

FILE NUMBER: Z234-177(LC) **DATE FILED:** February 26, 2024

LOCATION: South line of West Davis Street, between North Dwight Avenue and Chalk Hill Road

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 11.78 acres **CENSUS TRACT:** 48113010701

REPRESENTATIVE: Jesse Copeland, Winstead PC

OWNER: Gholamreza Eskandarlou [Sole Owner]

APPLICANT: JPI Real Estate Acquisition, LLC

REQUEST: An application for (1) MF-2(A) Multifamily District; and (2) the termination of deed restrictions [Z956-328] on property zoned a Residential R-7.5(A) Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District.

SUMMARY: The purpose of the request is to allow a multifamily development on the site.

STAFF RECOMMENDATION: (1) **Approval** of an MF-2(A) District; and (2) **approval** of the termination of deed restrictions [Z956-328] as volunteered by the applicant.

CPC RECOMMENDATION: (1) **Approval** of an MF-2(A) District; and (2) **approval** of the termination of deed restrictions [Z956-328] as volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped vacant lot, zoned a Residential R-7.5(A) Subdistrict within Planned Development District No. 631.
- Geographically located in southwest Dallas the greater Oak Cliff area, approx. 8 miles from downtown.
- This lot has frontage only on West Davis Street.
- Applicant proposes a multifamily development.
- Applicant will be providing mixed income housing to receive bonuses to FAR, height, and parking requirement reductions.
- Applicant is requesting a general zoning change.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Davis Street	Principal Arterial	100 feet
North Dwight Avenue	Local Street	-
Chalk Hill Road	Principal Arterial	100 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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request does not comply with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

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.

NEIGHBORHOOD PLUS

GOAL 4.1 ATTRACT AND RETAIN THE MIDDLE CLASS

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

GOAL 5.0 EXPAND HOMEOWNERSHIP

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance toward chronic offenders.

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

Land Use:

	Zoning	Land Use
Site	PD. No. 631, R-7.5(A), Tract 2	Undeveloped vacant land
North	PD. No. 631, MMU, Tract 1	Amazon Warehouse & surface parking
South	R-7.5(A)	Single Family
East	PD. No. 631, R-7.5(A), Tract 2	Undeveloped land, Mount Carmel Center
West	PD. No. 631, R-7.5(A), Tract 2	Undeveloped land & single family

Land Use Compatibility:

The area of request is currently undeveloped vacant land, zoned PD. No 631, Tract 2 (approx. 11.781 acres in total size).

To the north of the property are commercial retail uses developed as an Amazon warehouse with surface parking. To the south of the site exist single family uses, and to both the east and west of the site exist a combination of single family residential, undeveloped land, and institutional uses. Specifically, Mount Carmel Center church is to the east. A tract of medium mixed-use development housed within PD 631, is located to the northeast of the subject site, which entitles this land to denser development than the existing single family to the east, south and west of the site. There are existing residential uses directly adjacent to the subject site towards the south, east, and west; therefore, staff is in support of the proposed request to rezone the property to MF-2(A) for the development of multifamily housing. Staff believes it to be appropriate next to the existing residential uses. However, it would be beneficial to the health and welfare of the

community to reduce the impact of such a proposal, implement the proposed development at a level that meets or exceeds design standards and provide mixed income housing. Staff would be in full support of the applicant’s request with the understanding that the applicant will provide tremendous public benefit.

Staff supports the request due to the potential positive impacts to surrounding uses, potential public benefit, the request fitting within the fabric of the neighborhood, the request meeting and complying with overall comprehensive plan goals mentioned in this report, and residential proximity. Staff supports the request because the use is not foreseen to be detrimental to the surrounding uses and properties. Additionally, staff supports the termination of the existing deed restrictions [Z956-328], as volunteered by the applicant, because they are not applicable to the proposed multifamily development.

Development Standards:

Following is a comparison of the development standards of the current R-7.5(A) Single Family District and the proposed MF-2(A) Multifamily District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A) in PD 631	25'	SF: 5' Other: 10' / 15'	1 du/7,500 sf	30'	Res: 45% Non-res: 25%		Single family
Proposed: MF-2(A)	15'	SF: None Duplex: 5' / 10' Other: 10' / 15'	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR	36'	Res: 60% Non-res: 50%	Proximity Slope	Multifamily , duplex, single family
Proposed: MF-2(A) w/MIHDB				85'*	85%*	Proximity Slope	Multifamily , duplex, single family

* Development bonuses are available when the applicant proposes to provide mixed income housing within their development. The applicant’s project can receive bonuses to height and lot coverage pending the selected base zoning district, MVA area the project sits in, and the income band chosen. Development bonuses that would be available to an MF-2(A) District in an “H” MVA area are as follows: max allowable height increases from 45 feet to 85 feet, lot coverage increases from 80 percent to 85 percent, and parking reductions from the required 1 parking space per bedroom to one-half parking space per unit (see parking section of this report).

Land Use Comparison

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

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200, 51A-4.213

Use	Existing	Proposed
	R-7.5(A)	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
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		

Use	R-7.5(A)	MF-2(A)
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	★	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Open enrollment charter school or private school		
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		•
Overnight general purpose shelter		
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		

Use	R-7.5(A)	MF-2(A)
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
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 establishments		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		

Use	R-7.5(A)	MF-2(A)
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
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	S	
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	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S

Use	R-7.5(A)	MF-2(A)
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		
Accessory Use	R-7.5(A)	MF-2(A)
Community center (private)	S	
Day home		
Game court (private)		
General waste incinerator		
Helistop		S
Home occupation		
Medical/infectious waste incinerator		S, ★
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

The request is to move from a PD No. 631 to a base MF-2(A) Multifamily District, therefore the parking regulations default to standard code in Chapter 51A. According to Chapter 51A, the use follows the standard parking requirement for multifamily development. Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily development in a MF-2(A) district is One space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

The applicant is proposing mixed income units within the multifamily development, this will trigger mixed income housing development bonuses max height, max lot coverage, and reduction in parking requirements. The parking requirements associated with the MIHDB are as follows; One-half parking space per unit. Of the required parking, at least 15 percent must be available for guest parking. No additional parking is required for accessory uses that are limited principally to residents.

This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

Market Value Analysis:

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

List of Officers

JPI Real Estate Acquisition, LLC

Patty Bartlett (Executive Vice President)
Mollie Fadule (Chief Financial Officer)
Missy Hubbell (Chief People Officer and Secretary)
Payton Mayes (Chief Executive Officer)
Rusty Ross (Director of Land Development)
Bryan Grant (Vice President. Area Development Partner)

CPC Action

December 5, 2024

Motion: It was moved to recommend **approval** of an MF-2(A) District; and 2) **approval** of the termination of deed restrictions [Z956-328] as volunteered by the applicant, on property zoned a Residential R-7.5(A) Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the south line of West Davis Street, between North Dwight Avenue and Chalk Hill Road.

Maker: Chernock
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair,
Sleeper, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 66
Replies: For: 0 Against: 2

Speakers: For: None

For (Did not speak): Stephanie Behring, 1044 Burlington Blvd., Dallas, TX, 75208

Against: None

**EXISTING DEED RESTRICTIONS
(To be terminated as volunteered by the applicant)**

COUNCIL CHAMBER 970662
~~970670~~
February 26, 1997

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for an IR Industrial Research District which was approved by the City Council on February 26, 1997, on Zoning Case # Z956-328/10181-SW(KC) on property on the south side of West Davis Street, west of the G. C. & S. F. Railroad; and

WHEREAS, said deed restrictions have been approved as to form; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the deed restrictions set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned an IR Industrial Research District as described in Ordinance 23041

Section 2. That said deed restrictions shall be filed in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED BY
CITY COUNCIL**

FEB 26 1997

Robert Johnson
City Secretary

Approved as to form:
SAM LINDSAY, City Attorney

By *Sam Lindsay*
Assistant City Attorney

APPROVED *James P. ...* HEAD OF DEPARTMENT
APPROVED _____ DIRECTOR OF FINANCE
APPROVED _____ CITY MANAGER
S/N 703-096-008 EUP-00000A

970662

- (2) All vehicle service and repairs must be conducted in an enclosed structure.
- (3) The following vehicles may not be displayed or stored outside:
 - (a) Inoperable vehicles.
 - (b) Wrecked vehicles.
- (4) Sexually oriented businesses are prohibited on the Property.

III.

These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply and are incorporated into this

document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 26 day of February, 1997

Glen Gathin
Owner

By: Glen Gathin
Printed Name: Glen Gathin
Title: Owner

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

N/A (No Lien on Property)
Property Lienholder or Mortgagee

By: _____
Printed Name: _____
Title: _____

970662

STATUTORY SHORT FORMS OF ACKNOWLEDGMENT

(A) A natural person acting in his or her own right:

Rose M. Tatum

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on February 26, 1997 by
Glen Gatlin

Rose M. Tatum
09/03/97

My commission expires:

Approved as to form:
SAM LINDSAY, City Attorney
By T. J. Miller
Assistant City Attorney

STATUTORY SHORT FORMS OF ACKNOWLEDGMENT
(Rev 6-22-95)
[Tex. Civ. Prac. & Rem. Code Ann. § 121.008]

EXHIBIT A

970662

Being a 5,000 acre tract of land in the Wesley Cockrell Survey, Abstract No. 246, City of Dallas Block No. 8339, City of Dallas, Dallas County, Texas and being a portion of that certain called 15.176 acre tract conveyed to Glen Gatlin by warranty deed recorded in Volume 88002, Page 2559 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 5,000 acre tract being more particularly described by metes and bounds as follows (with bearings referenced to the deed of said called 15.176 acre Gatlin tract):

Commencing at the northeast corner of said called 15.176 acre Glen Gatlin tract being at the intersection of the south right-of-way (R.O.W.) line of W. Davis Street (State Highway 180, a variable width R.O.W.) and the west R.O.W. line of the A.T. & S.F. Railroad (Hole Cement Line, a 200 foot R.O.W. at this point);

THENCE North 89 degrees 52 minutes West, departing the west R.O.W. line of said A.T. & S.F. Railroad and along the common south R.O.W. line of said W. Davis Street and the north line of said called 15.176 acre Gatlin tract, a distance of 58.53 feet to the POINT OF BEGINNING of the herein described tract;

THENCE South 03 degrees 36 minutes 27 seconds West, departing the south R.O.W. line of said W. Davis Street and along a line 17.5 feet westerly of and parallel to the centerline of a Texas Pipe Line Company easement as recorded in Volume 2853, Page 86, D.R.D.C.T., a distance of 762.15 feet to a point for corner of the herein described tract;

THENCE West, a distance of 243.51 feet to a point for corner of the herein described tract;

THENCE North, a distance of 446.55 feet to a point for corner of the herein described tract;

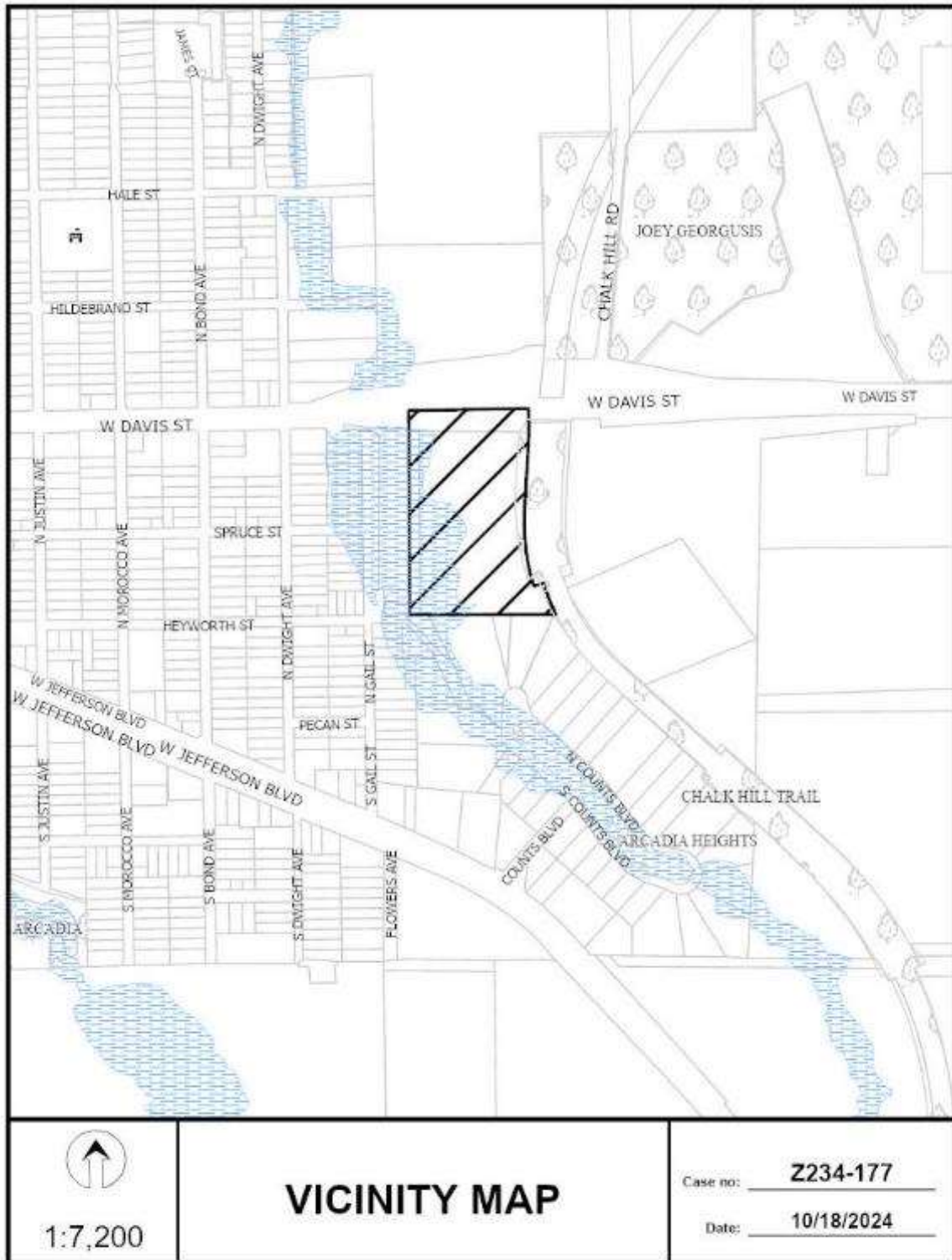
THENCE West, a distance of 100.00 feet to a point for corner of the herein described tract;

THENCE North, a distance of 200.00 feet to a point for corner of the herein described tract being in the south line of that certain 50 foot Southwestern Bell Telephone Company (SWBTCO) easement as recorded in Volume 3098, Page 284, D.R.D.C.T.;

THENCE South 89 degrees 52 minutes East, along the south line of said SWBTCO easement, a distance of 150.00 feet to a point for corner of the herein described tract;

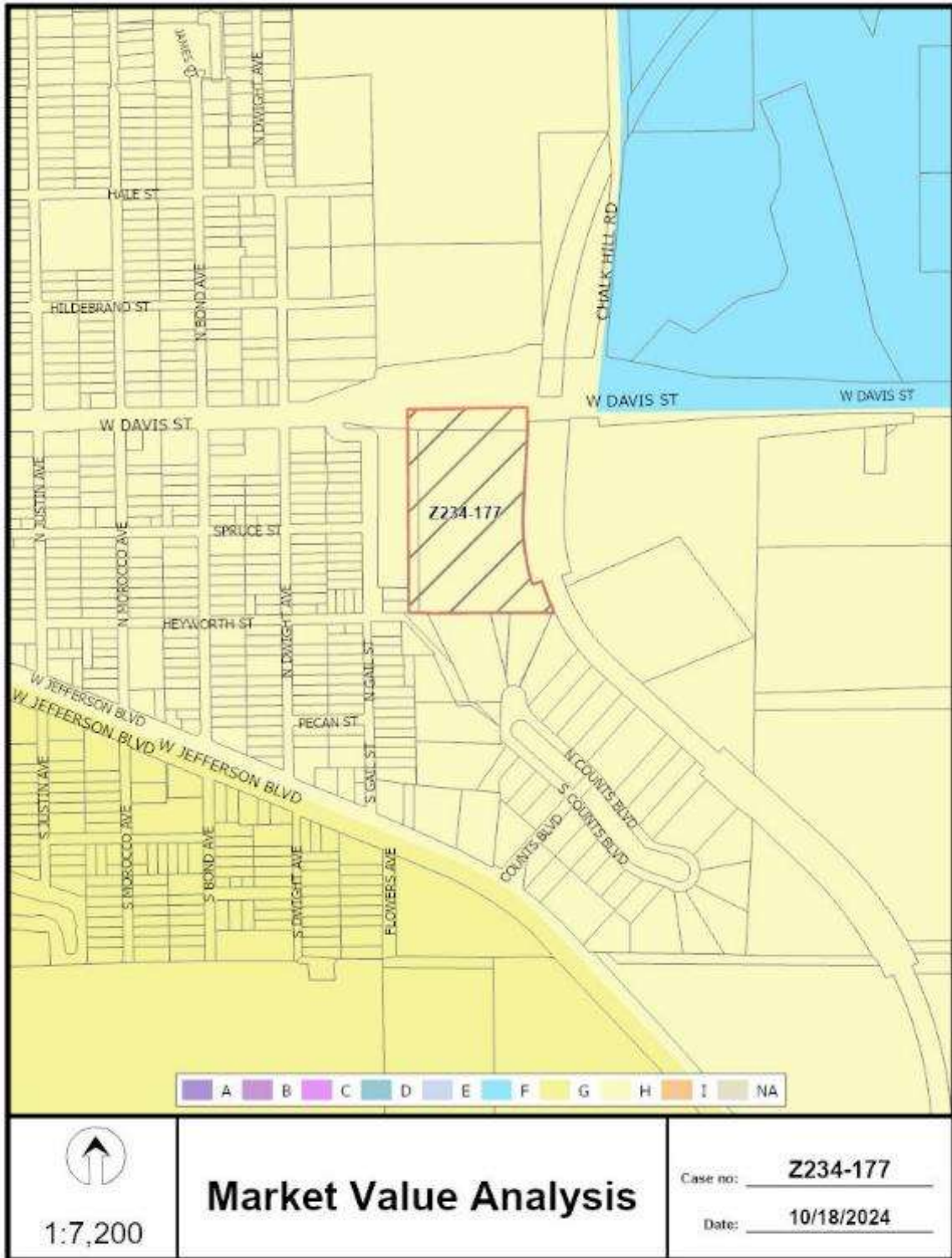
THENCE North, departing the south line of said SWBTCO easement, a distance of 115.00 feet to a point for corner of the herein tract, said point being in the common south R.O.W. line of said W. Davis Street and the north line of said called 15.176 acre Gatlin tract;

THENCE South 89 degrees 52 minutes East, along the common south R.O.W. line of said W. Davis Street and the north line of said Gatlin tract, a distance of 241.47 feet to the POINT OF BEGINNING of the herein described tract containing within the metes recited 5,000 acres of land, more or less.











66	Property Owners Notified (91 parcels)
0	Replies in Favor (0 parcels)
2	Replies in Opposition (3 parcels)
500'	Area of Notification
12/5/2024	Date

Z234-177
CPC



1:3,600

12/04/2024

Reply List of Property Owners**Z234-177****65 Property Owners Notified 0 Property Owners in Favor 2 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	1 N COUNTS BLVD	THE NOE RODRIGUEZ REVOCABLE LIVING TRUST
	2	4700 W DAVIS ST	ESKANDARLOU GHOLAMREZA
	3	4700 W DAVIS ST	EXXONMOBIL PIPELINE COMPANY LLC
	4	4610 W DAVIS ST	DISCALCED CARMELITE
	5	720 N DWIGHT AVE	ALAMO AUTO SALES LLC
	6	4831 W DAVIS ST	ESCORZA PROPERTITY GROUP INC
	7	346 NO NAME ST	EXXON PIPELINE CO
	8	57 NO NAME ST	JOHNSON WILLIE B ESTATE
	9	4737 W JEFFERSON BLVD	ROSAS MILTON C & LISA M
	10	102 N GAIL ST	MENDEZ ROSA MARIA
	11	104 N GAIL ST	ANGUIANO PRISCILIANO & AIDA
	12	110 N GAIL ST	VALDEZ MANUEL & MINERVA
	13	114 N GAIL ST	BANDA SERGIO
	14	118 N GAIL ST	AYALA MAXIMO
	15	122 N GAIL ST	LICEA VINILIO M &
X	16	126 N GAIL ST	JUAREZ GLORIA
	17	134 N GAIL ST	WERNER PATRICIA EST OF &
	18	22 NO NAME ST	BENTLEY WILBURN E &
	19	24 NO NAME ST	BENTLEY WILBURN & BESSIE
	20	4759 N COUNTS BLVD	ESPINOZA ABEL
	21	4747 N COUNTS BLVD	SANTAMARIA YESENIA
	22	4739 N COUNTS BLVD	TAPIA RAUL
	23	4731 N COUNTS BLVD	BARAJAS NIDIA C
	24	4723 N COUNTS BLVD	DEREYES MARIA R
	25	4700 W DAVIS ST	DANESHFAR ELHAM
	26	518 N DWIGHT AVE	CATEORA PHILIP R LIVING

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	418 N DWIGHT AVE	BARCENAS RAIMUNDO &
	28	414 N DWIGHT AVE	HERNANDEZ ROBERT
	29	410 N DWIGHT AVE	SANTANA ALEJANDRO SANCHEZ &
X	30	406 N DWIGHT AVE	IGLESIAS CYNTHIA HERNANDEZ
	31	402 N DWIGHT AVE	SANCHEZ MARTIN & GABRIELA
	32	314 N DWIGHT AVE	BAIRES MARIA &
	33	310 N DWIGHT AVE	MORALES BEATRIZ M
	34	306 N DWIGHT AVE	FOSTER JEANETTE
	35	302 N DWIGHT AVE	ORTIZ JOSE LUIS
	36	214 N DWIGHT AVE	URBINA BLAS F & TERESA C
	37	210 N DWIGHT AVE	SANCHEZ JOSE ANTONIO & RAQUEL VIESCA ESPARZA
	38	206 N DWIGHT AVE	COVARRUBIAS FLOR ESTELLA &
	39	202 N DWIGHT AVE	ALVARADO DELIA
	40	4817 HEYWORTH ST	MORALES MARIA LUISA RUIZ
	41	315 N GAIL ST	LOPEZ JUAN J
	42	311 N GAIL ST	GONZALES JOSE L & ROSA M
	43	307 N GAIL ST	LEYVA MIGUEL A &
	44	303 N GAIL ST	COVARRUBIAS FLOR &
	45	215 N GAIL ST	MARTINEZ MARIO A & JESSICA R
	46	211 N GAIL ST	LOPEZ JUAN JOSE
	47	4803 HEYWORTH ST	GUERRERO LORENA & RODOLFO
	48	4807 HEYWORTH ST	MILLER MARSHA ESTATE OF
	49	4811 HEYWORTH ST	HARTSELL JOSEPH P LIFE ESTATE
	50	4815 HEYWORTH ST	DIONICIO LUIS REYES &
	51	134 N DWIGHT AVE	GOMEZ J GUADALUPE &
	52	126 N DWIGHT AVE	ARANDA ARNULFO &
	53	122 N DWIGHT AVE	GOMEZ ARNULFO ARANDA &
	54	114 N DWIGHT AVE	DAVILA MARCOS
	55	131 N GAIL ST	ZAVALA ROSA MARIA
	56	127 N GAIL ST	C ACOSTA EVANGELINA
	57	123 N GAIL ST	AYALA HORACIO

Z234-177(LC)

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	117 N GAIL ST	FOSTER FRED JR
	59	111 N GAIL ST	VALDEZ MANUEL &
	60	107 N GAIL ST	ER REALTY PARTNERS INC
	61	103 N GAIL ST	LERMA PATRICIA
	62	1301 CHALK HILL RD	COMMERCE 30 BUILDING C INC
	63	800 CHALK HILL RD	MORNING PARK INC
	64	1 NO NAME ST	Taxpayer at
	65	2 NO NAME ST	Taxpayer at