
FILE NUMBER:	Z190-290(LG)	DATE FILED:	June 23, 2020
LOCATION:	Northeast corner of Rawlins Street and north of Knight Street		
COUNCIL DISTRICT:	14	MAPSCO:	35 W
SIZE OF REQUEST:	±0.26 acres	CENSUS TRACT:	6.05

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANTS/OWNERS: Ron Watterson & Michael Sambogna

REQUEST: An application for an O-2 Office Subdistrict with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with consideration given to a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

SUMMARY: The purpose of the request is to allow for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

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

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

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 153 subdistricts.
- The request site currently developed as a 2,688 square foot two-story single-family home on one lot with fencing around the perimeter of the property.
- In the initial application, the applicant proposed a barber and beauty shop use on the street level. This use is not a permitted use in an MF-2 Subdistrict. The remainder of the house, including the second floor, will continue to be used as a residence.
- CPC held the case under advisement and instructed staff to readvertise for a Planned Development Subdistrict for an MF-2(A) Multiple Family Subdistrict uses and office and live/work uses.

Zoning History:

There have been two zoning cases requested in the area in the past five years.

1. **Z190-324** An application for a Planned Development Subdistrict for GR General Retail uses. (Scheduled for the January 21, 2021 CPC meeting).
2. **Z178-186:** On April 25, 2018, the City Council approved a Historic Building Demolition Delay Overlay (DDO) for a larger area of East Dallas and Oak Lawn.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lemmon Avenue	Principal Arterial	90 feet

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction has reviewed the application and has determined traffic in the area would not be adversely impacted due to the proposed project.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

Urban Design Element

Goal 5.2 Strengthen community and neighborhood identity

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

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plans:

The *Oak Lawn Special Purpose District* and the *Oak Lawn Plan* was established in February 1985 and includes seven objectives for the area. The applicant's proposal is consistent with the following objectives highlighted by the Plan:

- (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 proposal has the potential to achieve only one of the seven stated objectives of the Oak Lawn Plan, which is objective 2 of the Oak Lawn Plan. The O-2 Office Subdistrict within PD No. 193 allows a maximum height of 240 feet. Deed restrictions were volunteered by the application in the original request limiting the height to 36 feet with the plan to maintain the existing structure's height. The PDS includes the same height limitations that maintain the structure's existing height.

STAFF ANALYSIS**Surrounding Land Uses:**

	Zoning	Land Use
Site	PD No. 193 MF-2	Single Family
Northwest	PD No. 193 O-2, PD No. 193 MF-2	Beauty Salon
North	PD No. 193 MF-2	Multiple Family
Northeast/East	PD No. 193 GR	Retail & Restaurants
Southeast	PD No. 193 MF-2, PD No. 193 GR, SUP No. 2073	Multiple Family, Retail, & Restaurants
South/Southwest	PD No. 193 MF-2	Multiple Family & Single Family
West	PD No. 193 MF-2	Multiple Family

Land Use Compatibility:

The request site is comprised of one lot and is located within an MF-2 Subdistrict and was constructed over 100 years ago. Surrounding uses in the area include single-family and multifamily residences north, south, southeast, southwest, and west of the area of request. Retail and restaurants are located on Lemmon Avenue northeast, east, and southeast of the site. A medical office (urgent care) and beauty salon are located across Rawlins Street to the northwest of the area of request on property that is zoned O-2 Office Subdistrict in PD No. 193.

The original request was to change to an O-2 Subdistrict to allow a barber and beauty shop in the structure along with a residence.

A barber and beauty shop use is a limited use that is only permitted on the street level (see Section 51P-193.110). According to Section 51P-193.109 of PD No. 193, the requirements are as follows for limited uses:

- (1) be primarily for the service of the occupants of a building;
- (2) be contained entirely within the main building;
- (3) have no exterior public entrance except through the general building entrances; and
- (4) have no exterior advertising or signs.

Further O-2 Office Subdistrict requirements for limited uses include:

- (A) No additional use may have a floor area greater than 2,000 square feet.

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(B) The aggregate floor area of retail uses and the additional uses listed in Subsection (c)(2) of this section on a street level of a building may not exceed 50 percent of the aggregate floor area of all uses on the street level. Some of the additional uses in Subsection (c)(2) of this section are already permitted as limited uses.

The applicant volunteered deed restrictions in the original request to limit the height and uses for to a barber and beauty shop and a single-family residence. Three properties abutting the area of request are zoned an MF-2 Subdistrict.

At the November 5, 2020 City Plan Commission meeting, CPC instructed staff to readvertise the case with consideration of a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

Development Standards:

	MF-2 (existing)	O-2 (proposed)	PDS (proposed)
Front yard (min)	0'	15'* Applicant: 20'	0'
Side / rear yard (min)	0' For duplex: 5' / 10' For multifamily under 36' in height: 10' /15'	0'* Additional setback must be equal to half the height of the building if it exceeds 36'	0' For duplex: 5' / 10' For multifamily under 36' in height: 10' /15'
Rear yard (min)	0'	0'* Additional setback must be equal to half the height of the building if it exceeds 36'	0'
Height (max)	36'	240' Applicant via deed restrictions: 36'	36'
Stories (max)	-	Applicant via deed restrictions: no max	-
Lot coverage (max)	60%	60%	60%
Primary Uses	Multiple Family	Beauty and barber shop (limited use)	Office, live/work use limited to residential with office

**Encroachment bonuses applies to this subdistrict. An encroachment bonus means the portion of the building over 36 feet in height that would violate the additional setback requirements of neighboring properties that are classified as TH, MF-1, and MF-2 subdistricts in PD. No. 193.*

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In the original request the applicant proposed using the existing house. Restrictions limiting the uses to single family or multifamily were volunteered in the deed restrictions. Staff acknowledges that the proposed PDS does not protect the structure but allows the continued use of the site in a manner that is compatible to the existing neighborhood and surrounding areas regardless of whether the existing structure is damaged or destroyed.

The request provides the owner with the opportunity to work where they live. Even if the office use does not occur, the proposed site can still be used as a single-family residence due to the base zoning of MF-2(A). Staff believes the proposed PDS protects the neighborhood from further intrusion of commercial areas in residential areas and provides incentives to maintain the structure. The applicant also has a proposed development plan, which is included in this report.

Parking:

The applicant has provided a development plan for staff to review. The Engineering Division staff reviewed the proposed plan and supports the proposed parking plan. The Engineering staff will review the plan when it is submitted for building permits to provide final comments and approval.

The applicant is required to have two parking spaces for each dwelling unit for an MF-2 Multifamily use. An office-related use is required to have one parking space for every 366 square feet of floor area. The subject site consists of 2,688 square feet and would require eight parking spaces for office uses and two for dwelling uses.

The applicant illustrates that ten parking spaces (nine regular, one accessible) can be developed in the rear of the property. The applicant can also use Rawlins Street for two on-street parking spaces since it is wide enough to accommodate on-street parking as well. Parking on Knight Street is prohibited. Based on the applicant's proposal, the applicant meets the requirements for parking for its proposed uses.

Landscaping:

Landscaping is per PD No. 193. Landscaping will likely not be triggered if the applicant uses the existing structure. Staff added the landscape plan in the PDS conditions, and this recommended change is included in the PDS conditions.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 subject site is in Category "C." Properties within the vicinity of the subject site are in Categories "C," "D," and "E."

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CPC ACTION

September 17, 2020

Motion: In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement until October 1, 2020.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 76
Replies: For: 2 Against: 1

Speakers: For: None
For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX,
Against: None

CPC ACTION

October 1, 2020

Motion: In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement until November 5, 2020.

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

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 76
Replies: For: 2 Against: 1

Speakers: For: Adam Murphy, 3435 Dickinson Ave., Dallas, TX,
For (Did not speak): Audra Buckley, 1414 Bellevue St., Dallas, TX,
Ron Watterson, 3403 Knight St., Dallas, TX, 75219
Against: None

CPC ACTION

November 5, 2020

Motion: In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement to an unspecified date and to instruct staff to re-notice for a planned development district.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 200 Mailed: 76
Replies: For: 2 Against: 1

Speakers: For: None
For (Did not speak): Audra Buckley, 1414 Bellevue St., Dallas, TX,
Ron Watterson, 3403 Knight St., Dallas, TX, 75219

Against: None

CPC ACTION

December 17, 2020

Motion: It was moved to recommend **approval** of an O-2 Office Subdistrict, subject to a development plan and conditions on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant, on the northeast corner of Rawlins Street and north of Knight Street with consideration given to a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

Maker: Schwope

Second: Garcia

Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0

Absent: 1 - Johnson

Vacancy: 0

Notices: Area: 500

Mailed: 249

Replies: For: 3

Against: 0

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX,

For (Did not speak): Ron Watterson, 3403 Knight St., Dallas, TX, 75219

Against: None

Volunteered Deed Restrictions (Updated as of September 29, 2020) – not part of the PDS proposal

The following uses are PROHIBITED:

- (1) Residential uses.
 - Duplex
 - Hotel and motel.
 - Group Residential Facility
 - Handicapped Group Dwelling Unit
 - Retirement Housing
 - Overnight general purpose shelter
- (2) Utility and Service uses.
 - Utility or governmental installation other than listed
 - Local Utilities
 - Electrical substation
 - Radio, television, or microwave tower
 - Sewage pumping station
 - Commercial radio or television transmitting station
 - Sewage treatment plant
 - Telephone exchange, switching, and transmitting requirement
 - Water reservoir, well, or pumping station.
 - Water treatment plant
- (3) Transportation uses.
 - Airport or landing field
 - Helistop
- (4) Community service uses.
 - Adult day care facility-limited
 - Post office
 - Community Service Center
 - Foster home
 - Child-care facility
 - Halfway house
- (5) Medical uses.
 - Hospital.
 - Medical Clinic
 - Medical or scientific laboratory.
- (6) Educational uses.
 - Public or private school
 - Business school.
 - College, university, or seminary
 - College fraternity or sorority house

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- College dormitory
- (7) Recreation and entertainment uses.
 - Public park or playground
 - Private recreation club or area
 - Wax museum
- (8) Bar and restaurant uses.
 - Bar, lounge, or tavern
 - Restaurant without drive-in or drive-through service
 - Private club
- (9) Professional, personal service, and custom crafts uses.
 - Bank or savings and loan office.
 - Health studio.
 - Key shop.
 - Shoe repair.
 - Tailor, custom sewing, and millinery.
 - Broadcasting or recording studio.
 - Handcraft Bookbinding
- (10) Retail uses.
 - Camera shop.
 - Cigar, tobacco and candy store.
 - Clothing store.
 - Drug store.
- (11) Motor vehicle related uses.
 - Service station
- (12) Commercial uses.
 - Stone, sand, or gravel mining
 - Duplication shop
 - Diamond and precious stone sales.
- (13) Storage and waste disposal uses.
 - Recycling drop-off container
 - Recycling drop-off for special occasion collection
- (14) Animal related uses.
 - Veterinarian's office

Additional Conditions:

- (1) The only main use allowed on the property is single family unless the existing structure is occupied by a non-residential use. If the structure is destroyed, either intentionally or unintentionally, the only uses allowed will be single

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family or multifamily.

- (2) Minimum front yard setback is 20 feet.
- (3) Minimum side yard setback is 10 feet.
- (4) Maximum height is 36 feet.
- (5) Maximum lot coverage is 60 percent.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

CPC Recommended PDS Conditions

Division S-XXX. PD Subdistrict XXX.

SEC. S-XXX.101. LEGISLATIVE HISTORY.

PD Subdistrict XXX was established by Ordinance No. _____, passed by the Dallas City Council on _____. (Ord. _____)

SEC. S-XXX.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict XXX is established on property located northeast intersection of Rawlins Street and Knight Street. The size of PD Subdistrict XXX is approximately 0.26 acres. (Ord. _____)

SEC. S-XXX.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and 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,

(1) **LIVE/WORK UNIT means an interior space that combines a residential with an office use. A live/work unit is considered a non-residential use.**

(2) **SUBDISTRICT** means a subdistrict of PD 193.

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

(d) This subdistrict is considered to be a residential zoning district. (Ord. _____)

SEC. S-XXX.104. EXHIBITS.

The following exhibit is incorporated into this division: Exhibit S-XXXXA: development plan.

SEC S-XXX.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit_____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC S-XXX.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 MF-2 Multifamily Subdistrict, subject to the same conditions applicable in the MF-2 Multifamily Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multifamily 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 MF-2 Multifamily Subdistrict is subject to DIR in this subdistrict; etc.

(b) For existing structures built prior to 1920, the following uses are permitted by right:

- Office.
- Live/work unit.

SEC S-XXX.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-XXX.107. YARD, LOT, AND SPACE PROVISIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

The yard, lot, and space regulations for the MF-2 Multifamily Subdistrict apply. (Ord. _____)

SEC. S-XXX.108. OFF-STREET PARKING AND LOADING.

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

SEC. S-XXX.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. _____)

SEC. S-XXX.110. LANDSCAPING.

- (a) Landscaping and screening must be provided in accordance with Part 1 of this article.
- (b) Plant materials must be maintained in a healthy, growing condition.

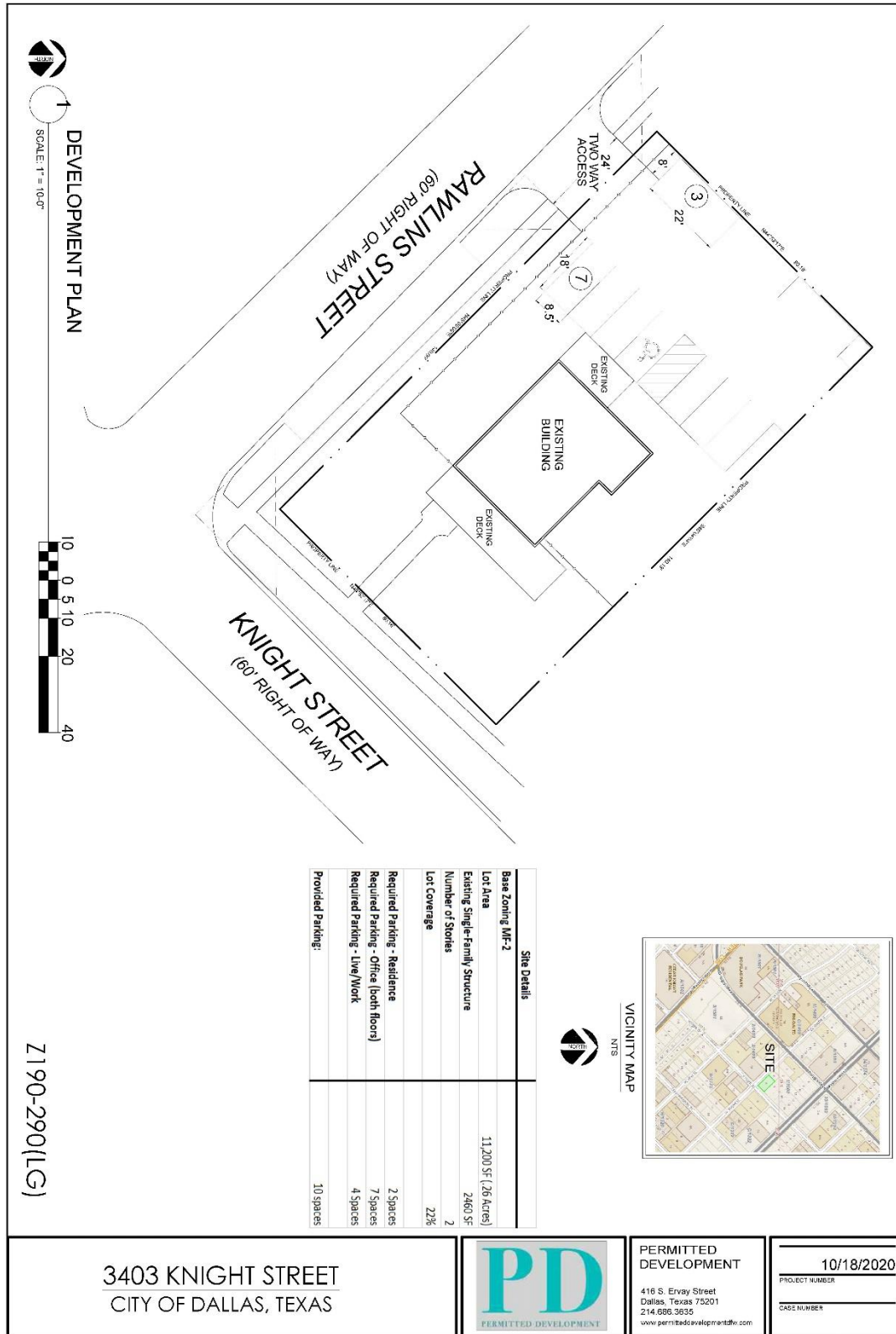
SEC. S-XXX.111. ADDITIONAL PROVISIONS.

- (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.
(Ord. _____)

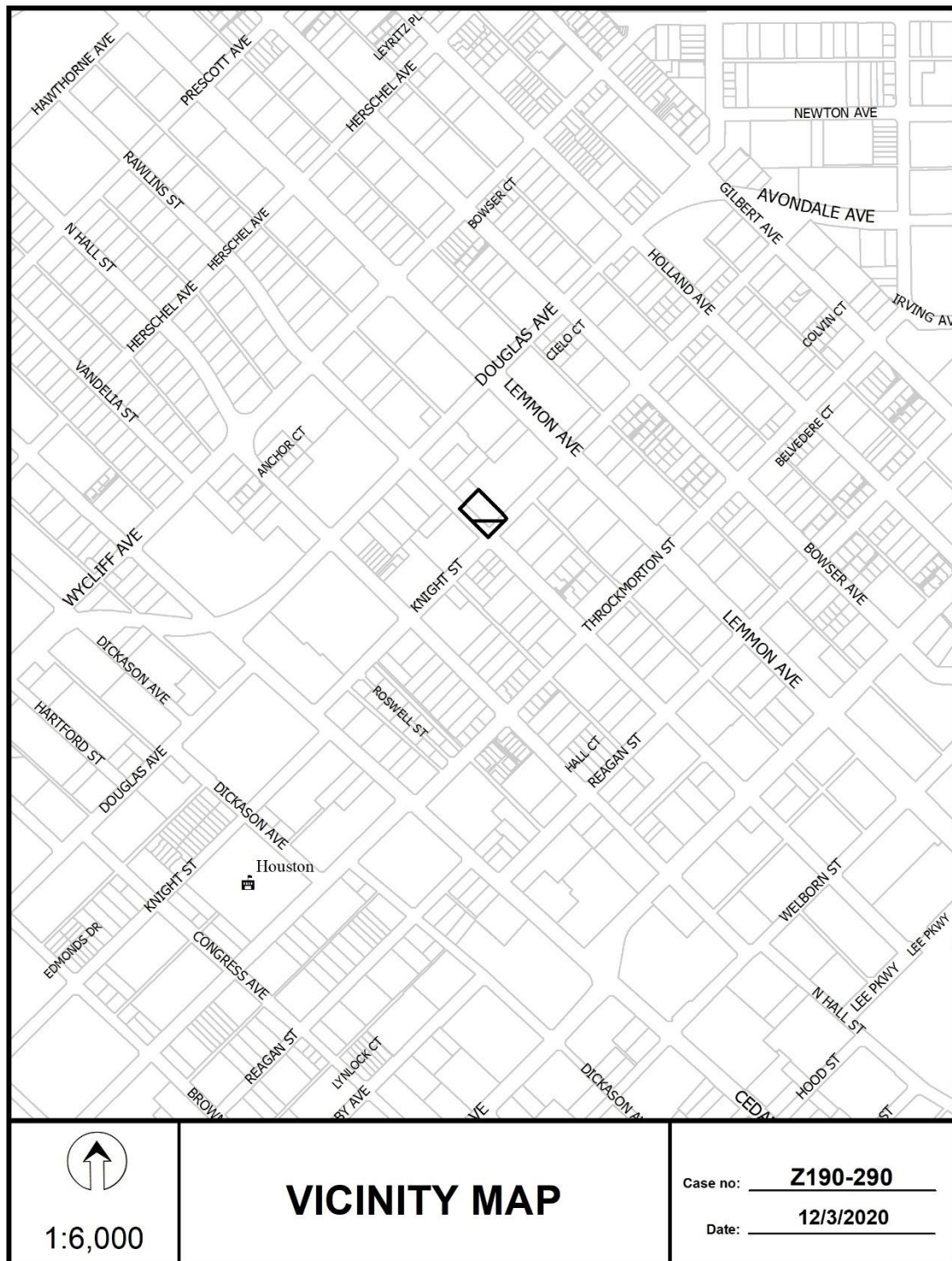
SEC. S-XXX.112. COMPLIANCE WITH CONDITIONS.

- (a) All new 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 city.
- (b) 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. (Ord. _____)

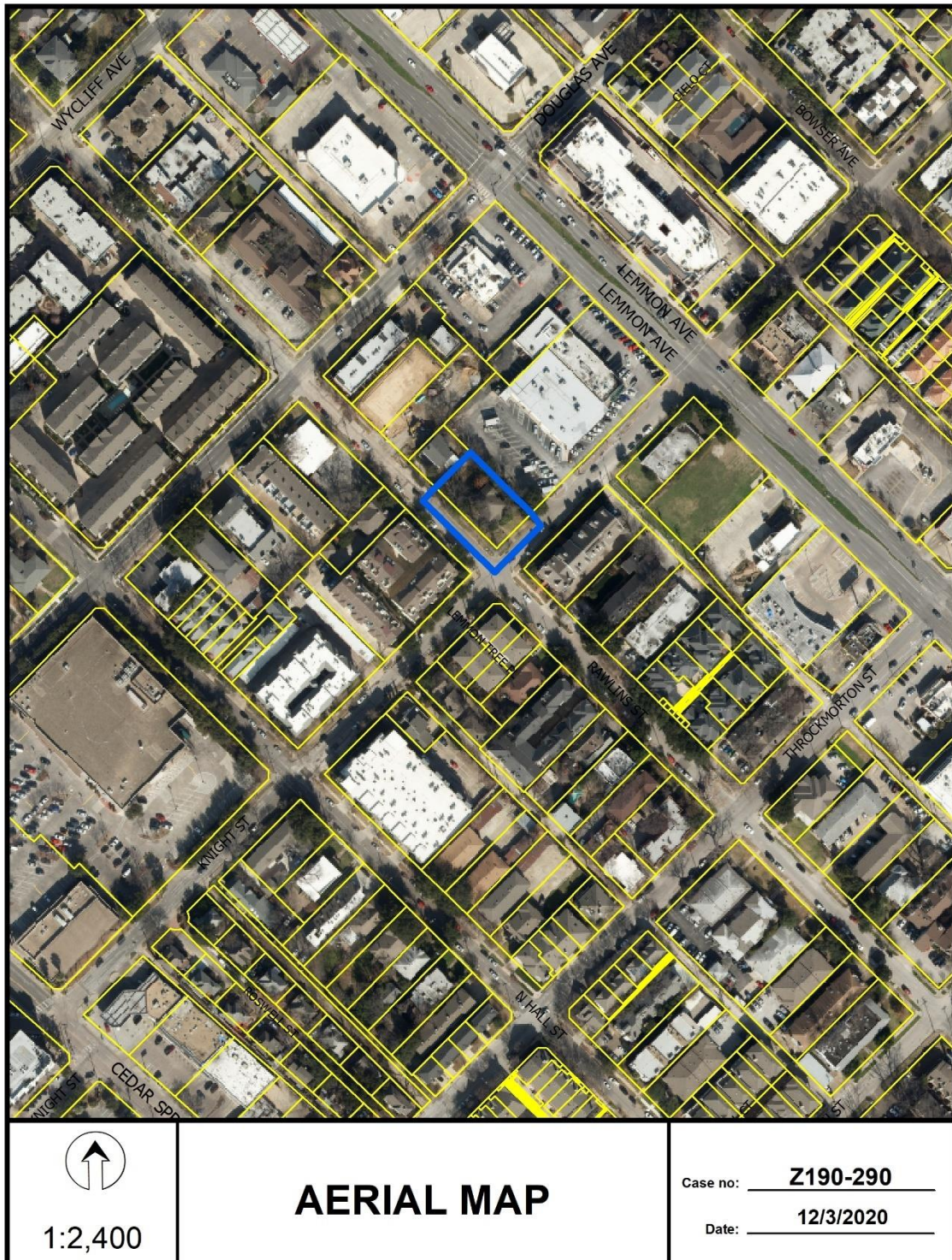
PROPOSED DEVELOPMENT PLAN

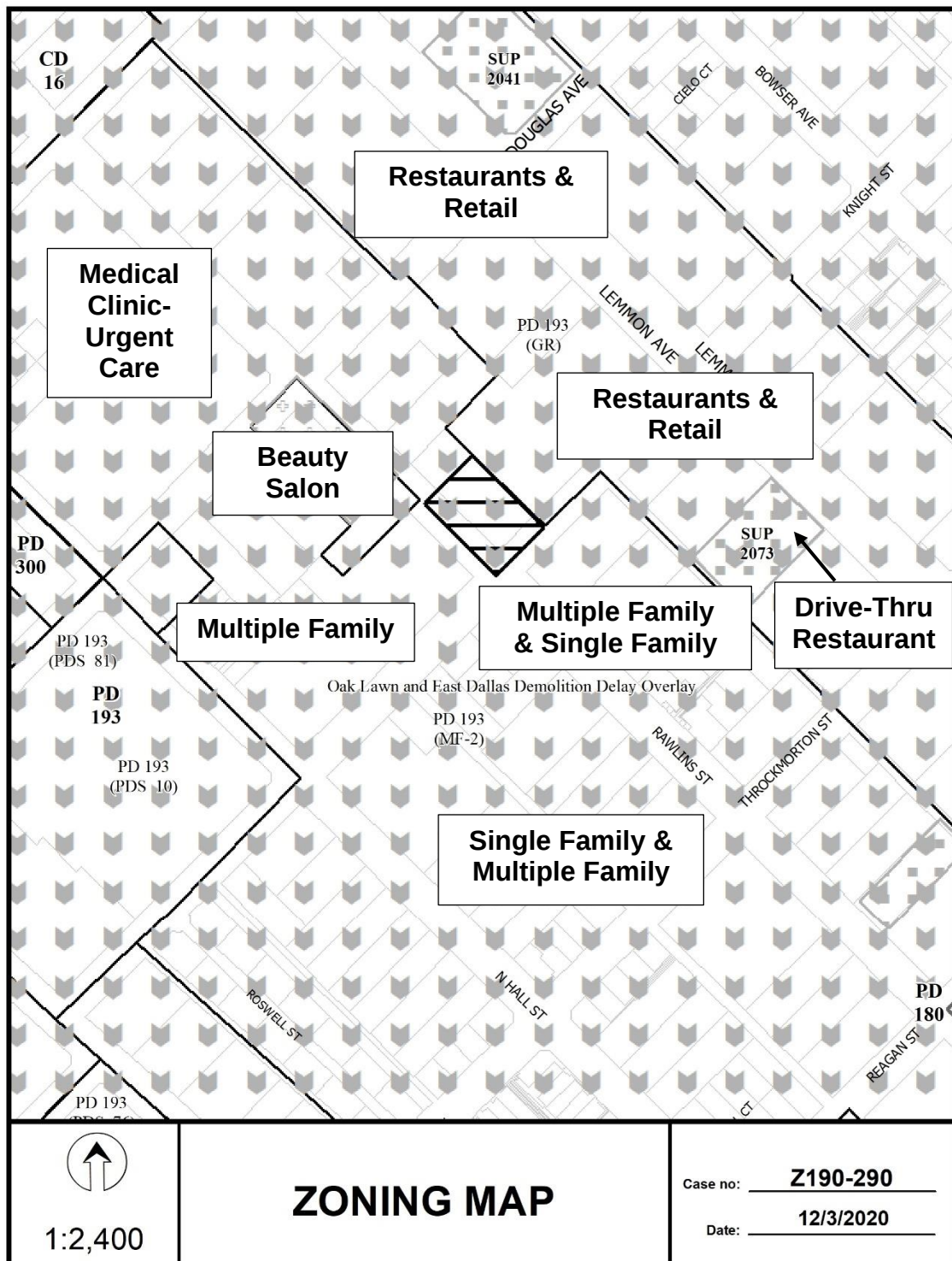


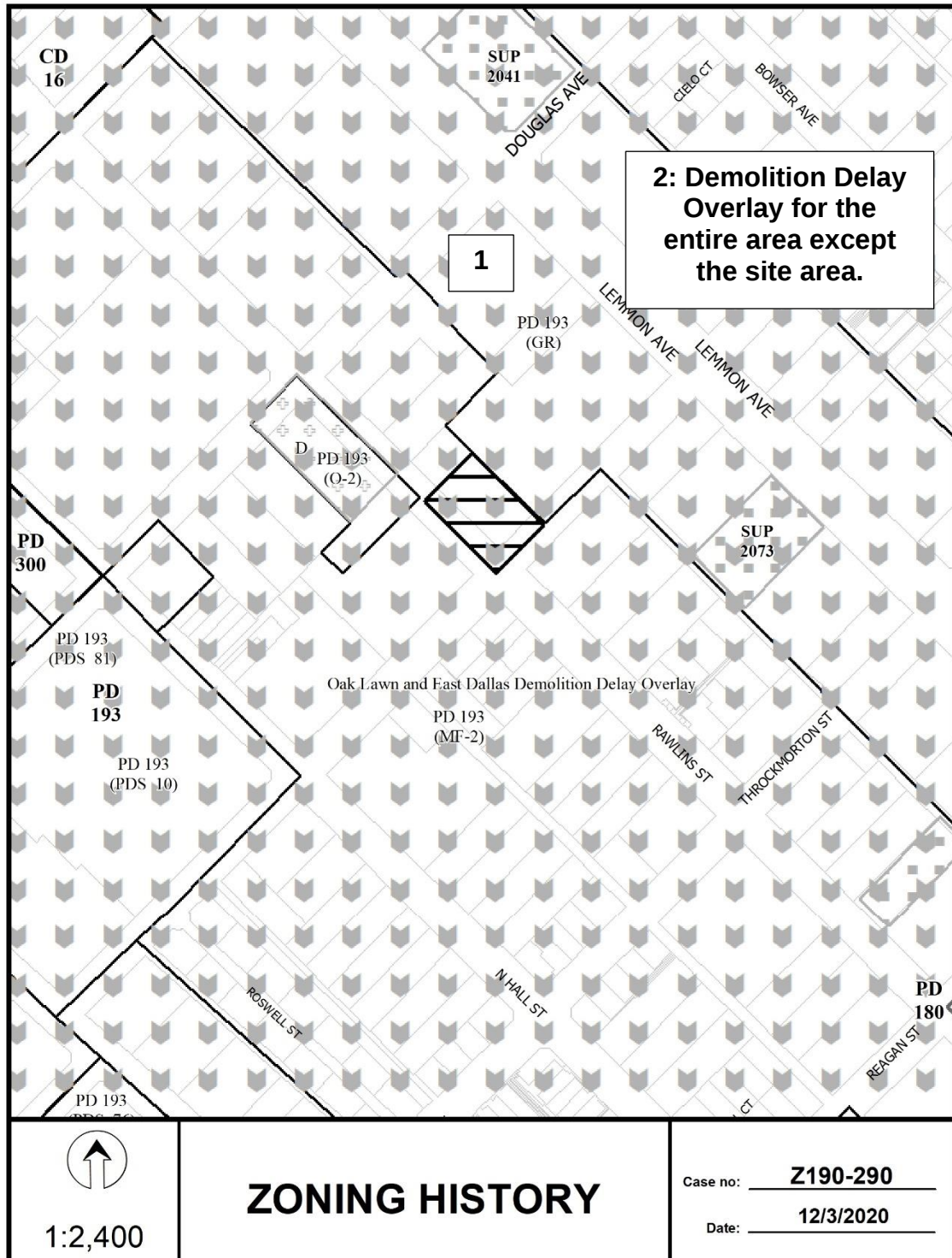
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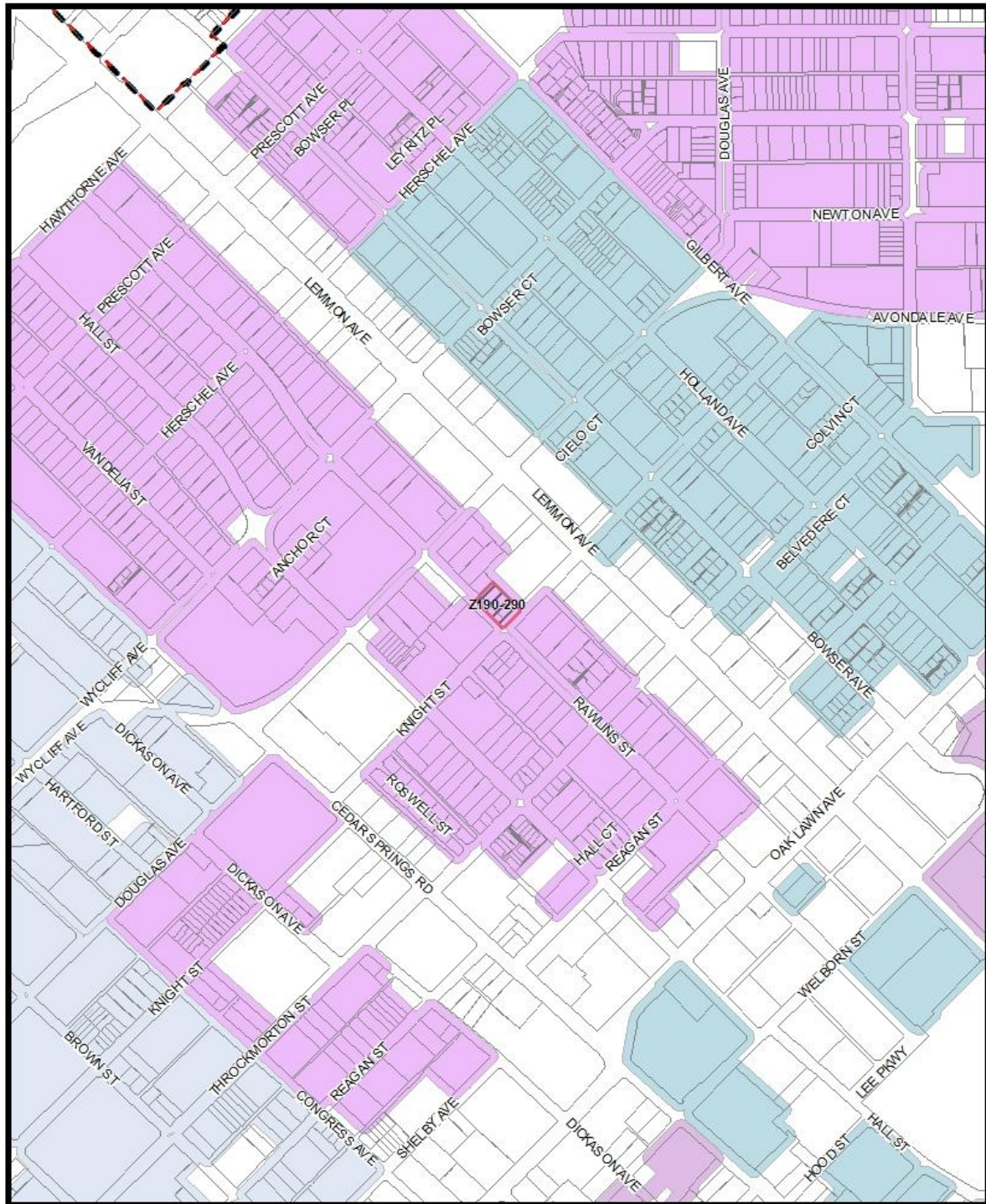
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Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 12/3/2020

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CPC RESPONSES



12/16/2020

Reply List of Property Owners***Z190-290******249 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3403 KNIGHT ST	WATTERSON RONALD E &
O	2	4102 LEMMON AVE	ALDERI CORP
	3	4026 LEMMON AVE	BURKMAN INVESTMENTS INC
	4	4030 LEMMON AVE	FARR TERESA M
O	5	4038 LEMMON AVE	TRAYMORE PARTNERS LTD
	6	4037 LEMMON AVE	RTK RESOURCES LP
O	7	4001 LEMMON AVE	OLIVERIE DOMINICK
	8	4003 LEMMON AVE	WEEDN REALTY LTD
	9	4006 N HALL ST	Taxpayer at
	10	4010 N HALL ST	Taxpayer at
	11	4014 N HALL ST	IP HH LLC
	12	3314 KNIGHT ST	BROWN WILLIAM P JR &
	13	4031 RAWLINS ST	4031 RAWLINS LLC
	14	4009 RAWLINS ST	AXEL REALTY LLC
	15	4007 RAWLINS ST	Taxpayer at
	16	4003 RAWLINS ST	LEE & RASOR AND ASSOC
	17	3319 THROCKMORTON ST	TUPELO MANAGEMENT LLC
	18	4039 N HALL ST	TURNER PARKER STEWART
	19	4029 N HALL ST	Taxpayer at
	20	4115 RAWLINS ST	DYKEMAN ALICE M
	21	3310 DOUGLAS AVE	Taxpayer at
	22	3330 DOUGLAS AVE	CAUTHEN DON & JULIA
	23	3300 DOUGLAS AVE	Taxpayer at
	24	4125 LEMMON AVE	JHS PARTNERS LP
	25	4116 RAWLINS ST	RAWLINS STREET HOLDINGS LP
	26	4122 RAWLINS ST	RAWLINS STREET HOLDINGS LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4117	LEMMON AVE	LEMMON AVE RETAIL LP
28	4110	RAWLINS ST	LEE BENJAMIN &
29	4214	RAWLINS ST	MILLENNIAL APTS LLC
30	3411	DOUGLAS AVE	ROSE STERLING &
31	4140	LEMMON AVE	ROSEBRIAR DOUGLAS CT
32	4016	RAWLINS ST	KAY GLENDA LIVING TR
33	4014	RAWLINS ST	COHEN ALAN GOLD
34	4012	RAWLINS ST	POLATIN PETER &
35	4010	RAWLINS ST	WIKENCZY CHRISTOPHER P &
36	4008	RAWLINS ST	MCCOY C FRANCE &
37	4006	RAWLINS ST	HAWKINS STEVEN B
38	4004	RAWLINS ST	RUTLEDGE GEORGE &
39	4002	RAWLINS ST	Taxpayer at
40	4023	LEMMON AVE	SGB LEMMON LLC
41	3318	KNIGHT ST	SANDEN THOMAS G &
42	4025	LEMMON TREE PL	HERLIHY JOHN ANDREW
43	4035	LEMMON TREE PL	DEMERS CYNTHIA
44	4030	LEMMON TREE PL	JAMESON MARK L
45	4020	LEMMON TREE PL	WILLIAMS ZACHARY A
46	4010	LEMMON TREE PL	Taxpayer at
47	4015	LEMMON TREE PL	HENDRICSON AARON
48	4140	N HALL ST	LEEPER MELANIE
49	4136	N HALL ST	Taxpayer at
50	4132	N HALL ST	TRAN MARVINH
51	4128	N HALL ST	SAMRA ROBERT
52	4124	N HALL ST	BLUE MH TEXAS LLC
53	4120	N HALL ST	MURPHY ELYSE M
54	4116	N HALL ST	RANSOMBECKER STEPHANIE
55	4112	N HALL ST	WILLIAMS ANTHONY JAMES &
56	4111	RAWLINS ST	RYEGRASS RAWLINS LLC
57	4207	LEMMON AVE	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4142	CEDAR SPRINGS RD	KROGER TEXAS LP
59	4018	LEMMON AVE	Taxpayer at
60	3314	DOUGLAS ST	TOMES BRYAN D
61	3314	DOUGLAS ST	VARGHESE THOMAS & RUBY THOMAS
62	3314	DOUGLAS ST	WANGLER LAWRENCE & SUSAN
63	3314	DOUGLAS ST	AYYALAPU ANITHA &
64	3314	DOUGLAS ST	GUADALUPE ISMAEL II
65	3314	DOUGLAS ST	RAM VIJAY &
66	3314	DOUGLAS ST	FARHA DOUG &
67	3314	DOUGLAS ST	GRISWOLD THOMAS AIDAN
68	3400	DOUGLAS AVE	MINDER DAVID M &
69	3404	DOUGLAS AVE	COX MATTHEW L
70	3408	DOUGLAS AVE	BAINES DONNA D
71	3412	DOUGLAS AVE	YELVINGTON RICHARD GLENN
72	3416	DOUGLAS AVE	HALL WENDELL E & KAREN O
73	3420	DOUGLAS AVE	BACK JUSTIN CHARLES & COURTNEY
74	3320	DOUGLAS AVE	BUTTON RUSSELL
75	3320	DOUGLAS AVE	NAJERA RICARDO G
76	3320	DOUGLAS AVE	CLARK CHRISTINA &
77	3320	DOUGLAS AVE	SHORE TODD
78	3320	DOUGLAS AVE	LABRADOR FREDERICK
79	3320	DOUGLAS AVE	TING ALBERT C
80	3320	DOUGLAS AVE	AUKEMAN INVESTMENTS LLC
81	3320	DOUGLAS AVE	ROCA LEONARDO F
82	4104	N HALL ST	MCKAY RYAN
83	4104	N HALL ST	BEASLEY KENNETH R
84	4104	N HALL ST	ROBINSON HOLLIE D
85	4104	N HALL ST	LITTLE HARRIET A
86	4104	N HALL ST	WOMACK JENNIFER N
87	4104	N HALL ST	MORSE WILLIAM C
88	4104	N HALL ST	LOPEZ DOLORES

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	89	4104 N HALL ST	YU YONGHAO & YANG GAO
	90	4104 N HALL ST	BELTZ CHRISTINA R & JOE M
	91	4104 N HALL ST	NADING KENNETH C
	92	4104 N HALL ST	OLIVA LETCIA
	93	4104 N HALL ST	LAWRENCE CHARLES M &
	94	4104 N HALL ST	BELTZ JOE M & CHRISTINA
	95	4104 N HALL ST	4104 N HALL ST APT 216 TRUST
	96	4104 N HALL ST	SAVLA JAINY J
	97	4104 N HALL ST	KLYMOV EUGENE YEVGEN
	98	4104 N HALL ST	KINNISON RICKY LYNN &
	99	4104 N HALL ST	HATLEY MARSHALL
	100	4104 N HALL ST	ANDREWS JAMIE L
	101	4104 N HALL ST	ROGERS JAVELETTE K
	102	4104 N HALL ST	DUNST KYLE
	103	4104 N HALL ST	WALKER LOUIS R
	104	4104 N HALL ST	MA QINYI &
	105	4104 N HALL ST	CHAU WINDON
	106	4104 N HALL ST	KUMAR MANOJ BIPIN
	107	4104 N HALL ST	SRO HOLDING GROUP LLC
	108	4104 N HALL ST	MUNRO DIANA
	109	4104 N HALL ST	AMES CHRISTOPHER J
	110	4104 N HALL ST	PIONTKOWSKY DAVID M
	111	4040 N HALL ST	STORY MARK
	112	4040 N HALL ST	MESSERSMITH SHERYL
	113	4040 N HALL ST	RICHARDSON WILLIAM D &
	114	4040 N HALL ST	JALEEL MAMBARAMBATH A
	115	4040 N HALL ST	ISLAM ROXANNA
	116	4040 N HALL ST	WARD ALTONETTE & HENRY SILVAS
	117	4040 N HALL ST	LAVI SARA N
	118	4040 N HALL ST	CHEN JENNIFER S
	119	4040 N HALL ST	HICKS STEPHEN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4040 N HALL ST	PHILLIPS RYAN
	121	4040 N HALL ST	BLOSS RYAN M
	122	4040 N HALL ST	CASTILLO JESSE
	123	4040 N HALL ST	PORK ELLERSON F &
	124	4040 N HALL ST	SPENCER STEVEN & KAREN J
	125	4040 N HALL ST	COALTER ROBERT
	126	4040 N HALL ST	STJULIAN STACY
	127	4040 N HALL ST	MORALES CYNDI RAQUEL
	128	4040 N HALL ST	ROBLES RICK JAMES
	129	4040 N HALL ST	WAFELBAKKER INGRID
	130	4040 N HALL ST	BAUMAN CHRISTOPHER CHAD &
	131	4040 N HALL ST	BOYER ELIZABETH A
	132	4040 N HALL ST	CHONG JENNIFER
	133	4040 N HALL ST	SHOGHI SHAHROUZ
	134	4040 N HALL ST	PACE RENITA
	135	4040 N HALL ST	JOHN SUJA
	136	4040 N HALL ST	TANG GABRIELLE Y &
	137	4040 N HALL ST	SHOCKEY LEONARD R
	138	4040 N HALL ST	ATHAR ASIMA &
	139	4040 N HALL ST	RYZHENKO EKATERINA G
	140	4040 N HALL ST	OLDHAM DARRELL D
	141	4040 N HALL ST	GOODWIN JAMES M
	142	4040 N HALL ST	2040 HUMBLE PLACE LTD
	143	4040 N HALL ST	AENEID HOLDINGS LLC
	144	4040 N HALL ST	SIINO BOB PAUL &
	145	4040 N HALL ST	LEE BENJAMIN & JIRACHAYA NAMBOONMEE
	146	4040 N HALL ST	MEEKS SHERRY KORNBLUEH TR &
	147	4040 N HALL ST	WINTER REBECCA A
	148	4040 N HALL ST	OWENS CHRISTOPHER
	149	4040 N HALL ST	MILLER MICHAEL
	150	4040 N HALL ST	MARCHETTI ELISA DANIELLE &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	4040 N HALL ST	ROGERS AMBER M
	152	4040 N HALL ST	ALBRACHT JOSELLE
	153	4040 N HALL ST	THOMPSON CHARLES S III &
	155	4017 RAWLINS ST	4017 RAWLINS ST LLC
	156	4211 RAWLINS ST	LIM LIT HAW & MINYU SUN
	157	4211 RAWLINS ST	DASA NAVEEN
	158	4211 RAWLINS ST	CROUCH KEVIN TODD &
	159	4211 RAWLINS ST	PRUNA ERNESTO
	160	4211 RAWLINS ST	LUNA MICHAEL
	161	4211 RAWLINS ST	SHRESTHA REKHA & SUNDARHSAN
	162	4211 RAWLINS ST	CHEN CHERRY SHICHIN
	163	4211 RAWLINS ST	AMANGO TRUST
	164	4211 RAWLINS ST	MOHTADI RAMA
	165	4211 RAWLINS ST	MORENO JOSE
	166	4211 RAWLINS ST	THUMMALA ABHINAV
	167	4211 RAWLINS ST	MASSOM LLC
	168	4211 RAWLINS ST	ZHAO LEI
	169	4211 RAWLINS ST	AUSTIN GREGORY D &
	170	4211 RAWLINS ST	LEWIS JEFFREY M &
	171	4211 RAWLINS ST	FEDERMAN JONATHAN S &
	172	4211 RAWLINS ST	MCGOWAN ANN W
	173	4211 RAWLINS ST	CHO JUSTIN
	174	4211 RAWLINS ST	CHILTON ADAM & GELISA RENEE
	175	4211 RAWLINS ST	BEALS JOSEPH D &
	176	4211 RAWLINS ST	WALLIS JENNIFER L
	177	4211 RAWLINS ST	KHERA ROHAN & SNIGDHA JAIN
	178	4211 RAWLINS ST	DREIWITZ JEFFREY A & LINDA
	179	4211 RAWLINS ST	DANIELS ERICA
	180	4211 RAWLINS ST	AHN GRACE
	181	4211 RAWLINS ST	SMITH ROMAN A
	182	4211 RAWLINS ST	WELCH ELIZABETH ANNE &

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	183	4211 RAWLINS ST	WATKINS KWAME K &
	184	4211 RAWLINS ST	NICHOLS LOGAN T
	185	4211 RAWLINS ST	BANANI SALMAN & ALYSSA PREMJI
	186	4211 RAWLINS ST	CRUZ KRISTINE ANNE &
	187	4211 RAWLINS ST	TREGONING GIGI
	188	4211 RAWLINS ST	BROWN CHRISTOPHER M
	189	4211 RAWLINS ST	SPANGLER JEFFREY &
	190	4211 RAWLINS ST	BARCUS JOHN
	191	4211 RAWLINS ST	LINK WILLIAM H JR
	192	4211 RAWLINS ST	WANG YANG
	193	4211 RAWLINS ST	STEWART ARMOND
	194	4211 RAWLINS ST	FOOMAN IMAN &
	195	4211 RAWLINS ST	MORRISON JERRY
	196	4211 RAWLINS ST	SHAH AMOL ARVIND
	197	4211 RAWLINS ST	RAZA SYED & SAMREEN
	198	4211 RAWLINS ST	BAXTER ANNABELLE
	199	4211 RAWLINS ST	PODKOPOVA NADEJDA &
	200	4211 RAWLINS ST	SWANN CAROLYN S
	201	4211 RAWLINS ST	STEWART JESSE
	202	4211 RAWLINS ST	DIAZ CHRISTOPHER
	203	4211 RAWLINS ST	LAM TANYATRINH &
	204	4211 RAWLINS ST	REE SAMUEL
	205	4211 RAWLINS ST	ZAZAY OMAR
	206	4211 RAWLINS ST	GUTHRIE DAN CALVIN JR &
	207	4211 RAWLINS ST	BARKER JENNIFER A
	208	4211 RAWLINS ST	WRIGHT AMANDA E &
	209	4211 RAWLINS ST	GONZALEZMEJIA BRAULIO &
	210	4000 RAWLINS ST	MCLEAN MARY E &
	211	4000 RAWLINS ST	NUNEZ NAYIROBI
	212	4000 RAWLINS ST	ADAIR TAYLOR
	213	4000 RAWLINS ST	TOWNEND WILLIAM H

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	214	4000 RAWLINS ST	GROSECLOSE LARRY E &
	215	4000 RAWLINS ST	NYMARK JAMES P TRUST
	216	4000 RAWLINS ST	PEPIN SCOTT M
	217	4000 RAWLINS ST	WOLF MICHAEL R & CLARISSA BAEZA
	218	4030 RAWLINS ST	HAYES NATALIE I
	219	4030 RAWLINS ST	WU CHI YUAN & WEI YING
	220	4030 RAWLINS ST	WALL RICHARD JOHN
	221	4030 RAWLINS ST	MEDLEY CHARLOTTE
	222	4030 RAWLINS ST	DEVASHER MARTHA ATKINSON
	223	4030 RAWLINS ST	CORLEW JOSEPH A
	224	4030 RAWLINS ST	SEGLER TROY GLENN JR &
	225	4030 RAWLINS ST	WU JAFFEE CHIH KAI
	226	4034 RAWLINS ST	BONNING BRIDGET
	227	4034 RAWLINS ST	ROE MICHAEL ALAN
	228	4034 RAWLINS ST	KELLY ALAN J & ELYZA H
	229	4034 RAWLINS ST	MINDE COLLEEN E
	230	4034 RAWLINS ST	CHAPEL BRENDA
	231	4034 RAWLINS ST	ROWAN MARCUS
	232	4034 RAWLINS ST	NEGRON EDGAR E
	233	4034 RAWLINS ST	NELSON SCOTT & MARTHA
	234	4034 RAWLINS ST	DALSANIA JENNY &
	235	4034 RAWLINS ST	GIACOBBE ROBERT L
	236	4034 RAWLINS ST	FLOYD LAWSON E &
	237	4034 RAWLINS ST	GILLELAND LIVING TRUST
	238	4034 RAWLINS ST	VULPITTA RACHEL
	239	4034 RAWLINS ST	NGUYEN VU
	240	4023 RAWLINS ST	WALKER JAMES ROBERT & STEPHANIE YVETTE
	241	4023 RAWLINS ST	HOLLIS STEVEN ALEXANDER
	242	4023 RAWLINS ST	VERCHER JASON E &
	243	4023 RAWLINS ST	ALBERT DONALD E & MELISSA
	244	4023 RAWLINS ST	FAWCETT BROOKE

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	245	4023 RAWLINS ST	ALVAREZ EDGAR M
	246	4023 RAWLINS ST	PINNER ARCHIE R III
	247	4023 RAWLINS ST	CHAUDHRY OMAR
	248	4023 RAWLINS ST	EDSON LUCAS P
	249	4023 RAWLINS ST	LUPERCIO PHILIP D &