

FILE NUMBER: Z189-323(AU)

DATE FILED: July 29, 2019

LOCATION: Northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane

COUNCIL DISTRICT: 13

MAPSCO: 26 Q

SIZE OF REQUEST: +/- 24.47 Acres

CENSUS TRACT: 0078.15

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

OWNER/APPLICANT: Venue Real Estate Holdings PO LLC, 3 Hombres LP, Vickery Meadow Real Estate Holdings PO LLC, Old Vickery Park Holdings LLC

REQUEST: An application for an MU-2 Mixed Use District on property zoned Planned Development District No. 85

SUMMARY: The applicant proposes to redevelop the property with a mix of uses to include retail, restaurant, multifamily, and hotel uses.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The 24.47-acre request site is comprised of eight parcels generally located on the northwest corner of Greenville Avenue and Pineland Drive, west of Southern Pacific Trail (SoPAC). The request site is crossed by Jenkins Branch Creek that further connects with White Rock Creek and Harry S. Moss Park to the west. Belco Drive, an internal publicly accessible private street, connects the interior parcels from Pineland Drive.
- The area of request is zoned Planned Development District No. 85 and is partly occupied with a multifamily development (The Venue at Greenville, Phase 1 and Phase 2), located south of Belco Drive, and a retail use (Calloway's Nursery) located on the northeast corner of the request site, along Greenville Avenue. The rest of the site was recently demolished and is currently undeveloped.
- Planned Development District No. 85 was established on September 22, 1975 and is comprised of 28.098 acres. PD No. 85 is divided in a retail area for Shopping Center District uses in Chapter 51, an office area, for O-2 Office District uses in Chapter 51, and an apartment area for MF-3 Multiple-family District uses in Chapter 51.
- The parcels south of Belco Drive, comprising the west part of the request site, are located within the apartment area of PD No. 85, the parcels along Greenville Avenue and on the northwest side of Belco Drive, are located within the retail area, and the parcels northeast of Belco Drive are located within the office area of PD No. 85.
- The applicant proposes to redevelop the property with a mix of uses to include retail, restaurant, multifamily, and hotel uses.

Zoning History

There has been one zoning request in the area within the last five years.

1. **Z167-161:** On October 24, 2018, the City Council approved the renewal of Specific Use Permit No. 1343 for a drive-through restaurant, for a twenty-year period, on property zoned Planned Development District No. 76, located north of Walnut Hill Lane, west of Greenville Avenue.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Greenville Avenue	Principal Arterial	120 feet	100 feet Bike plan
Pineland Drive	Community Collector	57 feet	60 feet Bike Plan

Traffic

The applicant submitted a Traffic Impact Analysis (TIA) that identifies the traffic generation characteristics and potential traffic related impacts on the adjacent street system.

The TIA estimates that the development is expected to generate approximately 850 new weekday AM peak hour one-way vehicle trips and 1,148 new weekday PM peak one-way vehicle trips at buildout. The proposal does not include the redevelopment of the existing multifamily on the southern and southeastern portions of the request site, therefore the TIA estimates that there will be no additional traffic generated by the multifamily portions.

The TIA indicates that, based on the analysis, the proposed mixed-use development can be successfully incorporated into the surrounding roadway network and the site-generated traffic will not significantly affect the existing vehicle traffic operations.

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street 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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses

Area	Zoning	Use
Site	PD No. 85	Retail, multifamily, undeveloped
North	PD No. 453 PD No. 85	Hospital, office, medical office, undeveloped
East	R-7.5(A) with SUP No. 391	Southern Pacific Trail (SoPAC Trail), transfer refuse station, park
South Southeast	MF-1(A), TH-3(A)	Multifamily
Southwest	MF-1(A), GO(A) with Deed Restrictions, PD No. 96	Multifamily, community center, office, medical office
West Northwest	PD No. 453	Hospital

Land Use Compatibility

The 24.47-acre request site is comprised of eight parcels generally located on the northwest corner of Greenville Avenue and Pineland Drive, west of Southern Pacific Trail (SoPAC). The request site is crossed by Jenkins Branch Creek that further connects with White Rock Creek and Harry S. Moss Park to the west. Belco Drive, an internal publicly accessible private street, connects the interior parcels from Pineland Drive.

The area of request is partly occupied with a multifamily development (The Venue at Greenville, Phase 1 and Phase 2), located south of Belco Drive, and a retail use (Calloway's Nursery) located on the northeast corner of the request site, along Greenville Avenue. The rest of the site was recently demolished and is currently undeveloped.

The area of request is surrounded by Texas Health Presbyterian Hospital campus and medical offices to the north and west; by residential uses, mainly multifamily, to the south, and by Jenkins Branch Creek with Harry S Moss Park and Southern Pacific Trail (SoPAC) to the east. Walnut Hill DART rail station is approximately 2 miles northwest of the request site.

The site is zoned Planned Development District No. 85, which was established on September 22, 1975 and refers to Chapter 51, which was replaced by the current Development Code, Chapter 51A. PD No. 85 is divided in three areas. The parcels south of Belco Drive, comprising the west part of the request site, are located within the apartment area (MF-3) of PD No. 85. The parcels along Greenville Avenue and on the northwest side of Belco Drive, are located within the retail area (SC). The parcels northeast of Belco Drive are located within the office area (O-2) of PD No. 85.

The applicant is proposing to rezone the entire site to an MU-2 Mixed Use District and to redevelop the property with a mix of uses to include retail, restaurant, multifamily, and hotel uses. The MU-2 District is intended to provide for the development of medium density retail, office, hotel, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

The following chart compares the uses as allowed by the existing PD 85 with the uses allowed by the proposed MU-2 district.

P indicates permitted by right.

SUP indicates permitted with a Specific Use Permit.

RAR indicates permitted, but subject to Residential Adjacency Review.

LMTD indicates permitted, but subject to limitations; or by special authorization of the building official; or director approval

Italic font indicated use as mentioned in Development Code Chapter 51 per PD 85.

		EXISTING PD No. 85 (Standards per Chapter 51)			PROPOSED MU-2 (Standards per Chapter 51A)
		Shopping Center SC Area	Office O-2 Area	Apartment MF-3 Area	MU-2
Agricultural Uses					
Crop production					P
	<i>Farm or ranch</i>	P	P	P	
Commercial and business service uses					
Catering service		P			P
Custom business service					P
Electronics service center					P
Labor hall					SUP
Medical or scientific laboratory					P
Tool or equipment rental					P
Industrial uses					
Gas drilling and production					SUP
Temporary concrete or asphalt batching plant					LMTD
	<i>Mining</i>	SUP	SUP		
Institutional and community service uses					
Adult day-care facility		P	SUP	SUP	P
Cemetery or mausoleum		SUP	SUP	SUP	SUP
Child-care facility		P	SUP	SUP	P
Church		P	P	P	P
College, university or seminary		P	P	P	P
Community service center					SUP
Convalescent and nursing homes, hospice care, and related institutions				P	RAR
Covent or monastery		P	P	P	P
Foster home		P	SUP	SUP	P
Halfway house					SUP
Hospital		P	SUP	SUP	SUP
Library, art gallery, or museum		P	P	P	P
Open-enrollment charter school or private school					SUP
Public school other than open-enrollment charter school		P	P	SUP	RAR
	<i>Rectory</i>	P	P	P	
Lodging uses					
Extended stay hotel or motel		SUP			SUP
Hotel or motel		LMTD	LMTD		RAR
Overnight general purpose shelter		SUP			LMTD
	<i>Lodging or boarding house</i>			P	
Miscellaneous uses					
Attached non-premise sign					SUP
Carnival or circus (temporary)					LMTD
Temporary construction or sales office					P

	EXISTING PD No. 85 (Standards per Chapter 51)			PROPOSED MU-2 (Standards per Chapter 51A)
	Shopping Center SC Area	Office O-2 Area	Apartment MF-3 Area	MU-2
Office uses				
Alternative financial establishment				SUP
Financial institution without drive-in window	P	P		P
Financial institution with drive-in window	P	P		LMTD
Medical clinic or ambulatory surgical center	P	P		P
Office	P	P		P
<i>Medical or scientific laboratory</i>	P	P		
<i>Temporary construction or sales office</i>	P	P	P	
Recreation uses				
Country club with private membership			SUP	P
Private recreation center, club, or area	P	SUP	SUP	P
Public park, playground, or golf course	P	P	P / SUP for gold course	P
<i>Community, welfare, or health center</i>	P	SUP	SUP	
<i>Game court center</i>	P			
Residential uses				
College, dormitory, fraternity, or sorority house	P	P	P	P
Duplex	P	P	P	P
Group residential facility			LMTD	P
Multifamily	P	P	P	P
Residential hotel				P
Retirement housing			P	P
<i>Single-family</i>	P	P	P	P
<i>Handicapped group dwelling unit</i>	LMTD	LMTD	LMTD	
Retail and personal service uses				
Alcoholic beverage establishments	SUP		SUP	P
Animal shelter or clinic without outside runs	P	P		RAR
Auto service center	P	LMTD		RAR
Business school	P	P		P
Car wash	P			RAR
Commercial amusement (inside)	P			SUP may be req.
Commercial amusement (outside)	SUP			SUP
Commercial parking lot or garage				RAR
Convenience store with drive-through				SUP
Dry cleaning or laundry store	P		LMTD	P
Furniture store				P
General merchandise or food store 3,500 square feet or less	P			P
General merchandise or food store 3,500 square feet or more	P			SUP
Household equipment and appliance repair				P

	EXISTING PD No. 85 (Standards per Chapter 51)			PROPOSED MU-2 (Standards per Chapter 51A)
	Shopping Center SC Area	Office O-2 Area	Apartment MF-3 Area	MU-2
Liquor store				P
Mortuary, funeral home, or commercial wedding chapel				P
Motor vehicle fueling station				P
Nursery, garden shop, or plant sales				P
Paraphernalia shop				SUP
Personal service uses				P
Restaurant without drive-in or drive-through service	P	LMTD	LMTD	RAR
Restaurant with drive-in or drive-through service				LMTD
Swap or buy shop				SUP
Temporary retail use				P
Theater	P		SUP	P
<i>Optical shop</i>	P	P		
<i>Medical appliance fitting sales</i>	P	P		
<i>Wax museum</i>	P	SUP		
<i>Carnival or circus (temporary)</i>	LMTD			
<i>Private club</i>	P	LMTD	LMTD	
<i>Barber and beauty shop</i>	P	LMTD	LMTD	
<i>Health studio</i>	P	LMTD	LMTD	
<i>Custom cleaning shop</i>	P	LMTD	LMTD	
<i>Key shop</i>	P			
<i>Shoe repair</i>	P			
<i>Tailor, custom sewing, and millinery</i>	P			
<i>Travel bureau</i>	P	LTMD		
<i>Broadcasting or recording studio</i>	P	P		
<i>Instructional art studio</i>	P	P		
<i>Handcrafted art work studio</i>	P			
<i>Handcrafted bookbinding</i>	P			
<i>Photography studio</i>	P	LMTD		
<i>Safe deposit boxes</i>	P			
<i>Commercial wedding chapel</i>	P			
<i>Antique shop</i>	P			
<i>Retail food store</i>	P		LMTD	
<i>Bakery or confectionary shop</i>	P			
<i>Book and stationary store</i>	P		LMTD	
<i>Camera shop</i>	P			
<i>Cigar, tobacco, and candy store</i>	P	LMTD	LMTD	
<i>Clothing store</i>	P			
<i>Drug store</i>	P	LMTD	LMTD	
<i>Liquor store</i>	P		P	
<i>Florist store</i>	P			
<i>Pet shop</i>	P			
<i>Furniture store</i>	P			

	EXISTING PD No. 85 (Standards per Chapter 51)			PROPOSED MU-2 (Standards per Chapter 51A)
	Shopping Center SC Area	Office O-2 Area	Apartment MF-3 Area	MU-2
<i>Second hand store</i>	P			
<i>Pawn shop</i>	P			
<i>Hardware or sporting goods store</i>	P			
<i>Home improvement center</i>	P			
<i>Hobby and art supplies store</i>	P			
<i>Paint and wallpaper store</i>	P			
<i>Auto glass, muffler, or seat cover shop</i>	P			
<i>Auto part sales (inside only)</i>	P			
<i>Auto repair garage (inside)</i>	P			
Transportation uses				
Helistop	SUP	SUP	SUP	SUP
Railroad passenger station				SUP
Transit passenger shelter	P	P	P	P
Transit passenger station or transfer center				SUP
<i>Airport or landing field</i>	P	P	P	
<i>STOL (short takeoff or landing) port</i>	P			
Utility and public service uses				
Commercial radio or television transmitting station				P
Electrical substation	SUP	SUP	SUP	P
Local utilities	LMTD	LMTD	LMTD	SUP or RAR
Police or fire station				P
Post office	P	P	SUP	P
Radio, television, or microwave tower	P	P	SUP	SUP
Tower/antenna for cellular communication	LMTD	LMTD	LMTD	P
Utility or government installation, other than listed	SUP	SUP	SUP	SUP
<i>Sewage pump station</i>	P	P	P	
<i>Sewage treatment plant</i>	SUP	SUP		
<i>Telephone exchange, switching, and transmitting equipment</i>	P	P	P	
<i>Water reservoir, well, or pumping station</i>	P	P	P	
<i>Water treatment plant</i>	P	SUP		
Wholesale, distribution, and storage uses				
Mini-warehouse				SUP
Recycling buy-back center				P
Recycling collection center	P (aluminum collection)			P
Recycling drop-off container				P
Recycling drop-off for special occasion collection				P
<i>Diamond and precious stone sales (wholesale only)</i>	P	P		

The most significant change regarding the uses is the creation of a single district that will allow the mix of uses throughout the area of request instead of separating them into subdistricts dedicated to multifamily, retail and office, as they are now.

There is also a difference between how uses were categorized by Chapter 51 versus the categories in Chapter 51A. Chapter 51 detailed and identified the retail and personal service uses, Chapter 51A is more general regarding the retail and personal service uses, recognizing the dynamic and changes of these types of uses in general.

More explicitly, the following uses will no longer be allowed: farm or ranch, mining, lodging or boarding house, airport or landing field and STOL (short takeoff or landing) port. Also, regarding residential uses, single-family, handicapped group dwelling unit, and foster home, will not be allowable uses either.

Considering the necessity for a diverse mix of uses in the area and the benefits of bringing this area to the regulations and standards of the current Development Code, Chapter 51 A, staff supports the proposed zoning change.

Development Standards

The following chart compares the standards as allowed by the existing PD No. 85 with the standards allowed by the proposed MU-2 district.

STANDARDS CHAPTER 51	PD No. 85 (Standards per Chapter 51)			MU-2 (Standards per Chapter 51A)
	Retail area Shopping Center / SC	Office area O-2	Apartment area MF-3	
Yard				
Front (min)	30'	25'	15'	15' Urban form setback: Additional 20' for any portion over 45' high
Side (min)	5' for Duplex 10' otherwise			20' if adj or across R, D, TH, CH, MF Otherwise: none Tower spacing requirements: Additional 1' for each 2' above 45' – for the portions above 45'. To a total setback of 30'.
Rear (min)				
<i>Duplex</i>	10'	10'	10'	
<i>MF less than 36' high</i>	15'	15'	15'	
<i>MF more than 36'</i>	25'	25'	25'	
<i>Other</i>	NA	10'	25'	

STANDARDS CHAPTER 51	PD No. 85 (Standards per Chapter 51)			MU-2 (Standards per Chapter 51A)
	Retail area Shopping Center / SC	Office area O-2	Apartment area MF-3	
Density				Varies depending on being a mixed use project: Base: 50 DU/Acre Mix of 2: 75 DU/Acre Mix of 3: 100 DU/Acre MU-2 SAH (affordable) has different density scheme depending on number of affordable units provided; to a max of 180 DU/Acre
Lot Coverage (max)	60% for residential 40% non-r		60% for residential 50% non-r	80% (aboveground parking is included; surface and garage parking are not)
Lot area per DU (min)				
<i>SF</i>	1,000 sf		1,000 sf	No min.
<i>Duplex</i>	3,000 sf		2,500 sf	
<i>No separate bedrooms</i>	100 sf		100 sf	
<i>One bedroom</i>	125 sf		125 sf	
<i>Two bedrooms</i>	150 sf		150 sf	
<i>More than 2 bedrooms (+/each bedroom)</i>	25 sf		25 sf	
Lot width (min)				
<i>SF</i>	18'			No min.
<i>Duplex</i>	50'			
<i>MF less than 36' high</i>	60'	50'		
<i>MF more than 36'</i>	100'			
Lot depth for residential uses (min)	100'			
Height (max)	48'			Base: 135' / 10 stories MUP (with retail): 180' / 14 stories Parking garages are exempt. RPS for portions over 26'
FAR (max)	1:1	4:1		Varies depending on being a mixed-use project, per the uses to be mixed: 1.6:1 1.8:1 2.0:1 2.25:1

STANDARDS CHAPTER 51	PD No. 85 (Standards per Chapter 51)			MU-2 (Standards per Chapter 51A)
	Retail area Shopping Center / SC	Office area O-2	Apartment area MF-3	
Other	All retail must front or be oriented towards the creek. No frontage on Greenville for liquor or food stores.			<p>Development impact review: if the estimated trip generation for all uses collectively \geq 6,000 trips/day and 500 trips/acre/day</p> <p>Visual intrusion: for facing single family, duplex, townhome, and multifamily districts.</p>

The most significant change is the increase in height that would be allowed under the MU-2 District as compared to PD-85. PD-85 allows a maximum height of 48 feet, MU-2 allows a base of 135 feet with the possibility of increase under a bonus for mixed uses. Staff supports this change, considering the overall benefits of an MU-2 District.

The MU-2 District contains the standards for a denser urban form with a better street presence and urban design. These standards include narrower front yard, larger side and rear yards with specifications for tower spacing, while being more restrictive on the intensity of development and limiting the FAR and height compared to PD No. 85. A key component of the MU-2 District standard is the provision for the above-ground parking garage to count towards the lot coverage, thus encouraging the underground parking.

The bonus schemes available within an MU-2 District to encourage the mix of uses and affordable housing, are also an overall update that is ensuring that development will accomplish the desired vision for the city overall. The MU-2 District bonus scheme is allowing an increase in density without increasing the height and FAR. It is important to note that the Dallas Development Code, Chapter 51A, is also including urban design standards for obtaining the desired density bonuses.

Considering the necessity for a denser and more walkable urban form, especially in areas in the vicinity of public transit, denser residential, and recreation areas, and appreciating the benefits of bringing this area to the regulations and standards of the actual and updated Chapter 51A, staff supports the proposed zoning change.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

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 southeastern portion of the request area is located within a Category "E", the rest being not categorized. The area surrounding the request site to the south and southeast is also located within a Category "E".

LIST OF PARTNERS

Venue Real Estate Holdings PO, LLC (land owner)

Anson Reilly – Sole Manager, Senior Vice President, Secretary, Treasurer

3 Hombres, LP (land owner)

G-Whis Company, Inc. – General Partner

David Whisenant - President

Guion Gregg III – Secretary

Vickery Meadow Real Estate Holdings PO, LLC (land owner and applicant)

Anson Reilly – Sole Manager, Senior Vice President, Secretary, Treasurer

Old Vickery Park Holdings, LLC (land owner)

Michael Nazarian – President

Rachel Nazarian – Officer

Rebekah Nazarian – Officer

Greenville Ave RE Holdings PO, LLC (ground lessee)

Anson Reilly – Sole Manager, Senior Vice President, Secretary, Treasurer

Greenville Ave RE Holdings II PO, LLC (ground lessee)

Anson Reilly – Sole Manager, Senior Vice President, Secretary, Treasurer

Z189-323(AU)

CPC Action
October 17, 2019

Z189-323(AU)

Planner: Andreea Udrea

Motion: In considering an application for an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane, it was moved to **hold** this case under advisement until November 7, 2019.

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

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

Against: 0
Absent: 0
Vacancy: 2 - District 3, Place 15

Notices: Area: 400 Mailed: 253
Replies: For: 5 Against: 0

Speakers: None

Z189-323(AU)

**CPC Action
November 7, 2019**

Z189-323(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane.

Maker: Murphy
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope*, Murphy, Ridley, Rubin

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

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 253
Replies: For: 12 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

**EXISTING REGULATIONS
PLANNED DEVELOPMENT DISTRICT NO 85.**

**ARTICLE 85.
PD 85.**

SEC. 51P-85.101. LEGISLATIVE HISTORY.

PD 85 was established by Ordinance No. 14991, passed by the Dallas City Council on September 22, 1975. Ordinance No. 14991 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 14991 was amended by Resolution No. 76-1765, passed by the Dallas City Council on July 6, 1976; Resolution No. 76-2937, passed by the Dallas City Council on November 8, 1976; Resolution No. 77-1114, passed by the Dallas City Council on April 25, 1977; Resolution No. 77-1278, passed by the Dallas City Council on May 9, 1977; Ordinance No. 15838, passed by the Dallas City Council on May 31, 1978; Resolution No. 78-1527, passed by the Dallas City Council on May 31, 1978; Resolution No. 78-1599, passed by the Dallas City Council on June 7, 1978; Resolution No. 83-0764, passed by the Dallas City Council on March 2, 1983; Resolution No. 90-1944, passed by the Dallas City Council on June 13, 1990; Ordinance No. 20855, passed by the Dallas City Council on January 9, 1991; and Ordinance No. 21536, passed by the Dallas City Council on January 13, 1993. (Ord. Nos. 10962; 14991; 15838; 20855; 21536; 25423; Res. Nos. 76-1765; 76-2937; 77-1114; 77-1278; 78-1527; 78-1599; 83-0764; 90-1944)

SEC. 51P-85.102. PROPERTY LOCATION AND SIZE.

PD 85 is established on property generally located at the northeast corner of Greenville Avenue and Pineland Drive. The size of PD 85 is approximately 28.098 acres. (Ord. Nos. 14991; 25423)

SEC. 51P-85.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. 25423)

SEC. 51P-85.104. CONCEPTUAL PLAN.

A conceptual plan (Exhibit 85A) indicating use districts by tracts, as approved by the city plan commission on March 9, 1978, replaces and supersedes any previously adopted conceptual plans. (Ord. Nos. 15838; 25423)

SEC. 51P-85.105. DEVELOPMENT PLAN.

(a) A detailed development plan for the area designated as Phase I on the conceptual plan must be submitted to the city plan commission within six months after the passage of Ordinance No. 14991. A plan may be submitted on either Area "A" or Area "B" or Areas "A" and "B" of Phase I. A Phase I plan must be approved by the city plan commission, signed by the director of development services, and attested by the chair of the city plan commission prior to the issuance of a building permit within the boundaries of the designated phase.

(b) A detailed development plan must also be submitted and approved by the city plan commission, signed by the director of development services and attested by the chair of the city plan commission on each subsequent phase of development prior to the issuance of a building permit within that phase.

(c) Each approved development plan must be attached to and made a part of the ordinance through resolution of the city council. Development within this PD must comply with the approved development plans.

(d) A development plan for Phase I, Area "A" is labelled Exhibit 85B. A development plan for Phase I, Area "B" is labelled Exhibit 85C. A development plan for the first phase of the retail area is labelled Exhibit 85D. A development plan for the second phase of the retail area is labelled Exhibit 85E. A development plan for the first phase of the office area is labelled Exhibit 85F. A development plan for the second phase of the office area is labelled Exhibit 85G. (Ord. Nos. 14991; 20855; 25423; 26782; Res. Nos. 76-2937; 77-1114; 77-1278; 78-1599; 83-0764)

SEC. 51P-85.106. USES.

(a) In general. Uses permitted within this PD must comply with the following provisions.

(b) Retail area. All uses permitted in the Shopping Center District of the Comprehensive General Zoning Ordinance of the city are permitted, except as noted below. Uses not permitted are as follows:

(1) Convenience or major grocery stores (specialty stores selling groceries as a side line and where the main items for sale are not groceries are permitted).

(2) Motor vehicles and related uses as referenced in Section 10-213 of the Comprehensive General Zoning Ordinance of the city.

(3) Stores where the sale of alcoholic beverages is the primary item sold (specialty stores featuring wine or cheese and stores selling alcoholic beverages as a side line are permitted subject to Paragraph (b)(4) of this section).

(4) A specific use permit is required to locate any use in this area if the sale or service of alcohol is part of the operation of the use.

(c) Office area. Except as otherwise provided in this subsection, the only main uses permitted in this area are those main uses permitted in the O-2 Office District, subject to the same conditions applicable in the O-2 Office District, as set out in Chapter 51. For example, a use permitted in the O-2 Office District only by specific use permit (SUP) is permitted in this area only by SUP; a use subject to a development impact review (DIR) in the O-2 Office District is subject to DIR in this area. The hospital and ambulatory surgical center uses are permitted by right in Phase I of the office area.

(d) Apartment area. All uses permitted within the Multiple-Family-3 District of the Comprehensive General Zoning Ordinance of the city as well as private community center uses including related recreational facilities such as swimming pools, tennis courts, club house, cabanas, etc., are permitted. (Ord. Nos. 21536; 25423; 26102; 26782)

SEC. 51P-85.107. LANDSCAPE PLAN.

(a) A landscape plan must be submitted along with each development plan for approval by the city plan commission, and landscaping must be provided and maintained in a healthy growing condition in accordance with the landscape plans. The landscape plan must be attached to and made a part of Ordinance No. 14991 by resolution of the city council. Detailed landscaping may be shown only in conjunction with each development plan submitted; however, any landscape plan submitted must indicate all existing trees to be retained on the entire site.

(b) A landscape plan for Phase I, Area “A” is labelled Exhibit 85H. A landscape plan for Phase I, Area “B” is labelled Exhibit 85I. A landscape plan for the first phase of the retail area is labelled Exhibit 85J. A landscape plan for the second phase of the retail area is labelled Exhibit 85K. A landscape plan for the first phase of the office area is labelled Exhibit 85L. A landscape plan for the second phase of the office area is labelled Exhibit 85M. (Ord. Nos. 14991; 20855; 25423; 26782; Res. Nos. 76-1765; 77-1114; 77-1278; 78-1527; 78-1599)

SEC. 51P-85.108. INGRESS AND EGRESS.

All means of ingress and egress to property within the boundaries of this PD must be approved by the traffic design section of the department of public works and transportation. (Ord. Nos. 14991; 25423)

SEC. 51P-85.109. APARTMENT UNITS.

Apartment development within the area designated for apartment uses are limited to a maximum of 310 units. (Ord. Nos. 14991; 25423)

SEC. 51P-85.110. PARKING.

Off-street parking must be provided for each use in accordance with the requirements of Section 20 of the Comprehensive Zoning Ordinance. (Ord. Nos. 14991; 25423)

SEC. 51P-85.111. SIGNS.

All signs in office and apartment areas must comply with the non-business category of Chapter 41 of the 1960 Revised Code of Civil and Criminal Ordinances of the city. All signs in retail areas must comply with the business category of Chapter 41 of the 1960 Revised Code of Civil and Criminal Ordinances of the city except that all detached signs are limited to a maximum effective area of 200 square feet, and that no non-premise signs are permitted. (Ord. Nos. 14991; 25423; 26102)

SEC. 51P-85.112. SUBDIVISION PLAT.

Prior to the issuance of a building permit for any construction within the boundaries of this PD, a subdivision plat must be approved by the city plan commission and filed for record with the county clerk's office. (Ord. Nos. 14991; 25423)

SEC. 51P-85.113. HEIGHT.

Buildings in the office area, the retail area and the apartment area may not exceed 48 feet in height as measured from finished grade to the peak of the roof. (Ord. Nos. 15838; 25423)

SEC. 51P-85.114. RETAIL AND OFFICE DEVELOPMENT.

As indicated on the conceptual plan, all retail uses must either front toward the creek or be oriented toward the creek. Any specialty store handling liquor or food items must be located toward the middle or eastern portion of the retail area, with no frontage of these type uses permitted to front Greenville Avenue. (Ord. Nos. 14991; 25423)

SEC. 51P-85.115. GENERAL REQUIREMENTS.

(a) Development of the property must comply with the requirements of all departments of the city.

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

(c) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article in accordance with the requirements of the building for which the certificate is issued, and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 14991; 25423; 26102)

SEC. 51P-85.116. FLOOD PLAIN.

Any use of property determined to be within the flood plain within this PD must meet the requirements of Section 10-1100 (Flood Plain) of the Comprehensive Zoning Ordinance prior to

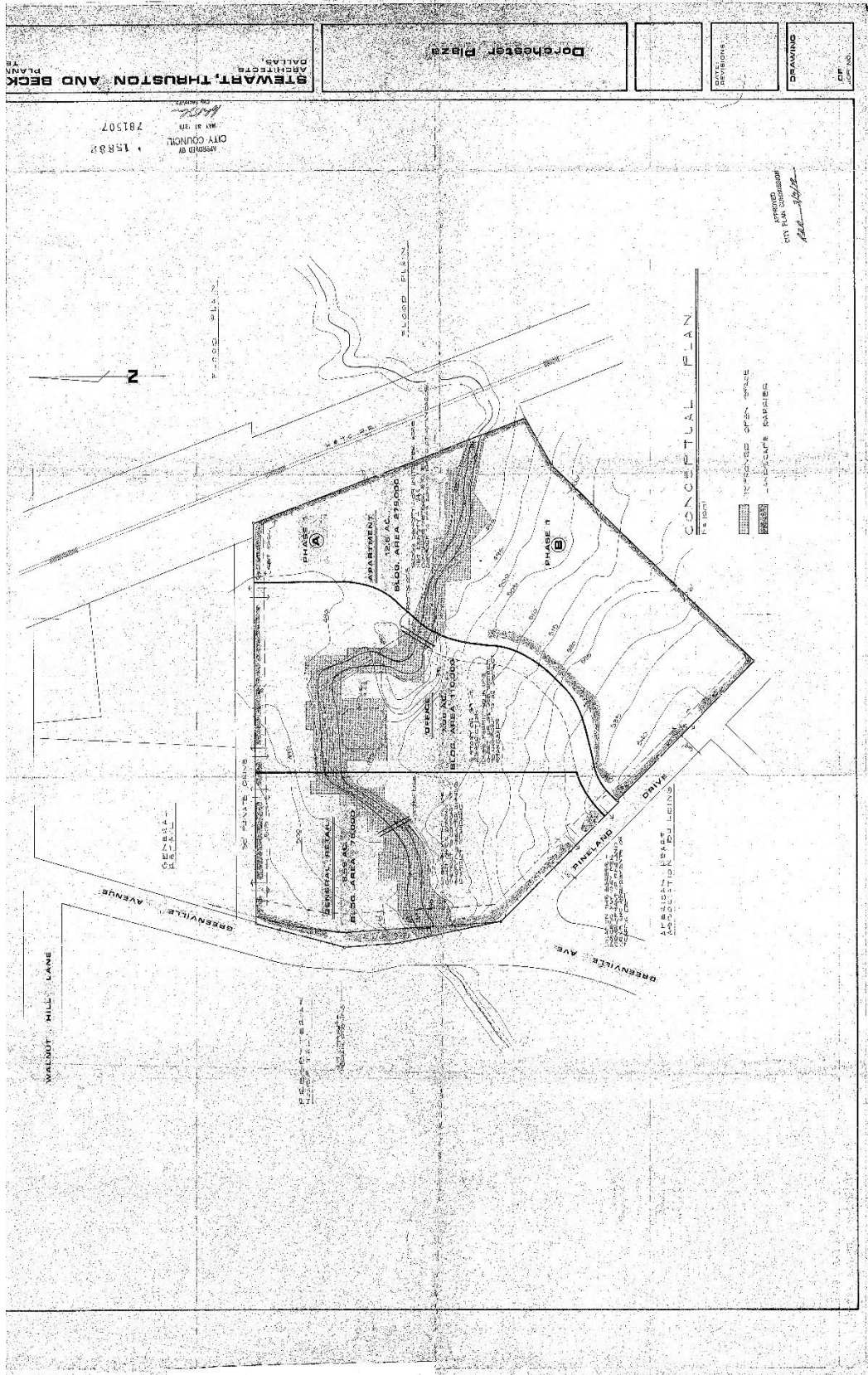
Z189-323(AU)

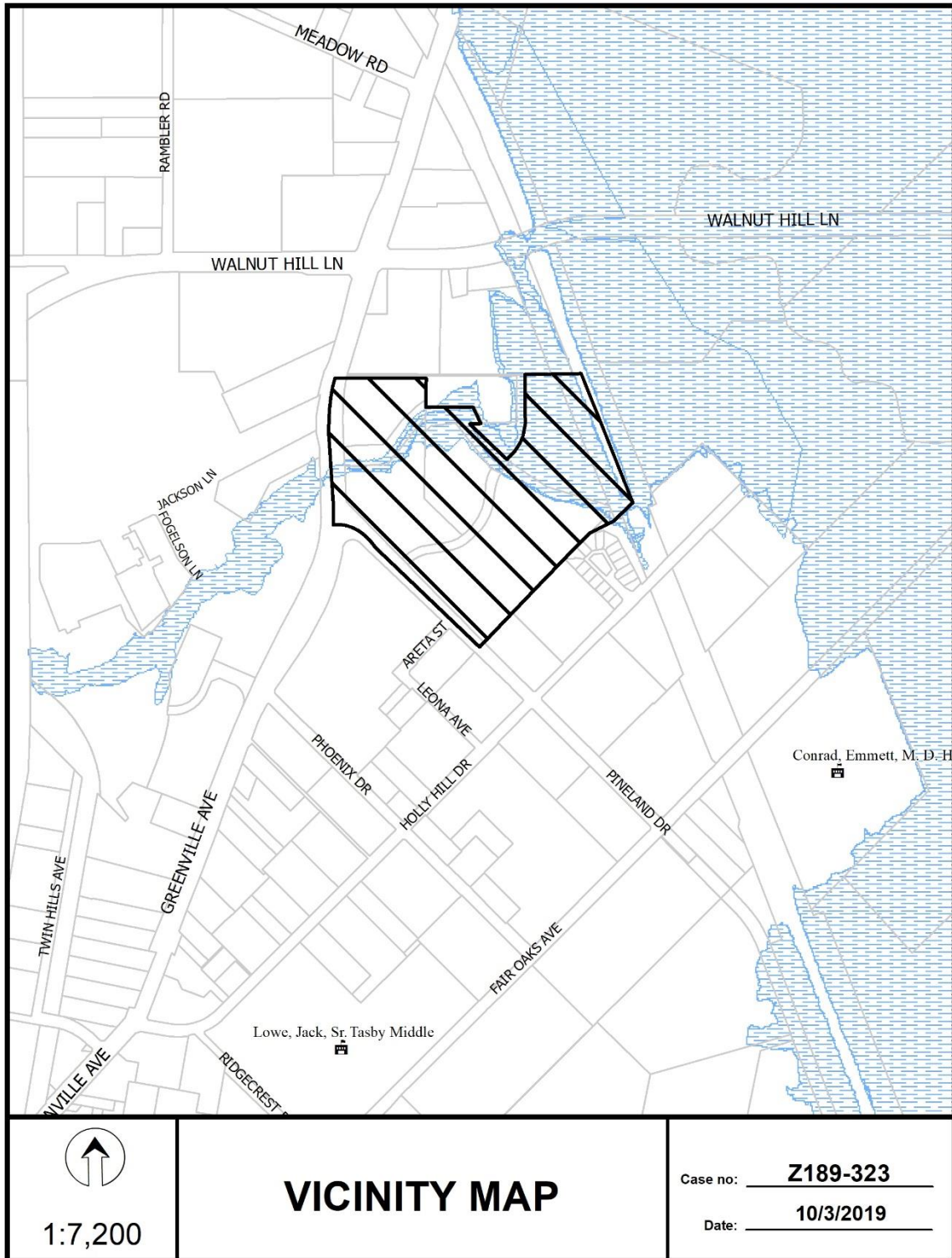
the issuance of a building permit for any improvements within the flood plain district. (Ord. Nos. 14991; 25423)

SEC. 51P-85.117. ZONING MAP.

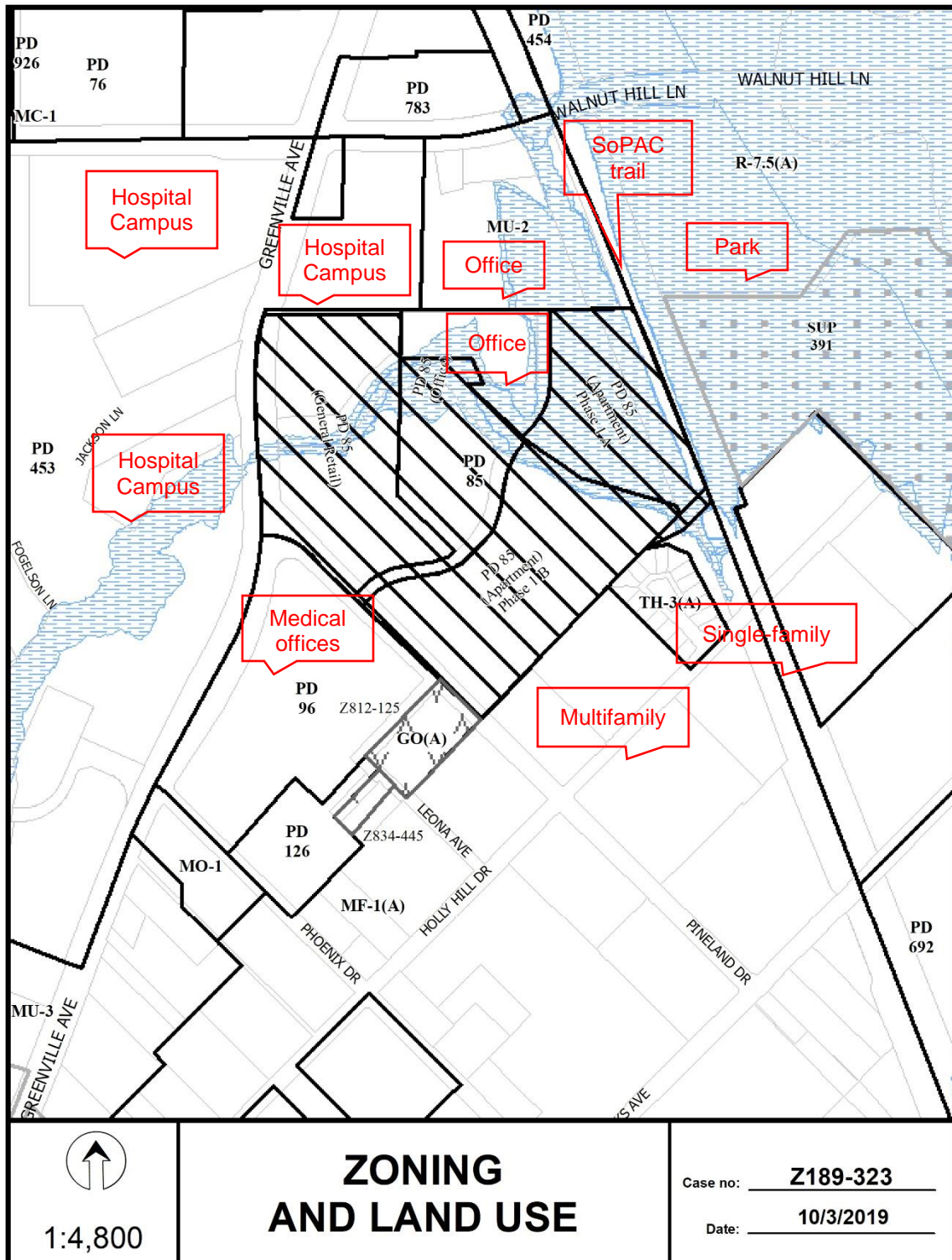
PD 85 is located on Zoning Map No. F-8. (Ord. Nos. 20855; 25423)

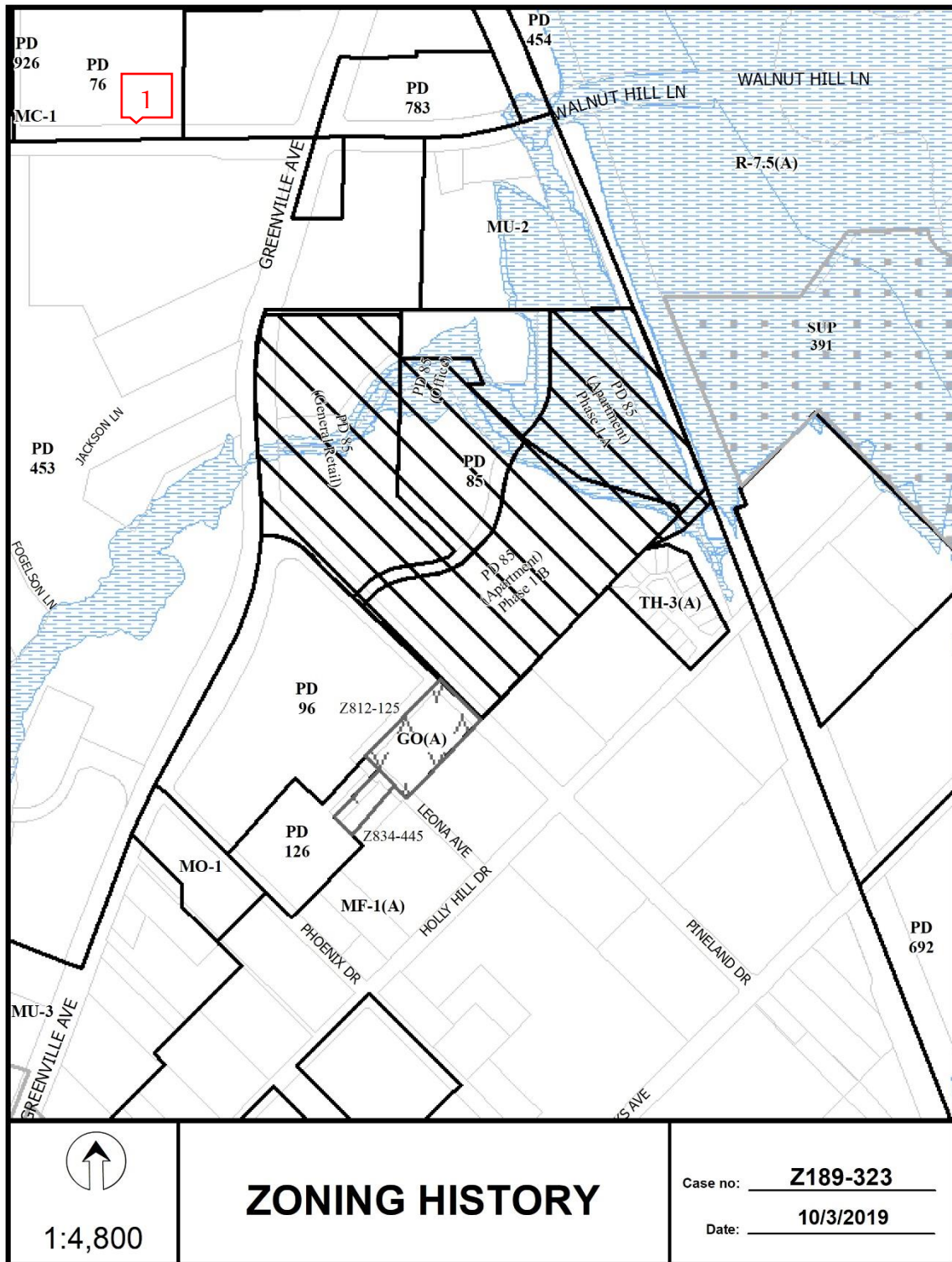
PLANNED DEVELOPMENT DISTRICT NO 85. CONCEPTUAL PLAN

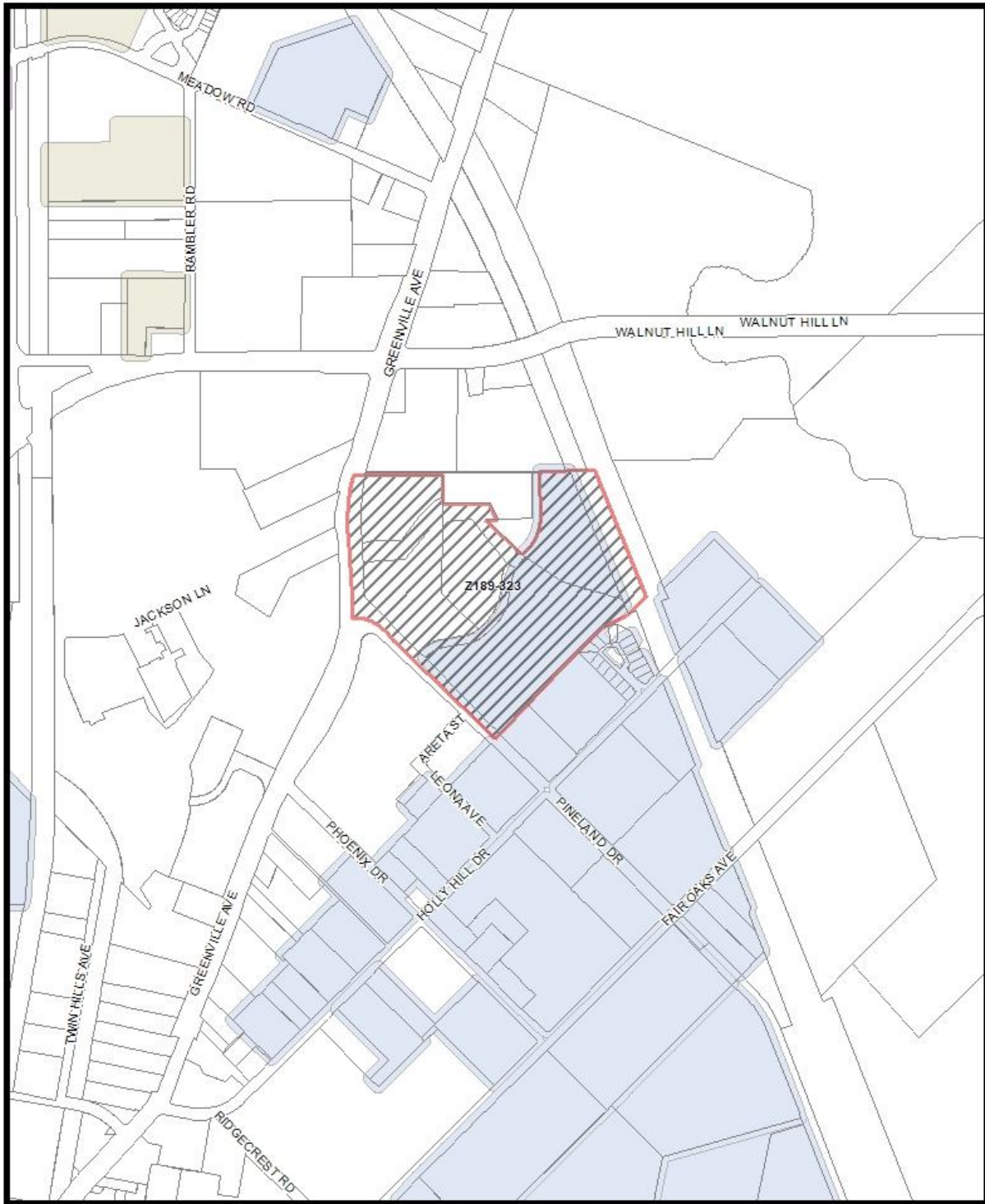












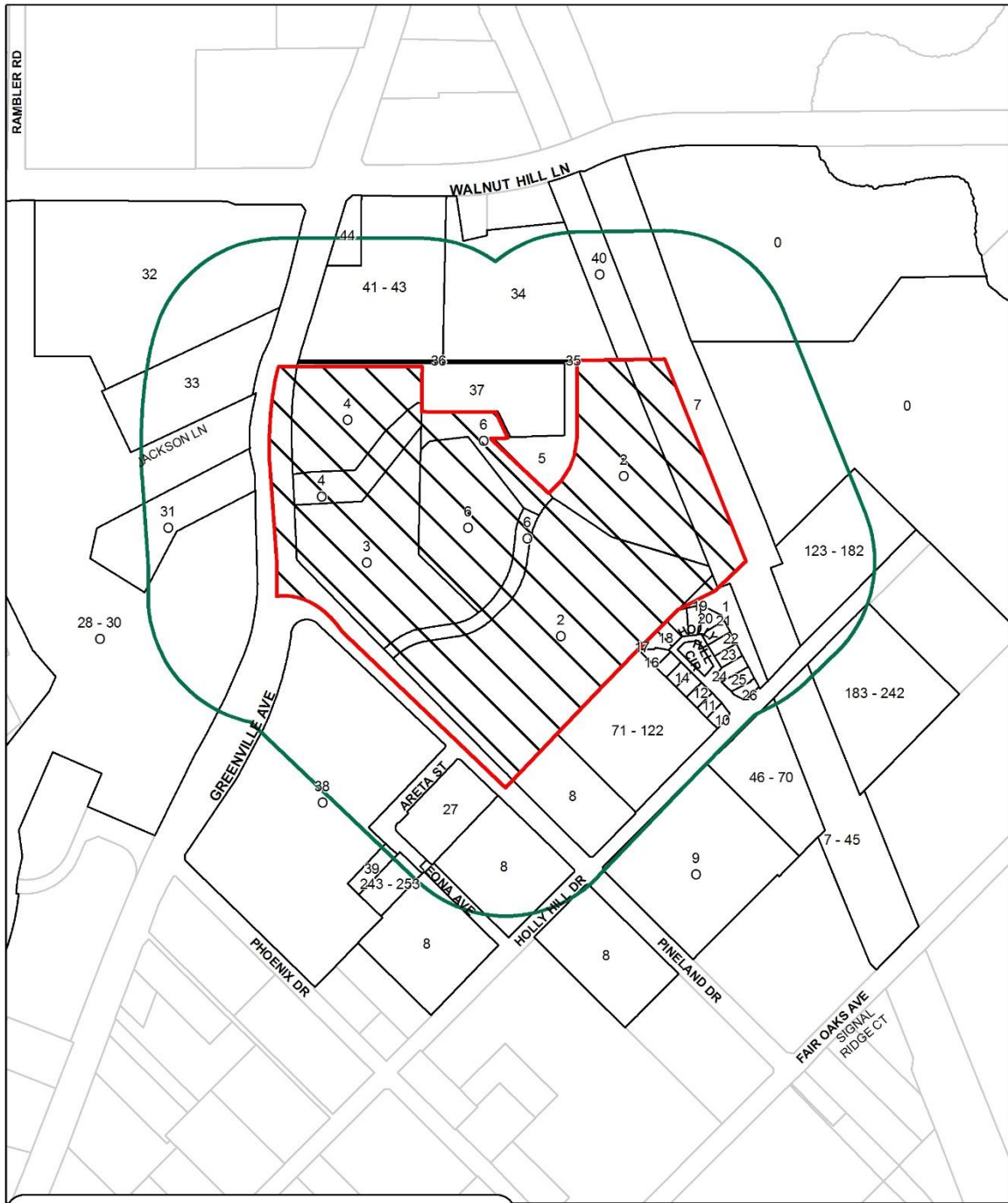
MVACluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 10/3/2019

CPC RESPONSES



<u>253</u>	Property Owners Notified (57 parcels)
<u>12</u>	Replies in Favor (14 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>400'</u>	Area of Notification
<u>11/7/2019</u>	Date

Z189-323
CPC



1:4,800

11/06/2019

Reply List of Property Owners***Z189-323******253 Property Owners Notified 12 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7459 HOLLY HILL DR	OFFICE MART INC
O	2	5759 PINELAND DR	VENUE REAL ESTATE HOLDINGS PO LLC
O	3	7402 GREENVILLE AVE	OLD VICKERY PARK HOLDINGS LLC
O	4	7400 GREENVILLE AVE	3 HOMBRES LP
	5	7430 GREENVILLE AVE	ST JOSEPH HELPERS OF DALLAS TEXAS INC
O	6	5735 PINELAND DR	VICKERY MEADOW REA ESTATE
	7	401 S BUCKNER BLVD	DART
	8	7229 HOLLY HILL DR	NURAN INC
	10	5701 HOLLY HILL CIR	HAILEGEBRIEL DAWIT W
	11	5705 HOLLY HILL CIR	JALITT ROBERTO E
	12	5711 HOLLY HILL CIR	ICE MASON W
	13	5715 HOLLY HILL CIR	BOEHK LOUIS & RUTH ANN
	14	5719 HOLLY HILL CIR	HHC SERIES
O	15	5723 HOLLY HILL CIR	MULLINS SEAN LEON
	16	5727 HOLLY HILL CIR	GUTHRIE RUTH S
	17	5731 HOLLY HILL CIR	GUTHRIE RUTH S &
	18	5735 HOLLY HILL CIR	TERRILL BRUCE S JR &
	19	5734 HOLLY HILL CIR	TRI DEVELOPMENT COPMANY
	20	5726 HOLLY HILL CIR	TRI DEVELOPMENT COMPANY
	21	5722 HOLLY HILL CIR	MADDOX MARTHA RUTH
	22	5718 HOLLY HILL CIR	GUTHRIE BILLY &
	23	5714 HOLLY HILL CIR	GUTHRIE WILLIAM M & RUTH S
	24	5710 HOLLY HILL CIR	PARTSXTREME LLC
	25	5706 HOLLY HILL CIR	SUNSIN JAIRO
	26	5702 HOLLY HILL CIR	PENIX JIMMY LEE &
	27	5750 PINELAND DR	TEXAS HEALTH RESOURCES

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	28	8200 WALNUT HILL LN	PRESBYTERIAN HEALTHCARE
O	29	8200 WALNUT HILL LN	ONPOINTE TRANSITIONAL CARE
O	30	8200 WALNUT HILL LN	TEXAS HEALTH RESOURCES
O	31	8230 WALNUT HILL LN	PRESBYTERIAN HOSP OF DAL
	32	8210 WALNUT HILL LN	TEXAS HEALTH RESOURCES
	33	8230 WALNUT HILL LN	TEXAS HEALTH RESOURCES
	34	7448 GREENVILLE AVE	SOKOL ZIZKA SCHOOL
	35	7424 GREENVILLE AVE	PLANNED PARENTHOOD OF GREATER TEXAS
	36	7424 GREENVILLE AVE	DORCHESTER DEV CORP
	37	7424 GREENVILLE AVE	PLANNED PARENTHOOD OF GREATER TEXAS
O	38	7320 GREENVILLE AVE	PRESBYTERIAN MEDICAL
	39	5754 LEONA ST	JONES LANCE
	41	8440 WALNUT HILL LN	TEXAS HELATH RESOURCES
	42	7450 GREENVILLE AVE	TEXAS HEALTH RESOURCES
	43	8440 WALNUT HILL LN	TEXAS HEALTH RESOURCES
	44	7470 GREENVILLE AVE	GREENVILLE AVE FUEL
	45	401 S BUCKNER BLVD	DART
	46	7450 HOLLY HILL DR	LEWIS CYNTHIA S
	47	7450 HOLLY HILL DR	BOROWICZ MICHAL L
	48	7450 HOLLY HILL DR	LIRA GABRIELA KIMBERLY BERLANGA
	49	7450 HOLLY HILL DR	ELKHOURY CHADI
	50	7450 HOLLY HILL DR	WEATHERLY ALICIA
	51	7450 HOLLY HILL DR	KNOBLER DONALD RICHARD
	52	7450 HOLLY HILL DR	KNOBLER DONALD RICHARD
	53	7450 HOLLY HILL DR	BROWN GREGORY R
	54	7450 HOLLY HILL DR	PALISE MICHAEL D
	55	7450 HOLLY HILL DR	PURDOM MONA S
	56	7450 HOLLY HILL DR	BERLANGALIRA GILMA VANESSA
	57	7450 HOLLY HILL DR	LAWSON ELIZABETH G
	58	7450 HOLLY HILL DR	WEATHERLY ALICIA D
	59	7450 HOLLY HILL DR	SEBOLD BRIAN

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	60	7450 HOLLY HILL DR	SEBOLD BRIAN
	61	7450 HOLLY HILL DR	GARRETT SANDI L
	62	7450 HOLLY HILL DR	MARES NANCY JANE DEATON
	63	7450 HOLLY HILL DR	ABLEMAN GUS C & FARAH Y
	64	7450 HOLLY HILL DR	LABATE DOMINICK A
	65	7450 HOLLY HILL DR	MARTIN BRENDA J
	66	7450 HOLLY HILL DR	BRYANT JAMES E
	67	7450 HOLLY HILL DR	WESTBROOK DEVIN GANTZ
	68	7450 HOLLY HILL DR	MANSUR BLANCA
	69	7450 HOLLY HILL DR	JOHNSON ROBERT A &
	70	7450 HOLLY HILL DR	WILLIS MELEAH A
	71	7431 HOLLY HILL DR	CARRIEDO MARIO ANAYA
	72	7431 HOLLY HILL DR	SHARMA NITIN
	73	7431 HOLLY HILL DR	ABM INVESTMENTS INC
	74	7431 HOLLY HILL DR	TRIPP TIMOTHY N & PAMELA
	75	7431 HOLLY HILL DR	DESCHIAVE CARLOS E
	76	7431 HOLLY HILL DR	FERNANDEZ SERGIO JR
	77	7431 HOLLY HILL DR	YOUNG PATRICIA
	78	7431 HOLLY HILL DR	BARLAS OZAIR &
	79	7431 HOLLY HILL DR	MYLES WINNFORT J & DEBORAH F
	80	7431 HOLLY HILL DR	HISKIYAHU LIAT
	81	7431 HOLLY HILL DR	EAST MIDTOWN CORPORATION
	82	7431 HOLLY HILL DR	BARLAS OZAIR & FALUK
	83	7431 HOLLY HILL DR	ROCHA JACOB J
	84	7431 HOLLY HILL DR	PETTIT SANDRA KAY MCVEY
	85	7431 HOLLY HILL DR	GRZYWINSKI VALENTINE EST OF
	86	7431 HOLLY HILL DR	BRT SOLUTIONS LLC
	87	7431 HOLLY HILL DR	SHULOMON INC
	88	7431 HOLLY HILL DR	GRZYWINSKI VALERIE
	89	7431 HOLLY HILL DR	VALERIANO DAGOBERTO & NOSLY MOLINA
	90	7431 HOLLY HILL DR	LAM PHUONG TU

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	91	7431 HOLLY HILL DR	GANON OREN
	92	7431 HOLLY HILL DR	AMERIWEST HOLDINGS INC
	93	7431 HOLLY HILL DR	JABBOUR JOHNNY
	94	7431 HOLLY HILL DR	GUADARRAMA JOSE
	95	7431 HOLLY HILL DR	GARCIA AMERICO
	96	7431 HOLLY HILL DR	FORT JOHN T
	97	7431 HOLLY HILL DR	LAGER DOROTHY M
	98	7431 HOLLY HILL DR	FRIEDMAN GARY V
	99	7431 HOLLY HILL DR	CONSTANT CHRIS T
	100	7431 HOLLY HILL DR	TEBONG ALEXANDER W
	101	7431 HOLLY HILL DR	BLOMENKAMP JOEL
	102	7431 HOLLY HILL DR	VENCES VANESSA G
	103	7431 HOLLY HILL DR	RIKLIN IDO
	104	7431 HOLLY HILL DR	CAMARENA HECTOR I
	105	7431 HOLLY HILL DR	EGGERS KIMBERLY
	106	7431 HOLLY HILL DR	ARROYO SENORINA
	107	7431 HOLLY HILL DR	PEREZ ELVA
	108	7431 HOLLY HILL DR	DAN YARON MOSHE MOSES
	109	7431 HOLLY HILL DR	TENG CLARENCE W
	110	7431 HOLLY HILL DR	DEBEBE NEGUSSIE &
	111	7431 HOLLY HILL DR	DA LAETITIA
	112	7431 HOLLY HILL DR	PAVEY ANDREW
	113	7431 HOLLY HILL DR	REUBEN LOUISE D
	114	7431 HOLLY HILL DR	BARNES ANTHONY
	115	7431 HOLLY HILL DR	ASHE JOHN P
	116	7431 HOLLY HILL DR	THOMAS PARACKAL OOMMEN &
	117	7431 HOLLY HILL DR	ANDRES RUTH
	118	7431 HOLLY HILL DR	COPPERRUN CONDOMINIUM ASSN
	119	7431 HOLLY HILL DR	ZACHA JOE B
	120	7431 HOLLY HILL DR	RENDON ERNESTO
	121	7431 HOLLY HILL DR	HERNANDAZ REGULO VENCES

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	122	7431 HOLLY HILL DR	ESPARZA NATIVIDAD
	123	7525 HOLLY HILL DR	PENSCO TRUST COMPANY LLC
	124	7525 HOLLY HILL DR	HH 2 SERIES OF OLIVER AVENUE REALTY LLC
	125	7525 HOLLY HILL DR	HH3 SERIES OF OLIVER AVENUE REALTY LLC
	126	7525 HOLLY HILL DR	HH 4 SERIES
	127	7525 HOLLY HILL DR	PENSCO TRUST COMPANY LLC
	128	7525 HOLLY HILL DR	HH 6 SERIES
	129	7525 HOLLY HILL DR	DRAKE CHARLES D
	130	7525 HOLLY HILL DR	HH 8 SERIES
	131	7525 HOLLY HILL DR	HH9 SERIES OF OLIVER AVE REALTY LLC
	132	7525 HOLLY HILL DR	TESFAYE HILINA &
	133	7525 HOLLY HILL DR	BENTON TINA M
	134	7525 HOLLY HILL DR	HH 12 SERIES
	135	7525 HOLLY HILL DR	JORDAN GEORGE E & YVONNE S
	136	7525 HOLLY HILL DR	HH 14 SERIES
	137	7525 HOLLY HILL DR	CARVER RICHARD L
	138	7525 HOLLY HILL DR	DOMINGO TELLY L
	139	7525 HOLLY HILL DR	HH 20 SERIES
	140	7525 HOLLY HILL DR	HH 22 SERIES
	141	7525 HOLLY HILL DR	WEATHERFORD WILSON TRUSTEE
	142	7525 HOLLY HILL DR	HOLLY HILL 7525 25 LAND TR
	143	7525 HOLLY HILL DR	HARDY PAUL & TAMMY
	144	7525 HOLLY HILL DR	SPRIGGS RICHARD
	145	7525 HOLLY HILL DR	MCMANUS SCOTT
	146	7525 HOLLY HILL DR	MARTIN DIANE LYNN
	147	7525 HOLLY HILL DR	LONG SHERI L
	148	7525 HOLLY HILL DR	WEATHERFORD WILSON TRUSTEE
	149	7525 HOLLY HILL DR	RAY STEVEN &
	150	7525 HOLLY HILL DR	ESTRERA AARON S & MARIA T
	151	7525 HOLLY HILL DR	HARDEN GAYLE
	152	7525 HOLLY HILL DR	SEIBOLD KATHERINE C

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	153	7525 HOLLY HILL DR	HOLLY HILL 38 SERIES LLC
	154	7525 HOLLY HILL DR	HOCKERSMITH KATHY DIANE
	155	7525 HOLLY HILL DR	HH 40 SERIES OF OLIVER AVENUE REALTY LLC
	156	7525 HOLLY HILL DR	HH 41 SERIES
	157	7525 HOLLY HILL DR	BARTOSIEWICZ BOB B
	158	7525 HOLLY HILL DR	HH 43 SERIES
	159	7525 HOLLY HILL DR	HH 44 SERIES OF OLIVER AVENUE REALTY LLC
	160	7525 HOLLY HILL DR	HH 45 SERIES
	161	7525 HOLLY HILL DR	MARGOL JOYCE
	162	7525 HOLLY HILL DR	LINN SARAH R
	163	7525 HOLLY HILL DR	NICHOLS LINDA DIANN
	164	7525 HOLLY HILL DR	MATTHEWS ELOISE KAY
	165	7525 HOLLY HILL DR	HH50 SERIES OF OLIVER AVENUE
	166	7525 HOLLY HILL DR	QUEST IRA INC
	167	7525 HOLLY HILL DR	HH 52 SERIES OLIVER AVE REALTY LLC
	168	7525 HOLLY HILL DR	JENNINGS RAY
	169	7525 HOLLY HILL DR	SPAHALIC RABIJA
	170	7525 HOLLY HILL DR	LEWIS BEVERLY L &
	171	7525 HOLLY HILL DR	HOCKERSMITH DIANE
	172	7525 HOLLY HILL DR	LEWIS BEVERLY L &
	173	7525 HOLLY HILL DR	WANKE ROBERT
	174	7525 HOLLY HILL DR	ALLEN ELANE
	175	7525 HOLLY HILL DR	HH61 SERIES OF OLIVER AVE REALTY LLC
	176	7525 HOLLY HILL DR	CORNWELL GREGORY S &
	177	7525 HOLLY HILL DR	HH 63 SERIES
	178	7525 HOLLY HILL DR	HH 64 SERIES OLIVER AVE
	179	7525 HOLLY HILL DR	HANNA CLETUS KAY
	180	7525 HOLLY HILL DR	HH 66 SERIES
	181	7525 HOLLY HILL DR	7525 HOLLY HILL 67
	182	7525 HOLLY HILL DR	HILL HOLLY 68 SERIES LLC
	183	7510 HOLLY HILL DR	RHODES GLADYS A & RICHARD

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	184	7510 HOLLY HILL DR	CHRISTOPHERSON HEBER JOHN &
	185	7510 HOLLY HILL DR	ANDRADE GEORGE & LIUBOV
	186	7510 HOLLY HILL DR	RIZVANOVIC HUSEIN
	187	7510 HOLLY HILL DR	GUZMAN MARIA
	188	7510 HOLLY HILL DR	MORRIS WANETTA KAYE
	189	7510 HOLLY HILL DR	WONG HSI SHIH
	190	7510 HOLLY HILL DR	KALAJDZIC CVIJAN &
	191	7510 HOLLY HILL DR	ANDRADE GEORGE & LIUBOV
	192	7510 HOLLY HILL DR	RUFCA EMILY
	193	7510 HOLLY HILL DR	ANDRADE GEORGE & LIUBOV
	194	7510 HOLLY HILL DR	HECK JAMES II
	195	7510 HOLLY HILL DR	ABIODUN ENILARI &
	196	7510 HOLLY HILL DR	MCDANIEL EVAN ROBERT
	197	7510 HOLLY HILL DR	ZHANG JINGJING &
	198	7510 HOLLY HILL DR	WEAVER JOACHIM DAVID
	199	7510 HOLLY HILL DR	DESTA DAWIT A & ABENET A
	200	7510 HOLLY HILL DR	TURBEVILLE ROBERT
	201	7510 HOLLY HILL DR	INVESTMENT PPTY VENTURES LLC
	202	7510 HOLLY HILL DR	NGUYEN HIEU THI
	203	7510 HOLLY HILL DR	OXENREIDER RAY DAVID
	204	7510 HOLLY HILL DR	GUYTON THEODORE E &
	205	7510 HOLLY HILL DR	MCCARTHY SHARON A
	206	7510 HOLLY HILL DR	WONDIMU GENET
	207	7510 HOLLY HILL DR	PENA EFRAIN &
	208	7510 HOLLY HILL DR	SOUTHWEST CONDOMINIUM
	209	7510 HOLLY HILL DR	FLEMING MARTHA B
	210	7510 HOLLY HILL DR	ABELL JAMES S JR &
	211	7510 HOLLY HILL DR	ALEXANDER KARI L
	212	7510 HOLLY HILL DR	BOTTS ALLISON A
	213	7510 HOLLY HILL DR	HEBO ABDULAH I
	214	7510 HOLLY HILL DR	HARRIS JAMES B &

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	215	7510 HOLLY HILL DR	BUCHHOLZ RON & PENNY FAMILY
	216	7510 HOLLY HILL DR	TEKLEAREGAY DEREJE
	217	7510 HOLLY HILL DR	SHAW DAVID S
	218	7510 HOLLY HILL DR	FLORES KRISTY E
	219	7510 HOLLY HILL DR	WONG HSI SHIH & MICHAEL LEE
	220	7510 HOLLY HILL DR	CHANG OTTO
	221	7510 HOLLY HILL DR	ALVAREZ-LOPEZ MARIA DEL CARMEN
	222	7510 HOLLY HILL DR	LOVELL WYN
	223	7510 HOLLY HILL DR	LEWIS BEVERLY L &
	224	7510 HOLLY HILL DR	SOUTHWEST CONDOMINIUM INV LLC
	225	7510 HOLLY HILL DR	OSWALT DELLA M
	226	7510 HOLLY HILL DR	TREADWELL CRUCITA
	227	7510 HOLLY HILL DR	GENA SHEMELES A & DESTA MELKAM
	228	7510 HOLLY HILL DR	VARNADO MATT ADRIAN & SHANNON LEIGH
	229	7510 HOLLY HILL DR	WILLIS MELEAH
	230	7510 HOLLY HILL DR	RAMIREZ LINA D
	231	7510 HOLLY HILL DR	SALLADE ALEXANDRA L & JAMES E SALLADE
	232	7510 HOLLY HILL DR	BROWN JEAN ANNE
	233	7510 HOLLY HILL DR	TENRREIRO ALBERTO
	234	7510 HOLLY HILL DR	BOSQUE MARIA CONCEPCION
	235	7510 HOLLY HILL DR	SERNA NOHEMI GONZALEZ &
	236	7510 HOLLY HILL DR	CEASAR GREGORY J
	237	7510 HOLLY HILL DR	WOLDU YACOB
	238	7510 HOLLY HILL DR	FLEMING ANGELA
	239	7510 HOLLY HILL DR	LOPEZ VANESSA
	240	7510 HOLLY HILL DR	MUNCASTER FAMILY TRUST
	241	7510 HOLLY HILL DR	SMITH MICHAEL SEWELL & CLAIR
	242	7510 HOLLY HILL DR	AVALON LOUIS
	243	5710 LEONA AVE	SMITH DONALD R JR
	244	5710 LEONA AVE	ALEMAN CARLOS HERNANDEZ &
	245	5710 LEONA AVE	5710 LEONA LLC

Z189-323(AU)

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	246	5710 LEONA AVE	JONES KAREN
	247	5710 LEONA AVE	DENARDO VINCENZO E
	248	5710 LEONA AVE	LONG BRYAN KENNETH
	249	5710 LEONA AVE	CLAY LATWAN L &
	250	5710 LEONA AVE	GAO SARAH
	251	5710 LEONA AVE	CARROLL RAYMOND L
	252	5710 LEONA AVE	AZENNEST LLC SERIES J
	253	5710 LEONA AVE	TAYLOR DANIEL E
O	A1	8484 WALNUT HILL LN	WRT PARTNERS II LP
O	A2	5811 PINELAND DR	METRO TP PARTNERS II LP