
FILE NUMBER: Z190-255(CT) **DATE FILED:** August 27, 2020
LOCATION: West corner of Wycliff Avenue and Hartford Street
COUNCIL DISTRICT: 2 **MAPSCO:** 34 W; Z
SIZE OF REQUEST: ± 0.96 acres **CENSUS TRACT:** 5.00

REPRESENTATIVE: David Martin/Tommy Mann, Winstead PC

APPLICANT/OWNER: MM Property Holdings V, LLC.

REQUEST: An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The purpose of the request is to renovate the existing structure to include a 77-room hotel, restaurant, and office uses. The current zoning restricts restaurant and retail and personal services uses to limited uses within another use such as office. The applicant requests parking for the hotel use will be 0.5 parking spaces per room and exterior attached and detached signs will be allowed for all main uses on the property.

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

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

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The request site is developed with a commercial structure previously used for retirement housing and located within an O-2 Office Subdistrict.
- The applicant proposes to renovate the existing structure and redevelop the site with a hotel use including office and retail uses.
- The applicant requests to create a new planned development subdistrict within PD No. 193. The proposed standards will deviate from the subdistrict regulations for O-2 Office Subdistrict as follows:
 1. reduce the off-street parking requirement for hotel use
 2. allow restaurant and retail/personal service uses as main uses
 3. attached and detached signage allowed for main uses and allow a maximum size of 600 square feet.

Zoning History:

There have been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Wycliff Avenue	Minor Arterial	Variable Width
Hartford Street	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding 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.

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 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following

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objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

While the applicant request for a PDS meets objective numbers 1, 3, 4, 5, 6, and 7, the request falls short of meeting the objective in number 2. The street level pedestrian environment would be difficult to achieve based on the current condition of the site. Currently, there is a large retaining wall along Wycliff Avenue. There is a possibility for activation along Hartford for a street level environment to with continuous street frontage activities.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 (O-2 Subdistrict)	Vacant structure
Northwest	PDD No. 193 (O-2 Subdistrict)	North Dallas Tollway
North	PDD No. 193 (MF-2)	Undeveloped
Northeast	PDD No. 193 (PDS 63 – Area B)	Multifamily
Southeast	PDD No. 193 (MF-2)	Office Multifamily
South	PDD No. 193 (PDS 60) PDD No. 193 (PDS 80) Deed Restrictions Z045-108	Multifamily Office limited to single family
Southwest	PDS No. 24	Multifamily
West	PDD No. 193 (MF-2)	Multifamily

Land Use Compatibility:

The subject site is located on a triangular tract bordered by three rights-of-way: North Dallas Tollway, Wycliff Avenue, and Hartford Street. The request proposes a 77-room hotel use, a 4,335 square foot restaurant, and 1,070 square foot office use.

The request site is zoned an O-2 Office Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a vacant commercial structure. The applicant proposes interior renovation of the vacant structure for the proposed uses with below grade parking. There will also be ground level parking provided.

Surrounding land uses consist of multifamily uses to the northeast; with office and multifamily uses to the south; Dallas North Tollway is located northwest of the request site and an undeveloped tract to the north.

The uses (retail and personal service uses) designated as a “limited use” in the O-2 Subdistrict may not have a floor area that in combination with the floor area of other limited uses in the building exceeds 10 percent of the floor area of the building. In addition, a limited use must have no exterior public entrance except through the general building entrances and have no exterior advertising signs on the same lot.

Staff believes that this development could be an opportunity to activate a property that has been vacant for some time. Considering the totality of the request, the current development rights within an O-2 Office Subdistrict, the hotel and office uses are currently allowed, and retail and personal service uses as a main use within the development would not negatively affect the neighborhood.

Development Standards:

The table below shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear			
O-2 Office Subdistrict - Existing	20 feet for other permitted structures	10 feet for other permitted structures	240'	75%	Office
PDS for O-2 - Proposed	20 feet for other permitted structures	10 feet for other permitted structures	240'	75%	Hotel, Office, Retail

Parking:

Off-street parking will not be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development consisting of a hotel use, restaurant use and office use. Hotel uses require one space for each unit from 1 to 250 and three-quarters of a space for each until 251 to 500. For the 77 units proposed, a total of 77 off-street spaces would be required. The applicant is proposing only 39 spaces at a ratio of 0.5 per guest room. A restaurant use requires one space per 100 square feet of floor area. At a proposed 4,335 square feet, 43 off-street spaces would be required. An office use requires one space per 366 square feet of floor area. The office use would require three parking spaces. It is important to note that the applicant proposes to provide the off-street parking and loading spaces below grade, as well.

Signs:

The applicant is proposing business zoning district for signs which would allow for an expressway sign. The applicant is proposing the expressway sign with a 600 square feet effective area and a maximum height of 50 feet. Per the Code, the height of an expressway sign may be extended to 50 feet, or to 30 feet above the nearest point on the nearest travel surface of the nearest expressway or new expressway, whichever is higher,

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if the total height of the sign does not exceed 60 feet above the ground at the base of the sign.

Landscaping:

The property will require landscaping to comply with an approved landscape plan. There are no changes to the site that would trigger landscaping. The landscape plan will include trees that are currently located on the site. Most of the remaining trees are along Hartford Street.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The subject site is within an “E” MVA cluster and surrounded by “E” classification to the north, east, and south. Although the area of request is not within an identifiable MVA cluster, a “C” MVA cluster abuts the site to the northwest, west, southwest, and northeast.

LISTS OF OFFICERS

MM Property Holdings V, LLC

Mehrdad Moayedi – Managing Member

**CPC ACTION
SEPTEMBER 3, 2020**

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Office Subdistrict uses, subject to a development plan, landscape plan and conditions on property zoned an O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Wycliff Avenue and Hartford Street.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Johnson**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 195
Replies: For: 2 Against: 1

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX,
Michael Zizik, 1800 Valley View Ln., Farmers Branch, TX,
Against: None

Division S-___. PD Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property generally located at the northwest corner of the intersection of Wycliff Avenue and Hartford Street. The size of PD Subdistrict ___ is approximately 0.96 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.104 PURPOSE

The building existing on the property as of the date of this article is of historical, architectural, and cultural importance, and this article is intended to encourage its reuse and preservation.

SEC. S-__105. DEVELOPMENT PLAN.

(a) For a hotel use located within a building constructed prior to the adoption of this subdistrict, development and use of the Property must comply with the development plan (Exhibit S-__A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, a development plan must be approved by the city plan commission prior to the issuance of a building permit.

SEC. S-__105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

(b) Bar and restaurant, retail, and personal service uses are allowed as main uses and not as limited uses.

SEC. S-__106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-__107. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Retaining walls, screening walls, decking, swimming pools, and related structures may be located in the front yard. Any existing such structures existing prior to the adoption of this subdistrict may be repaired or otherwise improved and remain at their existing heights as of the date of the adoption of this subdistrict.

SEC. S-__108. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Required parking for a hotel use is 0.5 spaces per guest room. No additional parking is required for meeting rooms, lobby, and common areas.

SEC. S-__109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-__110. LANDSCAPING.

(a) In general, landscaping and screening must be provided in accordance with Part I of this article.

(b) For a project including a hotel use within a building constructed prior to the adoption of this subdistrict, landscaping must be provided as shown on the landscape plan (Exhibit S-__B).

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

SEC. S-__111. SIGNS.

(a) Except as otherwise provided herein, signs must comply with the provisions for business zoning districts contained in Article VII.

(b) Exterior attached and detached signage is allowed for main uses.

(c) Maximum size of each side of an expressway sign is 600 square feet if located on an architecturally embellished support structure no taller than 50 feet in height in the area shown on the development plan.

SEC. S-__112. ADDITIONAL PROVISIONS.

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

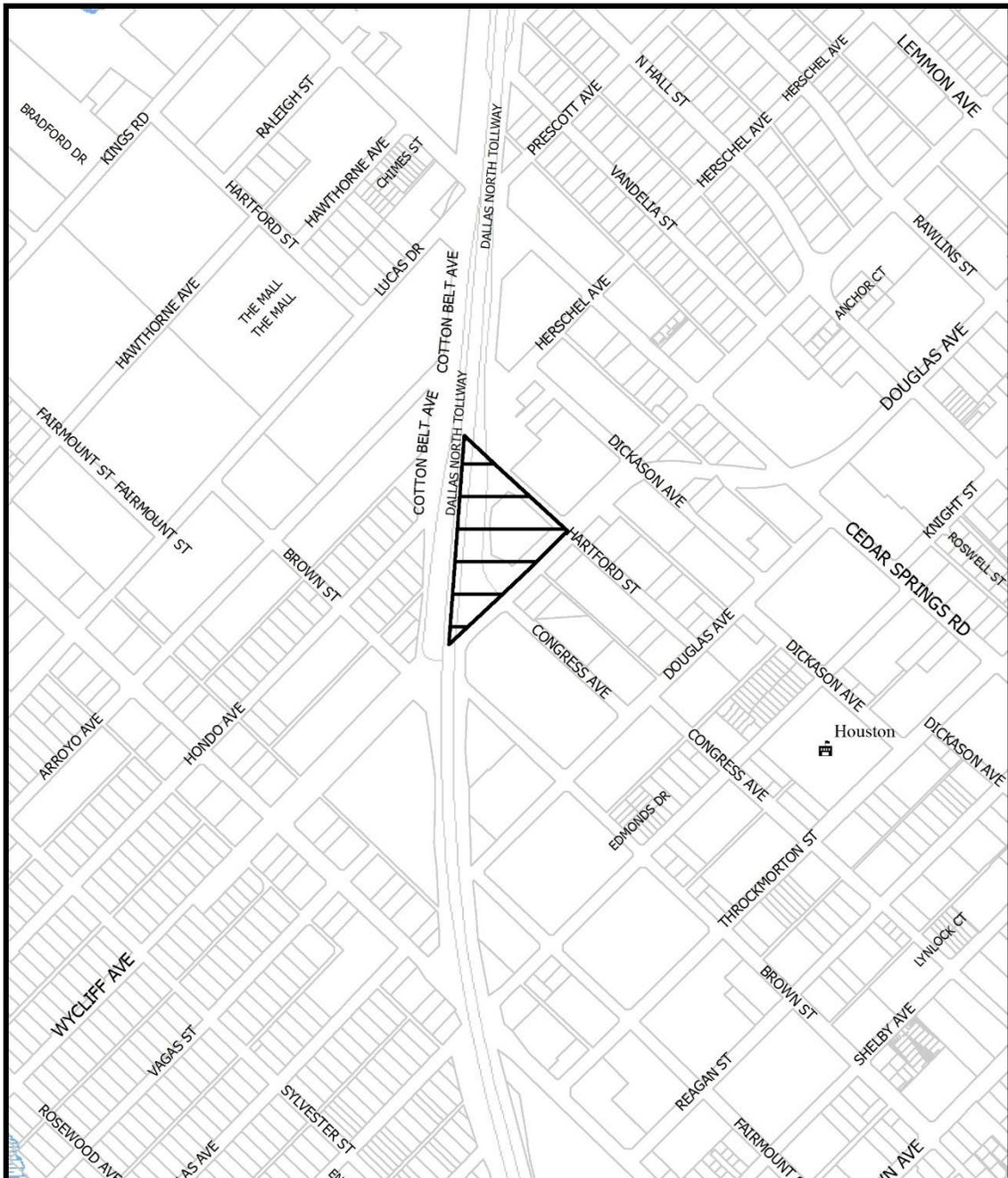
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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- (c) Development and use of the Property must comply with Part I of this article.

SEC. S-__113. COMPLIANCE WITH CONDITIONS.

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

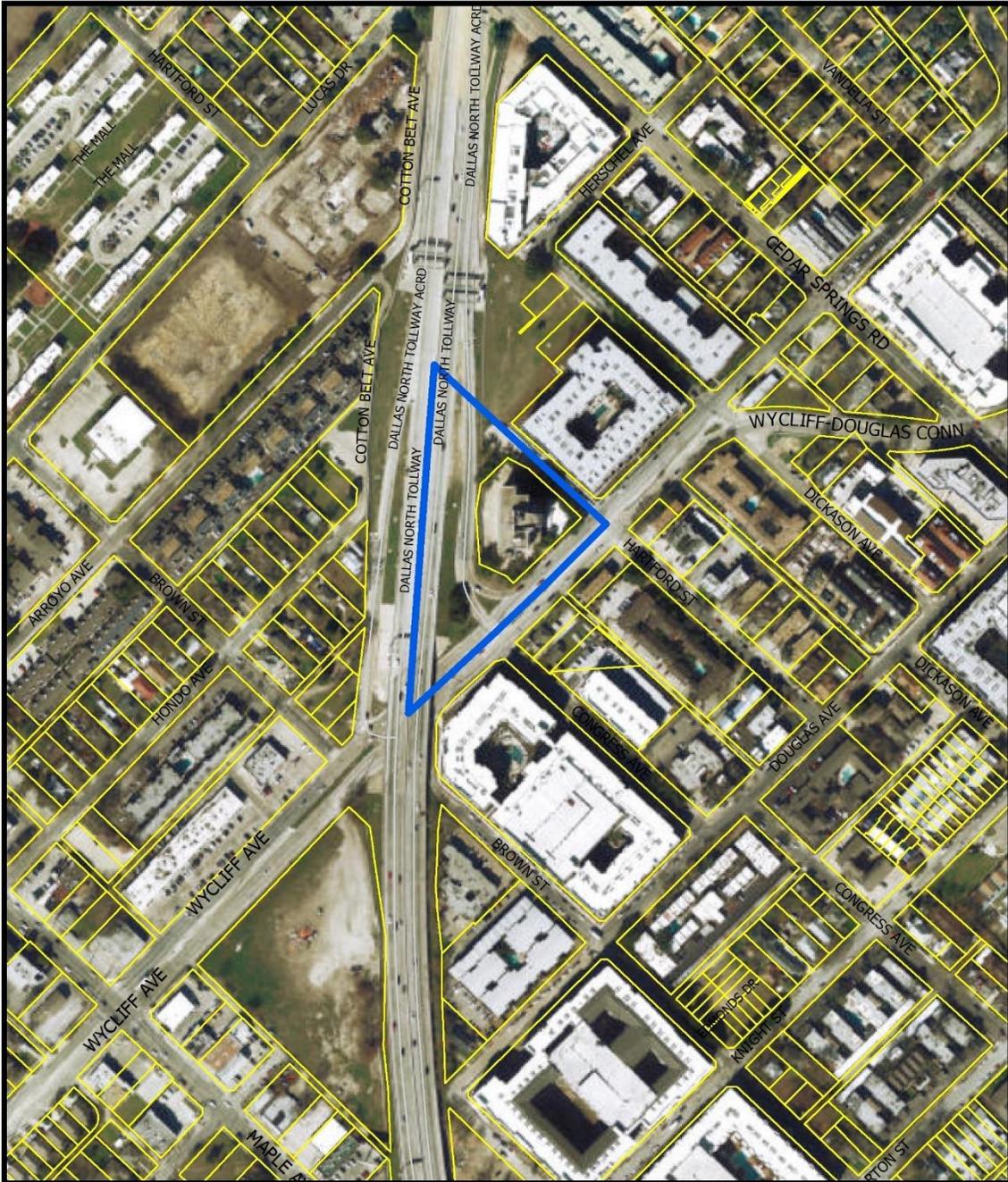


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VICINITY MAP

Case no: Z190-255

Date: 5/7/2020

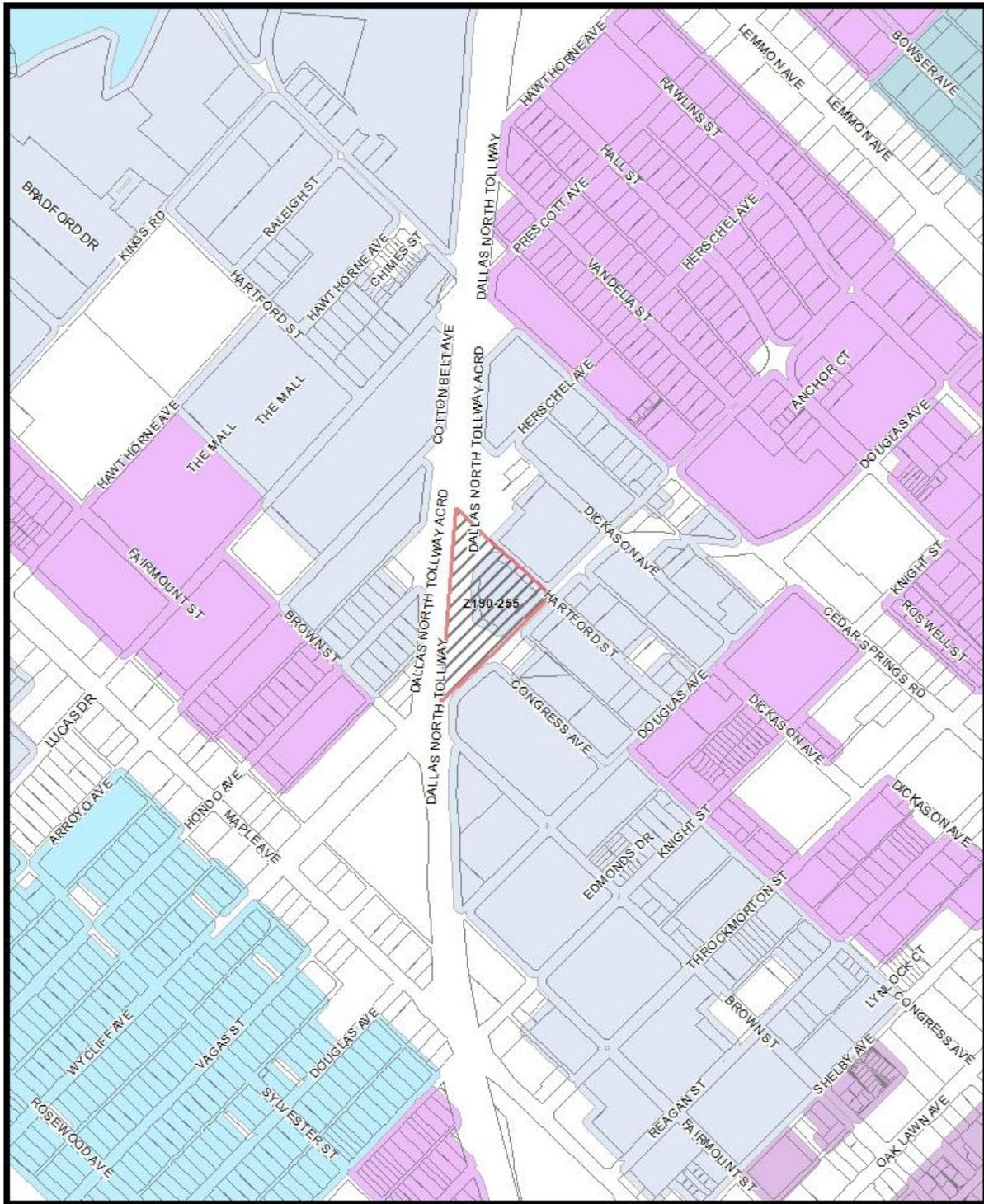


1:3,600

AERIAL MAP

Case no: Z190-255

Date: 5/7/2020



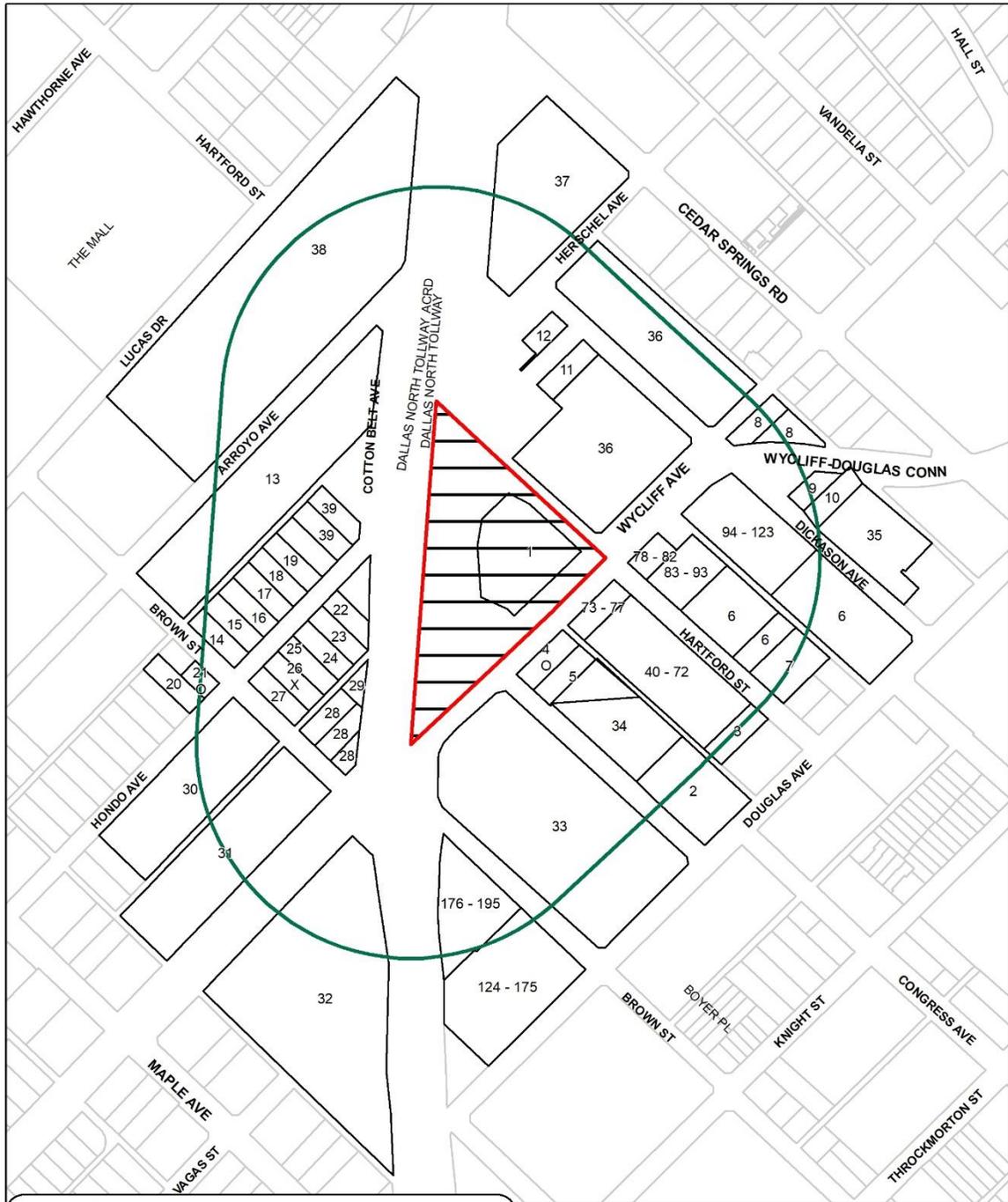
Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 5/7/2020

CPC Responses



195	Property Owners Notified (55 parcels)
2	Replies in Favor (2 parcels)
1	Replies in Opposition (1 parcels)
500'	Area of Notification
9/3/2020	Date

Z190-255
CPC



1:3,600

09/02/2020

Reply List of Property Owners***Z190-255******195 Property Owners Notified 2 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2801 WYCLIFF AVE	BRANIFF REALTY HOLDINGS LLC
	2	4300 CONGRESS AVE	4300 CONGRESS LLC
	3	4311 HARTFORD ST	BROMAN & ROSE LLC
O	4	4344 CONGRESS AVE	BENDER ROBERT J & CAROLYN J
	5	4342 CONGRESS AVE	NGUYEN TRUMAN & MAI TRAN
	6	4328 HARTFORD ST	ORAM PROPERTIES LP
	7	4316 HARTFORD ST	ORAM PROPERTIES
	8	3002 WYCLIFF AVE	TLE 3 PROPERTIES LLC
	9	4334 DICKASON AVE	RODRIGUEZ TARCISIO &
	10	4330 DICKASON AVE	GARCIA MARIA B
	11	4427 DICKASON AVE	NORTH TEXAS TOLLWAY
	12	4435 DICKASON AVE	TEXAS TURNPIKE AUTHORITY
	13	2702 ARROYO AVE	KNOT YOUR ORDINARY APTS LLC
	14	2703 HONDO AVE	NGUYEN HAI HO
	15	2707 HONDO AVE	LOPEZ ISABEL C &
	16	2711 HONDO AVE	ACOSTA ALBINO & MARIA LUISA
	17	2715 HONDO AVE	PALEO JOSE B & ELIZA D
	18	2719 HONDO AVE	AVILA TOBIAS &
	19	2723 HONDO AVE	GORDON JEFF
	20	2611 HONDO AVE	C&M URBAN DEVELOPERS III LLC
O	21	2615 HONDO AVE	TORREZ RICHARD R JR
	22	2722 HONDO AVE	OWEN CHRISTOPHER D
	23	2718 HONDO AVE	GARZA JORGE LUIS & LUZ M
	24	2714 HONDO AVE	NAJERA SANDRA M
	25	2710 HONDO AVE	LAGUNA FRANCISCO &
X	26	2704 HONDO AVE	HERRERA ISREAL &

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2700	HONDO AVE	NGUYEN LIEN DUC &
28	4410	BROWN ST	WYCLIFF TOLLWAY LTD
29	2719	WYCLIFF AVE	WYCLIFF TOLLWAY LTD
30	2544	HONDO AVE	INKWELL GROUP LLC
31	2525	WYCLIFF AVE	WYCLIFF TOLLWAY LTD
32	2516	WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY
33	4343	CONGRESS AVE	BES WYCLIFF FUND X LLC &
34	4338	CONGRESS AVE	BES WYCLIFF FUND X LLC &
35	4320	DICKASON AVE	MAGNOLIA AT WYCLIFF LP
36	4420	DICKASON AVE	MFREVF III 2929 WYCLIFF LP
37	3083	HERSCHEL AVE	NALS ECHO101 LIMITED
38	2924	LUCAS DR	LUCAS DFW LLC &
39	2807	HONDO AVE	ANDOR PROPERTIES LLC
40	4317	HARTFORD ST	MUNOZ ALBERTO JR
41	4317	HARTFORD ST	MENENDEZ FERMIN P
42	4317	HARTFORD ST	AGUIRRE VICTOR
43	4317	HARTFORD ST	MCCLURE DONNIE W
44	4317	HARTFORD ST	GIOXARIS MANOS
45	4317	HARTFORD ST	COMANS HENRY L JR
46	4317	HARTFORD ST	BROWN EARL RICHARD
47	4317	HARTFORD ST	COMANS HENRY JR
48	4317	HARTFORD ST	MOORE JUSTIN DAVID
49	4317	HARTFORD ST	BAKER RACHEL
50	4317	HARTFORD ST	MEGA CHASE LP
51	4317	HARTFORD ST	COVELLI HELEN M &
52	4317	HARTFORD ST	BRANDT MARK ALAN
53	4317	HARTFORD ST	HCP CAPITAL LLC
54	4317	HARTFORD ST	4137 HARTFORD LLC
55	4317	HARTFORD ST	BOSE NANCY K
56	4317	HARTFORD ST	BURCK JAMES L & PATRICIA M FAMILY TRUST
57	4317	HARTFORD ST	XANTHOPOULOS NIKOLAOS

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4317 HARTFORD ST	ENGLISH WAYNE
	59	4317 HARTFORD ST	ROZE AGNESE
	60	4317 HARTFORD ST	ILER MOLLY E
	61	4317 HARTFORD ST	DUNCAN GARY &
	62	4317 HARTFORD ST	MARTINEZ EDWARD G
	63	4317 HARTFORD ST	MARTIN JACKIE LEE
	64	4317 HARTFORD ST	LESZINSKI SLAWOMIR
	65	4317 HARTFORD ST	DEPAEZ INES MANOS & MILCIADES &
	66	4317 HARTFORD ST	SLY JAMES FRANK JR
	67	4317 HARTFORD ST	GERST KRISTIN MOREA
	68	4317 HARTFORD ST	NELMS MITCHELL C
	69	4317 HARTFORD ST	RUIZ JULIO CEASAR
	70	4317 HARTFORD ST	OLSEN CARISSA JADE
	71	4317 HARTFORD ST	RICHARDS JAMES L
	72	4317 HARTFORD ST	TURNER BRETT
	73	2810 WYCLIFF AVE	HUTCHINGS BARRY B
	74	2812 WYCLIFF AVE	MURDOCK JAMES B
	75	2814 WYCLIFF AVE	TROCARD LENNIE R
	76	2816 WYCLIFF AVE	AVEDIKIAN LARA
	77	2818 WYCLIFF AVE	NARVARTE ANTONIO
	78	2902 WYCLIFF AVE	BELLIN CORPORATION
	79	2904 WYCLIFF AVE	XIA YAN
	80	2906 WYCLIFF AVE	GONZALEZ ALFONZO
	81	2908 WYCLIFF AVE	COPPINGER DAVID GABRIEL &
	82	2910 WYCLIFF AVE	WILLIAMS GARY
	83	4338 HARTFORD ST	MOORE WILLIAM A JR
	84	4338 HARTFORD ST	TAYLOR JEFFREY M &
	85	4338 HARTFORD ST	SULLENGER MARK D
	86	4338 HARTFORD ST	SHANNON RICKY L
	87	4338 HARTFORD ST	EKWOROMADU JOYCE
	88	4338 HARTFORD ST	GERMAN ANDREW R

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	4338 HARTFORD ST	KIRST JOYCE L
	90	4338 HARTFORD ST	CALAHAN MARCUS G
	91	4338 HARTFORD ST	CATES ERIC THOMAS
	92	4338 HARTFORD ST	GREGORY RANDALL LOYD
	93	4338 HARTFORD ST	DAVIDSON CHRISTOPHER
	94	4331 DICKASON AVE	GONZALES MARY IRENE
	95	4331 DICKASON AVE	ZUMBERGE JASON
	96	4331 DICKASON AVE	LILIX LLC
	97	4331 DICKASON AVE	NAVE OMRI
	98	4331 DICKASON AVE	RODRIGUEZ ANTONIO FRIAS
	99	4331 DICKASON AVE	VASQUEZ SIDNEY ANNETTE
	100	4331 DICKASON AVE	WALLACE DEBORAH SCOTT
	101	4331 DICKASON AVE	DUNGAN GARY D
	102	4347 DICKASON AVE	DAVIS SANDY & CYNTHIA L
	103	4347 DICKASON AVE	WILLIAMS ROSS &
	104	4347 DICKASON AVE	JAHANLY PROPERTIES LTD
	105	4347 DICKASON AVE	PHAN THANH N
	106	4347 DICKASON AVE	ROUGH CAITLYN
	107	4347 DICKASON AVE	CLINTON MEREDITH
	108	4347 DICKASON AVE	BEYER BRENNAN
	109	4347 DICKASON AVE	CRONIN SHANE
	110	4347 DICKASON AVE	ROE SCOTT A
	111	4347 DICKASON AVE	PRIME LOCATION LLC
	112	4347 DICKASON AVE	DAVIS SANDY
	113	4347 DICKASON AVE	DAVIS DAVID B
	114	4347 DICKASON AVE	LEUNG WAI KUEN
	115	4347 DICKASON AVE	BEYER BRENNAN ANTHONY
	116	4331 DICKASON AVE	TRAN LEYNA & VU
	117	4331 DICKASON AVE	SCHMIDT PATRICIA
	118	4331 DICKASON AVE	MOSKOWITZ DAVID
	119	4331 DICKASON AVE	LESZINSKI SLAWOMIR

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4331	DICKASON AVE	MEADOWS ZACHARY A
121	4331	DICKASON AVE	WILLIAMS ROSS W &
122	4331	DICKASON AVE	JONES JONATHAN
123	4331	DICKASON AVE	BIRKHEAD LARRY
124	4323	BROWN ST	PFLANZER PARTNERS LTD
125	2627	DOUGLAS AVE	PEDRAZA JAVIER
126	2627	DOUGLAS AVE	LOPEZ STEVE
127	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
128	2627	DOUGLAS AVE	AMLANI ARMAN
129	2627	DOUGLAS AVE	BUSHNELL R WAYNE
130	2627	DOUGLAS AVE	WILLINGHAM JOSH ANDREW
131	2627	DOUGLAS AVE	AKBARI LEYLA
132	2627	DOUGLAS AVE	NORMAN FREDRICK G
133	2627	DOUGLAS AVE	GARCIA RUBEN
134	2627	DOUGLAS AVE	PFLANZER PARTNERS LTD
135	2627	DOUGLAS AVE	CAKAJ ILIR
136	2627	DOUGLAS AVE	MATA JOSE M LIFE ESTATE
137	2627	DOUGLAS AVE	BLUSKYES ASSET MANAGEMENT
138	2627	DOUGLAS AVE	PHILLIPS STEVEN &
139	2627	DOUGLAS AVE	CRUZ GUSTAVO
140	2627	DOUGLAS AVE	NGUYEN LE BA
141	2627	DOUGLAS AVE	FINKENBINER JONATHAN & JULIE
142	2627	DOUGLAS AVE	MCELROY HOWARD WYNNE
143	2627	DOUGLAS AVE	HENNIG GWEN
144	2627	DOUGLAS AVE	MOORE DARLA ANN
145	2627	DOUGLAS AVE	BETANCOURT ADRIANA
146	2627	DOUGLAS AVE	GREY BRANDON
147	2627	DOUGLAS AVE	TRAN LINDA VAN
148	2627	DOUGLAS AVE	GUZMAN MARIO C
149	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
150	2627	DOUGLAS AVE	PETE LEO A

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2627	DOUGLAS AVE	HESS CRAIG
152	2627	DOUGLAS AVE	BORROEL JOHN III &
153	2627	DOUGLAS AVE	TRAN LINDA V
154	2627	DOUGLAS AVE	PARKS HUNTER S
155	2627	DOUGLAS AVE	MCHUGH JOHN
156	2627	DOUGLAS AVE	DEJEAN GERALD G
157	2627	DOUGLAS AVE	OLGUIN ISRAEL
158	2627	DOUGLAS AVE	LEUNG WAI KUEN &
159	2627	DOUGLAS AVE	QUINTANILLA JOE
160	2627	DOUGLAS AVE	GANDY JASON
161	2627	DOUGLAS AVE	COLEMAN RONALD M &
162	2627	DOUGLAS AVE	RODRIGUEZ GRACIELA
163	2627	DOUGLAS AVE	SHIPLEY BENJAMIN SCOTT
164	2627	DOUGLAS AVE	GOLDBERG RUTH
165	2627	DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
166	2627	DOUGLAS AVE	HERRERA JUAN LOPEZ &
167	2627	DOUGLAS AVE	WILLIAMS SANDIE
168	2627	DOUGLAS AVE	LACEY CATHRYN
169	2627	DOUGLAS AVE	COLEMAN RONALD M & JULIE
170	2627	DOUGLAS AVE	CAKAJ ILIR
171	2627	DOUGLAS AVE	MCHUGH JOHN
172	2627	DOUGLAS AVE	SHUEY LAURA M &
173	2627	DOUGLAS AVE	SEVILLA MANAGEMENT LLC
174	2627	DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
175	2627	DOUGLAS AVE	LOPEZ ZULEMA
176	4323	BROWN ST	HERNANDEZ DANIELLA N
177	4323	BROWN ST	TILLERY JAMES WAYNE
178	4323	BROWN ST	BROWNE JOSE A
179	4323	BROWN ST	PARRA BERTHA
180	4323	BROWN ST	PFLANZER PARTNERS LTD
181	4323	BROWN ST	PFLANZER PARTNERS LTD

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	4323 BROWN ST	AGUILAR ROXANA PALACIOS &
	183	4323 BROWN ST	PRINCIPE SELENE A TRUST AGREEMENT &
	184	4323 BROWN ST	SOISSON CHRISTIAN
	185	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
	186	4323 BROWN ST	SLAGLE JODY GLYN
	187	4323 BROWN ST	PFLANZER PARTNERS LTD
	188	4323 BROWN ST	STEPHAN JERALD M
	189	4323 BROWN ST	CASTRO GEORGE L
	190	4323 BROWN ST	CUMMINGS JOHN LYNN
	191	4323 BROWN ST	MERCADO EDUARDO V
	192	4323 BROWN ST	PARRA MARITHZA
	193	4323 BROWN ST	GERST KRISTIN
	194	4323 BROWN ST	SOTELO ALFREDO H &
	195	4323 BROWN ST	BUSTAMANTE CESAR MEDINA