

FILE NUMBER: Z234-154(MB) **DATE FILED:** January 11, 2024
LOCATION: Southwest corner of West Illinois Avenue and Knoxville Street.
COUNCIL DISTRICT: 1
SIZE OF REQUEST: 6.55 acres **CENSUS TRACT:** 48113010808

REPRESENTATIVE: Karl Crawley [Masterplan]
OWNER: Brian Sandoval [Templo de Alabanza]
APPLICANT: Adrian Iglesias [Generation Housing Partners, LLC]
REQUEST: An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District.
SUMMARY: The purpose of the request is to allow development of multifamily housing.
STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. The property is currently developed with a church.
- The lot has frontage on West Illinois Avenue and Knoxville Street.
- The applicant proposes to develop this property with multifamily.
- To accomplish this, they request an MF-1(A) Multifamily District.

Zoning History:

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

1. **Z201-274:** On October 13, 2021, City Council approved an application for an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Illinois Avenue	Principal Arterial	80 feet / 100 feet Bike Plan
Knoxville Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 1.1.7 Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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 4 Attract and Retain the Middle Class

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

Goal 6 Enhance Rental Housing Options

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

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Church
North	R-7.5(A) with SUP No. 472	Junior college
South	Planned Development District No. 420	Single family
East	R-7.5(A)	Single family
West	CR Community Retail with Deed Restrictions [Z123-154]	Medical clinic or ambulatory surgical center

Land Use Compatibility:

The area of request is currently developed with a church. The site is bordered by R-7.5(A) Single Family to the north and east. To the north is a junior college, and to the east is single family housing. To the west, the site is bordered by a CR Community Retail District with deed restrictions [Z123-154], currently developed with a medical clinic. To the south is Planned Development District No. 420, which contains single-family housing.

The site is currently zoned an R-7.5(A) Single Family District. This district is recognized as suitable for single family residential. The applicant proposes an MF-1(A) Multifamily District which would allow for the development of multifamily housing, which is prohibited under the existing R-7.5(A) district.

Staff finds that the requested district and proposed development are compatible with the surrounding uses. The MF-1(A) district is the least intensive of the multifamily residential districts, with larger minimum lot sizes compared to MF-2(A) or greater, and a maximum structure height of 36 feet. The neighboring PD No. 420 is an example of higher-density, small lot-size single family development which would be compatible with a neighboring MF-1(A) district, and the proposed district would not conflict with the adjacent CR Community Retail District or the junior college to the north of the site. It should be noted that PD No. 420 also has a maximum structure height of 36 feet.

Additionally, there is an MF-2(A) Multifamily District and an existing MF-1(A) district within the vicinity of the area of request. The site is served by two DART bus routes and is approximately 1.6 miles west of the DART Westmoreland rail station on the Red Line. The area of request is also identified within the 2006 *forwardDallas! Comprehensive Plan*

as being in the urban neighborhood vision building block. As such, staff considers the proposal compatible with the surrounding uses.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) Single Family District and the proposed MF-1(A) Multifamily District. It should be noted that the MF-1(A) district contains development bonuses available for projects that provide mixed income units under the Mixed Income Housing Development Bonus (MIHDB) program. While the applicant has not indicated an intent to use the MIHDB, it is available by-right in this district.

District	Setback		DU Density / Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	Single Family: 5' Other structures: 10' side / 15' rear	Min. Lot Size 7,500 sf	30 feet	45% res., 25% non-res.	-	Single family
Proposed: MF-1(A)	15'	Single family: 0' side, 10' rear Duplex: 5' side, 10' rear Multifamily: 10' side, 15' rear ¹	No max DU density Single family & Duplex: Min. 3,000 sf Multifamily: 1,000 sf no separate bedroom, 1,400 sf one bedroom, 1,800 sf two bedrooms, +200 sf each additional bedroom	36 feet With provision of MIH ³ : 85 feet	60% res, 25% nonres With provision of MIH ³ : 85% res	Residential proximity slope ²	Multifamily

¹ 10' rear yard allowed when backed upon CR district.

² If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district.

³ 5% of units at income band 1 (80-100% Area Median Family Income) based on current "I" MVA area.

Land Use Comparison

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

LEGEND

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

	Existing	Proposed
Use	R-7.5(A)	MF-1(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	R-7.5(A)	MF-1(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Hotel or motel		
Extended stay hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		

	Existing	Proposed
Use	R-7.5(A)	MF-1(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Alcoholic beverage establishment		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		

	Existing	Proposed
Use	R-7.5(A)	MF-1(A)
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★

	Existing	Proposed
Use	R-7.5(A)	MF-1(A)
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the base off-street parking requirement for multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if

the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

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 within an "I" MVA area.

List of Officers

TEMPLO DE ALABANZA

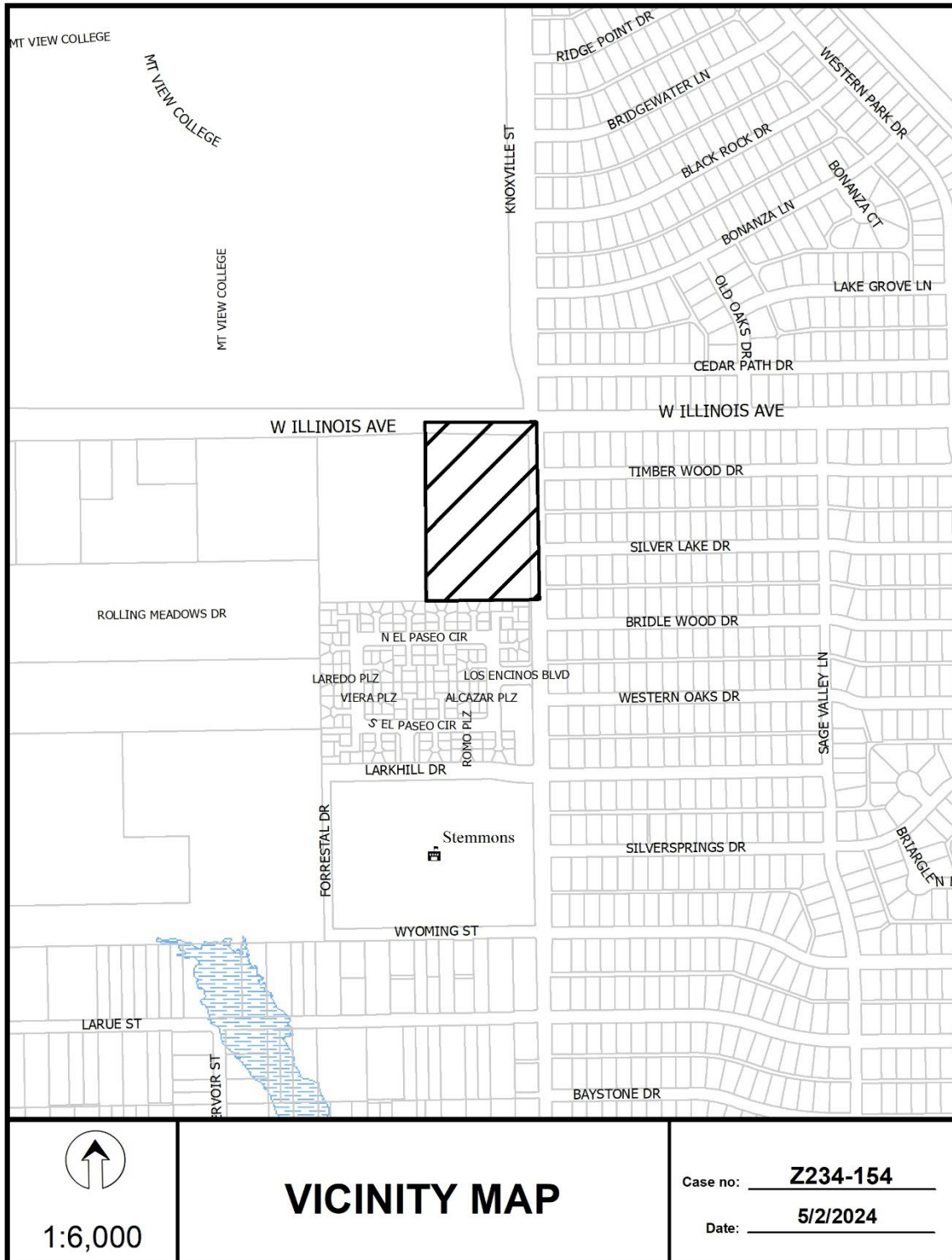
Brian Sandoval, Executive Pastor

GENERATION HOUSING, LLC

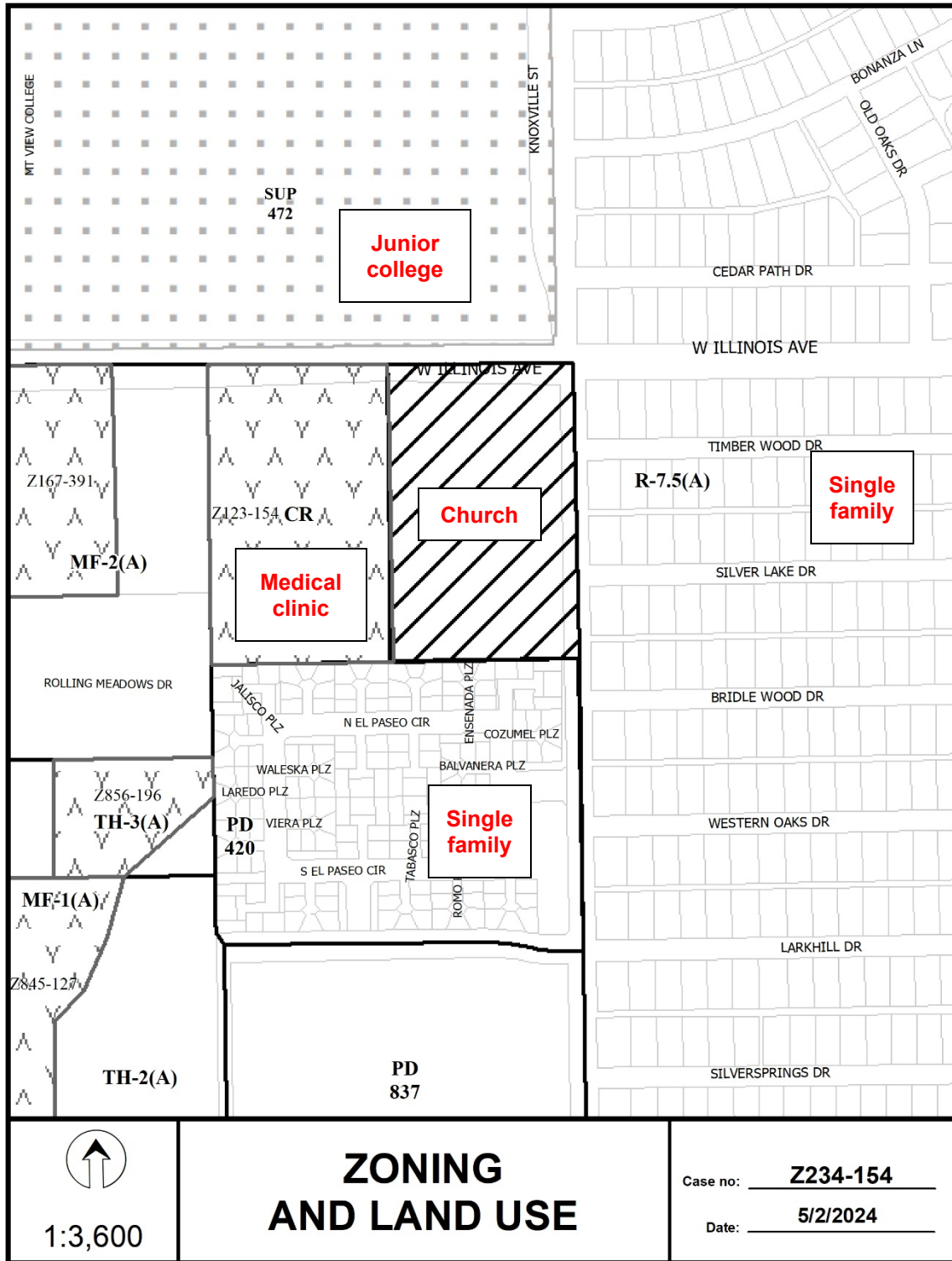
Adrian Iglesias, Principal

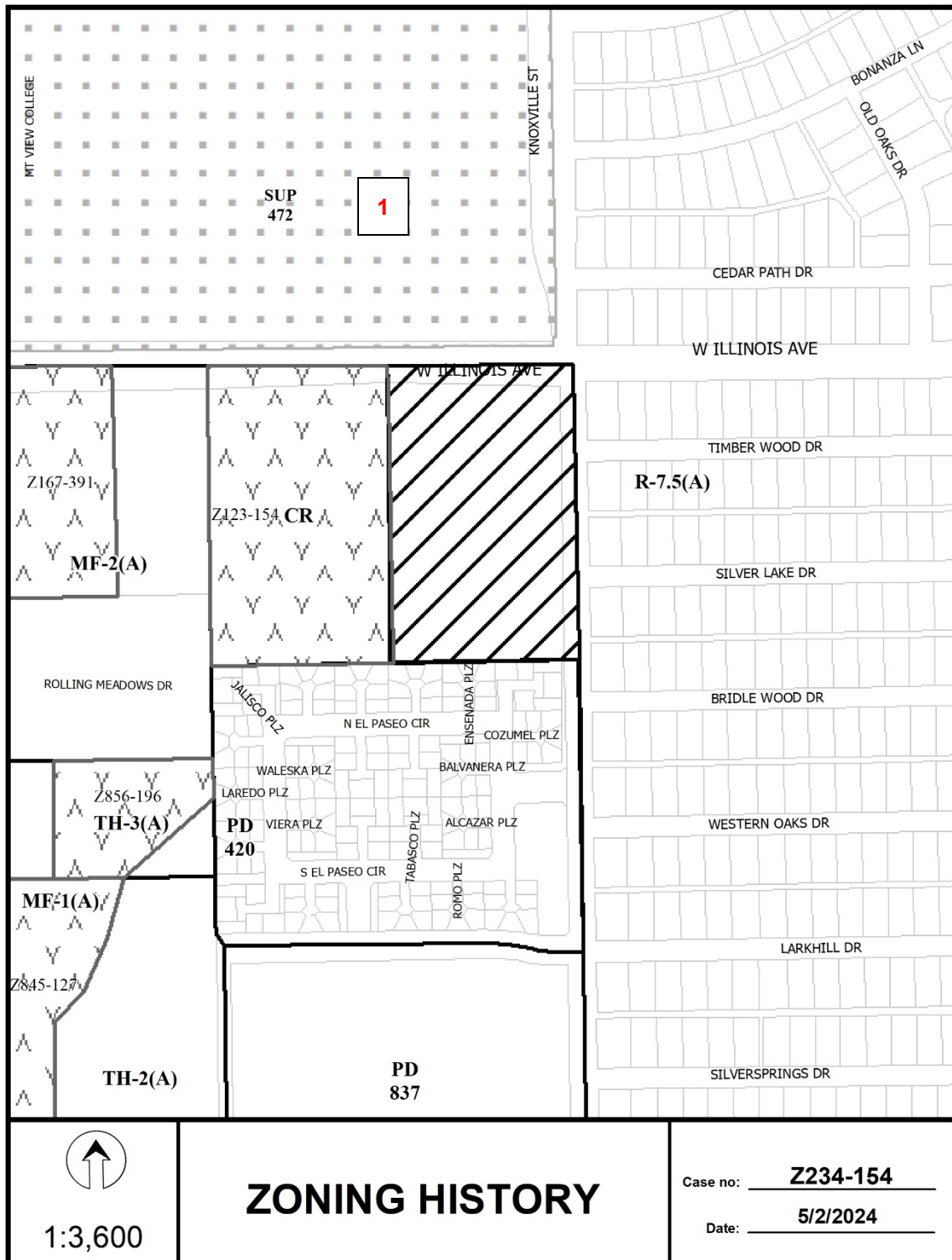
Chris Applequist, Principal

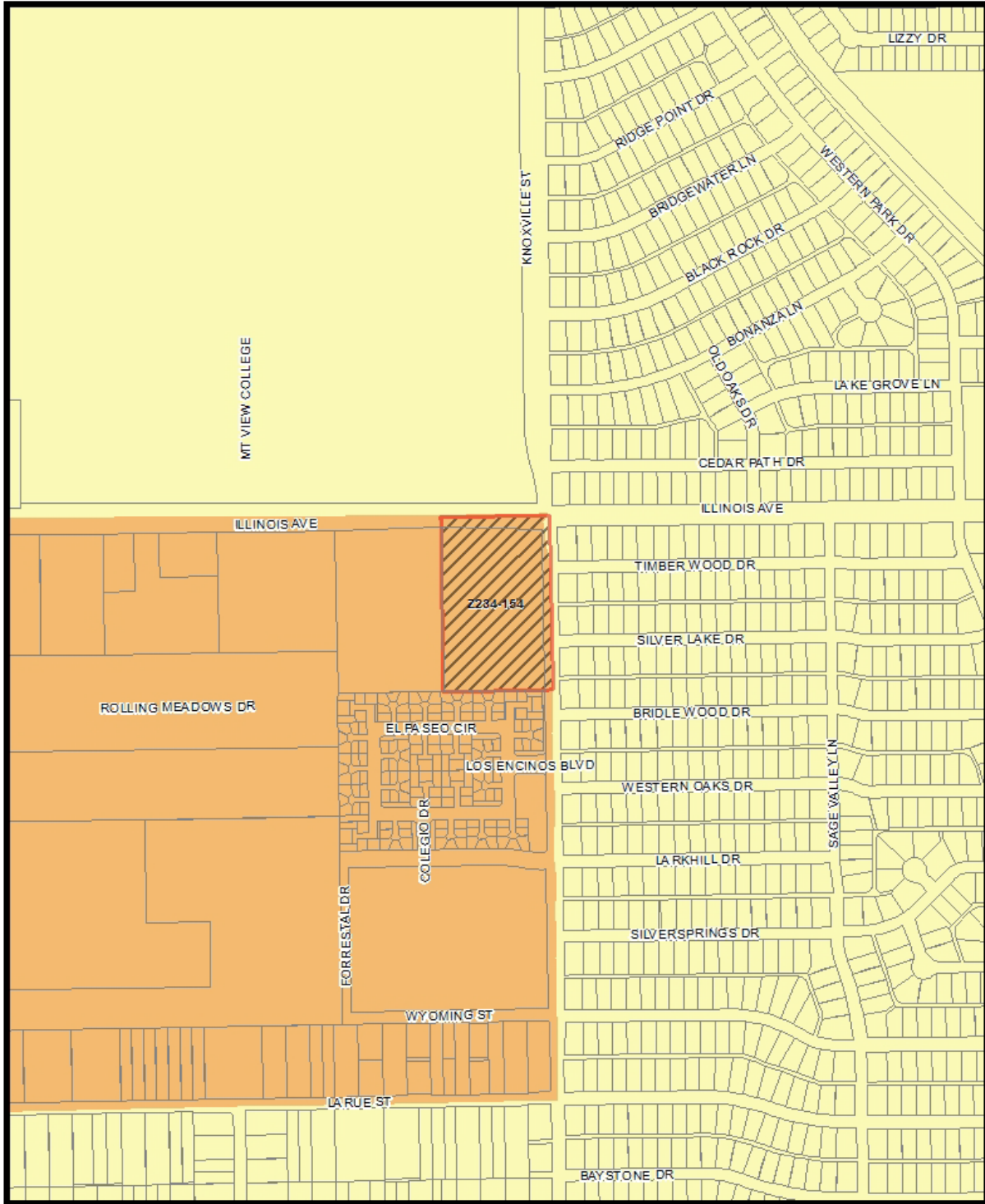
Travis Barber, Development Associate









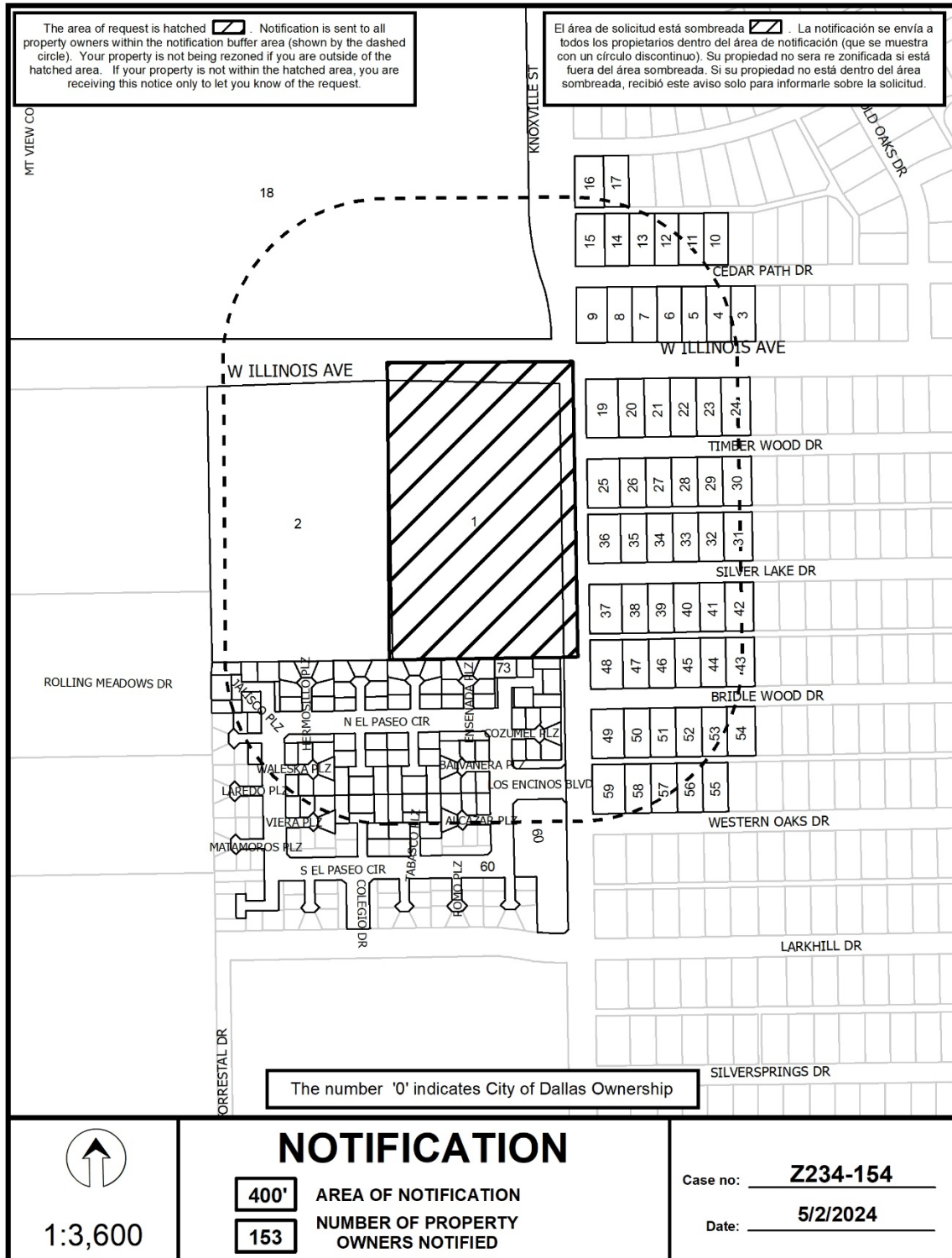


Market Value Analysis A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 5/2/2024



05/02/2024

Notification List of Property Owners***Z234-154******153 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4710 W ILLINOIS AVE	TEMPLO DE ALABANZA
2	4732 W ILLINOIS AVE	LBU HOLDINGS INC
3	4638 CEDAR PATH DR	BANKS WAYMON W
4	4644 CEDAR PATH DR	PEREZ JESUS &
5	4650 CEDAR PATH DR	CIGARRIA & ROSA MARIA
6	4656 CEDAR PATH DR	PASTOR FIDEL & GUADALUPE
7	4662 CEDAR PATH DR	BOONE EDWIN E
8	4668 CEDAR PATH DR	CIGARROA ROSA M & CARLOS
9	4674 CEDAR PATH DR	WATERS MARGIE NELL
10	4645 CEDAR PATH DR	PEREZ JOSEFINA
11	4651 CEDAR PATH DR	ORTIZ MARIA L
12	4657 CEDAR PATH DR	SORTO EFRAIN ERNESTO
13	4663 CEDAR PATH DR	CIGARROA ROSA M
14	4669 CEDAR PATH DR	SANCHEZ JULIO C
15	4675 CEDAR PATH DR	STANDIFER PATRICIA LILLY
16	4666 BONANZA LN	COFFEY DONALD EUGENE &
17	4660 BONANZA LN	CUELLAR NOE JESUS
18	4849 W ILLINOIS AVE	DALLAS COLLEGE
19	4687 TIMBER WOOD DR	SILVA MANUEL R LIFE EST EST OF &
20	4681 TIMBER WOOD DR	GONZALEZORTIZ JOSE JESUS &
21	4677 TIMBER WOOD DR	CORONADO TERESA & JOHN PAUL
22	4671 TIMBER WOOD DR	LEIJAMEDINA AZAEL
23	4667 TIMBER WOOD DR	MANRIQUE JULIO
24	4661 TIMBER WOOD DR	RENDON EDNA & ISMAEL
25	4688 TIMBER WOOD DR	RIVERA DAVID ALEJANDRO
26	4682 TIMBER WOOD DR	BLAKE MICHELLE IVETTE GARCIA &

05/02/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4678 TIMBER WOOD DR	CONTRERAS JUANITA LF EST
28	4672 TIMBER WOOD DR	AYALA MIGUEL A &
29	4668 TIMBER WOOD DR	WHITE MYRTLE & WILLIAM
30	4662 TIMBER WOOD DR	TORRES RODOLFO R EST OF
31	4661 SILVER LAKE DR	PECHCHOMPOO SURASAK &
32	4667 SILVER LAKE DR	ROBALINO GRACIELA
33	4671 SILVER LAKE DR	SOUTHAMMAVONG KAM
34	4677 SILVER LAKE DR	KHOUTHONG KOM
35	4681 SILVER LAKE DR	PHAXAY KOU I & KHAMPHOUK
36	4687 SILVER LAKE DR	SAYSANASONGKHAM SONEKHAM &
37	4686 SILVER LAKE DR	PINTOR JOSE
38	4680 SILVER LAKE DR	DELGADO MARTHA G &
39	4676 SILVER LAKE DR	SOUVANNARATH PHONEVILAY &
40	4670 SILVER LAKE DR	OUDOMVILAY LAMPHAN
41	4666 SILVER LAKE DR	SAYSANASONGKHAM SENG
42	4660 SILVER LAKE DR	MEDRANO CONNIE
43	4661 BRIDLE WOOD DR	WHITEHEAD TERESSIA B
44	4665 BRIDLE WOOD DR	CERDA-MARTINEZ SALVADOR
45	4671 BRIDLE WOOD DR	ORTEGA MARIA DELCARMEN
46	4675 BRIDLE WOOD DR	GARCIA URBANO & AURELIA
47	4681 BRIDLE WOOD DR	RAMOS MARTIN &
48	4685 BRIDLE WOOD DR	JEWELL BETTY F
49	4686 BRIDLE WOOD DR	VINEYARD EFFIE E
50	4682 BRIDLE WOOD DR	GONZALEZ MARTHA &
51	4676 BRIDLE WOOD DR	ORTIZ JOSE C & ETUX
52	4672 BRIDLE WOOD DR	MARROQUIN LEOPOLDO C &
53	4666 BRIDLE WOOD DR	VALDEZ ROSA &
54	4662 BRIDLE WOOD DR	ALCANTAR VIDAL & EVELIA
55	4665 WESTERN OAKS DR	COLLAZO JAIME
56	4669 WESTERN OAKS DR	VILLANUEVA ORALIA O
57	4675 WESTERN OAKS DR	PUENTE MARTIN & SILVIA

05/02/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4679 WESTERN OAKS DR	LOPEZ JOSE ISMAEL &
59	4685 WESTERN OAKS DR	LUDWIG KUNIKO MARGARET
60	4700 LOS ENCINOS BLVD	LOS ENCINOS HOMEOWNERS
61	102 COZUMEL PLAZA	NATIONWIDE HOUSE BUYERS LLC
62	104 COZUMEL PLAZA	C&C RESIDENTIAL PROPERTIES INC
63	106 COZUMEL PLAZA	PALM SAMUEL
64	108 COZUMEL PLAZA	MORENO JOSE
65	105 COZUMEL PLAZA	RODRIGUEZ ENID
66	103 COZUMEL PLAZA	JUAREZ MIGUEL HERNANDEZ &
67	101 COZUMEL PLAZA	LUCILA EDITA
68	206 DELICIAS PLAZA	SANCHEZ MILTON &
69	210 DELICIAS PLAZA	RODRIGUEZ MARIA SANDRIA
70	214 DELICIAS PLAZA	SIRIVITHAYAPAKORN KOBCHA
71	215 DELICIAS PLAZA	WELLS OLIVER C & ELNORA J
72	209 DELICIAS PLAZA	BONILLA MILTON A
73	205 DELICIAS PLAZA	DALS PROPERTIES LLC
74	302 ENSENADA PLAZA	CSH PROPERTY ONE LLC
75	304 ENSENADA PLAZA	ARNS INVESTMENT LLC
76	306 ENSENADA PLAZA	PERRYMON SHERICE LYNETTE
77	308 ENSENADA PLAZA	BERMEA RAQUEL A
78	305 ENSENADA PLAZA	SFR JV 1 2021 1 BORROWER LLC
79	303 ENSENADA PLAZA	AARM3 LLC
80	301 ENSENADA PLAZA	DELGADO ABRAHAM PONCE &
81	402 FLORENCIA PLAZA	POOLE CATHERINE &
82	404 FLORENCIA PLAZA	MOKE GLOIRE
83	406 FLORENCIA PLAZA	KEATON ADDIE
84	408 FLORENCIA PLAZA	SHARMA NITIN
85	405 FLORENCIA PLAZA	WILSON BRENDAN & QING C
86	403 FLORENCIA PLAZA	SHARMA NITIN KUMAR
87	401 FLORENCIA PLAZA	PEREZ PORFIRIO & SAN JUANA
88	502 GUAYMAS PLAZA	GONZALEZ LAZARO

05/02/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	504 GUAYMAS PLAZA	BUTTS TAMEKA
90	506 GUAYMAS PLAZA	ACOSTA EDGAR
91	508 GUAYMAS PLAZA	ARROYO MIGUEL A & IRMA G
92	505 GUAYMAS PLAZA	HORNBECK OTIS J
93	503 GUAYMAS PLAZA	RAMIREZ ALBERTO
94	501 GUAYMAS PLAZA	SIMPSON GAYLA
95	602 HERMOSILLO PLAZA	KOOC CARLOS
96	604 HERMOSILLO PLAZA	TELLEZ KAREN
97	606 HERMOSILLO PLAZA	HURTADO GISELLE ESTEFANY
98	608 HERMOSILLO PLAZA	PINE GROVE RESIDENTIAL
99	605 HERMOSILLO PLAZA	LANDEROS DAVID DIAZ &
100	603 HERMOSILLO PLAZA	GUTIERREZ MARIA V
101	601 HERMOSILLO PLAZA	MENDEZ MARIANA MEZA &
102	705 JALISCO PLAZA	CARDIEL HERMELINDA
103	709 JALISCO PLAZA	SERIES 709 JALISCO PLAZA
104	715 JALISCO PLAZA	RS RENTAL IIIA LLC
105	714 JALISCO PLAZA	VAZQUEZ RICARDO & NICOLE MARILYN
106	710 JALISCO PLAZA	CERDA HORACIO JR &
107	706 JALISCO PLAZA	2310 ROCK STREET LLC
108	805 ISLA VERDE PLAZA	CONN PAUL E &
109	809 ISLA VERDE PLAZA	TANGUMA ROBERT
110	804 ISLA VERDE PLAZA	HAWKIN DEWEY LLC
111	2301 BALVANERA PLAZA	NACHAMPASSAK SENG PHET
112	2303 BALVANERA PLAZA	PEARLES JUAN M
113	2305 BALVANERA PLAZA	AO PROPCO 1 LLC
114	2308 BALVANERA PLAZA	BATISTE MICHELLE
115	2306 BALVANERA PLAZA	BALCARCEL FLOR
116	2304 BALVANERA PLAZA	ONE CLEAR KEY PROPERTY
117	2302 BALVANERA PLAZA	SALAZAR EUSEBIO
118	1601 ALCAZAR PLAZA	DESANTIAGO UBALDO & SOCORRO
119	1605 ALCAZAR PLAZA	SMITH AISHA

05/02/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1608 ALCAZAR PLAZA	BROOKS FRENNIE E
121	1704 TABASCO PLAZA	COMONFORT MARCO A
122	1706 TABASCO PLAZA	BORTONI MANUEL S
123	1708 TABASCO PLAZA	VEGA MIGUEL A JR
124	1705 TABASCO PLAZA	SILURANTINE HECTOR
125	1703 TABASCO PLAZA	GILBERT CATRENA N
126	1804 URUAPAN PLAZA	AGUSTIN JOANNA ROSE CABRERA &
127	1806 URUAPAN PLAZA	VALLEJO JUAN J
128	1808 URUAPAN PLAZA	YELURU ANOOP
129	1805 URUAPAN PLAZA	PERALTA JENNIFER &
130	1908 VIERA PLAZA	HERNANDEZ RAFAEL DELAPARRA
131	1903 VIERA PLAZA	REBOLLAR GREGORIO S
132	1901 VIERA PLAZA	THOMPSON JOEL
133	2002 WALESKA PLAZA	Taxpayer at
134	2004 WALESKA PLAZA	LUNA IRMA
135	2006 WALESKA PLAZA	RS RENTAL III A LLC
136	2008 WALESKA PLAZA	JULIA BERWICK PROPERTY LLC
137	2005 WALESKA PLAZA	GARY GWENDOLYN &
138	2003 WALESKA PLAZA	MENDOZA CHRISTINE &
139	2001 WALESKA PLAZA	EQUITY TRUST CO CUSTODIAN
140	2101 YUCATAN PLAZA	WILKINS LAURENCE DEAN
141	2103 YUCATAN PLAZA	SFR TEXAS ACQUISITIONS 3 LLC
142	2105 YUCATAN PLAZA	YAMAZAKI ICHIRO
143	2108 YUCATAN PLAZA	DELGADO JOHN D
144	2106 YUCATAN PLAZA	MORRIS DEBRA LIFE ESTATE
145	2104 YUCATAN PLAZA	WILLIAMS DEBRA
146	2102 YUCATAN PLAZA	GARZA CRISTINA &
147	2201 ZARAGOZA PLAZA	FALCON STEVEN P & MARIA A
148	2203 ZARAGOZA PLAZA	LOPEZ ALEJANDRO HERNANDEZ &
149	2205 ZARAGOZA PLAZA	RAMIREZ PEDRO
150	2208 ZARAGOZA PLAZA	RUIZ JORGE &

Z234-154(MB)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2206 ZARAGOZA PLAZA	HOSSU MARIUS R V & MARIA
152	2204 ZARAGOZA PLAZA	ROWLETT CAROLYN
153	2202 ZARAGOZA PLAZA	JULES ANSELMA