

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 20, 2025

Planner: Martin Bate

FILE NUMBER: Z234-317(MB) **DATE FILED:** August 15, 2024

LOCATION: Northwest line of Swiss Avenue, between Oak Street and Liberty Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 1.43 acres **CENSUS TRACT:** 48113002200

REPRESENTATIVE: Audra Buckley

OWNER/APPLICANT: The Meadows Foundation, Inc.

REQUEST: An application for a new subarea on property zoned Subarea 11 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Subarea 11 within PD No. 298, the Bryan Area Special Purpose District, and is developed with a plant nursery.
- The request site is approximately 1.43 acres in size.
- The applicant wishes to operate an urban garden limited to egg production and a general merchandise or food store < 3,500 square feet.
- To operate the urban garden, which is an agricultural use, the applicant requests a new subarea within Subarea 11 that will allow for agricultural uses.

Zoning History:

There have been three zoning cases on three sites in the area within the last five years.

1. Z201-335: On January 12, 2022, City Council approved an application for a new subarea on property zoned Subarea 10 Tract 1 and Subarea 11 Tracts 2 and 3 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Live Oak Street, between North Hall Street and Floride Street.

2. Z223-114: On June 17, 2023, City Council approved an application for a new subarea on property zoned Subarea 5 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the north corner of North Good Latimer Expressway and Swiss Avenue.

3. Z234-128: On September 11, 2024, City Council approved an application for a Specific Use Permit for a child-care facility on property zoned Subdistrict 10 within Planned Development District No. 298, The Bryan Area Special Purpose District, on the southeast line of Live Oak Street, between Liberty Street and Oak Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Swiss Avenue	Local street	-
Oak Street	Local street	-
Liberty Street	Local street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Comprehensive Plan:**

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

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

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

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

Area Plans:

2004 Bryan Area Study

The 2004 Bryan Area Study was adopted by City Council on January 12, 2005. The intent of the study was to assess the results of a previous study in the Bryan Area and provide recommendations on how to further achieve those goals. In general, the Bryan Area Study calls for allowing uses that foster a strong urban neighborhood.

While agricultural uses may, at first glance, sound incompatible with urban neighborhoods, the context in which this use is proposed must be considered. The site is currently developed as a plant nursery, functioning as both a retail use and an amenity that contributes to the character of the neighborhood. The proposed agricultural use would not detract from this character, and the proposed retail use would contribute to the area by providing walk-to convenience. As such, staff finds that the proposal is compatible with the Bryan Area Study.

Land Use:

	Zoning	Land Use
Site	PD No. 298, Subarea 11	Nursery
Northwest	PD 298 Subarea 10	Child-care facility
Southwest	PD 298 Subarea 11	Office
Southeast	PD 298 Subarea 11	Office
Northeast	PD 298 Subarea 11	Office

Land Use Compatibility:

The area of request is currently developed with a nursery, flanked to the northwest by small park.

The immediate surroundings of the site are a mix of office uses and a child-care facility, as well as Central Square Park to the west.

The proposed conditions in the Planned Development District allow for agricultural uses, limited to poultry farming for egg production and crop production limited to an urban garden.

City code defines an urban garden as “an area managed and maintained to grow and harvest food crops and/or ornamental crops for personal or group use, consumption, sale, or donation. Urban gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.”

Staff finds that the proposed uses are compatible with the surrounding land uses. The limited scale of the animal production use is not foreseen to be detrimental to the surrounding area, particularly as the surrounding uses are not residential. As such, staff supports the requested use.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200
L	Use permitted by right as a Limited Use (51A-4.218)
RC	Use permitted as Restricted Component in GO(A) district

	Existing	Proposed
Use	PD 298 Subarea 11	New PD 298 Subarea 11B
AGRICULTURAL USES		
Animal production		•
Commercial stable		
Crop production		•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	R
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	•
Commercial cleaning or laundry plant		
Custom business services	•	•
Custom woodworking, furniture construction, or repair		
Electronics service center	•	•
Job or lithographic printing	•	•
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	•	•
Technical school	R	R
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		

	Existing	Proposed
Use	PD 298 Subarea 11	New PD 298 Subarea 11B
Alcoholic beverage manufacturing		
Gas drilling and production		
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum		
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	•	•
Convent or monastery	•	•
Foster home	•	•
Halfway house	S	S
Hospital	•	•
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	R	R
Public school other than an open-enrollment charter school	R	R
LODGING USES		
Hotel or motel	•	•
Extended stay hotel or motel	S	S
Lodging or boarding house	•	•
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)		

	Existing	Proposed
Use	PD 298 Subarea 11	New PD 298 Subarea 11B
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window	•	•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center	•	•
Office		•
RECREATION USES		
Country club with private membership		
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex	•	•
Group residential facility		
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	•	•
Residential hotel		
Retirement housing	•	•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service	R	R
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Alcoholic beverage establishment	S	S
Business school	R	R
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage	R	R
Convenience store with drive-through		

	Existing	Proposed
Use	PD 298 Subarea 11	New PD 298 Subarea 11B
Drive-in theater		
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet	•	•
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard	S	S
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station		
Liquor store	S	S
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales	•	•
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use	•	•
Restaurant without drive-in or drive-through service	•	•
Restaurant with drive-in or drive-through service	S	S
Surface parking	R	R
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater	•	•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
Railroad passenger station	S	S
Railroad yard, roundhouse, or shops		

	Existing	Proposed
Use	PD 298 Subarea 11	New PD 298 Subarea 11B
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center		
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	S	S
Local utilities	•	•
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower		
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	S	S
Office showroom/warehouse	•	•
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container		
Recycling drop-off for special occasion collection		
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse	•	•

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X.

Parking:

Parking must be provided in accordance with Chapter 51A.

Two off-street parking spaces must be provided for animal production uses. If the urban garden allows on-site sales, one off-street parking space is required for every 200 square feet of sales area with a minimum two off-street parking spaces provided. For a general merchandise / food store (GMFS) 3,500 square feet or less, one parking space is required for every 200 square feet of floor area.

As the sales will occur in the retail store, the parking ratio for GMFS is utilized. As a 2,000 square foot building, ten parking spaces are required. Per the development plan, 39 parking spaces will be provisioned.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within a "C" MVA area.

List of Officers

Meadows Foundation, Inc.

Peter M. Miller, President & CEO

Laura Bowers, Corporate Secretary & Chief of Staff

Charles Glover, VP of Grants

Paula N. Herring, VP of Finance & Treasurer

Robert A. Meadows, Vice President

Meghan Parry, VP of Communications

**PROPOSED PD CONDITIONS
ARTICLE 298.**

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

Omitted for brevity

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 298A: subarea boundary map.
- (2) Exhibit 298B: Subarea 9 requirements.
- (3) Exhibit 298C: major street and pedestrian linkage systems.
- (4) Exhibit 298D: standard construction details for barrier free ramps.
- (5) Exhibit 298E: use chart.
- (6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, 4, and 4A.
- (7) Exhibit 298G: development plan for Subarea 5A.
- (8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.
- (9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.

- (10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.
- (11) Exhibit 298J: tabulation of total floor area in Subarea 12A.
- (12) Exhibit 298K: development plan for Subarea 10B.
- (13) Exhibit 298L: development plan for Subarea 1C.
- (14) Exhibit 298M: Subarea 1C original building facade elevation.
- (15) Exhibit 298N: Subarea 1C conceptual elevation.
- (16) Exhibit 298O: Subarea 1C landscape plan.
- (17) Exhibit 298P: development plan for Subarea 4A.
- (18) Exhibit 298Q: landscape plan for Subarea 4A.
- (19) Exhibit 298R: traffic management plan for Subarea 4A.
- (20) Exhibit 298S: property and subarea property descriptions.
- (21) Exhibit 298T: development plan for Subarea 5B.
- (22) Exhibit 298U: landscape plan for Subarea 5B. (Ord. Nos. 28056; 29390; 30159; 30817; 30911; 31758; 32477)
- (23) Exhibit 298V: development plan for Subarea 11B

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the 26 subareas of the Bryan Area SPD is provided as Exhibit 298A. A metes and bounds description of the 26 subareas is provided in Exhibit 298S. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390; 30817; 30911; 31758; 32099; 32186; 32372; 32477)

SEC. 51P-298.105. SUBAREAS 9, 9A, AND 9B CONDITIONS.

Omitted for brevity

SEC. 51P-298.106. LANDSCAPING.

Omitted for brevity

SEC. 51P-298.107. USES.

(a) The use chart (Exhibit 298E) establishes for each subarea the permitted and limited uses, and those uses requiring a specific use permit.

(b) Commercially compatible single family uses must comply with the following requirements:

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(1) This use is subject to the standards and definitions of Subparagraphs (A), (D), and (E) of Section 51A-4.209(6). Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is also subject to the off-street parking requirements of Subparagraph (C) of Section 51A-4.209(6).

(2) Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, a minimum of 12 dwelling units per acre is required.

(3) No residential proximity slope emanates from building sites developed with this use.

(4) This use is permitted in all subareas except Subarea 9, as shown on Exhibit 298E.

(5) In portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is subject to the following standards:

(A) Maximum dwelling unit density is 18 dwelling units per acre.

(B) Maximum structure height is 36 feet.

(C) Maximum number of stories is two.

(D) Maximum lot coverage is 60 percent.

(E) Minimum lot size is 2,000 square feet.

(F) One off-street parking space is required per lot.

(c) Labor agency uses must comply with the following requirements:

(1) This use is permitted by SUP only in the subareas indicated in Exhibit 298E.

(2) Operation of this use must be conducted wholly inside. A waiting area must be shown on the site plan which is large enough to accommodate all common worker candidates. The specific use permit ordinance may limit the number of common worker candidates permitted in the waiting area of the labor agency use.

(3) The site plan must show a separate area for pickup and drop-off of all persons using the facility. This area must not include the right-of-way area.

(4) This use is treated as an office use for purposes of calculating off street loading requirements.

(d) A governmental installation: inside vehicle service center use must comply with the following requirements:

(1) Definition: An installation owned or leased by a governmental entity or agency where vehicles are repaired, maintained, serviced, or stored in conjunction with the normal operation of the entity or agency. This use includes periodic vehicular inspection, maintenance, and repair, as well as modification of vehicles and their equipment to accomplish the particular purposes of the governmental entity or agency.

(2) Subareas permitted: Permitted by right in Subarea 5 only.

(3) Required off-street parking: One space per 500 square feet of floor area.

- (4) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	1
Each additional 60,000 or fraction thereof	1

- (5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

(B) The sale of goods and services to the public is prohibited.

- (e) An animal shelter without outdoor runs use must comply with the following requirements:

(1) Definition. A facility which does not have outside runs for the diagnosis, treatment, hospitalization, or harboring of animals including, but not limited to, dogs, cats, birds, and horses.

(2) Subareas permitted. Permitted by right in Subarea 1D only.

(3) Required off-street parking. One space per 300 square feet of floor area.

(4) Required off-street loading.

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OF BERTH</u>
0 to 10,000	None
10,000 to 60,000	1
Each additional 60,000 of fraction thereof	1 additional

(5) Additional provisions. Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure. (Ord. Nos. 20049; 20820; 21885; 24914; 25960; 26179; 26388; 26707; 26994; 27322; 32372)

(f) Animal production is limited to poultry farming for egg production and must comply with the development plan for Subarea 11B (Exhibit 298V) and the following requirements:

(1) Roosters are prohibited.

(2) The number of chickens may not exceed 20.

(g) Crop production is limited to an urban garden and must comply with the development plan for Subarea 11B (Exhibit 298V).

SEC. 51P-298.108. NONCONFORMING USES.

Omitted for brevity

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

Omitted for brevity

SEC. 51P-298.110. MAXIMUM HEIGHTS.

Omitted for brevity

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

Omitted for brevity

SEC. 51P-298.112. SETBACKS.

Omitted for brevity

SEC. 51P-298.113. MAXIMUM COVERAGE.

Omitted for brevity

SEC. 51P-298.114. SIGNS.

Omitted for brevity

SEC. 51P-298.115. PARKING REQUIREMENTS.

Omitted for brevity

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

Omitted for brevity

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

Omitted for brevity

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

Omitted for brevity

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

Omitted for brevity

SEC. 51P-298.119. FENCES.

Omitted for brevity

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

Omitted for brevity

**SEC. 51P-298.120.1. SPEACIAL PROVISIONS FOR
SUBAREA 1C.**

Omitted for brevity

SEC. 51P-298.121. ADDITIONAL PROVISIONS.

Omitted for brevity

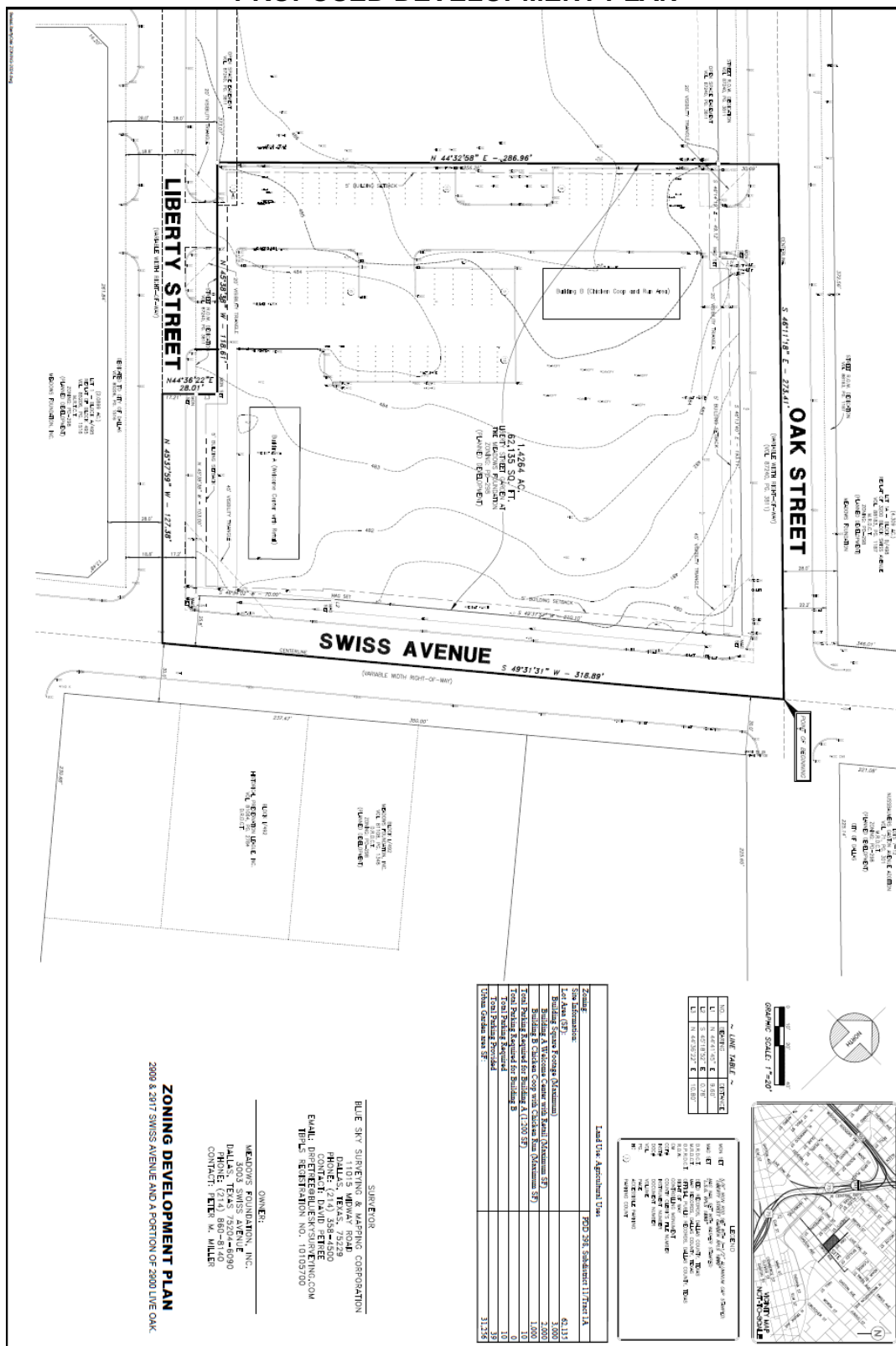
SEC. 51P-298.121.2. SPECIAL PROVISIONS FOR A SPECIAL PROJECT IN SUBAREA 5B.

Omitted for brevity

SEC. 51P-298.122. COMPLIANCE WITH CONDITIONS.

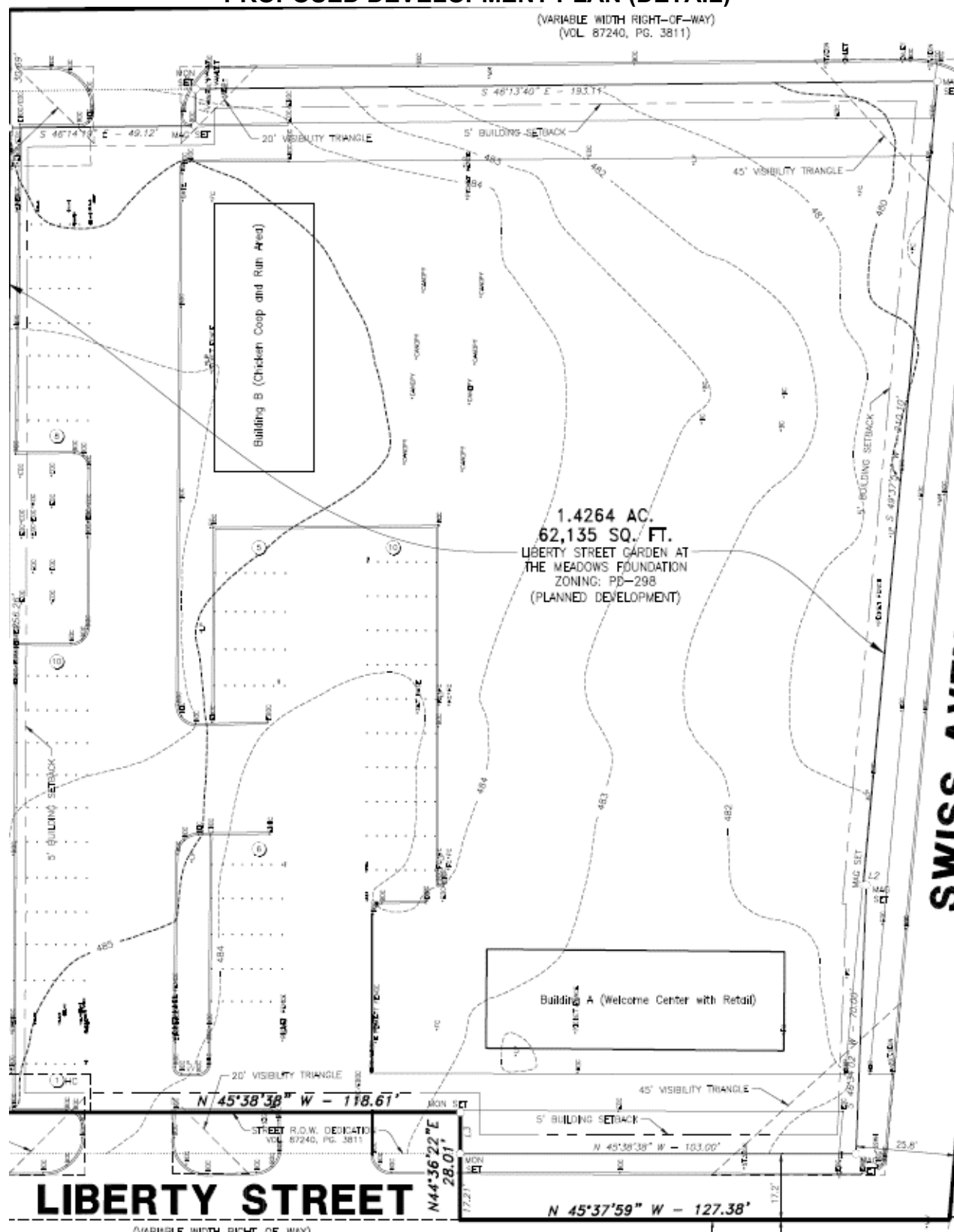
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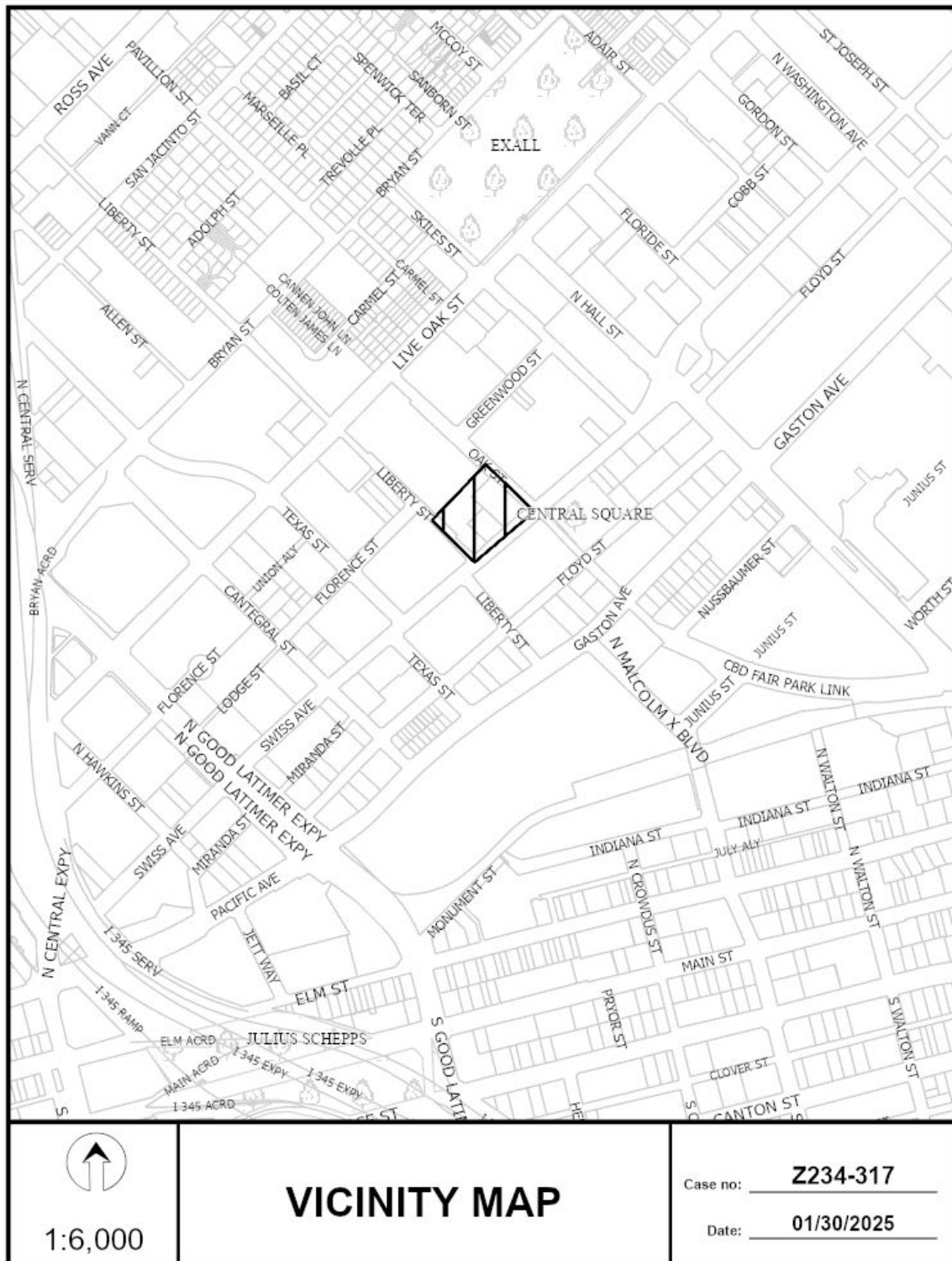
PROPOSED DEVELOPMENT PLAN

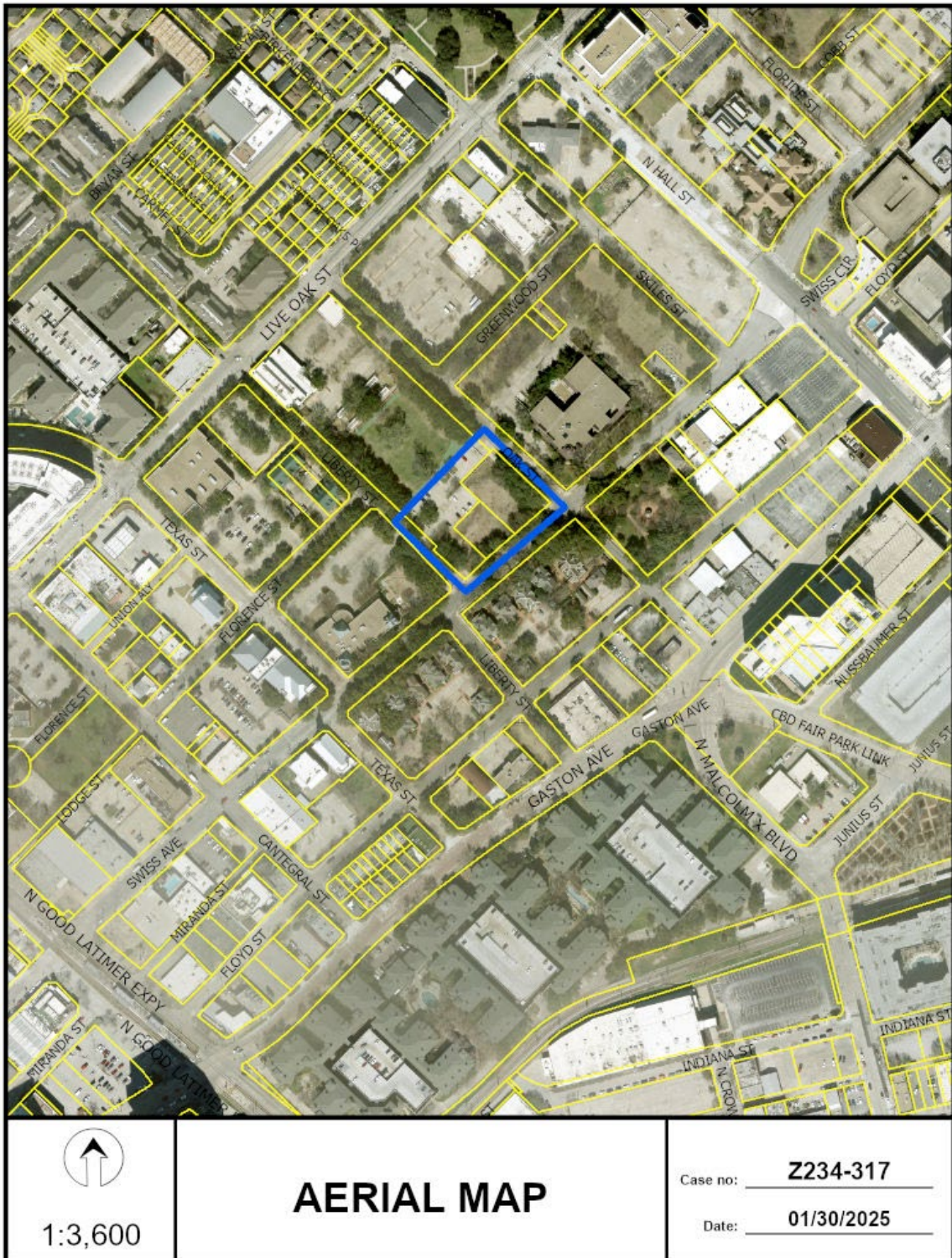


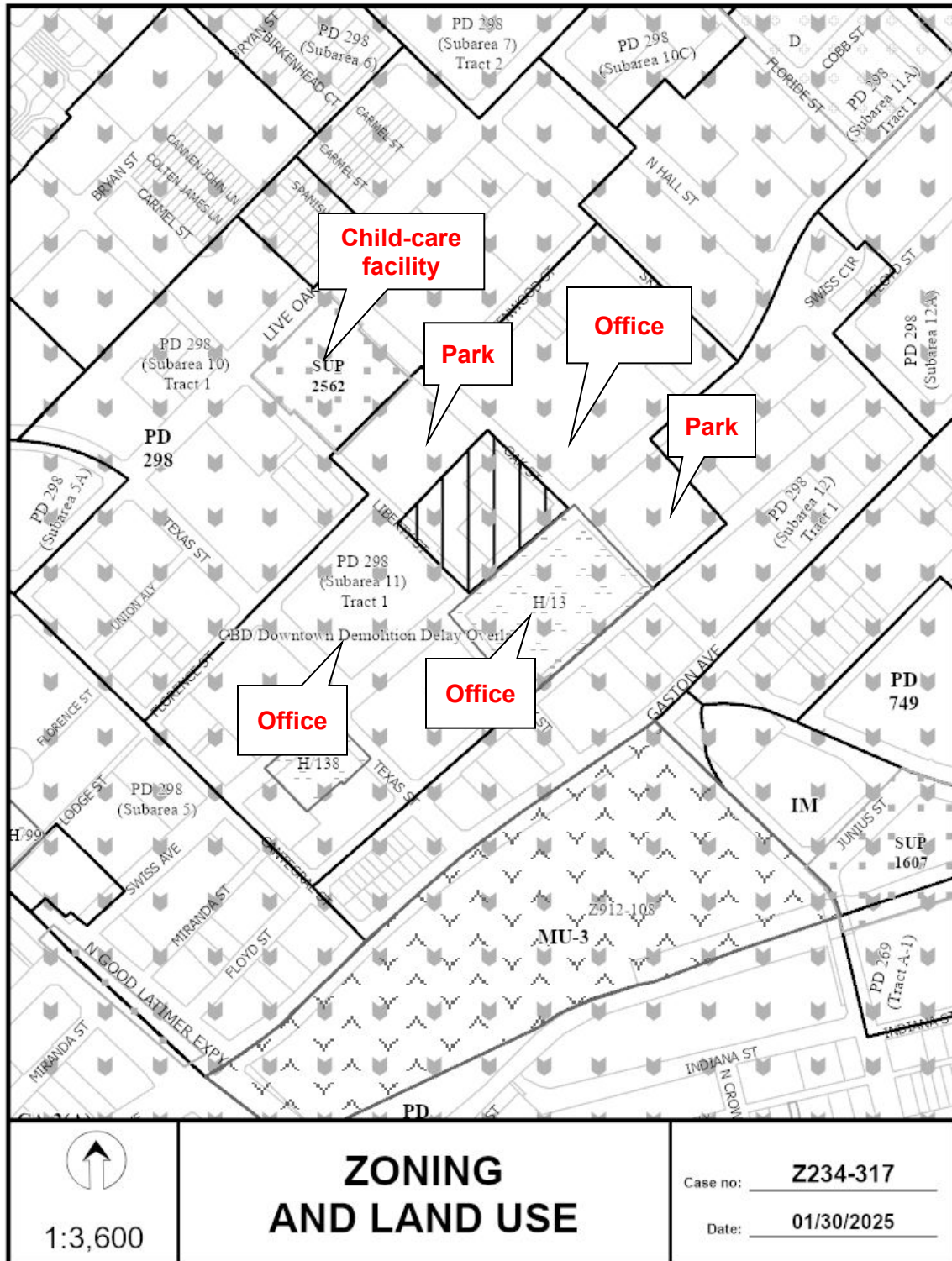
PROPOSED DEVELOPMENT PLAN (DETAIL)

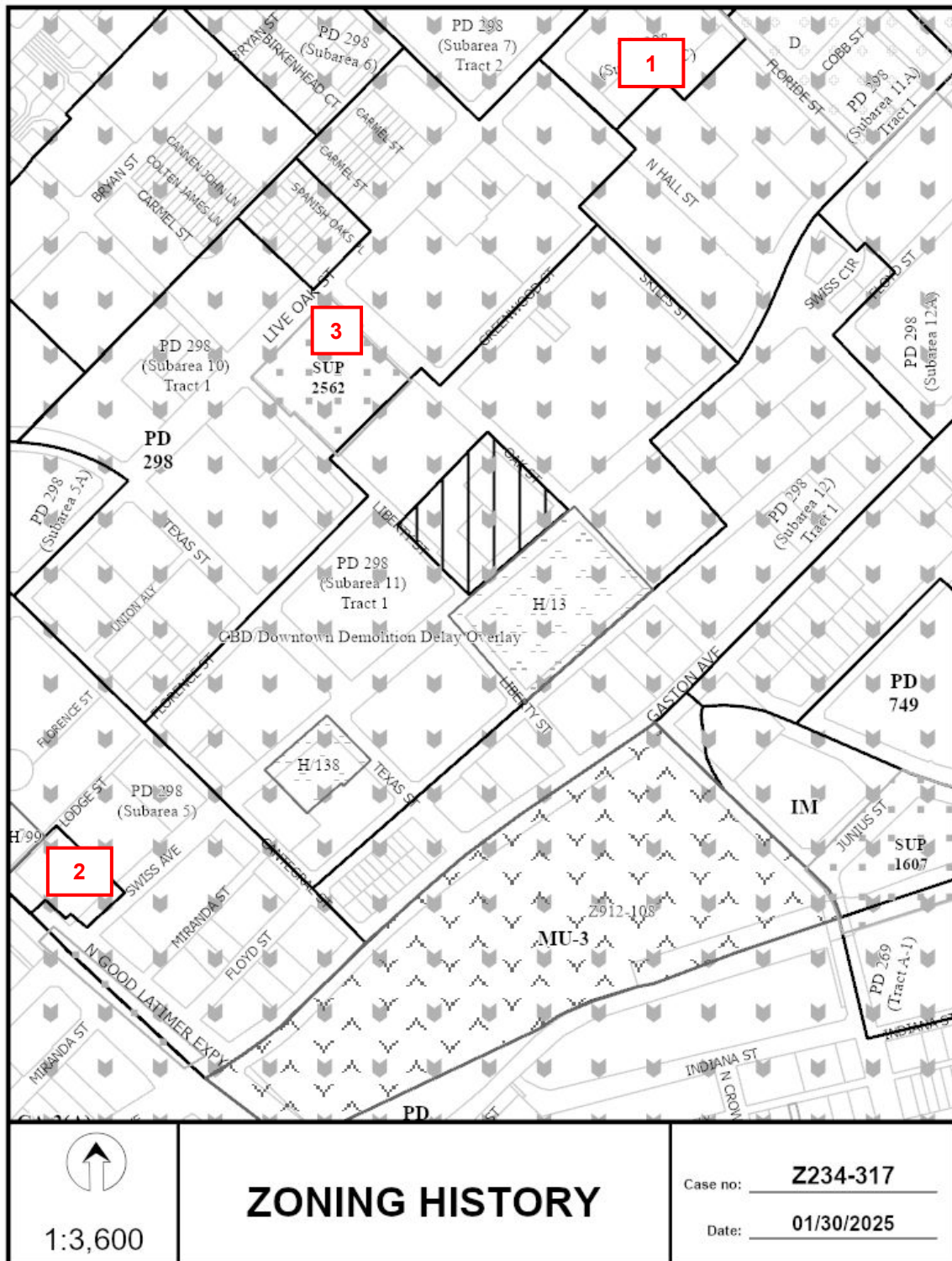
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(VOL. 87240, PG. 3811)

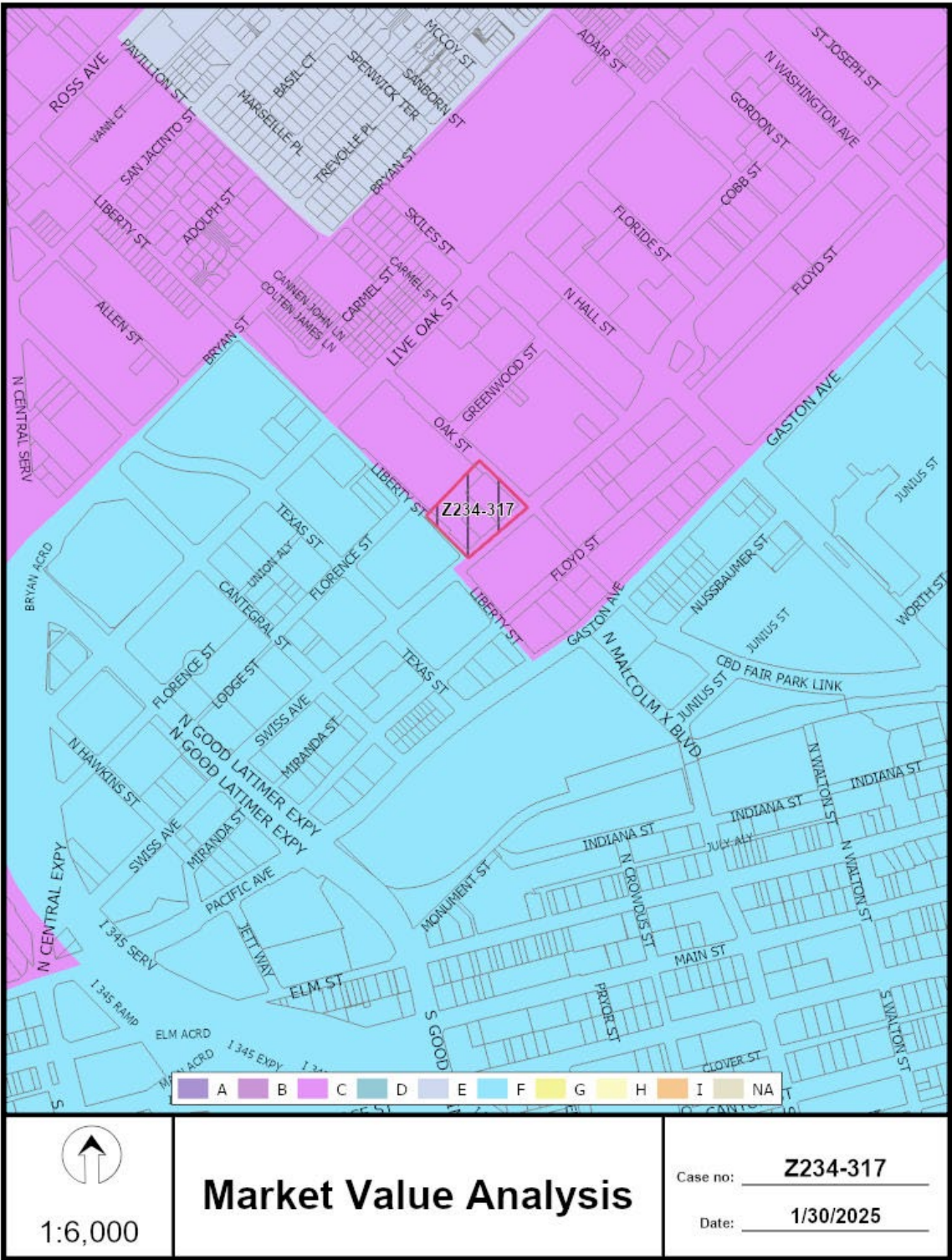


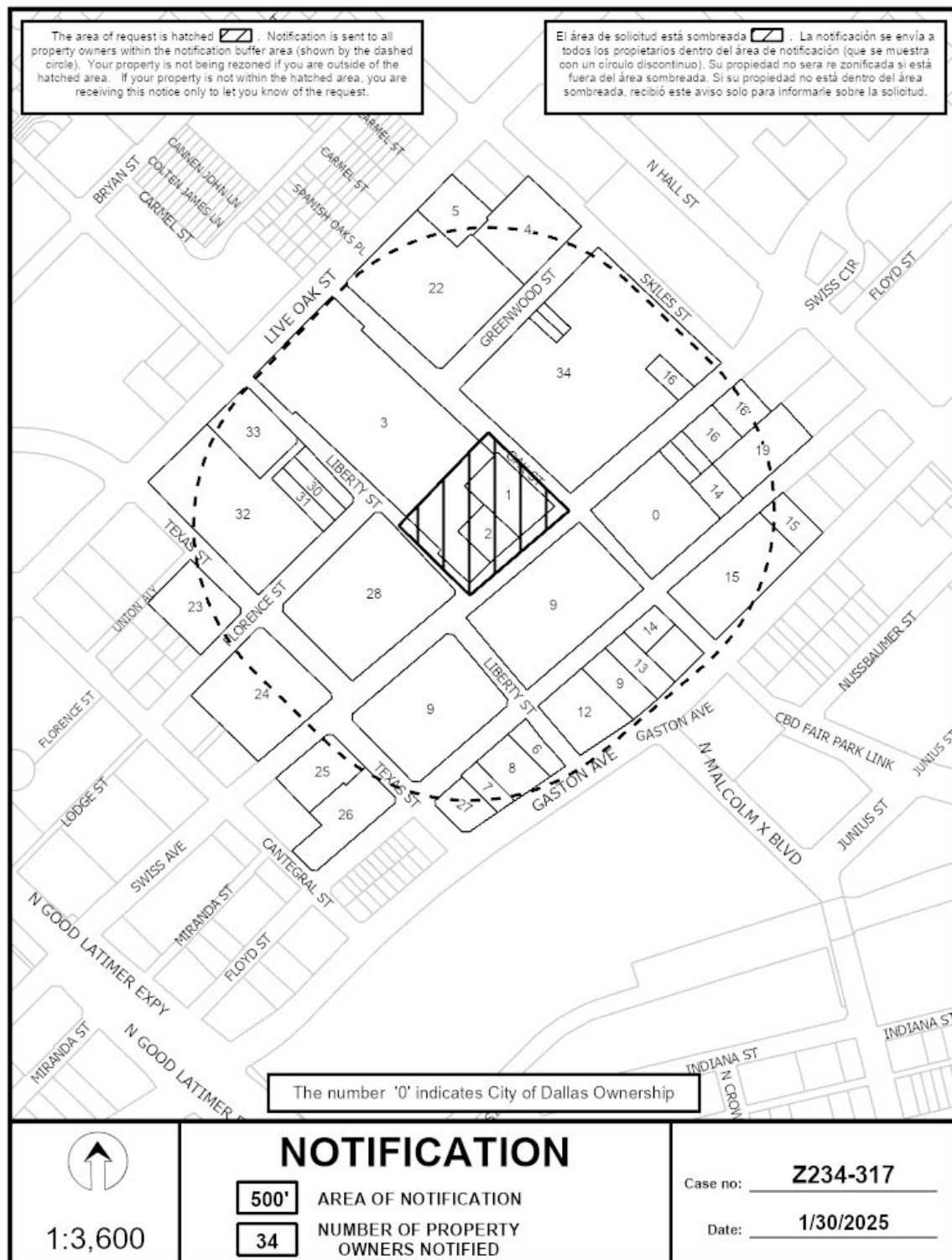












01/30/2025

Notification List of Property Owners***Z234-317******34 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2917 SWISS AVE	Taxpayer at
2	2909 SWISS AVE	Taxpayer at
3	2900 LIVE OAK ST	Taxpayer at
4	1215 SKILES ST	Taxpayer at
5	3108 LIVE OAK ST	Taxpayer at
6	2823 GASTON AVE	Taxpayer at
7	2805 GASTON AVE	LARSON VICKIE SUE
8	2815 GASTON AVE	EDUCATIONAL FIRST STEPS
9	2922 SWISS AVE	MEADOWS FOUNDATION INC
10	2929 GASTON AVE	VEIGA FAMILY TRUST
11	2929 GASTON AVE	TEXACO INC
12	2901 GASTON AVE	Taxpayer at
13	2917 GASTON AVE	NINETEEN HOLDINGS LLC
14	2919 FLOYD ST	MORSCO PROPERTIES LLC
15	3107 GASTON AVE	SL5 DEEP ELLUM LP
16	3114 SWISS AVE	HETRICK DENNIS &
17	3102 SWISS AVE	SERIES 10345 A SERIES OF
18	3100 SWISS AVE	SERIES 10345
19	3109 FLOYD ST	MORSCO PROPERTIE LLC
20	3102 GREENWOOD ST	GOMEZ ROSA
21	3100 GREENWOOD ST	DENNING JOHN
22	3103 GREENWOOD ST	Taxpayer at
23	609 TEXAS ST	HOPE COTTAGE INC
24	2757 SWISS AVE	DALLAS CASA
25	2712 SWISS AVE	2712 SWISS AVENUE LLC
26	2727 FLOYD ST	URSA REAL ESTATE HOLDINGS LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2801 GASTON AVE	Taxpayer at
28	2801 SWISS AVE	Taxpayer at
29	609 LIBERTY ST	Taxpayer at
30	2821 FLORENCE ST	Taxpayer at
31	2817 FLORENCE ST	Taxpayer at
32	2800 LIVE OAK ST	VOLUNTEER CTR OF DALLAS
33	2816 LIVE OAK ST	Taxpayer at
34	3003 SWISS AVE	Taxpayer at