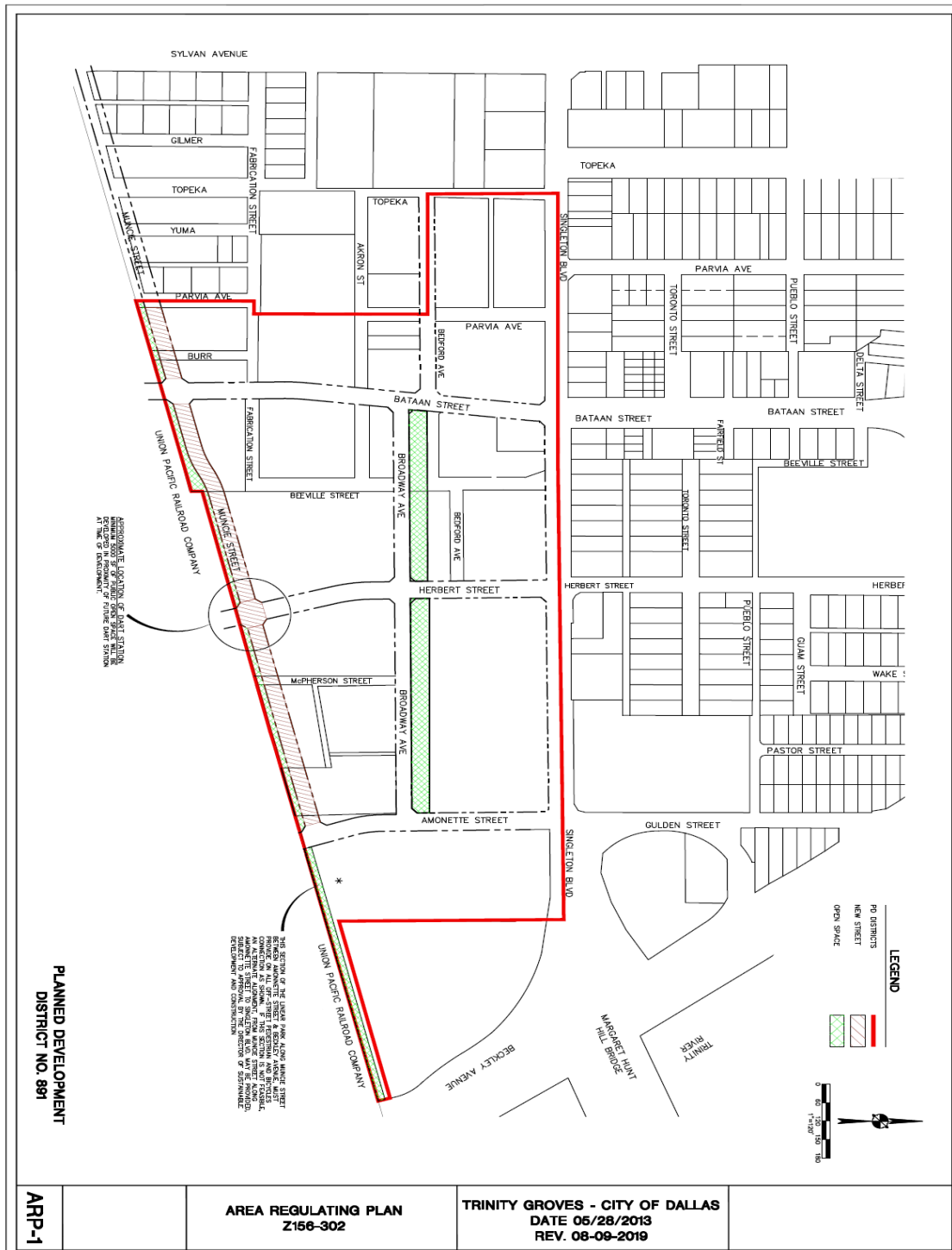
For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter,
Brinson, Jung, Housewright, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Bair
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 158
Replies: For: 6 Against: 0

Speakers: For: None
Against: None
Against (Did not speak): Paula Luna, 3015 Parvia Ave., Dallas, TX, 75212
Cirilo Luna, 3015 Parvia Ave., Dallas, TX, 75212

PROPOSED AREA REGULATING PLAN



EXISTING AREA REGULATING PLAN

Exhibit 891A

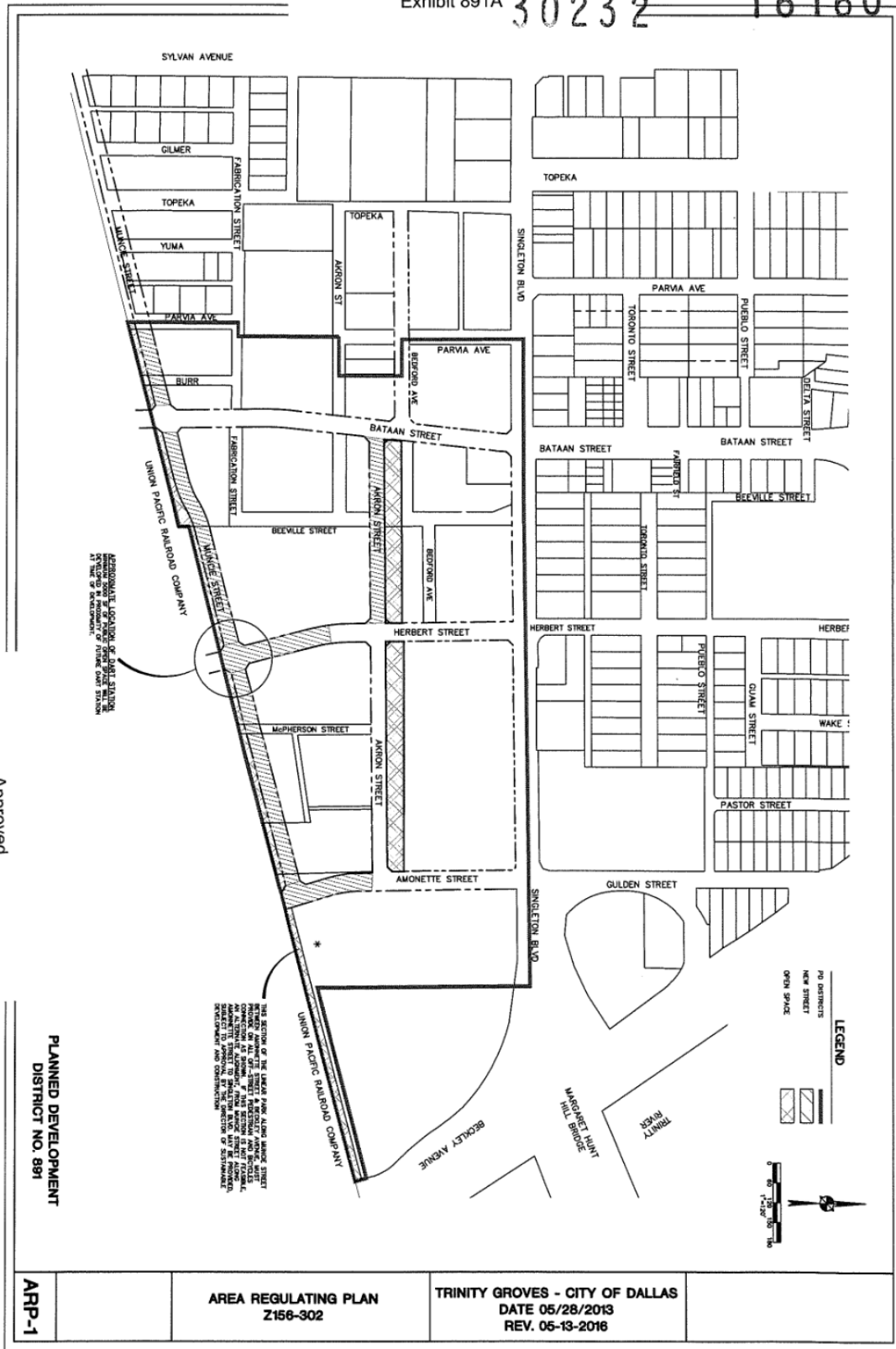
30232

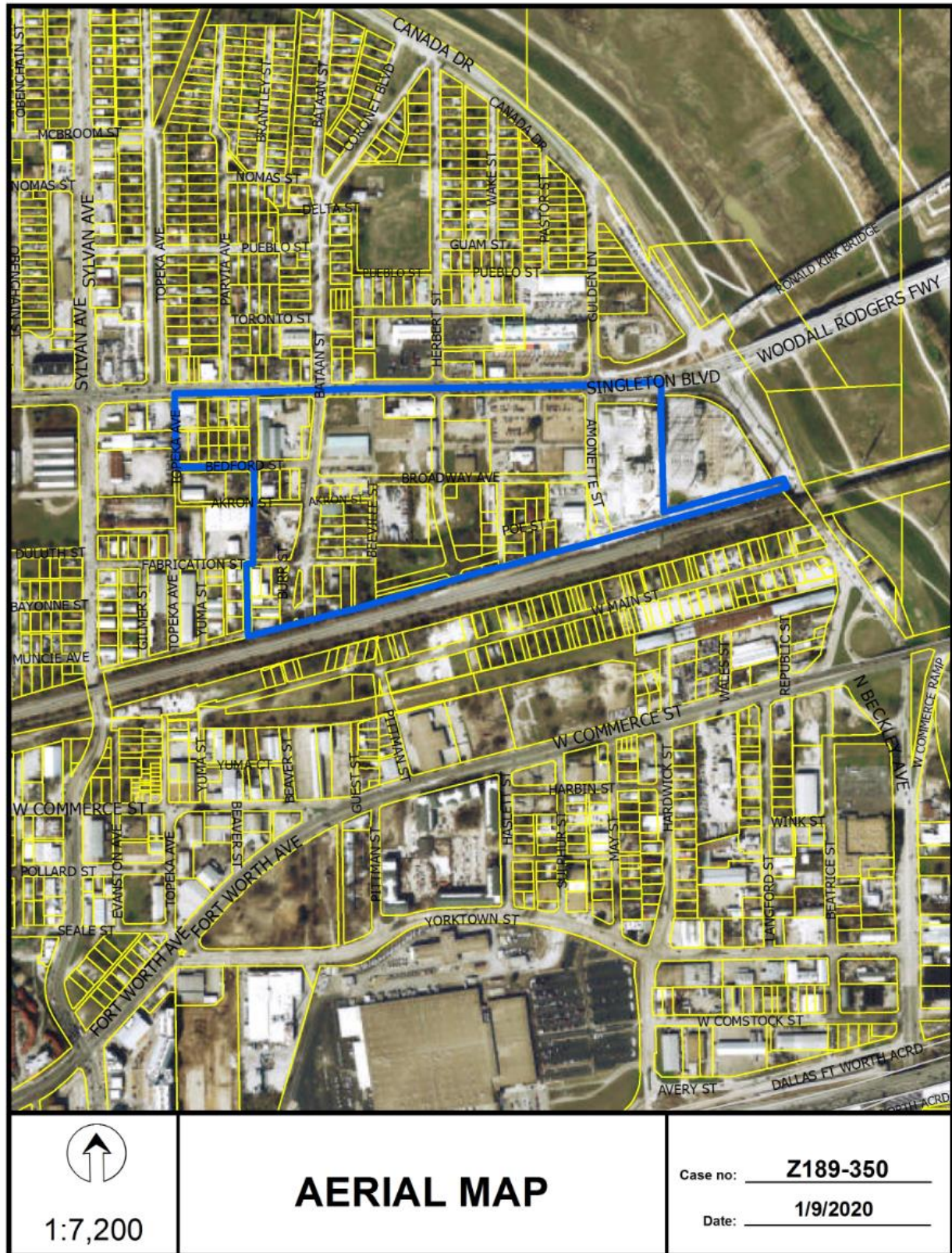
161608

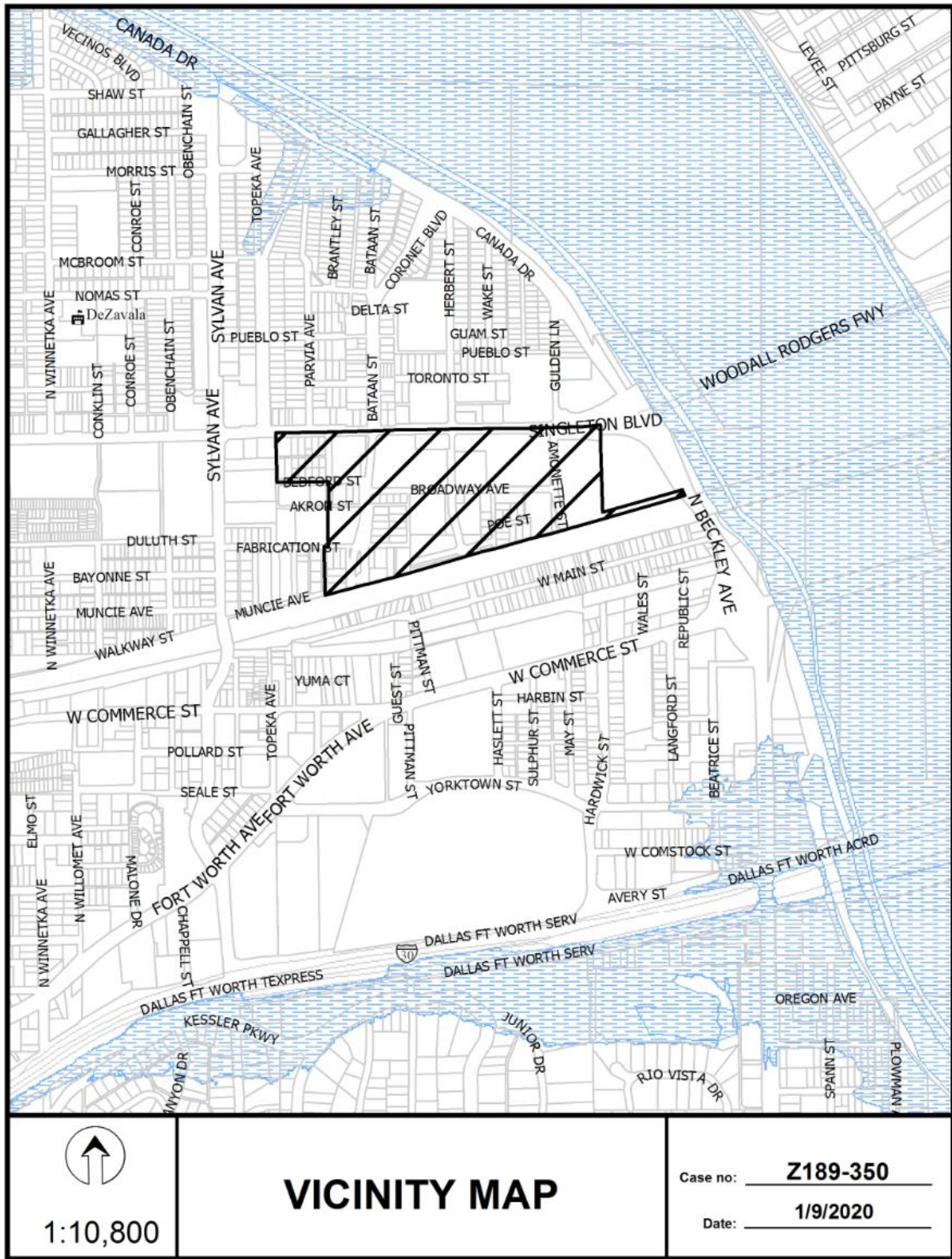
Planned Development
District No. 891

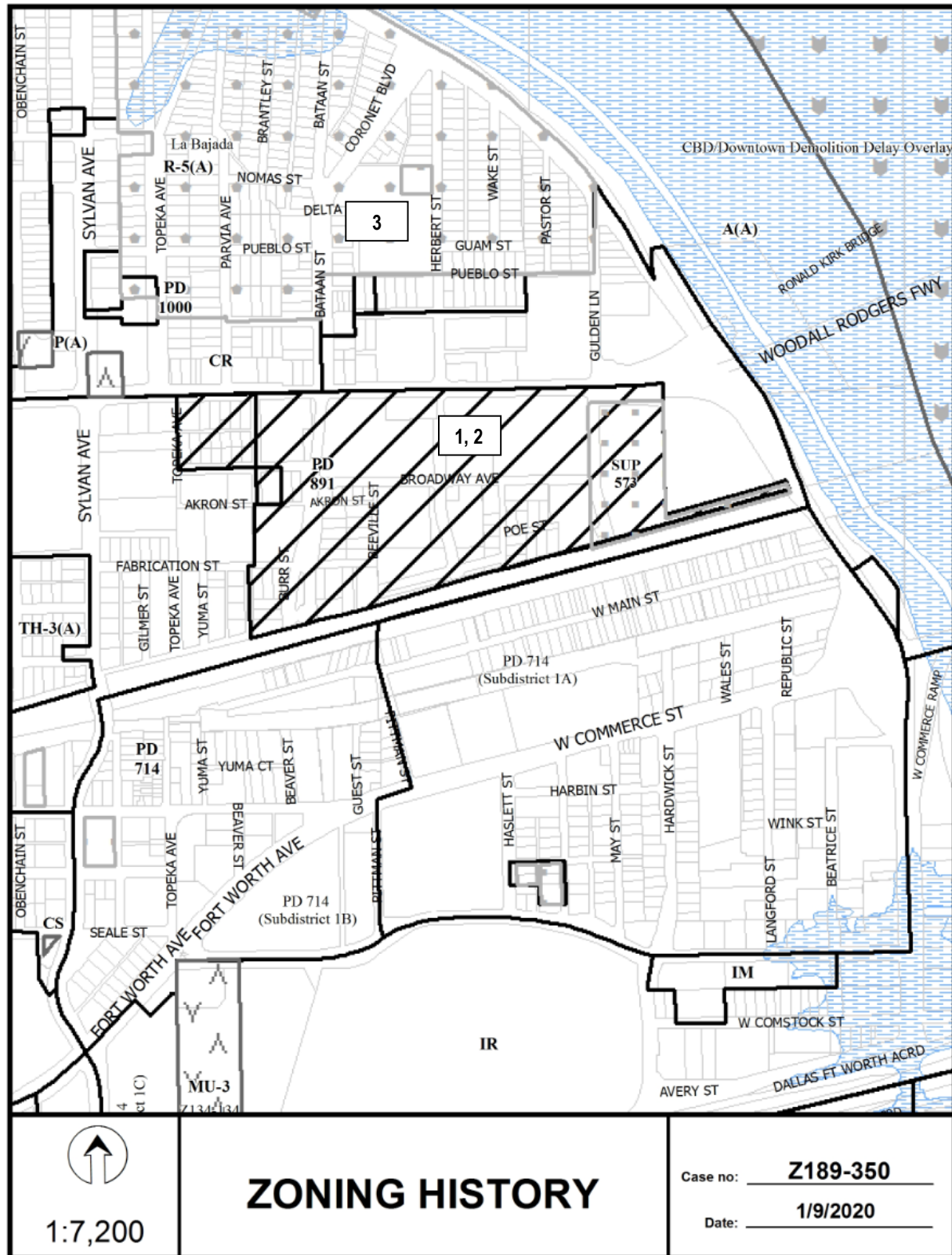
Approved
City Plan Commission
September 1, 2016

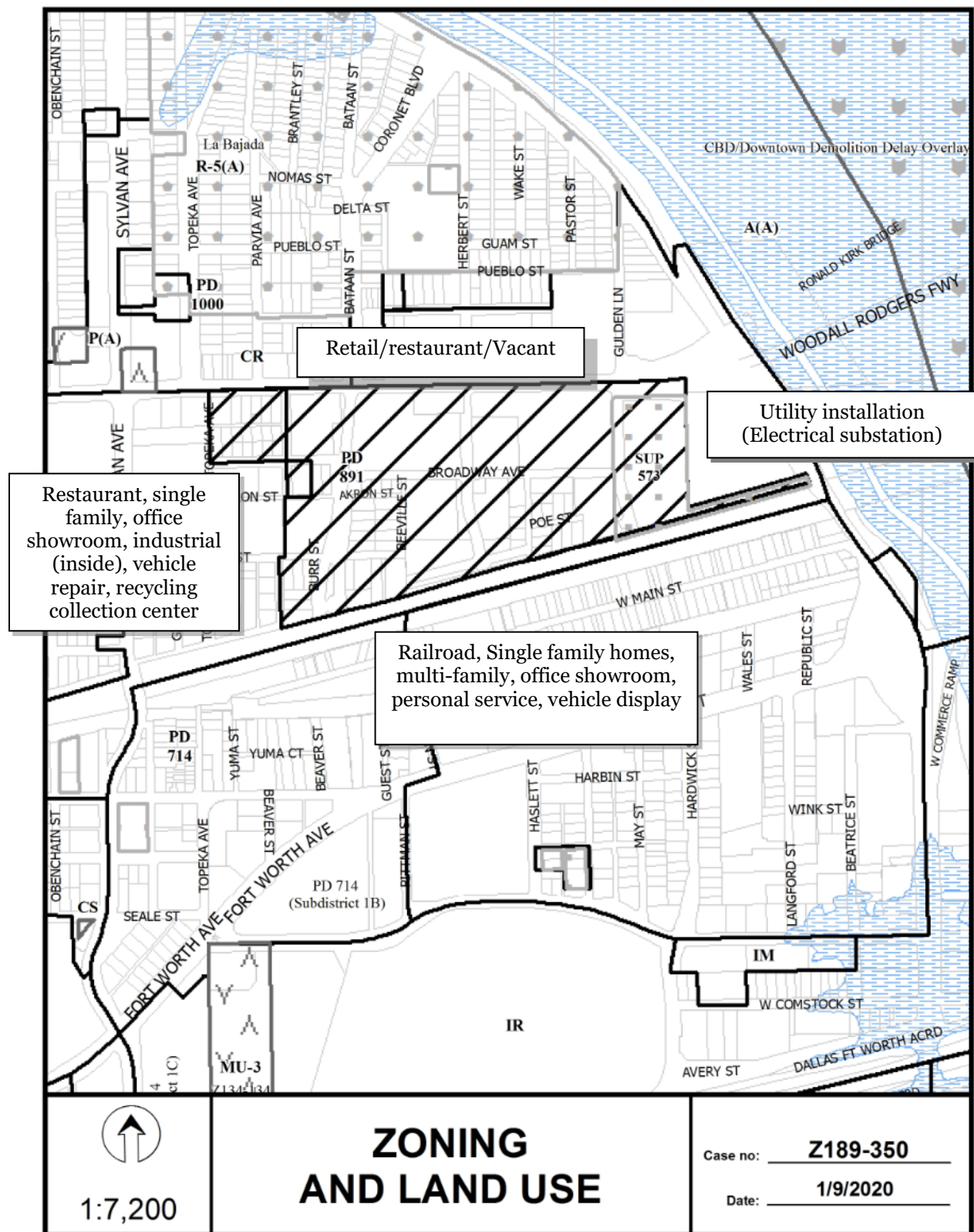
PLANNED DEVELOPMENT
DISTRICT NO. 891

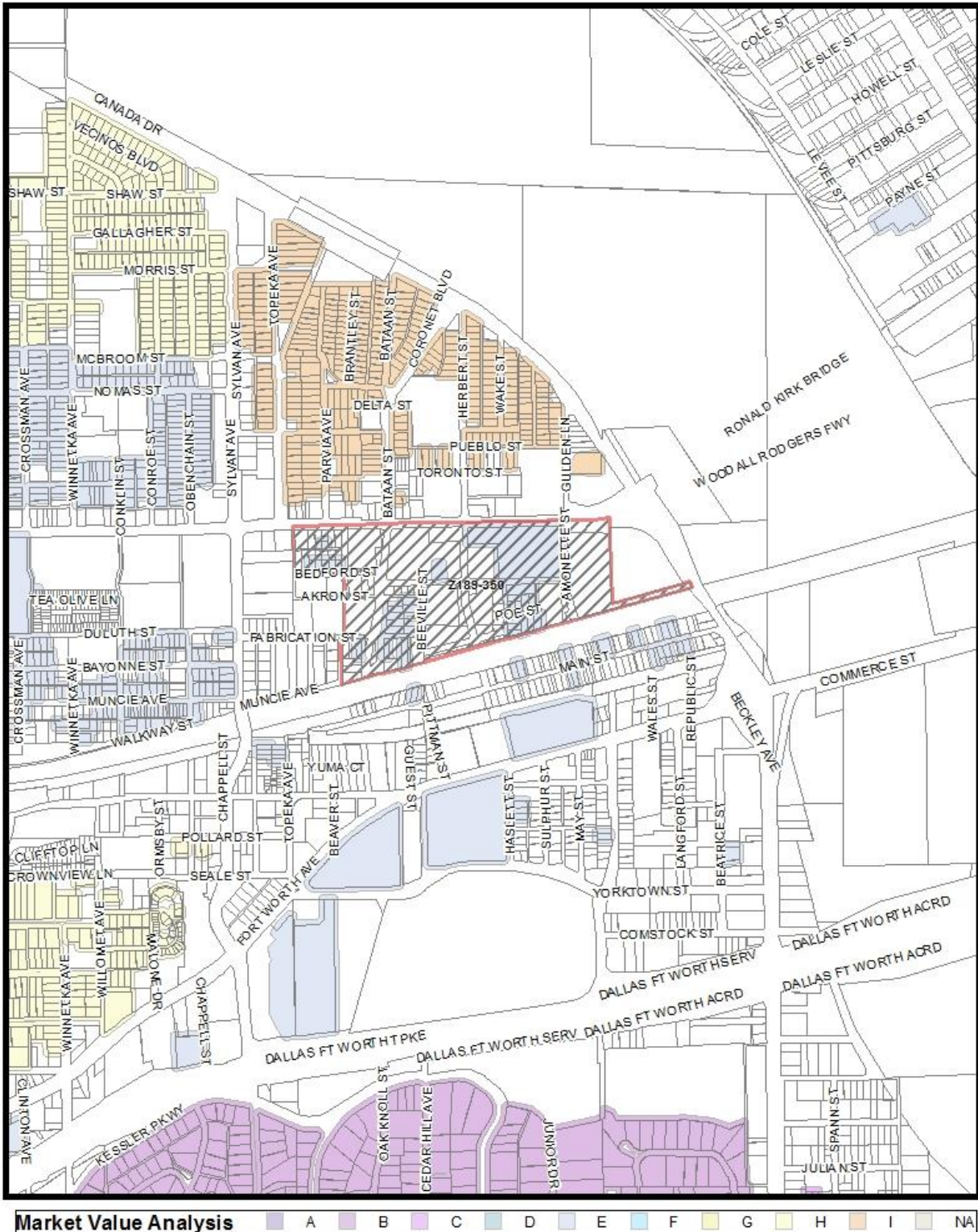










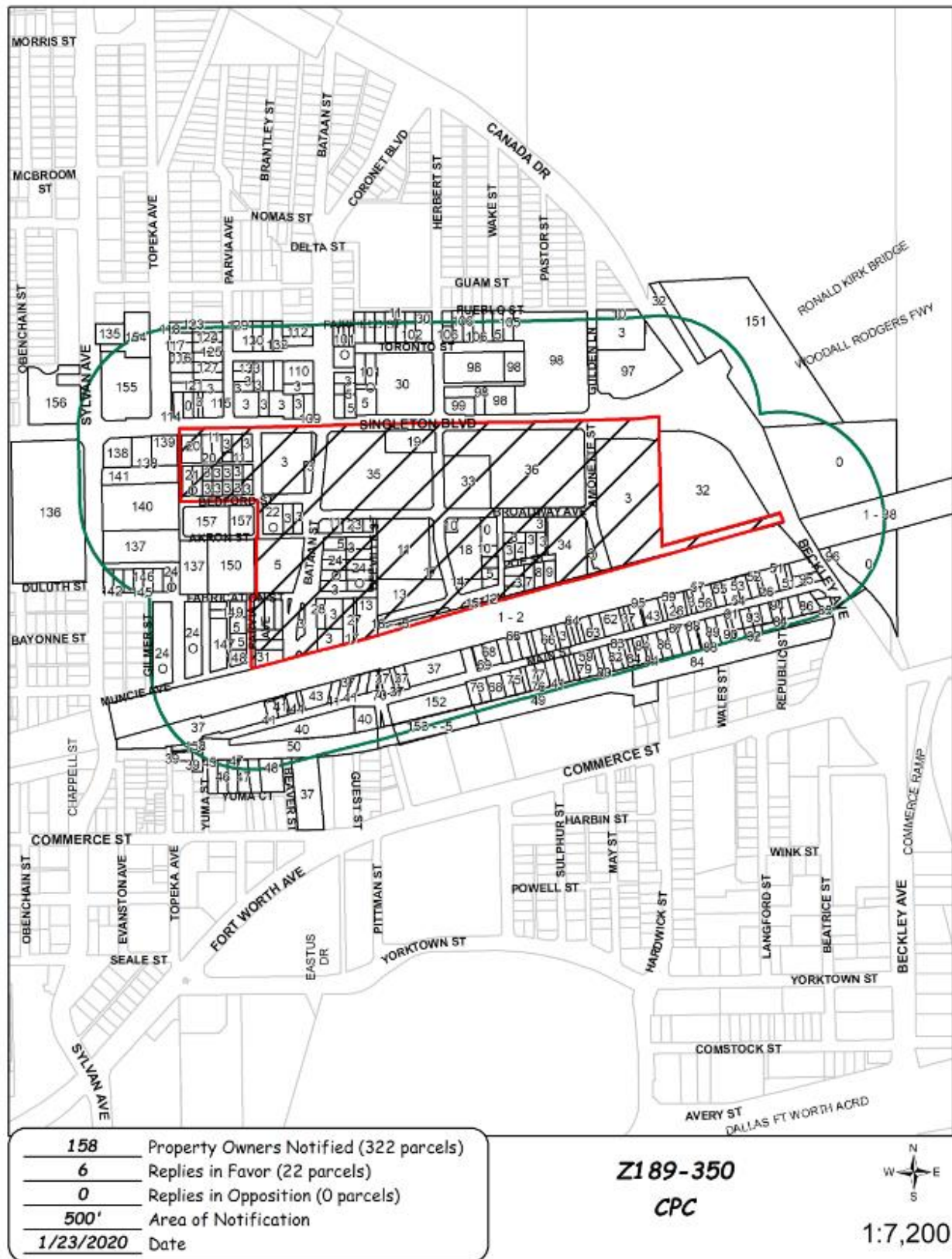


1:10,800

Market Value Analysis

Printed Date: 1/9/2020

CPC RESPONSES



01/22/2020

Reply List of Property Owners***Z189-350******158 Property Owners Notified******6 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	2	9999 NO NAME ST	UNION PACIFIC RR CO
	3	129 W MAIN ST	WEST DALLAS INVESTMENTS LP
	4	327 POE ST	WEST DALLAS INVESTMENTS L P
	5	2710 MCPHERSON ST	WEST DALLAS INVESTMENTS
	6	2702 MCPHERSON ST	DELEON JOE D
	7	324 POE ST	ROGERS MARIA B
	8	320 POE ST	LOZANO SAMUEL
	9	316 POE ST	CASTRO ANDRES
	10	2731 MCPHERSON ST	WEST DALLAS INVESTMENTS LP
	11	2739 MCPHERSON ST	WEST DALLAS INV LP
	12	2741 MCPHERSON ST	WEST DALLAS NV
	13	2704 BEEVILLE ST	EZS TRUCKING INC
	14	2704 BEEVILLE ST	EZS TRUCKING INC
	15	2704 BEEVILLE ST	EZS TRUCKING INC
	16	2704 BEEVILLE ST	EZS TRUCKING INC
	17	2729 HERBERT ST	WEST DALLAS INV
	18	350 BROADWAY BLVD	WEST DALLAS INV
	19	408 SINGLETON BLVD	IZZAA FUND LLC
	20	618 SINGLETON BLVD	WEST DALLAS
O	21	623 BEDFORD ST	WEST DALLAS INVESTMENTS LP
O	22	516 BEDFORD ST	WEST DALLAS INVESTMENTS LP
	23	432 BROADWAY BLVD	WEST DALLAS INV L P
O	24	707 FABRICATION ST	WEST DALLAS INVESTMENTS LP
	25	2714 BATAAN ST	CHOVANEC ROBERT H JR &
	26	501 W MAIN ST	COMMERCE PPTIES WEST LC

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	406 FABRICATION ST	UNKNOWN
	28	422 FABRICATION ST	HERNANDEZ FELIPE & MARY LEE C
O	29	502 FABRICATION ST	WEST DALLAS INVESTMENTS LP
	30	423 SINGLETON BLVD	WEST DALLAS INVESTMENTS L
	31	2604 PARVIA AVE	EZ TRUCKING LP
	32	2901 N BECKLEY AVE	ONCOR ELECRTCIC DELIVERY COMPANY
	33	360 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
	34	302 BROADWAY BLVD	WEST DALLAS INVESTMENTS LP
	35	440 SINGLETON BLVD	TRINITY GROVES RESIDENTIAL II LP
	36	320 SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP
	37	2340 SYLVAN AVE	PSW WEST DALLAS URBAN
	38	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	39	2330 TOPEKA AVE	MOSTAFAVI LEYLA
	40	506 W MAIN ST	COMMERCE PROPERTIES
	41	515 W MAIN ST	COMMERCE PROPERTIES WEST LC
	42	507 W MAIN ST	HUTCHISON MAUREEN &
	43	521 W MAIN ST	COMMERCE PROP WEST LC
	44	539 W MAIN ST	DALLAS INVESTMENTS WEST LC
	45	629 YUMA CT	CHAPMAN TRACI SHAWN
	46	625 YUMA CT	CHAPMAN TRACY SHAWN
	47	611 YUMA CT	SEMOS CHARLES TOM
	48	605 YUMA CT	LODOR ENTERPRISES INC
	49	2500 HARDWICK ST	TEXAS OAKS HOLDINGS GROUP
	50	2500 HARDWICK ST	SELF STORAGE SOLUTIONS
	51	115 W MAIN ST	BURLESON ARLENE
	52	131 W MAIN ST	RIOS DORA L
	53	133 W MAIN ST	TOPLETZ INVESTMENTS
	54	207 W MAIN ST	JOHNSON WILLIAM L &
	55	211 W MAIN ST	JOHNSON WILLIAM L &
	56	215 W MAIN ST	JOHNSON WILLIAM &
	57	219 W MAIN ST	REYNA PABLO & ELVIRA

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	225 W MAIN ST	WEST DALLAS INVESTMENTS LP
	59	231 W MAIN ST	COMMERCE PROPERTIES WEST LC
	60	235 W MAIN ST	ROGERS TONY GARCIA
	61	247 W MAIN ST	SHERMAN KENNETH E &
	62	253 W MAIN ST	RAMBO CYNTHIA ANN
	63	263 W MAIN ST	RAND MARTHA N &
	64	271 W MAIN ST	COMMERCE PPTIES WEST LLC
	65	273 W MAIN ST	BENITEZ CRISTAL
	66	303 W MAIN ST	BARR JOHN H TR
	67	319 W MAIN ST	LEWIS WILLIE CHARLES &
	68	323 W MAIN ST	LONE STAR MISSIONARY BAPTIST
	69	337 W MAIN ST	PSW WEST DALLAS URBAN VILLAGE
	70	425 W MAIN ST	PLUMMER EMMERSON L JR
	71	428 W MAIN ST	BEVERS JOE II
	72	338 W MAIN ST	CUNNINGHAM J W
	73	336 W MAIN ST	LYNWOOD SOPORIA
	74	324 W MAIN ST	SCOTT GEORGE ESTATE
	75	322 W MAIN ST	SCOTT JOE
	76	314 W MAIN ST	BARR JOHN H TRUSTEE
	77	312 W MAIN ST	JOHNSON JOE AND GRACE
	78	302 W MAIN ST	HAWS SCOTT R J ET AL
	79	268 W MAIN ST	CHAMBERS HASKELL J &
	80	262 W MAIN ST	JEFFERSON MARVA E
	81	258 W MAIN ST	TERELL MARTIN LUTHER &
	82	256 W MAIN ST	LEAVELL S R & DON A
	83	252 W MAIN ST	LEAVELL S R &
	84	250 W MAIN ST	CONTRACTORS IRON
	85	238 W MAIN ST	CONTRACTORS IRON & STEEL
	86	234 W MAIN ST	CONTRACTORS IRON &
	87	228 W MAIN ST	CONTRACTORS IRON & STEEL
	88	224 W MAIN ST	CONTRACTORS IRON STEEL

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	216 W MAIN ST	LEAVELL S R &
	90	208 W MAIN ST	HUNT JESSIE
	91	204 W MAIN ST	LEAVELL S R & D A
	92	202 W MAIN ST	ONEAL ASHLEI R
	93	132 W MAIN ST	CONTRACTORS IRON
	94	124 W MAIN ST	DAVIS ARTHUR R
	95	2701 N BECKLEY AVE	COMMERCE PROPERTIES WEST
	96	2634 N BECKLEY AVE	COMMERCE PROPERTIES WEST LLC
	97	3016 GULDEN LN	WEST DALLAS INVESTMENT LP
	98	3011 GULDEN LN	WEST DALLAS INVMTS LP
	99	353 SINGLETON BLVD	J R S B PETRO INC
	100	453 TORONTO ST	WEST DALLAS INVESTMENTS
O	101	424 TORONTO ST	WORKFORE MULTIFAMILY LLC
	102	407 TORONTO ST	RAMIREZ THOMAS &
	103	417 TORONTO ST	ZUNIGA GILBERT
	104	421 TORONTO ST	WORKFORCE MULTIFAMILY LLC
	105	331 TORONTO ST	NUNCIO MARGARET
	106	339 TORONTO ST	WEST DALLAS INVESTMENTS
	107	351 TORONTO ST	NUNCIO EDWARD
	108	437 SINGLETON BLVD	EJK USA ENTERPRISE LLC
	109	3001 BATAAN ST	HUERTA YSIDRO
	110	3015 BATAAN ST	IGLESIA DE DIOS MANANTIA
	111	3012 BATAAN ST	CASTILLO NATIVIDAD M &
	112	3115 BATAAN ST	CURZ ARMANDO
	113	3111 BATAAN ST	MARY PADILLA
	114	3006 TOPEKA AVE	GARCIA EDUARDO F
	115	603 SINGLETON BLVD	EMEM III LLC
	116	3022 TOPEKA AVE	MEDINA TOMASA
	117	3102 TOPEKA AVE	NARVAEZ ERNESTINA A
	118	3110 TOPEKA AVE	CRAIG PENFOLD PPTIES INC
	119	3106 TOPEKA AVE	HERNANDEZ DOMINGO &

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3014 TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
	121	3010 TOPEKA AVE	ROMAN JUAN ARNULFO
	122	3018 TOPEKA AVE	BILLINGSLEY GUADALUPE GARZA &
	123	3109 PARVIA AVE	CARRILLO TONY &
	124	3107 PARVIA AVE	SALAZAR CATHERINE EST OF
	125	3101 PARVIA AVE	CAZARES FORTUNATA EST OF
	126	3023 PARVIA AVE	OROZCO AMELIA
	127	3019 PARVIA AVE	HUERTA WALTER A
	128	3015 PARVIA AVE	LUNA PAULA &
	129	531 TORONTO ST	NEW MOUNT CORINTH BAPTIST
	130	523 TORONTO ST	HERRERA ZULEMA
O	131	519 TORONTO ST	GARCIA ELVIRA MORALES
	132	515 TORONTO ST	GARCIA ISIDRA
	133	3020 PARVIA AVE	MOON MARGARET P LUNA EST OF
	134	518 TORONTO ST	GALVAN PASCUAL & LORENZA
	135	3108 SYLVAN AVE	WESTER CAROYLN DURBIN
	136	818 SINGLETON BLVD	ATLAS METAL WORKS
	137	2720 SYLVAN AVE	WEST DALLAS INVESTS LP
	138	730 SINGLETON BLVD	DURBIN PAMELA LYNN TR OF
	139	720 SINGLETON BLVD	DURBIN PAMELA LYNN
	140	2816 SYLVAN AVE	2920 SYLVAN LLC
	141	2920 SYLVAN AVE	2920 SYLVAN LLC
	142	2700 SYLVAN AVE	BONNILLA JOSE S &
	143	727 FABRICATION ST	BONNILLA JOSE S &
	144	719 FABRICATION ST	SYLVANFAB LLC
	145	717 FABRICATION ST	717 FABRICATION LLC
	146	711 FABRICATION ST	CARDENAS ROSALIO & MARIA
	147	2626 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B
	148	2603 PARVIA AVE	BOND BRENDA
	149	2623 PARVIA AVE	PLEXSTAR INC
	150	611 FABRICATION ST	SQUIRIC BROTHERS PPTY LLC

Z189-350(PD)

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	1001 CONTINENTAL ST	VIADUCT DALLAS CITY & COUNTY
	152	400 W MAIN ST	PSW WEST DALLAS URBAN
	153	400 W MAIN ST	PSW WEST DALLAS URBAN
	154	3115 TOPEKA AVE	DALLAS CITY HOME INC
	155	3030 SYLVAN AVE	CVS PHARMACY INC
	156	809 SINGLETON BLVD	LOS BARRIOS UNIDOS
	157	2805 PARVIA AVE	620 BEDFORD LLC
	158	2300 AL LIPSCOMB WAY	BNSF RAILWAY