

FILE NUMBER:	Z201-210(LG)	DATE FILED:	March 12, 2021
LOCATION:	East line of North Westmoreland Road, south of West Colorado Boulevard		
COUNCIL DISTRICT:	1	MAPSCO:	43 X
SIZE OF REQUEST:	±10.19 acres	CENSUS TRACT:	69.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: 2CK Properties

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417].

SUMMARY: The purpose of the request is to allow for a multifamily development on the site with modified standards primarily in relation to yard, lot, and space regulations and parking requirements.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions for a reduced area of request as shown on the development plan.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions for a reduced area of request as shown on the development plan.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped with deed restrictions on a portion of the site.
- The deed restrictions limit uses permitted by right to warehouse and retail and personal service uses. The deed restrictions were not initially proposed to be removed by the applicant. However, with the reduced area of request, the area containing the deed restrictions would not fall within the development.
- A portion of the site is also within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5, which permits a mix of residential, commercial and retail uses.
- The applicant proposes to create a new Planned Development District to construct up to 130 dwelling units that are attached and detached with modifications to yard, lot, and space regulations and parking standards for PD No. 714, Subdistrict 5.
- The reduced area of request for the proposed PD is due to a contingent purchaser who is interested in an approximately 0.46-acre portion of the land in the southwest corner on the site. The area of request that is proposed for removal is where the deed restrictions (Z834-417) are located. Since the area of request is being reduced from the original, renotification is not required.
- At the September 23, 2021 City Plan Commission meeting, the CPC approved conditions regarding clarity for the maximum height of structures within 50 feet of the eastern boundary of Lourdes Street; requiring parking for the proposed development within or underneath a structure in lieu of staff's recommended condition for garages; and stating the minimum requirements for building separation in Sec. 51A-4.209(b)(5)(E)(ii) is not required for the proposed development. Staff does not object to these conditions.

Zoning History: There has been one recent zoning change requested in the vicinity in the past five years.

- 1. Z190-173** On January 13, 2021, the City Council approved an application for the creation of Specific Use Permit No. 2402 to allow vehicle display, sales or services for a five-year period, located on the east side of N Westmoreland Road and north of Fort Worth Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N Westmoreland Road	Principal Arterial	100 feet with bike plan
W Colorado Street	Community Collector	64'-80' feet with bike plan

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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.

This request is consistent with the following land use goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

This request is consistent with the following Neighborhood Plus Strategic goal:

Neighborhood Plus Strategic Goal

5.0 EXPAND HOME-OWNERSHIP

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	TH-3(A) Townhome District, MF-2(A) Multifamily District, Planned Development District No. 714 Subdistrict 5 with deed restrictions (Z834-417)(deed restriction portion removed from the area of request)	Undeveloped Land
North/Northeast	TH-3(A); R-7.5(A)	Single Family
East	TH-3(A), MF-2(A); PD No. 714	Single Family, Multifamily, Vehicle Sales uses
South	PD No. 714	Retail and Personal Service Uses
Northwest/ West/Southwest	PD No. 811	Undeveloped Land

Land Use Compatibility:

The area of request is currently undeveloped. Surrounding land uses include single family to the north and northeast of the site. Undeveloped land is to the northwest, west and southwest, multifamily and single family to the north, northeast and east of the area of request. Retail and personal service uses are to the south of the property, and vehicle sales uses are located to the southeast of the site.

The applicant proposes approximately 130 dwelling units. The applicant's request will create additional housing options within the area. The modifications to the development standards are consistent with the *Neighborhood Plus* strategic goal of "encouraging infill development" and does not negatively affect the site's relationship to its surrounding uses.

The applicant is proposing 10% open space and a minimum 80% of the street-facing units to have individual entries that face the street and connect to a public sidewalk. Since the applicant proposes to develop the site in a manner that is consistent with existing

surrounding land uses and promotes the desired type of development, staff is in support of the request.

At the September 23, 2021 City Plan Commission meeting, the CPC approved conditions regarding clarity for the maximum height of structures within 50 feet of the eastern boundary of Lourdes Street; requiring parking for the proposed development within or underneath a structure; and stating the minimum requirements for building separation in Sec. 51A-4.209(b)(5)(E)(ii) is not required for the proposed development. These revised conditions are reflected in the CPC Recommended PD Conditions and staff does not object to these conditions.

Developmental Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: TH-3(A) Townhouse District	0'	0'/0'	12 Dwelling Units/Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
Existing: MF-2(A) Multifamily District	15'	15'/15'	Min. lot:1,000 SF 800 SF-E 1,000 SF-1 BR 1,200 SF-2 BR +150 SF each add BR No Max.	36'	60%	Residential Proximity Slope	Multifamily, duplex, single family
Existing: PDD No. 714, Subdistrict 5, the West Commerce Street/Fort Worth Avenue Special Purpose District	Min.: 15' Max: 60'	20'/20' adj. to/across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) districts or residential use; Other 0'/0'	No max. Min. dwelling size is 450 SF	60'; 4 stories	80%	Residential Proximity Slope	Commercial & business service; institutional & community service; residential; retail & personal service; utility & public service; wholesale, distribution & storage uses
Proposed: New Planned Development District with MF-2(A) Multifamily Uses	15'	10'/10'	12.75 DU/ acre 130 units max	36'; 3 stories 30' for structures within 50' of Lourdes St.	60%	Residential Proximity Slope does not apply.	Multifamily

The applicant proposes to decrease the side and rear yard setback from 15 feet to 10 feet, as compared to the MF-2(A) Multifamily district regulation. A portion of the area of request is currently zoned TH-3(A) Townhouse district, which allows a maximum of 12 dwelling units per acre. Compared to that, the applicant is proposing 12.75 dwelling units per acre for this development.

The applicant has proposed a maximum height of 36 feet, which is the same as the maximum allowed height in the TH-3(A) Townhouse and MF-2(A) Multifamily Districts, and significantly less than the maximum allowed height of 60 feet in Planned Development District No. 714, Subdistrict 5. The applicant also proposes a maximum height of 30 feet for structures within 50 feet of the eastern boundary of Lourdes Street, which is similar to the existing height of structures along Lourdes Street and within the TH-3(A) Townhouse District. Staff believes this proposed condition makes the development more compatible with existing land uses, and therefore is in support of this request. The applicant has also requested that residential proximity slope will not apply to the site. Since the applicant's proposed height is consistent with the maximum height of the TH-3(A) Townhouse and MF-2(A) Multifamily Districts of 36 feet, staff is in support of this request.

Staff does not believe the proposed development standards will have a negative impact on the surrounding properties. There are also areas of undeveloped land to the northwest, west and southwest of the site, so the applicant's proposed development will not obstruct the view of other property owners at this time.

Parking:

The applicant proposes one parking space for each one bedroom or efficiency unit, and two spaces are proposed for two or more-bedroom units. An additional 0.25 spaces per unit is also proposed for guest parking. Consistent with the development plan, staff recommends including a condition specifying the garage provision for the required parking, except for guest parking.

Landscaping and Screening:

Landscaping must be provided in accordance with Article X, as amended. The applicant also has proposed a 30' landscape buffer along N Westmoreland and fencing with 50% opacity. Staff is in support of the proposed conditions because the enhanced landscape buffer would be complimentary to the vicinity and the undeveloped land to the northwest, west and southwest along N Westmoreland Road.

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 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). Although the area of request is uncategorized, properties within a Category “E” MVA cluster are to the northeast and east of the area of request.

CPC ACTION

September 23, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan and staff's recommended conditions, for a reduced area of request as shown on the development plan with the following changes to PD conditions: 1) SEC. 51P-__108. YARD, LOT, AND SPACE REGULATIONS. (b) Multifamily.(4) Height., second sentence to read as follows: "Structures within 50 feet of the eastern boundary of property adjacent to Lourdes Street as shown on the development plan.", 2) SEC. 51P-__109. OFF-STREET PARKING AND LOADING. (c) to read: "For a multifamily use, required parking for each unit must be provided within or under a structure.", and 3) SEC. 51P-__113. ADDITIONAL PROVISIONS. (f) to read as "Minimum separation in 51A-4.209(b)(5)(E)(ii) is not required.", on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard.

Maker: MacGregor

Second: Hampton

Result: Carried: 12 to 0

For: 12- MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0

Absent: 1 - Jackson

Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 60

Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

For (Did not speak): Robert Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208

Against: None

CPC ACTION

September 2, 2021

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard, it was moved to **hold** this case under advisement until September 23, 2021.

Maker: MacGregor
Second: Hampton
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 60
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Casey Plummer, 6510 Del Norte Ln., Dallas, TX, 75225
Against: None

CPC ACTION

August 5, 2021

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard, it was moved to **hold** this case under advisement until September 2, 2021.

Maker: MacGregor
Second: Schwope
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 60
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Andrew Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208
Robert Meckfessel, 115 W. Greenbriar Ln., Dallas, TX, 75208
Against: None

List of Officers/Partners/Principals

Gilfan Lakewood East LLC
Lowell T. Nelson, Director
Cynthia A. Nelson, Director

2CK Properties LLC
Casey Plummer, Manager

T & A Nelson Properties Ltd
Lowell T. Nelson, Director
Cynthia A. Nelson, Director

KHSC Ltd.

CARDINAL SECURITIES, INC.
Linda N. Cortas, Director

CPC Recommended PD Conditions

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at the east side of North Westmoreland Road, south of West Colorado Boulevard. The size of PD ____ is approximately ____ acres.

SEC. 51P- ____ .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.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: development plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

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

SEC. 51P- ____ .106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(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-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P- ____ .107. 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.

(b) Accessory community center (private) is permitted by right.

SEC. 51P- ____ .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-2(A) Multifamily District apply.

(b) Multifamily.

(1) Front yard. Minimum front yard is 15 feet. Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed a maximum of 6 feet into the required front yard and do not need to be shown on the development plan.

(2) Side and rear yard. Minimum side and rear yard are 10 feet.

(3) Density. Maximum number of dwelling units is 130.

(4) Height. Maximum structure height is 36 feet . Structures within 50 feet of the eastern boundary of property adjacent to Lourdes Street must be as shown on the development plan. Residential proximity slope does not apply.

(5) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Lot size. No minimum lot size.

(7) Stories. Maximum number of stories above grade is three.

SEC. 51P- _____.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) Single family, duplex, and multifamily uses. One space is required for each one bedroom or efficiency unit. Two spaces are required for two or more bedroom units. An additional 0.25 spaces per unit is required for guest parking.

(c) For a multifamily use, required parking for each unit must be provided within or under a structure.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

(c) A minimum 30 foot landscape buffer must be provided along N Westmoreland Road.

SEC. 51P- ____ .112. SIGNS.

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

SEC. 51P- ____ .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.

(c) A minimum of 10 percent of the Property area must be provided as open space for activity such as active or passive recreation, playground activity, plaza, groundwater recharge, or landscaping.

(1) No structures are allowed except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features; otherwise, open space must be open to the sky.

(2) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(3) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, plaza, or similar type of outside common area.

(4) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(5) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(6) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(d) Maximum height for fence is six feet on N Westmoreland Road and fence panels must have no more than 50% opacity.

(e) A minimum of 80% of the street-facing units must have individual entries that face the street and connect to a public sidewalk.

(f) Minimum separation in 51A-4.209(b)(5)(E)(ii) is not required.

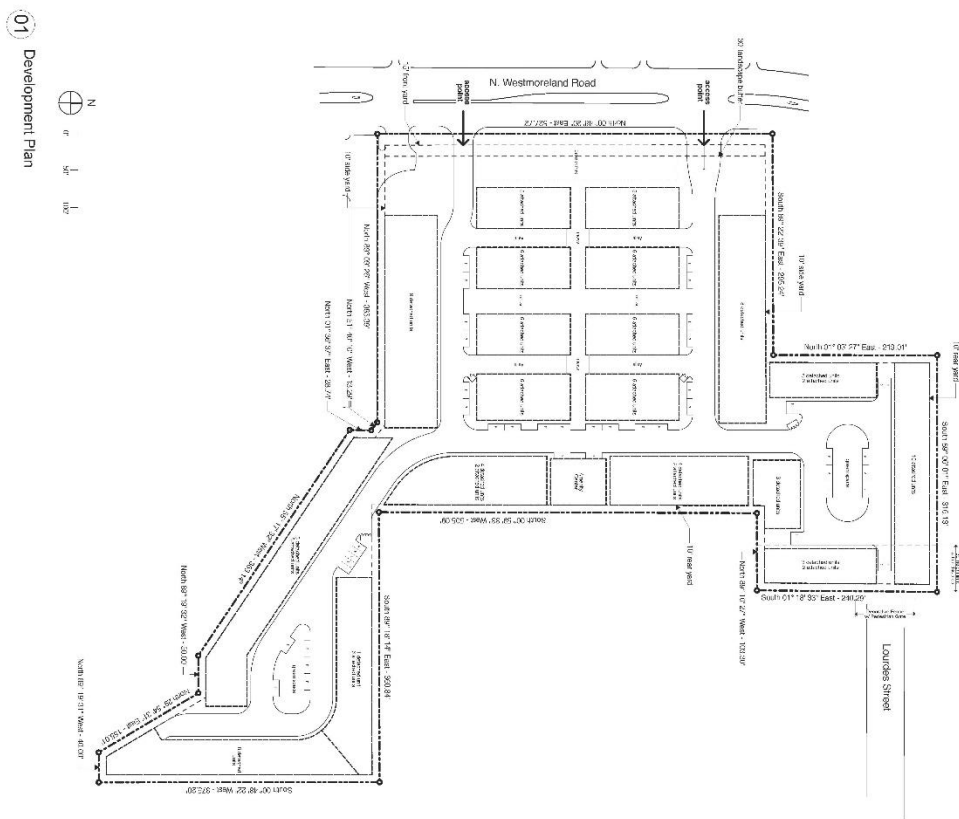
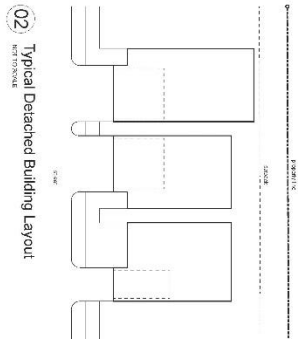
(g) Along the eastern property line where it abuts with the terminus of Lourdes Street, a fence must be provided with a minimum height of six feet, pedestrian gate, and constructed with fence panels that are at least 50% open.

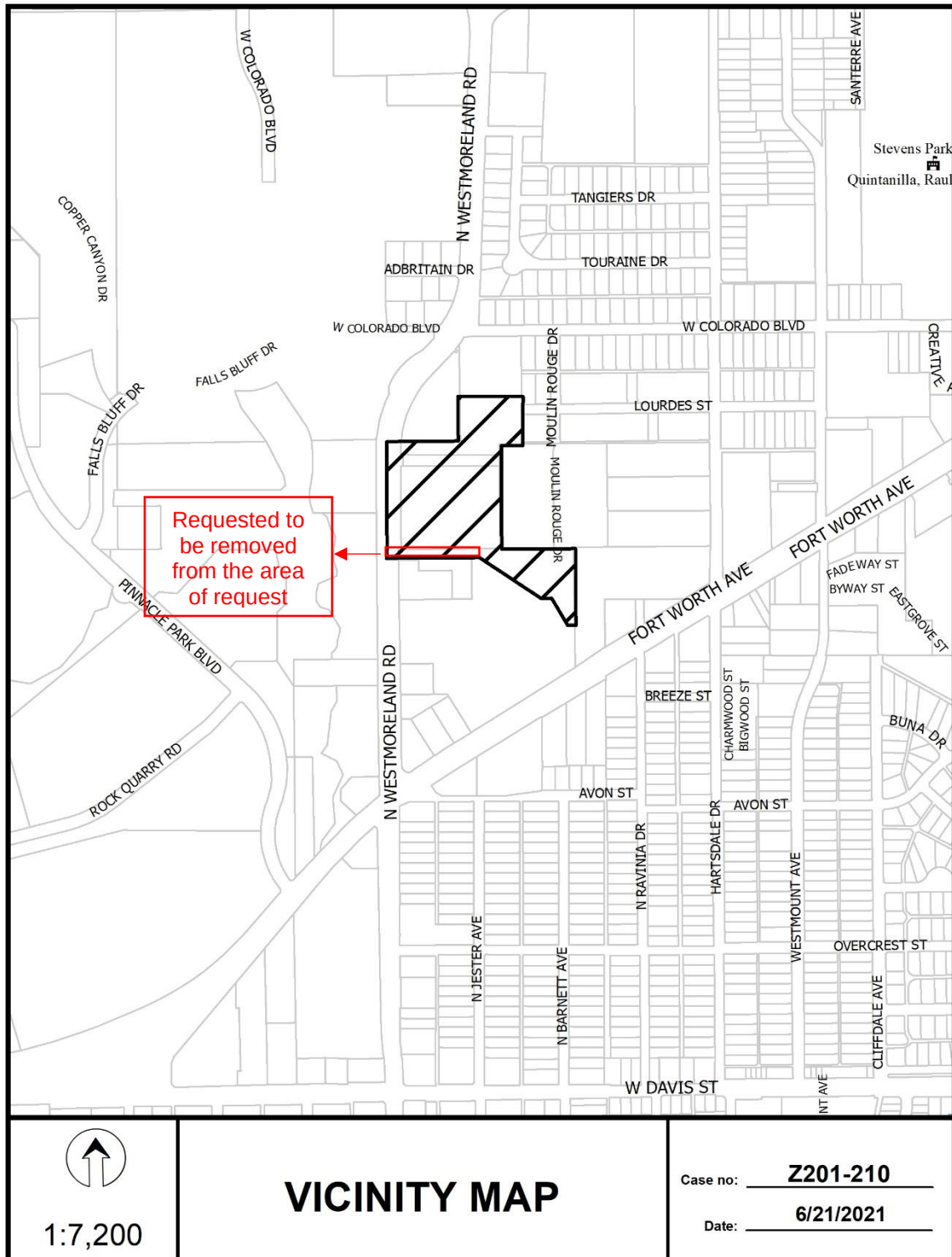
SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

(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 city.

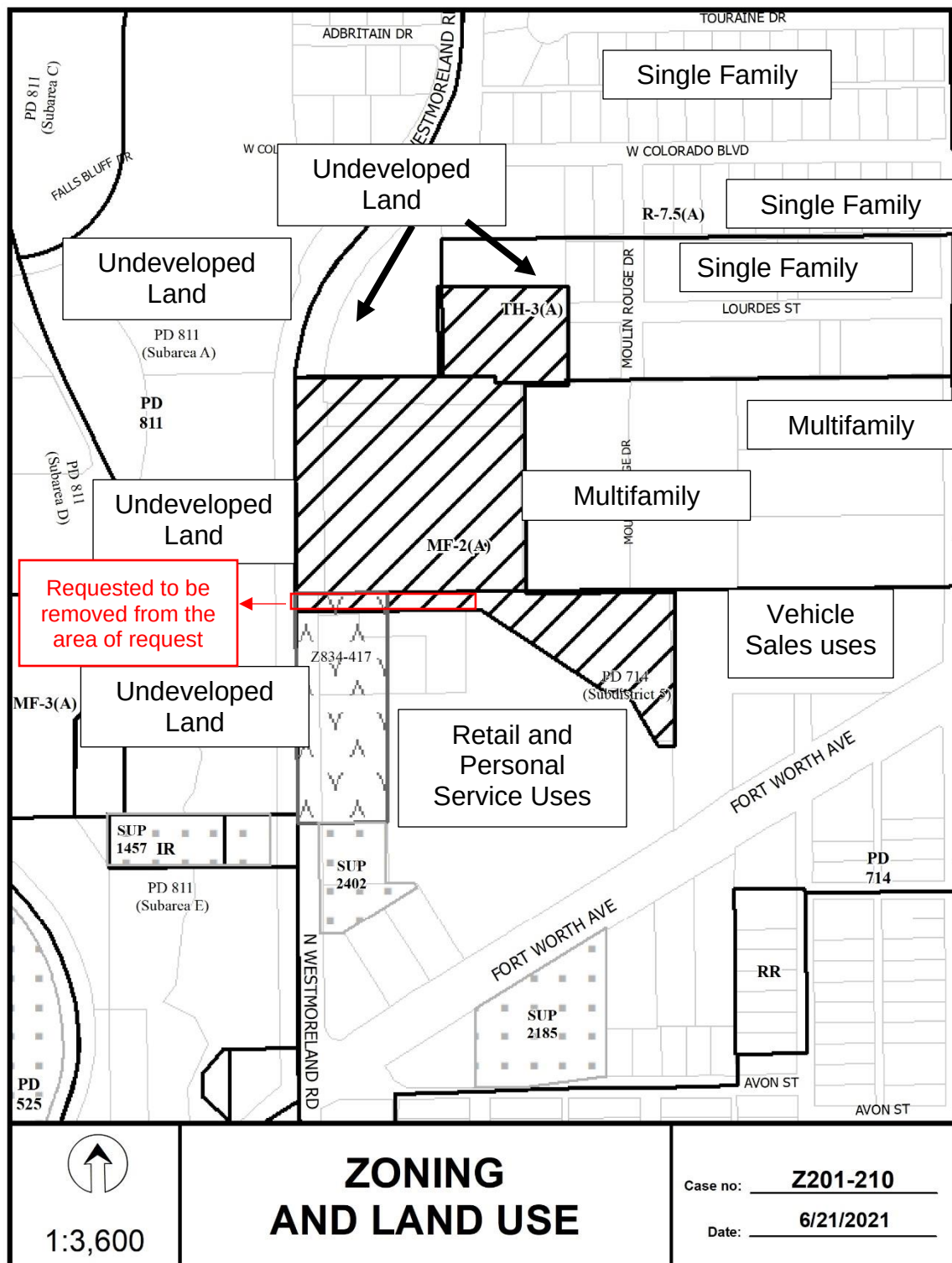
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

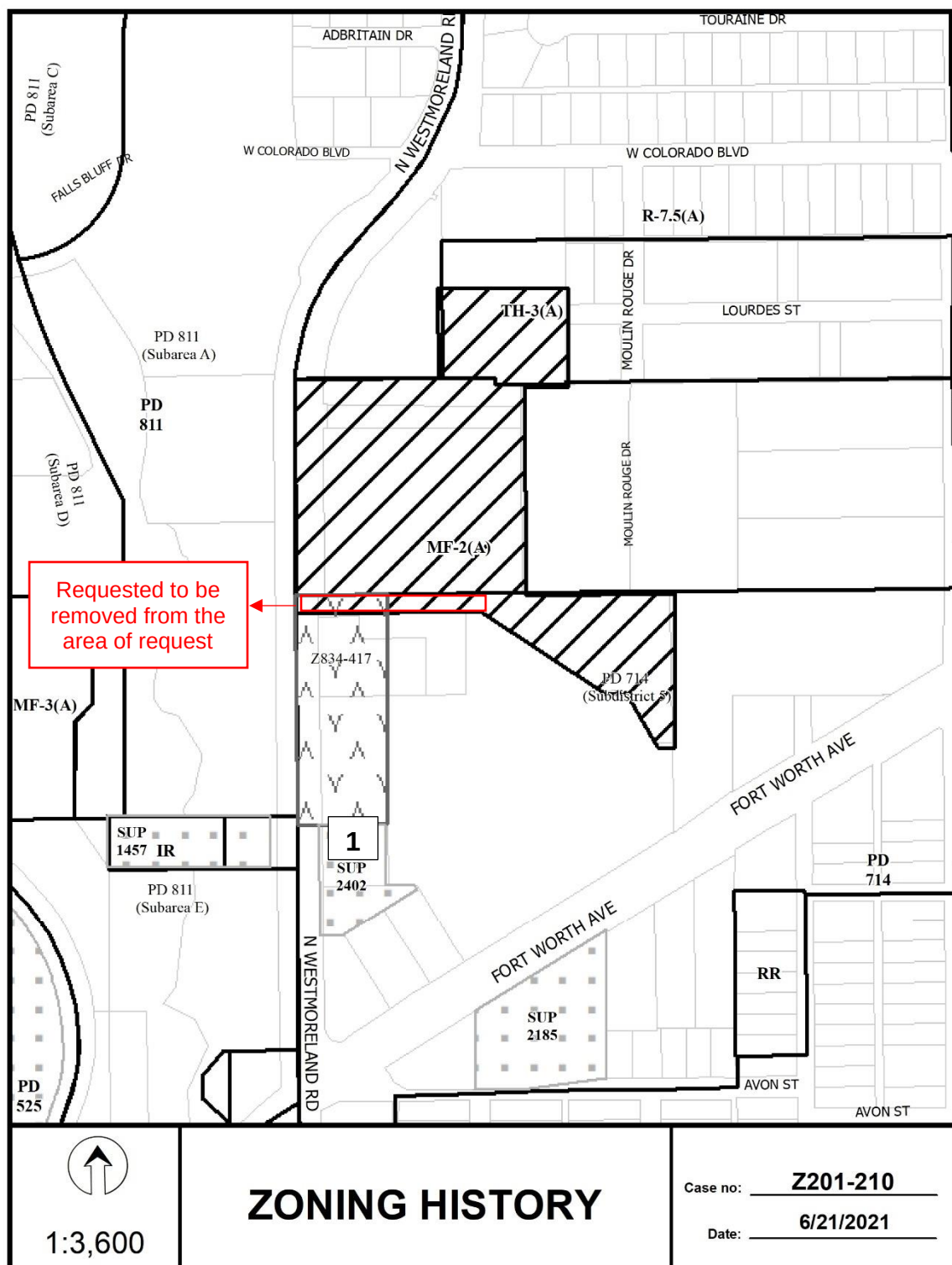
CPC Recommended Development Plan (With Reduced Area of Request)

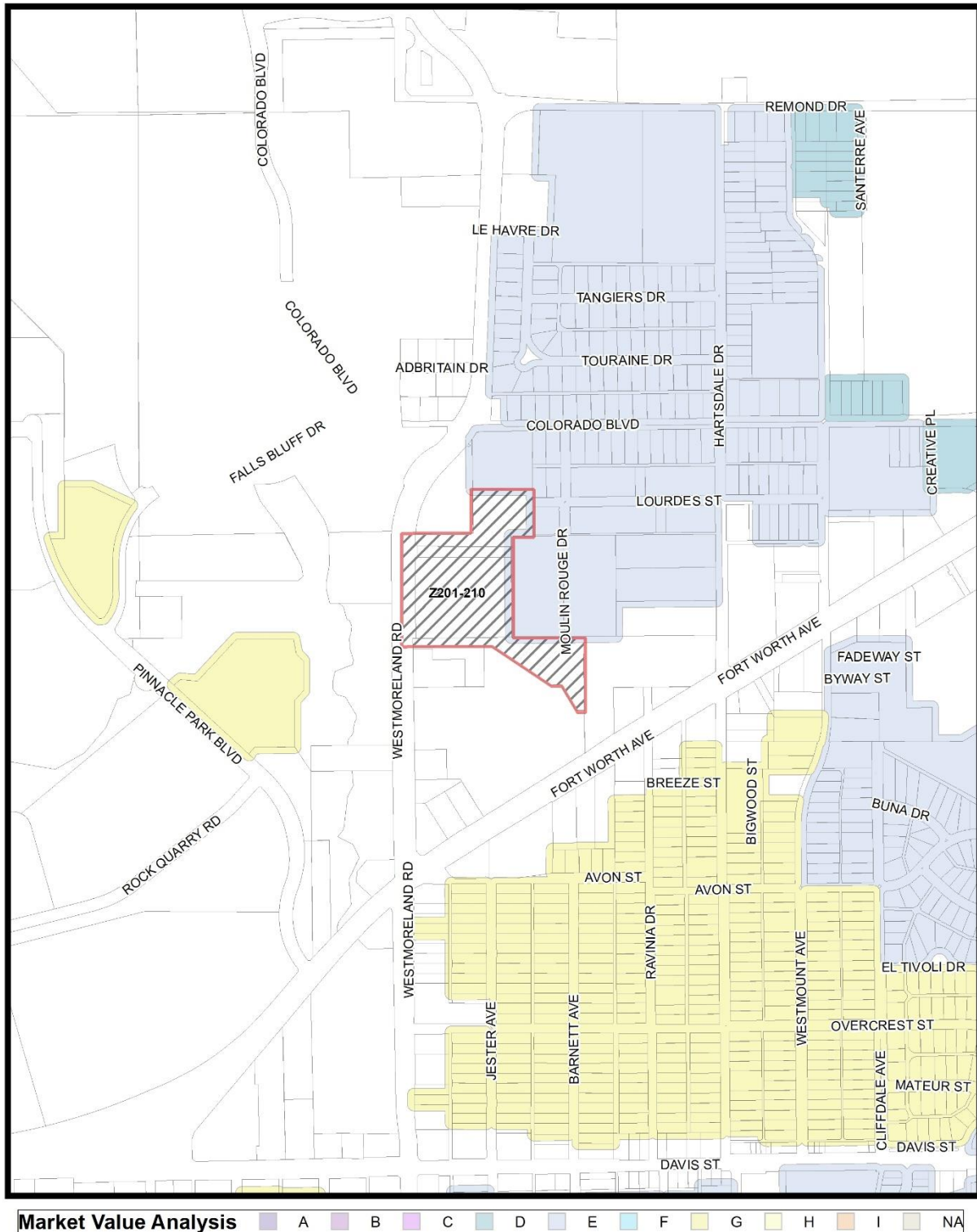
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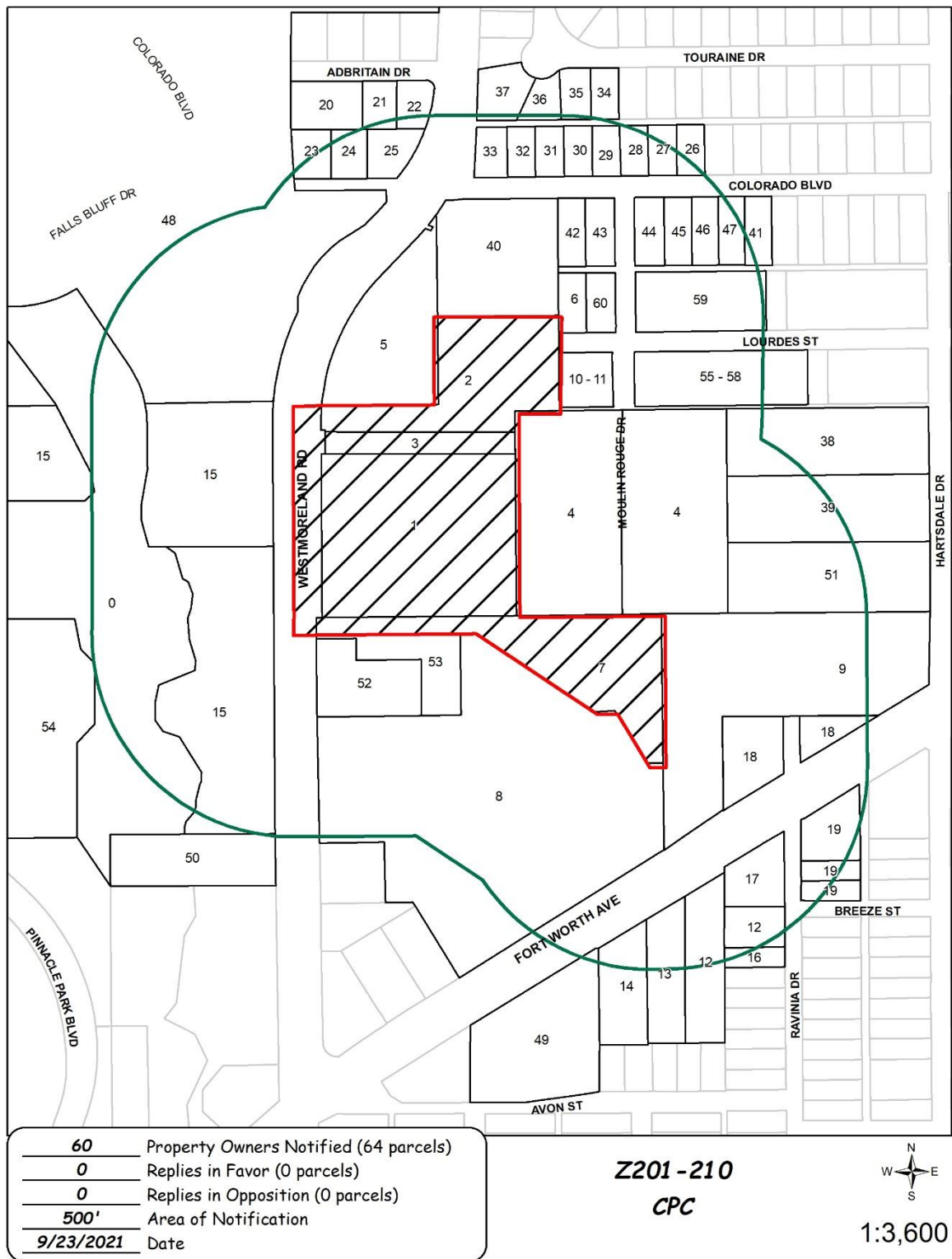


1:7,200

Market Value Analysis

Printed Date: 6/21/2021

CPC RESPONSES



09/22/2021

Reply List of Property Owners***Z201-210******60 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1000	N WESTMORELAND RD	T & A NELSON PPTIES LTD
2	1140	N WESTMORELAND RD	JAT REAL PROPERTY HOLDINGS
3	1136	N WESTMORELAND RD	GILFAN LAKEWOOD EAST LLC
4	1250	MOULIN ROUGE DR	MOULIN ROUGE APARTMENTS LLC
5	1156	N WESTMORELAND RD	SOLORZANO MARIA EUGENIA
6	3109	LOURDES ST	JC LEASING LLP
7	1060	N WESTMORELAND RD	KHSC LTD
8	1050	N WESTMORELAND RD	LIAM LTD
9	3011	FORT WORTH AVE	Taxpayer at
10	3104	LOURDES ST	ROCHA BERNADINE
11	3106	LOURDES ST	SALDIVAR FAMILY LTD
12	3024	FORT WORTH AVE	IRANZAD ALI A &
13	3030	FORT WORTH AVE	CANO LUIS A
14	3108	FORT WORTH AVE	Taxpayer at
15	1135	N WESTMORELAND RD	Taxpayer at
16	1035	N RAVINIA DR	TORRES GUADALUPE
17	3000	FORT WORTH AVE	GRAHAM CARL B
18	3007	FORT WORTH AVE	Taxpayer at
19	1102	N RAVINIA DR	VALDIVIA MARIANO
20	3230	ADBRTAIN DR	Taxpayer at
21	3214	ADBRTAIN DR	Taxpayer at
22	3206	ADBRTAIN DR	Taxpayer at
23	3217	W COLORADO BLVD	Taxpayer at
24	3211	W COLORADO BLVD	Taxpayer at
25	3205	W COLORADO BLVD	Taxpayer at
26	3017	W COLORADO BLVD	RODRIGUEZ NORMA L &

09/22/2021

Reply	Label #	Address	Owner
27	3023	W COLORADO BLVD	VARGAS VICTOR H &
28	3029	W COLORADO BLVD	CISNEROS CECILIO & GLORIA
29	3105	W COLORADO BLVD	RUIZ GREGORIO
30	3111	W COLORADO BLVD	ARAUJO JOSE L
31	3117	W COLORADO BLVD	BARAJAS NECTALI
32	3123	W COLORADO BLVD	PARADA MARTA A
33	3131	W COLORADO BLVD	ESPINOSA ERNEST
34	3032	TOURAIN DR	FLORES GERARDO RAUL
35	3036	TOURAIN DR	TRAYLOR BILLY
36	3042	TOURAIN DR	ESPINOZA JOSE L
37	3104	TOURAIN DR	SOTO JOSE ANGEL & MARIA S
38	1239	HARTSDALE DR	1235 HARTSDALE LLC
39	1235	HARTSDALE DR	1235 HARTSDALE LLC
40	3120	W COLORADO BLVD	HERNANDEZ HERMILE M &
41	3004	W COLORADO BLVD	HINGUANZO VERONICA
42	3112	W COLORADO BLVD	TAVAREZ ANA G
43	3106	W COLORADO BLVD	CASTANEDA JULIAN R
44	3024	W COLORADO BLVD	ORNELAS CONCEPCION A
45	3018	W COLORADO BLVD	SAUCEDO PATRICIA O
46	3012	W COLORADO BLVD	ORNELAS ISELA
47	3008	W COLORADO BLVD	ORNELAS JOSE LUIS JR
48	1300	N WESTMORELAND RD	Taxpayer at
49	3120	FORT WORTH AVE	PEP BOYS MANNY MOE & JACK
50	1045	N WESTMORELAND RD	ONCOR ELECRTIC DELIVERY COMPANY
51	1215	HARTSDALE DR	MINISTERIO INTERNACIONAL LIRIOS
52	1080	N WESTMORELAND AVE	R R COMPANY OF AMERICA
53	1070	N WESTMORELAND RD	RIG PROPERTIES LLC
54	1150	PINNACLE PARK BLVD	TF DEVELOPMENT LP
55	2926	LOURDES ST	SALDIVAR FAMILY LTD
56	2928	LOURDES ST	RODGERS LEONE
57	3002	LOURDES ST	CORONA YURI Y

Z201-210(LG)

09/22/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3004	LOURDES ST	CRUZ MARTIN &
59	3005	LOURDES ST	SALDIVAR FAMILY LTD
60	3103	LOURDES ST	SALDIVAR FAMILY LTD