

**FILE NUMBER:** Z201-305(RM) **DATE FILED:** July 20, 2021

**LOCATION:** South line of Dorothy Avenue, west of Bowser Avenue

**COUNCIL DISTRICT:** 2 **MAPSCO:** 34 R

**SIZE OF REQUEST:** Approx. 0.3 acre **CENSUS TRACT:** 6.01

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**REPRESENTATIVE:** David Martin, Winstead PC

**OWNER/APPLICANT:** PPA Realty, Ltd.

**REQUEST:** An application for a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, height, lot coverage, and landscaping to allow an automobile or motorcycle display, sales, and service (outside display) use, except that service of automobiles and display, sales, and service of motorcycles are proposed to be prohibited.

**CPC RECOMMENDATION:** Approval, subject to a development plan and conditions.

**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District. The site is currently being used as surface parking.
- The applicant proposes to redevelop the site with a new automobile or motorcycle display, sales, and service (outside display) use that will serve an existing automobile display, sales, and service (inside display) use located southeast of the site.
- Per PD 193, automobile or motorcycle display, sales, and service (outside display) means a facility for the display, service, and retail sale of new or used automobiles, motorcycles, motor scooters, recreational vehicles, and trailers, with outside display permitted. With the request for a new PDS, the applicant proposes that the site may be utilized for the storage, display, and sale of automobiles, but not for the service of automobiles.
- The applicant also proposes to modify standards for permitted uses, setbacks, height, lot coverage, and landscaping. They also propose that the use may not serve as required or excess parking for a bar, lounge, or tavern use.

**Zoning History:**

There have been no zoning cases in the area in the past five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type         | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Dorothy Avenue      | Local Street | -                     |
| Bowser Avenue       | Local Street | -                     |

**Traffic:**

The Engineering Division of Sustainable Development & Construction believes the applicant's proposed redevelopment of the site could adequately function with just one driveway, as opposed to the two access points proposed on the applicant's development plan. The site would be adequately served if limited to one access point on Dorothy Avenue without affecting the functionality of the proposed operations.

**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 may be considered inconsistent 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 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**ECONOMIC ELEMENT**

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

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

**TRANSPORTATION ELEMENT**

**GOAL 4.2** PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

**Policy 4.2.2** Promote a network of on-street and off-street walking and biking paths.

**URBAN DESIGN ELEMENT**

**GOAL 5.1** PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

The goals and policies listed above recommend that the scale and character of existing residential neighborhoods be maintained. Although there is existing commercial development on the southern end of this block adjacent to Lemmon Avenue, development on the northern portion of this block and the adjacent blocks to the southeast is residential. Further northwest and northeast of the request area also has an established pattern of residential development. The applicant's proposal may be considered inconsistent with this established development pattern, and with the goals and policies that emphasize maintaining the character of existing neighborhoods.

Additionally, some of the above goals and policies related to transportation and urban design recommend the promotion of pedestrian friendly streetscapes as well as a network of walking paths. The applicant's proposal, especially the proposal to have two driveways on Dorothy Avenue, may pose a detriment to the future streetscape on this block, particularly in regard to the surrounding residential uses.

**Area Plan:**

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

- (7) To promote landscape/streetscape quality and appearance.

The request does not comply with any of the objectives above.

**Land Use:**

|                  | <b>Zoning</b>                                                                                                                                       | <b>Land Use</b>                                                        |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Site</b>      | Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District                                          | Surface parking                                                        |
| <b>Northwest</b> | P Parking Subdistrict and MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District           | Undeveloped, single family                                             |
| <b>Northeast</b> | Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District                           | Single family                                                          |
| <b>Southeast</b> | MF-2 Multifamily Subdistrict and LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District | Single family; automobile display, sales, and service (inside display) |
| <b>Southwest</b> | LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District                                  | Pawn shop                                                              |

**Land Use Compatibility:**

The area of request is largely surrounded by single family uses to the northwest, northeast, and southeast. There is an undeveloped parcel immediately to the northwest and west, as well as a pawn shop immediately to the southwest. To the southeast is the automobile display, sales, and service (inside display) use that will be served by the applicant's proposed redevelopment of the request area. Staff believes the applicant's proposal is not consistent with the surrounding land uses.

The area of request is currently developed with a surface parking lot. The applicant proposes to redevelop the property with surface parking that will have structures to protect automobiles from weather events. The property is intended to serve the automobile display, sales, and service (inside display) use located southeast of the site and will be used for the display and sale of automobiles. This proposed use does not meet the definition of surface parking in PD 193, which prohibits structures as well as the display and sale of automobiles. Therefore, the use is classified as automobile or motorcycle display, sales, and service (outside display).

To accomplish this, the applicant proposes a PD for P Parking Subdistrict uses, but requests that an automobile or motorcycle display, sales, and service (outside display) use is permitted by right, except that service of automobiles is prohibited. As an added measure, they propose that surface parking may not serve as required or excess parking for a bar, lounge, or tavern use.

Staff does not support the request because the proposed use is not consistent with the established development pattern of the surrounding area. Although there is existing commercial development on the southern end of this block adjacent to Lemmon Avenue, development on the northern portion of this block and the adjacent blocks to the southeast is residential. The surrounding development to the north is entirely residential. Staff believes commercial development in this area should be limited to the area immediately adjacent to Lemmon Avenue, and that the residential character further out from Lemmon Avenue should be maintained. Additionally, the applicant's proposed layout and deviations to setback requirements may pose a detriment to the future streetscape on this block, particularly in regard to the surrounding residential uses.

### Development Standards

Following is a comparison table showing differences between the development standards of the existing P Subdistrict and the applicant's proposed PDS for P Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use.

| District                   | Setback         |           | Density | Height | Lot Coverage | Primary Uses                                 |
|----------------------------|-----------------|-----------|---------|--------|--------------|----------------------------------------------|
|                            | Front           | Side/Rear |         |        |              |                                              |
| Existing:<br>P Subdistrict | 10' adj to res  |           |         |        |              | Surface parking                              |
| Proposed<br>PDS            | 10' w/ encroach |           |         | 15'    | 50%          | Surface parking,<br>auto sales<br>(outside)* |

\* Allowed by right, except that automobile service is prohibited

In addition to the deviations from the uses permitted in a standard P Subdistrict, the applicant proposes that within the front yard, structures for the protection of automobiles, including canopies, may project into the front yard a maximum of five feet. They also propose that security fences, screening walls, parking, and wheel stops may project through the full extent of the front yard. They also propose that no side or rear yard is required, and that for the purposes of side and rear yards, the property may be considered as one lot, rather than as the two existing lots.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in PD 193, with one exception. The applicant proposes that street tree, shrub, and groundcover locations may be adjusted to avoid conflicts with utilities, driveways, visibility triangles, and sidewalks.

**Parking:**

For an automobile or motorcycle display, sales, and service (outside display) use in PD 193, the parking requirement is one space for each 500 square feet of site area. In addition, a number of parking spaces equal to or greater than 20% of the standard off-street parking requirement for the use must be provided and designated as parking for employees of the use. If more than ten off-street parking spaces are required for the use, handicapped parking must be provided pursuant to Sec. 51P-193.116. Handicapped Parking Regulations.

The total site area is 13,100 square feet, which requires a minimum of 26 spaces. The site is also required to provide a minimum of five spaces designated as employee parking. In total, the site is required to provide a minimum of 31 parking spaces. Per the handicapped parking section of PD 193, a minimum of one of these spaces must be for handicapped parking. As illustrated on the applicant's proposed development plan, the site provides 40 parking spaces.

**Market Value Analysis:**

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

**CPC ACTION  
OCTOBER 21, 2021**

**Motion:** It was moved to recommend **approval** of a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use, subject to a revised development plan and revised plan development conditions; as circulated with the following changes: 1) Section 110, items e and f, revised “may” to ‘to’; and 2) Section 110, add new item “sidewalks at drive entry points to be continuous and level across the drive lanes all locations.”, on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south line of Dorothy Avenue, west of Browser Avenue.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 150  
**Replies:** For: 6 Against: 3

**Speakers:** For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201  
David Bond, 765 Custer Rd., Plano, TX, 75075  
Scott Sower, 3629 McFarlin Blvd., University Park, Dallas, TX, 75201  
Ken Schnitzer, 2100 McKinney Ave., Dallas, TX, 75201  
For (Did not speak): Mike Kendall, 8150 N. Central Expy., Dallas, TX, 75206  
Against: None



**CPC ACTION  
OCTOBER 7, 2021**

**Motion:** In considering an application for a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south line of Dorothy Avenue, west of Browser Avenue, it was moved to **hold** this case under advisement until October 21, 2021.

Maker: Carpenter  
Second: Rubin  
Result: Carried: 11 to 0

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler\*, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Hampton  
Vacancy: 3 - District 3, District 4, District 10

\*out of the room, shown voting in favor

|                 |           |             |
|-----------------|-----------|-------------|
| <b>Notices:</b> | Area: 500 | Mailed: 150 |
| <b>Replies:</b> | For: 2    | Against: 1  |

**Speakers:** For: Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219  
Against: None

**List of Partners/Principals/Officers**

PPA Realty, Ltd. (Applicant)

Avondale Land GP LLC (General Partner)

Kenneth Schnitzer, President

Douglas Schnitzer, Vice President

Rick Stone, Vice President and Chief Financial Officer

Jack Kins, Vice President

Aubrey Bennett, Secretary

**CPC RECOMMENDED CONDITIONS**

**Division S-\_\_\_. PD Subdistrict \_\_\_.**

**SEC. S-\_\_\_.101. LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_.

**SEC. S-\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_ is established on property generally located at the southeast corner of the intersection of Dorothy Avenue and Bowser Avenue. The size of PD Subdistrict \_\_\_ is approximately 0.30 acres.

**SEC. S-\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

**SEC. S-\_\_\_.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit S-\_\_A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

**SEC. S-\_\_\_.105. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the [P] Parking Subdistrict, subject to the same conditions applicable in the [P] Parking Subdistrict, as set out in Part I of this article. For example, a use permitted in the [P] Parking Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject

to development impact review (DIR) in the [P] Parking Subdistrict is subject to DIR in this subdistrict; etc.

(b) Automobile or motorcycle display, sales, and service (outside display) is allowed by right, except that automobile service is prohibited and motorcycle display, sales, and service is prohibited.

(c) Surface parking may not serve as required or excess parking for a bar, lounge, or tavern use.

**SEC. S-\_\_\_.106. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

**SEC. S-\_\_\_.107. YARD, LOT, AND SPACE REGULATIONS.**

(a) Except as provided in this section, the yard, lot, and space regulations for the [P] Parking Subdistrict apply.

(b) Front yard. Minimum front yard is 10 feet. Canopies for the protection of automobiles may project into the front yard a maximum of 3 feet.

(c) Side/rear yard. Unless otherwise shown on the development plan, no side or rear yard is required.

(d) The property is considered one lot for purposes of side and rear yards.

(e) Height of Canopy Structures. Protective canopy structures are allowed up to a maximum height of 12 feet.

(f) Lot coverage. Maximum lot coverage is 50%.

**SEC. S-\_\_\_.108. OFF-STREET PARKING AND LOADING.**

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Designated employee parking is not required for an automobile display and sales use with no floor area.

**SEC. S-\_\_109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

- (a) In general, see Article VI.
- (b) Lighting.
  - (1) Light sources shall be located under the canopies shown on the development plan.
  - (2) Light sources shall be installed in a manner to reduce glare and shall be controlled and directed away from adjacent residential uses.
  - (3) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground surface, may not exceed 0.1 footcandle.

**SEC. S-\_\_110. LANDSCAPING & SCREENING.**

- (a) In general, landscaping and screening must be provided in accordance with Part I of this article.
- (b) A minimum 4-foot planting area with large evergreen shrubs is required within the landscape buffer area shown on the development plan.
- (c) Street tree, shrub, and groundcover locations may be adjusted to avoid conflicts with utilities, driveways, visibility triangles, and sidewalks along Dorothy Avenue.
- (d) Plant materials must be maintained in a healthy, growing condition.
- (e) Fencing along Dorothy Avenue, Bowser Avenue, and adjacent to nonresidential uses to be decorative architectural metal and to be a maximum 8 feet in height if no more than 25 per cent of the surface area of the fence obstructs a view through the fence from a position perpendicular to the fence.
- (f) Fencing adjacent to residential uses to be a maximum height of 8 feet and to be solid wood, masonry, or decorative architectural metal.
- (g) Sidewalks at drive entry points to be continuous and level across the drive lanes at all locations.

**SEC. S-\_\_111. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII.

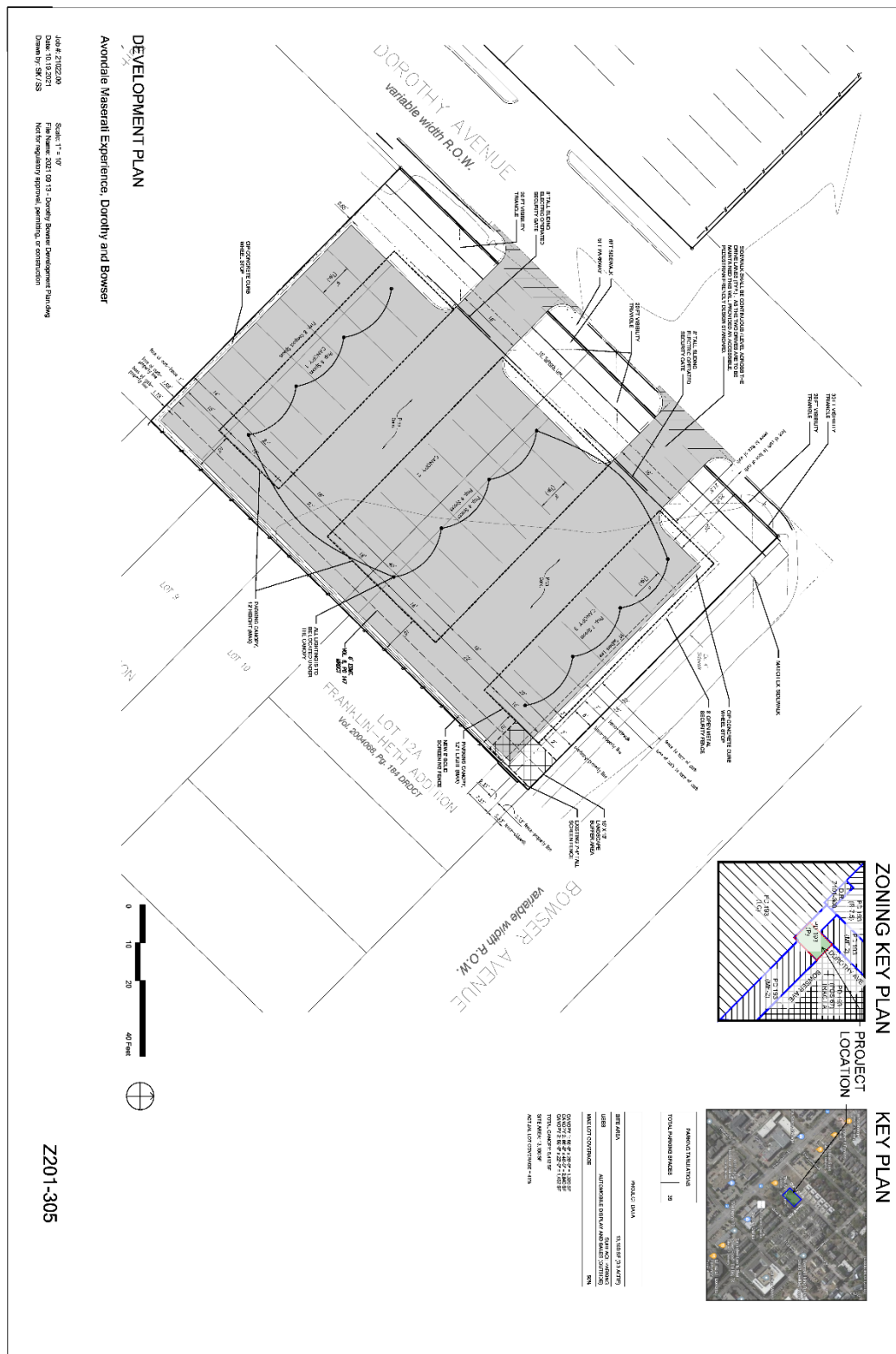
**SEC. S-\_\_112. ADDITIONAL PROVISIONS.**

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article.

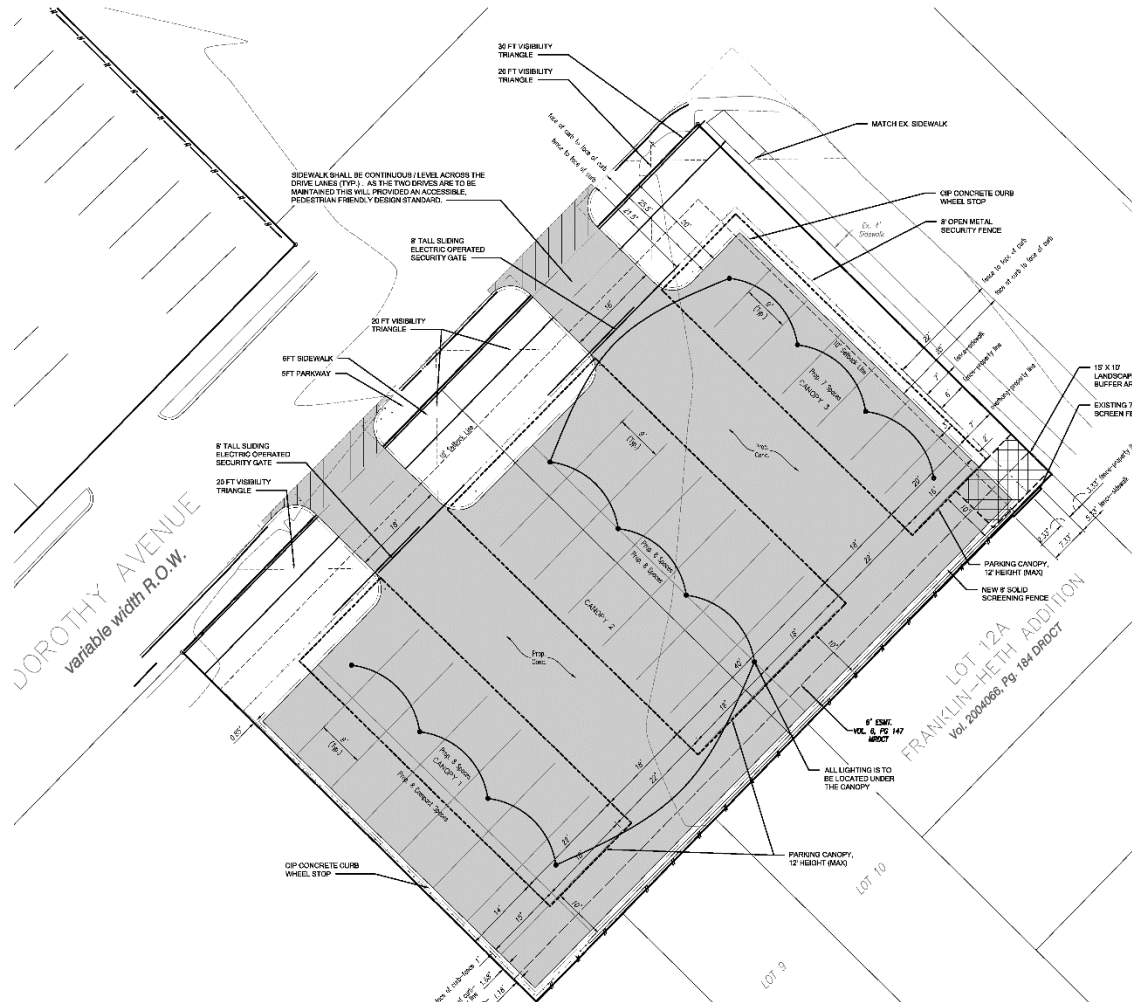
**SEC. S-\_\_.****113. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

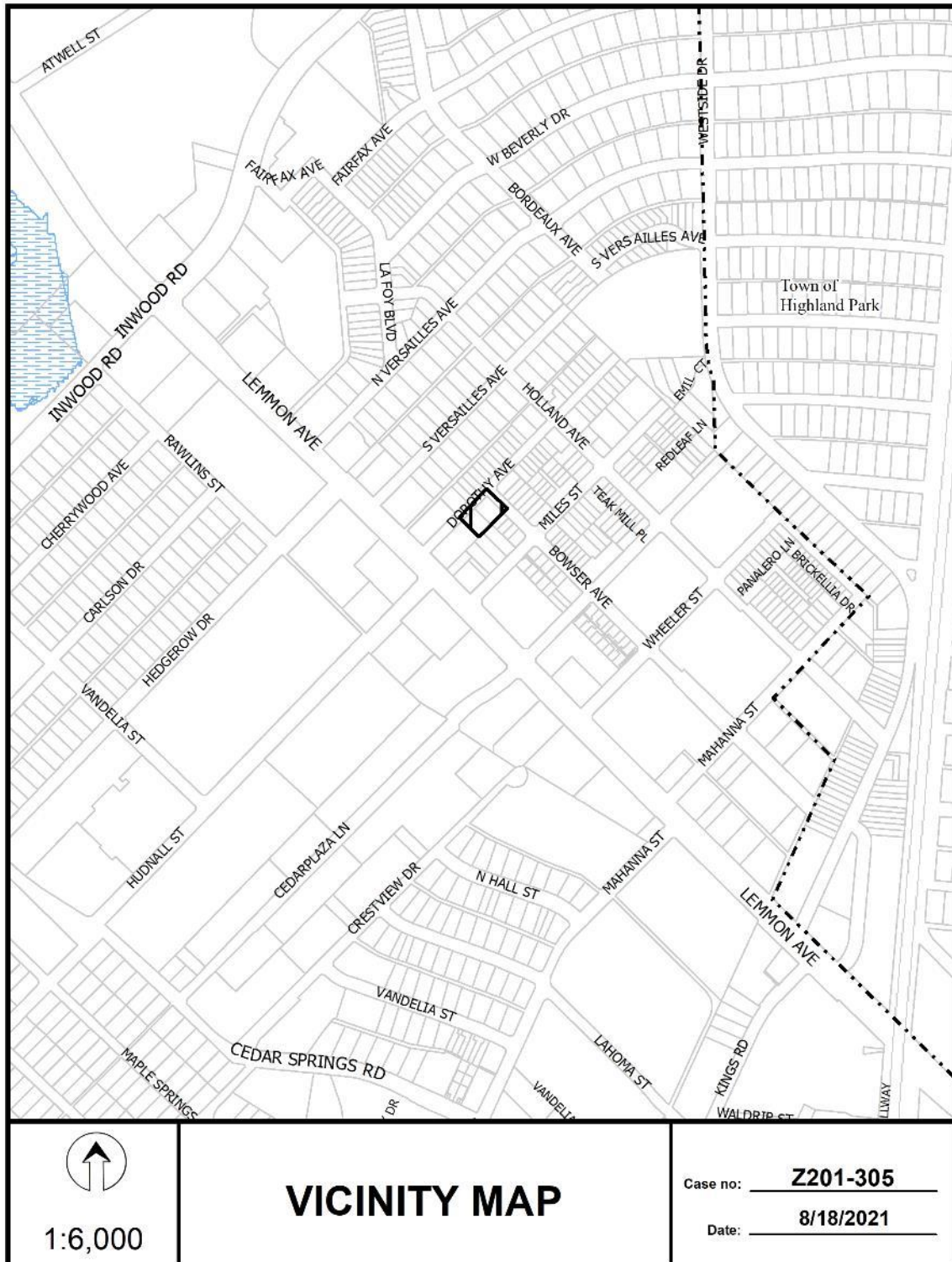
## CPC RECOMMENDED DEVELOPMENT PLAN



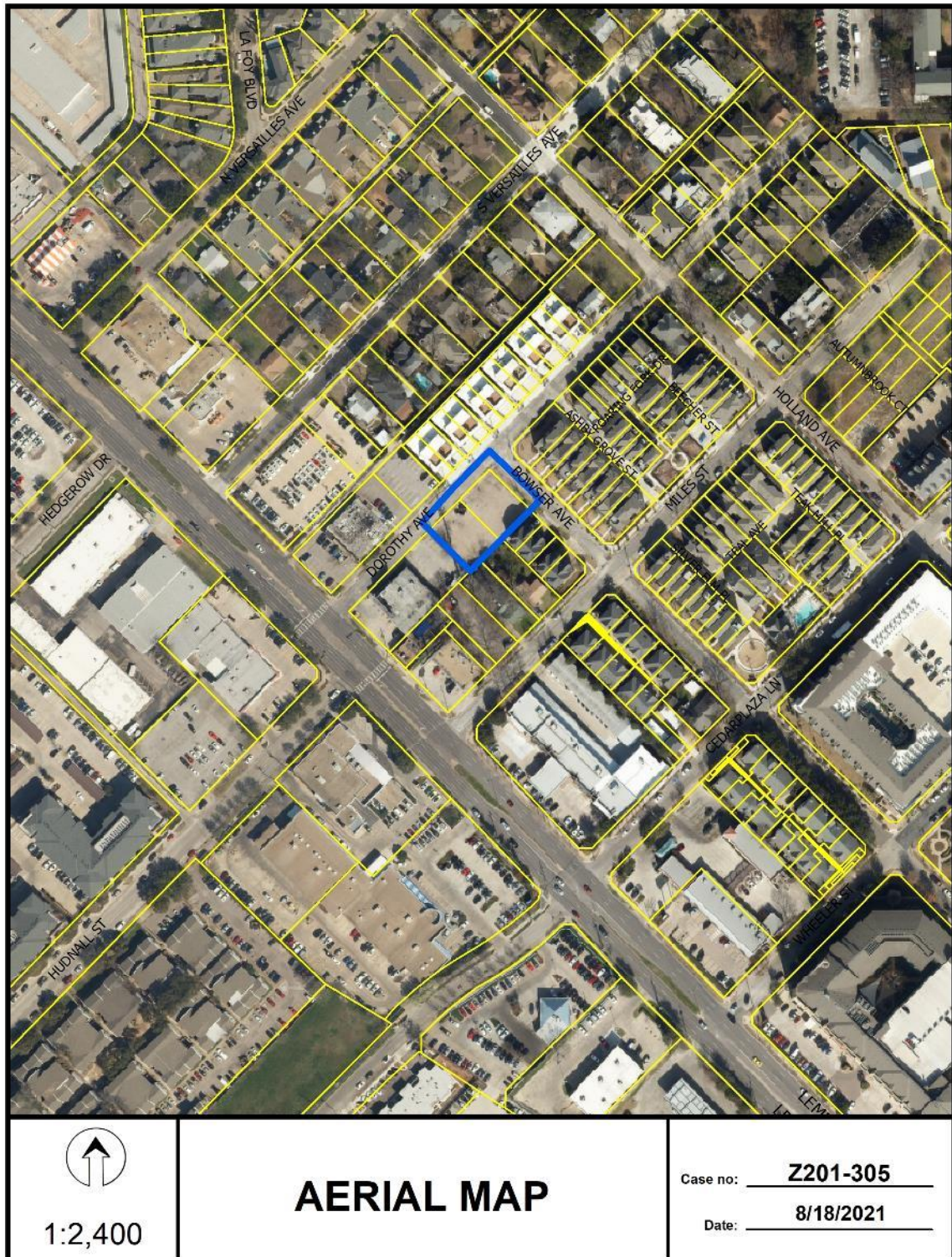
# CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



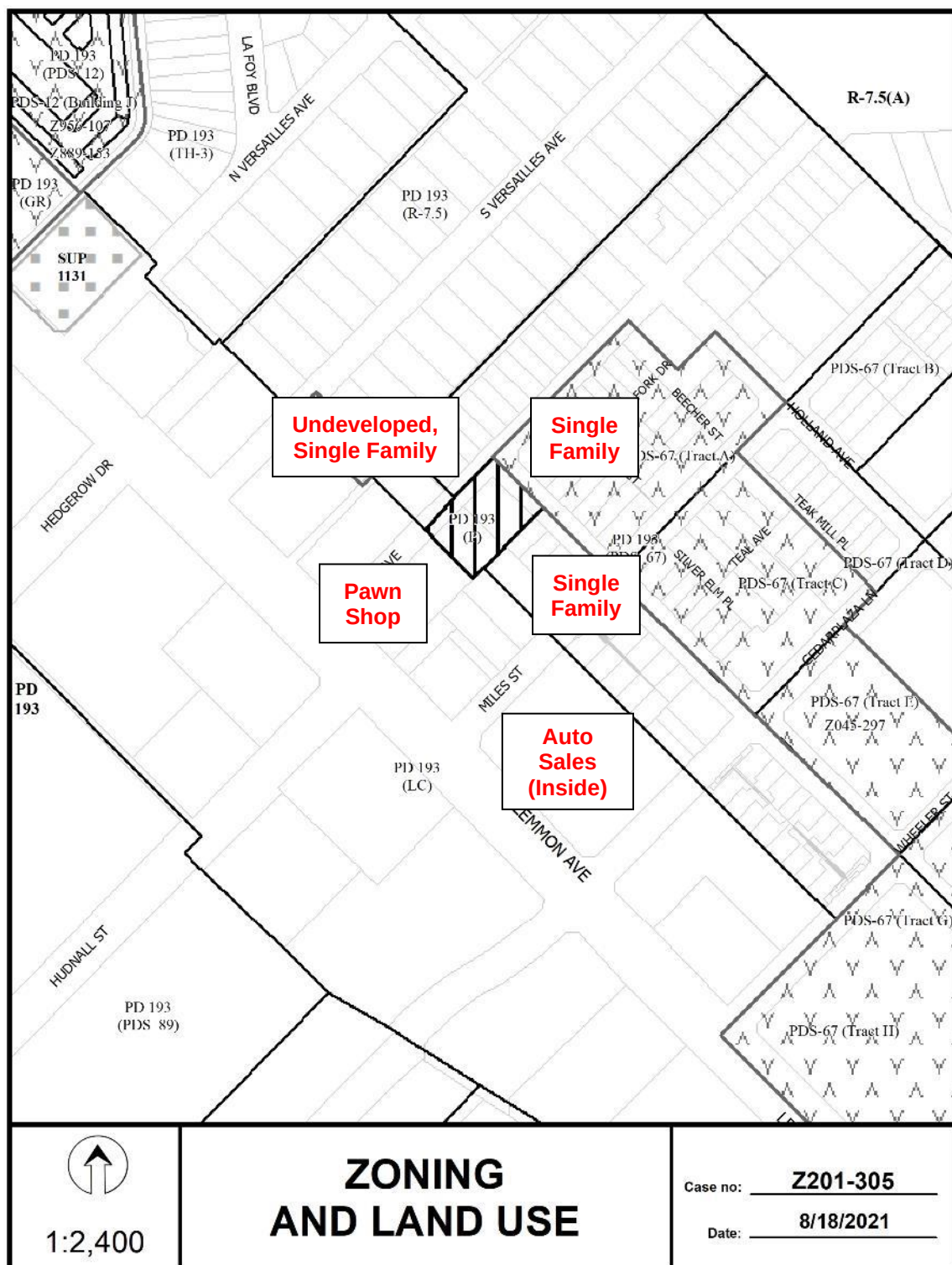


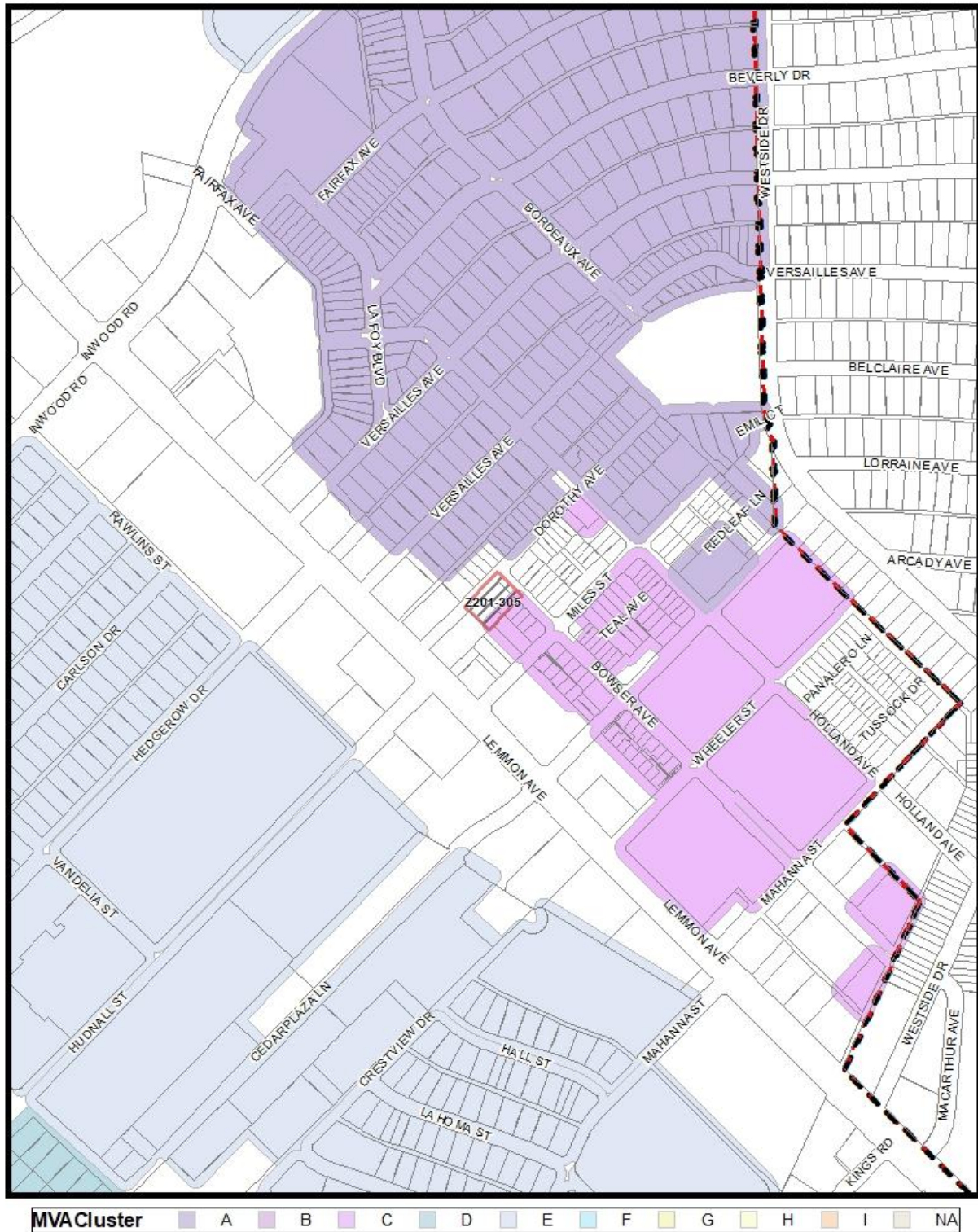












1:4,800

## Market Value Analysis

Printed Date: 8/18/2021



CPC RESPONSES



10/20/2021

***Reply List of Property Owners******Z201-305******150 Property Owners Notified******6 Property Owners in Favor******3 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>          |
|---------------------|-----------------------|-----------------------|------------------------------|
|                     | 1                     | 5404 LEMMON AVE       | PPA REALTY LTD               |
|                     | 2                     | 5334 LEMMON AVE       | KHAN AHMED M                 |
|                     | 3                     | 3511 MILES ST         | KHAN AHMED M &               |
|                     | 4                     | 3519 MILES ST         | Taxpayer at                  |
|                     | 5                     | 3523 MILES ST         | ORTIZ FRANCISCO              |
|                     | 6                     | 5370 HOLLAND AVE      | TRUDELL KENNETH J            |
|                     | 7                     | 3703 MILES ST         | ROPP RALPH L & DEBRA H       |
|                     | 8                     | 3529 CEDARPLAZA LN    | FOWLER BLAKE                 |
|                     | 9                     | 5338 LEMMON AVE       | Taxpayer at                  |
|                     | 10                    | 3623 DOROTHY AVE      | REYNA MIKE                   |
|                     | 11                    | 3627 DOROTHY AVE      | JOHNSON RICHARD E            |
|                     | 12                    | 3626 DOROTHY AVE      | Taxpayer at                  |
|                     | 13                    | 3701 DOROTHY AVE      | FULLER SAMANTHA D            |
|                     | 14                    | 3703 DOROTHY AVE      | BULLMAN STACEY L             |
|                     | 15                    | 3707 DOROTHY AVE      | BUCHWALD JON & SHELIA        |
|                     | 16                    | 3702 DOROTHY AVE      | SIMMEL INA FAYE &            |
|                     | 17                    | 3706 DOROTHY AVE      | DILLONBRANDLEY JEANNE        |
|                     | 18                    | 3518 S VERSAILLES AVE | BRIDGES BILLY G &            |
|                     | 19                    | 3522 S VERSAILLES AVE | ELSHANSHORY LIDIA MARTINEZ & |
|                     | 20                    | 3602 S VERSAILLES AVE | ANDRES JOHN                  |
|                     | 21                    | 3606 S VERSAILLES AVE | CHOWDHURY ANKUSH & SHWETA    |
|                     | 22                    | 3610 S VERSAILLES AVE | PEARCE CLAY M                |
|                     | 23                    | 3614 S VERSAILLES AVE | PEARCE CLAY MATSON           |
|                     | 24                    | 3618 S VERSAILLES AVE | WOOLARD MATT A               |
|                     | 25                    | 3622 S VERSAILLES AVE | PILLANS JULIE ANNE           |
|                     | 26                    | 3626 S VERSAILLES AVE | GARCIA FRANCISCO &           |

10/20/2021

| <b>Reply</b> | <b>Label #</b> | <b>Address</b>        | <b>Owner</b>                            |
|--------------|----------------|-----------------------|-----------------------------------------|
| X            | 27             | 3702 S VERSAILLES AVE | CASTAIGNE ARCILIO                       |
|              | 28             | 3706 S VERSAILLES AVE | MITCHELL ADAM & DENISE                  |
|              | 29             | 5454 LEMMON AVE       | Taxpayer at                             |
|              | 30             | 3515 S VERSAILLES AVE | GARCIA JESSICA & FRANCISCO JR           |
|              | 31             | 3519 S VERSAILLES AVE | LEARUS HOLDINGS LP                      |
|              | 32             | 3523 S VERSAILLES AVE | SMIRNIS STEFANO & NICHOLAS              |
|              | 33             | 3603 S VERSAILLES AVE | ABDULLAH SAMMY SNEIGE                   |
|              | 34             | 3607 S VERSAILLES AVE | RADMAN ARNOLD J                         |
|              | 35             | 3611 S VERSAILLES AVE | Taxpayer at                             |
|              | 36             | 3615 S VERSAILLES AVE | GRANTHAM JOHN K                         |
|              | 37             | 3619 S VERSAILLES AVE | SMITH MARGARET L &                      |
|              | 38             | 3623 S VERSAILLES AVE | CAPEHART SHELLY L &                     |
|              | 39             | 3627 S VERSAILLES AVE | SCOTT VICKI L                           |
|              | 40             | 5460 LEMMON AVE       | Taxpayer at                             |
|              | 41             | 3516 N VERSAILLES AVE | CLARK ROBERT M                          |
|              | 42             | 3518 N VERSAILLES AVE | CLARK RICHARD                           |
|              | 43             | 5311 LEMMON AVE       | EAGLE JOHN R TRUSTEE OF THE JRE GS TR & |
|              | 44             | 5333 LEMMON AVE       | ADLER PROP CO LLP PS                    |
|              | 45             | 3407 HUDNALL ST       | 3407 HUDNALL LLC                        |
| O            | 46             | 5414 BOWSER ST        | DIAZ CRAIG T JR                         |
|              | 47             | 5410 BOWSER AVE       | Taxpayer at                             |
|              | 48             | 5406 BOWSER ST        | PLITT AARON RUSSELL& SIRENA MICHELLE    |
|              | 49             | 5402 BOWSER ST        | DAIL ERIK W                             |
|              | 50             | 5405 BEECHER ST       | OAK PARK COMMUNITY ASN INC              |
| O            | 51             | 5495 ASHBY GROVE ST   | BRESHEARS JAMIE                         |
|              | 52             | 5483 ASHBY GROVE ST   | MILLS JEFFREY & CHERI                   |
|              | 53             | 5467 ASHBY GROVE ST   | MUELLER RYAN D &                        |
|              | 54             | 5451 ASHBY GROVE ST   | HILL KATHALEEN &                        |
|              | 55             | 5435 ASHBY GROVE ST   | WINTER REBECCA                          |
|              | 56             | 5419 ASHBY GROVE ST   | DAVIS SCOTT &                           |
| X            | 57             | 5403 ASHBY GROVE ST   | MEYER CLARISSA L                        |

10/20/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                     |
|--------------|----------------|---------------------|----------------------------------|
|              | 58             | 5420 ASHBY GROVE ST | CHERRY KATHRYN MCGLENN           |
|              | 59             | 5436 ASHBY GROVE ST | CHERUKU RAVINDER REDDY &         |
|              | 60             | 5452 ASHBY GROVE ST | SPACKMAN JAMES MARCUS &          |
| O            | 61             | 5468 ASHBY GROVE ST | CURTIS STEPHANIE                 |
|              | 62             | 5485 BEECHER ST     | AYYAR BALAJI &                   |
|              | 63             | 5465 BEECHER ST     | TARLTON STEPHANIE SHAYNE         |
|              | 64             | 5445 BEECHER ST     | KIM JAEHYUN & LINDSEY MARLENE    |
|              | 65             | 5425 BEECHER ST     | TORON JOSE ANDRES SOTO           |
|              | 66             | 5355 HOLLAND AVE    | MERCER OFELIA & CHARLES          |
|              | 67             | 5361 HOLLAND AVE    | GREER CHRISTINE HAWES            |
|              | 68             | 5367 HOLLAND AVE    | GIBSON WENDY                     |
|              | 69             | 5373 HOLLAND AVE    | ARENA GERARD & CARL DANIELS      |
|              | 70             | 3624 DOROTHY AVE    | VAN HAASTRECHT RAYN W & INGRID I |
|              | 71             | 3622 DOROTHY AVE    | LEWIS RICK A & WESLEY            |
|              | 72             | 3620 DOROTHY AVE    | FOSTER DONNA L                   |
|              | 73             | 3618 DOROTHY AVE    | HADJIBASHI YASAMAN               |
|              | 74             | 3616 DOROTHY AVE    | MCCAULEY ALLA ALIBBHAI &         |
| O            | 75             | 3614 DOROTHY AVE    | STOKES DENIS M &                 |
|              | 76             | 3612 DOROTHY AVE    | PIGNATELLI DOUG                  |
|              | 77             | 5331 AUTUMNBROOK CT | WEEKLEY HOMES LLC                |
|              | 78             | 3601 CEDARPLAZA LN  | OAK PARK COMMUNITY ASN INC       |
|              | 79             | 5343 HOLLAND AVE    | MEYERS KEVIN J &                 |
|              | 80             | 5339 HOLLAND AVE    | HIBBARD HEATHER L                |
|              | 81             | 5335 HOLLAND AVE    | PRIORITY RELOCATION COMPANY LLC  |
|              | 82             | 5331 HOLLAND AVE    | BORROMEO MARK D &                |
|              | 83             | 5327 HOLLAND AVE    | HANCOCK MICHAEL                  |
|              | 84             | 5323 HOLLAND AVE    | HUSSAIN IRAM                     |
|              | 85             | 5319 HOLLAND AVE    | FANKHAUSER KYLE D                |
|              | 86             | 5315 HOLLAND AVE    | AMBIA ANNE MARIE &               |
| X            | 87             | 5311 HOLLAND AVE    | WEINGARTNER HEIDI M              |
|              | 88             | 5315 TEAK MILL PL   | DUBOSE MODEL HOME                |



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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                    |
|--------------|----------------|-------------------|---------------------------------|
|              | 89             | 5325 TEAK MILL PL | NETREIT DUBOSE MODEL HOME       |
|              | 90             | 5335 TEAK MILL PL | SHRESTHA REKHA & SUDARSHAN R    |
|              | 91             | 5345 TEAK MILL PL | BIYANI ROHIT & CHARISMA         |
|              | 92             | 3650 TEAL AVE     | COX JEFFERY A                   |
|              | 93             | 3630 TEAL AVE     | LUCIA WILLIAM C FAMILY TRUST    |
|              | 94             | 3610 TEAL AVE     | HUTCHINSON DWAYNE L & AMI       |
|              | 95             | 5334 BOWSER AVE   | MOORE MICHAEL ALLEN             |
|              | 96             | 5342 BOWSER AVE   | MEDRANO CARLA                   |
|              | 97             | 5350 BOWSER AVE   | MOSQUERA EMILY E                |
|              | 98             | 5358 BOWSER AVE   | CHERIAN SAJAY & APEKSHA         |
|              | 99             | 5366 BOWSER AVE   | REYNOLDS JOHN M &               |
|              | 100            | 5374 BOWSER AVE   | PRIORITY RELOCATION COMPANY LLC |
|              | 101            | 5382 BOWSER AVE   | PRIORITY RELOCATION             |
|              | 102            | 5390 BOWSER AVE   | PRIORITY RELOCATION CO LLC      |
|              | 103            | 3630 MILES ST     | SALINAS BENIGNO J &             |
|              | 104            | 3640 MILES ST     | MANNING WILLIAM T &             |
|              | 105            | 3650 MILES ST     | MEHTA NIKHIL & POOJA            |
|              | 106            | 3660 MILES ST     | MARTIN ANGELA                   |
| O            | 107            | 3670 MILES ST     | ROSE CAROLINE                   |
|              | 108            | 3680 MILES ST     | KOHLMANN BENJAMIN & JAMIE       |
|              | 109            | 5300 LEMMON AVE   | PPA RLTY LTD                    |
|              | 110            | 3522 MILES ST     | LIANG FEI                       |
|              | 111            | 3524 MILES ST     | DELEON ROBERTO C & LINDSEY P    |
|              | 112            | 3526 MILES ST     | NOVAK JONATHAN W & NATALIE C    |
|              | 113            | 3528 MILES ST     | GORMAN TERESA M                 |
|              | 114            | 3530 MILES ST     | WALLACE JORDAN & LAUREN         |
|              | 115            | 3540 MILES ST     | LIAN HONGBING & LEI XUAN        |
|              | 116            | 3538 MILES ST     | MILES CASA LLC                  |
|              | 117            | 3536 MILES ST     | KING RHETT A                    |
|              | 118            | 3534 MILES ST     | SLAVIN CLAUDIA C                |
|              | 119            | 3532 MILES ST     | KESTER CECIL                    |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                              |
|--------------|----------------|-----------------------|-------------------------------------------|
|              | 120            | 3521 CEDARPLAZA LN    | PRESCOTT INTERESTS LTD                    |
|              | 121            | 3603 DOROTHY AVE      | NATH AJAY & SHIVANGI P MODY               |
|              | 122            | 3605 DOROTHY AVE      | BROWNING DIANA                            |
|              | 123            | 3609 DOROTHY AVE      | BERTWELL RUSSELL & MERIDITH               |
|              | 124            | 3611 DOROTHY AVE      | THOMAS EMILY & SEAN                       |
|              | 125            | 3613 DOROTHY AVE      | Taxpayer at                               |
|              | 126            | 3617 DOROTHY AVE      | GARY GRANT                                |
|              | 127            | 3619 DOROTHY AVE      | MAI JASON H                               |
|              | 128            | 3621 DOROTHY AVE      | SHENEMAN JOHN ANTHONY JR &                |
|              | 129            | 3583 DOROTHY AVE      | HA JAY & JUNGMIN KIM                      |
| O            | 130            | 3589 DOROTHY AVE      | GERSTNER ACHIM & GABRIELE                 |
|              | 131            | 3595 DOROTHY AVE      | BOLLINGER DEBORAH WALTER &                |
|              | 132            | 3601 DOROTHY AVE      | ZINDEL BRIT MAEGAN                        |
|              | 133            | 3524 N VERSAILLES AVE | JACOBS KEVIN E                            |
|              | 134            | 3528 N VERSAILLES AVE | BATES THERESA MARIE REVOCABLE             |
|              | 135            | 3532 N VERSAILLES AVE | GROSH GREGORY E                           |
|              | 136            | 3600 N VERSAILLES AVE | MOON JAMES G                              |
|              | 137            | 3412 HUDNALL ST       | EAGLE JOHN R TRUSTEE OF THE JDE GS TR &   |
|              | 138            | 5431 LEMMON AVE       | ESS WCOT OWNER LLC                        |
|              | 139            | 5403 LEMMON AVE       | ESTATE OIL & GAS CORP                     |
|              | 140            | 5444 LEMMON AVE       | Taxpayer at                               |
|              | 141            | 3707 MILES ST         | CARTER RAYMOND E JR                       |
|              | 142            | 3707 MILES ST         | LALWANI HEMANTH &                         |
|              | 143            | 3707 MILES ST         | KREAGER DAVID MICHAEL                     |
|              | 144            | 3707 MILES ST         | WOODHEAVEN LIVING LLC                     |
|              | 145            | 3707 MILES ST         | NARVAEZ STEVEN J                          |
|              | 146            | 3707 MILES ST         | RUSSELL ROBERT & BLANCA                   |
|              | 147            | 3707 MILES ST         | JIANG XUEXIA                              |
|              | 148            | 3707 MILES ST         | RICHARDSON MARIE LYNNE<br>REVOCABLE TRUST |
|              | 149            | 3707 MILES ST         | WEAVER MICHELLE                           |
|              | 150            | 3707 MILES ST         | WILLIAMSON MARC A                         |