

HONORABLE MAYOR AND CITY COUNCIL

WEDNESDAY, JANUARY 27, 2021

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-237(CT)

DATE FILED: March 22, 2020

LOCATION: North, west, and south corners of Burlew Street and Scurry Street

COUNCIL DISTRICT: 2

MAPSCO: 46 A

SIZE OF REQUEST: Approx. 1.184 acres.

CENSUS TRACT: 15.03

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Scurry Partners, LLC, and One Mad Ox

REQUEST: An application to create a new subdistrict to allow for MF-2(A) Multifamily District uses within Subarea 9 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of this request is to allow for multifamily uses to be constructed with a lesser front yard setback and not be subject to RPS.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to staff recommended conditions.

BACKGROUND INFORMATION:

- The area of request is zoned Subarea 9 - MF-2(A) Multifamily District within Planned Development District No. 298 and is comprised of residential structures and undeveloped uses.
- The applicant proposes to construct a multifamily development with a lesser front yard setback than allowed in the MF-2(A) District that currently governs the property and not to follow RPS.

Zoning History: There have been two zoning change for the area of request in the past five years.

1. **Z190-281** An application to amend Planned Development District No. 324, Tract 1 to allow for a mixed-use project is currently under review.
2. **Z178-186** On April 25, 2018, City Council approved a Demolition overlay on an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek, and Haskell Avenue to Worth Street, both sides of Haskell Avenue from Worth Street to Main Street, both sides of Main Street from N. Haskell to South Carroll Avenue, Main Place, South Prairie Avenue, Columbia Avenue, and North Fitzhugh Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Burlew Street	Local	40 feet
Scurry Street	Local	50 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	PD No. 298 Subarea 9 MF-2(A)	Undeveloped
North	PD No. 298 Subarea 9 MF-2(A)	Undeveloped, Multifamily
East	PD No. 324	Single Family/Commercial
South	PD No. 398 PD No. 298 Subarea 9 MU-1	Restaurant, Office
West	PD No. 298 Subarea 9 MU-1	Surface Parking, Multifamily, Undeveloped

Land Use Compatibility:

The area of request is zoned Subarea 9 - MF-2(A) Multifamily District within Planned Development District No. 298. A portion of the area is undeveloped, and a portion is developed with a multifamily development.

The property located to the north of the area of request, across South Malcom X Boulevard is zoned Subarea 9 - MF-2(A) within Planned Development District No. 298 is comprised of a mix of multifamily and undeveloped lots. East of the property are single family uses and a vacant commercial building. To the immediate south there are several retail uses, mainly restaurant uses. West of the subject site are multifamily and undeveloped uses.

The applicant's request is to create a subdistrict that maintains the MF-2(A) District designation of Subdistrict 9 while reducing the setbacks. The new subdistrict would bring existing structures into compliance and will allow for the construction of similar multifamily developments.

The applicant also seeks to remove the requirement of RPS, which would allow the new structures to be 36 feet. Tract 3 within Planned Development District No. 324 to the east of the site is considered a residential district and triggers RPS for the subject site. The applicant is requesting that RPS not apply to the new subdistrict.

The request is compatible with the surrounding land uses and zoning. The reduction of setbacks will allow for the proposed multifamily development to add to the walkability of the neighborhood by allowing front facing entries in the dwellings. Staff does not support allowing encroachments into the five-foot setback. CPC recommended allowing encroachments of two and one-half feet into the setback. Staff supports removing the requirement for RPS as the surrounding zoning is also limited to 36 feet.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 298 Subarea 9 MF-2(A) – existing	15'	Side: 0' adjacent to single family 5' for duplex OTHER: 10'. Rear: 10' for duplex OTHER: 15'	No Maximum	36'	60%	Proximity Slope Visual	Residential
PD No. 298 Subarea 9A MF-2(A)– proposed	5'	5' for multifamily uses	No Maximum	36'	60%	Proximity Slope Visual	Residential

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. A multifamily development is required to have one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking. The applicant is proposing a minimum of one space per bedroom with a maximum of two off-street parking spaces per dwelling unit required.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code, as amended. Upon development, the site must comply with 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 area of request Site is within an “E” MVA Category; and south, east, and northeast of the request site.

List of Officers

Scurry Partner, LLC

Officers:

Jordan Erpelding, President
Griffin S. Neal, Managing Partner
Matthew M. Keim, Managing Partner
Adam H. Morrissey, Director

One Mad Ox

Colin Lardner, President

CPC ACTION
December 17, 2020

Motion: It was moved to recommend **approval** of the creation of a new subdistrict to allow for MF-2(A) Multifamily District uses, subject to staff's conditions with the following condition: for Section 105, item 1 – front yard setback per applicant request with the following addition – projections into the front yard setback limited to 2.5 feet within Subarea 9 within Planned Development District No. 298, on the north, west, and south corners of Burlew Street and Scurry Street.

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

For: 13 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Myers, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Johnson
Vacancy: 0
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 85
Replies: For: 0 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Recommended Conditions

ARTICLE 298.

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993. (Ord. Nos. 10962; 19455; 20049; 20820; 21885; 24914)

SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres. (Ord. Nos. 20049; 24914; 27573)

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) **COMMERCIALLY COMPATIBLE SINGLE FAMILY USE** means a moderately dense single family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) **GROUND COVER** means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) **LABOR AGENCY** means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill,

training in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) NEW CONSTRUCTION means a structure built after March 28, 2018.

(5) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(6) PEDESTRIAN LINKAGE STREETS mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(7) ORIGINAL BUILDING means the structure known as the Dallas Independent School District Administration Building in the location shown on Exhibit 298L and detailed in Exhibit 298M.

(8) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(9) TREE PLANTING ZONE means the area parallel to and between two and one-half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions. (Ord. Nos. 20049; 24914; 30817)

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 298A: subarea boundary map.
- (2) Exhibit 298B: Subarea 9 requirements.
- (3) Exhibit 298C: major street and pedestrian linkage systems.
- (4) Exhibit 298D: standard construction details for barrier free ramps.
- (5) Exhibit 298E: use chart.
- (6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, 4, and

4A.

- (7) Exhibit 298G: development plan for Subarea 5A.
- (8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.
- (9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.
- (10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.
- (11) Exhibit 298J: tabulation of total floor area in Subarea 12A.
- (12) Exhibit 298K: development plan for Subarea 10B.
- (13) Exhibit 298L: development plan for Subarea 1C.
- (14) Exhibit 298M: Subarea 1C original building facade elevation.
- (15) Exhibit 298N: Subarea 1C conceptual elevation.
- (16) Exhibit 298O: Subarea 1C landscape plan.
- (17) Exhibit 298P: development plan for Subarea 4A.
- (18) Exhibit 298Q: landscape plan for Subarea 4A.
- (19) Exhibit 298R: traffic management plan for Subarea 4A. (Ord. Nos. 28056; 29390; 30159; 30817; 30911)

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the 21 subareas of the Bryan Area SPD is provided as Exhibit 298A. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390; 30817; 30911)

SEC. 51P-298.105. SUBAREA 9 AND 9A CONDITIONS.

(a) Subarea 9 is subject to the regulations governing the R-7.5(A), TH-2(A), MF-2(A), MU- 1, MU-1-D, and CR districts of Chapter 51A. The zoning district category applicable to each tract in Subarea 9 is shown on Exhibit 298B. The conditions contained in Sections 298.103 and 298.106 through 298.117 do not apply to Subarea 9.

- (b) Except as provided in this section, Subarea 9A is subject to the regulations governing the MF-2(A) district of Chapter 51A.

CPC Recommendation

(1) Front yard. For multifamily uses, minimum front yard is five feet. Balconies, railings, stairs, and stoops may project two and one-half feet into the required front yard.
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Staff Recommendation

(1) Front yard. For multifamily uses, minimum front yard is five feet.
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Applicant's Request

(1) Front yard. For multifamily uses, minimum front yard is five feet. Balconies, railings, stairs, and stoops may project into the required front yard.
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(2) Side and rear yard. For multifamily uses, minimum side and rear yard is five feet.

(3) Maximum height of any structure is 36 feet.

(4) Ground units adjacent to the street must have entrances that open onto a walkway.

(5) Parking. For multifamily uses, a minimum of one space per bedroom with a maximum of two off-street parking spaces per dwelling unit is required. Guest parking may be provided by unassigned tandem spaces and along Scurry Street.

SEC. 51P-298.105.1. DEVELOPMENT PLANS.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development and use of Subarea 5A must comply with the development plan for Subarea 5A (Exhibit 298G). If there is a conflict between the text of this article and the development plan for Subarea 5A, the text of this article controls.

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls.

(d) Development and use of Subarea 1C must comply with the development plan for Subarea 1C (Exhibit 298L). If there is a conflict between the text of this article and the development plan for Subarea 1C, the text of this article controls.

(e) Development and use of Subarea 4A must comply with the development plan for Subarea 4A (Exhibit 298P). If there is a conflict between the text of this article and the development plan for Subarea 4A, the text of this article controls. (Ord. Nos. 25177; 25960; 29390; 30159; 30817; 30911)

SEC. 51P-298.106. LANDSCAPING.

(a) General requirements. Except for Subarea 4A, the landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 4A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

[Omitted for brevity]

SEC. 51P-298.107. USES.

[Omitted for brevity]

SEC. 51P-298.108. NONCONFORMING USES.

[Omitted for brevity]

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

[Omitted for brevity]

SEC. 51P-298.110. MAXIMUM HEIGHTS.

[Omitted for brevity]

SEC. 51P-298.111. STORIES IN SUBAREA 7.

[Omitted for brevity]

SEC. 51P-298.112. SETBACKS.

[Omitted for brevity]

SEC. 51P-298.113. MAXIMUM COVERAGE.

[Omitted for brevity]

SEC. 51P-298.114. SIGNS.

(a) In general. Except as provided in this section, the sign provisions for business zoning districts in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

(b) Subarea 5A.

[Omitted for brevity]

SEC. 51P-298.115. PARKING REQUIREMENTS.

[Omitted for brevity]

SEC. 51P-298.115.1. SUBAREA 4A TRAFFIC MANAGEMENT PLAN.

[Omitted for brevity]

SEC. 51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.

[Omitted for brevity]

SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.

[Omitted for brevity]

SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the

percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 20049; 24914)

SEC. 51P-298.119. FENCES.

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

- (1) Gaston.
- (2) Good Latimer.
- (3) Haskell.
- (4) Live Oak.
- (5) Peak.
- (6) Ross.
- (7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

(1) Except as further limited in this subsection, maximum fence height is nine feet.

(2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A. (Ord. Nos. 25960; 28056)

SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 5A, 10A, 11A, AND 12A.

[Omitted for brevity]

SEC. 51P-298.120.1. SPECIAL PROVISIONS FOR SUBAREA 1C.

[Omitted for brevity]

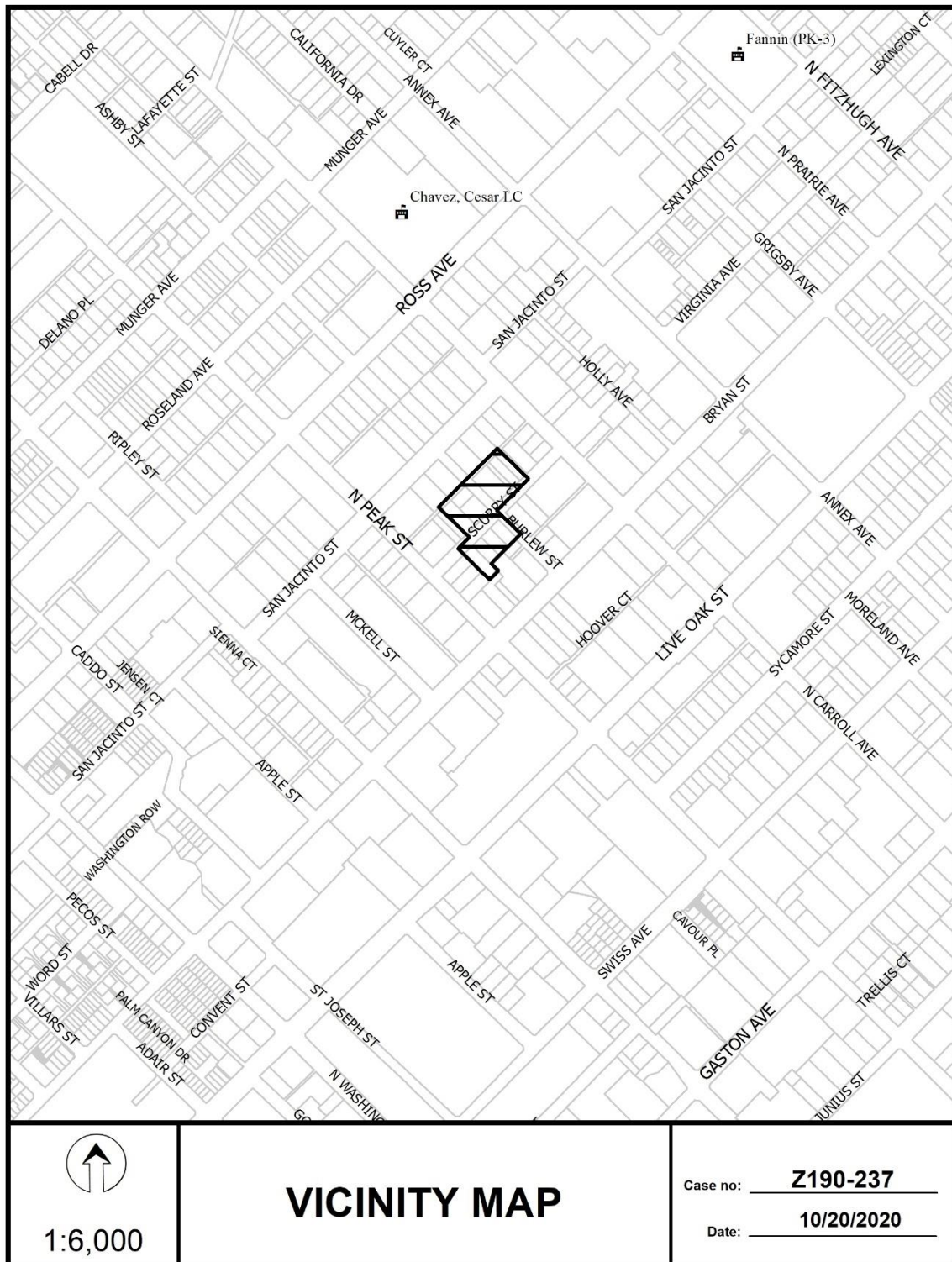
SEC. 51P-298.121. GENERAL REQUIREMENTS.

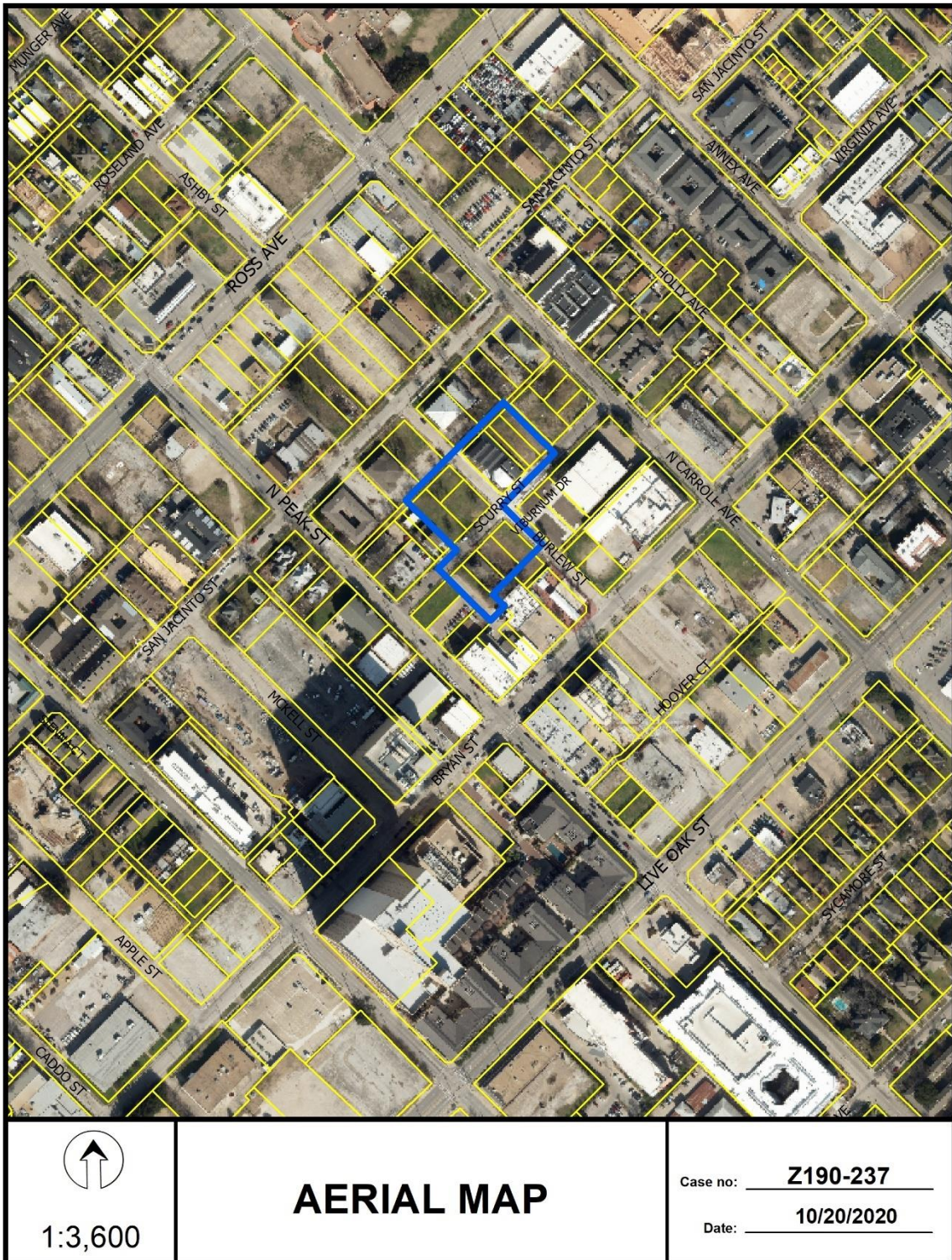
Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

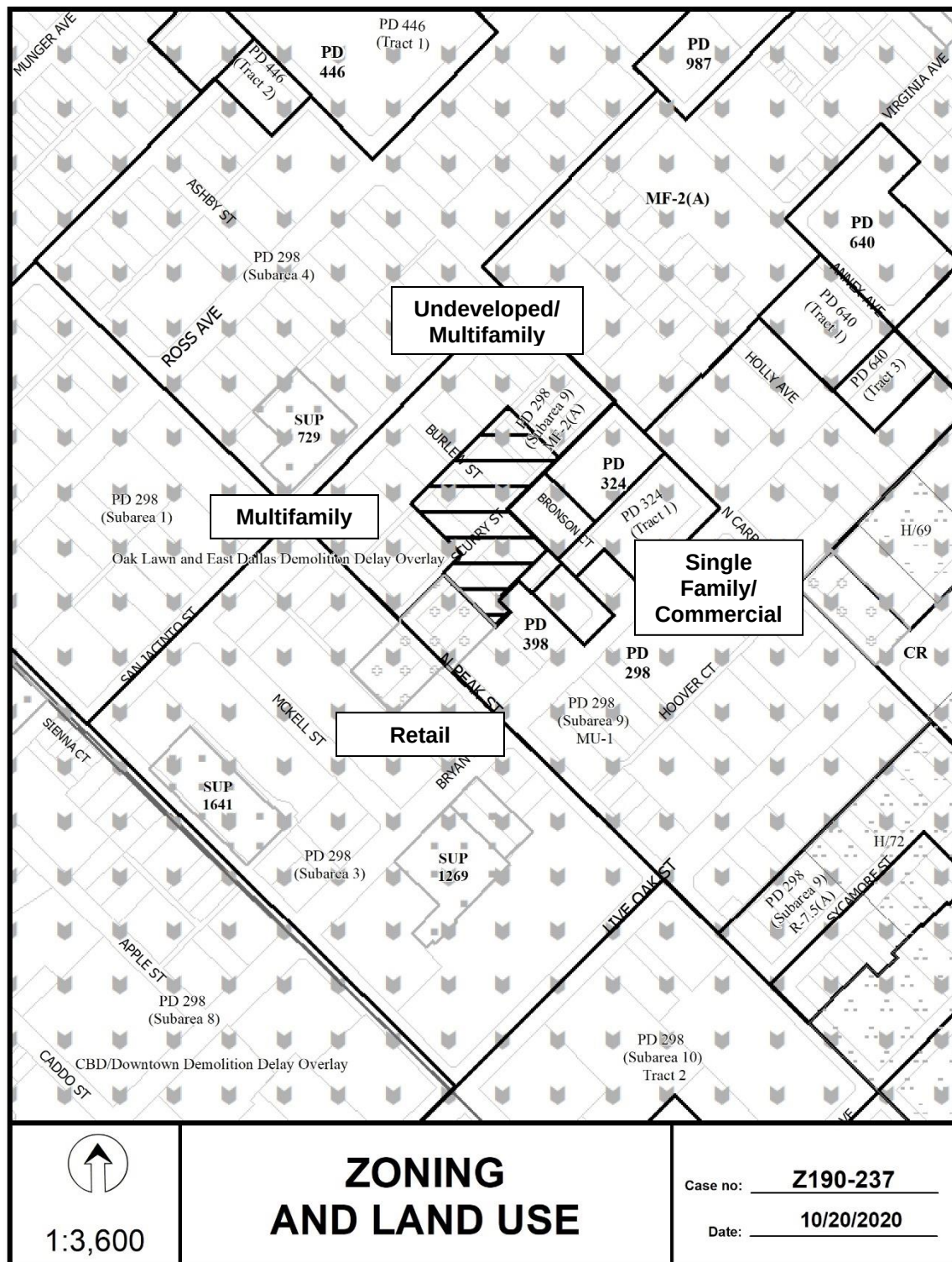
SEC. 51P-298.122. COMPLIANCE WITH CONDITIONS.

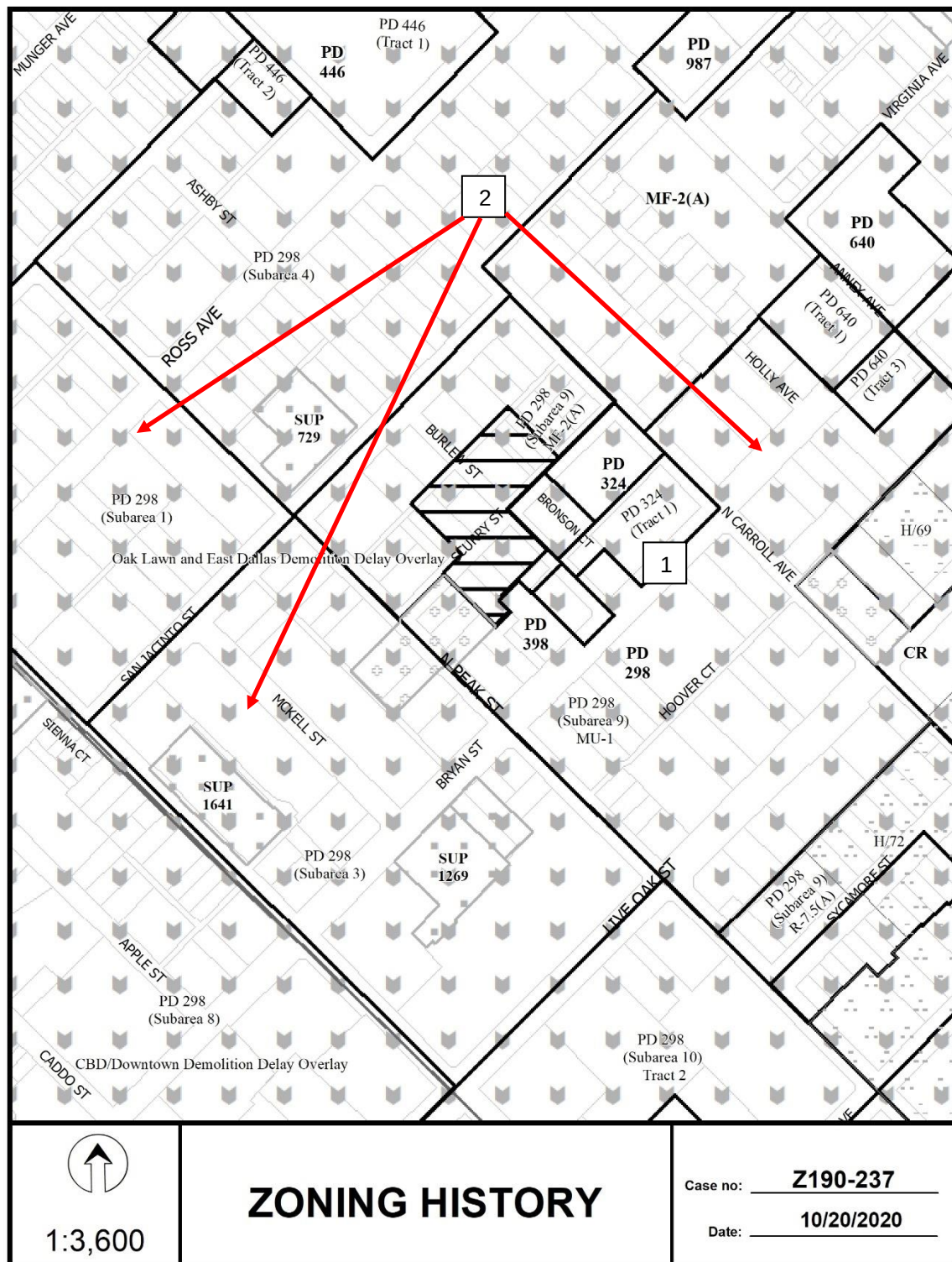
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

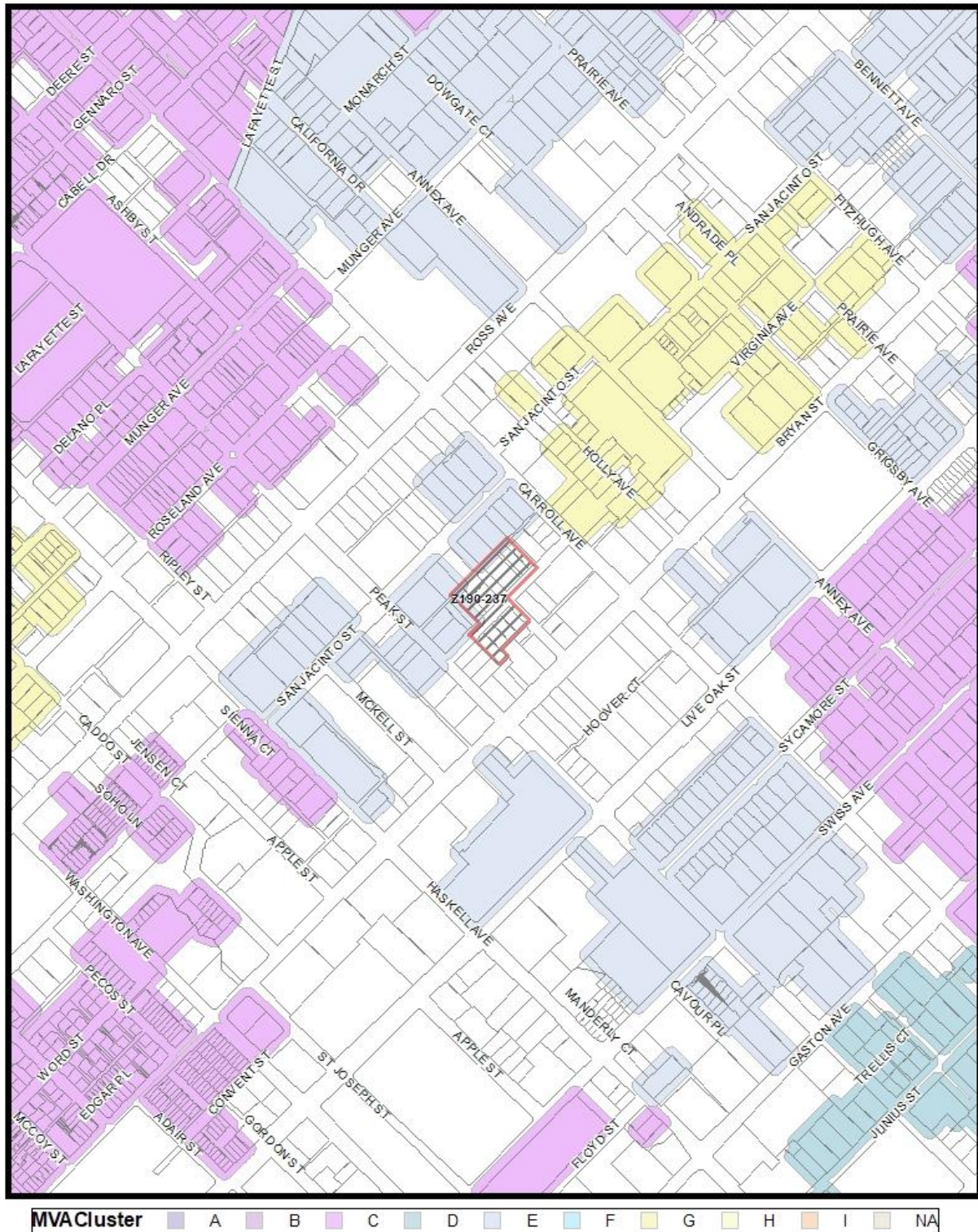








Z190-237(CT)

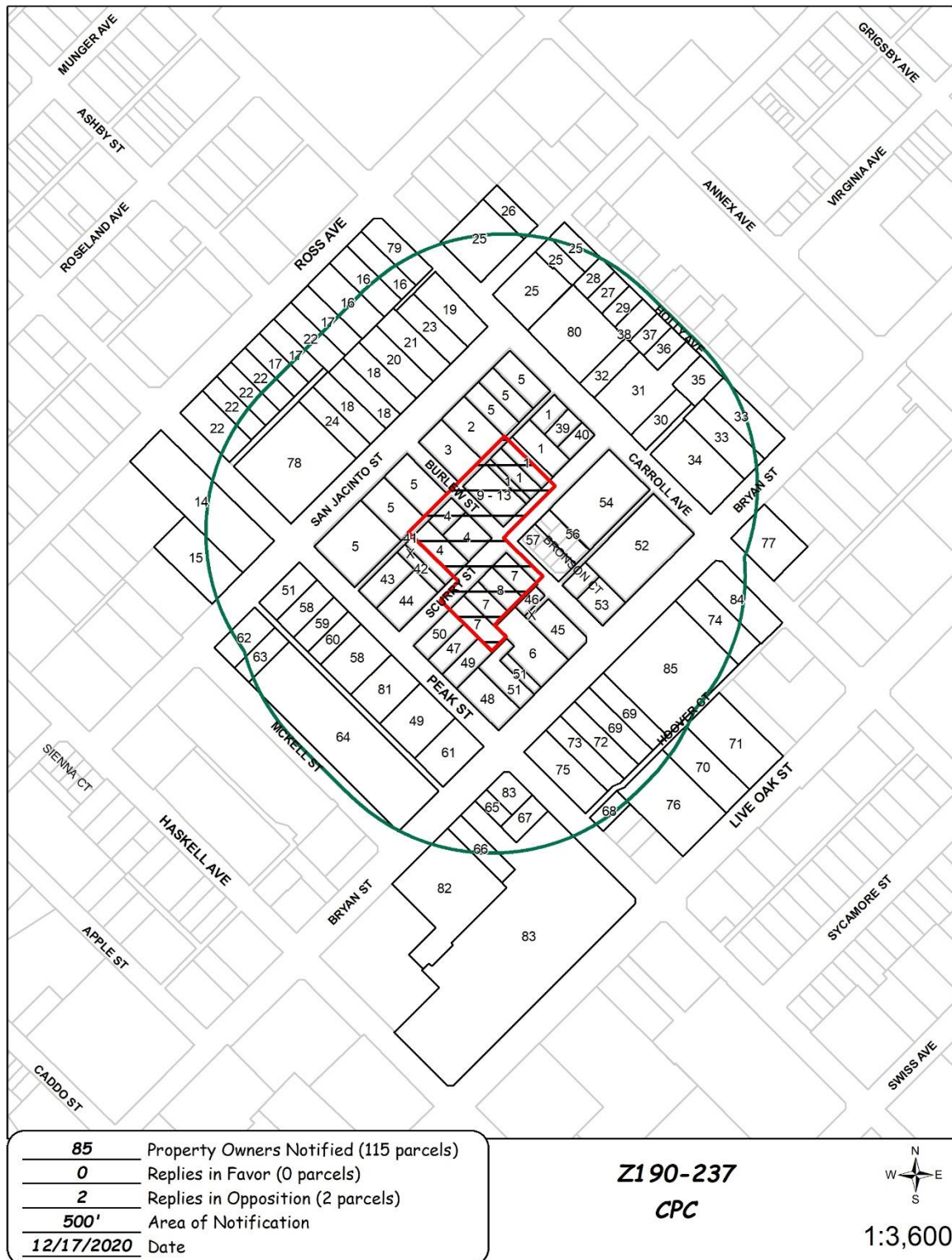


1:6,000

Market Value Analysis

Printed Date: 10/20/2020

CPC Responses



12/16/2020

Reply List of Property Owners***Z190-237******85 Property Owners Notified 0 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1509	N CARROLL AVE	TWO MAD OX LLC
2	4406	SAN JACINTO ST	CANSTATE LLC
3	4400	SAN JACINTO ST	AFLALO TEXAS LLC
4	4321	SCURRY ST	HB CAPITAL DALLAS LP
5	1515	N CARROLL AVE	ANA SAN JACINTO LLC
6	4315	BRYAN ST	BAYMAR HOTELS & PROPERTIES INC
7	4324	SCURRY ST	ONE MAD OX LLC
8	4320	SCURRY ST	ONE MAD OX LLC
9	4401	SCURRY ST	POEHLMAN KIRK &
10	4401	SCURRY ST	BRANAM FORREST ALLEN &
11	1504	BURLEW ST	SONG EUNJU &
12	4401	SCURRY ST	ROLGINES SHOW JUMPERS LLC
13	4401	SCURRY ST	OXER INVESTMENTS LLC
14	4224	ROSS AVE	7-ELEVEN INC
15	4211	SAN JACINTO ST	HUFFMAN VINTAGE LLC
16	4406	ROSS AVE	HARDY KATHY D
17	4402	ROSS AVE	SAFEBUY PPTIES
18	4403	SAN JACINTO ST	SAFEBUY PROPERTIES LLC
19	1607	N CARROLL AVE	DWC MARKETING LLC
20	4407	SAN JACINTO ST	TOMAINO PROPERTIES LP
21	4411	SAN JACINTO ST	ROUSAN APARTMENTS LLC
22	4324	ROSS AVE	SAFEBUY PPTIES LLC
23	4415	SAN JACINTO ST	PYLON HOMES CO
24	4319	SAN JACINTO ST	EMANUEL LUTHERAN CHURCH
25	4501	SAN JACINTO ST	CITY CHURCH INTERNATIONAL
26	4511	SAN JACINTO ST	REIGER ASSOC 90 I LTD

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1519 HOLLY ST	GAMEZ SIXTO
	28	1527 HOLLY ST	ROJAS JOSE GAMEZ &
	29	1517 HOLLY ST	ESPINOZA MARICRUZ
	30	1416 N CARROLL AVE	HOUSE MONEY LLC
	31	1500 N CARROLL AVE	JWANG INVESTMENTS II LLC
	32	1510 N CARROLL AVE	QUINTERO BERTIN
	33	4515 BRYAN ST	UPLIFT EDUCATION
	34	1412 N CARROLL AVE	YONG & JD INC
	35	1413 HOLLY ST	ESPINOZA ARMANDO SR
	36	1505 HOLLY ST	MENDEZ JESUS G &
	37	1511 HOLLY ST	GUAJARDO LUIS A
	38	1515 HOLLY ST	PAREDES URIEL
	39	1505 N CARROLL AVE	THREE MAD OX LLC
	40	1501 N CARROLL AVE	1501 N CARROLL LLC
X	41	4313 SCURRY ST	PACHECO MARIA
	42	4311 SCURRY ST	GOMEZ AUGUSTINE
	43	1508 N PEAK ST	PEAK 1508 LLC
	44	1502 N PEAK ST	BROADMINDED TEXAS LLC
	45	4319 BRYAN ST	BAYMAR HOTELS & PPTIES INC
X	46	1413 BURLEW ST	SUN LAND RESERVE OF AMERICA INC
	47	1416 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
	48	4301 BRYAN ST	RECONCILIATION OUTREACH MINISTRIES
	49	1412 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
	50	1420 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
	51	4305 BRYAN ST	RECONCILIATION OUTREACH MINISTRIES
	52	1401 N CARROLL AVE	J & J COMPANY
	53	4401 BRYAN ST	KIPNESS PROPERTY CO LTD
	54	1408 BURLEW ST	KIPNESS MAX
	55	4404 SCURRY ST	GRBK FRISCO LLC
	56	4404 SCURRY ST	KIPNESS MAX
	57	4400 SCURRY ST	GRBK FRISCO LLC

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1517	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
59	1513	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
60	1509	N PEAK ST	WORDEN JACQUELYN M
61	4217	BRYAN ST	PICCOLA ERNEST CHARLES
62	1520	MCKELL ST	HUNTER TANA L
63	1516	MCKELL ST	SOUTHWESTERN BELL
64	4211	BRYAN ST	SOUTHWESTERN BELL
65	4214	BRYAN ST	CAMPISE LUCY R MENTESANA
66	4210	BRYAN ST	PEN PLAZA PROPERTIES LLC
67	1325	N PEAK ST	PEAK STREET DC PROPERTY LLC
68	1314	N PEAK ST	LIVE OAK PEAK DC PPTY LLC
69	4318	BRYAN ST	BORDERCOMM PARTNERS LP
70	4321	LIVE OAK ST	MILLER TRIPLETS
71	4409	LIVE OAK ST	BILLINGSLY L B INV CO
72	4316	BRYAN ST	4316 BRYAN ST LP
73	4308	BRYAN ST	RISING STAR RESOURCE DEVELOPMENT CORP
74	4416	BRYAN ST	HUYNH LONG & KIMYEN T
75	4302	BRYAN ST	CASS DON E TR
76	4311	LIVE OAK ST	LILLARD FRANK H &
77	4502	BRYAN ST	BOBBY DOG LLC
78	4301	SAN JACINTO ST	SAFEBUY PROPERTIES LLC
79	4416	ROSS AVE	WELSON HOLDINGS INC
80	1518	N CARROLL AVE	CARROLL AVE INVESTMENTS II LLC
81	1421	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
82	4200	BRYAN ST	AT & T CORP
83	4207	LIVE OAK ST	EGW LIVE OAK INVESTMENT LP
84	1321	N CARROLL AVE	1250 WDT LTD
85	4408	BRYAN ST	BSDTX