

**FILE NUMBER:** Z234-163(TB) **DATE FILED:** January 31, 2024

**LOCATION:** Southeast line of Romine Avenue, between Latimer Street and Atlanta Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 3.6623 acres **CENSUS TRACT:** 48113003700

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**REPRESENTATIVE:** Karl A. Crawley, Masterplan

**APPLICANT/OWNER:** YMCA of Dallas

**REQUEST:** An application for an amendment to Planned Development District No. 729.

**SUMMARY:** The purpose of the request is to allow for the replacement of existing YMCA facilities and associated improvements.

**CPC RECOMMENDATION:** **Approval**, subject to an amended development plan, an amended landscape plan, and amended conditions.

**STAFF RECOMMENDATION:** **Approval**, subject to an amended development plan, an amended landscape plan, and amended conditions.

**Planned Development District No. 729:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=729>

## **BACKGROUND INFORMATION:**

- The area of request, part of the Queen City neighborhood, is located within Planned Development District (PD) No. 729, established for the site in June 2005. Initially part of PD No. 595, the South Dallas/Fair Park Special Purpose District, the site was included in the area studied for the South Dallas/Fair Park Economic Development Plan. A new South Dallas/Fair Park Area Plan is currently in progress.
- The Park South YMCA operates at the request site as a community service center and private recreation center, club, or area. The existing approximately 42,000 square foot facilities were constructed in 1970.
- The applicant proposes to demolish the existing structure and all associated site improvements, except that the existing basketball court and play area on the north portion of the site will remain.
- Proposed redevelopment includes construction of a new approximately 39,000 square foot YMCA building, an additional outdoor play area, reconfiguration of surface parking, relocation of drive approaches on Latimer Street and Romine Avenue, an additional point of access (off Atlanta Street), sidewalk improvements, and new pedestrian amenity areas.
- Design of intersection improvements at Latimer Street and Romine Avenue is pending.
- The property has an approved preliminary plat (S223-207), approved by City Plan Commission in August 2023.

## **Zoning History:**

There have been two zoning change requests in the area in the last five years.

1. **Z201-343:** On June 22, 2022, City Council approved an ordinance permitting property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Metropolitan Avenue, north of the terminus of Octavia Street, to be used under Specific Use Permit No. 2462 for surface accessory remote parking for a five-year period with eligibility for automatic renewals for additional five-year periods.
2. **Z212-110:** On January 26, 2022, City Council approved an ordinance permitting property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of Metropolitan Avenue and Latimer Street to be used under Specific Use Permit No. 2447 for surface accessory remote parking for a five-year period.

**Thoroughfares/Streets:**

| <b>Thoroughfare/Street</b> | <b>Type</b> | <b>Proposed ROW</b> |
|----------------------------|-------------|---------------------|
| Romine Avenue              | Local       | -                   |
| Latimer Street             | Local       | -                   |
| Atlanta Street             | Local       | -                   |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the current request and supports the proposed amendment to PD No. 729 subject to new paragraph (c) in Section 51P-729.116 ADDITIONAL PROVISIONS, as recommended by CPC and staff, shown later in this report.

Existing conditions at the intersection of Romine Avenue and Latimer Street are shown on the amended development and landscape plans, as design of intersection improvements is pending. Staff recommends redesign to include removal of the channelized turn lane to comply with city standards and to minimize the risk to pedestrians navigating the intersection.

The CPC and staff recommended language will allow additional time for redesign of the intersection to meet city standards and to comply with pedestrian rights of way accessibility standards (PROWAG) without delaying proposed construction on the property.

Engineering staff will continue to collaborate with the applicant at permitting and supports the current zoning request subject to the staff recommended language noted.

**STAFF ANALYSIS:****Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan

**LAND USE ELEMENT****GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

**Policy 1.1.2** Focus on Southern Sector development opportunities.

**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.

## **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.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

## **Neighborhood Plus Plan:**

### **Goal 2 ALLEVIATE POVERTY**

**Policy 2.3** Expand health, childcare, and transportation programs for low-income areas.

**Policy 2.4** Improve Pre-K education opportunities for children in poverty.

### **Goal 4 ATTRACT AND RETAIN THE MIDDLE CLASS**

**Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

## **Comprehensive Environmental and Climate Action Plan (CECAP):**

### **GOAL 6 DALLAS PROTECTS AND ENHANCES ITS ECOSYSTEMS, TREES AND GREEN SPACES THAT IN TURN IMPROVE PUBLIC HEALTH.**

**EG3** Increase tree canopy in both private and public realm to complete implementation of recommendations from the urban forest masterplan.

**Surrounding Land Uses:**

|                  | <b>Zoning</b>                               | <b>Land Use</b>                                   |
|------------------|---------------------------------------------|---------------------------------------------------|
| <b>Site</b>      | PD No. 729                                  | Private recreation center [Park South YMCA]       |
| <b>North</b>     | PD No. 595 [R-5(A)]<br>PD No. 595 [TH-1(A)] | Single family; undeveloped; church                |
| <b>East</b>      | PD No. 595 [R-5(A)]                         | Single family; undeveloped                        |
| <b>Southeast</b> | PD No. 595 [R-5(A)]                         | Public park [Exline Park]                         |
| <b>South</b>     | PD No. 595 [R-5(A)]                         | Single family; undeveloped; church; public school |
| <b>Southwest</b> | PD No. 595 [NC, Tract 10]                   | Child-care facility                               |
| <b>West</b>      | PD No. 595 [R-5(A)]                         | Single family; undeveloped                        |
| <b>Northwest</b> | PD No. 595 [NC, Tract 11]                   | Single family; undeveloped; office                |

**Land Use Compatibility:**

The area of request is located within Planned Development District (PD) No. 729 and has been in operation as a community service center and private recreation center, club, or area [*Park South YMCA*] since 1970.

The request site is immediately adjoined by single family uses, with some office uses located across Romine Avenue to the northwest. North of the site there are single family, undeveloped land, and church uses. Southwest of the site is surrounded by single family, undeveloped land, and a child-care facility. Further east within the neighborhood, there is a church, school, and a public park along Latimer street. The majority of the property in the area is zoned an R-5(A) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with some NC Neighborhood Commercial Subdistricts located to the northwest and southwest of the property.

The purpose of the current request is to allow for the replacement of existing YMCA facilities and associated improvements. The applicant proposes to demolish the existing structure and all associated site improvements, except that the existing basketball court and play area on the north portion of the site will remain.

Proposed redevelopment includes construction of a new approximately 39,000 square foot YMCA building, an additional outdoor play area, reconfiguration of surface parking, relocation of drive approaches on Latimer Street and Romine Avenue, an additional point of access (off Atlanta Street), sidewalk improvements, and new pedestrian amenity areas. Design of intersection improvements at Latimer Street and Romine Avenue is pending.

Staff finds that the proposed amendment to PD No. 729 is compatible with the surrounding uses. Staff recommends approval of the request, subject to an amended development plan, an amended landscape plan, and amended conditions as recommended by CPC and staff.

**Landscaping:**

Per the existing conditions of PD No. 729 [Ref. Sec. 51P-729.112], landscaping must be provided as shown on the landscape plan (Exhibit 729B). To accommodate the proposed redevelopment of the site, a proposed amended landscape plan is included as part of the current request.

The city arborist has reviewed the proposed amendment to the landscape plan and supports the request, subject to the amended condition language provided later in this report [Ref. proposed new subparagraphs (1) and (2) in Sec. 51P-729.112(a)]. These new subparagraphs specify that (1) screening shrubs required per the landscape plan must be minimum two feet tall at time of planting, and (2) trees required per the landscape plan must be from the city-approved tree list.

A landscape plan will be required for review at time of permitting. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

**Parking:**

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, with up to 42,000 square feet of total floor area for all uses combined, and up to two game courts, a minimum of 100 parking spaces must be provided in the location shown on the development plan [Ref. Sec. 51P-729.108(b) of the existing ordinance]. Parking for additional floor area or game courts must be provided in compliance with the use regulations in Division 51A-4.200.

For all other permitted uses, off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses on the property.

For the current request, the rules applicable to private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility, and a transit passenger shelter uses apply. Because the floor area will remain under 42,000 square feet, a minimum of 100 parking spaces is required. The proposed amended development plan provides 101 off-street parking spaces on site.

**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 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 (A through C), to orange, representing the weakest markets (G through I). The request site is located in an “H” MVA area.

## YMCA of Dallas

**BOARD OF DIRECTORS**

| <b><u>Name</u></b>   | <b><u>Company</u></b>                          |
|----------------------|------------------------------------------------|
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| Gina Betts           | Dorsey & Whitney LLP                           |
| Ryan Bowles          | MHBT, a Marsh & McLennan Agency                |
| Kelem Butts          | United Way Metropolitan Dallas                 |
| Jorge Calderón       | Capital One Bank                               |
| Christina Carroll    | Greenberg Traurig                              |
| Romit Cheema         | CanTex Capital                                 |
| Jonathan Clarkson    | Southwest Airlines                             |
| Adrienne Cortez      | R+D Landscape LP                               |
| John Costa           | Comerica U.S. Banking Group                    |
| Pat Cowlshaw         | Jackson Walker L.L.P.                          |
| Paul Hoffman         |                                                |
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| David Holleran       | Hilltop Securities                             |
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| Margaret Keliher     |                                                |
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| Justin Lonon         | Dallas College                                 |
| Steve Love           | Dallas-Fort Worth Hospital Council             |
| Felix J. Lozano, III | Whitley Pen                                    |
| Jill Magnuson        | Nasher Sculpture Center                        |
| Ken Malcolmson       | North Dallas Chamber of Commerce               |
| Stacey Maris         | AT&T                                           |
| Alexis Martinez      | Woodbine Commercial                            |
| Lori McMahon         | Toyota                                         |
| Bruce Newsome        | Haynes and Boone, LLP                          |
| Timmy Newsome        | Newtec Business Solutions                      |
| John Phillips        | Methodist Dallas Medical Center                |
| Vince Puente         | Southwest Office Systems, Inc.                 |
| Jennifer Scripps     | Downtown Dallas Inc.                           |
| Margaret Spellings   |                                                |
| Jessica Thorne       | Estes Thorne & Carr                            |
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Todd Baker, Sr. VP/Chief Property Officer  
Kathryn Allen, Sr. VP/Chief Development Officer and  
Foundation President  
Jennifer Federici, VP/Chief Brand Officer  
John Notardy, Sr. VP Advancement  
Rodrigua Ross, VP of Diversity, Equity, and Inclusion  
Rebecca Lee, VP of Membership and Wellness  
Keith Vinson, VP of Operations  
Eric Schenkelberg, VP of Operations and Leading the White Rock YMCA  
Willie Lees, VP of Operations and Leading the Coppell Family YMCA  
Jodi Newman, VP of Childcare  
Brian Haines, VP of Operations and Sports

**CPC Action**  
**February 15, 2024**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 729, subject to a revised amended development plan, a revised amended landscape plan, and staff recommended amended conditions on the southeast line of Romine Avenue, between Latimer Street and Atlanta Street.

Maker: Wheeler-Reagan

Second: Blair

Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston

Against: 0

Absent: 2 - Shidid, Rubin

Vacancy: 0

**Speakers:** For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201  
Curt Hazelbaker, 136 Wrenwood Dr., Coppell, TX, 75019

For (Did not speak): Todd Baker, 146 Town Center Blvd., Coppell, TX, 75019

Against: None

**CPC-Recommended Amended PD 729 Conditions**

**ARTICLE**

**729.**

**PD 729.**

**SEC. 51P-729.101. LEGISLATIVE HISTORY.**

PD 729 was established by Ordinance No. 26034, passed by the Dallas City Council on June 22, 2005. (Ord. 26034)

**SEC. 51P-729.102. PROPERTY LOCATION AND SIZE.**

PD 729 is established on property located at the east corner of Latimer Street and Romine Street. The size of PD 729 is approximately 3.64 acres. (Ord. 26034)

**SEC. 51P-729.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.

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

(c) This district is considered to be a residential zoning district. (Ord. 26034)

**SEC. 51P- 729.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 729A: development plan

(2) Exhibit 729B: landscape plan

**SEC. 51P-729.104. DEVELOPMENT PLAN.**

(a) For private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter uses, development and use of the Property must comply with the development plan (Exhibit 729A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, 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. (Ord. 26034)

**SEC. 51P- 729.105. MAIN USES PERMITTED.**

The only main uses permitted in this district are:

(1) private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter (permitted by right); and

(2) all other main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A, as amended. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc. (Ord. 26034)

#### **SEC. 51P-729.106. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 26034)

#### **SEC. 51P-729.107. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply in this district.

(b) Front yard ~~[Setback from streets.] [F]for a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter [minimum setback from any street frontage is as shown on the development plan].~~

(1) Atlanta Street. Minimum front yard is 20 feet along Atlanta Street.

(2) Romine Avenue. Minimum front yard along Romine Avenue is defined by the platted building line located 50 feet from the established center line of Romine Avenue as shown on the development plan. If the platted building line is removed, the minimum front yard setback at Romine Avenue will remain in its current location 50 feet from the established center line of Romine Avenue.

(3) Latimer Street. Minimum front yard along Latimer Street is defined by the platted building line located 45 feet from the established center line of Latimer Street as shown on the development plan. If the platted building line is removed, the minimum front yard setback at Latimer Street will remain in its current location 45 feet from the established center line of Latimer Street.

(4) Amenities required per Section 51P-729.115.1(b) may be located in a required front yard.

(c) Side and rear yard. ~~For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter, minimum side and rear yard setback is as shown on the development plan.~~

(d) Height. Maximum structure height is 36 feet.

(e) Lot coverage. Maximum lot coverage is 40 percent. (Ord. 26034)

**SEC. 51P-729.108. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Rules applicable only to private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter uses. For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, with up to 42,000 square feet of total floor area for all uses combined, and up to two game courts, a minimum of 100 parking spaces must be provided in the location shown on the development plan. Parking for additional floor area or game courts must be provided in compliance with the use regulations in Division 51A-4.200. Parking is permitted in the required setbacks. (Ord. 26034)

**SEC. 51P-729.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 26034)

**SEC. 51P-729.110. FENCES.**

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence regulations for an R-5(A) Single Family District.

(b) For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, an open fence with a maximum height of six feet may be located in the required front yard along Atlanta Street if all of the following conditions are met: [~~fencing is permitted at the maximum heights and in the locations shown on the development plan~~]

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The fence complies with the visual obstruction regulations in Section 51A-4.602(d); and

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property. (Ord. 26034)

**SEC. 51P-729.111. SCREENING.**

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, a six-foot-high solid screening fence must be provided as shown on the development plan. (Ord. 26034)

**SEC. 51P-729.112. LANDSCAPING.**

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 729B).

(1) Screening shrubs required per the landscape plan must be minimum two feet tall at time of planting.

(2) Trees required per the landscape plan must be from the city-approved tree list.

- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26034)

**SEC. 51P-729.113. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 26034)

**SEC. 51P-729.114. LIGHTING.**

Lighting is prohibited for outdoor athletic ~~[the proposed soccer]~~ fields ~~[shown on the development plan]~~. (Ord. 26034)

**SEC. 51P-729.115. OUTDOOR SPEAKERS.**

Outdoor speakers are prohibited on the Property. (Ord. 26034)

**SEC. 51P-729.115.1. DESIGN STANDARDS.**

(a) Sidewalks and buffers.

(1) Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for any use on the Property, minimum five-foot-wide unobstructed sidewalks with minimum six-foot-wide buffer must be provided along the entire length of all street frontage. For purposes of this paragraph, BUFFER means the area between the back of street curb and the edge of the sidewalk closest to the street curb.

(2) Latimer Street. Minimum unobstructed sidewalk width along Latimer Street frontage is eight feet.

(3) At each intersection of vehicular ingress/egress driveways and sidewalks, sidewalks must be constructed of a material that differs in color and texture from that of vehicular ingress/egress driveways. Sidewalks must be contained either in the right-of-way or a dedicated sidewalk easement.

(b) Pedestrian amenities.

(1) Prior to the issuance of a certificate of occupancy for a private recreation center, club, or area; a community service center; an adult day care facility; a child care facility; or a transit passenger shelter, the following pedestrian amenities must be provided:

(A) ‘Area 1’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area 1 as shown on the development plan.

(B) ‘Area 2’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area 2 as shown on the development plan.

(C) ‘Area 3’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area

3 as shown on the development plan.

(2) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

**SEC. 51P-729.116.**

**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. (Ord. 26034)

*CPC & Staff recommendation:*

(c) Intersection improvements. Prior to the issuance of a certificate of occupancy for any use on the Property, a development agreement or contract must be executed for improvements at the west corner of the property to construct barrier free ramps at the intersection of Romine Avenue and Latimer Street. Improvements must comply with City standards and pedestrian rights of way accessibility guidelines (PROWAG) to include the removal of the channelized turn lane as approved by the director. No temporary or permanent certificate of occupancy may be issued prior to execution of this contract.

*Applicant request:*

(c) Intersection improvements. Prior to the issuance of a certificate of occupancy for any use on the Property, a development agreement or contract must be executed for improvements at the west corner of the property to construct barrier free ramps at the intersection of Romine Avenue and Latimer Street. Improvements must comply with City standards and pedestrian rights of way accessibility guidelines (PROWAG) to include the removal of the channelized turn lane as approved by the director. No temporary or permanent certificate of occupancy may be issued prior to execution of this contract.

**SEC. 51P-729.117.**

**COMPLIANCE WITH CONDITIONS.**

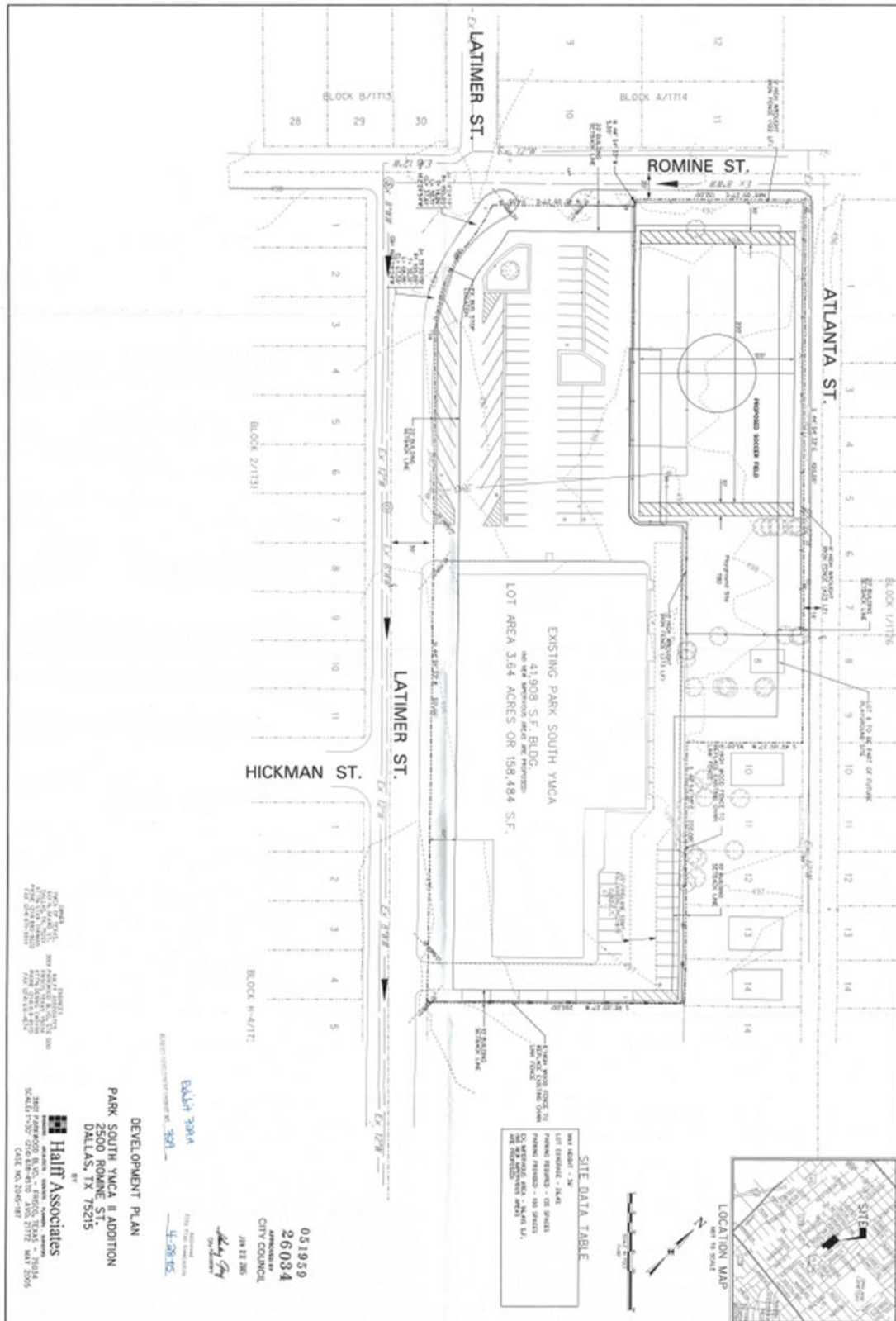
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this 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. 26034)

**SEC. 51P-729.118.**

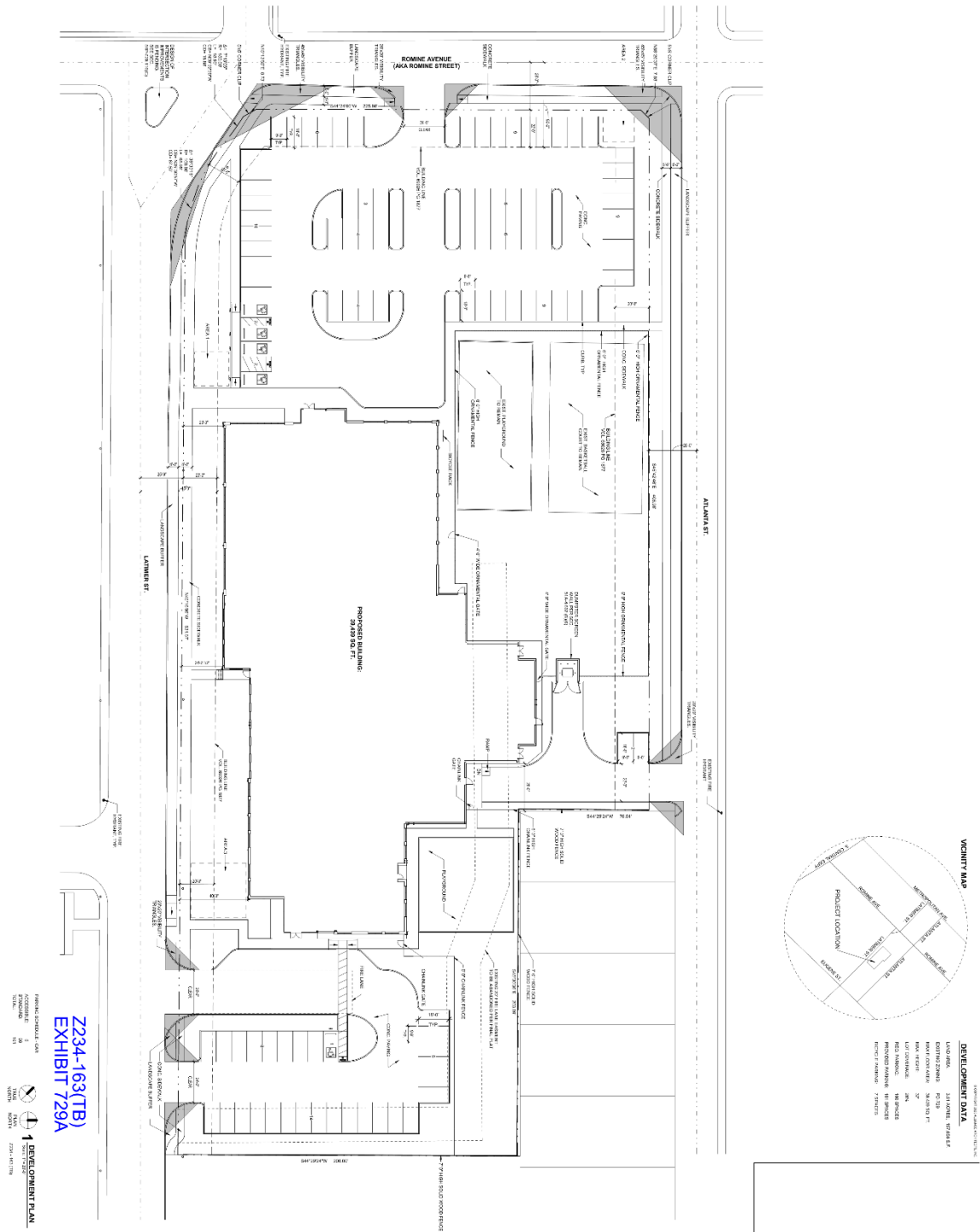
**ZONING MAP.**

PD 729 is located on Zoning Map No. K-8. (Ord. 26034)

Existing PD No. 729 Development Plan  
[to be replaced]



CPC-Recommended Amended PD 729 Development Plan

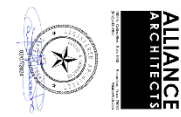


Z234-163(TB)  
EXHIBIT 729A

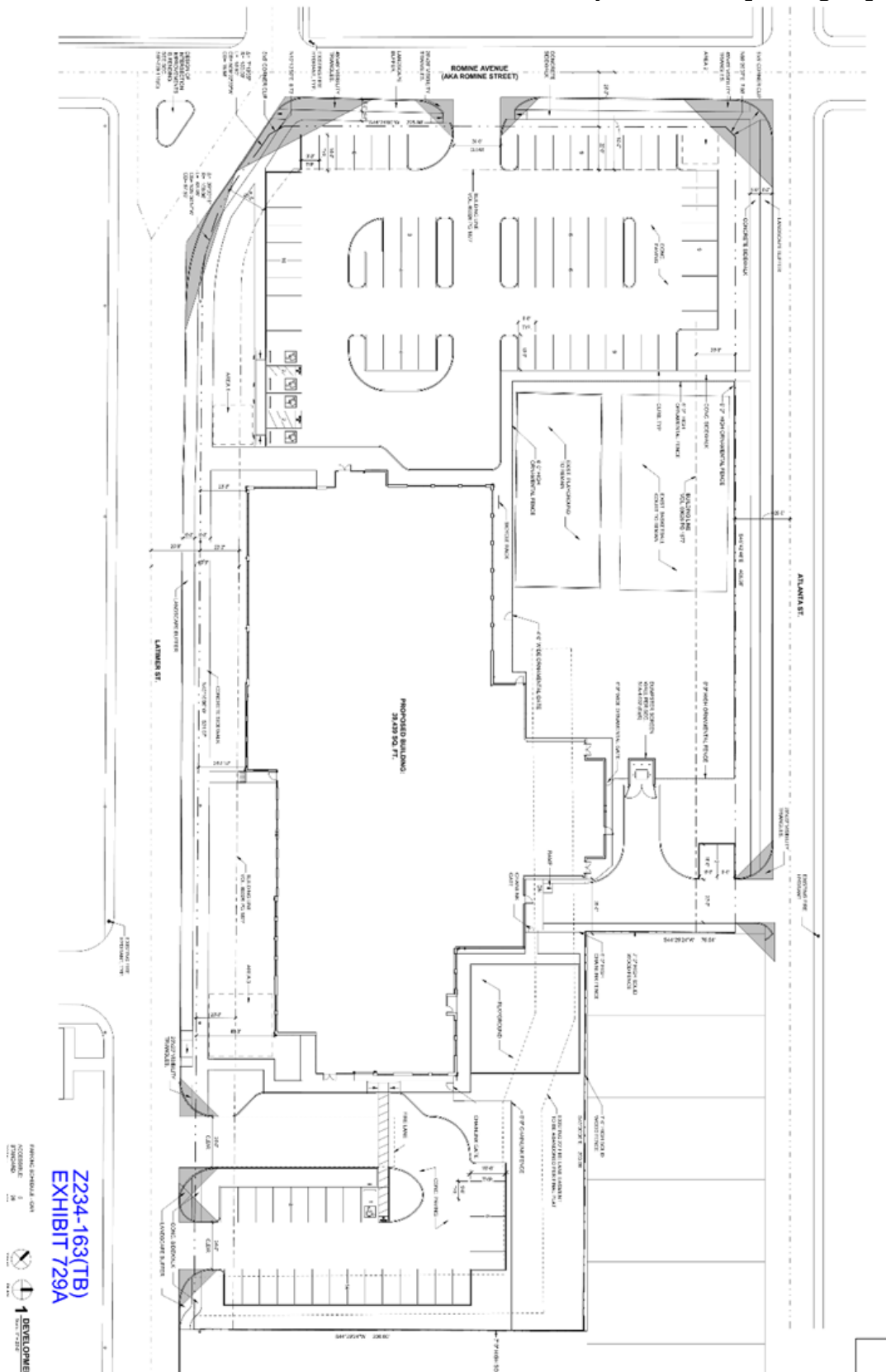
| DEVELOPMENT PLAN |                  |
|------------------|------------------|
| DRAWING RECORD   |                  |
| NO.              | DESCRIPTION      |
| 1                | DEVELOPMENT PLAN |
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| 99               | DEVELOPMENT PLAN |
| 100              | DEVELOPMENT PLAN |

D1.01  
PROJECT NO.: 2022158

YMCA PARK SOUTH  
2000 ROMINE AVE., DALLAS, TX

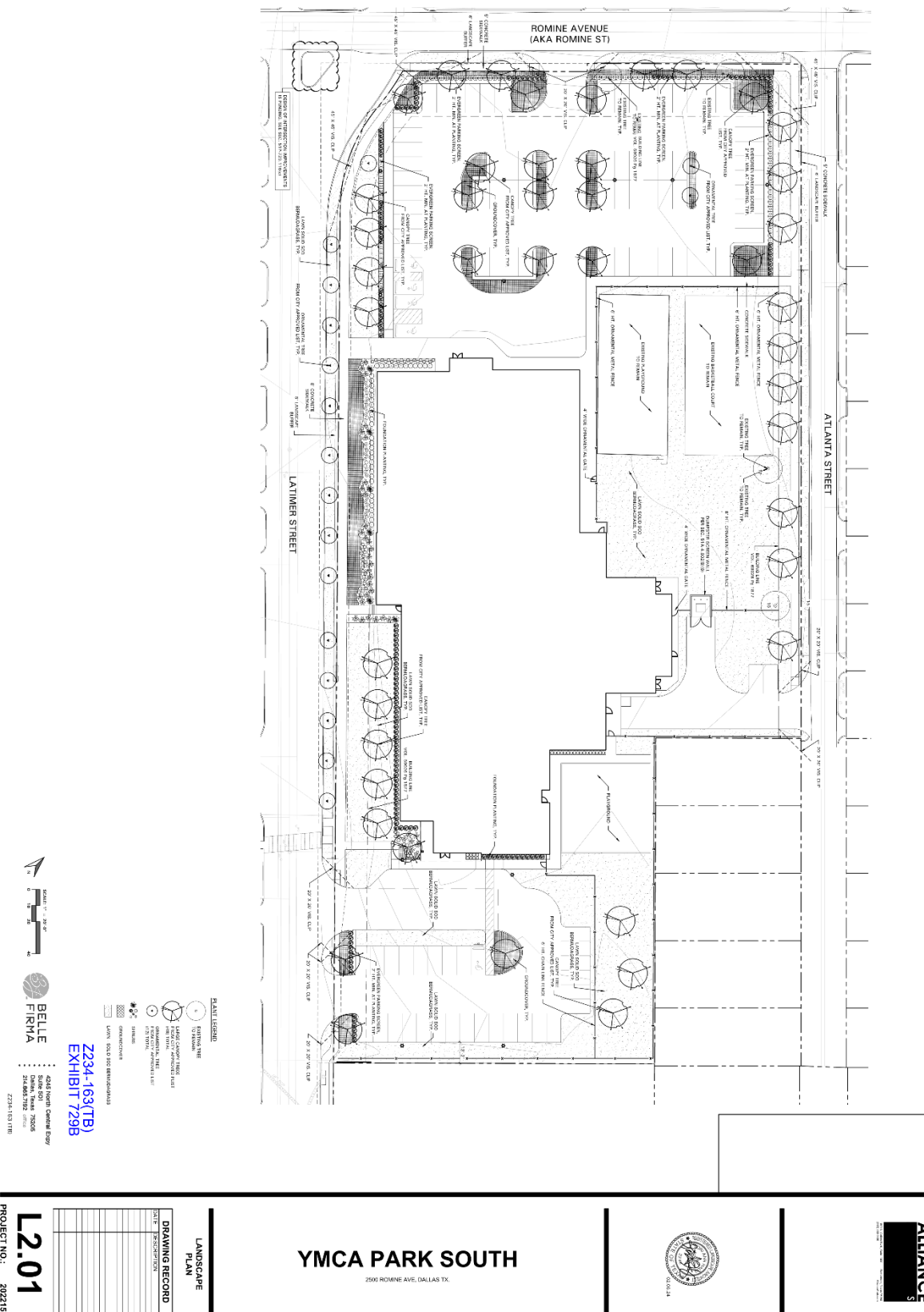


CPC-Recommended Amended PD 729 Development Plan [Enlarged]

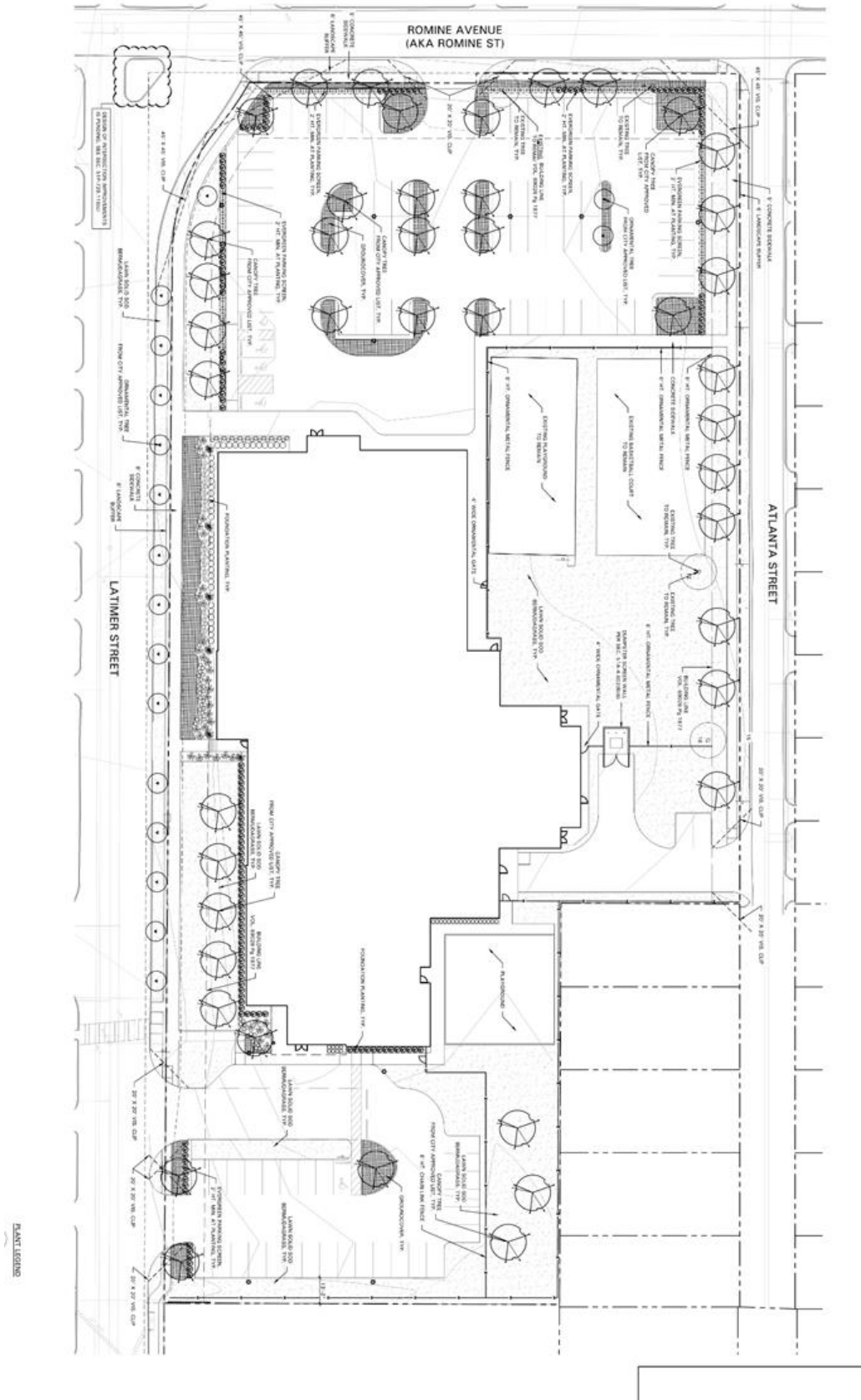




## CPC-Recommended Amended PD 729 Landscape Plan

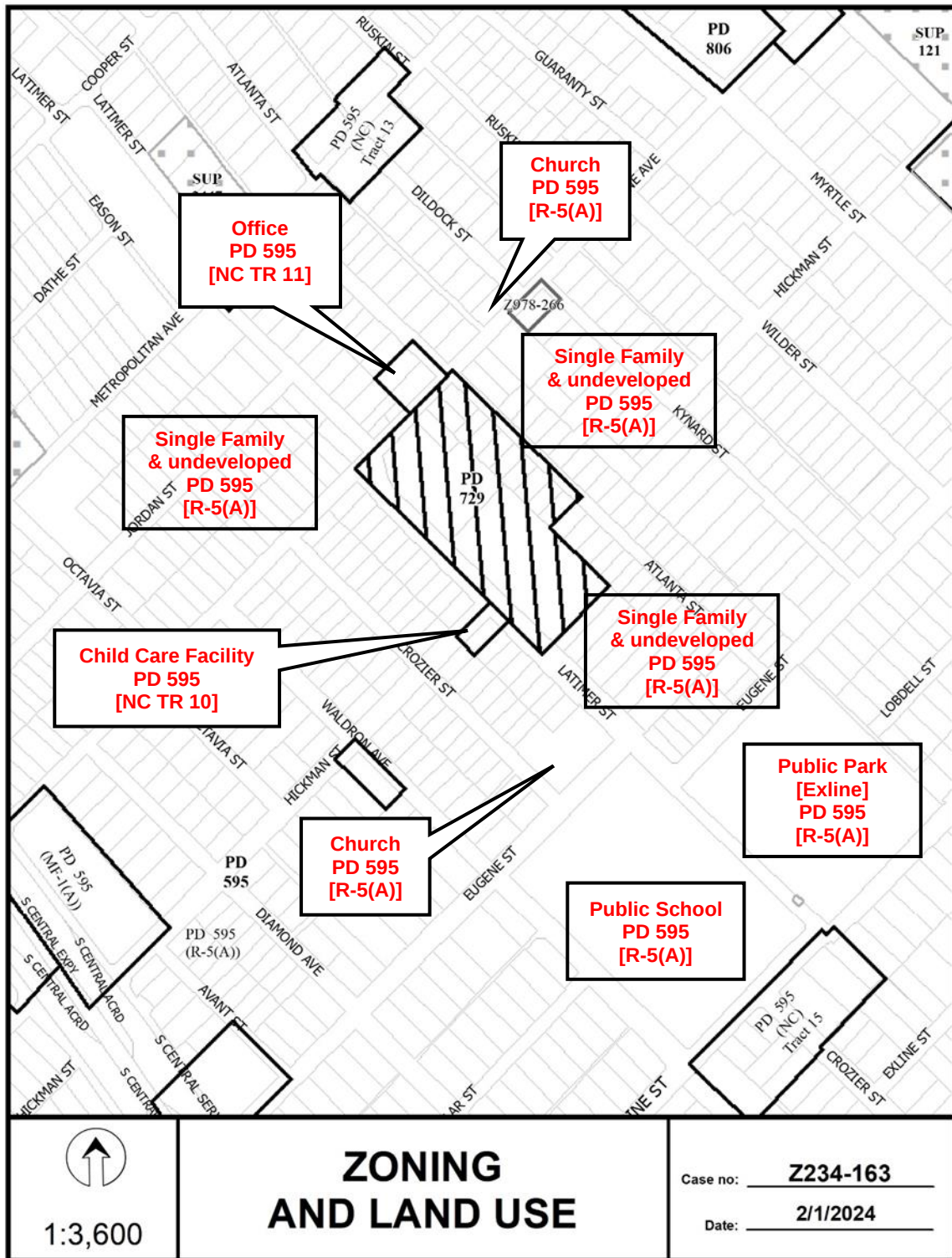


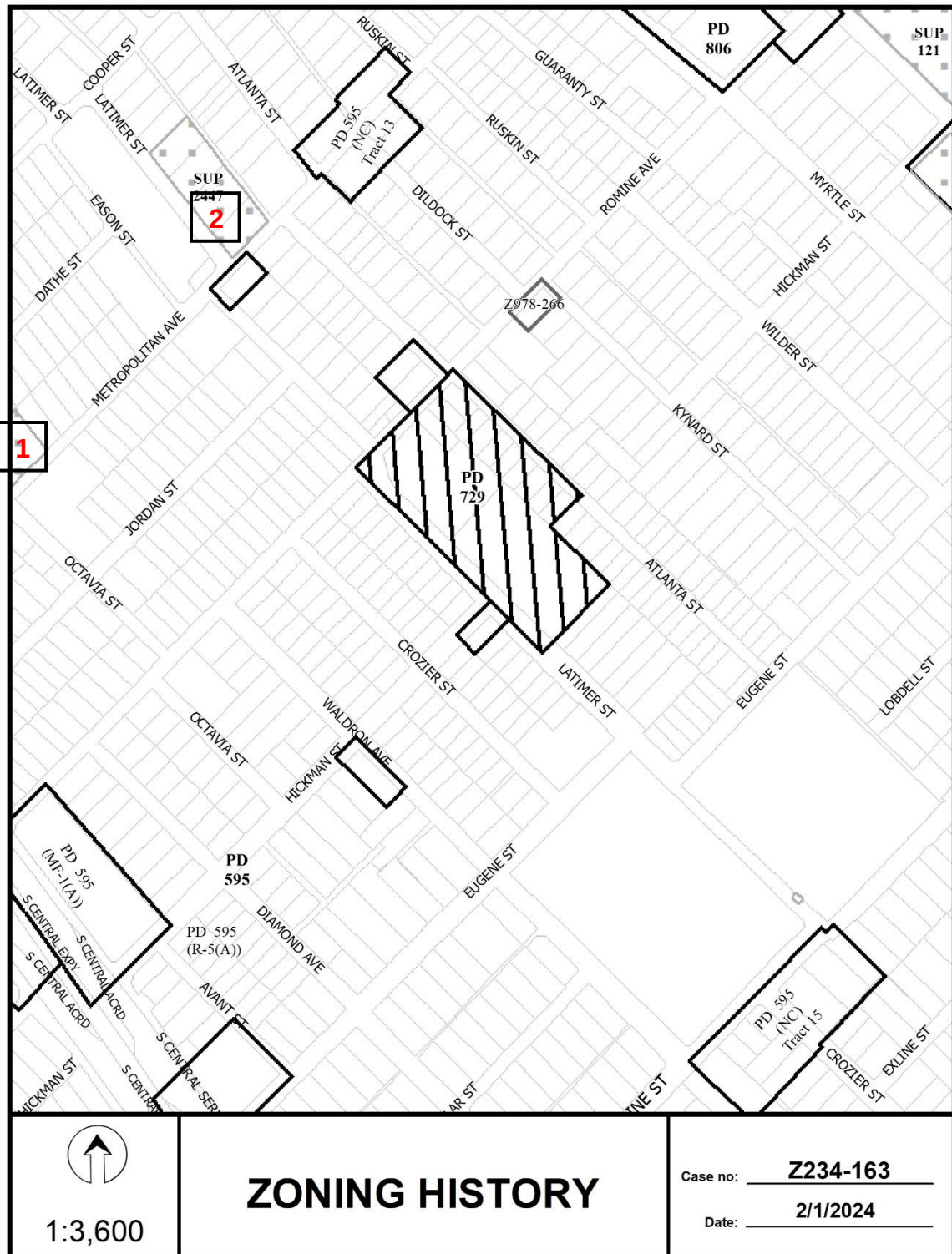
CPC-Recommended Amended PD 729 Landscape Plan [Enlarged]

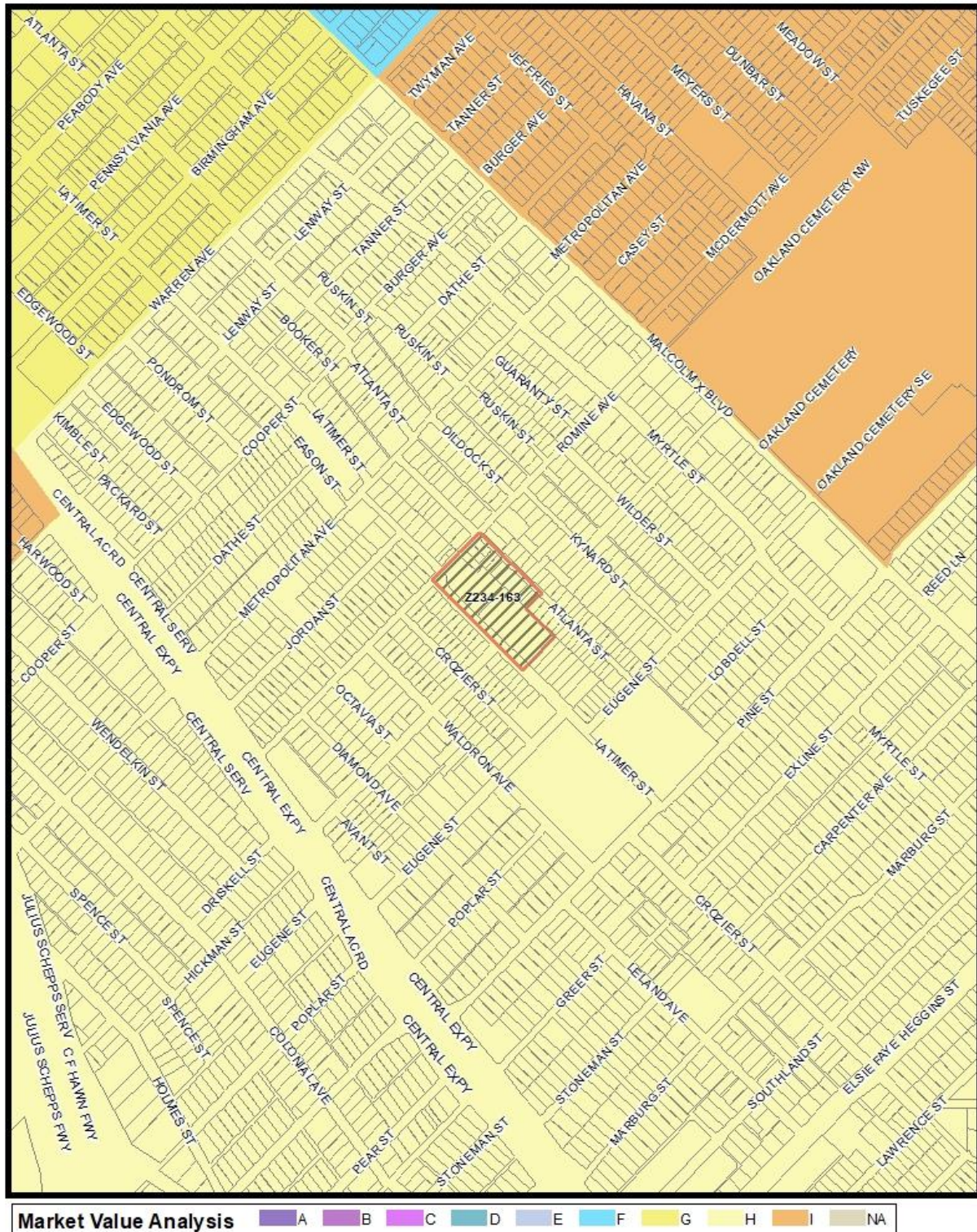












Market Value Analysis

A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 2/1/2024



02/14/2024

***Reply List of Property Owners******Z234-163******279 Property Owners Notified******2 Property Owners in Favor******1 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>             |
|---------------------|-----------------------|-----------------------|---------------------------------|
| 1                   | 2516                  | ROMINE AVE            | YMCA OF METROPOLITAN DALLAS     |
| 2                   | 2500                  | ROMINE AVE            | Y M C A                         |
| 3                   | 2420                  | METROPOLITAN AVE      | ST PAUL AME CHURCH              |
| 4                   | 2414                  | METROPOLITAN AVE      | S D HOME DESIGN LLC             |
| 5                   | 2404                  | METROPOLITAN AVE      | ST PAUL AFRICAN METHODIST       |
| 6                   | 2400                  | METROPOLITAN AVE      | HARVEY KENNETH P &              |
| 7                   | 2321                  | JORDAN ST             | HARMON PPTY SERVICES            |
| 8                   | 2323                  | JORDAN ST             | DELANGE REITA                   |
| 9                   | 2327                  | JORDAN ST             | DANIELS IRVIN JR                |
| 10                  | 2403                  | JORDAN ST             | BEE REAL ESTATE INVESTMENTS LLC |
| 11                  | 2405                  | JORDAN ST             | LOPEZ LEOPOLDO                  |
| 12                  | 2409                  | JORDAN ST             | DONALDSON DEMETRA               |
| 13                  | 2413                  | JORDAN ST             | LOPEZ FLORENTINO                |
| 14                  | 2415                  | JORDAN ST             | BOOKER MAEOLA EST OF            |
| 15                  | 2426                  | JORDAN ST             | BIRE NEGASSI M                  |
| 16                  | 2422                  | JORDAN ST             | PINA GUADALUPE M                |
| 17                  | 2416                  | JORDAN ST             | MORENO LETICIA PADILLA          |
| 18                  | 2420                  | JORDAN ST             | BOLDEN RICKY                    |
| 19                  | 2412                  | JORDAN ST             | GONZALEZ LOREMAINE &            |
| 20                  | 2410                  | JORDAN ST             | GUTIERREZ SERGIO &              |
| 21                  | 2406                  | JORDAN ST             | ANTOINE QUINTESSA               |
| 22                  | 2402                  | JORDAN ST             | SMITH DENETTA JEAN              |
| 23                  | 2400                  | JORDAN ST             | OTTO CARROLL & LILLIAN          |
| 24                  | 2324                  | JORDAN ST             | JOHNSON RAY                     |
| 25                  | 2320                  | JORDAN ST             | GOOD URBAN DEVELOPMENT LLC      |
| 26                  | 2316                  | JORDAN ST             | GILLIAM BARBARA A BREWER        |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                  |
|--------------|----------------|-----------------------|-------------------------------|
|              | 27             | 2314 JORDAN ST        | BULLISH BUSINESS LLC          |
|              | 28             | 2312 JORDAN ST        | ASFL INVESTMENTS LLC          |
|              | 29             | 2333 ROMINE AVE       | BRITT SAMUEL C                |
| O            | 30             | 2337 ROMINE AVE       | Taxpayer at                   |
|              | 31             | 2403 ROMINE AVE       | WILLIAMS JOHN W ETAL          |
|              | 32             | 2405 ROMINE AVE       | QJTT INVESTMENTS LLC          |
|              | 33             | 2411 ROMINE AVE       | SUNDAY FLORENCE E             |
|              | 34             | 2409 ROMINE AVE       | SHAW HATTIE                   |
|              | 35             | 2415 ROMINE AVE       | DAVIS WILLIE B                |
|              | 36             | 2419 ROMINE AVE       | WALKER CURLEY                 |
|              | 37             | 2421 ROMINE AVE       | PERKINS CASSTARDAR            |
|              | 38             | 2423 ROMINE AVE       | ARANDA FRANCISCO &            |
|              | 39             | 2429 ROMINE AVE       | ALVAREZ JONATHAN              |
|              | 40             | 2431 ROMINE AVE       | TATUM MABLE J                 |
|              | 41             | 2433 ROMINE AVE       | Taxpayer at                   |
|              | 42             | 2435 ROMINE AVE       | ROBINSON STEPHEN              |
|              | 43             | 2505 ROMINE AVE       | SU LEE                        |
|              | 44             | 2500 METROPOLITAN AVE | Taxpayer at                   |
|              | 45             | 3708 LATIMER ST       | ST PAUL AME CHURCH            |
|              | 46             | 3716 LATIMER ST       | DEGRAFFENREID DENISE TATE     |
|              | 47             | 3720 LATIMER ST       | HUNT JAMES                    |
|              | 48             | 3724 LATIMER ST       | CHEN WENDY                    |
|              | 49             | 3728 LATIMER ST       | MCGRUDER ISIAH JR             |
|              | 50             | 3730 LATIMER ST       | ROBINSON LILLIE               |
|              | 51             | 3737 ATLANTA ST       | PBW VENTURES INC              |
|              | 52             | 3731 ATLANTA ST       | SANTRUPT FAMILY IRREVOCABLE   |
|              | 53             | 3727 ATLANTA ST       | PALMA JAIME HERNANDEZ &       |
|              | 54             | 3719 ATLANTA ST       | WISNER CHARLES EDWARD         |
|              | 55             | 3723 ATLANTA ST       | WISNER CHARLES E              |
|              | 56             | 3717 ATLANTA ST       | MOORE ARTIE MAE EST OF        |
|              | 57             | 3715 ATLANTA ST       | GARCIA GLENDA AURORA ALVARADO |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                      |
|--------------|----------------|-----------------------|-----------------------------------|
|              | 58             | 3709 ATLANTA ST       | VILLASENOR ARTURO                 |
|              | 59             | 3705 ATLANTA ST       | MEDINA MA ANGELICA LEIJA &        |
|              | 60             | 2516 METROPOLITAN AVE | ADEYEMI ERICA & OLUWATOSIN        |
|              | 61             | 2528 METROPOLITAN AVE | ST JOHNS PRIMITIVE BAPT           |
|              | 62             | 3704 ATLANTA ST       | PAYLOR CELESTE MICHELLE           |
|              | 63             | 3708 ATLANTA ST       | CHANDLER CLIFFORD J & KATHERINE   |
|              | 64             | 3706 ATLANTA ST       | TOP MONEY LLC                     |
|              | 65             | 3714 ATLANTA ST       | CHANDLER CLIFFORD & KATHERINE     |
|              | 66             | 3718 ATLANTA ST       | TORRESMAYSONET AIXA J &           |
|              | 67             | 3722 ATLANTA ST       | PEREZ ARMANDO CONTRERAS           |
|              | 68             | 3726 ATLANTA ST       | LEIJA MARISELA MUNOZ              |
|              | 69             | 3730 ATLANTA ST       | MEDINA ANGELICA L                 |
|              | 70             | 3734 ATLANTA ST       | ALEMAN ERNESTO SR                 |
|              | 71             | 3736 ATLANTA ST       | SMITH TAYLOR J & HANNAH E         |
|              | 72             | 3701 DILDOCK ST       | GREATER ST JOHN PRIMITIVE         |
|              | 73             | 3709 DILDOCK ST       | GRAY RONALD LIFE ESTATE           |
|              | 74             | 3715 DILDOCK ST       | Taxpayer at                       |
|              | 75             | 3717 DILDOCK ST       | HENDERSON ARTHUR L                |
|              | 76             | 3723 DILDOCK ST       | FLORES ROGELIO DIAZ               |
|              | 77             | 3729 DILDOCK ST       | PEREZLOPEZ HILDA LUCRETIA         |
|              | 78             | 3731 DILDOCK ST       | SANDERS CESLEY DEON               |
|              | 79             | 3735 DILDOCK ST       | AVENUE PROGRESSIVE BAPTIST CHURCH |
|              | 80             | 3737 DILDOCK ST       | AVENUE BAPTIST CHURCH             |
|              | 81             | 3719 RUSKIN ST        | ENTRUST GROUP INC THE             |
|              | 82             | 3723 RUSKIN ST        | AUTO PILOT LLC                    |
| X            | 83             | 3727 RUSKIN ST        | HIGH WILLIAM JR                   |
|              | 84             | 3731 RUSKIN ST        | BOTELLO JASON J & ALMA RUTH       |
|              | 85             | 3735 RUSKIN ST        | DONNELL CAROLYN F                 |
|              | 86             | 3739 RUSKIN ST        | SMITH KIRTLEY C                   |
|              | 87             | 3742 DILDOCK ST       | AVENUE PROGRESSIVE                |
|              | 88             | 3738 DILDOCK ST       | AVENUE PROGRESSIVE                |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>  | <i>Owner</i>                     |
|--------------|----------------|-----------------|----------------------------------|
|              | 89             | 3734 DILDOCK ST | MURRY JOHN W                     |
|              | 90             | 3732 DILDOCK ST | FORD SACAROL                     |
| O            | 91             | 3724 DILDOCK ST | WOOD ANTHONY                     |
|              | 92             | 3722 DILDOCK ST | JAIMES MIGUEL &                  |
|              | 93             | 3716 DILDOCK ST | B&W TEXAS HOLDINGS CO LLC        |
|              | 94             | 3714 DILDOCK ST | FAMUSA HOMES LLC                 |
|              | 95             | 3708 DILDOCK ST | GREAT INVESTMENTS LLC            |
|              | 96             | 3802 KYNARD ST  | JONES VERLINE COOKS              |
|              | 97             | 3812 KYNARD ST  | MACK DORIS R                     |
|              | 98             | 3822 KYNARD ST  | AVILA HERNAN                     |
|              | 99             | 3826 KYNARD ST  | WEAVER CRECYNTHIA K              |
|              | 100            | 3830 KYNARD ST  | DIXON WAYNE M SR &               |
|              | 101            | 3834 KYNARD ST  | RESICAP TEXAS OWNER LLC          |
|              | 102            | 3831 WILDER ST  | SMITH VERELENE WILLIAMSON EST OF |
|              | 103            | 3827 WILDER ST  | COVERALL MGMT & ASSOC INC        |
|              | 104            | 3823 WILDER ST  | PETERS SHONETTA LANIER &         |
|              | 105            | 3817 WILDER ST  | ENTRUST GROUP INC                |
|              | 106            | 3821 WILDER ST  | MIRANDA JAVIER                   |
|              | 107            | 3815 WILDER ST  | WILSON MAGUIRE LIVING TRUST      |
|              | 108            | 3811 WILDER ST  | JOHNSON CAROLYN EVETTE           |
|              | 109            | 2610 ROMINE AVE | THOMAS APRIL                     |
|              | 110            | 3801 WILDER ST  | FELDER HOMES & CALIBER           |
|              | 111            | 3900 KYNARD ST  | JOHNSON MARILYN D                |
|              | 112            | 3906 KYNARD ST  | SHIELDS MRS T B                  |
|              | 113            | 3912 KYNARD ST  | BOYD ERA EST OF                  |
|              | 114            | 3916 KYNARD ST  | ANACLETO DAVID JUAN              |
|              | 115            | 3920 KYNARD ST  | GRANT STREET REALTY LLC          |
|              | 116            | 3922 KYNARD ST  | WANG JACK                        |
|              | 117            | 3930 KYNARD ST  | SWEATS MELVIN D                  |
|              | 118            | 3936 KYNARD ST  | PEREZ FILIBERTO TOVAR &          |
|              | 119            | 3917 WILDER ST  | CURTIS TORRIA                    |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                             |
|--------------|----------------|----------------|------------------------------------------|
| 120          | 3915           | WILDER ST      | MCDONALD JUANITA S                       |
| 121          | 3911           | WILDER ST      | RUIZ MARIA LUISA                         |
| 122          | 3909           | WILDER ST      | DAVIS BARBARA D &                        |
| 123          | 3905           | WILDER ST      | CURTIS TORRIA & KRYSTLE                  |
| 124          | 3901           | WILDER ST      | COLLINS DWELL WELL LLC                   |
| 125          | 3831           | KYNARD ST      | FINAL 4 CONSTRUCTION &                   |
| 126          | 3833           | KYNARD ST      | RODRIGUEZ SALVADOR                       |
| 127          | 3827           | KYNARD ST      | Taxpayer at                              |
| 128          | 3819           | KYNARD ST      | HAYES ODESSA RAY                         |
| 129          | 3923           | KYNARD ST      | GUTIERREZ ELVIRA                         |
| 130          | 3825           | KYNARD ST      | DIAZ ALBERTO &                           |
| 131          | 3919           | KYNARD ST      | S D HOME DESIGN LLC                      |
| 132          | 3901           | KYNARD ST      | QUEST TRUST COMPANY                      |
| 133          | 3913           | KYNARD ST      | VALENTIN IVANI                           |
| 134          | 3903           | KYNARD ST      | RODRIGUEZ SANDRA &                       |
| 135          | 3829           | KYNARD ST      | GRO PROPERTIES INC                       |
| 136          | 3911           | KYNARD ST      | HINSON JAMMIE & KATINA                   |
| 137          | 2500           | ROMINE AVE     | RAYFORD ROSALIND & CALVIN SR             |
| 138          | 3947           | KYNARD ST      | MITCHELL LINDA                           |
| 139          | 3943           | KYNARD ST      | SOUTH D HOMES LLC                        |
| 140          | 2537           | EUGENE ST      | SIGLER LORECE JR                         |
| 141          | 3939           | KYNARD ST      | CASTILLO LUCIA                           |
| 142          | 3935           | KYNARD ST      | ROMERO FRANCISCO ARMANDO                 |
| 143          | 3931           | KYNARD ST      | MEDELLIN RAMON EST OF                    |
| 144          | 3927           | KYNARD ST      | ALEXANDER KENNETH &                      |
| 145          | 3817           | KYNARD ST      | RAYFORD ROSALINDA & RAYFORD<br>CALVIN SR |
| 146          | 2526           | ROMINE AVE     | 1822 PARA INVESTMENTS LLC                |
| 147          | 2530           | ROMINE AVE     | HARPER ANNIE R ET AL                     |
| 148          | 3812           | ATLANTA ST     | RATCLIFF L A                             |
| 149          | 3816           | ATLANTA ST     | TOPLETZ INVESTMENTS                      |
| 150          | 3820           | ATLANTA ST     | BASANTES ANA CAROLINA PEREZ              |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                      |
|--------------|----------------|----------------|-----------------------------------|
| 151          | 3828           | ATLANTA ST     | PALACIOS WILLIAM                  |
| 152          | 3830           | ATLANTA ST     | SEGURA MODESTO &                  |
| 153          | 3834           | ATLANTA ST     | JORDAN LADARIUS DENZEL            |
| 154          | 3836           | ATLANTA ST     | GABREYES HIWOT                    |
| 155          | 3904           | ATLANTA ST     | MORAN ERICA                       |
| 156          | 3908           | ATLANTA ST     | SUFI HOLDINGS LLC                 |
| 157          | 3910           | ATLANTA ST     | SOUTH DALLAS RENTALS LLC          |
| 158          | 3824           | ATLANTA ST     | LEWIS FRANCINE &                  |
| 159          | 3835           | ATLANTA ST     | THOMAS DEMOND                     |
| 160          | 3837           | ATLANTA ST     | RICHARD N SMITH INC               |
| 161          | 3905           | ATLANTA ST     | DALLAS SKYFALL LLC SERIES         |
| 162          | 3909           | ATLANTA ST     | CHAVIS TERRENCE                   |
| 163          | 3911           | ATLANTA ST     | Taxpayer at                       |
| 164          | 3943           | ATLANTA ST     | HARRIS MICHAEL                    |
| 165          | 3939           | ATLANTA ST     | SMITH YOSHIKA & CHARLES           |
| 166          | 3937           | ATLANTA ST     | EASTER AVAN SR & MELBA J          |
| 167          | 3935           | ATLANTA ST     | EASTER AVAN & MELBA               |
| 168          | 3931           | ATLANTA ST     | BRUNO MAGDALENO                   |
| 169          | 3925           | ATLANTA ST     | JUAREZ SANDRA                     |
| 170          | 3923           | ATLANTA ST     | RENU PROPERTY INVESTMENTS LLC     |
| 171          | 3917           | ATLANTA ST     | RIOS LESLIE &                     |
| 172          | 3915           | ATLANTA ST     | RIOS LESLIE                       |
| 173          | 3942           | ATLANTA ST     | SALCEDO CHRISTINA                 |
| 174          | 3940           | ATLANTA ST     | QUINTERO EDGAR IVAN &             |
| 175          | 3938           | ATLANTA ST     | OIBARA CATTLE FAMILY HOLDINGS LLC |
| 176          | 3936           | ATLANTA ST     | WALTON THERMAN D                  |
| 177          | 3934           | ATLANTA ST     | Taxpayer at                       |
| 178          | 3930           | ATLANTA ST     | TOMPLINS JASMINE N                |
| 179          | 3928           | ATLANTA ST     | MOTLEY MRS JAMES A                |
| 180          | 3926           | ATLANTA ST     | WILLIAMS GLORIA RUTH &            |
| 181          | 3922           | ATLANTA ST     | BRUNO MAGDALENO DE LA SANCHI &    |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                          |
|--------------|----------------|----------------|---------------------------------------|
| 182          | 3918           | ATLANTA ST     | STANFORD VILLAGE CORP                 |
| 183          | 3916           | ATLANTA ST     | STANFORD VILLAGE CORPORATION          |
| 184          | 3910           | LATIMER ST     | THAMES REAL ESTATE INC                |
| 185          | 3914           | LATIMER ST     | RODRIGUEZ JESUS &                     |
| 186          | 3922           | LATIMER ST     | SALEM INSTITUTIONAL BAPTIST<br>CHURCH |
| 187          | 3918           | LATIMER ST     | EVANS DAVID                           |
| 188          | 3934           | LATIMER ST     | SALEM INSTITUTIONAL BAPTIST<br>CHURCH |
| 189          | 3920           | LATIMER ST     | PERALTA JUAN BENITEZ                  |
| 190          | 2505           | EUGENE ST      | MILLER SHERI                          |
| 191          | 3928           | LATIMER ST     | SALEM INSTITUTIONAL                   |
| 192          | 2507           | EUGENE ST      | MILLER CLEOPHUS JR                    |
| 193          | 3833           | CROZIER ST     | HIGH INVESTMENT COMPANY               |
| 194          | 3829           | CROZIER ST     | CALDWELL MARK ANTHONY                 |
| 195          | 3825           | CROZIER ST     | DIXON BARRY                           |
| 196          | 3824           | WALDRON AVE    | DOWELL BRITTANY                       |
| 197          | 3828           | WALDRON AVE    | GREEN LINDA D                         |
| 198          | 3820           | WALDRON AVE    | HAYES ISOM                            |
| 199          | 3821           | CROZIER ST     | THOMAS DEMOND LEROY                   |
| 200          | 3818           | WALDRON AVE    | CARO CURTIS WAYNE                     |
| 201          | 3801           | CROZIER ST     | RCGA LLC                              |
| 202          | 3805           | CROZIER ST     | PHASE II OF THE BAILEY GROUP          |
| 203          | 3809           | CROZIER ST     | AVOCET VENTURES LP                    |
| 204          | 3813           | CROZIER ST     | COLLINS CLIFTON                       |
| 205          | 3815           | CROZIER ST     | DEMMINGS ANNIE BELL                   |
| 206          | 3817           | CROZIER ST     | JACKSON META MARIE                    |
| 207          | 3814           | WALDRON AVE    | KINGDOM KIDS INVESTMENT LLC           |
| 208          | 3810           | WALDRON AVE    | DELARA MARTIN JR                      |
| 209          | 3808           | WALDRON AVE    | THOMAS CLEVELAND SR &                 |
| 210          | 3804           | WALDRON AVE    | CAPORAL CARMEN J                      |
| 211          | 3802           | WALDRON AVE    | WEEMS KATHERINE ESTATE OF             |
| 212          | 3801           | LATIMER ST     | LOPEZ LEOPOLDO N                      |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                |
|--------------|----------------|----------------|-----------------------------|
| 213          | 3805           | LATIMER ST     | STEWART ORLAN               |
| 214          | 3807           | LATIMER ST     | SIMMONS KENNY               |
| 215          | 3811           | LATIMER ST     | ROSS BONNIE                 |
| 216          | 3815           | LATIMER ST     | JAMES SHERRILYN W ADM       |
| 217          | 3817           | LATIMER ST     | COLEMAN IVA A &             |
| 218          | 3819           | LATIMER ST     | FUNES DARWIN JOSUE FUNEZ    |
| 219          | 3821           | LATIMER ST     | MARTIN ANGELLA &            |
| 220          | 3825           | LATIMER ST     | ORTEZ KATHERINE F &         |
| 221          | 3827           | LATIMER ST     | BIRE NEGASSI                |
| 222          | 3832           | CROZIER ST     | TURNER TERRI L              |
| 223          | 3828           | CROZIER ST     | PARHAM AARON                |
| 224          | 3826           | CROZIER ST     | TURNER EDWARD &             |
| 225          | 3822           | CROZIER ST     | SPEARS LUTHER J             |
| 226          | 3820           | CROZIER ST     | GREEN CHARLENE              |
| 227          | 3816           | CROZIER ST     | Taxpayer at                 |
| 228          | 3812           | CROZIER ST     | CARRILLO CHRIS              |
| 229          | 3810           | CROZIER ST     | WOFFORD RENEE DENISE        |
| 230          | 3806           | CROZIER ST     | HERROD ARBERTHA HOWARD S    |
| 231          | 3804           | CROZIER ST     | LI LILLIAN                  |
| 232          | 3800           | CROZIER ST     | Taxpayer at                 |
| 233          | 2332           | ROMINE AVE     | ROMINE AVE CHRISTIAN        |
| 234          | 3807           | WALDRON AVE    | ROMINE CHRISTIAN CHURCH     |
| 235          | 3809           | WALDRON AVE    | ROMINE AVE CHRISTIAN CHURCH |
| 236          | 3817           | WALDRON AVE    | WILLIAMSMASI GERALDINE &    |
| 237          | 3821           | WALDRON AVE    | FLECHTER ROOSEVELT &        |
| 238          | 3823           | WALDRON AVE    | RTGX LLC                    |
| 239          | 3829           | WALDRON AVE    | WINSTON DERRICK D           |
| 240          | 3833           | WALDRON AVE    | MAXWELL VERDIE L EST OF     |
| 241          | 2340           | HICKMAN ST     | ENS INVESTMENT GROUP LLC    |
| 242          | 2333           | EUGENE ST      | MINOR EVA MURLENE           |
| 243          | 3919           | WALDRON AVE    | BROWN LARRY WAYNE &         |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                |
|--------------|----------------|----------------|-----------------------------|
| 244          | 3901           | CROZIER ST     | LYNNCOPRO LLC               |
| 245          | 3905           | CROZIER ST     | Taxpayer at                 |
| 246          | 3907           | CROZIER ST     | BROWN MACKENZIE REBECCA D   |
| 247          | 3911           | CROZIER ST     | HOLMES MARY ELLA &          |
| 248          | 3913           | CROZIER ST     | FEGAN DONALD W              |
| 249          | 3915           | CROZIER ST     | GREENE JESSIE TUCKER EST OF |
| 250          | 3919           | CROZIER ST     | P & R REAL ESTATE LLC       |
| 251          | 3923           | CROZIER ST     | VAZQUEZ JAIME               |
| 252          | 3929           | CROZIER ST     | CLEVELAND DAVID ESTATE      |
| 253          | 3931           | CROZIER ST     | JACKSON ROOSEVELT           |
| 254          | 3914           | WALDRON AVE    | SOUTH DALLAS RENTALS        |
| 255          | 3908           | WALDRON AVE    | CARO JONATHAN D             |
| 256          | 3904           | WALDRON AVE    | BMAX REINVESTMENTS LLC      |
| 257          | 3900           | WALDRON AVE    | COOPER MARY ELLA ESTATE     |
| 258          | 3934           | WALDRON AVE    | KAMAU GELESTA               |
| 259          | 3928           | WALDRON AVE    | NESTY DALE                  |
| 260          | 3924           | WALDRON AVE    | SANDERS KAILYN J            |
| 261          | 3918           | WALDRON AVE    | GIDDENS CLARENCE            |
| 262          | 3905           | LATIMER ST     | RAMIREZ JUAN MANUEL &       |
| 263          | 3907           | LATIMER ST     | TSAI PETER &                |
| 264          | 3911           | LATIMER ST     | QJTT INVESTMENTS LLC        |
| 265          | 3913           | LATIMER ST     | MCDONALD RAMOS              |
| 266          | 3915           | LATIMER ST     | PERKINS YOLANDA Y           |
| 267          | 3919           | LATIMER ST     | THOMAS DEMOND               |
| 268          | 3923           | LATIMER ST     | JACKSON JESSIE E            |
| 269          | 3930           | CROZIER ST     | SALEM BAPTIST CHURCH        |
| 270          | 3916           | CROZIER ST     | P S 1933 REAL ESTATE        |
| 271          | 3914           | CROZIER ST     | BULLISH BUSINESS LLC        |
| 272          | 3912           | CROZIER ST     | BROWN DWALA ET AL           |
| 273          | 3910           | CROZIER ST     | MILLER CLEOPHUS             |
| 274          | 3906           | CROZIER ST     | ATKINS TODD & MICHELLE      |

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| <i><b>Reply</b></i> | <i><b>Label #</b></i> | <i><b>Address</b></i> | <i><b>Owner</b></i>    |
|---------------------|-----------------------|-----------------------|------------------------|
|                     | 275                   | 3811 KYNARD ST        | JJW PROPERTIES LLC     |
|                     | 276                   | 3807 KYNARD ST        | WEST GEORGE            |
|                     | 277                   | 3809 KYNARD ST        | BROOKS ROSALIND        |
|                     | 278                   | 3935 ATLANTA ST       | EASTER AVAN SR & MELBA |
|                     | 279                   | 2425 PINE ST          | Dallas ISD             |