

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 7, 2023

Planner: Michael V. Pepe

FILE NUMBER: Z223-126(MP)

DATE FILED: November 9, 2022

LOCATION: East line of Greenville Avenue, between Penrose Avenue and Martel Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 1.07 acres

CENSUS TRACT: 48113000202

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Uptown Ventures LLC and Hillcrest Towers LLC

REQUEST: An application for a Planned Development District for specific non-residential uses on property zoned a CR Community Retail District and an MF-2(A) Multifamily District with an MD-1 Modified Delta Overlay.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to uses, floor area, parking, sidewalks, and screening to allow changes in occupancy for restaurant and retail uses.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned a CR Community Retail District and is developed with a retail strip and two surface parking facilities separated by alleys.
- The existing building is 16,475 square foot built in 1940 and is divided into five primary suites. Existing uses including multiple personal service uses, a general merchandise or food store less than 3,500 square feet, a vacant suite, and an alcoholic beverage establishment.
- The MD-1 Modified Delta overlay on the property limits the applicant's ability to use delta theory to reduce the need for expanded parking areas. MD-1 terminates the right to carry forward nonconforming parking and loading spaces after 12 months of vacancy or transfer between uses.
- The proposed PD would adjust the required parking ratios in a legacy building to allow occupation of the vacant retail suites, based on the current property and its existing parking.
- The applicant also proposes conditions to provide sidewalks and screening.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local Street	65 feet
Penrose Avenue	Local Street	49 feet / 52 feet
Martel Avenue	Local Street	65 feet / 52 feet

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 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 PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

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

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.2 Develop a multi-modal transportation network.

Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

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.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

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.

Policy 5.3.3 Encourage transit oriented developments and transit centers.

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

Neighborhood Plus Plan

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

The proposed development standards, which allow additional neighborhood serving businesses while requiring less surface parking, advance the goals of the comprehensive plan of strengthening neighborhood character, promoting walkable neighborhoods, and furthering sustainability.

Land Use:

	Zoning*	Land Use
Site	CR Community Retail District, MF-2(A) Multifamily District	Retail including personal service uses, general merchandise or food store 3,500 square feet or less, alcoholic beverage establishment, surface parking
North	CR Community Retail District, D(A) Duplex District	General merchandise or food store 3,500 square feet or less, Duplexes
East	MF-2(A) Multifamily District	Multifamily
South	CR Community Retail District, MF-2(A) Multifamily District	Restaurant without drive-in or drive-through service, Surface parking
West	CR Community Retail District	Restaurants without drive-in or drive-through service

* The subject property and all surrounding properties include an MD-1 Greenville Ave Modified Delta Overlay District.

Land Use Compatibility:

Property north of the site, across Penrose Avenue, exists as a general merchandise or food store 3,500 square feet or less. Properties east of the subject site, adjacent to the parking areas, are built out as multifamily. Property south of the site, across Martel Avenue, is built out as a restaurant and surface parking. Property west of the site, across Greenville includes multiple restaurant uses. The proposed uses, development plan, and conditions would be complimentary to these surrounding uses.

The proposed conditions are intended to maintain the present character of the block and the current parking inventory. The changes in parking ratios would allow the suites to be occupied with retail or restaurant uses. An alcoholic beverage establishment would not be permitted under the proposed PD. Overall, the adjusted parking ratios would benefit the site by requiring less space to be dedicated to surface parking on site and throughout the surrounding area. The existing parking on site would be improved through conditions requiring six-foot screening to be installed prior to issuance of a permanent certificate of occupancy.

Additionally, the PD prohibits uses currently allowed by right in the CR District that may be incompatible with surrounding residential uses. These uses include car wash, auto service center, financial institution with drive-in window, and restaurant with drive-in or drive-through service. The remaining permitted uses are generally neighborhood scale in intensity.

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
(Special)	Consult the use regulations in Section 51A-4.200 as applicable

	Existing District	Proposed PD
Use	CR	CR with prohibited uses highlighted
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	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	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		

	Existing District	Proposed PD
Use	CR	CR with prohibited uses highlighted
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	S	
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	
Cemetery or mausoleum	S	
Child-care facility	•	
Church	•	•
College, university, or seminary	S	
Community service center	S	
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	
Foster home		
Halfway house		
Hospital	S	
Library, art gallery, or museum	•	•
Open enrollment charter school or private school	S	
Public school other than an open enrollment charter school	R	
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	(Special)	
MISCELLANEOUS USES		
Carnival or circus (temporary)	(Special)	
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	

	Existing District	Proposed PD
Use	CR	CR with prohibited uses highlighted
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		
Alcoholic Beverage Establishment	S	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	•	
Car wash	D	
Commercial amusement (inside)	• or S	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	
Dry cleaning or laundry store	•	•
Furniture store	•	•
Drive in Theater		
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 greater than 100,000 square feet	D	S

	Existing District	Proposed PD
Use	CR	CR with prohibited uses highlighted
Home improvement center, lumber, brick or building materials sales yard	•	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor Store	•	•
Motor vehicle fueling station	•	
Mortuary, funeral home, or commercial wedding chapel	•	
Nursery, garden shop, or plant sales	•	•
Outside sales	S	
Paraphernalia shop	•	
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	•	•
Restaurant with drive-in or drive-through service	•	
Surface parking	•	•
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		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	
Transit passenger station or transfer center	S	
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	
Local utilities	S / R	

	Existing District	Proposed PD
Use	CR	CR with prohibited uses highlighted
Police or fire station	•	
Post office	•	
Radio, television, or microwave tower	S	
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	(Special)	
Utility or government installation other than listed	S	
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	
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	(Special)	
Recycling collection center	(Special)	
Recycling drop-off container	(Special)	(Special)
Recycling drop-off for special occasion collection		
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

DISTRICT	SETBACKS		Density / Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing CR Community retail	15' No max	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope, Visual Intrusion	Retail, personal service, office, restaurant (Modified in PD)
Existing MF-2(A) Multifamily	15' min No Max	Side: 10' Rear: 10' adj res'	800 sf – Efficiency 1,000 sf – 1BR 1,200 sf – 2BR	36'	60%	Proximity Slope	Multifamily, Single family, Duplex

The proposed PD uses CR Community Retail as its base for development standards, and does not vary from any of the basic yard, lot, and space standards of this district. As the applicant intends to maintain the legacy building, the standards will be primarily applied to any redevelopment or expansion.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. Based on the information provided by the applicant, Article X will not be triggered by this specific proposal.

Parking:

The proposed altered parking ratios apply only to a legacy building, which includes the existing structure. These ratios are intended to allow occupation of the vacant suites while maintaining the existing parking inventory throughout the site.

Use	51A Ratio	Proposed PD
Office	1/333	1/500
Restaurant	1/100	1/150*
Retail	1/200	1/275
Personal Service	1/200	1/300
Other uses	Various	1/275

* Outdoor areas, covered or uncovered, are included in the required parking calculation, in the proposed PD

These reductions are suitable to incentivize use of the legacy building in a walkable area, and given the proposed conditions which call for additional pedestrian space. As the permitted uses are tailored to be neighborhood serving, reduced ratios are appropriate as they are in walking distance of several residential uses.

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 subject property is located within an MVA Category "C" area.

List of Officers

Uptown Ventures, LLC and Hillcrest Towers, LLC
Corporation Service Company dba CSC Lawyers Incorporation Service
Company
United States Corporation Company
The Prentice Hall Corporation System, Inc

Corporation Service Company managed by;
FJA Management Inc.

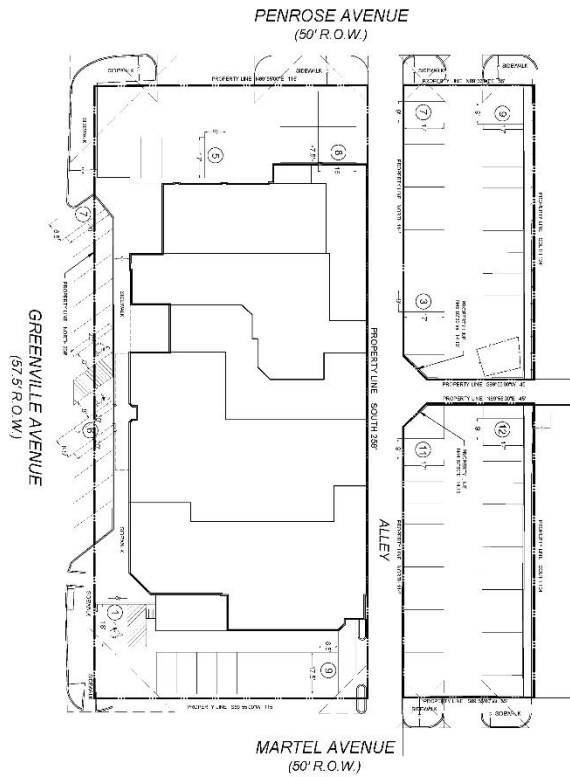
Kristin Farmer, President
Luke J. Jana, Manager

DEVELOPMENT PLAN



1

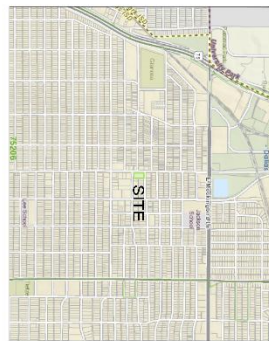
DEVELOPMENT PLAN



- NOTES:
1. Owner to install wheel stops on all indented parking spaces around the subject site.
 2. Owner to ensure spaces to comply with City of Dallas off-street parking requirements
 3. Owner responsible for the maintenance of all indented parking abutting their property
 4. Off-street parking to be provided per the PD requirements



VICINITY MAP
NTS



3606 Greenville Ave.
CITY OF DALLAS, TEXAS

Baldwin
Associates

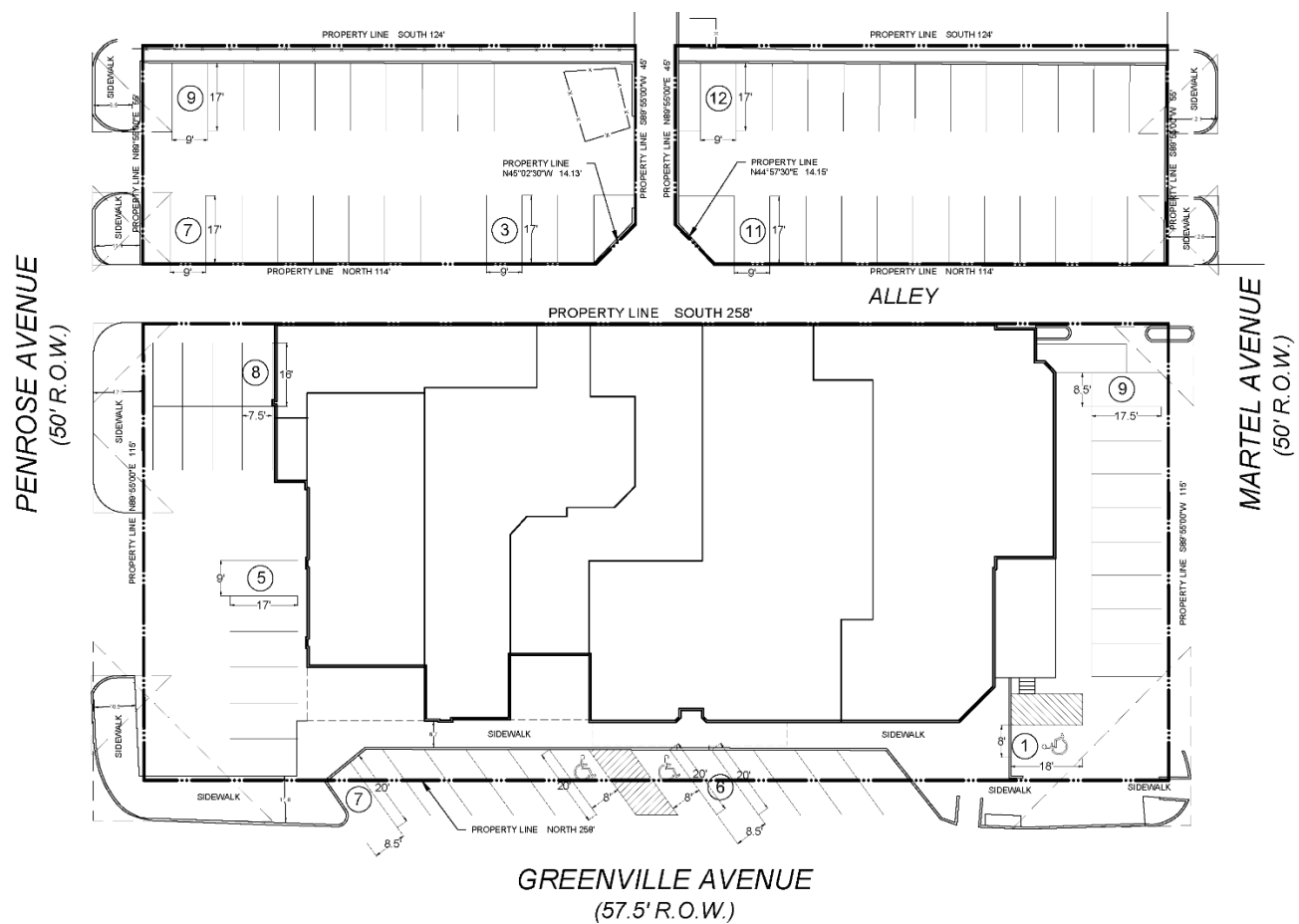
BALDWIN
ASSOCIATES
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Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.624.7949
rob@baldwinplanning.com

08/23/2023

PROJECT NUMBER

CASE NUMBER

DEVELOPMENT PLAN (ENLARGED)



PROPOSED CONDITIONS

ARTICLE
XXX.

PD XXX.

SEC. 51P-XXX.101. LEGISLATIVE HISTORY.

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

SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.

PD XXX is established on property located on the east side of Greenville Avenue between Martel Avenue and Penrose Avenue. The size of PD XXX is approximately 1.07 acres.

SEC. 51P-XXX.103. PURPOSE.

The purpose of this district is to ensure the compatibility of uses with adjacent residential neighborhoods.

SEC. 51P-XXX.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds.

(2) LEGACY BUILDING means a building constructed prior to 1941.

(3) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment, but does not include permanent makeup application or intradermal cosmetics as a component or service of a duly licensed beauty parlor or salon.

(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 nonresidential zoning district.

SEC. 51P-XXX.105. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit XXXA: Development Plan

SEC. 51P-XXX.106. DEVELOPMENT PLAN.

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

SEC. 51P-XXX.107. MAIN USES PERMITTED.

(a) Except as provided in this subsection, the following uses are the only main uses permitted:

- (i) Commercial and business service uses.
 - Electronics service center.
- (ii) Industrial uses.
 - Gas drilling and production. *[SUP]*
- (iii) Institutional and community service uses.
 - Church.
 - Library, art gallery, or museum.
- (iv) Office uses.
 - Alternative financial establishment. *[SUP]*
 - Financial institution without drive-in window.
 - Office.
- (v) Retail and personal service uses.
 - Animal shelter or clinic without outside runs. *[RAR]*
 - Commercial parking lot or garage. *[RAR]*
 - 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. *[SUP]*
 - Liquor store.
 - Nursery, garden shop, or plant sales
 - Personal service uses.
 - Restaurant without drive-in or drive- through service.
- (vi) Wholesale, distribution, and storage uses.

-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

(b) The following main uses are prohibited:

Retail and personal service uses.

-- Bail bond office.

-- Tattoo studio.

In this District, retail uses that sells convenience goods, groceries, prepared meals, and made-to-order food for take-out are allowed to have tables and chairs on the premises provided that food sales do not exceed 50% of gross sales and the total floor area devoted to seating does not exceed 1,250 square feet. Outdoor rooftop area cannot be included in this floor area limitation. Alcohol sales are allowed under this use if compliant with city and state regulations.

SEC. 51P-XXX.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

SEC. 51P-XXX.109. 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. If there is 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 CR Community Retail District apply.

(b) Floor area ratio. Maximum total floor area for restaurant without drive-in or drive-through service uses is 5,000 square feet.

SEC. 51P-XXX.110. 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) Legacy Building. For uses in a Legacy Building, the following off-street parking and loading requirements apply.

(1) Non-conforming parking. Non-conforming parking along Greenville Avenue must be maintained unless removed by the city.

- (2) Office uses. One space per 500 square feet is required.
 - (3) Restaurant uses. One space per 150 square feet is required. Outdoor areas, covered or uncovered, are included in the required parking calculation.
 - (4) Personal service uses. One space per 300 square feet is required.
 - (5) Retail and other permitted uses. One space per 275 square feet required.
- (c) For purposes of meeting minimum parking standards, the entire area within planned development district shall be considered one lot.

SEC. 51P-XXX.111. SUPPLEMENTAL PROVSIONS.

- (a) Except for maintenance and mechanical equipment, use of rooftops is prohibited.
- (b) Outdoor speakers and amplified music is prohibited.
- (c) A restaurant must derive 50 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of food. The person owning or operating the use shall upon request supply the building official with any records needed to document the percentage of gross revenue for the previous 12-month period derived from the sale or service of food.
- (d) Prior to the issuance of a permanent certificate of occupancy for a restaurant use, a minimum six-foot sidewalk must be provided along each street frontage, as shown on the development plan.

SEC. 51P-XXX.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28109)

SEC. 51P-XXX.113. LANDSCAPING/SCREENING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) A minimum of 6 foot solid screening must be installed in parking areas adjacent to residentially zoned property, prior to issuance of a permanent certificate of occupancy.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-XXX.114. SIGNS.

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

SEC. 51P-XXX.115. ADDITIONAL PROVISIONS.

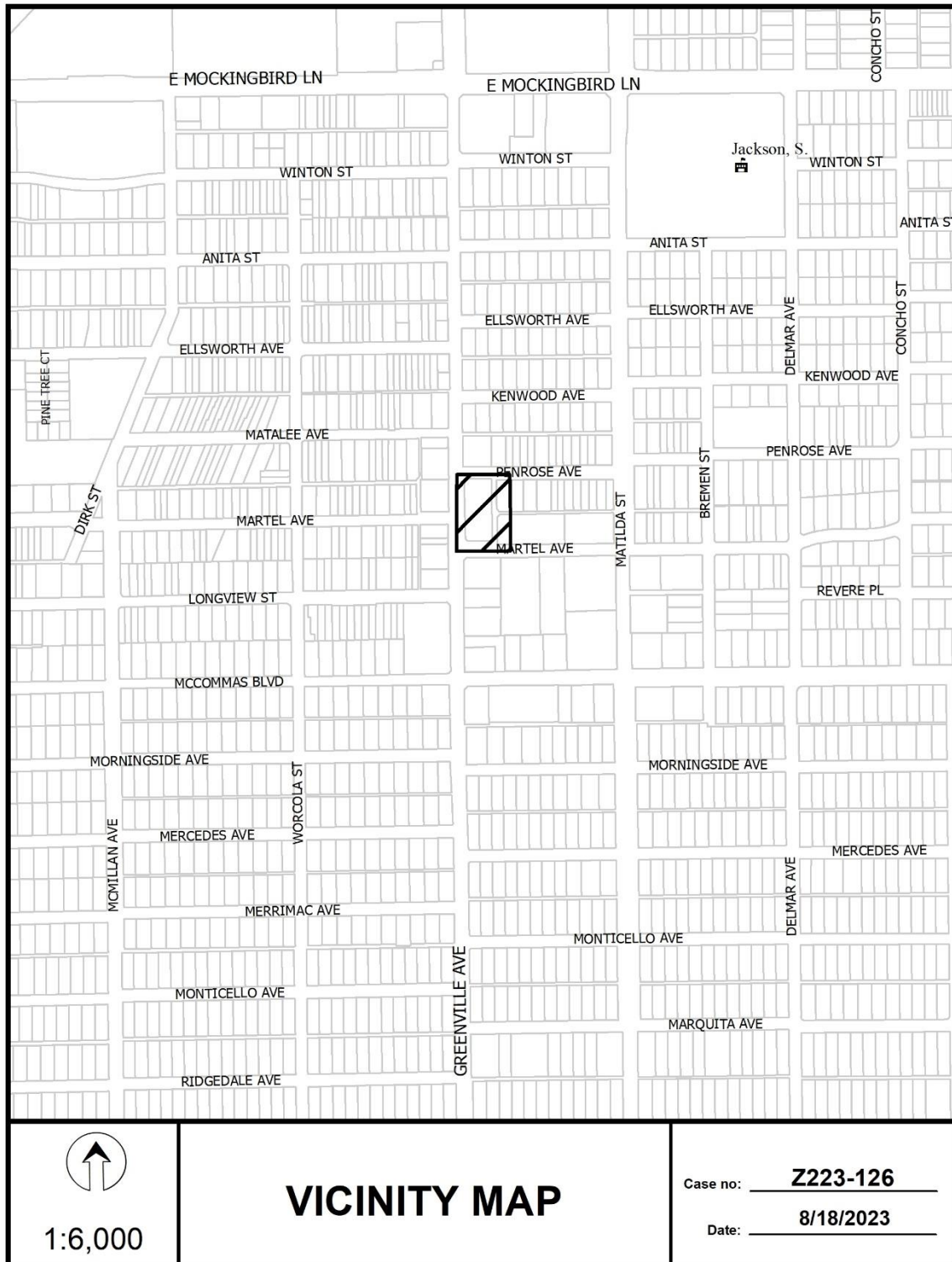
(a) In general. The Property must be properly maintained in a state of good repair and neat appearance.

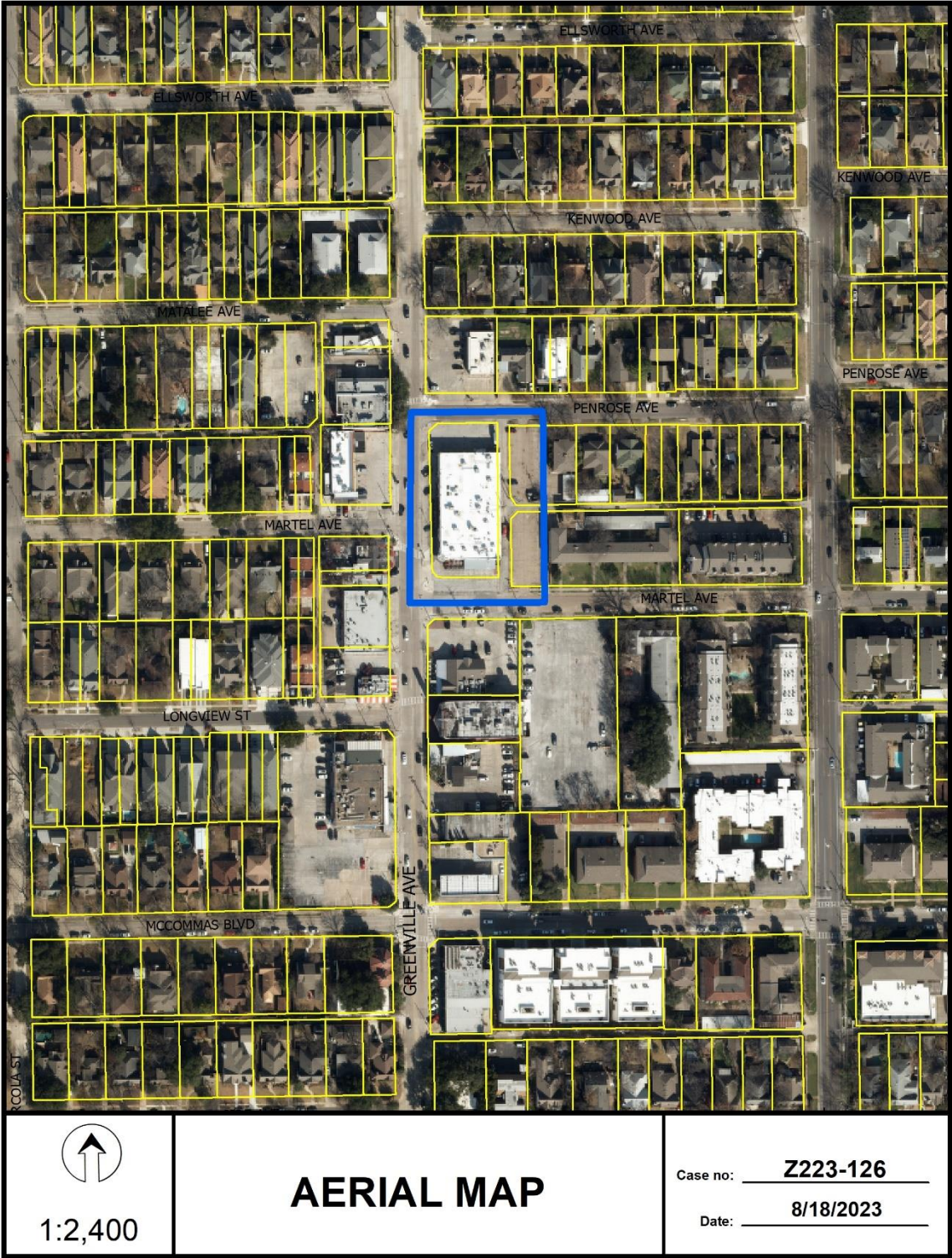
(b) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

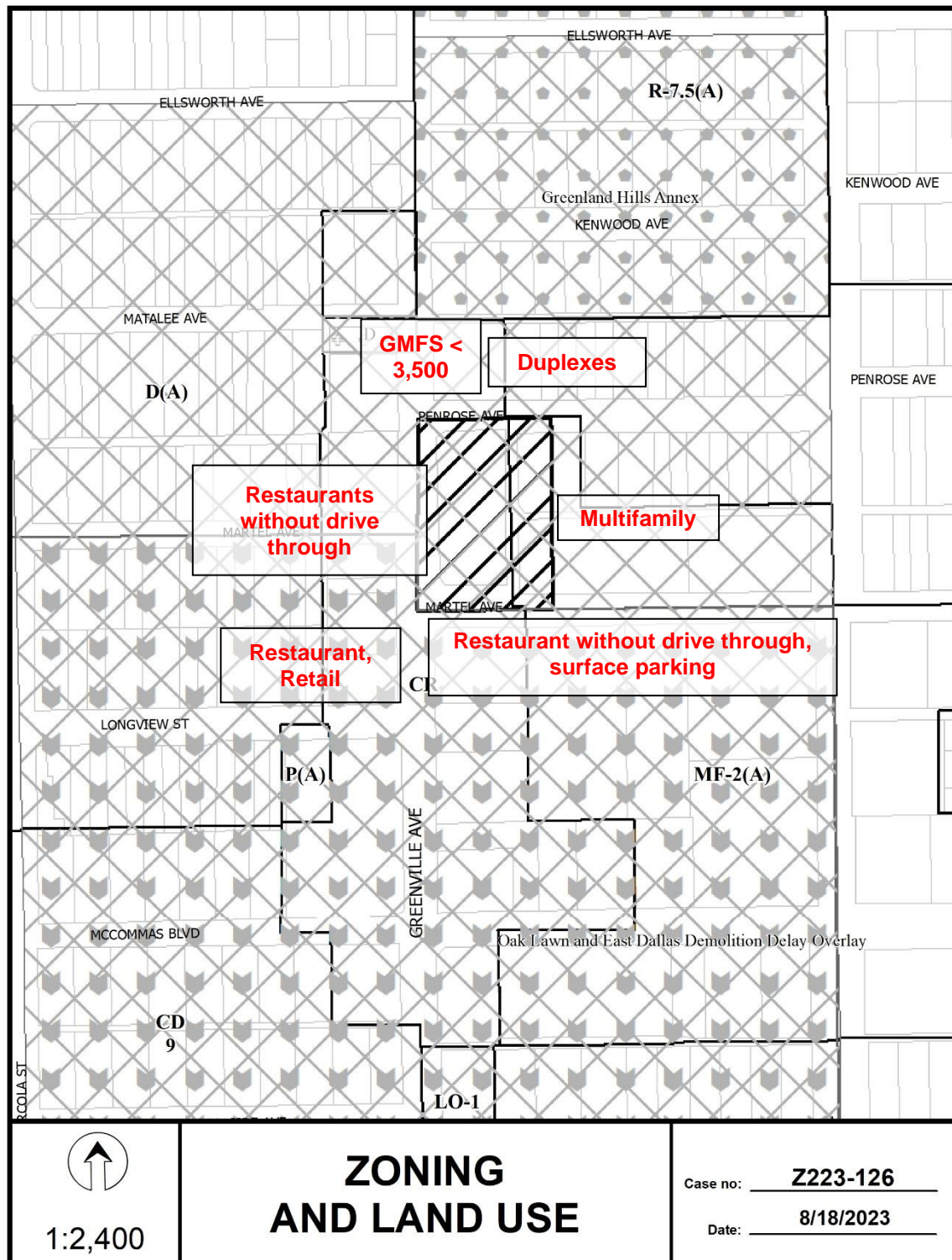
SEC. 51P-XXX.116. COMPLIANCE WITH CONDITIONS.

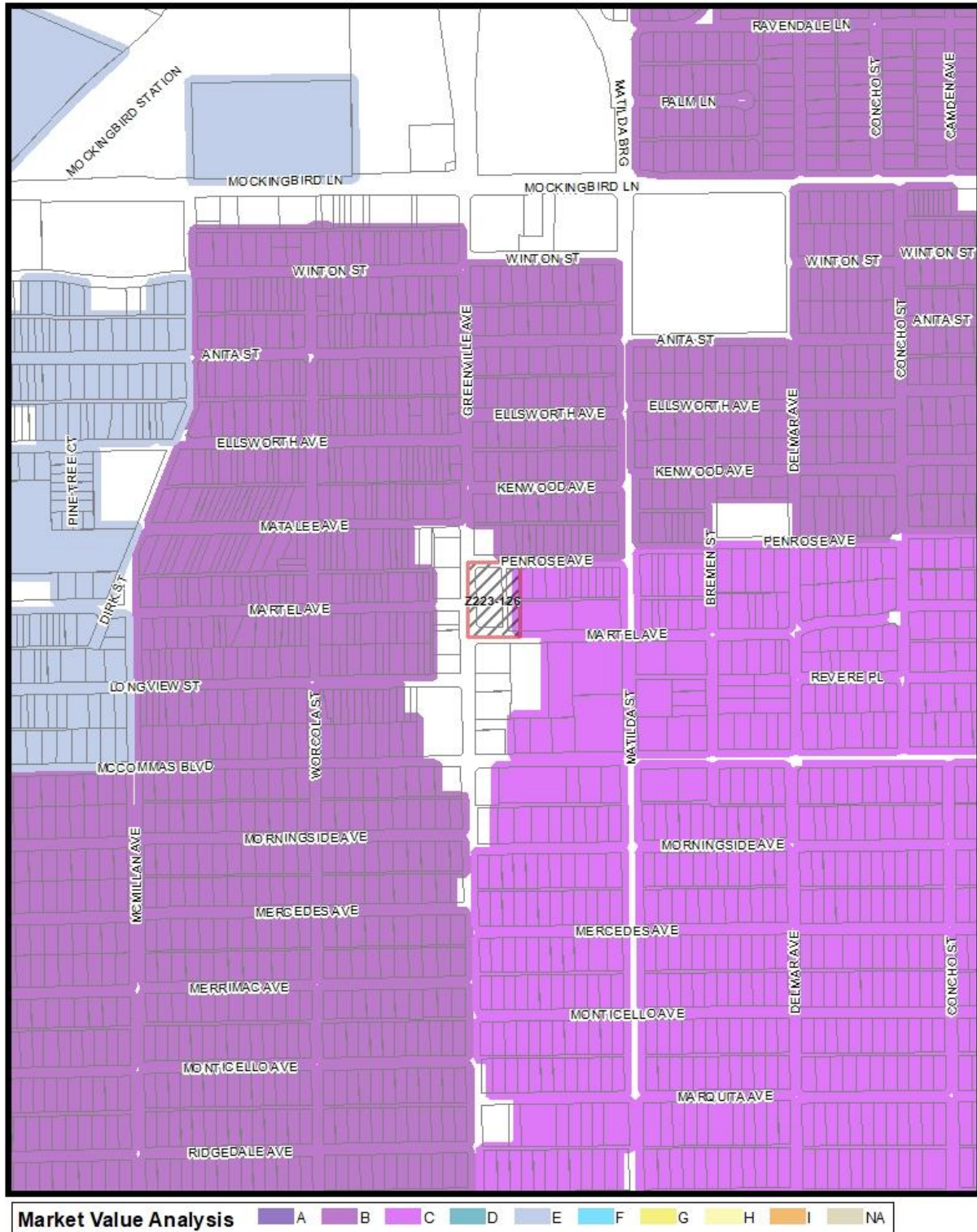
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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, 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.





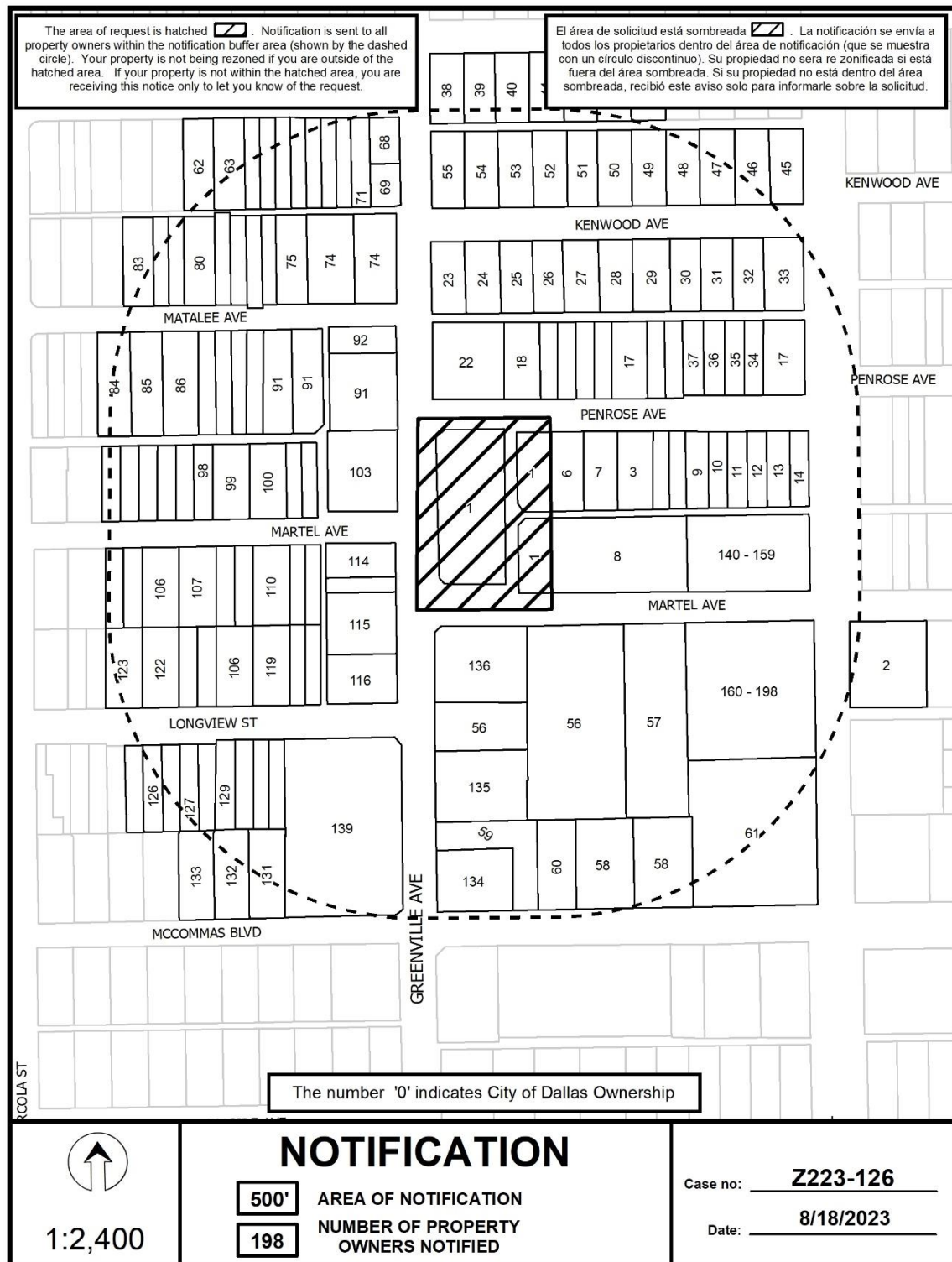




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Market Value Analysis

Printed Date: 8/18/2023



08/18/2023

Notification List of Property Owners***Z223-126******198 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3606 GREENVILLE AVE	UPTOWN VENTURES LLC &
2	5800 MARTEL AVE	TURTLE DOVE INVESTORS LP
3	5724 PENROSE AVE	LOVING L H
4	5728 PENROSE AVE	GUZMAN ALLISON SIEBOLD & JOAN
5	5730 PENROSE AVE	PATTERSON REVOCABLE TRUST THE
6	5718 PENROSE AVE	AREFI GINO R
7	5720 PENROSE AVE	ABRAHAM JASON
8	5729 MARTEL AVE	MARTEL ACQUISITIONS LLC
9	5732 PENROSE AVE	HEILTERBRAN JAMES R
10	5734 PENROSE AVE	NOVAK MEAGAN A
11	5736 PENROSE AVE	MAY DALLAS L & SARAH R
12	5738 PENROSE AVE	ADAME ROBERTO R
13	5740 PENROSE AVE	MILLER MATTHEW EST OF
14	5742 PENROSE AVE	SCHAFER CARLY &
15	5723 PENROSE AVE	EVANS JUSTIN B
16	5721 PENROSE AVE	ALEENEJAD MOHSEN &
17	5725 PENROSE AVE	MILLER NANCY DEE
18	5711 PENROSE AVE	BROWN DONALD S &
19	5729 PENROSE AVE	ALAMAT JACOB N
20	5715 PENROSE AVE	EGLY JOSHUA
21	5717 PENROSE AVE	BENNETT DORAN & NINA
22	3702 GREENVILLE AVE	GREENVILLE PENROSE LP
23	5700 KENWOOD AVE	Taxpayer at
24	5706 KENWOOD AVE	ALKEK SEAN SHELTON &
25	5710 KENWOOD AVE	SPARKS JAMES M & TAYLOR A
26	5712 KENWOOD AVE	GREY KAMILLE D

Z223-126 (MP)

08/18/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5718 KENWOOD AVE	TAYLOR LARRY B
28	5722 KENWOOD AVE	SCHNOEBELEN JAMES &
29	5726 KENWOOD AVE	Taxpayer at
30	5730 KENWOOD AVE	VANDERGRIFF TRAVIS &
31	5734 KENWOOD AVE	RUSSELL LEE D
32	5738 KENWOOD AVE	WHEATCROFT HOPE & STEPHEN
33	5742 KENWOOD AVE	GAUME JULIANA M & CHARLES L
34	5739 PENROSE AVE	IGLESIAS ARTURO JR
35	5737 PENROSE AVE	FASKEN CRAIG LAWRENCE &
36	5735 PENROSE AVE	SINGHAL PANKAJ C
37	5733 PENROSE AVE	LOMBARDI JUAN JOSE &
38	5702 ELLSWORTH AVE	Taxpayer at
39	5706 ELLSWORTH AVE	KENNEDY JULIANNE
40	5710 ELLSWORTH AVE	STARK TAYLOR D &
41	5714 ELLSWORTH AVE	KNIPP NANCY J
42	5718 ELLSWORTH AVE	ELLSWORTH AVE LLC
43	5724 ELLSWORTH AVE	Taxpayer at
44	5726 ELLSWORTH AVE	WEISENBURGER STEVEN C
45	5743 KENWOOD AVE	ZARCONE JORDAN &
46	5739 KENWOOD AVE	BRAUD LANDRY PICOU
47	5735 KENWOOD AVE	HUSTON CHARLES E &
48	5729 KENWOOD AVE	PEVEHOUSE R TODD &
49	5725 KENWOOD AVE	KECKEISEN MATTHEW & HILLARY
50	5721 KENWOOD AVE	XU HAIQING & MAKI HASEGAWA
51	5717 KENWOOD AVE	SWANSON JOHN
52	5715 KENWOOD AVE	NORMENT MARSHALL & CAROLINE
53	5709 KENWOOD AVE	HAUGH EMMA C & PATRICK W
54	5705 KENWOOD AVE	HAMNER DAVID S &
55	5701 KENWOOD AVE	BELLA ESTATES I INC
56	3524 GREENVILLE AVE	GREENVILLE HARMONY LP
57	5730 MARTEL AVE	MARTEL MANOR LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5717 MCCOMMAS BLVD	POTTER MARK S &
59	3508 GREENVILLE AVE	MAC 15 VENTURES LLC
60	5711 MCCOMMAS BLVD	OH LAND WILLIAM M
61	5737 MCCOMMAS BLVD	SAN CARLOS STATION PTNRS
62	5622 ELLSWORTH AVE	BCH DEVELOPMENT LLC
63	5624 ELLSWORTH AVE	EATON DANNY M
64	5628 ELLSWORTH AVE	NG NORMAN K &
65	5630 ELLSWORTH AVE	GUMPALLI VIKESH &
66	5632 ELLSWORTH AVE	SPRADLING ABIGAIL PRICE & DAVID
67	5634 ELLSWORTH AVE	REID JAMES H & JANE BERTEAU
68	5644 ELLSWORTH AVE	BIG DREAM TEAMS LLC
69	3823 GREENVILLE AVE	3823 GREENVILLE LLC
70	5640 ELLSWORTH AVE	KEARBAY RYAN M & THERESA M HILL
71	5642 ELLSWORTH AVE	MURRAY KIEL EDWARD & TAWNIA MARIE
72	5638 ELLSWORTH AVE	TALBOTT THOMAS
73	5636 ELLSWORTH AVE	RUTH KASEY &
74	5643 MATALEE AVE	5639 MATALEE LLC
75	5635 MATALEE AVE	ANDERSON MARTHA B
76	5633 MATALEE AVE	WILLIAMS SAMANTHA &
77	5631 MATALEE AVE	ENOS GILBERT JOSEPH &
78	5629 MATALEE AVE	JOSEPH RIYA A &
79	5627 MATALEE AVE	MASINELLI JEFFRY & KRISTIE
80	5623 MATALEE AVE	WEBSTER LANDAN & TIFFANY
81	5617 MATALEE AVE	BUCKLEY BRIAN & MICHELLE
82	5619 MATALEE AVE	VEGA TREVOR LEE
83	5613 MATALEE AVE	Taxpayer at
84	5610 MATALEE AVE	DESLER ANTHONY J
85	5614 MATALEE AVE	DRAPER PAUL & MELINDA
86	5618 MATALEE AVE	BLOCKER PETER G &
87	5622 MATALEE AVE	BLAIR CHARLES G & EMILY THORSEN
88	5624 MATALEE AVE	SMITH ROBERT M JR & TERRI L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5628 MATALEE AVE	WEBB MICHAEL HUNTER
90	5626 MATALEE AVE	BROOKS RICKY
91	5630 MATALEE AVE	FUENTES GREENVILLE LLC
92	3723 GREENVILLE AVE	WHITE STAR LANDS LLC
93	5611 MARTEL AVE	MIRANDA CLAUDIA IVETTE &
94	5609 MARTEL AVE	GARNER RUTH W
95	5615 MARTEL AVE	NIKISHKOV YIRY & NATALIYA SHMELEVA
96	5613 MARTEL AVE	9812 HOLDINGS LLC
97	5617 MARTEL AVE	PETRIK PETER TRUSTEE
98	5619 MARTEL AVE	JONES HEATHER NICOLE
99	5621 MARTEL AVE	SOTIROPOULOS ANASTASIOS
100	5625 MARTEL AVE	MUSTIQUE DEVELOPMENT LLC
101	5629 MARTEL AVE	LOWE DAVID H & TENA M
102	5631 MARTEL AVE	CARVER DUANE
103	3707 GREENVILLE AVE	GREENVILLE MARTEL LP
104	5610 MARTEL AVE	Taxpayer at
105	5608 MARTEL AVE	BAKER ERICA D
106	5612 MARTEL AVE	O B A INC
107	5618 MARTEL AVE	MUSTIQUE DEVELOPMENT LLC
108	5622 MARTEL AVE	HUNTER JENNY &
109	5622 MARTEL AVE	DAVIS CHRIS &
110	5624 MARTEL AVE	BARKER DOUGLAS J & SAUNDRA K
111	5630 MARTEL AVE	HEGDE ANITA A
112	5628 MARTEL AVE	SMITH DAVID B &
113	3615 GREENVILLE AVE	BILLINGSLY L B INVESTMENT
114	3619 GREENVILLE AVE	POLISHUK FAMILY LIMITED PARTNERSHIP
115	3607 GREENVILLE AVE	MCCREARY 544 SHOPPING CENTER LLC
116	3601 GREENVILLE AVE	Taxpayer at
117	5631 LONGVIEW ST	FEFFER STEVEN E
118	5629 LONGVIEW ST	BINFORD OSWARD &
119	5625 LONGVIEW ST	JG RESIDENTIAL PROPERTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5617 LONGVIEW ST	BROCKETTE SEAN & CATHERINE
121	5619 LONGVIEW ST	HAGGERTY RYAN M &
122	5615 LONGVIEW ST	MOORE DAVID M
123	5611 LONGVIEW ST	CRAVEN SARA A
124	5610 LONGVIEW ST	PRANGE ELIZABETH AMBER
125	5614 LONGVIEW ST	SCARBOROUGH ASHLEY W
126	5612 LONGVIEW ST	MOTZ KRISTIAN & JODIE JOHNSON
127	5616 LONGVIEW ST	MARTIN ERIK C & COLETTE D
128	5618 LONGVIEW ST	DAVIS RANDAL L
129	5620 LONGVIEW ST	RALSTON JONATHAN SCOTT
130	5622 LONGVIEW ST	PARISH STEPHEN R & JYME CANONE
131	5629 MCCOMMAS BLVD	BRYANT WILLIAM III REVOCABLE TRUST
132	5625 MCCOMMAS BLVD	BRANCACCIO ANNE & FRANK
133	5623 MCCOMMAS BLVD	BOUDREAU KIM M &
134	5701 MCCOMMAS BLVD	ADAMS GARY N
135	3520 GREENVILLE AVE	SUNDOWN HOLDINGS LLC
136	3526 GREENVILLE AVE	3526 GREENVILLE AVE LLC
137	5626 LONGVIEW ST	BOMAR LINDA
138	5624 LONGVIEW ST	SNYDER STEPHANIE A
139	3519 GREENVILLE AVE	ABIDE VINE LLC
140	5757 MARTEL AVE	ALAM FAISAL AL &
141	5757 MARTEL AVE	DRAGIN BERT L &
142	5757 MARTEL AVE	GARCIA RUBEN
143	5757 MARTEL AVE	LUNNEY PATRICK KIRBY
144	5757 MARTEL AVE	PATEL VIREN
145	5757 MARTEL AVE	MOLINADIAZ JENNIFER
146	5757 MARTEL AVE	WALKER ERIK
147	5757 MARTEL AVE	PROSPEKTA INVESTMENT LLC
148	5757 MARTEL AVE	JOHNSON HILARY
149	5757 MARTEL AVE	AMABILE JULIE
150	5757 MARTEL AVE	

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5757 MARTEL AVE	EVERETT ROBERT L
152	5757 MARTEL AVE	HOGGATT OLIVIA
153	5757 MARTEL AVE	AU MY TIEN
154	5757 MARTEL AVE	SIMONSON JEFF &
155	5757 MARTEL AVE	CATON STEWART ADRIAN
156	5757 MARTEL AVE	ABREU MARCONI
157	5757 MARTEL AVE	LOVFELD MICHAEL W &
158	5757 MARTEL AVE	KIRSANOV ALEKSANDRA
159	5757 MARTEL AVE	PATEL NIKHEEL CHUNI &
160	5740 MARTEL AVE	SMAJSTRLA ANGIE
161	5740 MARTEL AVE	SLAUGHTER KAY LIVING TRUST THE
162	5740 MARTEL AVE	BECKER JACK D
163	5740 MARTEL AVE	BHALLA KARANVIR S
164	5740 MARTEL AVE	FOSTER ALLYSON
165	5740 MARTEL AVE	BUSSELL MEREDITH A
166	5740 MARTEL AVE	SCHADER KEVIN
167	5740 MARTEL AVE	NGUYEN THAO
168	5740 MARTEL AVE	QIN LIUYE
169	5740 MARTEL AVE	PARR HAYDEN KATHRYN
170	5740 MARTEL AVE	MASSING NANCY &
171	5740 MARTEL AVE	WINSLOW BETTY LOU
172	5740 MARTEL AVE	VERA FONDA
173	5740 MARTEL AVE	JOHNSON YVONNE J & RICHARD M
174	5740 MARTEL AVE	MATHERS GORDON TRUST
175	5740 MARTEL AVE	KHATTER AARTI NICOLLE
176	5740 MARTEL AVE	CESARIO TARA L
177	5740 MARTEL AVE	DOUGHTIE WILLIAM WYNN
178	5740 MARTEL AVE	SHULMAN FAYE ELIZABETH
179	5740 MARTEL AVE	LANFER CHAD A
180	5740 MARTEL AVE	PIROPATO MICHELLE A
181	5740 MARTEL AVE	RANDOLPH PAUL FAMILY LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5740 MARTEL AVE	BROWN ROBERT & DELORES
183	5740 MARTEL AVE	MYSLINSKI IAN
184	5740 MARTEL AVE	BURNETT VINESSA
185	5740 MARTEL AVE	GAYTAN RAMON MICHAEL
186	5740 MARTEL AVE	DEALANO THOMAS &
187	5740 MARTEL AVE	FOGG MELISSA L
188	5740 MARTEL AVE	DICK DIANE
189	5740 MARTEL AVE	RUSK BENETTA L
190	5740 MARTEL AVE	CUEVA BRANDON &
191	5740 MARTEL AVE	REYNOLDS JANA MARIE &
192	5740 MARTEL AVE	MITHCELL ASA L
193	5740 MARTEL AVE	HOPSON MELONIE
194	5740 MARTEL AVE	BUCKHOLT MELANIE S & MARTY J
195	5740 MARTEL AVE	CIMO LAURA
196	5740 MARTEL AVE	MATSUDA AMI
197	5740 MARTEL AVE	WHITE ROCK WOODS LLC
198	5740 MARTEL AVE	MARGOLIS RON D