
FILE NUMBER: Z212-206(MP) **DATE FILED:** March 4, 2022

LOCATION: Northwest and northeast corners of Morrell Avenue and Fernwood Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 1.14 Acres **CENSUS TRACT:** 48113021000

REPRESENTATIVE: Paul Carden

OWNER/APPLICANT: Dallas Light House LLC

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-3(A) Townhouse District with H/118 Zion Hill Missionary Baptist Church Historic Overlay and an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for commercial uses within the existing building.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

CPC RECOMMENDATION: Approval, subject to amended deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned a TH-3(A) Townhouse District and an R-5(A) Single Family District and is currently developed with a church and associated surface parking.
- The applicant is proposing to utilize the existing structure with theater and office uses. The applicant plans to improve the existing parking lot, east of Fernwood, for continued use as parking.
- The existing structure at 909 Morrell Avenue, the primary building of the existing church, is designated H/118 Zion Hill Missionary Baptist Church Historic Overlay. Changes or alterations to this portion of the site require compliance with Section 51A-4.501 Historic Overlay District and the specific historic overlay for the property. A certificate of appropriateness is required for any proposed exterior alterations or repairs.
- The applicant has volunteered deed restrictions which prohibit uses which may be considered incompatible with nearby residential. The remaining uses should be appropriate for neighborhood scale commercial.
- According to code, the purpose of the Community Retail District is to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The development standards, site limitations, and deed restrictions all function to limit the site to only allowing retail and service uses that are complimentary to the surrounding area in intensity and scale.

Zoning History:

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

1. **Z212-305:** On January 25, 2023, City Council approved an application for an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District and an LI Light Industrial District generally located on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street, and north of the terminus of Ridge Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|---------------------|------------------------------|
| Morrell Avenue | Community Collector | 40 feet / 60 feet |
| Fernwood Avenue | Local | 60 feet |
| Harlandale Avenue | Local | 40 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 and 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 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

1.1.4.1 Maximize development opportunities around DART stations.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

Policy 2.2.2 Maximize development opportunities around DART stations.

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.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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.

Neighborhood Plus Plan

Goal 6.3 Align planning, funding and community investments within a quarter mile of DART stations to promote transit-oriented development.

Land Use:

| | Zoning | Land Use |
|--------------|--|-------------------------|
| Site | TH-3(A) Townhouse District, R-5(A) Single Family District | Church, Surface Parking |
| North | R-5(A) Single Family District | Single Family |
| East | R-5(A) Single Family District | Single Family |
| South | TH-3(A) Townhouse District, R-5(A) Single Family District | Single Family |
| West | MF-2(A) Multifamily District | Multifamily |

Land Use Compatibility:

The area of request currently is developed as a roughly 15,000 square foot building formerly used as a church and its associated surface parking. The area of request is bordered to the north by a 25-foot alley, beyond which are single family homes. Properties east of the existing surface parking are single family homes. Across Morrell Avenue, there are two blocks of single-family homes developed under R-5(A) and TH-3(A) zoning. Across Harlandale Avenue to the west, property is developed as multifamily.

The proposed CR Community Retail District with deed restrictions would permit only low-impact commercial uses that are generally compatible with residential areas. According to code, the purpose of the Community Retail District is to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The uses that remain permitted on the property are not typically related with tangible impact on residential properties. Redevelopment of the site under commercial zoning would likely require improvement of the surface parking with Article X landscaping, buffering, and proper screening. These requirements would enhance the compatibility of the church and parking sites with surrounding residential.

The proposed change allows for neighborhood scale businesses to operate within walking distance to area residences and DART rail stations. The change would also encourage the adaptive reuse of the historic structure, which would likely not be feasibly reused under TH-3(A) zoning, as this only allows for residential uses on individual lots.

Described below is a comparison of the uses of the existing zoning and of the proposed CR zoning with deed restrictions. The CR with deed restrictions allows the applicant to permit one of their proposed uses, a theater, while restricting out several uses in CR which could impact the surrounding residential. The remaining uses are generally appropriate in close proximity to a neighborhood due their limited intensity and the constraints on the site. The development standards, site limitations, and deed restrictions all function to limit the site to only allowing retail and service uses that are complimentary to the surrounding area in intensity and scale.

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 |

| Use | Existing | Proposed |
|---|--------------------|-------------------------|
| | TH-3(A) and R-5(A) | CR with DR |
| AGRICULTURAL USES | | |
| Animal production | | |
| Commercial stable | | |
| Crop production | • | • |
| Private stable | | |
| COMMERCIAL AND BUSINESS SERVICES USES | | |
| Bus or rail transit vehicle maintenance or storage facility | | |
| Catering service | | • |
| Commercial cleaning or laundry plant | | |
| Custom business services | | <i>Prohibited by DR</i> |
| Custom woodworking, furniture construction, or repair | | |
| Electronics service center | | <i>Prohibited by DR</i> |
| Job or lithographic printing | | |
| Labor hall | | |
| Machine or welding shop | | |
| Machinery, heavy equipment, or truck sales and services | | |
| Medical or scientific laboratory | | <i>Prohibited by DR</i> |
| Technical school | | |
| Tool or equipment rental | | <i>Prohibited by DR</i> |
| Vehicle or engine repair or maintenance | | |
| INDUSTRIAL USES | | |
| Alcoholic beverage manufacturing | | |
| Gas drilling and production | S | <i>Prohibited by DR</i> |
| Gas pipeline compressor station | | |
| Industrial (inside) | | |

| Use | Existing | Proposed |
|--|--------------------|-------------------------|
| | TH-3(A) and R-5(A) | CR with DR |
| 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 | <i>Prohibited by DR</i> |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | |
| Adult day care facility | S | • |
| Cemetery or mausoleum | S | S |
| Child-care facility | S | • |
| Church | • | • |
| College, university, or seminary | S | • |
| Community service center | S | S |
| Convalescent and nursing homes, hospice care, and related institutions | S (TH-3(A) only) | |
| Convent or monastery | S | • |
| Foster home | S | |
| Halfway house | | |
| Hospital | | <i>Prohibited by DR</i> |
| Library, art gallery, or museum | S | • |
| Public or private school | S | R |
| LODGING USES | | |
| Extended stay hotel or motel | | |
| Hotel or motel | | • |
| Lodging or boarding house | | <i>Prohibited by DR</i> |
| Overnight general-purpose shelter | | <i>Prohibited by DR</i> |
| MISCELLANEOUS USES | | |
| Carnival or circus (temporary) | [Special] | [Special] |
| Hazardous waste management facility | | |

| Use | Existing | Proposed |
|--|--------------------|-------------------------|
| | TH-3(A) and R-5(A) | CR with DR |
| Placement of fill material | | |
| Temporary construction or sales office | • | • |
| OFFICE USES | | |
| Alternative financial establishment | | <i>Prohibited by DR</i> |
| Financial institution without drive-in window | | • |
| Financial institution with drive-in window | | <i>Prohibited by DR</i> |
| Medical clinic or ambulatory surgical center | | • |
| Office | | • |
| RECREATION USES | | |
| Country club with private membership | S | • |
| Private recreation center, club, or area | S | • |
| Public park, playground, or golf course | • | • |
| RESIDENTIAL USES | | |
| College dormitory, fraternity, or sorority house | | S |
| Duplex | • (TH-3(A) only) | |
| Group residential facility | | |
| Handicapped group dwelling unit | • per 4.209 | • per 4.209 |
| Manufactured home park, manufactured home subdivision, or campground | | |
| Multifamily | | |
| Residential hotel | | |
| Retirement housing | | |
| Single family | • | |
| RETAIL AND PERSONAL SERVICE USES | | |
| Ambulance service | | <i>Prohibited by DR</i> |
| Animal shelter or clinic without outside runs | | <i>Prohibited by DR</i> |
| Animal shelter or clinic with outside runs | | |
| Auto service center | | <i>Prohibited by DR</i> |
| Business school | | <i>Prohibited by DR</i> |
| Car wash | | <i>Prohibited by DR</i> |

| | Existing | Proposed |
|---|---------------------------|-------------------------|
| Use | TH-3(A) and R-5(A) | CR with DR |
| Commercial amusement (inside) | | • (Some require S) |
| Commercial amusement (outside) | | <i>Prohibited by DR</i> |
| Commercial motor vehicle parking | | |
| Commercial parking lot or garage | | • |
| Convenience store with drive-through | | <i>Prohibited by DR</i> |
| Dry cleaning or laundry store | | • |
| Furniture store | | • |
| General merchandise or food store 3,500 square feet or less | | • |
| General merchandise or food store 3,500 square feet or greater | | <i>Prohibited by DR</i> |
| General merchandise or food store greater than 100,000 square feet | | <i>Prohibited by DR</i> |
| Home improvement center, lumber, brick or building materials sales yard | | <i>Prohibited by DR</i> |
| Household equipment and appliance repair | | <i>Prohibited by DR</i> |
| Liquefied natural gas fueling station | | |
| Motor vehicle fueling station | | <i>Prohibited by DR</i> |
| Mortuary, funeral home, or commercial wedding chapel. | | <i>Prohibited by DR</i> |
| Nursery, garden shop, or plant sales | | • |
| Outside sales | | |
| Paraphernalia shop | | <i>Prohibited by DR</i> |
| Pawn shop | | <i>Prohibited by DR</i> |
| Personal service use | | • |
| Restaurant without drive-in or drive-through service | | • |
| Restaurant with drive-in or drive-through service | | <i>Prohibited by DR</i> |
| Swap or buy shop | | <i>Prohibited by DR</i> |
| Taxidermist | | |
| Temporary retail use | | • |
| Theater | | • |
| Truck stop | | |
| Vehicle display, sales, and service | | |
| TRANSPORTATION USES | | |

| | Existing | Proposed |
|--|---------------------------|-------------------------|
| Use | TH-3(A) and R-5(A) | CR with DR |
| 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 | | <i>Prohibited by DR</i> |
| Electrical generating plant | | |
| Electrical substation | S | <i>Prohibited by DR</i> |
| Local utilities | S / R | S / R |
| Police or fire station | S | • |
| Post office | S | • |
| Radio, television, or microwave tower | | S |
| Refuse transfer station | | |
| Sanitary landfill | | |
| Sewage treatment plant | | |
| Tower/antenna for cellular communication | (Special) | (Special) |
| 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 | | |

| | Existing | Proposed |
|--|---------------------------|-------------------------|
| Use | TH-3(A) and R-5(A) | CR with DR |
| Mini warehouse | | <i>Prohibited by DR</i> |
| Office showroom/warehouse | | |
| Outside storage | | |
| Petroleum product storage and wholesale | | |
| Recycling buy-back center | | <i>Prohibited by DR</i> |
| Recycling collection center | | <i>Prohibited by DR</i> |
| Recycling drop-off container | (Special) | (Special) |
| Recycling drop-off for special occasion collection | (Special) | (Special) |
| Sand, gravel, or earth sales and storage | | |
| Trade center | | |
| Vehicle storage lot | | |
| Warehouse | | |

Development Standards

The proposed CR with deed restrictions would allow neighborhood compatible uses within the bounds of the development standards described above.

Although the maximum height would technically increase from 36 feet to 54 feet, the change would be limited by residential proximity slope. The site is surrounded by residential zoning which projects RPS from all sides. As such, the majority of the site would be limited to 26 feet, with a maximum height of about 30 feet in the centermost section of the site. In combination with required landscape buffering, screening, and 20-foot setback, the alley would further buffer residential to the north by an additional 25 feet in the event of redevelopment. The same buffering, screening, and 20-foot side setback would apply on the eastern side of the property.

Development Standards Comparison Chart

| Standard | Existing: TH-1(A) | Existing: R-5(A) | Proposed: CR with DR |
|--------------------------|---|--------------------------------|--|
| Front setback | 0' min | 20' min | 15' min* 20' Min Effective on eastern lots |
| Side setback | SF: 0' min Duplex: 5' min Other: 10' min | 5' min | 20' adjacent residential 0' |
| Rear setback | SF: 0' min Duplex: 10' min Other: 10' min | 5' min | 20' adjacent residential 0' |
| FAR Max / Density | None / 12 DUAC | None | 0.5 office 0.75 all uses |
| Height | 36' | 30' | 54'** (Effective height 26' - 30' max) 4 stories |
| Max Lot Coverage | 60% residential 25% non-res | 45% residential 25% non-res | 60% |
| Special standards | None | None | *Blockface continuity **Proximity slope Visual Intrusion |
| Primary Uses | Single Family, Duplex | Single Family | Retail and personal services, GMFS<3,500, Office, <i>Theater</i> |

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code. The off-street parking requirement for a theater use is one space per 28 square feet of seating area. The off-street parking requirement for an office use is one space per 333 square feet of floor area.

Market Value Analysis:

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

Z212-206(MP)

List of Officers

Dallas Lighthouse LLC
Andrew Ramler

CPC Action
MARCH 23, 2023

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant to include a maximum of 5,000 sq. ft. for public and private school use on property zoned a TH-3(A) Townhouse District with H/118 Zion Hill Missionary Baptist Church Historic Overlay and an R-5(A) Single Family District, on the northwest and northeast corners of Morrell Avenue and Fernwood Avenue.

Maker: Anderson
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Herbert, Anderson, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Treadway, Haqq, Kingston, Rubin

Against: 0
Absent: 2 - Housewright, Stanard
Vacancy: 1 - District 1

Notices: Area: 300 Mailed: 74
Replies: For: 2 Against: 0

Speakers: For: Paul Carden, 8235 Douglas Ave., Dallas, TX, 75225
Jiles King, Address not given
Andrew Ramler, 1923 Edgefield Ave., Dallas, TX, 75208
Against: None

CPC RECOMMENDED
Deed Restrictions volunteered by the Applicant

1. The following uses are prohibited:

- a) Building repair and maintenance shop.
- b) Custom business services.
- c) Electronics service center.
- d) Hospital
- e) Medical or scientific laboratory.
- f) Tool or equipment rental.
- g) Gas drilling and production.
- h) Temporary concrete or asphalt batching plant.

CPC Recommendation:

-Public or Private School (permitted up to 5,000 square feet in floor area)

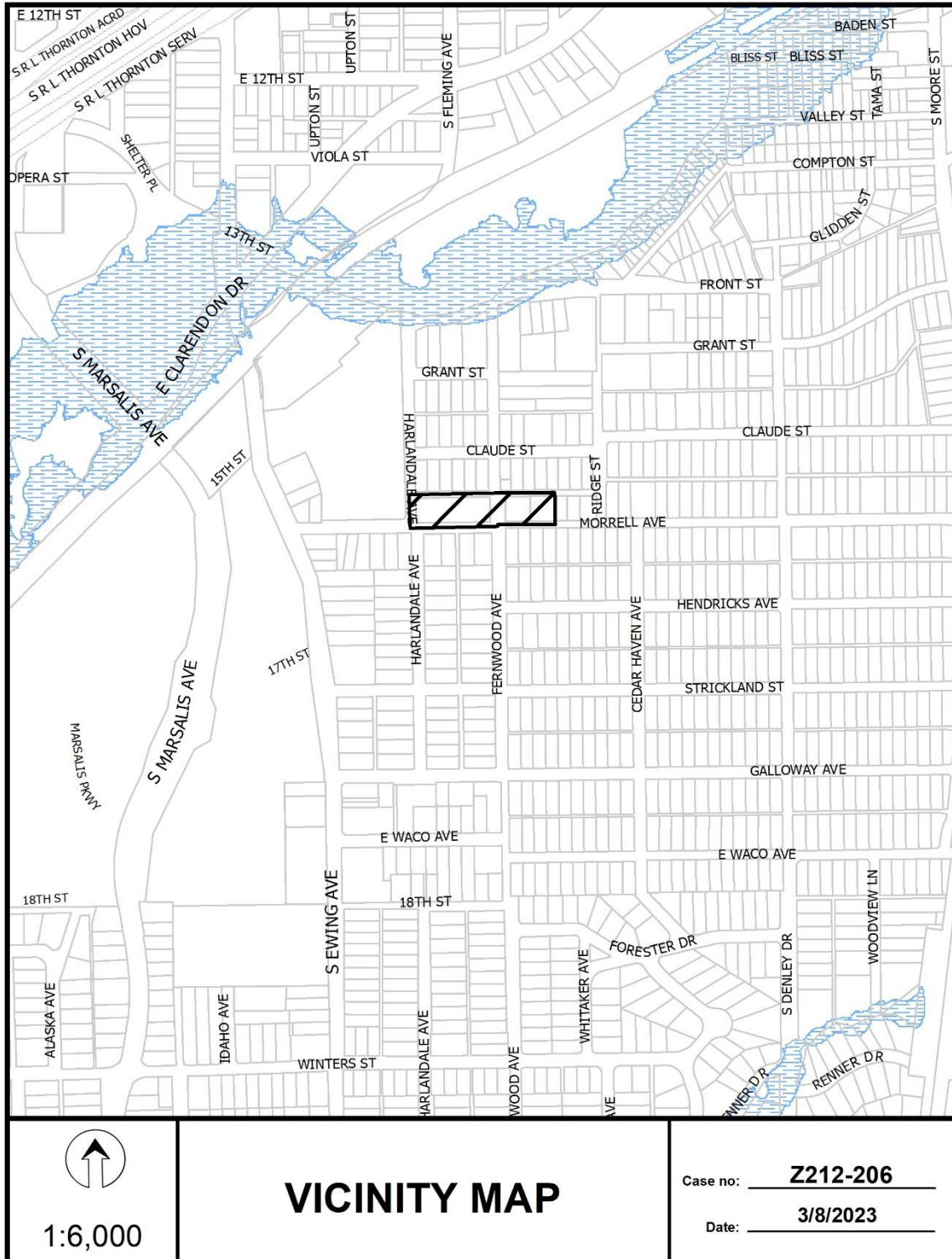
Staff Recommendation:

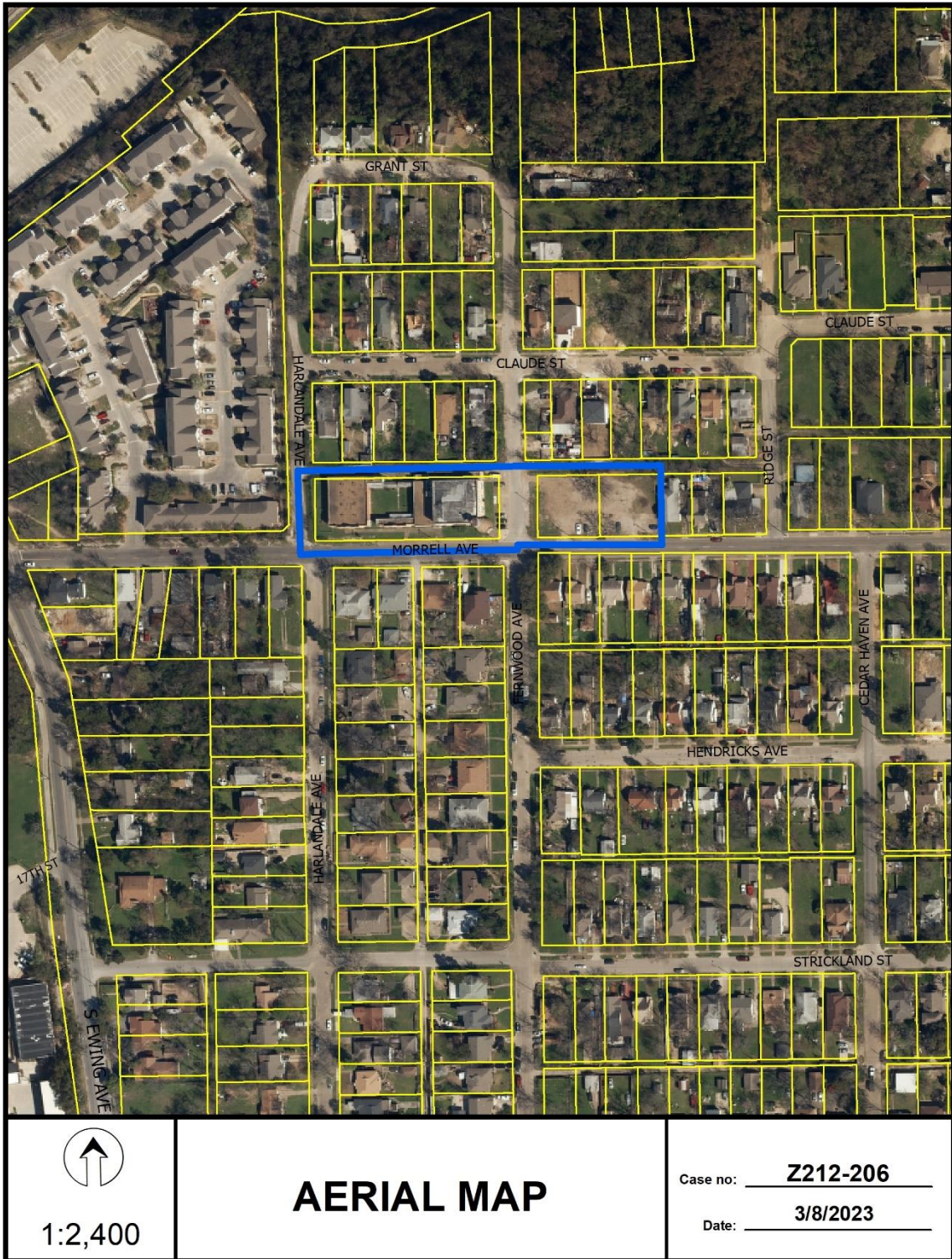
-Public or Private School (permitted up to 5,000 square feet in floor area)

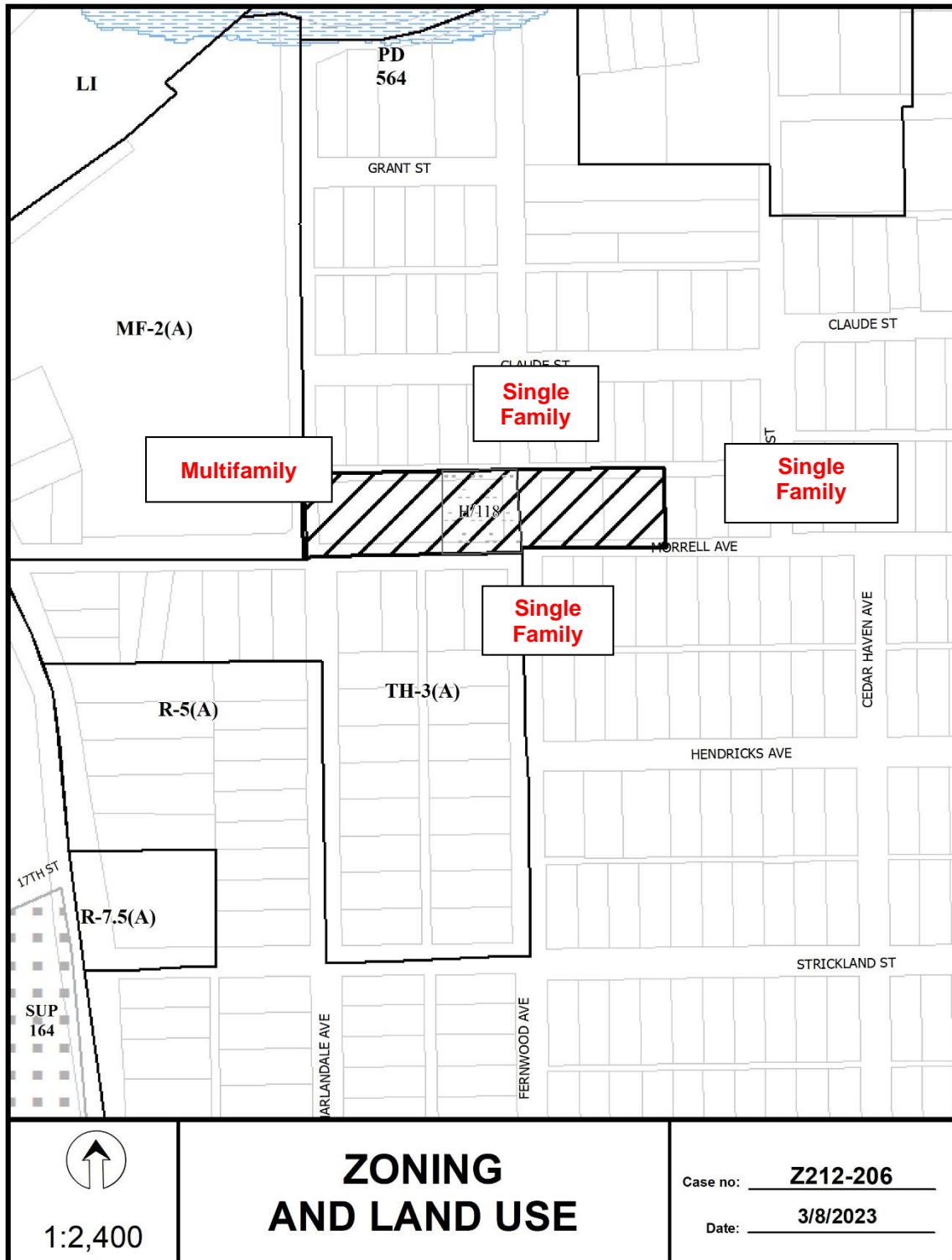
- i) Overnight general-purpose shelter.
- j) Financial institution with drive-in window.
- k) Alcoholic beverage establishments.
- l) Alternative Financial Establishment
- m) Ambulance service.
- n) Animal shelter or clinic without outside runs.
- o) Auto Service center.
- p) Business school.
- q) Car wash.
- r) Commercial amusement (outside).
- s) Convenience store with drive-through.
- t) General merchandise or food store greater than 3,500 square feet.
- u) General merchandise or food store 100,000 square feet or more.
- v) Home improvement center, lumber, brick or building materials sales yard.
- w) Household equipment and appliance repair.
- x) Lodging or boarding house.
- y) Liquor store.
- z) Household equipment and appliance repair.
- aa) Mortuary, funeral home, or commercial wedding chapel.
- bb) Motor vehicle fueling station.
- cc) Paraphernalia shop.
- dd) Pawn shop.
- ee) Restaurant with drive-in or drive-through service.
- ff) Swap or buy shop.

Z212-206(MP)

- gg) Electrical Substation
- hh) Mini-Warehouse
- ii) Commercial radio and television transmitting station.
- jj) Recycling buy-back center.
- kk) Recycling collection center.



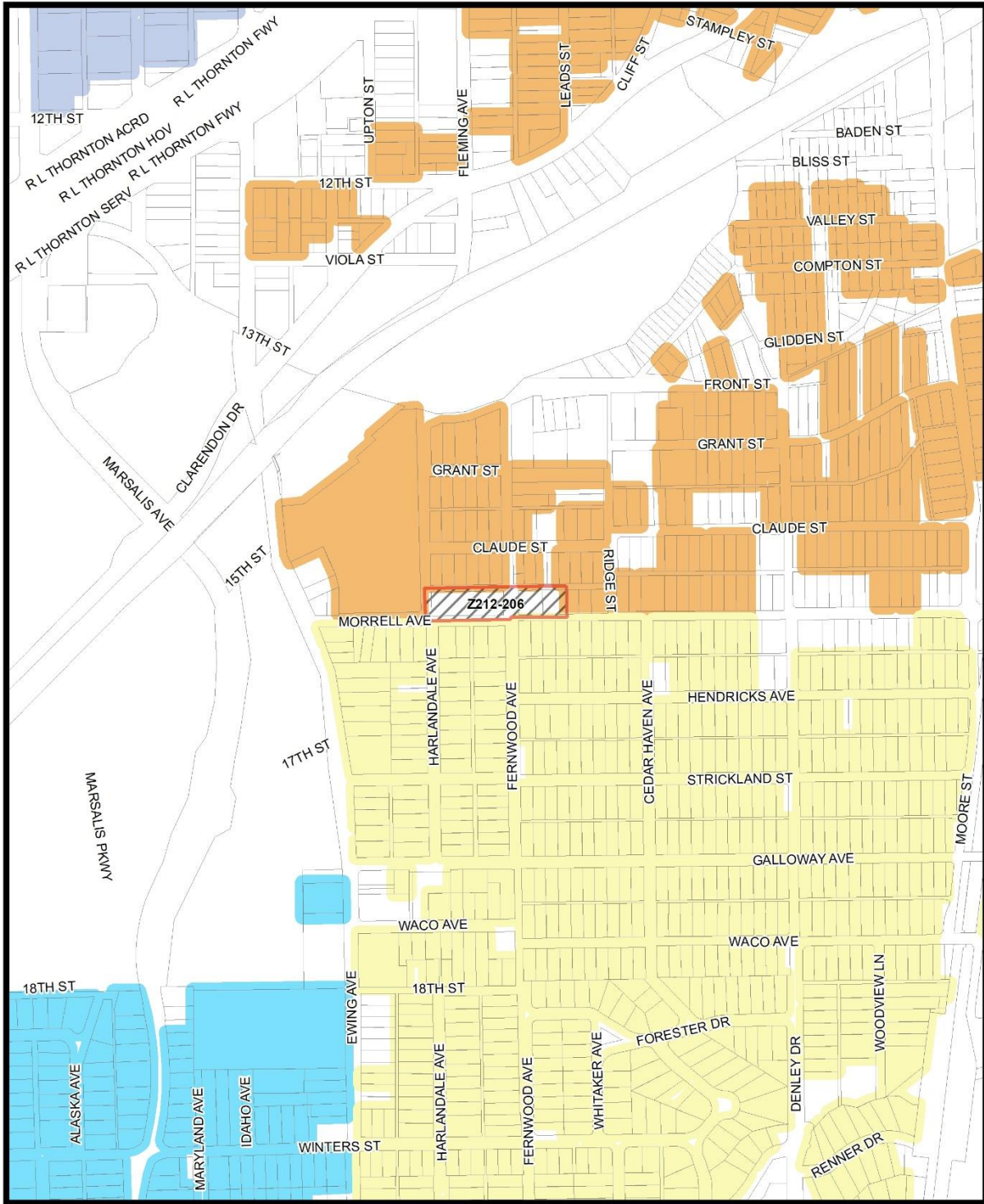






ZONING HISTORY

Case no: Z212-206
Date: 3/8/2023



Market Value Analysis

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

1:6,000

Market Value Analysis

Printed Date: 3/8/2023



| | |
|------------------|---------------------------------------|
| 74 | Property Owners Notified (78 parcels) |
| 2 | Replies in Favor (2 parcels) |
| 0 | Replies in Opposition (0 parcels) |
| 300' | Area of Notification |
| 3/23/2023 | Date |

Z212-206
CPC



1:2,400

03/22/2023

Reply List of Property Owners***Z212-206******74 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|---------------------------------|
| 1 | 907 | MORRELL AVE | DALLAS LIGHTHOUSE LLC |
| 2 | 1103 | MORRELL AVE | RAY JOE & YVONNE |
| 3 | 1107 | MORRELL AVE | CARRJOHNSON FERDICIA |
| 4 | 1019 | MORRELL AVE | SANTIAGO FRANCISCO ADAN P & |
| 5 | 1017 | MORRELL AVE | Taxpayer at |
| 6 | 1027 | MORRELL AVE | Taxpayer at |
| 7 | 834 | MORRELL AVE | EUROMED SERVICES LLC |
| 8 | 812 | MORRELL AVE | MARQUEZ ENRIQUE & |
| 9 | 816 | MORRELL AVE | LUNA JOSE DE JESUS |
| 10 | 923 | HARLANDALE AVE | EL GAYO LLC |
| 11 | 820 | MORRELL AVE | BROWN MONTE L |
| 12 | 824 | MORRELL AVE | DELACRUZ MARIA GUADALUPE EST OF |
| 13 | 828 | MORRELL AVE | PAGE GARY E |
| 14 | 914 | S EWING AVE | CARRENO ROGELIO & |
| 15 | 918 | S EWING AVE | HATCH RUTH ANN |
| 16 | 915 | HARLANDALE AVE | PITTS ERNESTINE EST OF |
| 17 | 920 | HARLANDALE AVE | GAMINO JOSE LUIS |
| 18 | 916 | HARLANDALE AVE | TORRES ALBERTO |
| 19 | 912 | HARLANDALE AVE | MCCULLER WILLIAM JASON & |
| 20 | 904 | MORRELL AVE | WILSON ALCINE HOLLINS |
| 21 | 906 | MORRELL AVE | MARTINEZ JESUS BARRERA & |
| 22 | 912 | MORRELL AVE | THOMAS IVING R |
| 23 | 916 | MORRELL AVE | PAZ MARIA GUADALUPE SANCHEZ |
| 24 | 913 | FERNWOOD AVE | MARTINEZ MARIA |
| 25 | 917 | FERNWOOD AVE | SOUTHSIDE RENTAL PROPERTIES LLC |
| 26 | 921 | FERNWOOD AVE | WESTBROOK SHERI & |

03/22/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|--------------------|-------------------------|
| | 27 | 903 CLAUDE ST | ELLIS BETTYE JEAN |
| O | 28 | 907 CLAUDE ST | RODRIGUEZ ANNA MARIA |
| | 29 | 911 CLAUDE ST | JIMENEZSANCHEZ JUAN A & |
| | 30 | 915 CLAUDE ST | OCCM INC |
| | 31 | 919 CLAUDE ST | LEWIS TANZA L |
| | 32 | 923 CLAUDE ST | LEWIS TANZA |
| | 33 | 1003 CLAUDE ST | VARGASCEPEDA THOMAS & |
| | 34 | 1009 CLAUDE ST | VENEGAS MARCOS |
| | 35 | 1015 CLAUDE ST | CELIS SAUL |
| | 36 | 1019 CLAUDE ST | FLORES FELICIANO & |
| | 37 | 1023 CLAUDE ST | BRISENO JOSE LUIS |
| | 38 | 1029 CLAUDE ST | LIMON JESUS & SUSANA |
| | 39 | 902 CLAUDE ST | Taxpayer at |
| | 40 | 906 CLAUDE ST | BELTRAN LORENA |
| | 41 | 910 CLAUDE ST | JENKINS SANDRA |
| | 42 | 914 CLAUDE ST | HOLLYWOOD HOMES |
| | 43 | 918 CLAUDE ST | DAVIS ALICE KATHERINE |
| | 44 | 922 CLAUDE ST | JONES LONNIE |
| | 45 | 1002 CLAUDE ST | Taxpayer at |
| | 46 | 806 FERNWOOD AVE | BALDWIN ROSIE BELL |
| | 47 | 1006 CLAUDE ST | GOMEZ AVELINO H |
| | 48 | 1010 CLAUDE ST | MARTINEZ BRAULIO & |
| | 49 | 1016 CLAUDE ST | MOSLEY RUEBEN JR ET AL |
| | 50 | 1020 CLAUDE ST | MARTINEZ ALFREDO F & |
| | 51 | 1024 CLAUDE ST | JONES ODIS CROWDER & |
| | 52 | 1028 CLAUDE ST | GONZALEZ JOSE R & |
| | 53 | 1003 HENDRICKS AVE | FAGAN MARY ESTATE OF & |
| | 54 | 1007 HENDRICKS AVE | GARZA CHRISTINA |
| | 55 | 1011 HENDRICKS AVE | SMITH ANNIE MAE |
| | 56 | 1015 HENDRICKS AVE | IPINA ERICA |
| | 57 | 1019 HENDRICKS AVE | HERNANDEZ WILFREDO & |

03/22/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|--------------------|---------------------------------|
| | 58 | 1023 HENDRICKS AVE | TALLEY PRECIOUS |
| | 59 | 1027 HENDRICKS AVE | COLMENERO MARTIN A & |
| | 60 | 1031 HENDRICKS AVE | TAYLOR CHARLOTTE |
| | 61 | 1035 HENDRICKS AVE | DOBBINS INADER G FAMILY TRUST |
| | 62 | 1038 MORRELL AVE | Taxpayer at |
| | 63 | 1034 MORRELL AVE | MILLER SARAH ANN |
| | 64 | 1030 MORRELL AVE | RIVERA ROSARIO & HUGO |
| | 65 | 1026 MORRELL AVE | CHAMBERS HENRY |
| | 66 | 1022 MORRELL AVE | RODRIGUEZ IGNACIO C & |
| | 67 | 1018 MORRELL AVE | PENEDADIAZ VICTORINA |
| | 68 | 1014 MORRELL AVE | SANCHEZ PROPERTY MANAGEMENT INC |
| | 69 | 1010 MORRELL AVE | OSTIGUIN FRANCISCO & |
| | 70 | 1006 MORRELL AVE | ZEPEDA CESAR |
| | 71 | 1002 MORRELL AVE | Taxpayer at |
| | 72 | 1108 CLAUDE ST | POLVADO LANCE & |
| O | 73 | 1110 CLAUDE ST | RODRIGUEZ NICHOLAS AARON & |
| | 74 | 822 HANSZEN ST | SDC EWING INVESTMENTS LP |