

**FILE NUMBER:** Z212-121(MP) **DATE FILED:** October 26, 2021

**LOCATION:** On the north line of West 9th Street, between North Polk Street and North Tyler Street

**COUNCIL DISTRICT:** 1 **MAPSCO:** 54 B

**SIZE OF REQUEST:** 4.798 acres **CENSUS TRACT:** 46.00

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**REPRESENTATIVE:** Peter Kavanagh, Zone Systems, Inc.

**OWNER:** Tyler St. Christian Education Foundation

**APPLICANT:** Trinity Basin Preparatory

**REQUEST:** An application a Specific Use Permit for an open-enrollment charter school on property zoned Area A within Planned Development District No. 487.

**SUMMARY:** The purpose of the request is to allow for an open enrollment charter school on the site [Trinity Basin Preparatory].

**CPC RECOMMENDATION:** **Approval** for five-year period, subject to a site plan, a traffic management plan, and conditions.

**STAFF RECOMMENDATION:** **Approval** for five-year period, subject to a site plan, a traffic management plan, and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently developed as a private school. [Tyler Street Christian Academy]. The PD specifically allows R-5(A) uses and Private School uses by right.
- The applicant is proposing a new open enrollment charter school, within the existing building, with a 30,700 square foot addition to the southwest of the existing facility. The rear of the property would remain as ball fields.
- The proposed school will include grades Pre-K through 5<sup>th</sup>, with 44 classrooms.
- The use is permitted in the district only with a specific use permit.
- The TMP is proposing a queue with an entrance on North Polk Street and an exit on West 9<sup>th</sup> Street.

**Zoning History:**

There has been one zoning case in the area in the past five years.

1. **Z190-102** - On November 6, 2019, SUP No. 1388 for an open-enrollment charter school, on property zoned MF-2(A) Multifamily District, located at the southeast corner of West 9<sup>th</sup> street and North Tyler Street. [Trinity Basin Prep] was automatically renewed.

**Thoroughfares/Streets:**

| Thoroughfare/Street         | Type               | Existing/Proposed ROW        |
|-----------------------------|--------------------|------------------------------|
| West 9 <sup>th</sup> Street | Local              | -                            |
| North Tyler Street          | Principal Arterial | 60 feet with Bike Facilities |
| North Polk Street           | Principal Arterial | 60 feet with Bike Facilities |

**Traffic:**

The Engineering Section of 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 ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT OPPORTUNITIES

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**1.1.5.7** Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

**NEIGHBORHOOD PLUS**

**GOAL 4.2** Support and leverage emerging school quality and school choice programs.

**Land Use:**

|                  | <b>Zoning</b>            | <b>Land Use</b>                                                  |
|------------------|--------------------------|------------------------------------------------------------------|
| <b>Site</b>      | PD 487                   | Private School                                                   |
| <b>North</b>     | PD 830 Subdistrict 5     | Single Family                                                    |
| <b>East</b>      | PD 830 Subdistrict 8, 8A | Single Family, General Merchandise or Food Store, Charter School |
| <b>Southeast</b> | MF-2(A)                  | Charter School                                                   |
| <b>South</b>     | PD 487                   | Parking Lot, Retirement Housing, Church                          |
| <b>West</b>      | R-5(A)                   | Single Family                                                    |

**Land Use Compatibility:**

The area of request is currently developed as a 39,500 square foot private school, with a drop off queue accessed from 9<sup>th</sup> street. The north side of the property is ball field for the school, and north of the site is single family housing. To the east is single family housing as well as a convenience store. To the southwest of the subject site is the current facility for Trinity Basin Prep, currently operating as a Pre-K through 5 open enrollment charter school. To the south is a church and its parking lot, and a mid-rise retirement housing development. West of the site is single family housing.

The proposed school will include grades Pre-K through 5 with 44 classrooms. Hours of operation will be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. The new two-story structure will not violate the residential proximity slope, which applies from the north and west sides of the property. Additionally, the request is consistent with the

Comprehensive Plan and Neighborhood Plus plan goals to provide greater access to schools and support school choice programs. Staff believes an initial time limit of five years without eligibility for automatic renewal will allow continued monitoring of the site in the future. The SUP site plan grants additional oversight to siting and traffic flow overtime. The large area of the site and the access to multiple streets help accommodate the schools operation and queuing while limiting impact to nearby residential properties. The proximity to homes makes the school accessible on foot and by bike to area students.

**Landscaping:**

The SUP landscape plan would allow for an exception to the existing driveway along 9th Street to be in the location of the required street buffer zone. The existing trees in the alley to the north are shown on public property. These are located outside a chain link fence. It is possible the trees may be subject to future removal if the alley was to be improved. In that PD 830, Sub 8A is considered a residential district, and with the R-5 to the west, this is considered a 'lot with residential adjacency' under Article X. The RBZ is applicable on three sides where the residential adjacency applies including N Polk and N Tyler Streets (street is less than 64' in width). The dimensions show the property can comply with the requirements by the dimensions shown on revised plan. The chief arborist has determined that the proposed landscape plan meets the intent of Article X.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for an open enrollment charter school is 1.5 spaces per elementary classroom. Therefore, the site is required to have a minimum of 63 spaces. As illustrated on the site plan, the site provides 102 car spaces and 20 bicycle spaces.

**Market Value Analysis:**

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

**List of Partners/Principals/Officers**

Vivian A. Skinner, President, Tyler Street Christian Education Foundation, Inc

**CPC Action**  
**DECEMBER 16, 2021**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for five-year period, subject to a revised site plan (dated December 15, 2021), a traffic management plan, and staff's recommended conditions on property zoned Area A within Planned Development District No. 487, on the north line of West 9th Street, between North Polk Street and North Tyler Street.

Maker: Popken  
Second: Jung  
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Haqq,  
Kingston, Rubin

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

**Notices:** Area: 300 Mailed: 90  
**Replies:** For: 3 Against: 1

**Speakers:** For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208  
Against: None

### **CPC RECOMMENDED SUP CONDITIONS**

1. Use: The only use authorized by the specific use permit is an open-enrollment charter school.
2. Site Plan. Use and development of the Property must comply with the attached site plan.

**CPC Recommendation:**

3. Time Limit: This specific use permit expires on (five years from the passage of the ordinance).

**Applicant's Request:**

3. Time Limit: This specific use permit expires on (10 years from the passage of this ordinance), but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. Ingress and Egress. Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. Classrooms. The maximum number of classrooms is 44.
6. Fencing. The outdoor play area must be enclosed by a minimum four-foot-high chain link or similar fence, as shown on the attached site plan.
7. Hours of Operation. The open-enrollment charter school may only operate between 7:00 am and 6:00 pm, Monday through Friday.
8. Off-Street Parking. A minimum of 63 off-street parking spaces must be provided in the location shown on the attached site plan.

9. Traffic Management Plan.

(A) In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

(B) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(C) Traffic study.

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by June 1, 2024. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by June 1 of every following even year.

(ii) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (a) ingress and egress points;
- (b) queue lengths;
- (c) number and location of personnel assisting with loading and unloading of students;
- (d) drop-off and pick-up locations;
- (e) drop-off and pick-up hours for each grade level;
- (f) hours for each grade level; and
- (g) circulation.

(iii) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(a) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(b) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to

submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(D) Amendment process.

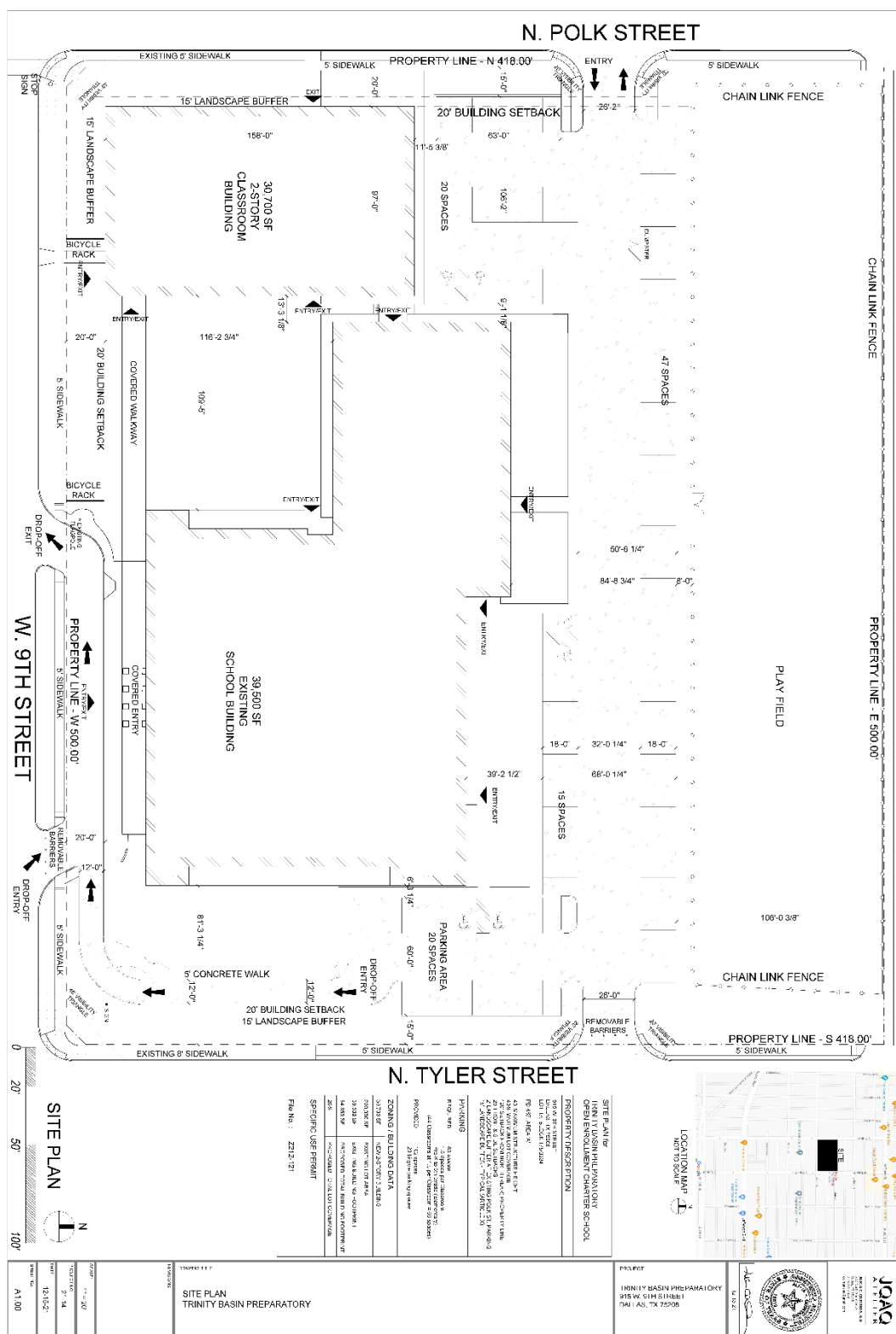
(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

10. Maintenance. The Property must be maintained in a state of good repair and neat appearance.

11. General Requirements. Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## CPC Recommended SUP Site Plan



**CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN**

## **Traffic Management Plan**

**Trinity Basin Preparatory –  
915 West 9<sup>th</sup> Street Campus  
Dallas, Texas**

**Prepared by:**

Kimley-Horn and Associates, Inc.  
801 Cherry Street, Suite 1300  
Fort Worth, TX 76102  
Registered Firm F-928

Contact:  
Brandon Forsythe, P.E.  
(817) 339-2289  
November 2021  
Updated from October 2021



## I. Introduction and Purpose

Kimley-Horn and Associates, Inc. was retained by Trinity Basin Preparatory, Inc. to create a traffic management plan (TMP) for the existing Trinity Basin Preparatory (TBP) 10<sup>th</sup> Street campus currently located on the southeast corner of N Tyler Street & W 9<sup>th</sup> Street in Dallas, Texas. The school is proposing a relocation northwest of its current position to the vacant Tyler Street Christian Academy Building, located on the northwest corner of N Tyler Street and W 9<sup>th</sup> Street.

As part of the relocation, TBP is seeking a rezoning from a private school to charter school designation. The zoning request provides that the enrollment maximum for the school is 900 students. The relocated site will not be able to accommodate the existing enrollment, so as part of the relocation, a new building will be constructed on the southwest corner of the proposed site. It is to be noted that the school is not anticipating an increase in student enrollment at this time.

The purpose of this TMP is to ensure the queueing anticipated can be accommodated for on-site at the relocated school during the morning arrival and afternoon dismissal periods.

## II. Existing TMP Operations

Arrival and dismissal period observations were conducted on Thursday August 26 and Tuesday August 31, 2021 during the morning arrival and afternoon dismissal periods.

The peak queueing noted based on field observations was found to be approximately 400 feet (~18 vehicles) during the arrival period and approximately 1,400 feet (~60 vehicles) during the dismissal period. Based on existing observations, drivers are not fully following the current TMP by entering and exiting at multiple locations. The existing TMP calls for one entrance (W 9<sup>th</sup> Street Western Drive) and one exit (W 10<sup>th</sup> Street Drive).

The arrival and dismissal period queues based on the observed TMP are mapped in **Exhibit 1**. Due to the arrival period queueing being less than the dismissal period queueing, two different TMPs are currently utilized. It is also to be noted that queueing and operations were observed during the second full week of school, and as such, are anticipated to be the worst-case scenario.

### A. Arrival Period

During the arrival period, queueing observed is not as substantial due to parents not needing to wait for students to be chaperoned to their vehicle, just simply being dropped off. The arrival period uses the northwest access along W 9<sup>th</sup> Street as the main entrance and will stack two lanes southbound along the Elementary School's frontage. When queueing is not observed, parents will use any of the site drives provided to access the site. Spillback onto W 9<sup>th</sup> Street was observed to clear within seconds. The maximum observed queueing into W 9<sup>th</sup> Street was found to be four (4) vehicles. The arrival period uses staggered drop off times in which half of the students are dropped off from 7:00 – 7:30 (Pre K – 2<sup>nd</sup> grade) and the other half are dropped off from 7:30 – 8:00 (3<sup>rd</sup> – 4<sup>th</sup> grade).

## B. Dismissal Period

During the dismissal period, a much more elaborate TMP is used to accommodate for the queue lengths increasing from 400 feet during arrival to 1,400 feet during dismissal. The dismissal period results in much more lengthy queues due to parents having to park, interact with staff, and wait for students to be chaperoned to their vehicle.

Similar to the arrival period, the dismissal period uses the northwest access along W 9<sup>th</sup> Street as the main entrance, stacking two lanes southbound along the Elementary School's frontage. When queueing is not observed, parents will use any of the site drives provided to access the site. When staff notices that queues are nearing W 9<sup>th</sup> Street, they direct vehicles on-site into one of seven east-west stacking lanes provided along the frontage of the Middle School/Church. Once these stacking lanes are filled and queueing along the Elementary School's frontage begin to near W 9<sup>th</sup> Street again, staff directs parents down the northernmost drive isle, adjacent to W 9<sup>th</sup> Street, to form an eighth east-west stacking lane. The maximum observed queueing into W 9<sup>th</sup> Street was found to be ten (10) vehicles. This spillback was cleared within a few minutes. Also like the arrival period, the dismissal period uses staggered times in which half of the students are dismissed from 2:30 – 3:00 (Pre K – 2<sup>nd</sup> grade) and the other half are dismissed from 3:00 – 3:30 (3<sup>rd</sup> – 4<sup>th</sup> grade).

## III. Proposed TMP

As part of the proposed relocation, TBP is seeking a rezoning from a private school to charter school designation. The zoning request provides that the enrollment maximum for the school is 900 students.

**Exhibit 2** summarizes the proposed TMP for the relocated school. Based on the TMP presented, the maximum queueing storage available at the new site is approximately 1,500 feet. The maximum queue noted during field observations was found to be 1,400. Introducing a third staggered drop off time is projected to accommodate for queueing on-site with the maximum capacity as the additional staggered time would not increase the max queue anticipated.

## A. Proposed Operations

By the time the school is relocated, it is anticipated that both N Polk Street and N Tyler Street will be converted to two-way operations adjacent to the school.

The operations of the proposed TMP are recommended to function as a one-way loop on-site for both arrival and dismissal periods. The entrance is recommended at the N Polk Street access location and the exit is recommended at the existing west loop drive along W 9<sup>th</sup> Street. The N Polk Street ingress will be coned off to channelize traffic coming from the south into the southern lane and traffic coming from the north into the northern lane. Access to the proposed Melba Avenue extension to N Tyler Street and the existing east loop drive along W 9<sup>th</sup> Street are recommended to be restricted during arrival and dismissal times. This restricting of access is anticipated to improve operations of the TMP

as parent confusion of the existing TMP operations was noted multiple times due to several access locations being available.

Two lanes of on-site stacking will be provided in the east-west direction along the northern frontage of the relocated school site. As the loop continues east and transitions to a north-south direction, double stacking will no longer be provided.

The first location of school staff is recommended where the side-by-side stacking lanes transition down to one-lane. This will allow for staff to start planning what students need to be ready as drivers begin working their way through the loop to the loading area. The second location of staff is recommended at the loading area to facilitate pick-up and drop-offs.

#### **B. Queueing Accommodations**

The proposed TMP provides for approximately 1,500 feet of queueing on-site. This provides a surplus of approximately 100 feet of on-site storage if the maximum queue observed of 1,400 feet during the dismissal period is assumed. It is to be stressed that the observed queues at the existing site are anticipated to be the worst-case scenario with operations likely to improve with the TMP as the school year continues. The proposed one-way loop operations are anticipated to serve the queues on-site better by providing drivers with less confusion through the simplicity of the proposed TMP.

#### **C. Future Accommodations**

As part of the relocation, Trinity Basin Preparatory is seeking a rezoning from a private school to charter school designation. The zoning request provides that the enrollment maximum for the school is 900 students. While the school plans to relocate, there is not anticipated to be an increase in its current enrollment at this time.

While the proposed TMP accommodates the existing queues, to accommodate for an increase in student capacity, it is anticipated that the school will need to modify its operating hours to accommodate for an additional staggered drop off time. Introducing a third staggered drop off time is projected to accommodate for the queueing on-site with the maximum capacity as the additional staggered time would not increase the max queue anticipated.

#### **D. On-Site Parking**

The parking requirements for school use are based on the number of classrooms. With the relocation of the school, there will be a total of 31 classrooms. Based on the parking requirements set forth in the Dallas Development Code, found in Section 51A-4.204 (17)(C), the school is required to have a minimum of 1.5 spaces per classroom, which equates to 46 parking spaces for the school. Based on the concept plan, there will be 102 parking spaces provided, resulting in a surplus of 56 spaces provided on-site.

#### IV. CONCLUSIONS AND RECOMMENDATIONS

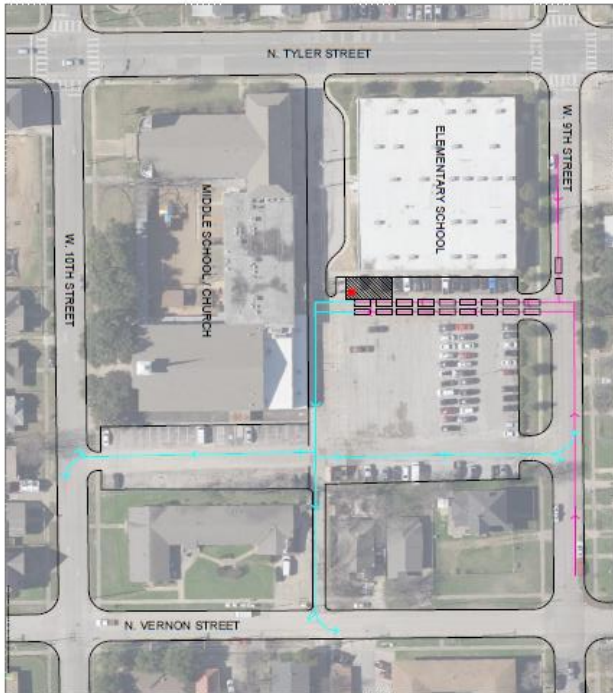
The newly proposed TMP for TBP 9<sup>th</sup> Street is designed to accommodate the anticipated queueing on-site at the relocated school during the morning arrival and afternoon dismissal periods.

The proposed TMP is anticipated to better serve the schools traffic demand and queueing through providing enough on-site storage to accommodate for the anticipated queues and providing a simple, concise plan that limits driver options to keep driver confusion low. The one-way loop operations are anticipated to better process queues on-site. It is recommended that parents and staff follow the protocols developed with the TMP and give a few weeks for everyone to become familiar with the plan in order for operations to function as intended.

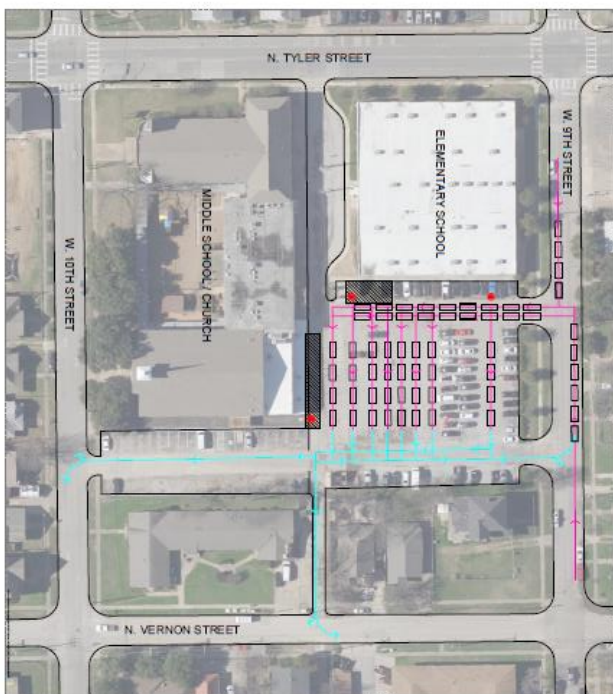
Arrival and dismissal periods should be actively managed in response to observed conditions. School administrative officials should implement the proposed TMP and monitor the operations on a continual basis. If traffic congestion or unsafe movements are observed, the plan should be reviewed and updated accordingly.

While the proposed TMP accommodates the existing queues, to accommodate for an increase in student capacity, it is anticipated that the school will need to modify its operating hours to accommodate for an additional staggered drop off time. Introducing a third staggered drop off time is projected to accommodate for the queueing on-site with the maximum capacity as the additional staggered time would not increase the max queue anticipated.

The proposed TMP was developed with direct input from school staff who are familiar with the school operating hours, existing TMP, and resulting queueing. Attached is an acknowledgement letter from the TBP principal.



**Arrival  
AM Peak**



**Dismissal  
PM Peak**

**Exhibit 1**  
**Trinity Basin Preparatory (TBP)**  
**Existing Observed TMP Operations**

- TMP Legend:**
- Inbound Vehicle Path
  - Outbound Vehicle Path
  - Observed Queue
  - Staff Location
  - Loading Area

## Trinity Basin Preparatory

*Elementary Campus*

831 W. Tenth St. Suite B, Dallas, TX 75208

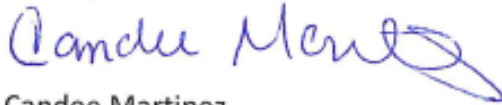
Phone: 214-296-9302 ~ Fax: 214-296-9306

[www.trinitybasin.net](http://www.trinitybasin.net)

To Whom It May Concern,

The Trinity Basin Preparatory (TBP) 9<sup>th</sup> Street Campus agrees to operate its facilities in accordance with the approved TMP and to monitor the operation of the school on a continuing basis to ensure that school traffic does not queue into the public right-of-way (ROW). If any queueing should occur in the public ROW TBP 9<sup>th</sup> Street Campus agrees to take the necessary action to mitigate it as soon as possible. TBP 9<sup>th</sup> Street Campus agrees that any changes planned to the total enrollment of the school will require the school to update this study and have a new TMP approved before making such changes in enrollment levels.

Best Regards,



Candee Martinez

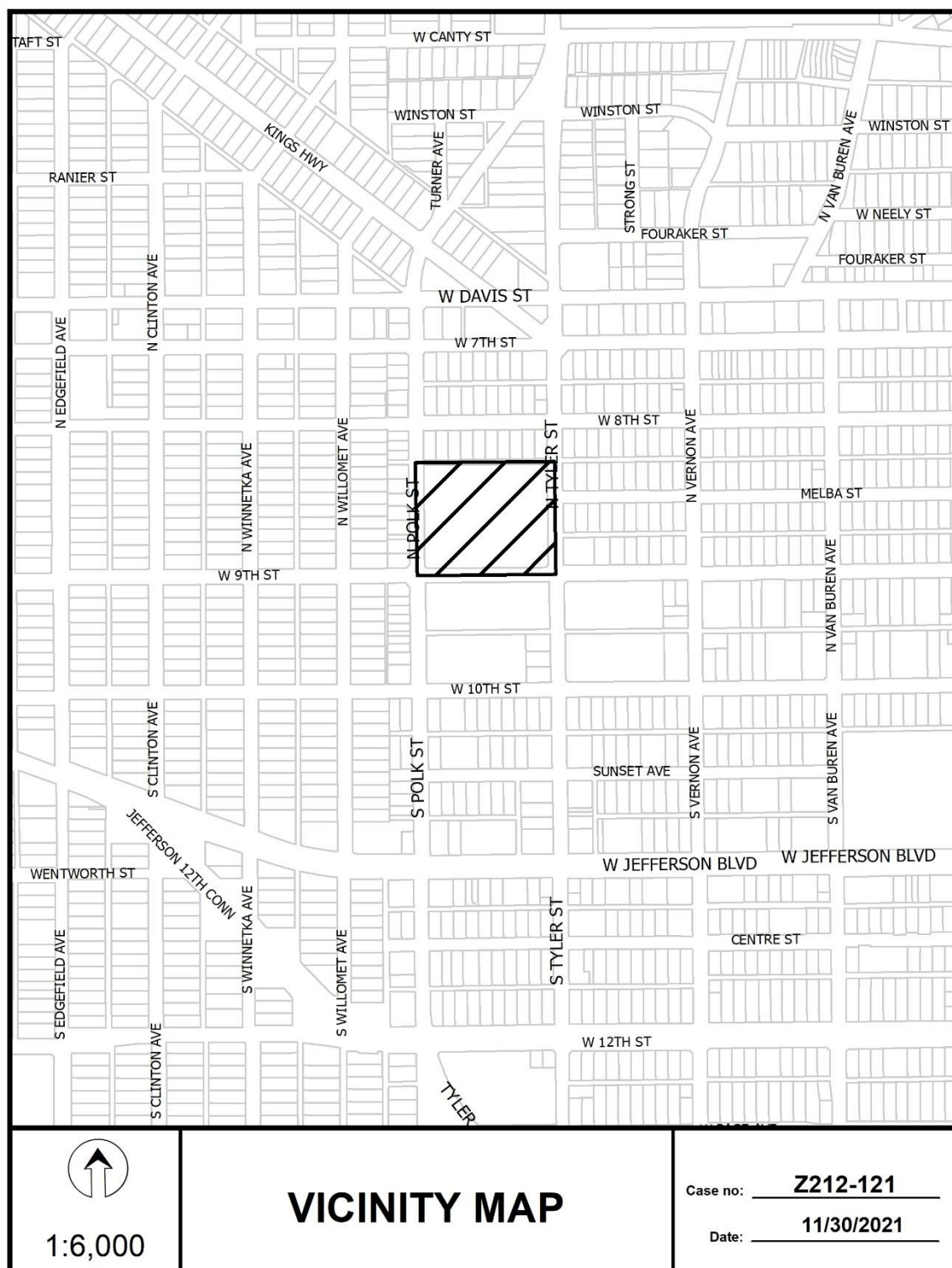
Principal, 10<sup>th</sup> Street Campus  
Trinity Basin Preparatory  
876 W. 9<sup>th</sup> St  
Dallas, Texas 75208  
(214) 296-9302

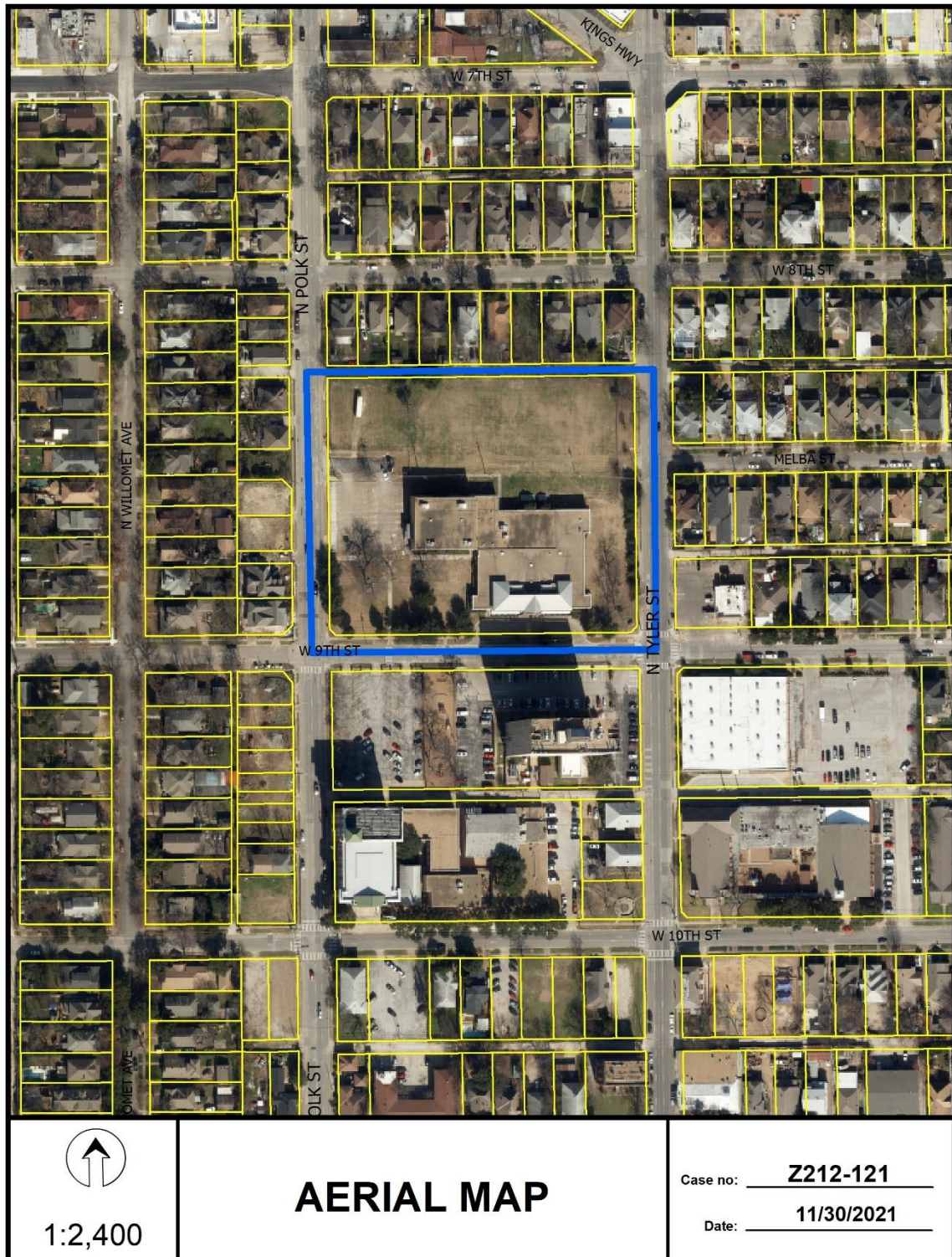


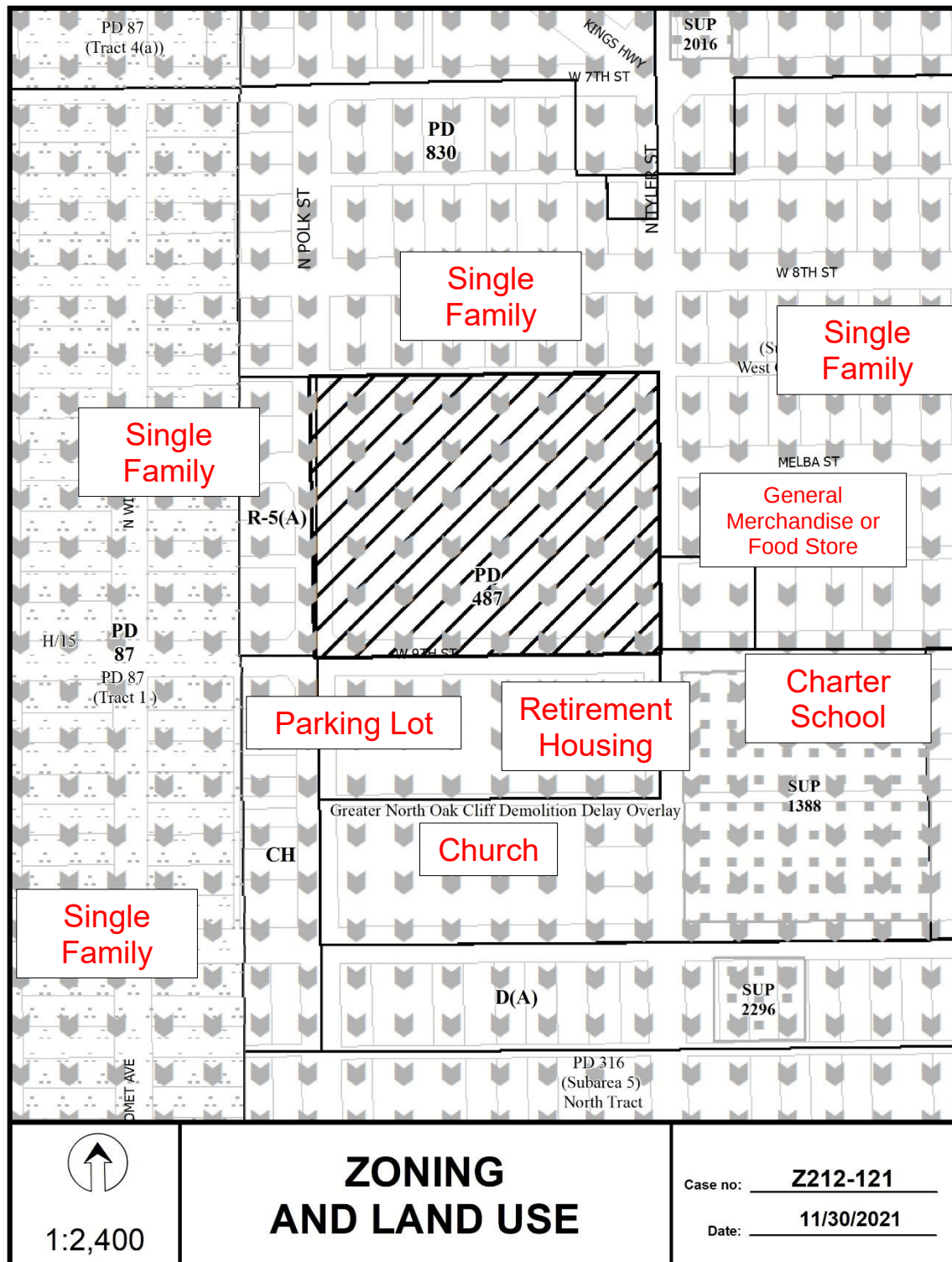
*"To inspire every student to do more, expect more, and be more"*

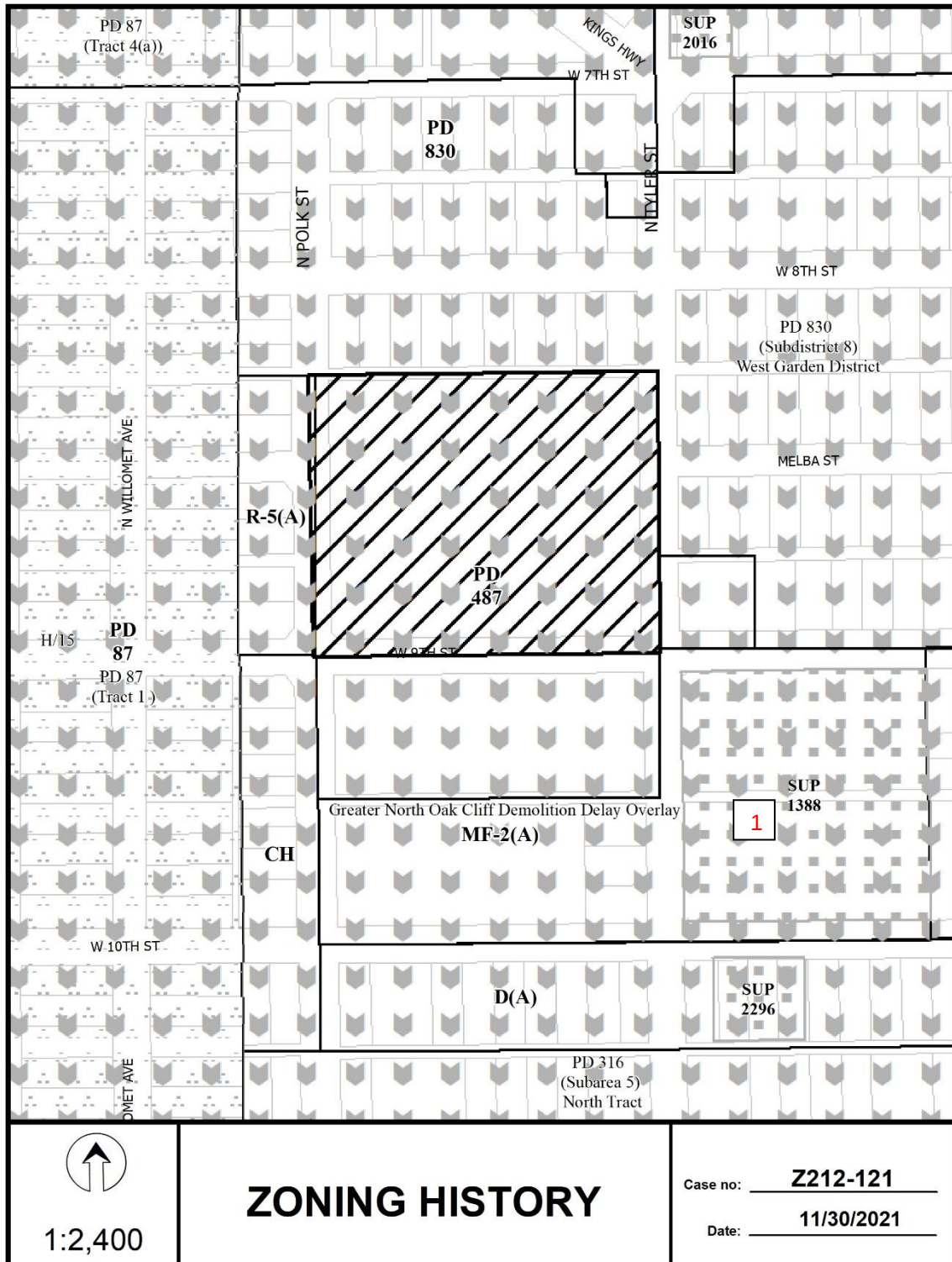
*A Public Charter School of Choice*

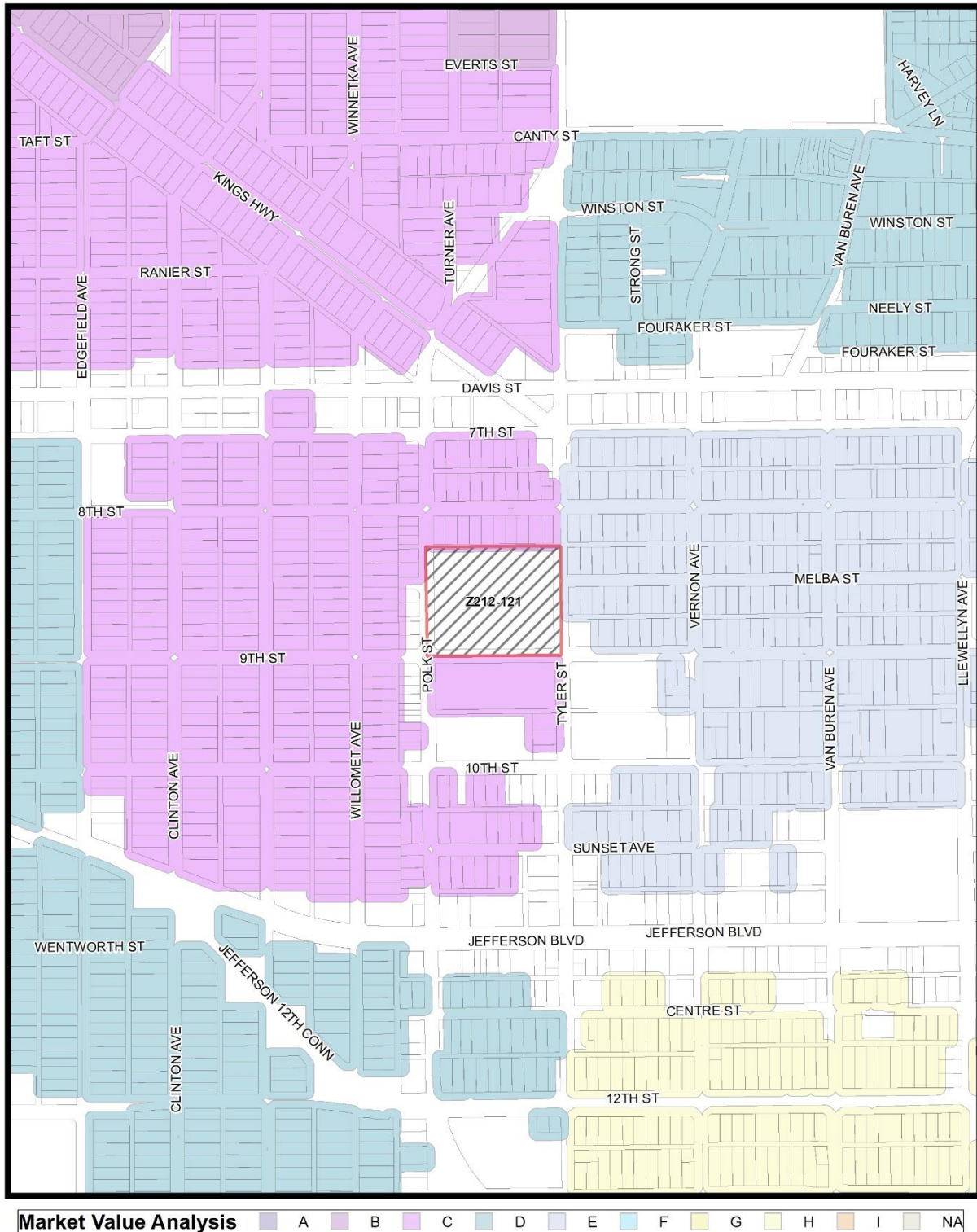
Z212-121(MP)









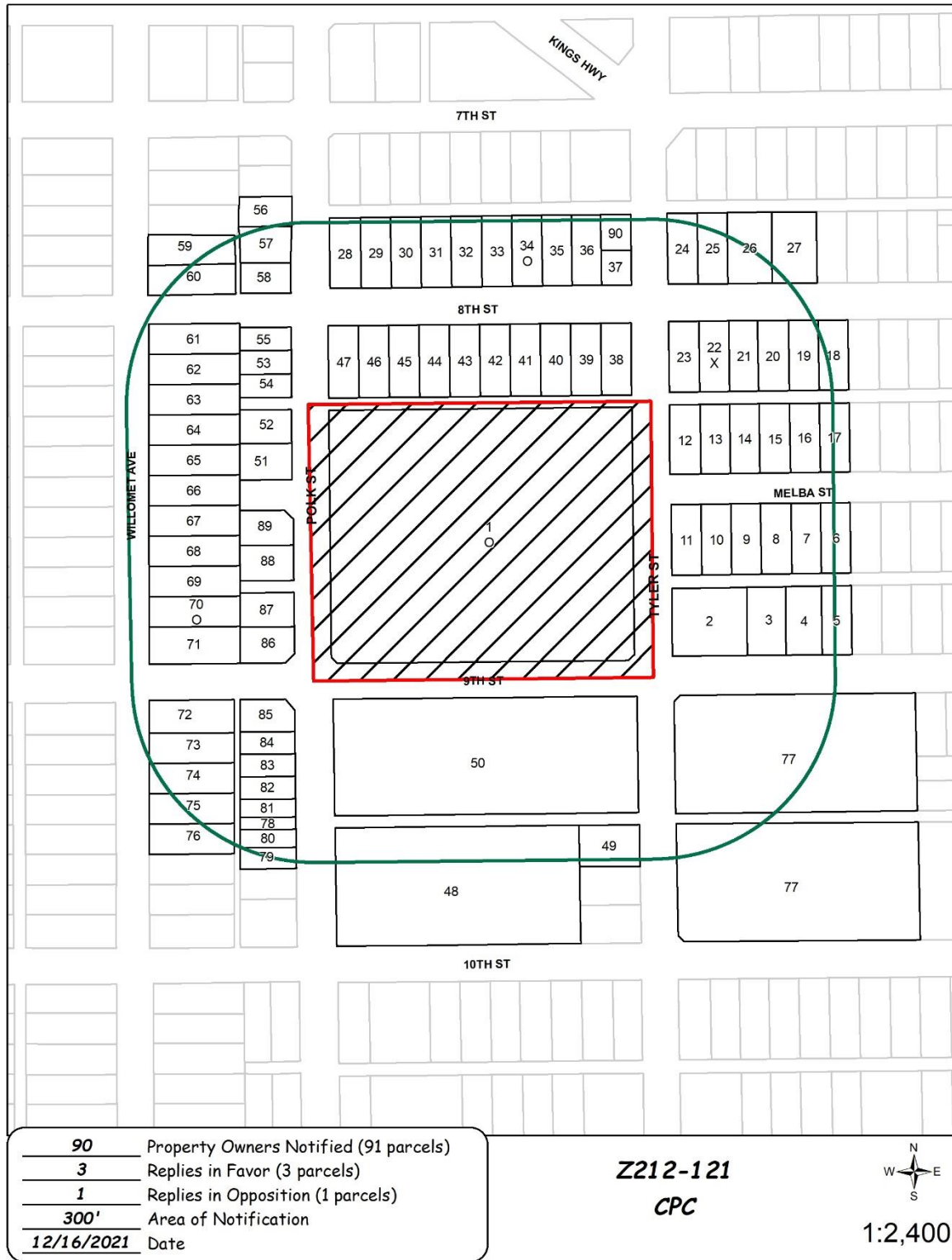


1:6,000

# Market Value Analysis

Printed Date: 12/1/2021

## CPC RESPONSES



12/15/2021

***Reply List of Property Owners******Z212-121******90 Property Owners Notified 3 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>            |
|---------------------|-----------------------|-----------------------|--------------------------------|
| O                   | 1                     | 915 W 9TH ST          | TYLER ST CHRISTIAN EDU         |
|                     | 2                     | 8311 E 9TH ST         | SOUTHLAND CORP                 |
|                     | 3                     | 827 W 9TH ST          | CRUZ ERICK A &                 |
|                     | 4                     | 821 W 9TH ST          | HILL SILVIA                    |
|                     | 5                     | 819 W 9TH ST          | SUESS RANDY R                  |
|                     | 6                     | 816 MELBA ST          | MORAN LUCIO R &                |
|                     | 7                     | 820 MELBA ST          | AGUILAR JAINY                  |
|                     | 8                     | 824 MELBA ST          | MCMILLIN JUSTIN                |
|                     | 9                     | 828 MELBA ST          | BRUTON JESSICA &               |
|                     | 10                    | 832 MELBA ST          | SHEPHERD CLAYTON R &           |
|                     | 11                    | 840 MELBA ST          | MENDOZA PABLO &                |
|                     | 12                    | 837 MELBA ST          | TOUCHET GARRETT                |
|                     | 13                    | 833 MELBA ST          | GUARDIOLA HILDA L              |
|                     | 14                    | 829 MELBA ST          | DI IORIO PAUL C & TOSHA T      |
|                     | 15                    | 825 MELBA ST          | NAVARRO JOSE M                 |
|                     | 16                    | 821 MELBA ST          | RAMOS LUIS                     |
|                     | 17                    | 817 MELBA ST          | GARZA JOSE P                   |
|                     | 18                    | 816 W 8TH ST          | HERMIDA CUAUHEMOC              |
|                     | 19                    | 820 W 8TH ST          | MASCHOFF DOUGLAS H & MARY ROSE |
|                     | 20                    | 824 W 8TH ST          | VAIL DEREK M & ZULEMA          |
|                     | 21                    | 828 W 8TH ST          | RUETH KATHLEEN                 |
| X                   | 22                    | 832 W 8TH ST          | METZ RALPH P                   |
|                     | 23                    | 836 W 8TH ST          | HUGHES DIMITRI O & JOYETTE S   |
|                     | 24                    | 835 W 8TH ST          | BOSS E & CARLA S               |
|                     | 25                    | 833 W 8TH ST          | BURGESS GEORGE                 |
|                     | 26                    | 827 W 8TH ST          | MEDRANO JUAN & DORA E          |

12/15/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                         |
|--------------|----------------|----------------|--------------------------------------|
|              | 27             | 823 W 8TH ST   | PORTUGAL JUAN Y &                    |
|              | 28             | 937 W 8TH ST   | MENDOZA MICHAEL ANTHONY              |
|              | 29             | 935 W 8TH ST   | PTP PROPERTIES AT 8TH                |
|              | 30             | 931 W 8TH ST   | MONTAGNO SERRANO ELIAS &             |
|              | 31             | 927 W 8TH ST   | DELGADILLO MANUEL J                  |
|              | 32             | 923 W 8TH ST   | S & B LAKE HOLDING LLC               |
|              | 33             | 919 W 8TH ST   | MORENO ANTONIO & ANTELMA             |
| O            | 34             | 915 W 8TH ST   | LEFTWICH WILLIAM S                   |
|              | 35             | 909 W 8TH ST   | TEMPLETON REVOCABLE LIVING TRUST     |
|              | 36             | 905 W 8TH ST   | ARGANBRIGHT REVOCABLE LIVING         |
|              | 37             | 901 W 8TH ST   | ARGANBRIGHT ROBERT HARVEY            |
|              | 38             | 900 W 8TH ST   | COLEMAN GUILLERMO D                  |
|              | 39             | 904 W 8TH ST   | ISERMANN ERIN                        |
|              | 40             | 908 W 8TH ST   | TEMPLETON JAMIE LYNN                 |
|              | 41             | 912 W 8TH ST   | ARGANBRIGHT ROBERT H                 |
|              | 42             | 916 W 8TH ST   | RUBIO RAYMOND                        |
|              | 43             | 918 W 8TH ST   | GHOSHTAGORE UJJAL K                  |
|              | 44             | 922 W 8TH ST   | FERNANDEZ VINCENTE H                 |
|              | 45             | 928 W 8TH ST   | BOSS JEREMY T                        |
|              | 46             | 932 W 8TH ST   | ERIVES PATRICIA                      |
|              | 47             | 936 W 8TH ST   | ORTIZ TERESO                         |
|              | 48             | 927 W 10TH ST  | TYLER STREET UNITED METHODIST CHURCH |
|              | 49             | 111 N TYLER ST | TYLER ST UNITED METHODIST CHURCH     |
|              | 50             | 922 W 9TH ST   | TYLER STREET MANOR INC               |
|              | 51             | 301 N POLK ST  | AYALA OSCAR                          |
|              | 52             | 305 N POLK ST  | MACKEY BENJAMIN                      |
|              | 53             | 315 N POLK ST  | CAGLIOSTRO CHRISTINE                 |
|              | 54             | 311 N POLK ST  | JC LEASING LLP                       |
|              | 55             | 319 N POLK ST  | HARNER MICAH J                       |
|              | 56             | 409 N POLK ST  | SMITH TAMMY GALYE                    |
|              | 57             | 405 N POLK ST  | SARASON RON S                        |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                |
|--------------|----------------|--------------------|-----------------------------|
|              | 58             | 401 N POLK ST      | MORRISON ANTHONY            |
|              | 59             | 404 N WILLOMET AVE | AGUIRRE JOSE L & IRMA M     |
|              | 60             | 400 N WILLOMET AVE | MIMS EDWARD W &             |
|              | 61             | 318 N WILLOMET AVE | Taxpayer at                 |
|              | 62             | 314 N WILLOMET AVE | GRANDERSON PHILLIP          |
|              | 63             | 310 N WILLOMET AVE | LEE JANDER A & VICKI F      |
|              | 64             | 306 N WILLOMET AVE | ROSALES JOHN J              |
|              | 65             | 302 N WILLOMET AVE | EGGEN FLOYD E &             |
|              | 66             | 300 N WILLOMET AVE | LAY JAMES J                 |
|              | 67             | 218 N WILLOMET AVE | TDTWJ LLC                   |
|              | 68             | 214 N WILLOMET AVE | OLIVER DAVID &              |
|              | 69             | 210 N WILLOMET AVE | LOZANO ARMANDO & ROSALVA    |
| O            | 70             | 206 N WILLOMET AVE | SARGENT EDWIN B & LINDA F   |
|              | 71             | 200 N WILLOMET AVE | CUMPLIDO JOSE F &           |
|              | 72             | 130 N WILLOMET AVE | JONES JAMES D               |
|              | 73             | 126 N WILLOMET AVE | MCILROY JOHN D &            |
|              | 74             | 120 N WILLOMET AVE | DYER LYNDA K                |
|              | 75             | 114 N WILLOMET AVE | LEON ROBERTO S              |
|              | 76             | 112 N WILLOMET AVE | GARZA REFUGIO JR            |
|              | 77             | 831 W 10TH ST      | GRACE TEMPLE BAPTIST CHURCH |
|              | 78             | 131 N POLK ST      | CENTRE LIVING HOMES LLC     |
|              | 79             | 115 N POLK ST      | BARTLEY JEREMY              |
|              | 80             | 123 N POLK ST      | Taxpayer at                 |
|              | 81             | 131 N POLK ST      | Taxpayer at                 |
|              | 82             | 139 N POLK ST      | ALDANA DEYBI & NORMA A      |
|              | 83             | 147 N POLK ST      | COTTER JAKE AUSTIN &        |
|              | 84             | 155 N POLK ST      | HEINKE CHRISTINE SCOTT      |
|              | 85             | 163 N POLK ST      | BREELAND GRANT MICHAEL &    |
|              | 86             | 203 N POLK ST      | ANDERSON MICHAEL & CORLEE   |
|              | 87             | 209 N POLK ST      | DEVLIN BRIDGET DEIGHAN &    |
|              | 88             | 215 N POLK ST      | PALMER CATHERINE & JEFFREY  |

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| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b> |
|---------------------|-----------------------|-----------------------|---------------------|
|                     | 89                    | 221 N POLK ST         | NWAZOTA NENNA &     |
|                     | 90                    | 409 N TYLER ST        | Taxpayer at         |