

FILE NUMBER: SPSD 223-001(JP) **DATE INITIATED:** November 22, 2022

LOCATION: Northwest corner of West Illinois Ave & South Zang Boulevard

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approximately 67.12 acres **CENSUS TRACT:** 62.00

REPRESENTATIVE: Andrew Ruegg of MASTERPLAN

APPLICANT: Brixmor Holdings 12 SPE LLC

OWNER: Brixmor Holdings 12 SPE LLC

REQUEST: An application to create a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR), located on the northwest corner of West Illinois Avenue and South Zang Boulevard.

SUMMARY: The purpose of this request is to create a new SPSD Special Provision Sign District for the Wynnewood Village Shopping Center to allow for a refreshed signage aesthetic to promote the economic success of the businesses within the district, attract the public to the goods and services available in the district, and preserve historical and architectural character of signage in the district.

STAFF RECOMMENDATION: Approval, subject to conditions

SSDAC RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION:

- In general, the purpose of Article VII, the sign ordinance, is to promote health, safety, welfare, convenience, and enjoyment of the public, and, in part to achieve safety, communications efficiency, and landscape quality and preservation. This purpose can be found in 51A-7.101.
- Special Provision Sign Districts (SPSDs) are overlay districts established for the purpose of enhancing, preserving, or developing the character, quality, and property values of areas unique character and special development potential, and to protect public welfare. The purpose and provisions for creating a special provision sign district can be found in 51A-7.500. These overlays are applied to the base zoning provisions for signs, either a business zoning district or a non-business zoning district. The base zoning provisions for the area of request are for a business zoning district. These provisions can be found in 51A-7.300.
- Special Provision Sign District permitting procedures require a Certificate of Appropriateness (CA) for all signs within the district as part of the permit review. In most of SSPDs, signs that do not meet the criteria for expedited review in 51A-7.505(3), require the CA to be issued through the Committee review process outlined in 51A-7.7.505(5). Signs reviewed by the Committee are evaluated by the Special Sign District Advisory Committee (SSDAC) and either approved or denied by City Plan Commission (CPC) based on the sign's appropriateness to the sign district, with special attention to economic structure, and its effect on surrounding properties.
- City staff held several meetings with applicant's representatives to offer signage that is consistent with other SSPDs and Article VII in general.
- The existing land use is comprised of retail, restaurant, and personal service uses and is currently zoned regional retail district (RR).
- The surrounding uses are as follows:

LOCATION	ZONING DISTRICT	USE
NORTH	R-7.5(A) Single Family District	Single Family
EAST	TH-3(A) Townhouse District MF-1(A) Multifamily District PD No. 894 MU-1 Mixed Use District	Vacant land, multifamily, church, motor vehicle fueling station
SOUTH	MF-1(A) Multifamily District R-7.5(A) Single Family District	Multifamily and single family
WEST	R-7.5(A) Single Family District LO-3 Limited Office District	Single family, open enrollment charter school, financial institution with drive-in window

STAFF ANALYSIS:

The proposed major signage is as follows:

TYPE OF SIGN	BASE ZONING	WYNNEWOOD SPSD
ALL SIGNS	No restrictions on color, material, or type styles	Same as base zoning
DETACHED, All	<ul style="list-style-type: none"> - Minimum of zero foot setback for monument signs - Detached signs require 200 feet radial separation 	<ul style="list-style-type: none"> - All detached signs must maintain a minimum setback of five feet. - Detached signs on the same premise must be located at least 100 feet apart
MONUMENT	<ul style="list-style-type: none"> - May not exceed 35-feet in height - No more than one per street frontage - May not Exceed 200 square feet in effective area 	<ul style="list-style-type: none"> - May not exceed 12-feet in height - May not exceed 25-feet in width
- Single-Tenant	- No Specific Regulations	<ul style="list-style-type: none"> - No more than one sign per stand-alone building in conjunction with a main use - Not permitted more than 50-feet from the public right-of-way - May not exceed 100 square feet in effective area
- Multi-Tenant	- No Specific Regulations	<ul style="list-style-type: none"> - maximum of two per street frontage, within 50 feet of public ROW, with minimum of 400-feet separation between each other - Signs located more than 50-feet from public ROW are permitted without limitations
- Subdivision Signs	<ul style="list-style-type: none"> - May not exceed 40 sf or six ft in height - Two per street entrance - May not be illuminated 	<ul style="list-style-type: none"> - A maximum of one per street entrance provided no other detached sign at entrance - May not exceed 60 sf or 8 ft in height - Signs may be illuminated - May contain non-commercial message
PYLON	- No Specific Regulations	- May not exceed 50-feet in height

		<ul style="list-style-type: none"> - May not exceed 1250-square feet in effective area - Maximum of one per street frontate within 500-feet of public ROW
MOVEMENT CONTROL	<ul style="list-style-type: none"> - May not exceed two feet in height - May not exceed two square feet in effective area - May be located anywhere - May not contain advertising or identification message 	<ul style="list-style-type: none"> - May not exceed eight feet in height - May not exceed thirty-two feet in effective area - May be located anywhere on the premise to promote pedestrian and vehicular wayfinding within the district. - May contain advertising or an identification message.
ATTACHED, Gen		<ul style="list-style-type: none"> - Securely attached to building or canopy
FLAT ATTACHED	<ul style="list-style-type: none"> - Primary - 25% of façade area for all signs - Secondary – 15% of façade area for all signs 	<ul style="list-style-type: none"> - Effective area calculations are based on the tenant lease space square footage - Conduit and raceways must be concealed
CANOPY	<ul style="list-style-type: none"> - No Specific Regulations 	<ul style="list-style-type: none"> - May not exceed 30 - square feet in effective area - May not project vertically more than three feet from the canopy - Maximum of one canopy sign per tenant façade - Concealed raceway
ARCADE	<ul style="list-style-type: none"> - No Specific Regulations 	<ul style="list-style-type: none"> - May not exceed six-square feet in effective area - May not exceed two feet in height
BLADE (Projecting Signs)	<ul style="list-style-type: none"> - May not exceed 20-square feet in effective area - One allowed if no detached signs present 	<ul style="list-style-type: none"> - May not exceed 30-square feet in effective area - Number of signs allowed based on tenant lease space square footage
WINDOW	<ul style="list-style-type: none"> - May now exceed 15% of the area of the window - Must be located in bottom 1/3 	<ul style="list-style-type: none"> - May not exceed four-feet in height or width - Lettering only in upper 2/3s of window

		- May not exceed more than 15 percent of the total window area
PAINTED APPLIED	No Specific Regulations	May cover up to 30 percent of the façade
LEGACY SIGNS	No Specific Regulations	

CA: SPSD 223-001(JP)

SSDAC Action:

January 09, 2024

CA: SPSD 223-001(JP)

MOTION: It was moved to **approve** the creation of a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR), located on the northwest corner of West Illinois Avenue and South Zang Boulevard.

Maker: Dumas
Second: Hardin
Result: Carried: 3 to 0

For: 3 - Peadon, Hardin, and Dumas
Against: 0 - none
Absent: 2 - Haqq and Webster
Conflict: 0 - none

Speakers: Andrew Ruegg and Brett Mike

SSDAC PROPOSED CONDITIONS

Wynnewood Village Sign District.

SEC. 51A-7.2401. DESIGNATION OF WYNNEWOOD VILLAGE SIGN DISTRICT.

(a) A special provision sign district is hereby created to be known as the Wynnewood Village Sign District.

(b) The Wynnewood Village Sign District is that area within the following described boundaries

(Section Omitted for brevity)

SEC. 51A-7.2402. PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of this district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of this district.
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district.
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area.
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section [51A-7.101](#). (Ord. Nos. 21114; 22019)

SEC. 51A-7.2403. DEFINITIONS AND INTERPRETATIONS.

(a) In this division:

(1) ARCADE SIGN means any sign that is mounted under a canopy or awning and is perpendicular to the building or accessory structure to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(2) BLADE SIGN means any sign that is mounted perpendicularly to a building or accessory structure and is not located under a canopy or awning.

(3) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building or accessory structure.

(4) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy and oriented parallel to the façade in which the canopy is mounted.

(5) DISTRICT OR THIS DISTRICT means the Wynnewood Village Sign District.

(6) FLAT ATTACHED SIGN means an attached sign projecting 18 inches or less from a building, and with a face parallel to the building façade.

(7) PAINTED APPLIED SIGN means a sign that is painted, or that is made to look painted, directly onto the face of the exterior facade of a building not including doors and windows. Signs of this type must naturally conform to the textured surface of the facade.

(8) PYLON SIGN means a detached multi-tenant monument sign that is more than twelve feet in height.

(9) WINDOW SIGN means a sign painted or affixed to a window.

(b) Except as otherwise provided in this section, the definitions contained in Sections [51A-2.102](#) and [51A-7.102](#) apply to this division. In the event of a conflict, this section controls. (Ord. Nos. 21114; 22019)

SEC. 51A-7.2404. SIGN PERMIT REQUIREMENTS.

(a) In general. Except as provided in this subsection, No person may alter, erect, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section [51A-7.207](#). A sign permit is not required to:

(1) Change the text on a changeable message sign, or a protective sign.

(2) Erect a non-illuminated sign with an effective area of 32 square feet or less.

(b) Sign permit procedures. Except as provided in this subsection, the procedures for obtaining a sign permit in Section [51A-7.505](#) apply in this district.

SSDAC PROPOSED CONDITIONS

(c) All attached and movement control signs shall be reviewed under the director procedure.

SEC. 51A-7.2405. GENERAL REQUIREMENTS FOR ALL SIGNS.

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

(b) All signs in this district must be premise signs or convey a noncommercial message.

SEC. 51A-7.2406. DETACHED SIGNS.

(a) Detached signs in general.

(1) All detached signs must maintain a minimum setback of five feet.

(2) Detached signs may only be:

- (A) monument signs;
- (B) pylon signs; or
- (C) movement control signs; or
- (D) subdivision signs.

(3) Detached signs on the same premise must be located at least 100 feet apart except that movement control signs do not have a minimum spacing requirement.

(b) Monument signs.

(1) No monument sign may:

- (A) exceed 12 feet in height.
- (B) exceed 25 feet in width.

(2) Single-tenant monument signs.

(A) Single-tenant monument signs located within 50 feet of the public right-of-way are limited to no more than one sign per stand-alone building in conjunction with a main use.

(B) Single-tenant monument signs are not permitted more than 50 feet from the public right-of-way.

SSDAC PROPOSED CONDITIONS

(C) Single-tenant monument signs may not exceed 100 square feet in effective area.

(3) Multi-tenant monument signs.

(A) A maximum of two multi-tenant monument signs per street frontage is permitted within 50 feet of the public right-of-way, provided that each multi-tenant monument sign is spaced 400 feet or more from one another.

(c) Pylon signs.

(1) No pylon sign may:

(A) exceed 50 feet in height.

(B) exceed 1,250 square feet in effective area.

(2) A maximum of one pylon sign per street frontage is permitted within 50 feet of the public right-of-way.

(d) Movement control signs. The regulations relating to the erection of movement control signs in this district are expressly modified as follows:

(1) No movement control sign may:

(A) exceed 9 feet in height.

(B) exceed thirty feet in effective area.

(2) May be located anywhere on the premise to promote pedestrian and vehicular wayfinding within the district.

(3) May contain advertising or an identification message.

(e) Subdivision signs.

(1) Subdivision signs are permitted as provided for in Section 51A-7.393(d), except as provided below:

(A) One subdivision sign is permitted per street entrance, provided no other detached signs are located at the entrance.

(B) Subdivision signs located more than 50 feet from the public right-of-way are permitted without quantity or spacing limitations.

(C) The maximum effective area of each subdivision sign may not exceed 60 square feet in effective area, excluding its supports.

(D) The highest part of a subdivision sign may not exceed eight feet in height.

(E) Subdivision signs may be illuminated.

(F) Subdivision signs may convey a non-commercial message.

SEC. 51A-7.2407. ATTACHED SIGNS.

- (a) Attached signs in general.
 - (1) Attached signs must be securely attached to the building or canopy.
 - (2) Attached signs may only be:
 - (A) Flat attached signs.
 - (B) Canopy signs.
 - (C) Arcade signs.
 - (D) Blade signs.
 - (E) Window signs.
 - (F) Painted applied signs.
- (b) Flat attached signs.
 - (1) No flat attached sign may:
 - (A) exceed one square foot of effective area per linear foot of the tenant lease space storefront, with a maximum of 75 square feet in effective area if the tenant lease space is equal to or below 10,000 square feet.
 - (B) exceed 300 square feet in effective area if the tenant lease space is above 10,000 square feet but less than 100,000 square feet.
 - (C) exceed 1,000 square feet in effective area if the tenant lease space is greater than 100,000 square feet.
 - (2) Electrical raceways and conduit must be concealed.
- (c) Canopy signs.
 - (1) No canopy sign may:
 - (A) exceed 30 square feet in effective area.
 - (B) project vertically more than three feet from the canopy.
 - (2) Maximum of one canopy sign per tenant facade.
 - (3) Must utilize a bottom-mount concealed raceway if illuminated.
- (d) Arcade signs.
 - (1) No arcade sign may:
 - (A) exceed six square feet in effective area.
 - (B) exceed two feet in height.

SSDAC PROPOSED CONDITIONS

- (2) Must be located ten feet above sidewalk or walkway if located in pedestrian area.
- (e) Blade signs.
 - (1) No blade sign may:
 - (A) exceed thirty square feet in effective area.
 - (2) Maximum of one blade sign per pedestrian entrance to building if the tenant lease space is less than 100,000 square feet.
 - (3) Maximum of three blade signs per pedestrian entrance to building if the tenant lease space is greater than 100,000 square feet.
 - (4) Must be located ten feet above sidewalk or walkway if located in pedestrian area.
 - (f) Window signs.
 - (1) No window sign may:
 - (A) exceed four feet in height.
 - (B) exceed four feet in width.
 - (C) exceed more than 15 percent of the total window area.
 - (2) Lettering with a transparent background is permitted within the upper two-thirds of any window or glass door.
 - (g) Painted applied signs.
 - Painted applied signs may cover up to 30 percent of the façade.

SEC. 51A-7.2408. LEGACY SIGNS.

The existing legacy Wynnewood sign located near the intersection of Wynnewood Plaza and Llewellyn shall not be removed by the intentional act of the owner and shall be maintained to preserve the historical aesthetics of the district. Maintenance shall not require the use of specific materials, finishes, or colors.

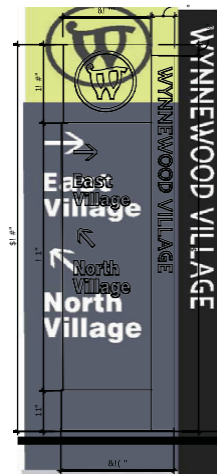
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DALLAS, TX

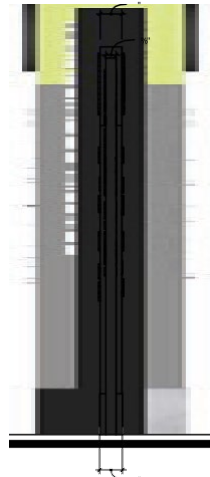
SIGNAGE ELEVATIONS

SEPTEMBER 18, 2023

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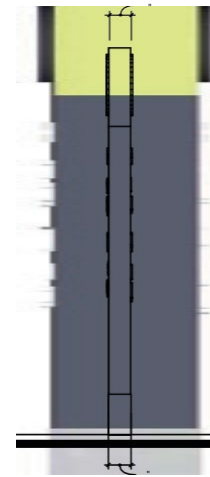
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SOUTH ELEVATION



EAST ELEVATION



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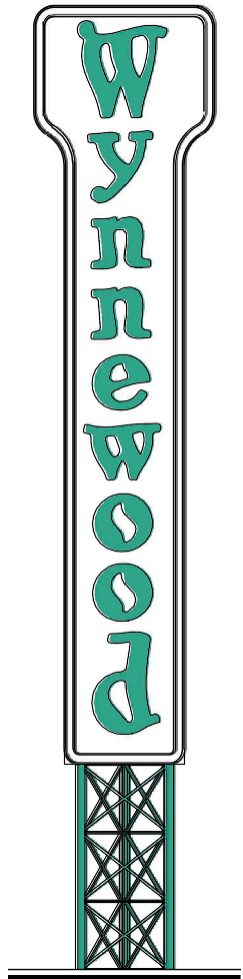
WYNNEWOOD VILLAGE

BRIXMOR

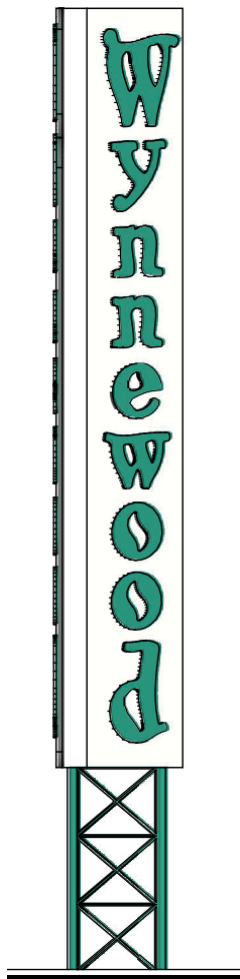
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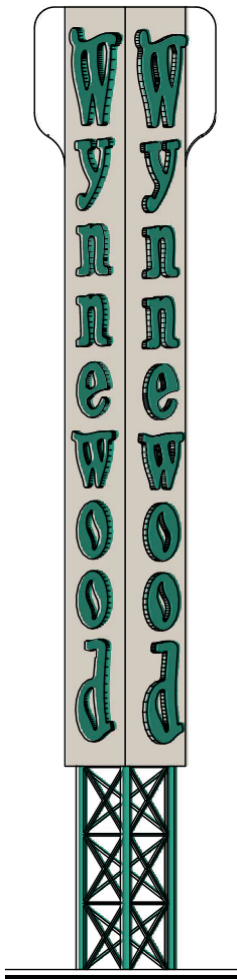
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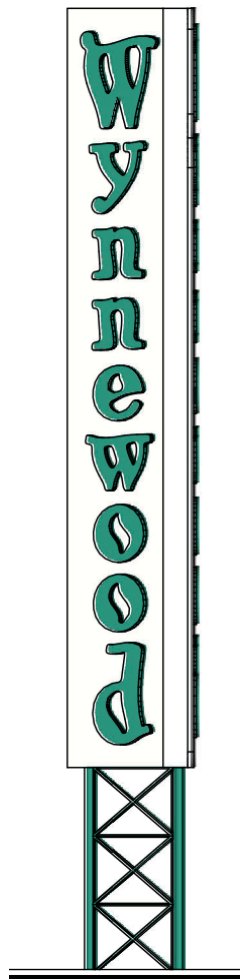
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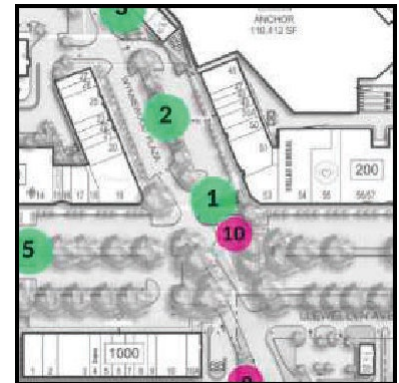
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

BRIXMOR

DALLAS, TX

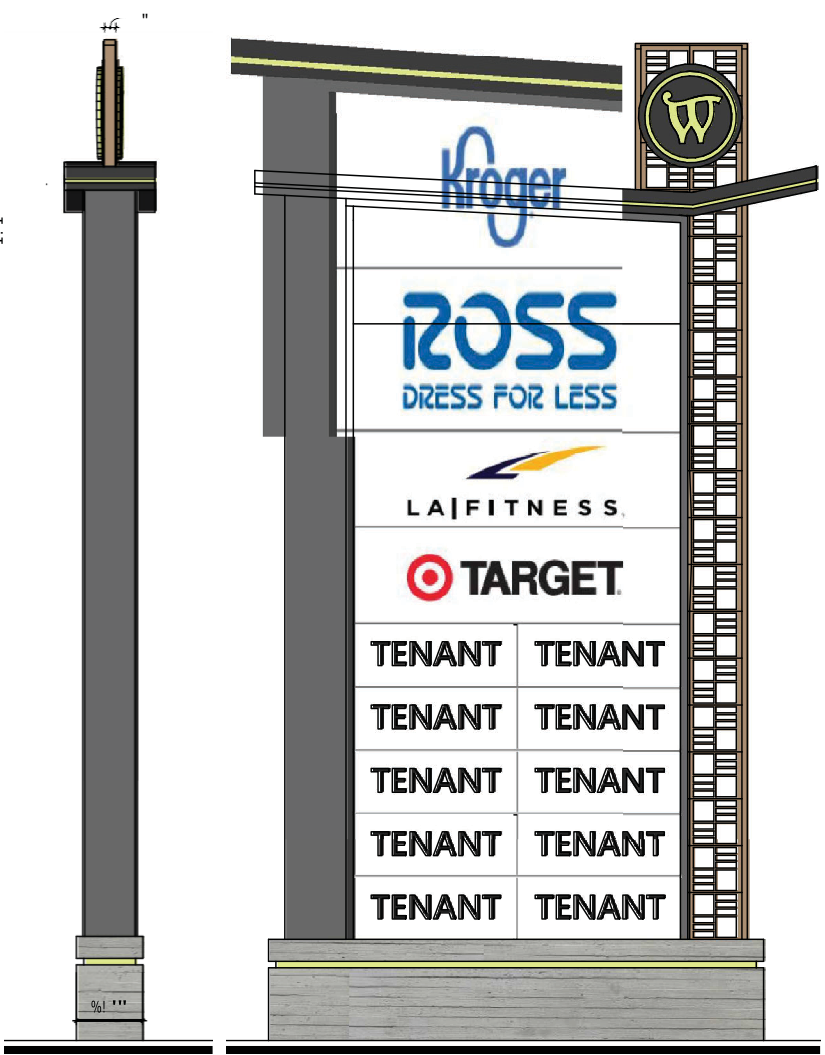
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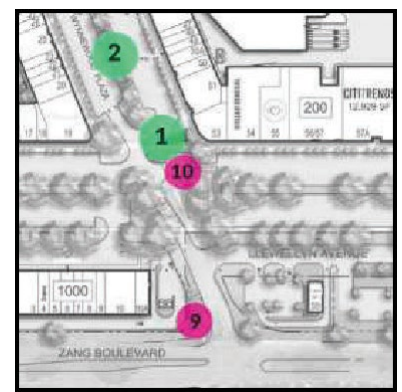
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SOUTH ELEVATION EAST ELEVATION



NORTH ELEVATION WEST ELEVATION



KEY PLAN

WYNEWOOD VILLAGE

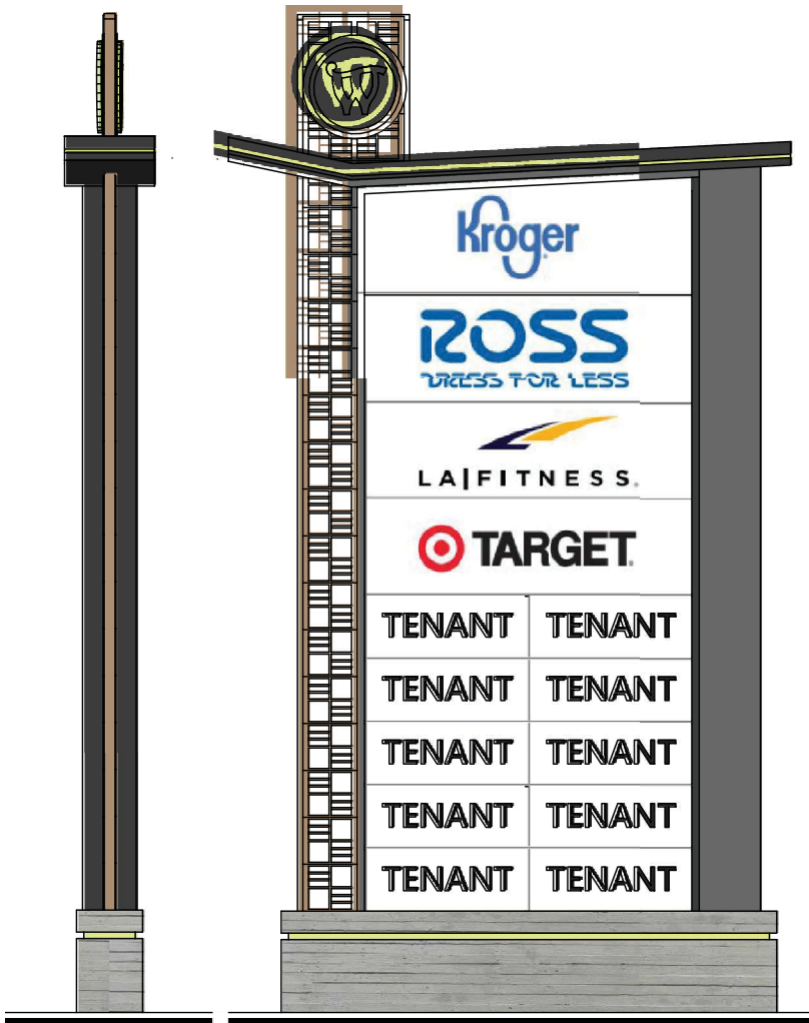
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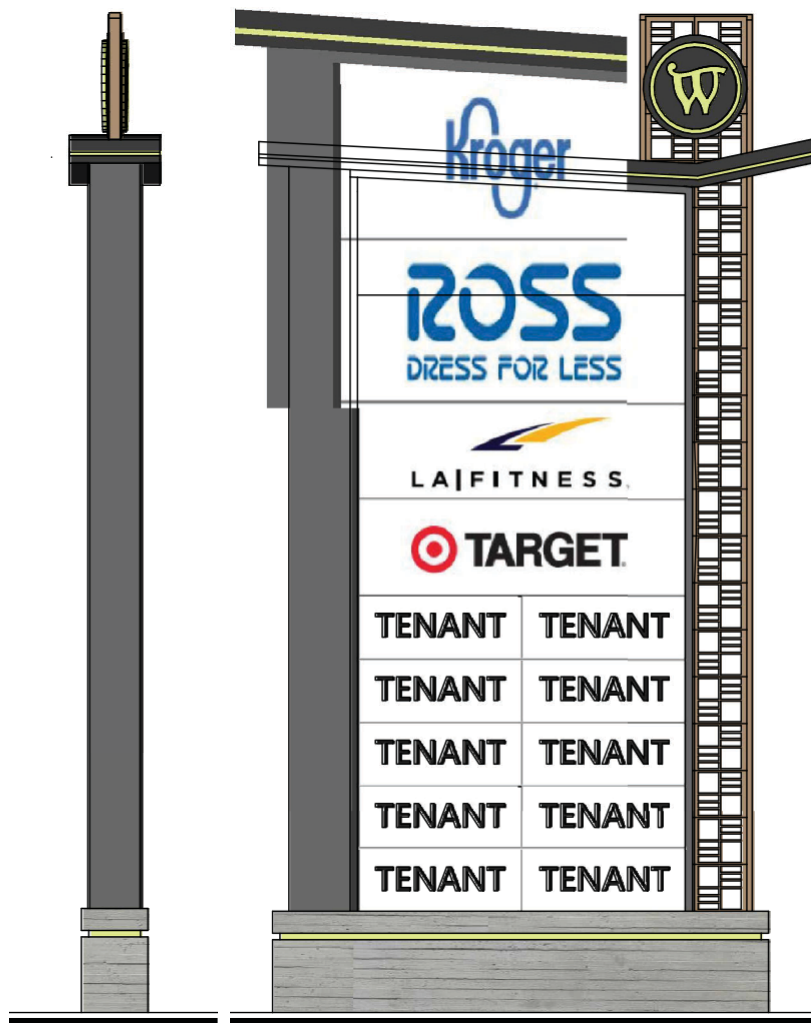
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SOUTH ELEVATION EAST ELEVATION



NORTH ELEVATION WEST ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

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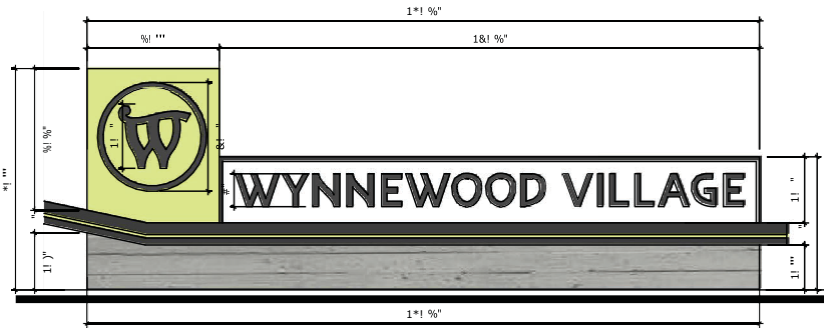
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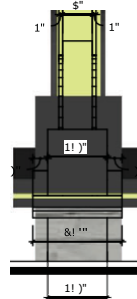
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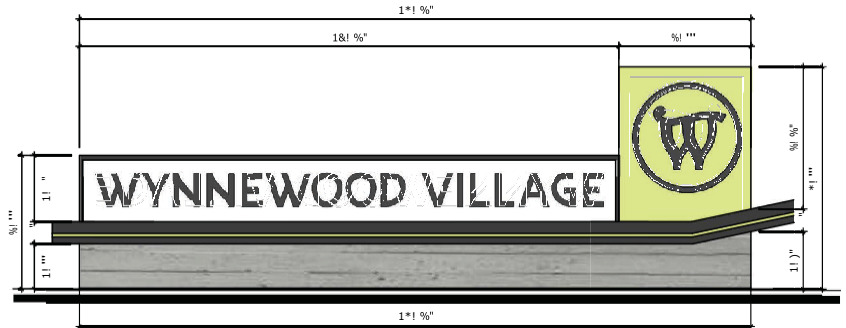
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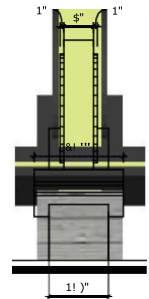
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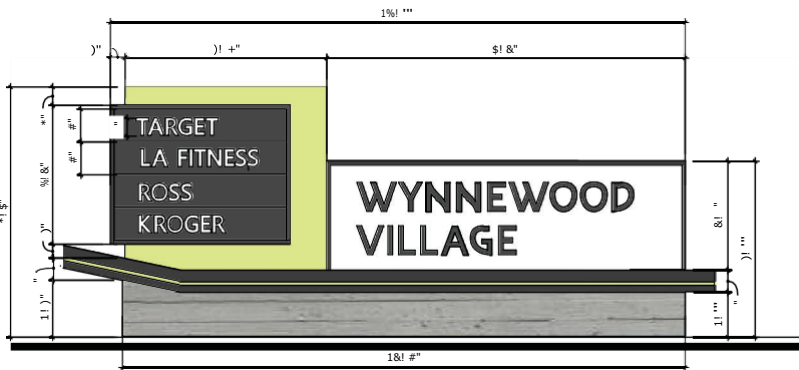
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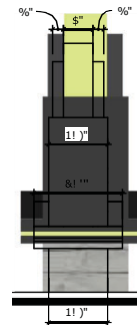
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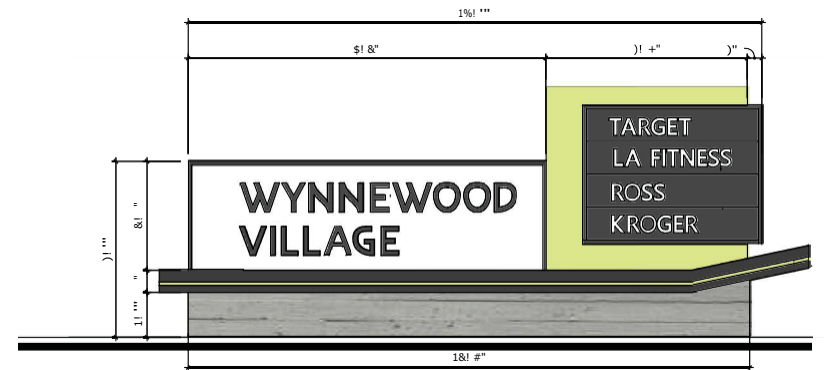
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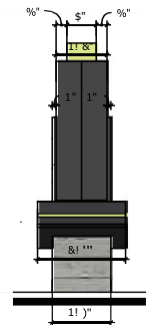
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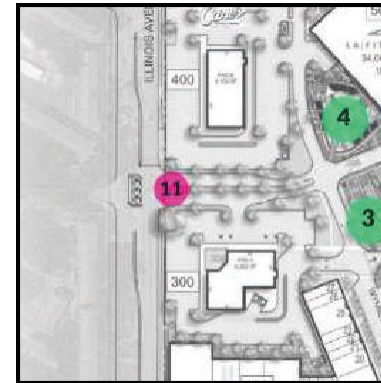
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OPTION NORTH ELEVATION



EAST



KEY PLAN

WYNNEWOOD VILLAGE

BRIXMOR

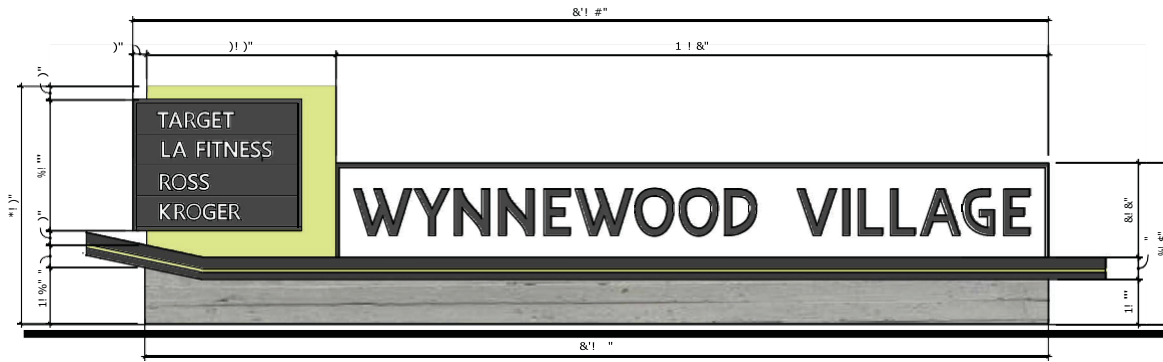
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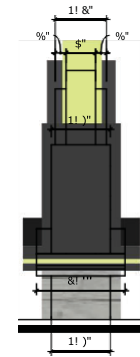
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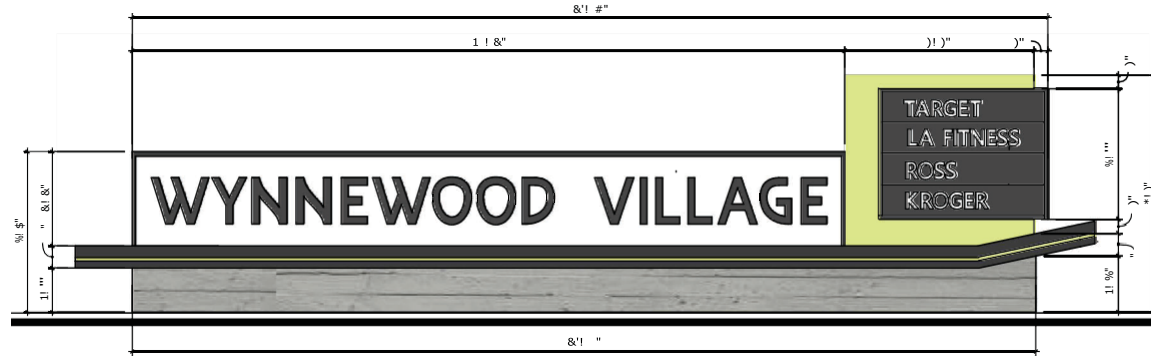
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OPTION 3 - SOUTH ELEVATION



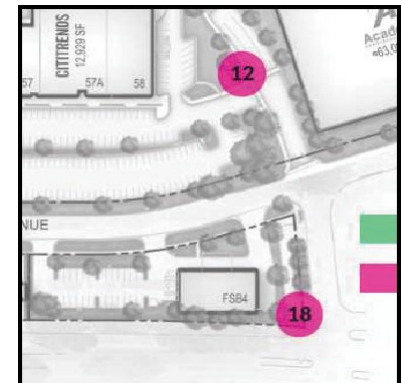
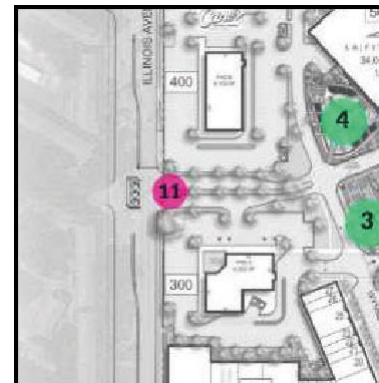
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OPTION 3 - NORTH ELEVATION



EAST



KEY PLAN

WYNEWOOD VILLAGE

BRIXMOR

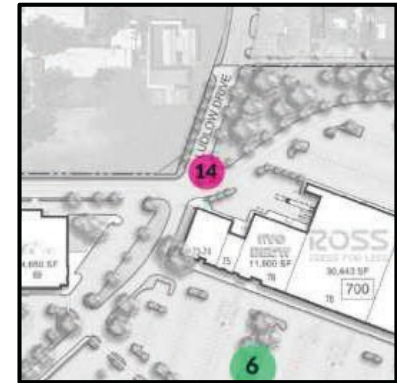
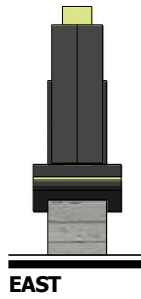
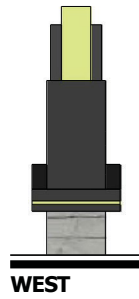
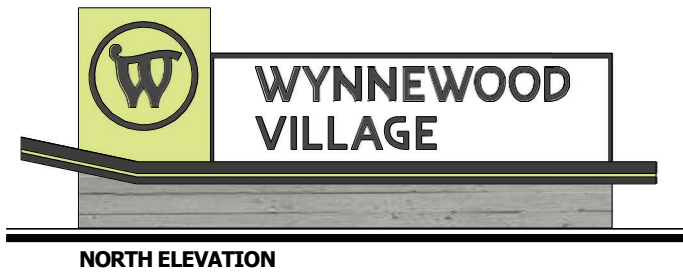
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OBRIEN



KEY PLAN

WYNNEWOOD VILLAGE

BRIXMOR

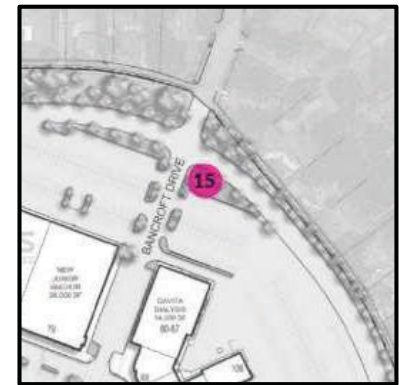
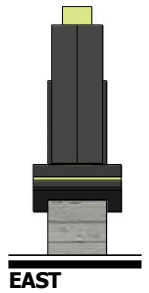
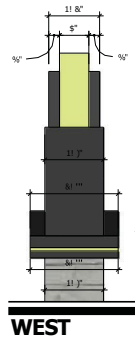
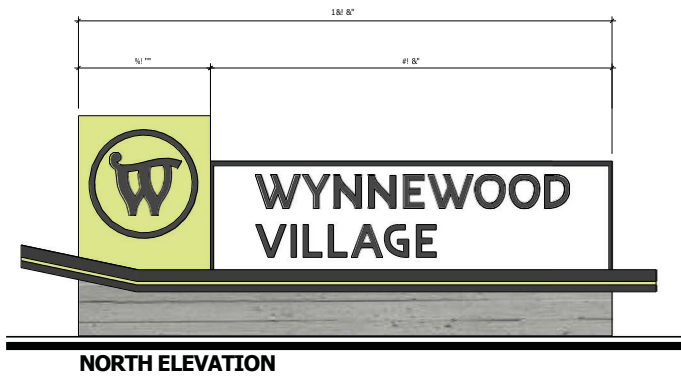
DALLAS, TX

SIGN LOCATION 10 4 MONUMENT SIGN ELEVATIONS

SCALE 3/01 213401

12.13.2022

OBRIEN



KEY PLAN

WYNNEWOOD VILLAGE

BRIXMOR

DALLAS, TX

SIGN LOCATION 15 4 MONUMENT SIGN ELEVATIONS

SCALE 3/01 213401

12.13.2022

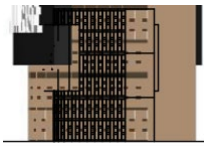
OBRIEN



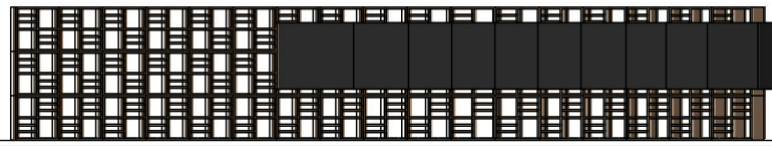
WEST ELEVATION



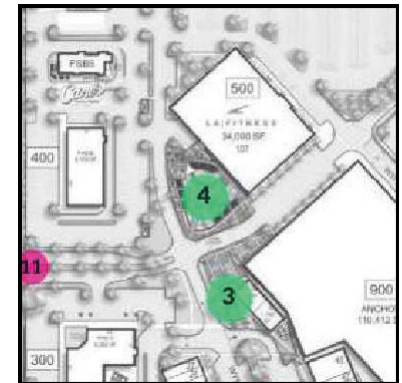
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

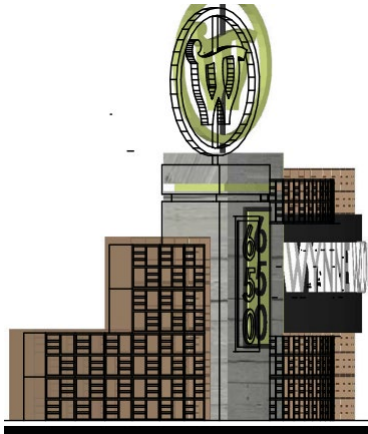
BRIXMOR

DALLAS, TX

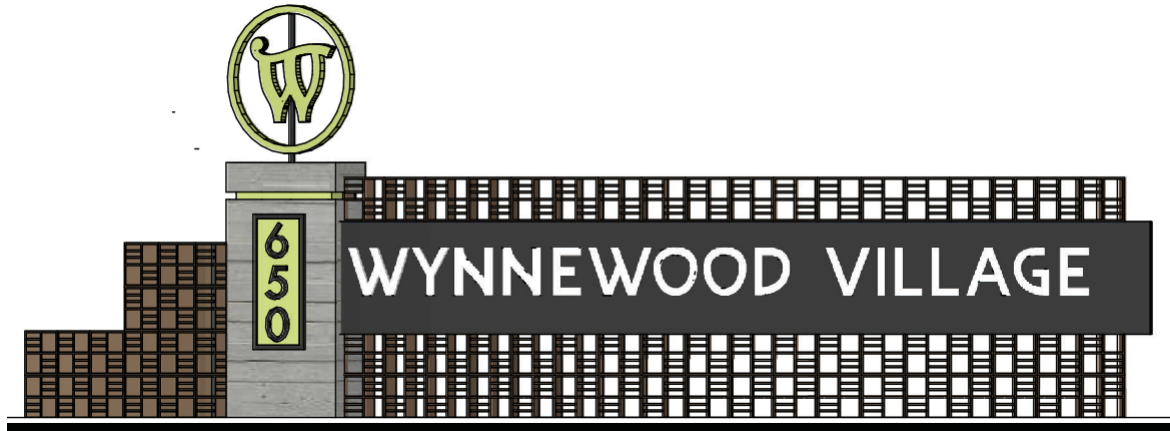
SIGN LOCATION 00 4 MONUMENT SIGN ELEVATIONS

SCALE 3/01 213401 | 12.13.2022

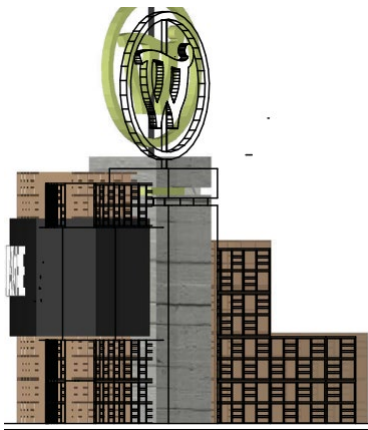
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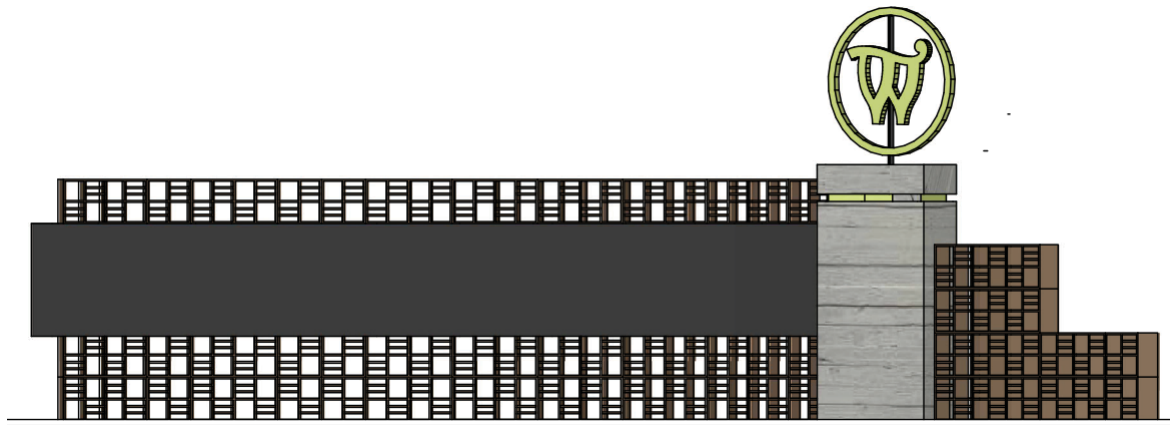
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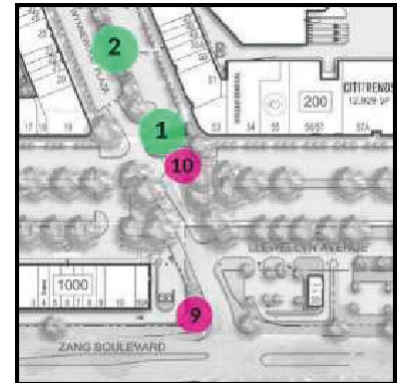
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

BRIXMOR

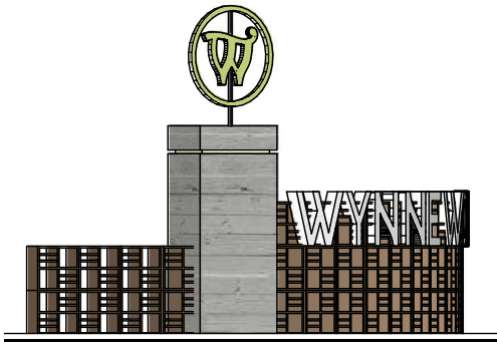
DALLAS, TX

SIGN LOCATION 09 4 MONUMENT SIGN ELEVATIONS

SCALE 3/01 213401

12.13.2022

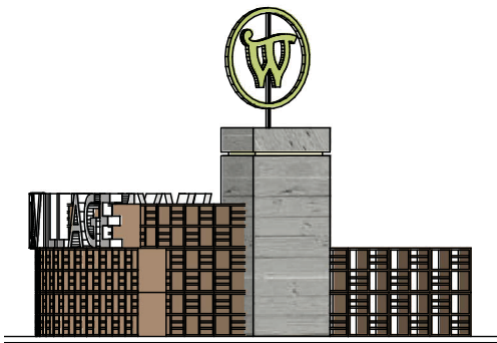
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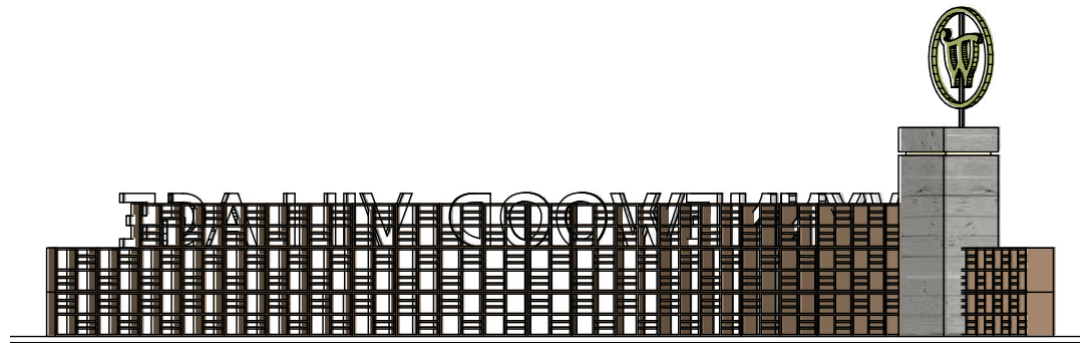
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

BRIXMOR

DALLAS, TX

SIGN LOCATION 12.4 MONUMENT SIGN ELEVATIONS

SCALE 3/01 213401 | 12.13.2022

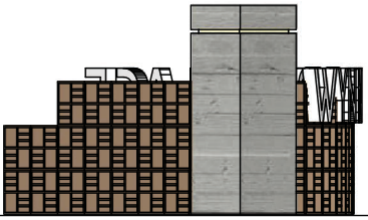
OBRIEN



SOUTH ELEVATION



EAST ELEVATION



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WEST ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

BRIXMOR

DALLAS, TX

SIGN LOCATION 13.4 MONUMENT SIGN ELEVATIONS

SCALE 3/01 213401

12.13.2022

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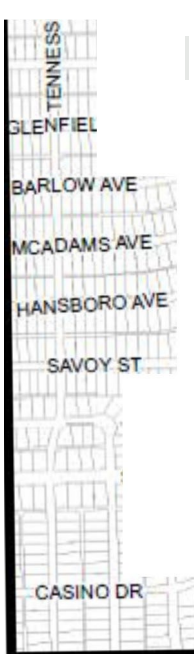
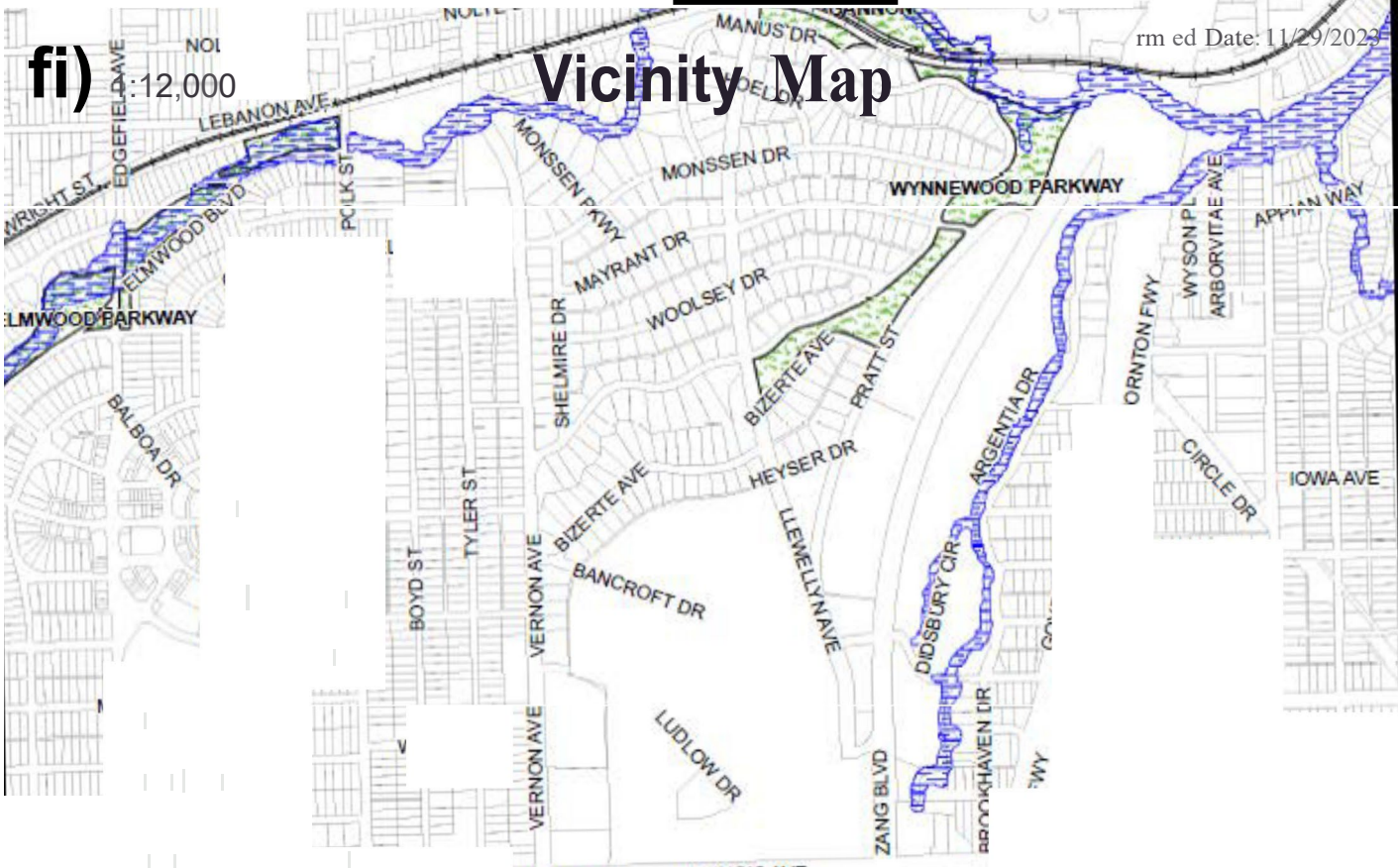
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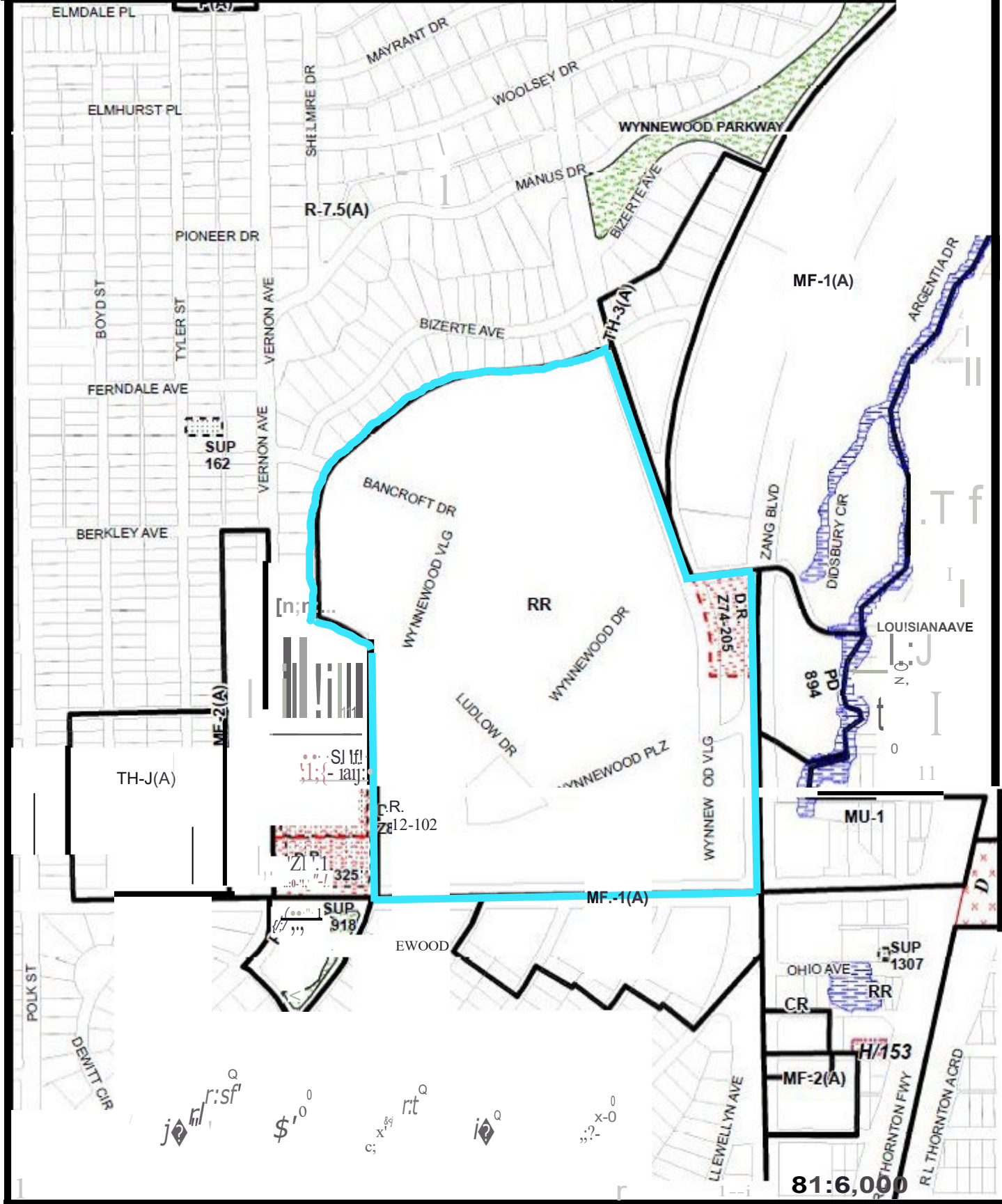
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Vicinity Map

rm ed Date: 11/29/2023

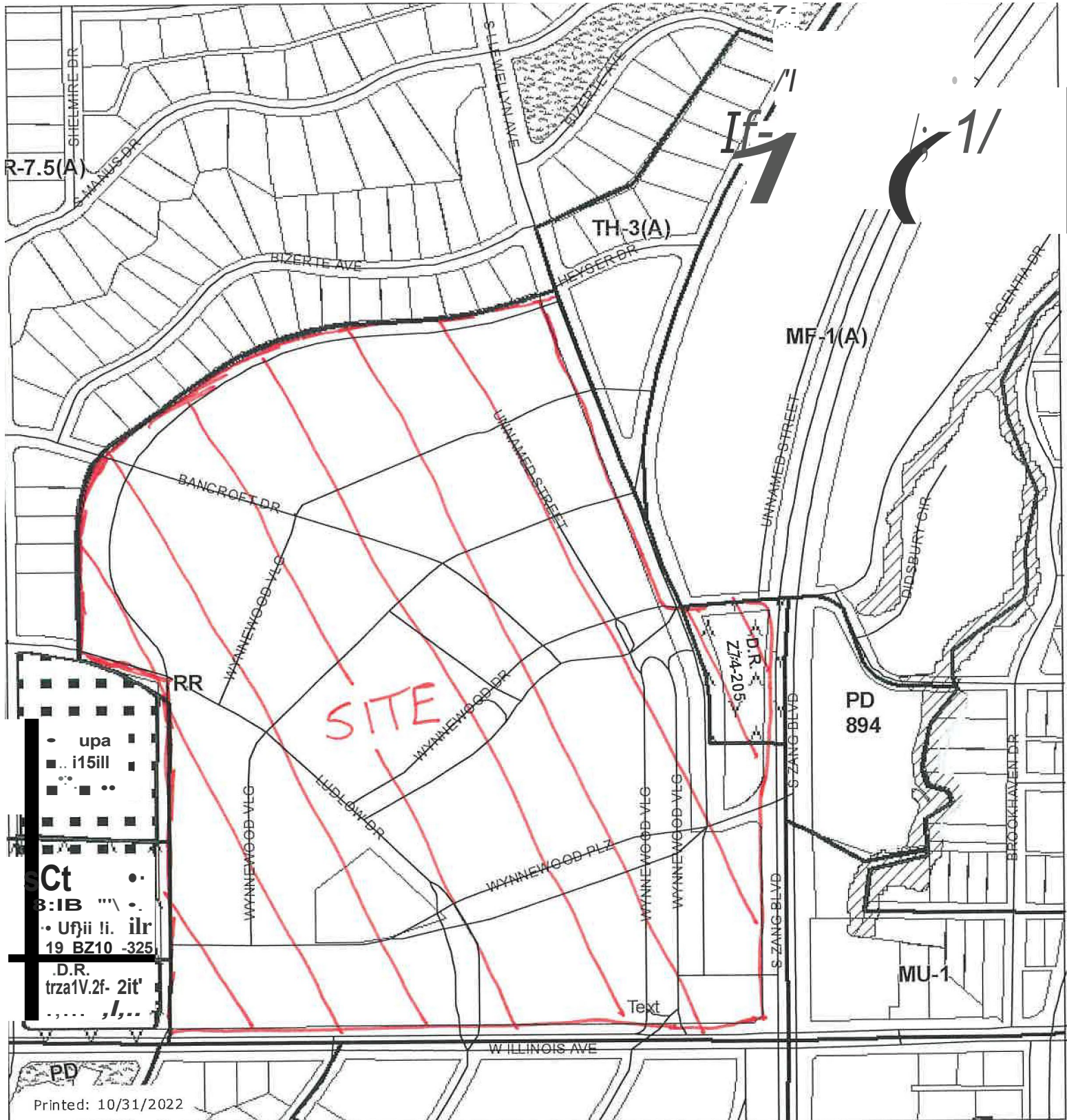




Printed Date: 11/29/2023



Printed Date: 11/29/2023



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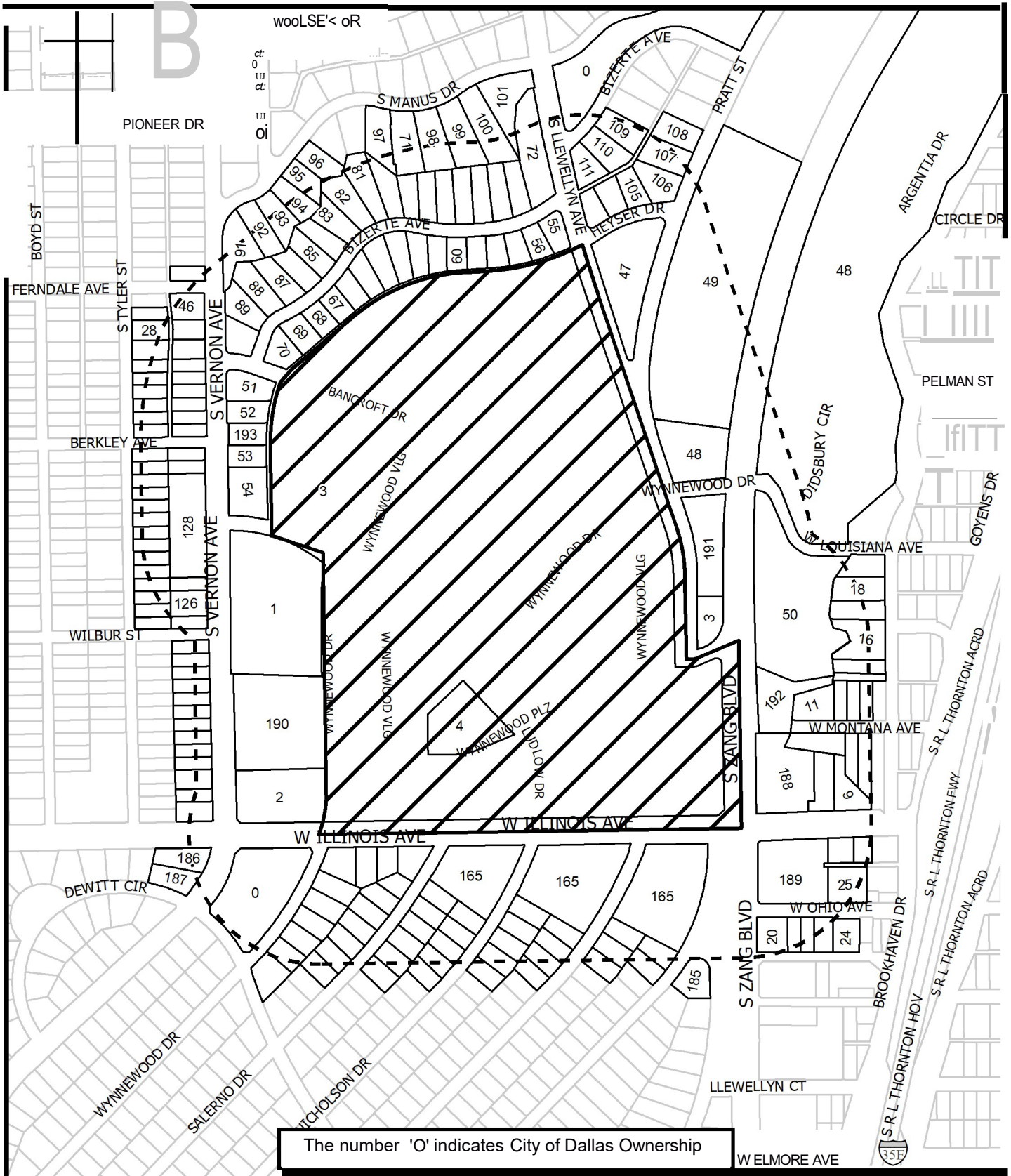
- city Limits
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- 1 tAmual Clance Fbod Hazard
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This data is to be used for informational purposes only. It is not to be taken/used as a legal representation of accuracy. This data was produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not be suitable for legal purposes. It does not represent a survey and represents only the approximate relative location of boundaries. (Texas Government Code § 6.02)



The number '0' indicates City of Dallas Ownership

NOTIFICATION

1:6,000

500' AREA OF NOTIFICATION
194 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **SPSD223-001**
 Date: 21 2 7 12 0 2 4

Notification List of Property Owners

SPSD223-001

194 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2324 S VERNON AVE	ACADEMY OF DALLAS
2	753 W ILLINOIS AVE	COMERICA BANK TEXAS
3	2150 S LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPE LLC
4	500 WYNNEWOOD VILLAGE	BRIXMOR WYNNEWOOD PARCEL LLC
5	414 W MONTANA AVE	LAFUENTE ANGEL
6	410 W MONTANA AVE	PADILLO REBECCA L R
7	408 W MONTANA AVE	GONZALES MARIA DE JESUS
8	425 W ILLINOIS AVE	ALLOMELI LLC
9	407 W ILLINOIS AVE	Taxpayer at
10	2119 BROOKHAVEN DR	KNIGHT IRVING
11	419 W MONTANA AVE	MONTGOMERY STREET HOMES
12	415 W MONTANA AVE	PIERSON SIMONE
13	411 W MONTANA AVE	VASQUEZ OLIVIA
14	407 W MONTANA AVE	VAZQUEZ OLIVIA
15	2115 BROOKHAVEN DR	SALAZAR BRENDA S
16	2107 BROOKHAVEN DR	BLUE SKY INVESTMENT PPTY LLC &
17	2031 BROOKHAVEN DR	VONHAUSKE JUAN
18	2037 BROOKHAVEN DR	BUSTAMANTE JOAQUIN FELIX
19	2045 BROOKHAVEN DR	GONZALEZ ALEJANDRA &
20	2410 S ZANG BLVD	S & J FOOD SERVICE LLC
21	432 W OHIO AVE	CROWN CASTLE TOWER 05 LLC
22	428 W OHIO AVE	VILLEREAL ARMANDO
23	424 W OHIO AVE	MARTINEZ JUAN
24	416 W OHIO AVE	416 W OHIO DALLAS TRUST
25	417 W OHIO AVE	RATCLIFF YOUTH &
26	420 W ILLINOIS AVE	MADRIGAL VICTOR M & PATRICIA

Label #	Address	Owner
27	406 W ILLINOIS AVE	Taxpayer at
28	2010 S TYLER ST	VILLARREAL ROLANDO G &
29	2018 S TYLER ST	GONZALEZ FRANCISCO &
30	2015 S VERNON AVE	RAMSAROOP EASTLYN
31	2011 S VERNON AVE	MOLINA JULIAN MATTHEW &
32	2021 S VERNON AVE	GARCIA FERNANDO
33	2103 S VERNON AVE	ARELLANO MARGARITA
34	2022 S TYLER ST	HODGES DIANA PEARL
35	2027 S VERNON AVE	HERNANDEZ IGNACIO &
36	2102 S TYLER ST	LOPERZ JOSE &
37	2026 S TYLER ST	SANTOS DYANA
38	2109 S VERNON AVE	RODGERS CHERYL A
39	2110 S TYLER ST	ALFARO ARON ARIEL LIFE ESTATE
40	2105 S VERNON AVE	GONZALEZ JOSE LUIS &
41	2113 S VERNON AVE	VAZQUEZ ESAU H JUAREZ &
42	2106 S TYLER ST	MACIAS CESAR R SR &
43	2114 S TYLER ST	SEGAVEPO 2 LLC
44	1921 S VERNON AVE	CALZADA ALFONSO S
45	2006 S TYLER ST	Taxpayer at
46	2001 S VERNON AVE	PUENTE JOSE ANTONIO JR & LAURA PATRICIA
47	1900 S LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPEC LLC
48	1805 S ZANG BLVD	WCH LIMITED PARTNERSHIP
49	1805 S ZANG BLVD	DHFC HIGHPOINT @ WYNNEWOOD
50	414 W LOUISIANA AVE	WYNNEWOOD FAMILY HOUSING LP
51	2108 S VERNON AVE	TOLENTINO PAOLA &
52	2116 S VERNON AVE	SOTO RICHARD & IRMA
53	2204 S VERNON AVE	MENDOZA DAISEY
54	2210 S VERNON AVE	WORLD MISSIONARY
55	606 BIZERTE AVE	ROBERTS TEENA JACOB &
56	614 BIZERTE AVE	TREANOR NATHAN CHRISTIAN
57	620 BIZERTE AVE	MINYARD MATT

Label #	Address	Owner
58	628 BIZERTE AVE	CASSEL BARBARA
59	634 BIZERTE AVE	LEICHLITERHARRISON JODI L
60	640 BIZERTE AVE	MITCHELL LYNDON ARDELL &
61	646 BIZERTE AVE	YANG NAJIB
62	652 BIZERTE AVE	DEVEGOWDA ANIL
63	660 BIZERTE AVE	OCONNOR RAYMOND M III
64	708 BIZERTE AVE	SALA THOMAS WESLEY &
65	716 BIZERTE AVE	VIERA RICARDO & ANNA M
66	722 BIZERTE AVE	DELGADILLO LUIS C &
67	728 BIZERTE AVE	NOELMORGAN JOHN &
68	736 BIZERTE AVE	MACIAS MARY L
69	742 BIZERTE AVE	NIELSEN PAUL E
70	756 BIZERTE AVE	DAMERAU TRAVIS & LESLIE
71	706 S MANUS DR	CROW MITCHELL L &
72	607 BIZERTE AVE	TRIPP CAREY JR
73	615 BIZERTE AVE	WILLIAMS JANICE L
74	621 BIZERTE AVE	SULLIVAN DAVID LAVERNE
75	629 BIZERTE AVE	SALA RONALD G
76	635 BIZERTE AVE	MARTINEZ MARIA N
77	641 BIZERTE AVE	JEFFERS GROMER JR
78	647 BIZERTE AVE	Taxpayer at
79	653 BIZERTE AVE	HARLESS STEVEN
80	659 BIZERTE AVE	SHIBATA JUNJI
81	665 BIZERTE AVE	Taxpayer at
82	705 BIZERTE AVE	ALFARO CARLOS A
83	711 BIZERTE AVE	WILLIAMS WILLIE
84	717 BIZERTE AVE	ALLBRIGHT GUY KEITH
85	723 BIZERTE AVE	TORRESHAZLEY VERONICA
86	729 BIZERTE AVE	WILLIAMS BRIDGETTE
87	737 BIZERTE AVE	PRADO JOSE &
88	743 BIZERTE AVE	MARTIN KIMBERLY KAY

Label #	Address	Owner
89	749 BIZERTE AVE	ROSALES BAYRON ROIL GONZALEZ &
90	757 BIZERTE AVE	VILLALPANDO MARIO
91	766 S MANUS DR	STOUT ALLYSA NOEL &
92	762 S MANUS DR	KOSAROW ALEX
93	756 S MANUS DR	MARTINEZ JONATHAN EDWIN
94	750 S MANUS DR	PEACOCK KIMBERLY A &
95	744 S MANUS DR	JENKINS MARY ANGELA
96	736 S MANUS DR	WHEELER MICHELLE
97	714 S MANUS DR	DAVIS BRIAN E
98	638 S MANUS DR	INGRAM MARY B
99	630 S MANUS DR	LIBBY LARRY &
100	622 S MANUS DR	SULLIVAN JOSEPH M JR &
101	610 S MANUS DR	SESSIONS DOUGLAS BERNARD & JACQUELYN D
102	529 HEYSER DR	BURNS FAMILY REV TRUST
103	521 HEYSER DR	ROSS KEITH
104	519 HEYSER DR	DRY GROUND RENTALS LLC
105	515 HEYSER DR	RIVERA HUGO & ROSARIO
106	505 HEYSER DR	REIL MICHAEL C & ALETHA J
107	1817 PRATT ST	GOODING TONJA RENA
108	1807 PRATT ST	PERALTA JAIME & MARIBEL
109	540 BIZERTE AVE	ARNEY JOHN H
110	548 BIZERTE AVE	TELSCHOW ROBERT D &
111	552 BIZERTE AVE	JONES CHARLES A &
112	2326 S TYLER ST	GONZALEZ FRANCISCO &
113	2322 S TYLER ST	ORTEGA SANTIAGO JR &
114	2318 S TYLER ST	GREATER NEW HOPE MISSIONARY BAPTIST
115	2310 S TYLER ST	HERNANDEZ RAFAEL
116	2306 S TYLER ST	ALNA 2 HOLDINGS LLC
117	2302 S TYLER ST	GARCIA CESAR GARCIA
118	2226 S TYLER ST	IBARRA JUAN MARTINEZ &
119	2222 S TYLER ST	WASHKO MICHAEL JR

Label #	Address	Owner
120	2218 S TYLER ST	PACHECO CELIA
121	2214 S TYLER ST	RODRIGUEZ EDUARDO &
122	2210 S TYLER ST	GRACIANO ISIDRO
123	2206 S TYLER ST	GUTIERREZ DANIEL & MARIA
124	2202 S TYLER ST	GUTIERREZ DANIEL &
125	2327 S VERNON AVE	Taxpayer at
126	2319 S VERNON AVE	Taxpayer at
127	2315 S VERNON AVE	OSBORN CHARLES A JR
128	2211 S VERNON AVE	2211 ELMWOOD LLC
129	2205 S VERNON AVE	BORUNDAGARAY ROSANA
130	2201 S VERNON AVE	SOLIS ALFONSO JR
131	811 W ILLINOIS AVE	KEDRIC & PATRICIA COUCH
132	2523 S VERNON AVE	FTR GROUP LLC
133	2509 S VERNON AVE	FLORES MARIA ROSARIS RODRIGUEZ EST OF
134	2507 S VERNON AVE	CARDENAS MARIO &
135	2503 S VERNON AVE	WYRICK BILLIE JO TR
136	2427 S VERNON AVE	Taxpayer at
137	2423 S VERNON AVE	Taxpayer at
138	2417 S VERNON AVE	Taxpayer at
139	2413 S VERNON AVE	Taxpayer at
140	2411 S VERNON AVE	OCREKLAW I LLC
141	2405 S VERNON AVE	Taxpayer at
142	2342 WYNNEWOOD DR	LOPEZ ROSANNA
143	2334 WYNNEWOOD DR	NUNEZ ENEDINA
144	2330 WYNNEWOOD DR	VICTORY HOUSING VESTERS LLC
145	2322 WYNNEWOOD DR	Taxpayer at
146	2318 WYNNEWOOD DR	CORONEL TINA M &
147	2310 WYNNEWOOD DR	ANDRADE LUIS
148	2306 WYNNEWOOD DR	ANDRADE LUIS E
149	722 W ILLINOIS AVE	RODRIGUEZ MA DE JESUS POPOCA ORTIZ
150	714 W ILLINOIS AVE	CORKY PPTIES LTD

Label #	Address	Owner
151	2311 SALERNO DR	MARQUEZ LUZ
152	2319 SALERNO DR	SIMS ERIC
153	2323 SALERNO DR	MIRELES M ANA
154	2327 SALERNO DR	ILLINOIS PROPERTY LLC
155	2405 SALERNO DR	CARBAJAL ALEXIS A
156	2411 SALERNO DR	COX KEVIN & DAHLIA
157	2417 SALERNO DR	Taxpayer at
158	2423 SALERNO DR	LOPEZ ROGELIO & MARICELA
159	2410 SALERNO DR	BENITEZ JOSE RUDIS FLORES &
160	2404 SALERNO DR	GARCIA ELSON
161	2332 SALERNO DR	MCCLENDON GUSSIE M
162	2326 SALERNO DR	GONZALEZ ISAMAR &
163	2322 SALERNO DR	ESCALANTE RAUL & JOSEFINA
164	2316 SALERNO DR	GONZALEZ ROGELIO
165	2311 NICHOLSON DR	WSP WYNNEWOOD LLC &
166	2329 NICHOLSON DR	HHH SINGLE FAMILY PORTFOLIO
167	2405 NICHOLSON DR	LIRA LIBRADO G & EMMA
168	2411 NICHOLSON DR	RODRIGUEZ ROSENDO D & MARIA E
169	2415 NICHOLSON DR	ARVIZU FERMIN
170	2421 NICHOLSON DR	MORENO JUAN CARLOS SEGOVIA &
171	2410 NICHOLSON DR	PETERS VONCEIA IGLEHART
172	2404 NICHOLSON DR	DE LEON OLIVIA D &
173	2330 NICHOLSON DR	GARCIA MA DELOS ANGELES
174	2326 NICHOLSON DR	ROBERTS ROTONDA
175	2320 NICHOLSON DR	MARQUEZ JOSE
176	2405 GARAPAN DR	HERRERA JOSE DAVID
177	2411 GARAPAN DR	BOZA LLC
178	2415 GARAPAN DR	BANDA ESTEVE
179	2421 GARAPAN DR	CARRILLOSERRANO LUIS &
180	2410 GARAPAN DR	RAMIREZ ORQUIDEA
181	2404 GARAPAN DR	Taxpayer at

02/27/2024

Label #	Address	Owner
182	2328 GARAPAN DR	CORTEZ RUDY SR
183	2405 ANZIO DR	KHAN AMIR H
184	2411 ANZIO DR	FERNANDEZ ANITA
185	2410 ANZIO DR	IRABOR DAMIAN
186	2535 S VERNON AVE	RATLIFF KENNETH
187	2539 S VERNON AVE	ZAPATA BENITA
188	2242 S ZANG BLVD	SEJ ASSET MGMT & INV CO
189	438 W ILLINOIS AVE	CS LOAN POOL VII LLC
190	2510 S VERNON AVE	UPLIFT EDUCATION
191	2000 S LLEWELLYN AVE	BRIXMOR HOLDINGS 12 SPE LLC
192	2200 S ZANG BLVD	FRAMEHOUSE OUTREACH FOUNDATION
193	2122 S VERNON AVE	MONTIEL ALEJANDRO &
194	2511 S VERNON AVE	VASQUEZ ANGEL