

FILE NUMBER: Z190-276(CT/JM/LG)

DATE FILED: June 3, 2020

LOCATION: Area bounded by West Page Avenue, South Adams Avenue, West Pembroke Avenue and South Llewellyn Avenue

COUNCIL DISTRICT: 1

MAPSCO: 54 G

SIZE OF REQUEST: ± 6.69 Acres

CENSUS TRACT: 50.00

OWNER/APPLICANT: Tim Lott, Dallas Housing Authority

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for an amendment to Planned Development District No. 919 for MF-3(A) Multifamily District uses to allow a medical clinic or ambulatory surgical center use.

SUMMARY: The purpose of the request is to add a 6,800-square foot medical clinic and to reconfigure the proposed retirement housing development and landscaping.

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

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

BACKGROUND INFORMATION:

- Planned Development District No. 919 was approved by City Council on August 13, 2014 for MF-3(A) Multifamily Uses expressly prohibiting multifamily.
- The PD allows for deviations from the MF-3(A) base requirements for a retirement housing use solely, providing: 1) off-street parking located in a required setback; 2) increase in structure height; 3) deletion of the urban form setback; 4) revised off-street parking requirement for a retirement housing use; and, 5) alternate landscape regulations.
- The current request is to add a 6,800-square-foot medical clinic use by right and to reduce the overall dwelling units and update the configuration of the retirement housing use. This also requires changes to the existing landscape plan.
- The site possesses four street frontages and is currently undeveloped. Historically, the property contained retirement housing since 1968 under SUP No. 409 which was terminated with the creation of the PD in 2014. Previously, a significant stand of trees within the center of the property were to be retained. The proposed redesign shifts focus to providing the new clinic use for the community and consolidating the structures into one building mass. Many interior trees will be replaced on the site, as noted on the revised landscape plan proposed.

Zoning History:

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Page Avenue	Local	60'	60'
Adams Avenue	Local	60'	60'
Pembroke Avenue	Local	60'	60'
Llewellyn Avenue	Local	60'	60'

Traffic:

The Engineering Division of Sustainable Development and Construction reviewed a Preliminary Traffic Assessment dated May 27, 2020 for the proposed senior living and medical clinic development on Page Avenue at Llewellyn Avenue. The report documents an evaluation of the subject site, existing infrastructure and impact of proposed development. The assessment indicates that the proposed development can be successfully incorporated into the surrounding local roadway network. The proposed

medical clinic accounts for approximately 25-30 percent of the afternoon peak traffic conditions. The evaluation of the proposed development, however, does not provide a technical justification to validate whether the proposed parking requirement is adequate to meet the anticipated parking demand. The reduction for retirement housing was last approved with the creation of PD No. 919. No new data was provided to staff for review of a further change in the parking ratio for retirement housing.

Engineering staff will continue a review of civil plans to include requests for traffic signs and parking restrictions, unobstructed sidewalks and direct access to the DART bus stop on Llewellyn Avenue. Finally, a substandard driveway configuration on Adams Avenue to allow for trash receptacles to roll down onto the street out of a small driveway is not supported by staff. Conditions regulating proposed trash operations and screening have been considered and the applicant has reconfigured the location of trash operations.

Comprehensive Plan:

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

Land Use Element

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

Urban Design Element

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 6. ENHANCE RENTAL HOUSING OPTIONS

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

STAFF ANALYSIS**Surrounding:**

	Zoning	Land Use
Site	PD No. 919	Undeveloped
North	CD No. 3	Single Family
East	CD No. 3 and R-7.5(A) Single Family District	Single Family
South	R-7.5(A) Single Family District	School
West	CD No. 3, R-7.5(A) Single Family District, and SUP No. 674	Single Family Bus Passenger Station

Land Use Compatibility

Originally, PD No. 919 was established with the intent of demolishing existing retirement housing units which had been serving the area since 1968 under SUP No. 409. The site was to be strategically redeveloped with four new buildings for retirement housing arranged in a manner to preserve existing dense tree areas at the perimeter and center of the site. The new building configuration contains one central mass structure, removing all tree stands at the center of the site due to the potential effects of construction. The request site will consist of a four-story, 260 dwelling unit retirement housing development. Improvements to the property include the above referenced structure, a community dog park, community garden, resident dog park, surface parking areas, and a significant inventory of mature trees, internal to the site and along all street frontages. In the northwest portion of the building, the site will house a 6,800-square-foot medical clinic. The current request will maintain 30 out of 85 existing trees in many surrounding areas especially to the west and northeast.

Exclusive of a public elementary school (John F. Peeler Elementary School) to the south, the site is surrounded by low density single family uses. Most of the area surrounding the

northern half of the site possesses designation as Conservation District No. 3, the Page Avenue Conservation District, adopted by the City Council on June 28, 1989.

Maintaining mature plantings along the site's perimeter will serve to maintain a softening of the development. Additionally, the configuration of surface parking has been maintained towards the west and southwest portions of the site. Lastly, multifamily uses were previously prohibited to protect low-density single family uses surrounding the site since, when compared to other permitted residential uses, multifamily tends to be more impactful on an adjacent area.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Density
	Front (min)	Side (min)	Rear (min)			
Existing: PD No. 919 Retirement Housing Use	35'	N/A	N/A	60'	60%	320 260 proposed

Overall, the development is remaining within the Planned Development No. 919 conditions as it pertains to yard, lot, and spacing. The proposed addition of the medical clinic requires the amendment to allow the land use, but all other PD regulations will be maintained.

The MF-3(A) base of the Planned Development District could be viewed as intrusive in the center of a single-family district. However, the PD requires a 35-foot setback and designed with unit access from street level, which will give the development a feel that fits with the surrounding single family neighborhood. Additionally, the medical clinic use proposed shares the same development standards. The biggest difference in the new building design relates to the configuration of the edifices. Rather than having four buildings dedicated to retirement housing and providing 320 dwelling units, the project is proposed with 260 dwelling units and a 6,800 square-foot medical clinic within one structure. Finally, parking will no longer be allowed in the required front yards. This will help maintain the unobtrusive look of open yards surrounding the development. Residential proximity slope does not apply in this planned development therefore the development would be allowed to build up to the 60-foot height on all street frontages.

Signs:

Non-business district signage regulations apply on the site with additional provisions related to the medical clinic use. Detached signs for the medical clinic use have a maximum height of 10 feet and a minimum of 15-foot setback. Only one sign for the

medical clinic use is permitted along the street frontage of either South Llewellyn Avenue or West Page Avenue.

Parking:

The existing PD conditions allow a reduction of the required minimum off-street parking for the retirement housing use from one parking space per bedroom to 0.4 parking space per dwelling unit. The reduction is supported by the proximity to the DART station located on South Llewellyn Avenue and less reliance on automobile transportation to the development.

The proposed medical clinic use will maintain off-street parking requirements per the development code of one space per 200 square feet of floor area. Overall, 104 parking spaces are required for the 260 retirement housing dwelling units and 34 parking spaces for the 6,800 square-foot medical clinic. According to the revised development plan proposed, 138 parking spaces will be provided in accordance with those requirements.

Landscaping:

Per the existing PD No. 919 conditions, a landscape plan is required for the retirement housing use. The revised landscape plan shows shifts in trees to be preserved, and new landscaping proposed in their place. The chief arborist reviewed the revised landscape plan and found the property to largely comply with the requirements of Article X. The remaining trees on that site will be comprised of mostly Live Oak and Crape Myrtles. Finally, some species types for proposed mitigation are not currently allowed per the approved list maintained by the director. One additional species was added to the landscape provisions for mitigation purposes. City Plan Commission approved the landscape plan provided by the applicant.

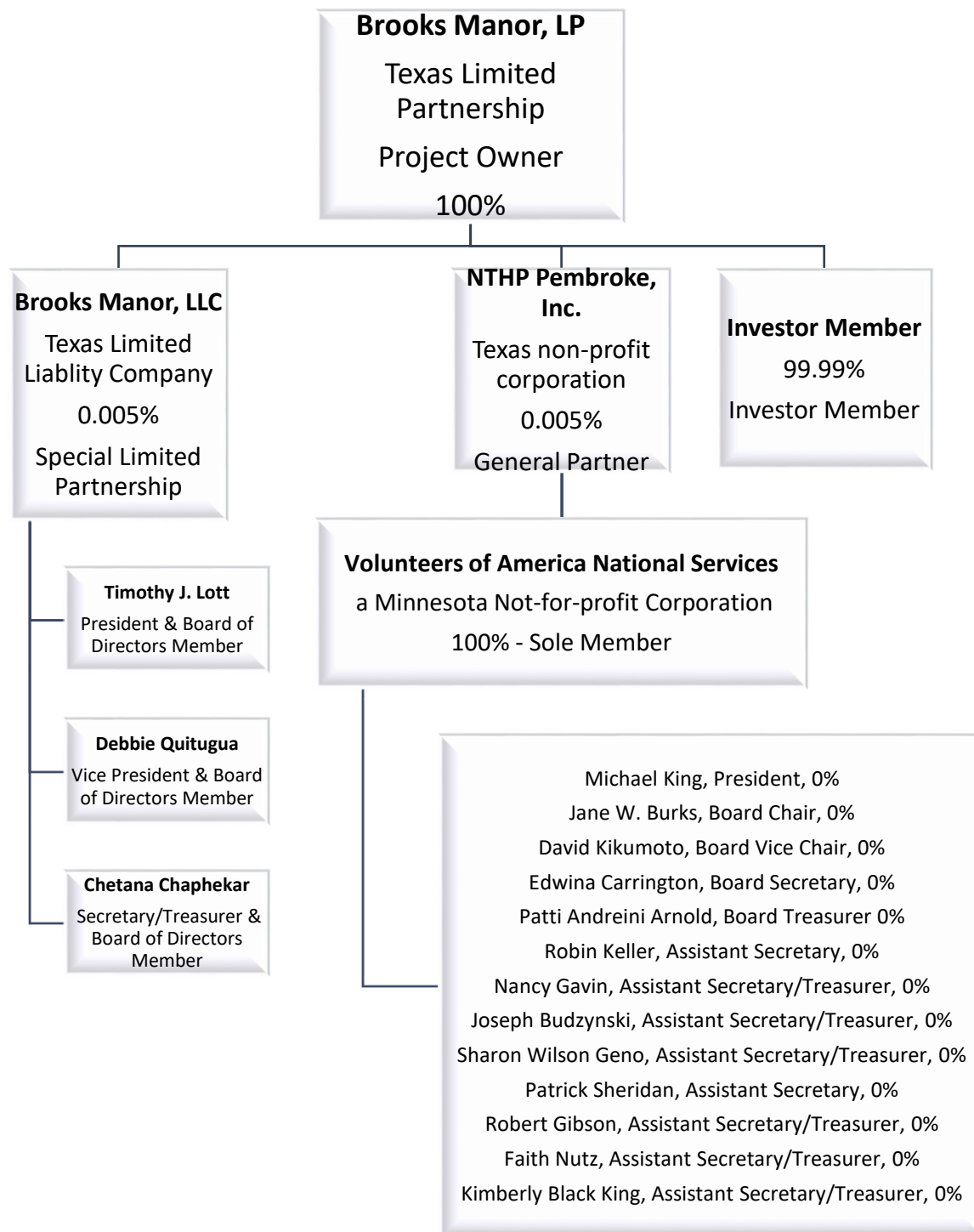
Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 to orange, representing the weakest markets. While the subject site is

Z190-276(CT/JM/LG)

within Category “G,” adjacent properties to the south are located within Category “F,” and Category “G” to the north, east, and west.

LIST OF PARTNERS



CPC Action
October 15, 2020

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 919 for MF-3(A) Multifamily District uses to allow a medical clinic or ambulatory surgical center use, subject to a revised development plan, revised landscape plan, and conditions with the following additions: 1) SEC. ____-919.113. ADDITIONAL PROVISIONS add subpoint c) to limit Medical Clinic uses hours of operation from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday and 2) a provision to limit the use of detached signs to less than 10 feet in height with a setback of at least 15 feet and to allow one sign on the front of the clinic in an area bounded by West Page Avenue, Adams Avenue, West Pembroke Avenue and Llewellyn Avenue.

Maker: MacGregor
Second: Blair
Result: Carried: 12 to 2

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Jackson, Blair, Myers, Schwope,
Murphy, Garcia, Rubin

Against: 2 - Carpenter, Jung
Absent: 0
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 193
Replies: For: 6 Against: 5

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Deborah Welchel, 21518 Patton Ave., Lago Vista, TX,
78645
Timothy Lott, 3939 N. Hampton Rd., Dallas, TX, 75212
Daniel Erlandson, 5339 Alpha Rd., Dallas, TX, 75240
For (Did not speak): Dean Caldwell, 6017 Main St., Frisco, TX, 75034
Against: Jason Brand, 300 W. Page Ave., Dallas, TX, 75208
Staff: Jason Pool, Sign Inspector, Sustainable Development and Construction

PROPOSED PD CONDITIONS

ARTICLE 919. AMENDED

PD 919. AMENDED

SEC. 51P-919.101. LEGISLATIVE HISTORY.

PD 919 was established by Ordinance No. 29404, passed by the Dallas City Council on August 13, 2014. (Ord. 29404)

SEC. 51P-919.102. PROPERTY LOCATION AND SIZE.

PD 919 is established on property bounded by Page Avenue, Adams Avenue, Pembroke Avenue, and Llewellyn Avenue. The size of PD 919 is approximately 6.69 acres. (Ord. 29404)

SEC. 51P-919.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. 29404)

SEC. 51P-919.104. EXHIBITS.

The following exhibits are incorporated into this article:

1. Exhibit 919A: development plan.
2. Exhibit 919B: landscape plan. (Ord. 29404)

SEC. 51P-919.105. DEVELOPMENT PLAN.

- (a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.
- (b) For retirement housing and medical clinic uses, development and use of the Property must comply with the development plan (Exhibit 919A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 29404)

SEC. 51P-919.106. MAIN USES PERMITTED.

- (a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-3(A) Multifamily District, subject to the same conditions applicable in the MF-3(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-3(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-3(A) Multifamily District is subject to DIR in this district; etc.

- (b) Additional main use permitted:
Medical clinic or ambulatory surgical center (limited to a medical clinic).

- (c) The following use is prohibited: Multifamily (Ord. 29404)

SEC. 51P-919.107. ACCESSORY USES.

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. (Ord. 29404)

SEC. 51P-919.108. 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 MF-3(A) Multifamily District apply.

b) Retirement housing.

- 1) Front yard. Minimum front yard is 35 feet. The urban form setback does not apply
- 2) Density. Maximum number of dwelling units or suites is **320 260.**
- 3) Height. Maximum structure height is 60 feet. The residential proximity slope does not apply.
- 4) Stories. No maximum number of stories.

c) Medical Clinic.

- 1) Front yard. Minimum front yard is 35 feet. The urban form setback does not apply
- 2) Density. Maximum floor area is 7,000 square feet.
- 3) Height. Maximum structure height is 60 feet. The residential proximity slope does not apply.
- 4) Stories. **No maximum number of stories.** (Ord. 29404)

SEC. 51P-919.109. 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) Retirement housing.

- 1) 0.4 off-street parking spaces for each dwelling unit or suite.
- 2) **Off-street parking may be located in the front yard.** (Ord. 29404)

SEC. 51P-919.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29404)

SEC. 51P-919.111. LANDSCAPING.

a) In general.

- 1) Except as provided in this section, landscaping must be provided in accordance with Article X.
- 2) Plant materials must be maintained in a healthy, growing condition.
- 3) A tree removal permit may be issued by the building official before the issuance of a building permit.
- 4) Japanese maple trees measured to landscaping minimum size requirements may be allowed by the building official for use for tree replacement requirements.
- 5) A five-foot landscape buffer between back-of-curb and edge of sidewalk pavement is required around the perimeter of the site.
- 6) A minimum of one street tree is to be located every 30 feet on-center in the landscape buffer along Adams Avenue.

b) Retirement housing and medical clinic uses. Landscaping must be provided as shown on the attached landscape plan (Exhibit 919B).

SEC. 51P-919.112. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Medical clinic.

(1) Detached signs must be a maximum height of 10 feet with minimum setback of 15 feet.

(2) Only one sign is permitted along the street frontage of either South Llewellyn Avenue or West Page Avenue.

SEC. 51P-919.113. ADDITIONAL PROVISIONS.

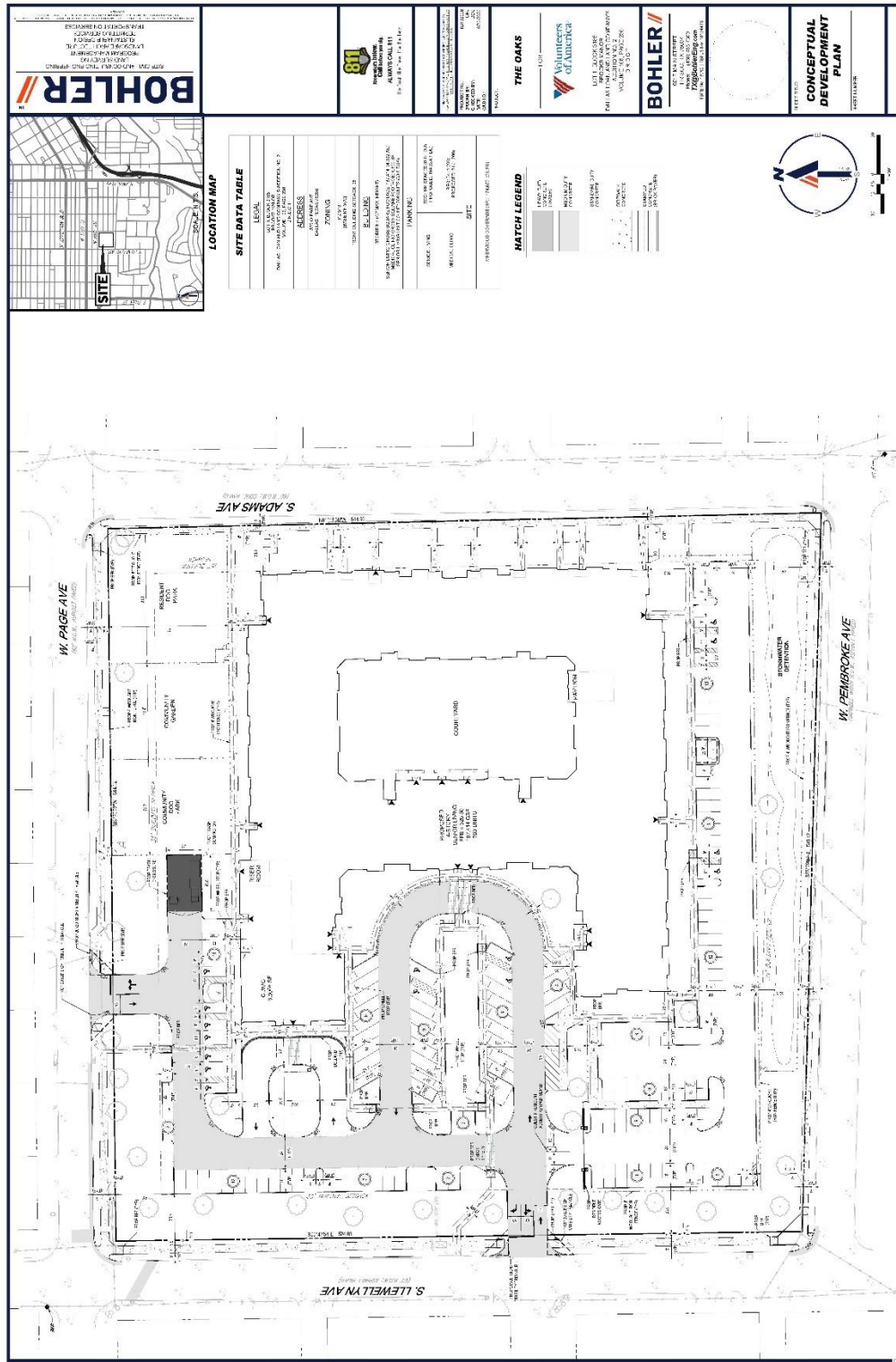
- a) The Property must be properly maintained in a state of good repair and neat appearance.
- b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 29404)

SEC. 51P-919.114. COMPLIANCE WITH CONDITIONS.

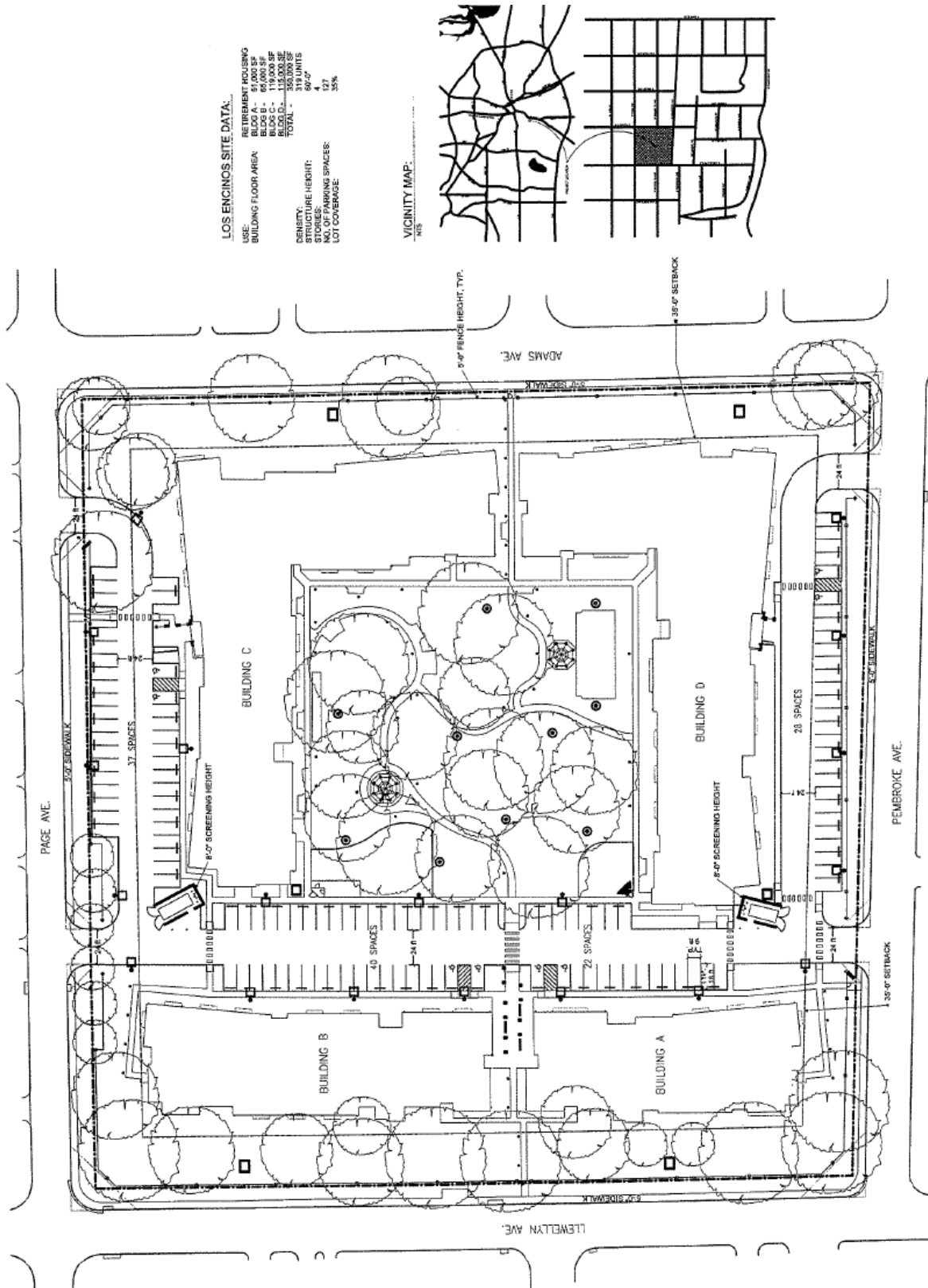
Z190-276(CT/JM/LG)

- 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 city.
- b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.
(Ord. 29404)

PROPOSED DEVELOPMENT PLAN Revised 10-5-20



EXISTING DEVELOPMENT PLAN Exhibit 919A



PROPOSED LANDSCAPE PLAN

Overall

Revised 10-5-20

PLANT PALETTE - SITE

CANOPY TREES

EXISTING USE TO REMAIN	30	
Biopark fully C. BENTON	44	30' E20' 20' W10'
County community use research TODD REED	9	30' E20' 20' W10'
Middle school to high C. BENTON	9	30' E20' 20' W10'
County community use research TODD REED	10	30' E20' 20' W10'
Quarry and school TODD REED	2	30' E20' 20' W10'

UNDERSTORY TREES				
SPAC	DBH	HGT	CHDPR	COMMENTS
1	20	20' EDB	12 M. 30 CAL. DBH	

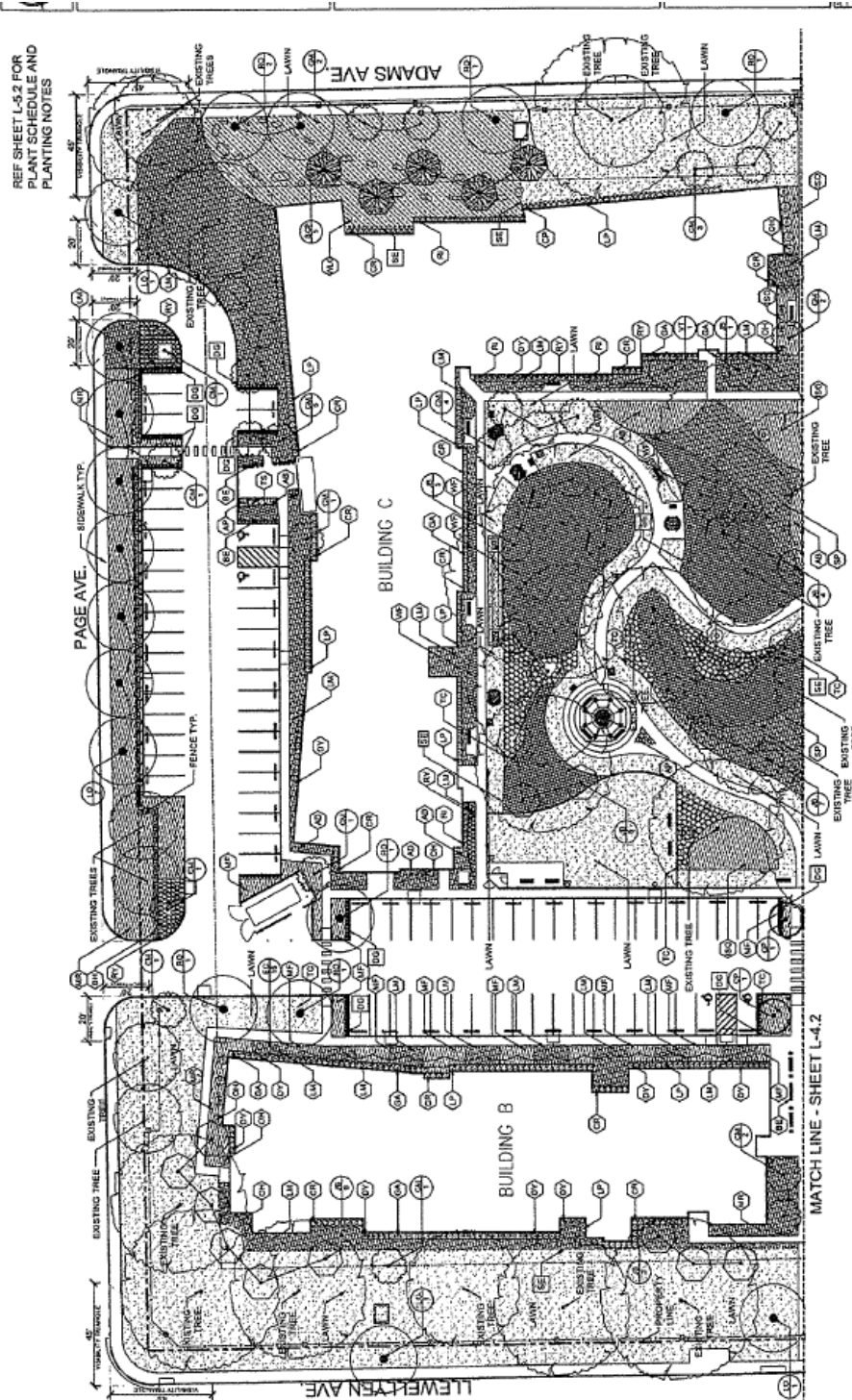
[illegible]00488

NAME	TYPE	SIZE	COMMENTS
 Solaris 8 (Sun 486) CDROM	ISO	1.6 GB	SPARC
 Cygnus Linux 4.0.1 CDROM	ISO	1.6 GB	SPARC

URL	IP	Size	Page No.	Content
http://www.360.cn	10	5.5K	100.00	
http://www.360.cn	10	5.5K	100.00	
http://www.360.cn	10	5.5K	100.00	
http://www.360.cn	10	5.5K	100.00	

LANDSCAPE MATERIALS		DATE
	SALT TOLERANT GRASS (PERennial LANDSCAPE PLANT)	6/15/2021
	PERennial (WATERLOO) MALT PLANT, 2018 - 2019, 2020, 2021	
	PERennial (WATERLOO) MALT (PERennial LANDSCAPE PLANT)	6/15/2021

EXISTING LANDSCAPE PLAN Exhibit 919B/Page 1

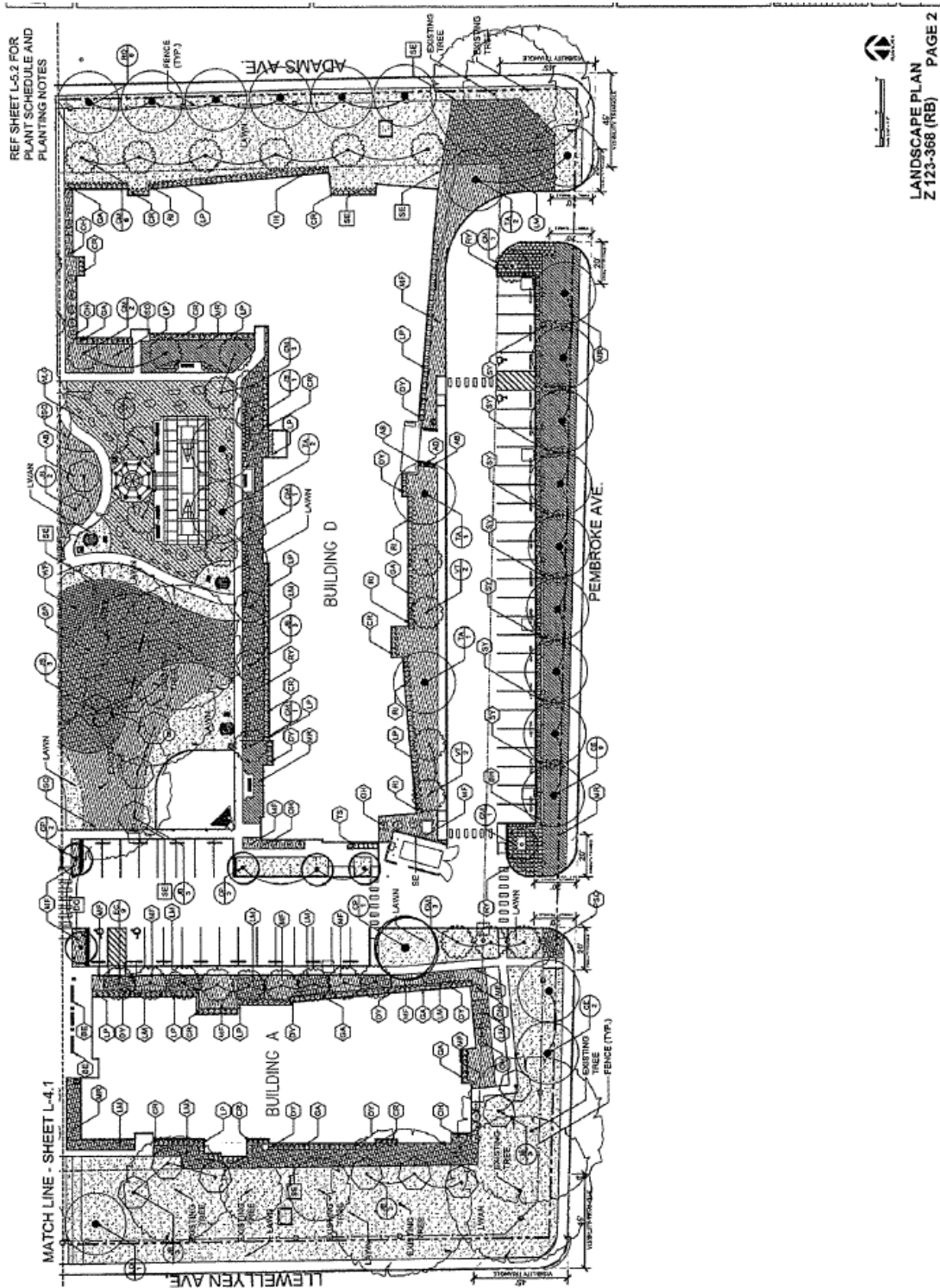


LANDSCAPE PLAN
Z 123-388 (RB) PAGE 1

Landscape Plan
Exhibit 919B
Planned Development No. 919

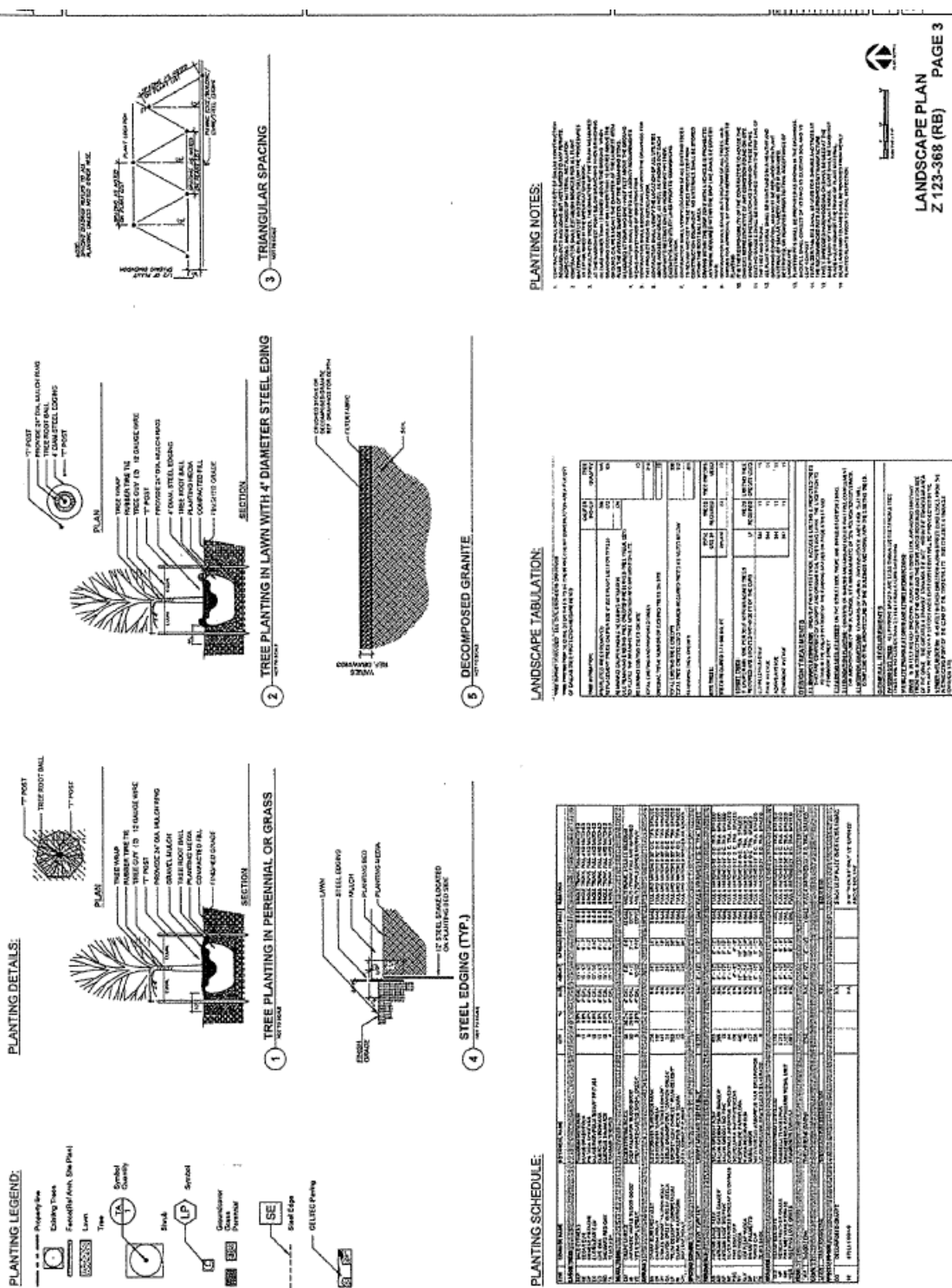
Approved
City Plan Commission
June 19, 2014

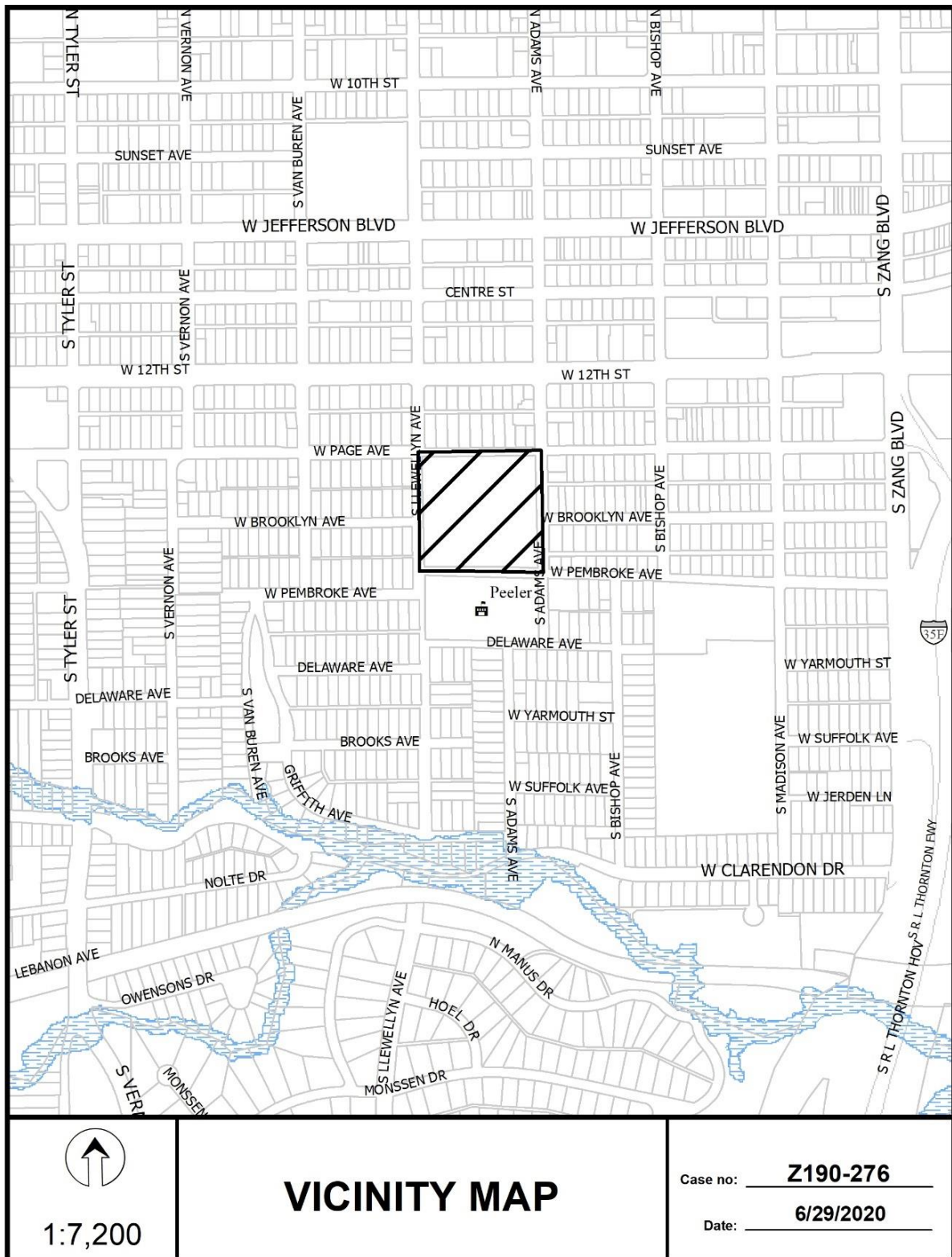
EXISTING LANDSCAPE PLAN
Exhibit 919B/Page 2

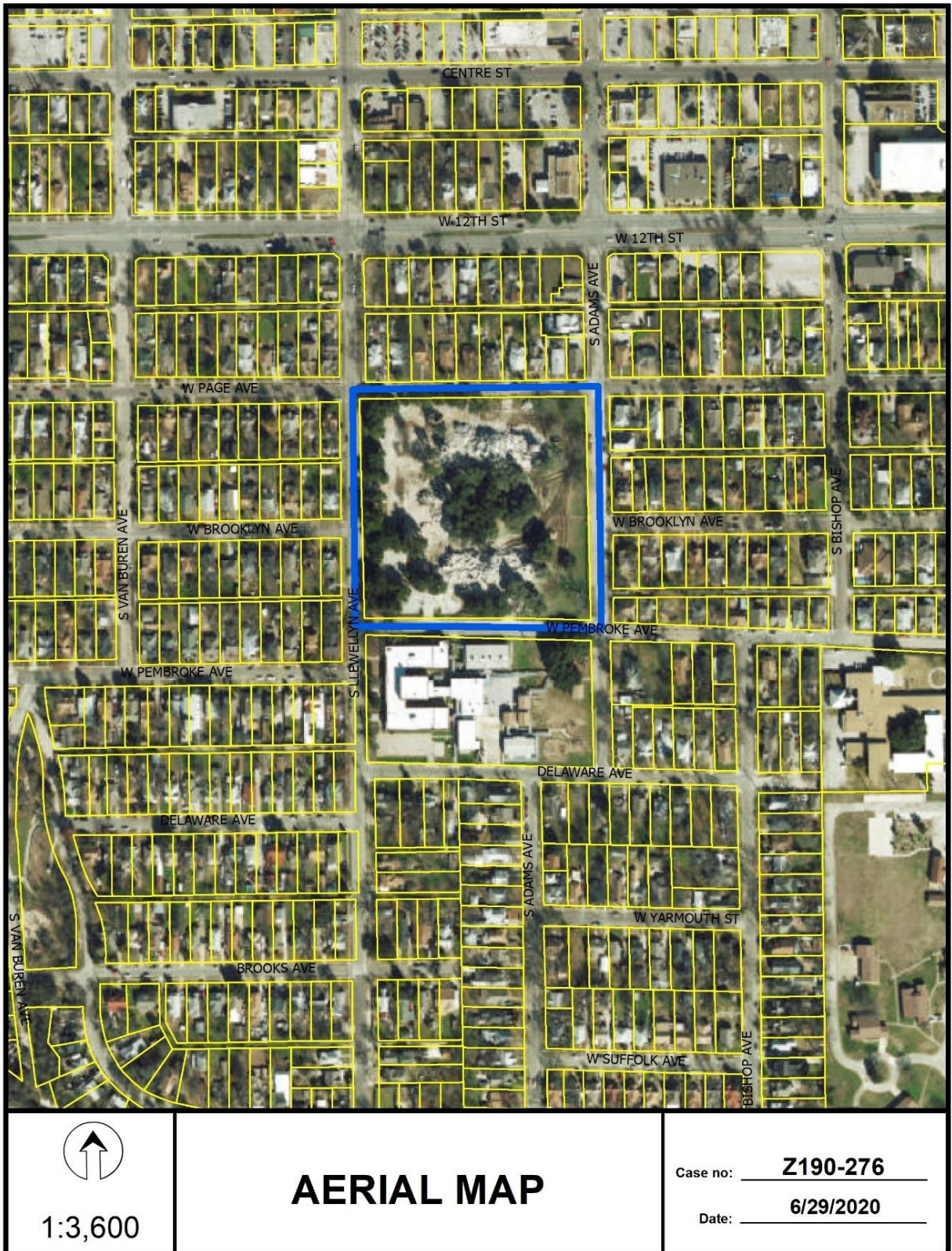


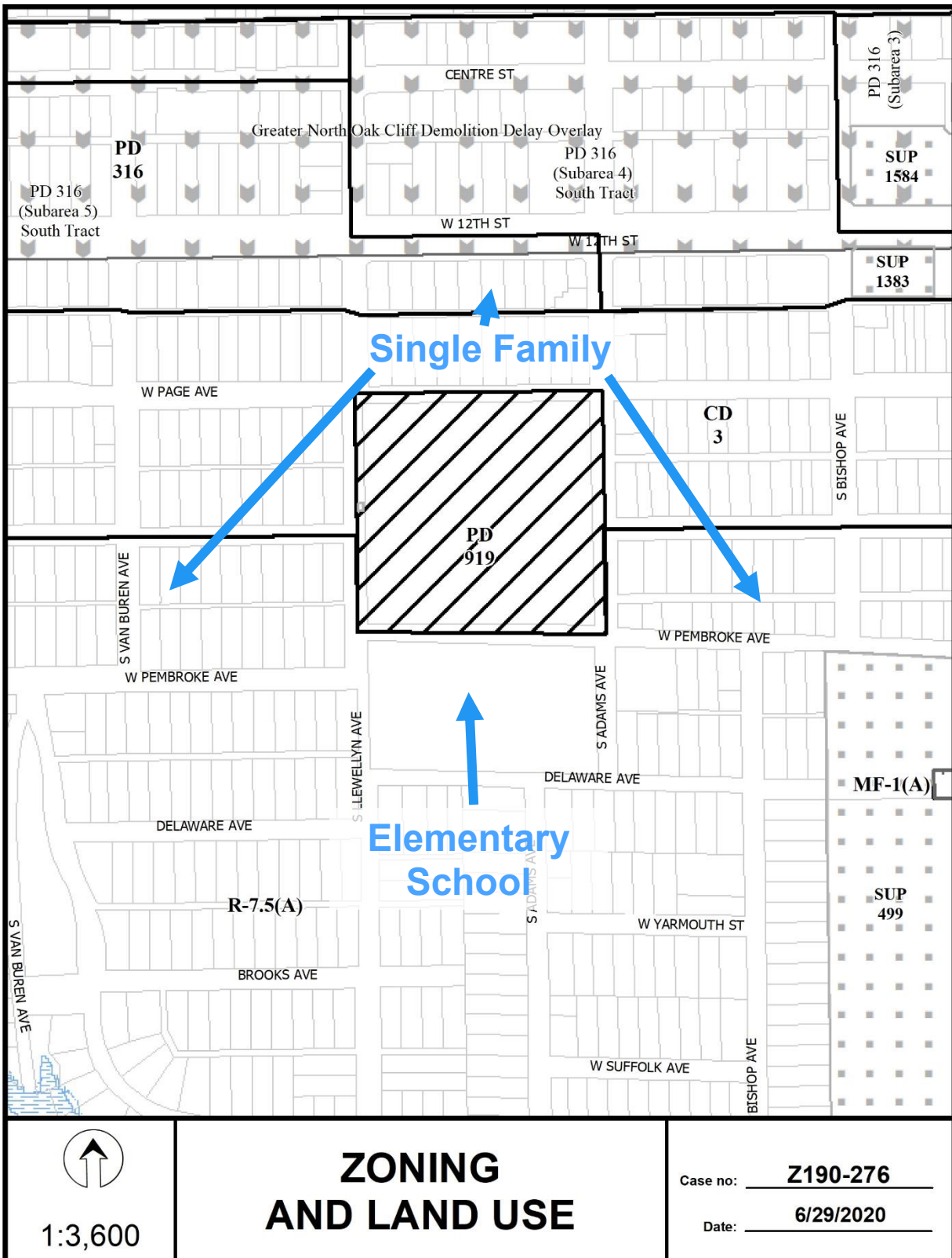
EXISTING LANDSCAPE PLAN

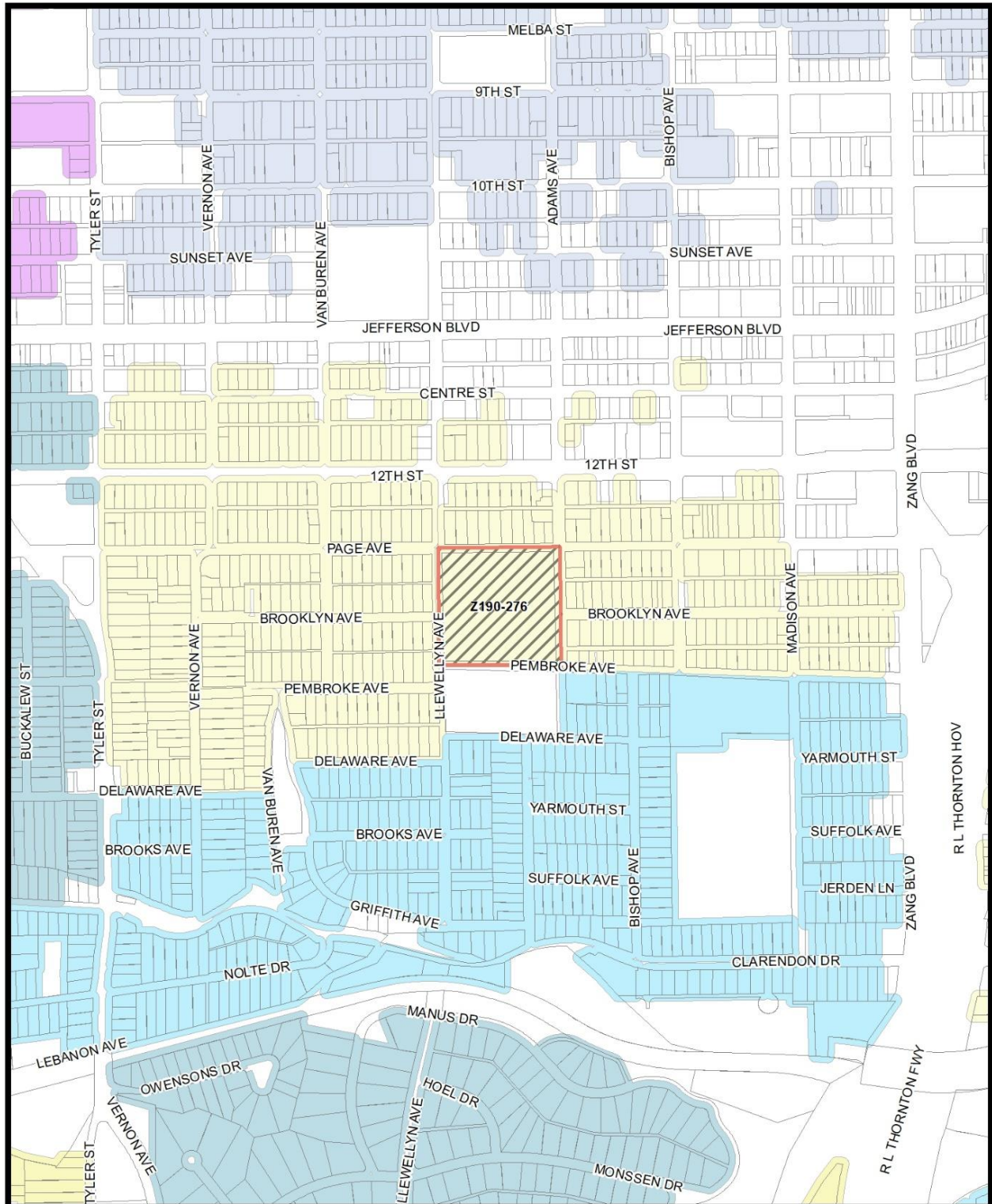
Exhibit 919B/Page 3











Market Value Analysis

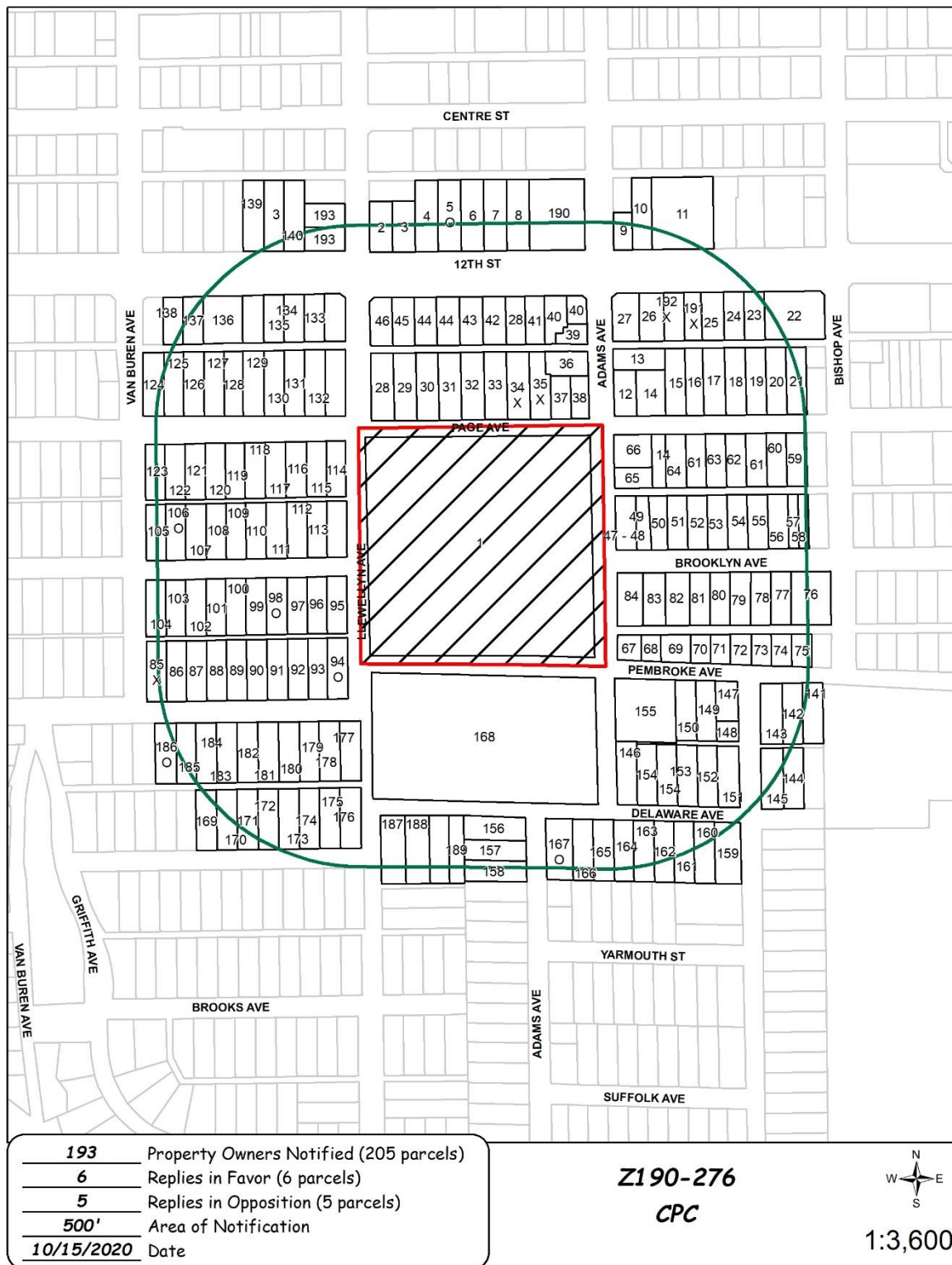
A	B	C	D	E	F	G	H	I	NA
---	---	---	---	---	---	---	---	---	----



Market Value Analysis

Printed Date: 6/29/2020

CPC RESPONSES



10/14/2020

Reply List of Property Owners***Z190-276******193 Property Owners Notified******6 Property Owners in Favor******5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	520 W PAGE AVE	DALLAS HOUSING AUTHORITY
	2	541 W 12TH ST	REA LEOPOLDO &
	3	537 W 12TH ST	VIGIL ANTONIO A
	4	533 W 12TH ST	TORRES MIRTALA S & EFRAIN
O	5	529 W 12TH ST	JAMISON JAMES G
	6	523 W 12TH ST	CORONA JAIME & ASUNCION A
	7	513 W 12TH ST	BALLAS VICTOR &
	8	511 W 12TH ST	ROA ENRIQUE
	9	437 W 12TH ST	STEWART DAVE V
	10	435 W 12TH ST	LOPEZ ROGER III
	11	423 W 12TH ST	OCCM INC
	12	437 W PAGE AVE	GARCIA RAMON & LUDIVINA
	13	516 S ADAMS AVE	CRUZ ENGUEL
	14	433 W PAGE AVE	ZAPATA BENIGNO
	15	429 W PAGE AVE	KIM DO HYUN & CHA
	16	425 W PAGE AVE	VELA ADRIAN & YESSICA M
	17	421 W PAGE AVE	RODSONS PROPERTY MGMT INC
	18	417 W PAGE AVE	RODSONS PROPERTY MGMT INC
	19	415 W PAGE AVE	ORELLANA ROSA
	20	409 W PAGE AVE	RANGEL GUADALUPE J &
	21	405 W PAGE AVE	VALDEZ ANETH ALEJANDRA ABREGO
	22	400 W 12TH ST	TEXANS CAN
	23	412 W 12TH ST	TEXANS CAN
	24	418 W 12TH ST	GRACIA MARY
	25	422 W 12TH ST	ASH LIZ PROPERTIES INC
	26	434 W 12TH ST	VILLARREAL JAIME

10/14/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	512 S ADAMS AVE	E V REAL ESTATE LLC
	28	541 W PAGE AVE	COUCH PATRICIA & KEDRIC
	29	537 W PAGE AVE	ALBA FRANCO A
	30	533 W PAGE AVE	GOMEZ MOISES &
	31	527 W PAGE AVE	RENDON ISMAEL &
	32	523 W PAGE AVE	DAVILA LEOBARDO
	33	519 W PAGE AVE	GARCIA DIEGO &
X	34	517 W PAGE AVE	QUINTERO JOSE A &
X	35	511 W PAGE AVE	QUINTERO JOSE A
	36	515 S ADAMS AVE	TORRES JACINTO & FELIPA
	37	507 W PAGE AVE	JONES RYAN D & ALANA C
	38	501 W PAGE AVE	HERNANDEZ VICTORIA OLIVIA
	39	511 S ADAMS AVE	BARRIENTOS MARIA CRUZ
	40	500 W 12TH ST	RODRIGUEZ HOMERO
	41	508 W 12TH ST	GARCIA ABEL
	42	518 W 12TH ST	GARCIA TOMAS & ZENAIDA
	43	520 W 12TH ST	GUTIERREZ OSCAR & SOFIA
	44	524 W 12TH ST	GUTIERREZ M ANTONIO
	45	534 W 12TH ST	HILLIARD DELORIES
	46	536 W 12TH ST	CIENFUEGOS NORMA A
	47	437 W BROOKLYN AVE	ZAPATA PAULA GARCIA &
	48	439 W BROOKLYN AVE	ZAPATA PAULA GARCIA &
	49	435 W BROOKLYN AVE	CARRIZALES ADRIANA
	50	433 W BROOKLYN AVE	OLLERVIDES RAMON
	51	431 W BROOKLYN AVE	SMITH EDDWINA
	52	427 W BROOKLYN AVE	ALFARO MOISES & BARBARA
	53	423 W BROOKLYN AVE	BISSON MOLLY
	54	417 W BROOKLYN AVE	NICAR ORA LEA
	55	415 W BROOKLYN AVE	PAPATHANASIOU PAVLOS T
	56	411 W BROOKLYN AVE	ZAMARRIPA J JESUS & MARIA
	57	407 W BROOKLYN AVE	ZUNIGA CARMEN L

10/14/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	405 W BROOKLYN AVE	LEMUS PAUL
	59	404 W PAGE AVE	MANJREKAR ASHISH
	60	410 W PAGE AVE	SERVIN FELIPE GUERRERO & SUSANA DON JUAN
	61	414 W PAGE AVE	ALVAREZ SONIA JUDITH
	62	416 W PAGE AVE	ZAPATA ALEJANDRO
	63	420 W PAGE AVE	SANCHEZ SOCORRO
	64	428 W PAGE AVE	IBARRA JOSE &
	65	608 S ADAMS AVE	SOTO ESTEBAN &
	66	436 W PAGE AVE	436 W PAGE AVE LLC
	67	439 W PEMBROKE AVE	KURSHUDIAN JOHN ARTHUR
	68	437 W PEMBROKE AVE	SALAZAR ARMANDO &
	69	435 W PEMBROKE AVE	POL HUGO ALBERTO
	70	427 W PEMBROKE AVE	POL HUGO A & ROCIO
	71	423 W PEMBROKE AVE	HUERTA DOLORES
	72	419 W PEMBROKE AVE	HERNANDEZ BENITO
	73	413 W PEMBROKE AVE	GALAVIZ EVA
	74	411 W PEMBROKE AVE	CORREA GILDA M GONZAGA
	75	405 W PEMBROKE AVE	RIOS ELISA
	76	400 W BROOKLYN AVE	LANE MARIE LOUISE
	77	408 W BROOKLYN AVE	RINCON HERMINIO &
	78	414 W BROOKLYN AVE	CRUZ CONCEPCION
	79	416 W BROOKLYN AVE	MARTINEZ RAMON
	80	420 W BROOKLYN AVE	STANDIFER LISA GAY
	81	426 W BROOKLYN AVE	HAMMER ZACHARY S &
	82	430 W BROOKLYN AVE	DRISCOLL SHANNON T
	83	434 W BROOKLYN AVE	IPINA VALENTIN &
	84	440 W BROOKLYN AVE	GARCIA MORGAN A
X	85	637 W PEMBROKE AVE	BETJO MGMT LLC
	86	635 W PEMBROKE AVE	RANGEL FRANK M
	87	629 W PEMBROKE AVE	FISCAL TERESA
	88	627 W PEMBROKE AVE	HANSEN CLAIRE

10/14/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	623 W PEMBROKE AVE	PHAM LLC
	90	619 W PEMBROKE AVE	MENDOZA HERMELINDA
	91	615 W PEMBROKE AVE	VILLA AGUSTIN &
	92	611 W PEMBROKE AVE	MIRANDA CONSUELO
	93	607 W PEMBROKE AVE	MARTINEZ RAYNOL &
O	94	603 W PEMBROKE AVE	SERIES 5 A SERIES RESCARPI
	95	602 W BROOKLYN AVE	ESPINOZA RAFAEL HERNANDEZ
	96	606 W BROOKLYN AVE	RAMIREZ EULALIA
	97	608 W BROOKLYN AVE	ESPINOZA MARTIN &
O	98	614 W BROOKLYN AVE	RAMIREZ ARMANDO & CONNIE
	99	618 W BROOKLYN AVE	TELLEZ GERARDO & EULALIA
	100	622 W BROOKLYN AVE	MARTINEZ ESTEBAN
	101	626 W BROOKLYN AVE	GOTHARD MARTHA JO SIMPSON
	102	630 W BROOKLYN AVE	TORRES SALVADOR
	103	632 W BROOKLYN AVE	FAZ ISMAEL
	104	636 W BROOKLYN AVE	COOK MARY KATHRYN &
	105	641 W BROOKLYN AVE	RIVERA JOSEFINA &
O	106	635 W BROOKLYN AVE	MARTINEZ JUAN O
	107	631 W BROOKLYN AVE	CARDENAS GERONIMO & BEATRIZ
	108	627 W BROOKLYN AVE	BRUN RENATO IVAN &
	109	623 W BROOKLYN AVE	MARTINEZ MARIO H
	110	619 W BROOKLYN AVE	CONTRERAS MARIA EST OF &
	111	615 W BROOKLYN AVE	RODRIGUEZ ARMANDO &
	112	611 W BROOKLYN AVE	MALDONADO DAVID &
	113	607 W BROOKLYN AVE	MULDONADO ANGEL M
	114	602 W PAGE AVE	QUINTERO PABLO
	115	606 W PAGE AVE	OCAMPO DAVID &
	116	610 W PAGE AVE	GONZALEZ MARIA HORTENCIA
	117	614 W PAGE AVE	DOO STEPHANIE NICOLE
	118	618 W PAGE AVE	MOSITOS LLC
	119	622 W PAGE AVE	SUSTAITA JOSE DEJESUS &

10/14/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	626	W PAGE AVE	SUSTAITA JAMES VARGAS
121	630	W PAGE AVE	RODRIGUEZ DIONICIO
122	634	W PAGE AVE	CARDONA GABRIEL R & ESTER S
123	638	W PAGE AVE	MARTINEZ JUAN
124	639	W PAGE AVE	SANTIAGO EPIFANIO
125	635	W PAGE AVE	LOREDO JUAN MANUEL
126	631	W PAGE AVE	GUTIERREZ ELBA
127	625	W PAGE AVE	QUINTERO PABLO ESTEVAN &
128	623	W PAGE AVE	LAZO ISIDRO &
129	617	W PAGE AVE	ESPINAL JESUS
130	615	W PAGE AVE	CASASOLA FREDI A & OLDA
131	609	W PAGE AVE	GONZALES CONNIE B
132	605	W PAGE AVE	GARAY MARIA
133	606	W 12TH ST	PRESIDIO ALTO LLC SERIES 606T
134	610	W 12TH ST	EGUIA RICHARD & DIANA
135	612	W 12TH ST	MAC LUU
136	622	W 12TH ST	GUZMAN AURORA F
137	630	W 12TH ST	GUZMAN AURORA
138	632	W 12TH ST	VIGIL RALPH DAVID
139	617	W 12TH ST	VIGIL JIMMY
140	611	W 12TH ST	VIGIL ANTONIO
141	336	W PEMBROKE AVE	PONCE JUAN A &
142	340	W PEMBROKE AVE	NAJERA JOSE FELIX &
143	344	W PEMBROKE AVE	RODRIGUEZ FRANCISCO &
144	407	DELAWARE AVE	AMBRIZ JUAN & ROMANA
145	411	DELAWARE AVE	VALDEZ ROBERTO & MARIA
146	437	DELAWARE AVE	ARANDA JOSE L
147	400	W PEMBROKE AVE	MOSSBERG JONATHAN &
148	811	S BISHOP AVE	RAMIREZ JESUS & EMMA
149	404	W PEMBROKE AVE	COFFMAN GARY CODY
150	408	W PEMBROKE AVE	CERVANTES FELICITA

10/14/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	419 DELAWARE AVE	CORONADO JOSE & MARIA S
	152	423 DELAWARE AVE	MENDOZA JUAN J
	153	427 DELAWARE AVE	ORTA ANTONIO M
	154	431 DELAWARE AVE	MAZZMANIA LP
	155	440 W PEMBROKE AVE	HERNANDEZ BENITO
	156	831 S ADAMS AVE	SORTO ELSA
	157	835 S ADAMS AVE	MARTINEZ SARA
	158	839 S ADAMS AVE	COX CHRISTIN E
	159	418 DELAWARE AVE	MARQUEZ EFRAIN
	160	422 DELAWARE AVE	GARCIA JOSE F JR & ANABEL
	161	426 DELAWARE AVE	BASILIO GREGORIO
	162	430 DELAWARE AVE	ADERMANN BONNIE KAY &
	163	434 DELAWARE AVE	JASSO SANDRA &
	164	438 DELAWARE AVE	AVILA LORENZO H
	165	442 DELAWARE AVE	MUNIZ ANTONIO &
	166	446 DELAWARE AVE	TORRES MARIA F
O	167	452 DELAWARE AVE	CAVALLO MICHAEL & HOPE
	168	810 S LLEWELLYN AVE	Dallas ISD
	169	631 DELAWARE AVE	GAMEZ ARTURO & MARIA
	170	627 DELAWARE AVE	GAMEZ ESPERANZA T
	171	623 DELAWARE AVE	HERNANDEZ GLORIA &
	172	619 DELAWARE AVE	BONILLA TERESA
	173	615 DELAWARE AVE	RIOS JOSE
	174	611 DELAWARE AVE	BRIONES HUGO E ET AL
	175	607 DELAWARE AVE	WENTT TRANEIKA TURNER
	176	601 DELAWARE AVE	ALMAZAN MIGUEL M &
	177	600 W PEMBROKE AVE	REYES JUAN C
	178	606 W PEMBROKE AVE	ALBA THOMAS E &
	179	610 W PEMBROKE AVE	ORTEGA FRANCISCO &
	180	612 W PEMBROKE AVE	PENA ANTONIO & NORA PENA
	181	616 W PEMBROKE AVE	MARTINEZ SILVIA

10/14/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	622 W PEMBROKE AVE	FISCAL JOSE G
	183	626 W PEMBROKE AVE	TORRES ABEL
	184	630 W PEMBROKE AVE	ALBA JOSE G
	185	634 W PEMBROKE AVE	LEE BEN CHRISTOPHER
O	186	638 W PEMBROKE AVE	ALONZO VERONICA F
	187	528 DELAWARE AVE	TANQUILINO RAYMUNDO C
	188	524 DELAWARE AVE	RODRIGUEZ MARIA PATRICIA &
	189	514 DELAWARE AVE	PEREZ MARGARITA
	190	505 W 12TH ST	METROPOLITAN SAVINGS
X	191	426 W 12TH ST	CORKY PRPTIES LTD
X	192	430 W 12TH ST	CORKY PPTIES LTD
	193	455 S LLEWELLYN AVE	SOUTH LLEWELLYN REALTY LLC