

FILE NUMBER: Z190-308(PD)

DATE FILED: July 15, 2020

LOCATION: Southeast corner of Lemmon Avenue and Mahanna Street

COUNCIL DISTRICT: 2

MAPSCO: 34 R; V

SIZE OF REQUEST: ± 4.213 acres

CENSUS TRACT: 6.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: 5033 Lemmon LP

REQUEST: An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The request seeks to construct a metal fence with openings for an automobile or motorcycle display, sales, and service (inside display) use. PD No. 193 requires a screening wall not less than six feet in height constructed of solid wood or masonry and maintained within 18 inches of the lot line that is contiguous to or perpendicularly across an adjoining alley or street from the residential subdistrict.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193 was approved by the City Council. According to the corresponding Land Use Map, the subject site was developed with a single-family use at the time of adoption of the Ordinance.
- The PD is now 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 following objectives outlined in the Oak Lawn Area Plan.
- The request site is developed with a 67,355-square foot, one-story vehicle display sales and service use built in 2003. Of the 67,355 square foot of floor area, 29,923 square feet was constructed in 2018.
- The request seeks to construct a metal fence with openings for an automobile or motorcycle display, sales, and service (inside display) use. PD No. 193 requires a screening wall not less than six feet in height constructed of solid wood or masonry and maintained within 18 inches of the lot line that is contiguous to or perpendicularly across an adjoining alley or street from the residential subdistrict.
- On November 5th the CPC approved the request with the following amendments: 1) in Section 106 (b) and on development plan “metal” designation to be revised to ‘architectural metal with painted or equivalent finish, 2) Section 106 (b), add (i) Metal fences facing a public street to be finished side, and 3) If structural posts are exposed, posts to match fence material with same finish and concealed or flush fasteners.

Zoning History: There have been no zoning change requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lemmon Avenue	Principal Arterial	100 ft.
Mahanna Street	Local Collector	50 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed request and has determined that the request will have no impact on the adjacent roadway system.

STAFF ANALYSIS:

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.

In general, the applicant's request is inconsistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

Oak Lawn Area Plan:

- (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.

The applicant's request for a PDS to allow a metal fence with openings fails to comply with any of the objectives of the Oak Lawn Area Plan and the regulations of the Oak Lawn Special Purpose District. Approval of the applicant's request would further encourage the use of a zoning change solely to thwart compliance to the standards imposed by the planned development district, which objective 6 discourages.

Land Use:

	Zoning	Land Use
Site	PDD No. 193 (LC)	Automobile or motorcycle display, sales, and service (inside display)
Northwest	PDD No. 193 (MF-2)	Multiple-Family, single family
Northeast	PDD No. 193 (LC)	Retail and personal service
Southeast	PDD No. 193 (LC)	Carwash
Southwest	PDD No. 193 (MF-2)	Multifamily

Land Use Compatibility:

The site is currently developed with an occupied 67,355-square foot, one-story automobile or motorcycle display, sales, and service (inside display) use along the Lemmon Avenue frontage. The applicant seeks to create a Planned Development Subdistrict to deviate from the requirements of the fence materials and openings.

The property is surrounded by multiple-family uses along the Mahanna Street corridor to the southwest, northwest, and northeast, and a carwash use to the southeast.

Based on surrounding residential development and the characteristics of the site with off-street parking spaces immediately adjacent to the residential districts, staff believes the request site can comply with the objectives of the area plan as well as the requirements set forth in PDD No. 193. Therefore, staff cannot justify a land use rationale to support a zoning change for a Planned Development Subdistrict solely for the intent to retain a metal fence with openings rather than comply with the current development codes, PD regulations and the objectives of the Oak Lawn Area Plan.

Parking:

The off-street parking requirement for an automobile or motorcycle display, sales, and service (inside display) use is one space per 500 square feet of floor area. The site complies with the off-street parking requirements and no deviations are requested.

Landscaping:

Landscaping will comply with Part I of PDD No. 193.

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 to orange, representing the weakest markets. The subject site is not within an identifiable MVA category. However, the subject site is adjacent to an "E" MVA category to the northwest and west, and a "C" MVA category to the east.

List of Partners

5033 Lemmon LP

Sananca G.P., LLC

Michael L. Carter, Director

Kathy Levy Hornbach, Director

Sally Levy Rosen, Director

Nancy Levy Szor, Director

CPC ACTION:
November 5, 2020

Motion: It was moved to recommend **approval** of a Planned Development District for LC Light Commercial Subdistrict uses, subject to a development plan and applicant's conditions to include the following: 1) Section 106 (b) and on development plan "metal" designation to be revised to 'architectural metal with painted or equivalent finish' and 2) Section 106 (b) , add (i) Metal fences facing a public street to be finished side. If structural posts are exposed, posts to match fence material with same finish and concealed or flush fasteners on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Lemmon Avenue and Mahanna Street.

Maker: Hampton
Second: Murphy
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 500 Mailed: 219
Replies: For: 5 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC RECOMMENDED CONDITIONS

Proposed PD conditions

Division S-____. PD Subdistrict ____.

SEC. S-____.____. 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 located at the southeast corner of Lemmon Avenue and Mahanna Street. The size of PD Subdistrict ____ is 4.21 acres.

SEC. S-____.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, 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. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: development plan.

SEC. S-____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. S-____.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the LC Light Commercial District, subject to the same conditions applicable in the LC Light Commercial District, as set out in Chapter 51A. For example, a use permitted in the LC Light Commercial District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial District is subject to DIR in this district; etc.

(b) Automobile or motorcycle display, sales and service is permitted by right. A required screening wall for residential adjacency may be constructed of architectural metal with painted or equivalent finish and may have openings. The metal screening wall panels must not exceed 20% openness or six feet in height. The metal screening wall must have a minimum thickness of 1/16 of an inch and comply with the Fence Elevation shown on Exhibit ____A in materials and openness.

(i). Metal fences facing a public street must be the finished side. If structural posts are exposed, posts must match fence material consisting of the same finish and concealed or flush fasteners.

SEC. S-____.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.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

The yard, lot, and space regulations for the LC Light Commercial District apply.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

- (a) Landscaping must comply with Part I.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. S-____.112. SIGNS.

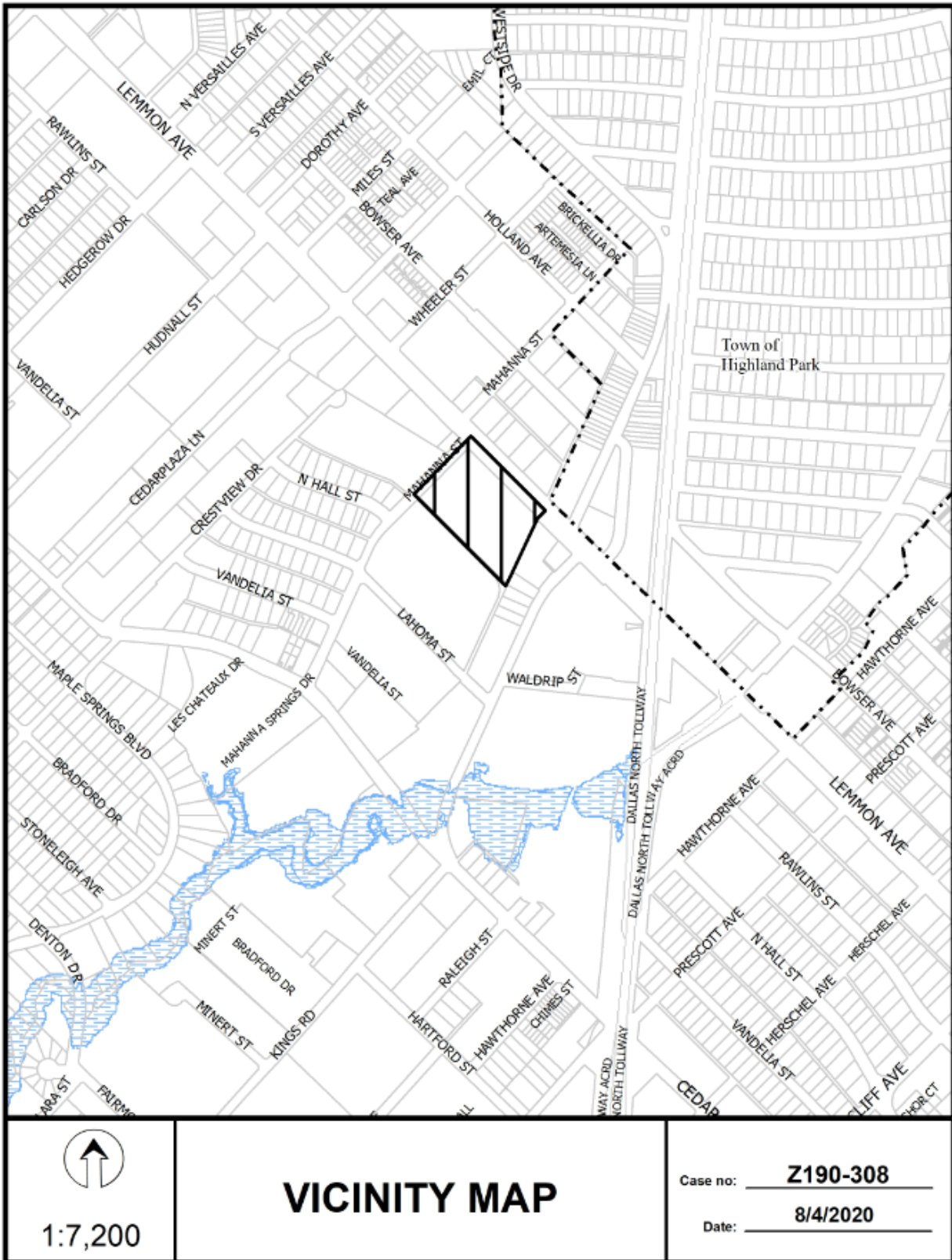
Signs must comply with the provisions for business zoning districts in Article VII.

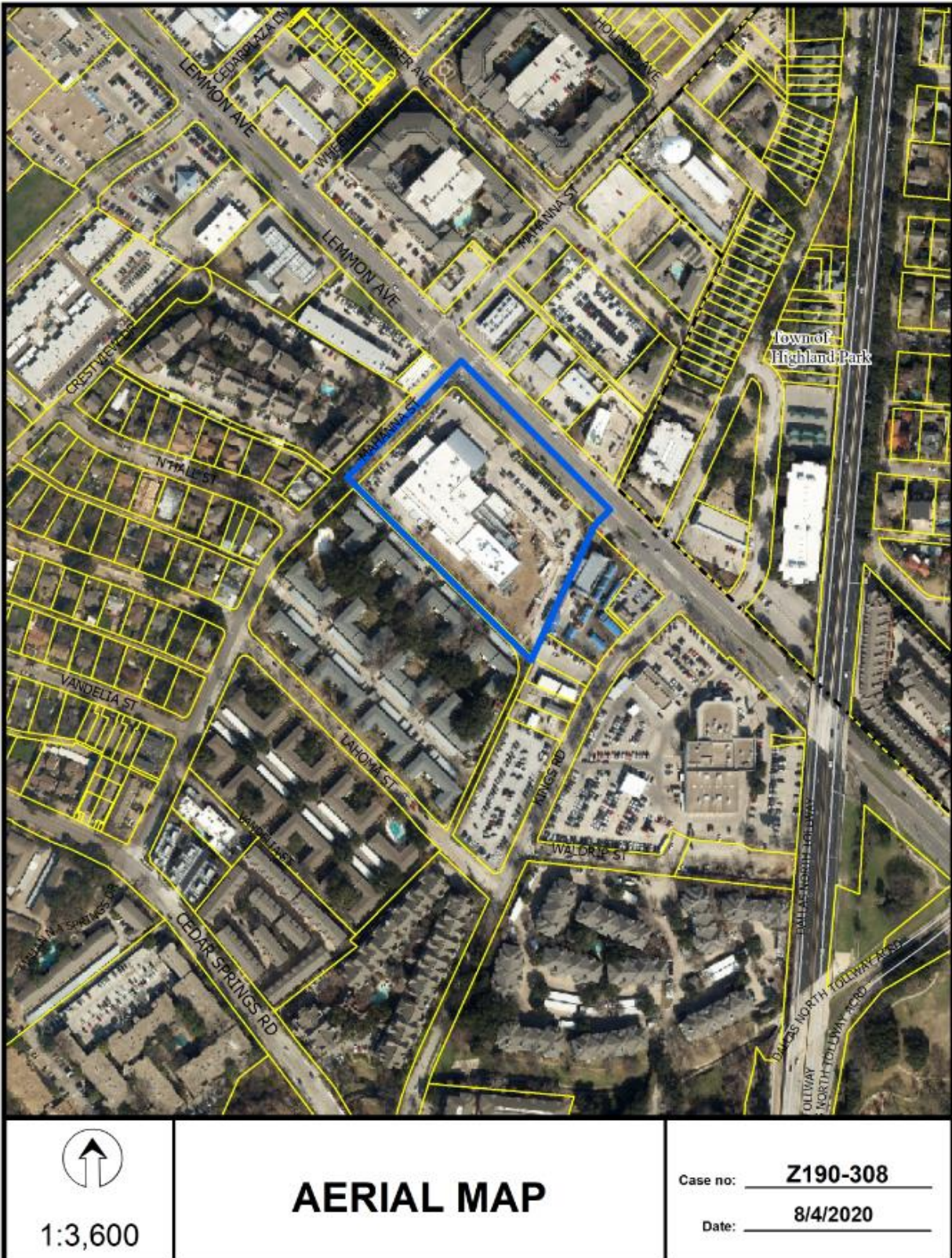
SEC. S-____.114. ADDITIONAL PROVISIONS.

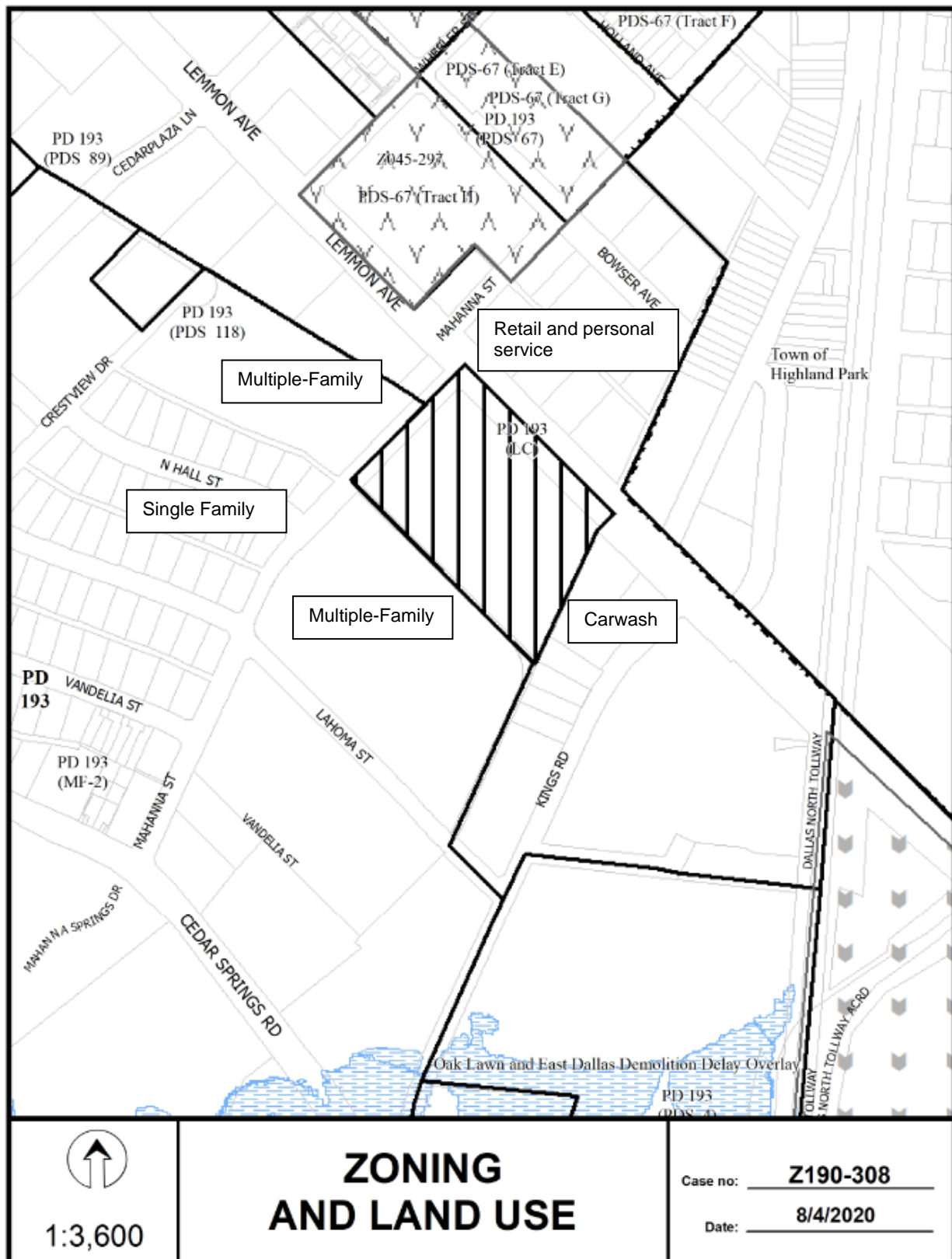
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article.

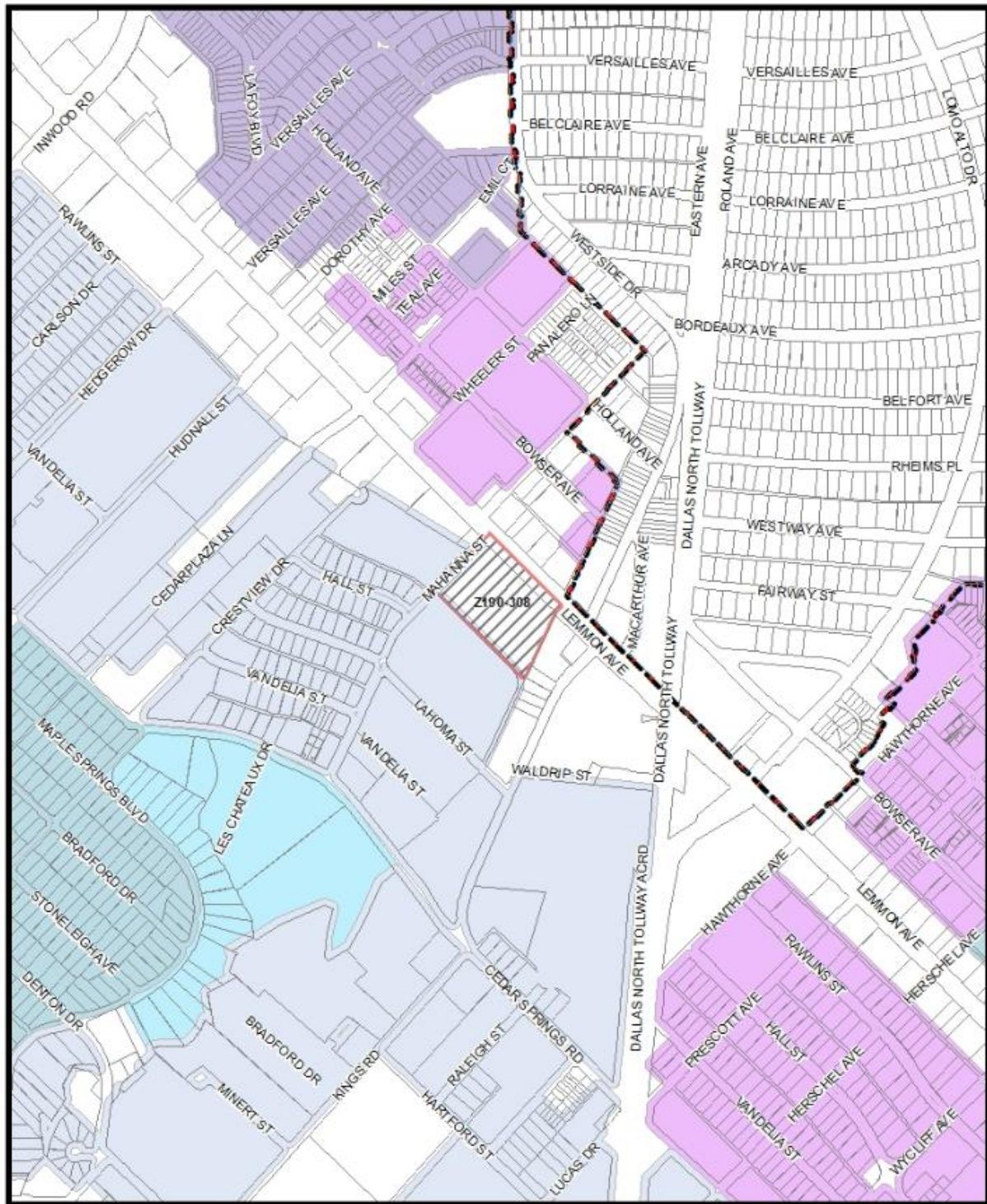
SEC. S-____.115. COMPLIANCE WITH CONDITIONS.

- (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.









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

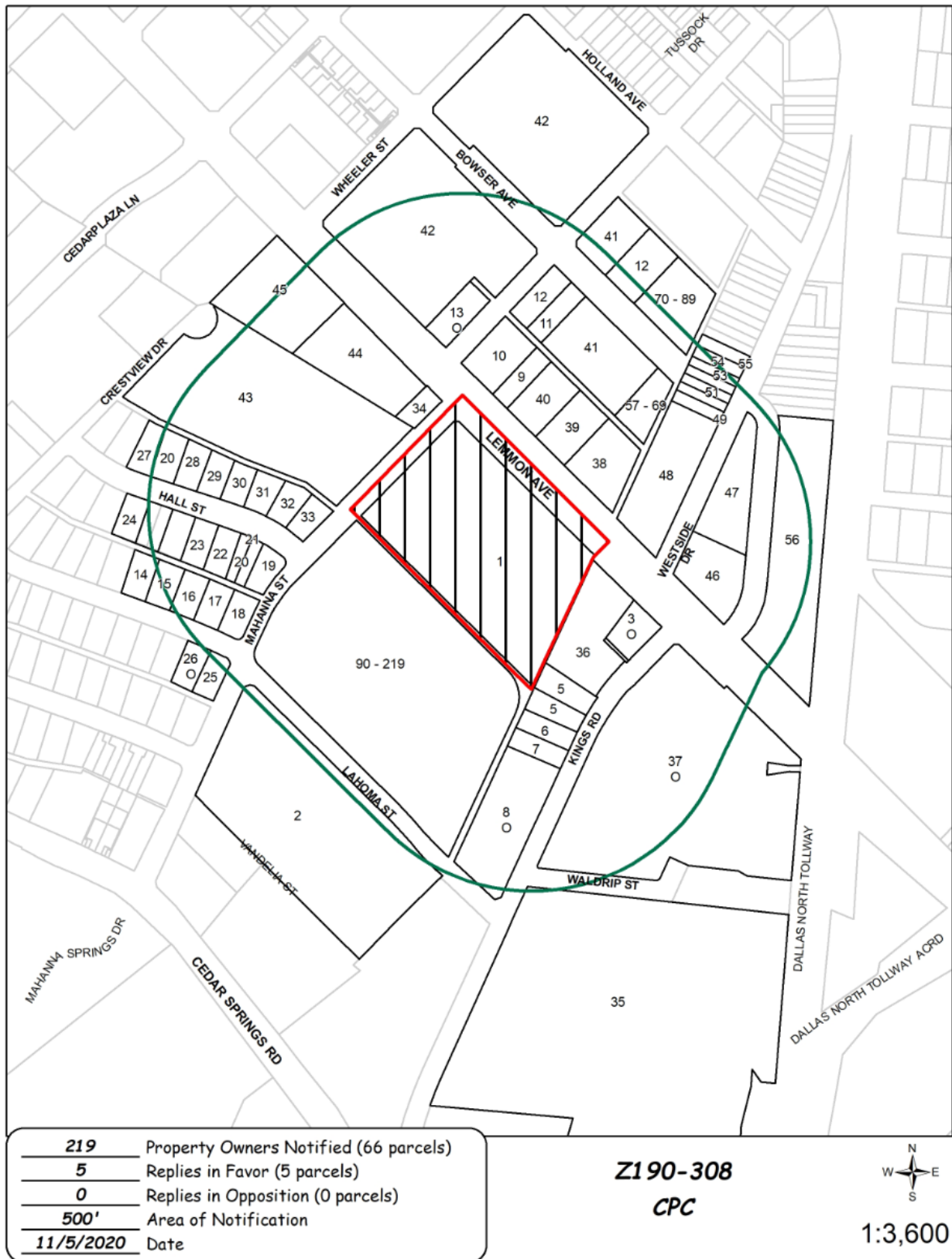


1:7,200

Market Value Analysis

Printed Date: 8/4/2020

CPC RESPONSES



11/04/2020

Reply List of Property Owners***Z190-308******219 Property Owners Notified******5 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5029 LEMMON AVE	5033 LEMMON LP
	2	4923 LAHOMA ST	MONROE APARTMENTS DALLAS LLC
O	3	4903 LEMMON AVE	TOMAINO PROPERTIES LP
	4	3415 KINGS RD	TIVOLI REALTY INC
	5	3411 KINGS RD	FORBES TODD AUTOMOTIVE II LLC
	6	3403 KINGS RD	CABLE MARCUS ASSOC L P
	7	3403 KINGS RD	CABLE MARCUS ASSOC L P
O	8	3329 KINGS RD	FORBES TODD AUTOMOTIVE
	9	5030 LEMMON AVE	SMOOTH FUTURE INC
	10	5040 LEMMON AVE	CONSTANCE 5040 LEMMON LTD
	11	5025 BOWSER AVE	OTHER DOOR INC THE
	12	5029 BOWSER AVE	OTHER DOOR INC THE
O	13	5100 LEMMON AVE	CUNNINGHAM DIANA PINSON
	14	5122 LAHOMA ST	KING STANLEY
	15	5118 LAHOMA ST	LEWIS WILLIAM H &
	16	5114 LAHOMA ST	LILLINGTON DAVID
	17	5108 LAHOMA ST	VAZQUEZ NICASIO F
	18	5100 LAHOMA ST	HERNANDEZ RUBEN JR
	19	5101 N HALL ST	RODNEY E JOHNSON
	20	5109 N HALL ST	JOHNSON RODNEY E PROPERTIES LLC
	21	5107 N HALL ST	ARCE JAVIER & CRISTINA
	22	5111 N HALL ST	BINYON MERELENE &
	23	5117 N HALL ST	LEE RANDELL
	24	5131 N HALL ST	DANIEL DORIS
	25	5103 LAHOMA ST	WHITLEY JEFFREY PAUL
O	26	5109 LAHOMA ST	BAKER DALE

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5134 N HALL ST	SERESEROZ EVA
	28	5124 N HALL ST	RIVERA RAUL
	29	5118 N HALL ST	NEAGOE ALEXANDRU &
	30	5114 N HALL ST	VILLASANA EULALIA R
	31	5110 N HALL ST	VILLASANA EULALIA &
	32	5104 N HALL ST	AVES VICTOR R
	33	5100 N HALL ST	GARCIA ENRIQUE
	34	5103 LEMMON AVE	SERVICE KING PAINT &
	35	4606 CEDAR SPRINGS RD	NXRT ATERA LLC &
	36	4915 LEMMON AVE	BRODERSEN ENTERPRISES INC
O	37	4801 LEMMON AVE	FORBES TODD AUTOMOTIVE LLC
	38	5006 LEMMON AVE	5006 LEMMON AVE PARTNERS LLC
	39	5016 LEMMON AVE	PAWN TX INC
	40	5020 LEMMON AVE	ROYSS LLC
	41	5021 BOWSER AVE	BOWSER ONE LLC
	42	5100 BOWSER AVE	HIGHLAND PARK WEST LEMMON LLC
	43	3443 MAHANNA ST	TEXAS MSI LTD
	44	5107 LEMMON AVE	SERVICE KING PAINT & BODY
	45	5151 LEMMON AVE	RT LEMMON LP
	46	4848 LEMMON AVE	PRESCOTT INTERESTS 4848
	47	4305 MACARTHUR AVE	4310 WESTSIDE LLC
	48	4301 WESTSIDE DR	L & L REALTY CORPORATION
	49	4327 WESTSIDE DR	BROWN ROSAMOND S 1998 TR
	50	4329 WESTSIDE DR	AVILES JOSE
	51	4331 WESTSIDE DR	ROSS MALCOLM
	52	4333 WESTSIDE DR	4333 WESTSIDE DR LLC
	53	4335 WESTSIDE DR	ORR ELIZABETH H
	54	4337 WESTSIDE DR	STROCK ANNE T
	55	4339 WESTSIDE DR	STEIN FRANCIS STEVEN &
	56	4300 MACARTHUR AVE	4300 MACARTHUR PTNR LP
	57	5001 BOWSER AVE	WEISFELD HERSCHEL A

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5001	BOWSER AVE	IPENEMA INVESTMENTS LTF
59	5001	BOWSER AVE	FAN XIAOMENG &
60	5001	BOWSER AVE	KAMINSKI HOLDINGS INC
61	5001	BOWSER AVE	BERGANZA JOSE
62	5001	BOWSER AVE	MONTGOMERY DAVID
63	5001	BOWSER AVE	AMINI RAMIN
64	5001	BOWSER AVE	ARRIETA ALEJANDRO
65	5001	BOWSER AVE	BRICKMAN THOMAS
66	5001	BOWSER AVE	TAYLOR KENT L
67	5001	BOWSER AVE	FUNK JOSEPH M &
68	5001	BOWSER AVE	PFLANZER JOSEPH & JIA
69	5001	BOWSER AVE	WEDGE REVOCABLE LIVING TRUST
70	5000	BOWSER AVE	EQUITY TRUST COMPANY CUSTODIAN
71	5000	BOWSER AVE	WEISFELD HERSCHEL A
72	5000	BOWSER AVE	PFLANZER JOSEPH & JIA
73	5000	BOWSER AVE	LLAMAS SILVIA
74	5000	BOWSER AVE	TAYLOR KENT L
75	5000	BOWSER AVE	TUVENG JASON
76	5000	BOWSER AVE	WIGNALL PAUL G
77	5000	BOWSER AVE	ONE PEL COMMUNICATION
78	5000	BOWSER AVE	PUTNAM JAMES PERLEY JR
79	5000	BOWSER AVE	TODD ANTHONY H
80	5000	BOWSER AVE	NGUYEN HAI
81	5010	BOWSER AVE	IPENEMA INVESTMENTS LTF
82	5010	BOWSER AVE	IBANEZ CARLOS
83	5010	BOWSER AVE	GRAVEMAN ANTHONY T
84	5010	BOWSER AVE	MOSHINSKI KEVIN C
85	5010	BOWSER AVE	PATTERSON STEVE
86	5010	BOWSER AVE	FOOTE JERROD NATHAN
87	5000	BOWSER AVE	MONTES LYDIA &
88	5000	BOWSER AVE	HARBORTH DANNY G EST OF &

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5000	BOWSER AVE	TYG LLC
90	4902	N HALL ST	TAMACAS CARLOS ALEJANDRO
91	4904	N HALL ST	MABE ROGER A
92	4906	N HALL ST	ELLYETT PATTI L
93	4908	N HALL ST	WEINER DORIS
94	4910	N HALL ST	HAUGHT CHRISTEL
95	4912	N HALL ST	DRAKE DARREL
96	4914	N HALL ST	CRUZ PETE G JR & GLADYS V
97	4916	N HALL ST	SCHAAL SAMUEL R
98	4918	N HALL ST	2016 GARRETT J GENTILLINI
99	4920	N HALL ST	SCHWEIGER GENEVIEVE
100	4922	N HALL ST	PROUDFOOT VALARIE A
101	4924	N HALL ST	BOOTH THEODORE J
102	4930	N HALL ST	GLAZ ANNETTE M &
103	4932	N HALL ST	HODGES KEVIN B
104	4934	N HALL ST	HEDIN MICHELLE
105	4936	N HALL ST	WADDLE THERON G
106	4938	N HALL ST	CLAROS JESUS
107	4940	N HALL ST	PRESNELL ROLLAN SCOTT
108	4942	N HALL ST	BARKER RONNY W
109	4944	N HALL ST	TAYLOR STEPHANIE R
110	4946	N HALL ST	PIRES MICHAEL
111	4948	N HALL ST	NILO JOSEPH
112	4950	N HALL ST	LAMB MELINDA G
113	4952	N HALL ST	CORDOVA VERONICA
114	5002	N HALL ST	SOLIMAN RAMSEY
115	5004	N HALL ST	BLACKWELL CHARLES A &
116	5006	N HALL ST	PAVEL BRENTON JAMES
117	5008	N HALL ST	CRUZ PATRICK G & MATTHEW G
118	5010	N HALL ST	LOCKE KATHERINE A
119	5014	N HALL ST	HUTFILZ ROBERT A

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	5016 N HALL ST	VAUGHN DALE LYNN
	121	5018 N HALL ST	MILLIKEN ERIC M
	122	5020 N HALL ST	TUCKER JOHN W JR
	123	5022 N HALL ST	DORIS ALKIVIADIS
	124	5024 N HALL ST	OCHS GLEN W
	125	5034 N HALL ST	SAVAGE JAMES D
	126	5036 N HALL ST	LACEY CATHRYN L
	127	5038 N HALL ST	NEWTON NICHOLAS I
	128	5040 N HALL ST	BRISTOW NICOL ROBERT &
	129	5042 N HALL ST	ROBERTSON DAVID
	130	5044 N HALL ST	CARMODY JOSEPH
	131	5046 N HALL ST	SAILORS THOMAS L &
	132	5030 N HALL ST	SMITH LAURA LYNN
	133	5030 N HALL ST	BERGANZA JOSE
	134	5030 N HALL ST	PHAN HAN T
	135	5030 N HALL ST	HAMM JOEL VINCENT
	136	4903 N HALL ST	OAKES DANIEL J
	137	4905 N HALL ST	HARBIN DUANE
	138	4907 N HALL ST	ISHIBASHI LATEER & SUSAN G
	139	4909 N HALL ST	WARRINER EDWARD MERLE &
	140	4911 N HALL ST	GOMEZ REBECCA
	141	4915 N HALL ST	LEAVERTON JOHN R
	142	4917 N HALL ST	SCHIELD JAMES L
	143	4919 N HALL ST	MCDONALD CHARLIE N
	144	4921 N HALL ST	BAILEY MICHAEL A
	145	4923 N HALL ST	DAVIDSON DONALD
	146	4927 N HALL ST	MCDANIEL THOMAS A
	147	4933 N HALL ST	CARRERAS CAMERON L
	148	4935 N HALL ST	WARBINGTON RICK
	149	4937 N HALL ST	SAVAGE JAMES DAVID
	150	4939 N HALL ST	GHEEN BOBBY D

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	4941 N HALL ST	MINERVINI JOHAN ANDERSON
	152	4943 N HALL ST	CRON GLENN F & NICHOLAS B
	153	4945 N HALL ST	ZEINALI TINA
	154	4947 N HALL ST	JONES BRENT H
	155	4949 N HALL ST	FRUTH CHARLES P
	156	4951 N HALL ST	BRANNAN ROBERT D
	157	4953 N HALL ST	MCDONNOUGH KARI A
	158	4955 N HALL ST	RIZOS STRATIS NICK
	159	5003 N HALL ST	FITZGERALD LORETTA JOAN
	160	5005 N HALL ST	CARDONA ANDRES
	161	5007 N HALL ST	GREGG JACK JR
	162	5009 N HALL ST	PARKLAND TOMAS TORRES
	163	5011 N HALL ST	GIBBONS LUKE AARON &
	164	5015 N HALL ST	THORNHILL THOMAS MARC
	165	5017 N HALL ST	SOTO JOSE
	166	5019 N HALL ST	WENNING SAMUEL P
	167	5021 N HALL ST	SPRANGLER SANDRA L
	168	5023 N HALL ST	LEFEVRE SALLY
	169	5025 N HALL ST	DUFF ROBERT H IV
	170	5027 N HALL ST	KINCEL STEVEN
	171	5033 N HALL ST	SHIPMAN DANIEL L
	172	5035 N HALL ST	WEATHERWAX KIT &
	173	5037 N HALL ST	COMBS TIMOTHY
	174	5039 N HALL ST	CONDRA KURT D
	175	5041 N HALL ST	HILL LOUIS
	176	5043 N HALL ST	CARPENTER KYLE
	177	5045 N HALL ST	SIMOKAITIS JOHN C
	178	5047 N HALL ST	FUNK JOSEPH M &
	179	5049 N HALL ST	WALTERS JARRETT J & CHELSEA M
	180	5051 N HALL ST	VENEGAS HOWARD E & ASHLEE S
	181	4902 LAHOMA ST	SUHREN DAVID

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4904	LAHOMA ST	CEDERSTROM CHRISTOPHER
183	4906	LAHOMA ST	ANTHONY DENTON LIFE ESTATE
184	4908	LAHOMA ST	DAVIS JOHN C
185	4910	LAHOMA ST	WEBER FRANK B III
186	4912	LAHOMA ST	RICHMOND JOE DAVID
187	4914	LAHOMA ST	ARREDONDO RODOLFO &
188	4916	LAHOMA ST	ALLEN JOHN B
189	4918	LAHOMA ST	ALLENROSA LEE
190	4920	LAHOMA ST	PETTUS STACI M
191	4924	LAHOMA ST	FRAZIER BART
192	4926	LAHOMA ST	WILLIAMS LISA
193	4928	LAHOMA ST	TARANTO EDWARD
194	4930	LAHOMA ST	METZGER ROBERT L
195	4932	LAHOMA ST	FORRESTERREICHENSTEIN
196	4934	LAHOMA ST	RIEK STEVEN LIVING TRUST
197	4936	LAHOMA ST	ASTON DAVID W
198	4938	LAHOMA ST	ANDERSON BROOKE P
199	4940	LAHOMA ST	HOEFT GREG N
200	4942	LAHOMA ST	YBARRA RAQUEL A
201	5002	LAHOMA ST	TAYLOR CHARLES D
202	5004	LAHOMA ST	OCCM INC
203	5006	LAHOMA ST	JENTZ PAUL
204	5008	LAHOMA ST	KORDSMEIER VINCENT J
205	5010	LAHOMA ST	BENZAIA BRITTANY
206	5012	LAHOMA ST	BOERGER JOHN LEE
207	5014	LAHOMA ST	EPPERSON RICHARD D
208	5016	LAHOMA ST	RHEE DANIEL
209	5018	LAHOMA ST	FREDERICK PATRICK J
210	5020	LAHOMA ST	SOKOLAK ELIZABETH JEAN &
211	5024	LAHOMA ST	WALKER MICHAEL E
212	5026	LAHOMA ST	BARBER BROOKE

Z190-308(PD)

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	5028 LAHOMA ST	BERRY DAVID W
	214	5030 LAHOMA ST	HALE MICHAEL ANTHONY
	215	5032 LAHOMA ST	COX CHRISTOPHER REEVES
	216	5034 LAHOMA ST	TODD ROBERT B
	217	5036 LAHOMA ST	WICK ADAM &
	218	5038 LAHOMA ST	ROBERTS JAMES R REVOCABLE
	219	5040 LAHOMA ST	BARTUSH ZACHARY