

**FILE NUMBER:** Z234-290(LG/MP)      **DATE FILED:** July 19, 2024  
**LOCATION:** North corner of Maple Avenue and Amelia Avenue  
**COUNCIL DISTRICT:** 2  
**SIZE OF REQUEST:** 21,649 square feet      **CENSUS TRACT:** 48113000407

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**REPRESENTATIVE:** James Scott, Studio Mas Architects

**OWNER:** HBRE Holdings, LLC

**REQUEST:** An application for 1) an amendment to Planned Development Subdistrict No. 145 within Planned Development District No. 193, the Oak Lawn Special Purpose District; and 2) a Specific Use Permit for a bank or savings and loan office with drive-in window service.

**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related to setbacks, design standards, and landscaping to develop the site with a bank or savings and loan office with drive-in window service use.

**STAFF RECOMMENDATION:** 1) **Approval** of an amendment to Planned Development Subdistrict No. 145, subject to staff's recommended conditions; and 2) **approval** of a Specific Use Permit for a bank or savings and loan office with drive-in window service for a five-year period, subject to a site plan, a landscape plan, and staff's recommended conditions.

**PD No. 193:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

**PD No. 193 Yard, Lot, and Space:**

[dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf](https://dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf)

**PDS 145 within PD No. 193:**

[https://dallascityhall.com/departments/city-attorney/Articles/PDF//Div%20S-145%20\[Part%20I\]%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/PDF//Div%20S-145%20[Part%20I]%20PD%20193].pdf)

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development Subdistrict No. 145 within Planned Development District No. 193, the Oak Lawn Special Purpose District, and is currently undeveloped.
- The existing zoning district allows a number of retail and commercial uses based on the GR General Retail Subdistrict. However, the specific conditions of the PDS limit the massing and design of what can be developed on site in practice.
- To develop a bank or savings and loan office with a drive-in window, the applicant requests alterations to the PDS as well as a Specific Use Permit. The use of bank or savings and loan office is permitted by right within the GR Subdistrict, but the inclusion of the drive-in window necessitates an SUP, according to PD 193.
- The applicant proposes to modify the following primary provisions of the PDS:
  - Reduce the distance a structure can be from the northeast boundary from 103 feet to 98 feet.
  - Not specify masonry for required screening.
  - Allow outside speakers for the purpose of the drive through bank.
  - Add sidewalk and transparency standards.
- Staff recommends alternative conditions to enhance the public realm. These standards would increase transparency, ensure safe and activated sidewalks, and reduce driveway sizes.
- The applicant proposes a site plan and landscape plan, both associated with the SUP.

**Zoning History:**

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

1. **Z201-126:** On April 14, 2021, City Council approved an application for a Planned Development District for IR Industrial Research District uses and standards on property zoned an IR Industrial Research District, located on the southwest corner of Maple Avenue and Medical District Drive.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / Proposed ROW</b>
Maple Avenue	Community Collector	Existing ROW, 42' of pavement  Bike Plan
Amelia Avenue	Local Street	-

**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, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant’s request.

With the inclusion of staff’s recommended conditions, the request complies with the following land use goals and policies of the Comprehensive Plan:

**TRANSPORTATION ELEMENT**

**GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

**Policy 4.2.2** Promote a network of on-street and off-street walking and biking paths.

**Policy 4.2.3** Promote efficient, cost-effective and environmentally friendly movement of vehicles.

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.2** Define urban character in downtown and urban cores.

**Policy 5.1.4** Enhance visual enjoyment of public space.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**ENVIRONMENT ELEMENT**

**GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY**

**Policy 6.3.1** Promote green building practices.

**Policy 6.3.3** Limit vehicle miles traveled.

**Comprehensive Environmental and Climate Action Plan (CECAP)**

**Goal 3:** Dallas' communities have access to carbon-free, affordable, transportation options.

**T15** Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The staff recommended conditions which include ROW design standards support the low carbon and mode split goals of CECAP.

**Area Plan:**

**The 360 Plan**

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Uptown area of the plan.

The recommended urban design standards meet the 360's strategy to Promote Great Placemaking through the following goals:

- 1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE**
- 2 ACTIVATE THE PUBLIC REALM**

Staff's recommended conditions for transparency, enhanced sidewalks, and public amenities all contribute to the 360 plan's placemaking and urban design goals.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Undeveloped
<b>Northwest</b>	LC Subdistrict within PD No. 193	Multiple-family
<b>Northeast</b>	MF-2 Multiple Family Subdistrict within PD No. 193	Duplex
<b>Southeast</b>	PDS 115 within PD No. 193	General merchandise or food store > 3500 sqft
<b>Southwest</b>	PD No. 1051	Surface parking

**Land Use Compatibility:**

The area of request consists of an undeveloped lot of less than half an acre.

Property to the northwest of the site is built out as multiple-family. Northeast of the site there is a duplex. Southeast across Amelia, there is a general merchandise or food store greater than 3,500 square feet. Southwest across Maple, there is a surface parking lot associated with Parkland Hospital.

The proposed use would be complementary with the surrounding area, provided staff recommended conditions are included.

Staff recommends changes to the requirements for a development plan and a landscape plan. In the case of the proposed use, an SUP Site Plan and SUP Landscape Plan must be submitted and must regulate the bank with drive in window use. Under the recommended changes, the remaining by right uses would not require a development plan, but would have to meet all of the requirements of the PDS. These uses are already compatible with the site and surrounding area. A development plan would not offer significant oversight of other by-right uses, considering the specificity of the PDS would only allow a building footprint and layout that generally matches the existing plans. Under the conditions the building must be located nearly 100 feet from the northeast property line and height is limited to just 36 feet, which generally corresponds to the development plan on file today.

## Development Standards

(Existing PDS changes from base highlighted in yellow, proposed changes to the PDS highlighted in blue)

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Base GR</u></b> <b><u>PD No. 193</u></b>	10' 25' above 36'	10' / 25'	Studio 100 1 BR 125 2 BR 150 +1 +25	2.5	120'	80% res 80% nonres
<b><u>Existing PDS</u></b> <b><u>145</u></b> <b><u>PD No. 193</u></b>	10' on Maple 5' on Amelia with ped scale projections	10' / 25' (No rear on AOR) No primary buildings within 103 feet of northeast boundary	Studio 100 1 BR 125 2 BR 150 +1 +25	0.8 total 0.37 retail 0.19 restaurant 0.14 bar	36'	80% res 80% nonres
<b><u>Proposed PDS</u></b> <b><u>145</u></b> <b><u>PD No. 193</u></b>	10' on Maple 5' on Amelia with ped scale projections	10' / 25' (No rear on AOR) No primary buildings within 103 98 feet of northeast boundary	Studio 100 1 BR 125 2 BR 150 +1 +25	0.8 total 0.37 retail 0.19 restaurant 0.14 bar	36'	80% res 80% nonres

## Design Standards

The applicant proposes a design standards section, and staff recommends additional inclusions in this section.

- **Sidewalks**: The applicant's request calls for sidewalks with a minimum of six unobstructed feet with a five-foot landscape buffer, with allowances to reduce the buffer when in conflict with utilities. In this language, all sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- **Transparency**: The applicant's request calls for 20% transparency on street facing facades. They also request to allow 40% open screening between the facades and the street.
  - Staff's recommendation is to only allow this 40% open screening if the underlying transparency behind it is increased to 50%.

- Staff recommendation, entries: Staff recommends that the two street-facing facades must each have an entrance that accesses the street with an improved path connecting to the sidewalk. This shortens walking distance for residents and activates the sidewalk throughout the block and is important on a main street such as Maple Avenue.
- Staff recommendation, Driveways: Staff recommends only an exit-driveway is permitted on Maple Avenue and recommends a maximum width of 16 feet for this access point. Staff also recommends only one two-way access approach is permitted on Amelia Street, with a maximum width of 26 feet where it crosses a sidewalk.
- Staff recommendation, sidewalk buffers: Staff recommends vertical buffering between parking and driving surfaces and sidewalks with either 3 feet of landscaping or 3 feet of bollards.

### **Landscaping:**

The existing PDS includes a landscape plan that generally meets the requirements of Part 1 Landscaping.

The proposed landscape plan associated with the SUP meets many requirements of Part 1 but is deficient in terms of street trees. Staff does acknowledge the difficulty created by utilities for meeting typical requirements, so staff recommends alternate language which would require the improvements to the applicant's landscape plan as follows:

- On Maple Avenue, staff recommends a minimum of four medium or large trees within the first 25 feet of the property line, in keeping with Part 1 frequency, but allowing them to be set back farther than the street, due to utility conflicts.
- On Amelia Street, staff recommends a minimum of 8 small trees. This would be an increase on the 6 required by Part 1 but is likely the maximum frequency given utilities and visibility triangles.

These are important inclusions for advancing walkability on this corridor while allowing some flexibility in the face of existing conditions.

### **Parking:**

In general, the parking requirements in existing PDS generally default to Part I of PD No. 193. The only change the existing PDS makes to Part 1, is permitting a 1 to 110 ratio for restaurant without drive through uses, in comparison to 1 to 100 in the base code. Staff recommends maintaining this provision.

**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 within an "I" MVA area.



**List of Officers**

**HBRE Holdings, LLC**

William E. Lowe – President

Lance C. Bigham – Chief Financial Officer

**PROPOSED PD CONDITIONS**  
**Division S-145. PD Subdistrict 145.**

**SEC. S-145.101. LEGISLATIVE HISTORY.**

PD Subdistrict 145 was established by Ordinance No. 31095, passed by the Dallas City Council on January 9, 2019. (Ord. 31095)

**SEC. S-145.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 145 is established on property located at the north corner of Maple Avenue and Amelia Street. The size of PD Subdistrict 145 is 0.5197 acres. (Ord. 31095)

**SEC. S-145.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and 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,

(1) **ALTERNATIVE FINANCIAL ESTABLISHMENT** means a car title loan business or money services business. An alternative financial establishment does not include state or federally chartered banks, community development financial institutions, savings and loans, credit unions, or regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code. If a regulated lender licensed in accordance with Chapter 342 of the Texas Finance Code also offers services as a credit access business under Chapter 393 of the Texas Finance Code, that business is an alternative financial establishment.

(2) **CAR TITLE LOAN BUSINESS** means an establishment that makes small, short-term consumer loans secured by a title to a motor vehicle.

(3) **MONEY SERVICES BUSINESS** means a business that provides or assists a consumer in obtaining a payday cash advance, payroll advance, short-term cash loan, short-term cash advance, instant payday cash advance, short-term money loan services, or similar services to individuals for a specified fee.

(4) **STOOP** means a small porch that may include stairs leading to the entrance of a residence.

(5) **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. (Ord. 31095)

**SEC. S-145.104. EXHIBITS.**

The following exhibits are incorporated into this division:

- (1) Exhibit S-145A: development plan.
- (2) Exhibit S-145B: landscape plan. (Ord. 31095)

**SEC. S-145.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit S-145A). If there is a conflict between the text of this division and the development plan, the text of this division controls. (Ord. 31095)

Staff Recommendation:

~~SEC. S-145.104. EXHIBITS.~~

~~The following exhibits are incorporated into this division:~~

- ~~(1) Exhibit S-145A: development plan.~~
- ~~(2) Exhibit S-145B: landscape plan. (Ord. 31095)~~

~~SEC. S-145.105. DEVELOPMENT PLAN.~~

~~Development and use of the Property must comply with the development plan (Exhibit S-145A). If there is a conflict between the text of this division and the development plan, the text of this division controls. (Ord. 31095)~~

~~No development plan is required. the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.~~

**SEC. S-145.106. 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 GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail 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 GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

- (b) The following main uses are prohibited:
  - Alternative financial establishment.
  - Dance hall.

- Drive-through restaurant.
- All motor vehicle related uses.
- Pawn shop.

(c) The following uses may not be located on a roof top:

- Bar, lounge, or tavern.
- Restaurant without drive-in or drive-through service.

(d) The only use allowed within **103 98** feet of the northeast boundary line of the subdistrict is surface parking and a trash enclosure.

(e) Uses must remain closed to the public between 12:00 a.m. (midnight) and 6:00 a.m. daily. (Ord. 31095)

**SEC. S-145.107. ACCESSORY USES.**

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. (Ord. 31095)

**SEC. S-145.108. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(b) Front yard. Minimum front yard is 10 feet on Maple Avenue and five feet on Amelia Street. Stoops, steps, handrails, guardrails, planters, patios, shade structures, transformers and other utility equipment, benches and other pedestrian seating, pots, raised planters, sculptures, and other decorative landscape features may project a maximum of five feet into the required front yard.

(c) Floor area.

(1) Maximum floor area for a retail use is 8,000 square feet.

(2) Maximum floor area for a restaurant without drive-through service use is 4,000 square feet.

(3) Maximum floor area for a bar, lounge, or tavern use is 1,800 square feet.

(d) Floor area ratio. Maximum floor area ratio is 0.8.

(e) Height. Maximum structure height is 36 feet. (Ord. 31095)

**SEC. S-145.109. 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) Restaurant without drive-in or drive-through service requires a minimum of one parking space per 110 square feet of floor area.
- (c) Maximum height of light fixtures ~~located in the surface parking area shown on the development plan~~ is eight feet. (Ord. 31095)

**SEC. S-145.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

- (a) See Article VI.
- (b) All light fixtures must be designed to direct the light source downward and away from adjoining properties. (Ord. 31095)

**SEC. S-145.111. LANDSCAPING.**

- (a) Landscaping must be provided ~~as shown on the landscape plan (Exhibit S-145B)~~ in accordance with Part I of this article.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 31095)

**SEC. S-145.112. SCREENING.**

- (a) A minimum eight-foot ~~solid masonry wall~~ solid screening fence is required to screen surface parking along a portion of the northeast boundary of this subdistrict ~~as shown on the landscape plan.~~
- (b) A minimum six-foot solid screening fence is required to screen surface parking along a portion of the northwest boundary of this subdistrict ~~as shown on the landscape plan.~~ (Ord. 31095)

**SEC. S-145.113. DESIGN STANDARDS**

- (a) Sidewalks.
  - 1. A minimum six foot-wide unobstructed sidewalk with a minimum five-foot wide-buffer is required along all street frontages. The required landscape buffer width may be reduced only when existing utilities conflict with the full width.

2. Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk.

**Staff Recommendation:**

(b) Ground level transparency. Ground-level of building should provide a minimum of 20% transparency for all street-facing facades. If a street facing façade has over 50% transparency, screening materials that are more than 40% open are permitted between the transparent surface and the street.

(c) Ground floor entries. All street-facing facades must have an entrance that accesses the street with an improved path connecting to the sidewalk.

(d) Driveways. Driveway access permitted on Maple Avenue may only be for exiting vehicles, with a maximum width of 16 feet where it crosses a sidewalk. One two-way access approach is permitted on Amelia Street, with a maximum width of 26 feet where it crosses a sidewalk.

(e) Except within a visibility triangle, where public sidewalks abut any driving surface, off-street or on-street loading area, or parking surface the following buffering must be used:

(1) Landscaping plantings with a minimum height of 36 inches; or

(2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(b) Ground level transparency. Ground-level of buildings should provide a minimum of 20% transparency for all street-facing facades. Screening materials that are more than 40% open are permitted between the transparent surface and the street.

**SEC. S-145.114. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 31095)

**SEC. S-145.115. 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) ~~Outdoor speakers are prohibited.~~

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

31095)

**SEC. S-145.116. 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, 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. (Ord. 31095)







## PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this SUP is a bank or savings and loan office with a drive-thru window.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended.

**Staff Recommendation:**

3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance.)

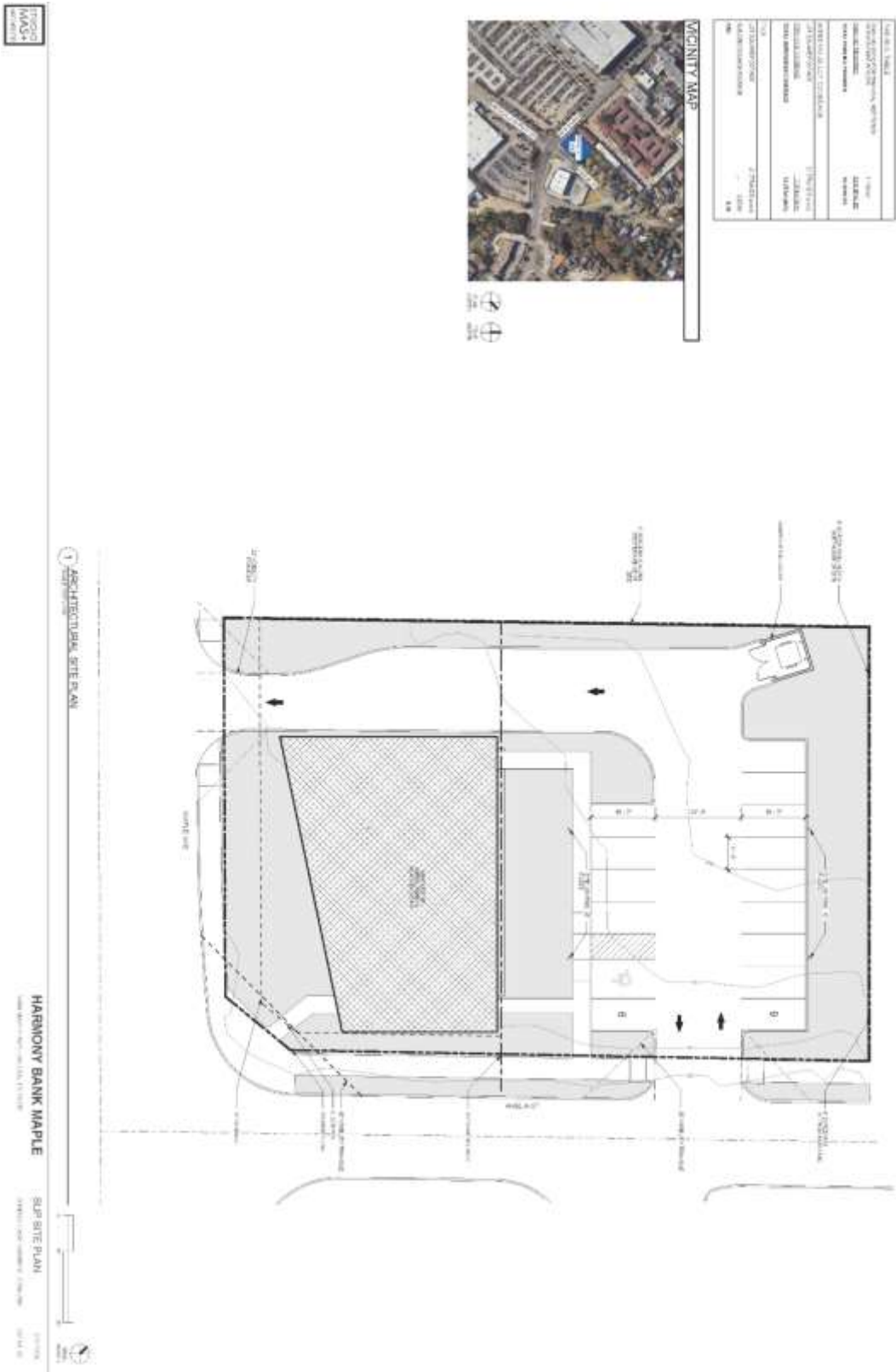
4. LANDSCAPING: Landscaping must be provided as on the attached site plan prior to the issuance of a certificate of occupancy for a bank or savings and loan office to use a drive-thru window.

**Staff Recommendation:**

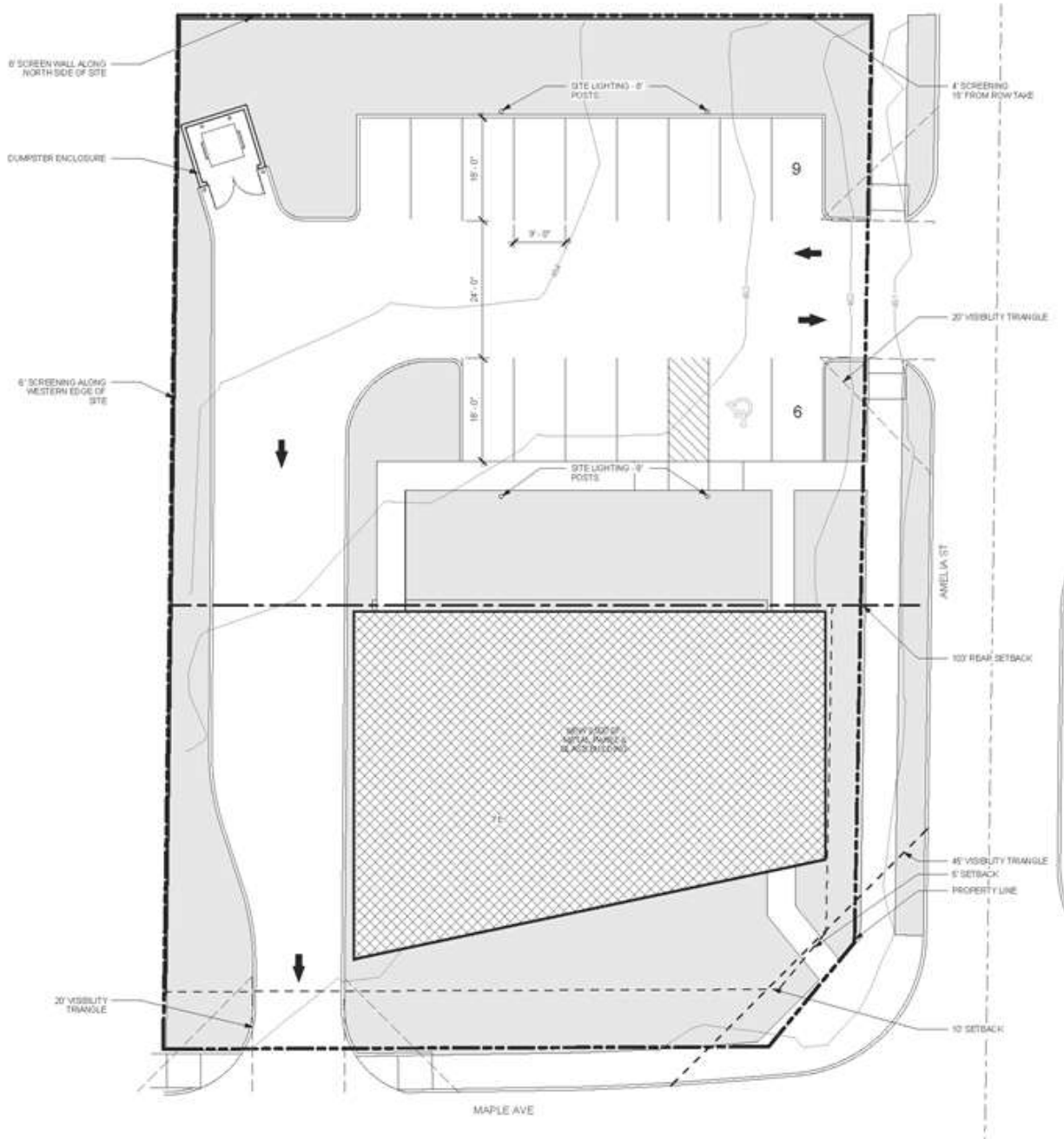
4. Landscaping must be provided in accordance with the following conditions and with the attached landscape plan prior to the issuance of a certificate of occupancy for a bank or savings and loan office to use a drive-thru window.
  - i. Along Maple Avenue, a minimum of four medium or large trees are required within the first 25 feet of the property line.
  - ii. Along Amelia Street, a minimum of eight small trees are required within the tree planting zone within the parkway.

5. HOURS OF OPERATION: Monday - Friday 8:00 AM - 5:00 PM.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

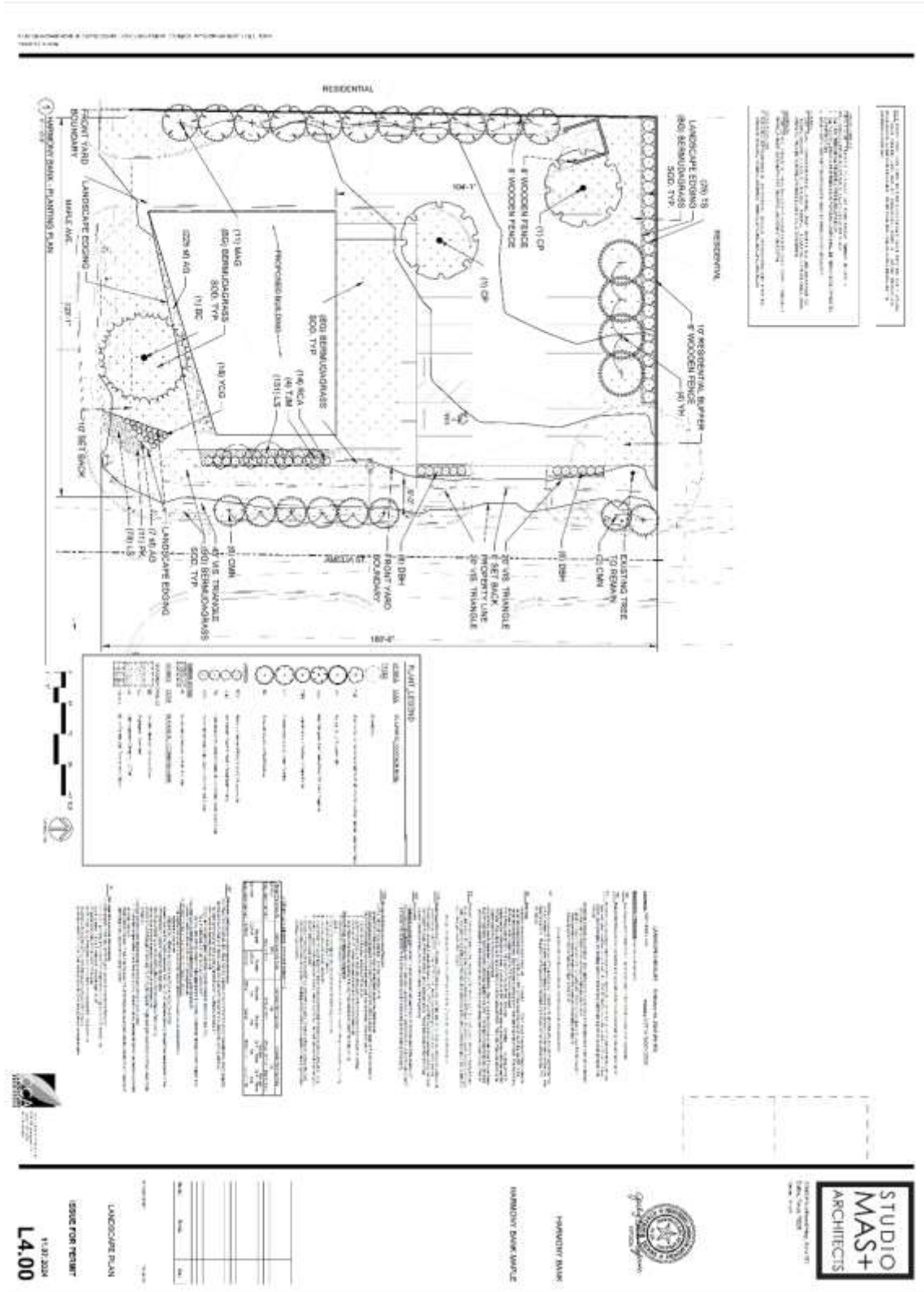
# PROPOSED SUP SITE PLAN



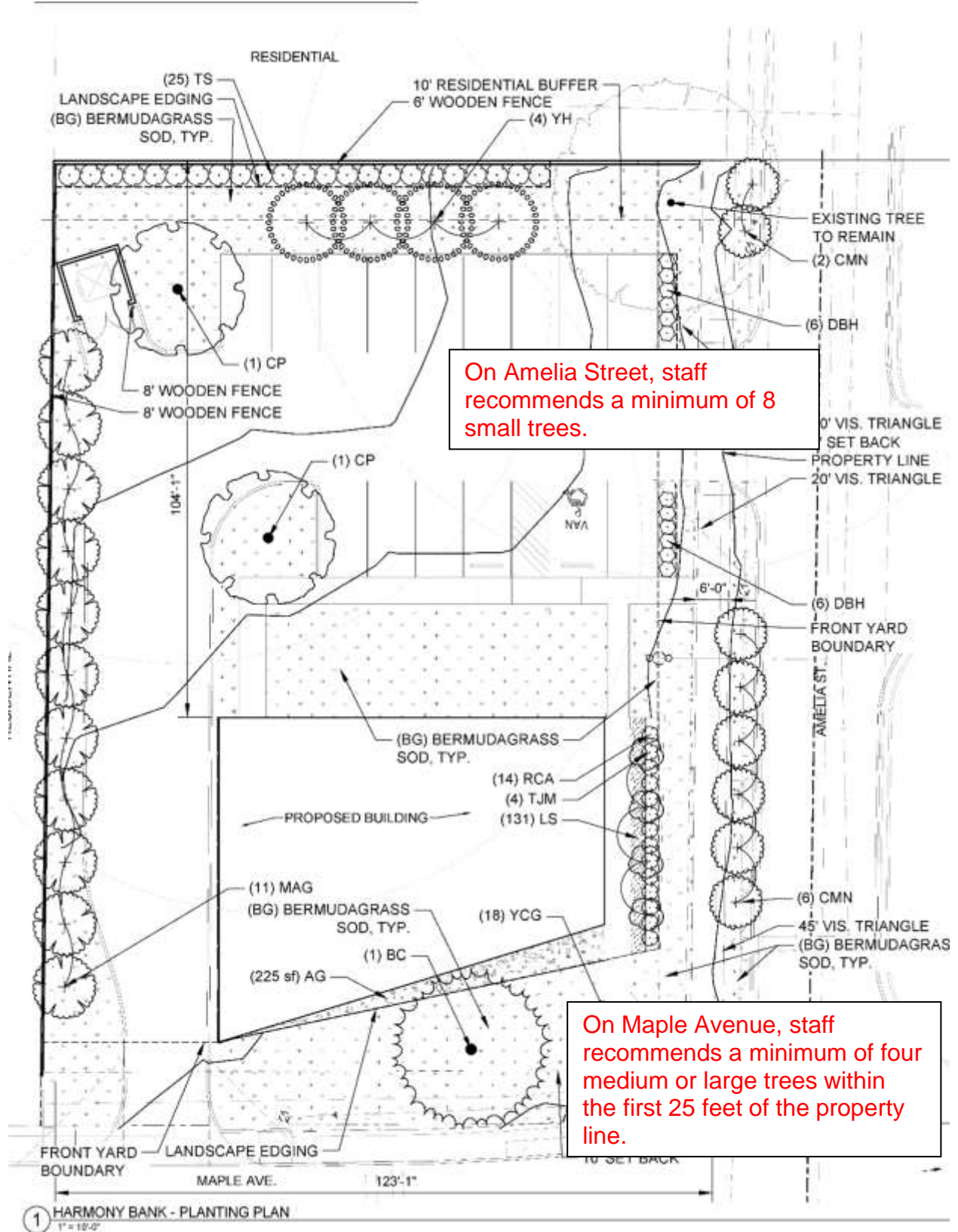
### PROPOSED SUP SITE PLAN – ENLARGED



PROPOSED SUP LANDSCAPE PLAN

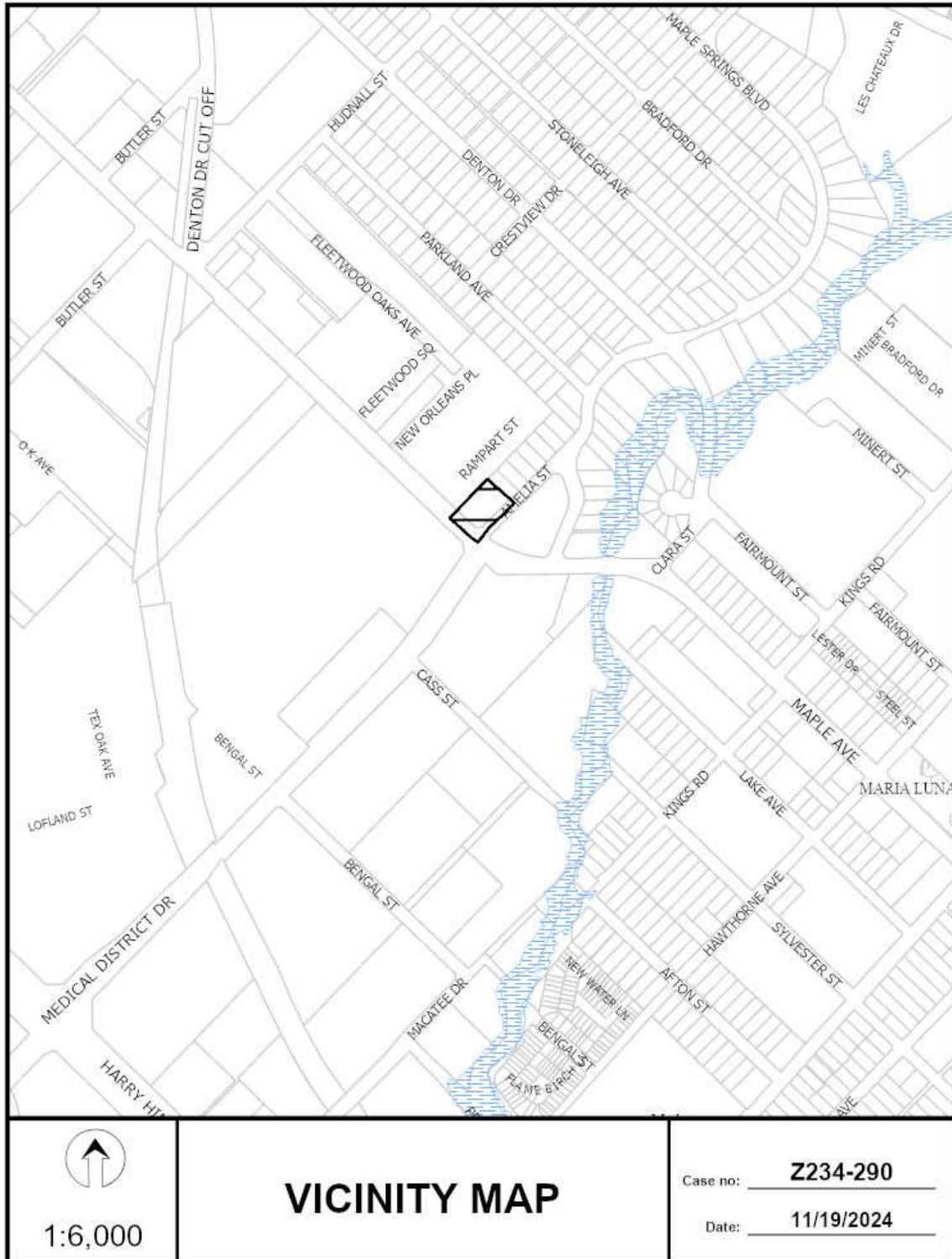


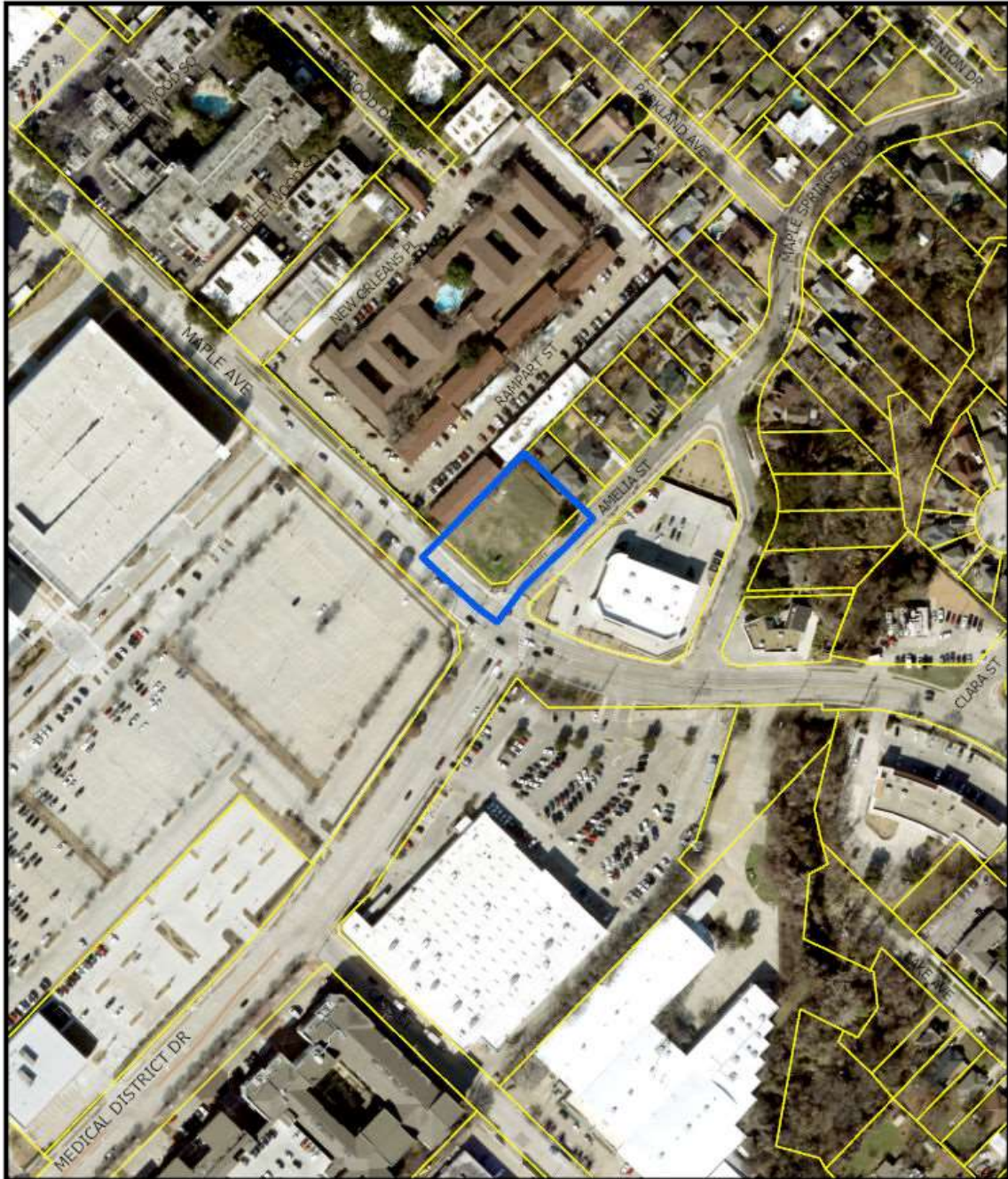
PROPOSED SUP LANDSCAPE PLAN – ENLARGED



On Amelia Street, staff recommends a minimum of 8 small trees.

On Maple Avenue, staff recommends a minimum of four medium or large trees within the first 25 feet of the property line.





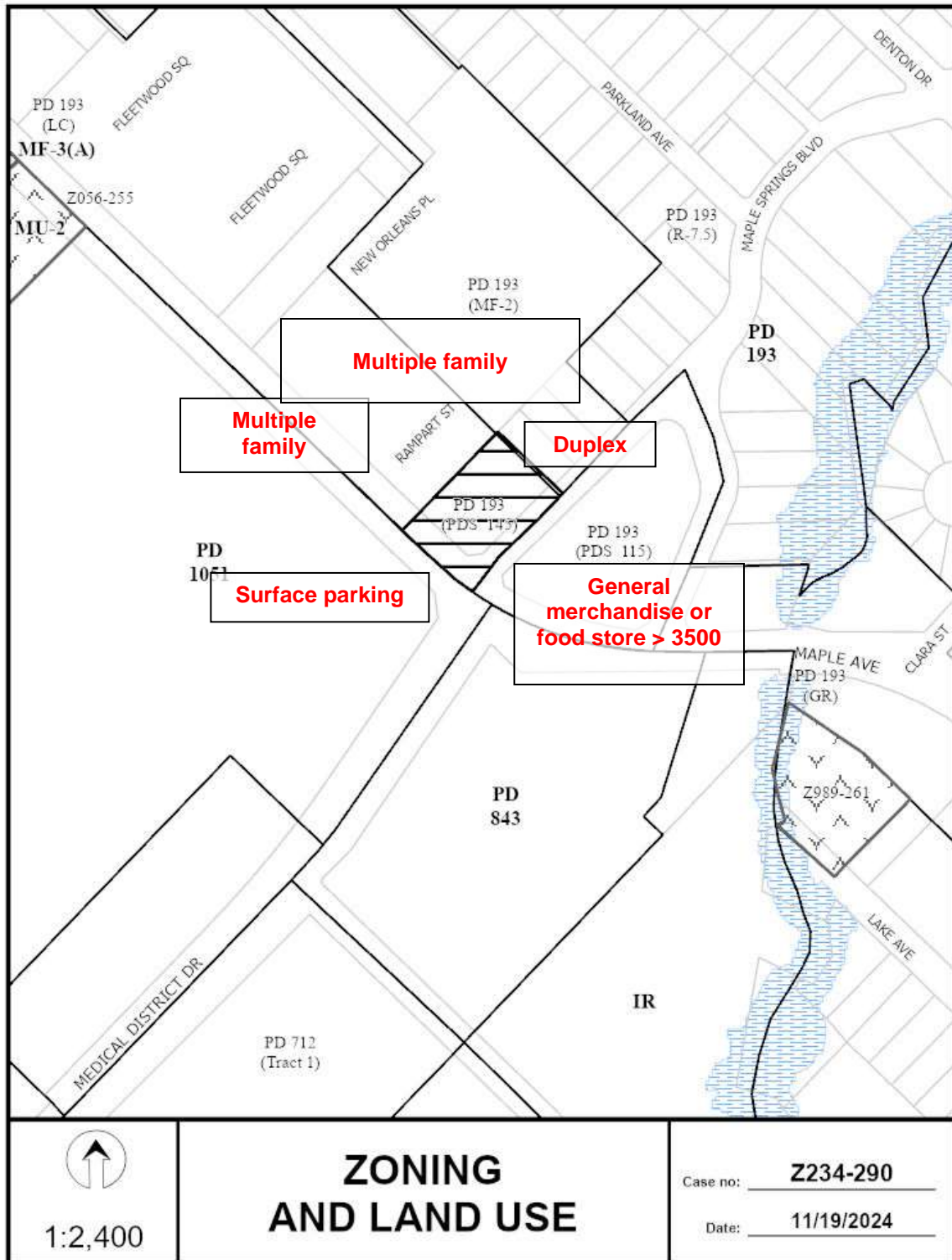
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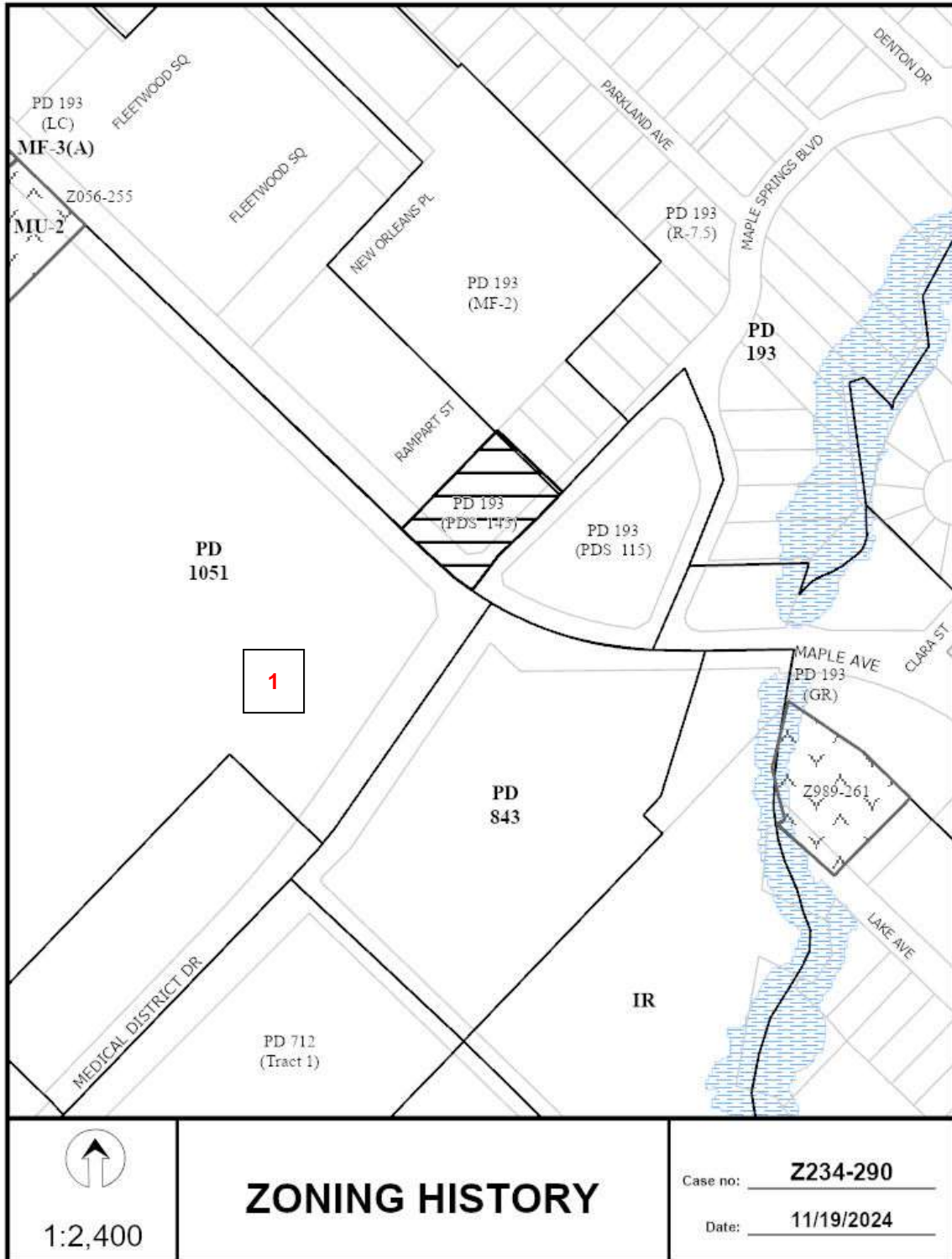
## AERIAL MAP

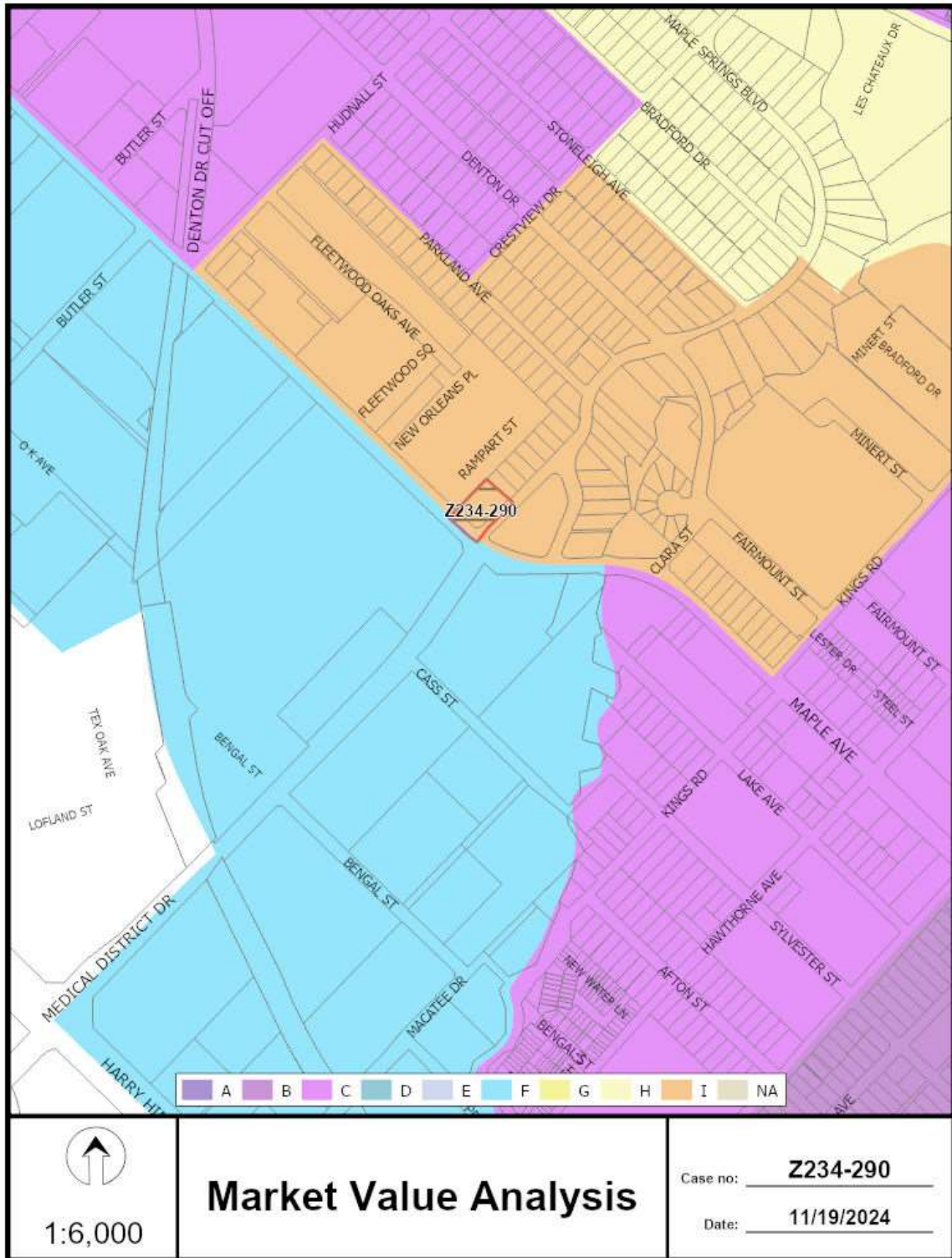
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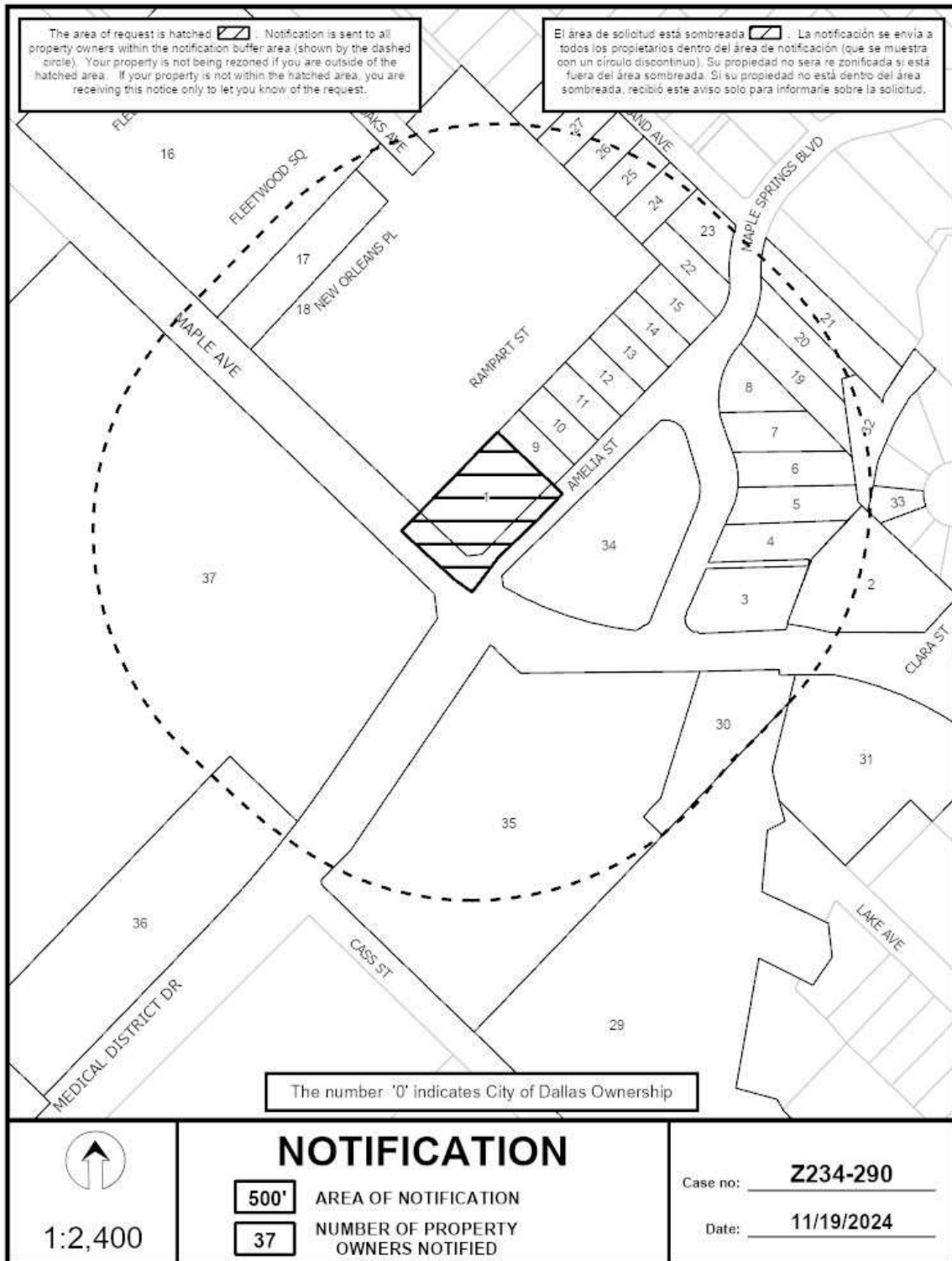
Date: 11/19/2024











11/19/2024

***Notification List of Property Owners******Z234-290******37 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5004 MAPLE AVE	HBRE HOLDINGS LLC
2	4810 MAPLE AVE	TCG MMB INVESTORS LLC
3	4906 MAPLE AVE	DREKAJ DAVID
4	2510 MAPLE SPRINGS BLVD	GONZALES HERMINIA E
5	2514 MAPLE SPRINGS BLVD	BALDWIN PHILIP M
6	2518 MAPLE SPRINGS BLVD	BROOKER RICHARD I V
7	2600 MAPLE SPRINGS BLVD	LAVES BARRY A
8	2612 MAPLE SPRINGS BLVD	SPARKS GLENN C &
9	2515 AMELIA ST	KENNEWELL LAUREN
10	2521 AMELIA ST	MCNEILL CHARLES &
11	2523 AMELIA ST	AYALA ANTHONY
12	2527 AMELIA ST	AMARASINGHAM RUBEN &
13	2603 AMELIA ST	HERNANDEZ EDWARD R
14	2605 MAPLE SPRINGS BLVD	CAWTHON JOEL ALEXANDER &
15	2611 MAPLE SPRINGS BLVD	TORRES JUANITA SUAREZ
16	5225 FLEETWOOD OAKS DR	HOCTOR TIC LLC &
17	5120 MAPLE AVE	STAR COMMISSARY LLC
18	5010 MAPLE AVE	SAN CARLOS ASSOC LP
19	2616 MAPLE SPRINGS BLVD	SPARKS GLENN C
20	2620 MAPLE SPRINGS BLVD	DRABLOS SCOTT C & KELLY P B
21	2624 MAPLE SPRINGS BLVD	LARA PEDRO
22	2615 MAPLE SPRINGS BLVD	AYALA JOSEFINA L EST OF
23	2619 MAPLE SPRINGS BLVD	DERRY DALE LYNN
24	5009 PARKLAND AVE	SALMON JAMES DAVID &
25	5011 PARKLAND AVE	MARTINEZ ELIZABETH TR
26	5015 PARKLAND AVE	REYES ROBIN

Z234-290(LG/MP)

11/19/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5103 PARKLAND AVE	STULL DOMINIC
28	5107 PARKLAND AVE	ROTH BEN A
29	4714 CASS ST	KALOGRIDIS REAL EST LTD
30	4821 MAPLE AVE	MAGIC CARPET LTD
31	4807 MAPLE AVE	Taxpayer at
32	4800 FAIRMOUNT ST	MAEDC
33	4819 FAIRMOUNT ST	MEJIA JUAN FRANCISCO &
34	4930 MAPLE AVE	BR UPTOWN DALLAS INVEST 1 LLC &
35	4901 MAPLE AVE	KROGER TEXAS LP
36	2311 MEDICAL DISTRICT DR	DALLAS COUNTY HOSPITAL DIST DBA
37	5101 MAPLE AVE	DALLAS COUNTY HOSPITAL DISTRICT