

HONORABLE MAYOR AND CITY COUNCIL

WEDNESDAY, JANUARY 13, 2021

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-182(AU)

DATE FILED: January 13, 2020

LOCATION: Northeast corner of North Central Expressway and Midtown Boulevard

COUNCIL DISTRICT: 13

MAPSCO: 26 F

SIZE OF REQUEST: Approximately 3.41 acres

CENSUS TRACT: 78.23

REPRESENTATIVE: Tony Anderson – Signtastic II

APPLICANT: Pillar Commercial

OWNER: BVP NCE LLC

REQUEST: An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District.

SUMMARY: The purpose of the request is to allow additional signage than what is allowed in the GO(A) General Office District. The applicant is proposing an additional 80-square-foot sign on the western façade. The volunteered deed restrictions are further restricting the allowable uses on the property to be similar to the uses allowable in a GO(A) General Office District.

CPC RECOMMENDATION: Approval, subject to deed restriction volunteered by the applicant.

STAFF RECOMMENDATION: Approval.

Background Information

- The 3.41-acre request site is currently developed with a seven-story office building. The property is located within a GO(A) General Office District and is subject to non-business zoning signage regulations.
- The applicant is proposing an additional 80-square foot sign on the western façade.
- At the November 5, 2020, City Plan Commission meeting, the applicant volunteered deed restrictions to limit the allowable uses on the property to the uses generally allowable within GO(A) General Office District.

Zoning History

There have been two zoning changes requested in the area in the past five years:

- 1. Z167-103:** On February 8, 2017, the City Council approved an MU-3 Mixed-Use District on property zoned an GO(A) General Office District with deed restrictions volunteered by the applicant, located on the east line of Central Expressway, north of Meadow Road.
- 2. Z167-338:** On February 14, 2018, City Council approved an amendment to, and an expansion of, the Subarea D portion on property zoned Subareas C and D within Planned Development District No. 745, located on the east line of Manderville Lane at the eastern terminus of Midtown Boulevard.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
North Central Expressway	US Highway	Varies
Midtown Boulevard	Local Street	65 feet

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the existing roadway system.

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	GO(A)	Office
North	PD No. 577 – Subdistrict 1	Auto-repair
East	PD No. 745 – Subarea E	Multifamily
Southeast	PD No. 745 – Subarea C	Hotel
South	PD No. 895	Undeveloped
Southwest	PD No. 904 – Subarea A	Self-storage
West	MF-3(A)	Multifamily
Northwest	GO(A)	Multifamily

Land Use Compatibility

The request site is currently developed with a seven-story office building and a three-story aboveground parking garage in the rear portion of the property. The property is located within a GO(A) General Office District and is subject to non-business zoning signage regulations.

The site is surrounded by auto-repair to the north, multifamily and hotel to the east, self-storage and multifamily to the west, across the highway.

The purpose of the request is to allow an additional 80-square-foot sign on the western façade.

The existing seven-story office building currently has two attached signs, on the northern and northwestern facades, on the upper portion of the building, under the cornice. In addition, there is also a monument sign on the west side of the property, along North Central Expressway frontage. The existing monument signs is approximately six feet in height, 72 square feet in area, and is setback approximately 30 feet from the property line.

For sign regulation purposes, the GO(A) District is considered a non-business zoning district. According to the non-business signs regulations, each tenant is allowed one sign not to exceed 40 square feet per façade on the first two levels. The Development Code also includes provisions allowing for larger signs in various office zoning districts, GO(A) being one of them. Under these provisions one sign per façade, and up to a maximum of two signs per building, may have an additional 40 square feet for every story above the first two stories. The existing building on the request site, being seven stories in height, is allowed to have two signs, located on different facades, totaling 240 square feet, both of which are in place on the building (north & northwest facades). The remaining two signs allowed on the façades would be limited to 40 square feet and must be located below the first two floors of the building.

The applicant proposes an additional 80-square-foot sign on the western façade. The applicant is proposing to rezone the property to an MU-3 District which is considered a business zoning district.

The sign regulations in a business zoning district allow the combined effective area of all attached signs to be 25 percent of the primary façade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade.

For development standards comparison purposes, the following details the differences between the existing GO(A) district and the proposed MU-3 district.

Detached signs comparison:

Sign regulations for non-business zoning districts, as they apply to GO(A) District are:

- Each premise may have one detached sign for each 600 feet, or fraction thereof, of frontage along a public way, other than an alley.
- A minimum setback of five feet is required of all detached signs.
- A minimum setback of 10 feet is required for signs exceeding 10 square feet in effective area or 15 feet in height.

- A minimum setback of 20 feet is required for all signs exceeding 20 square feet in effective area or 20 feet in height.
- A minimum setback of 15 feet is required if any part of the sign, other than supports that do not exceed a total cross-sectional area of one square foot, occupies the space between two feet and 10 feet above grade.
- A detached sign may not exceed 50 square feet in effective area or 25 feet in height.

Sign regulations for business zoning districts, as they apply to MU-3 District are:

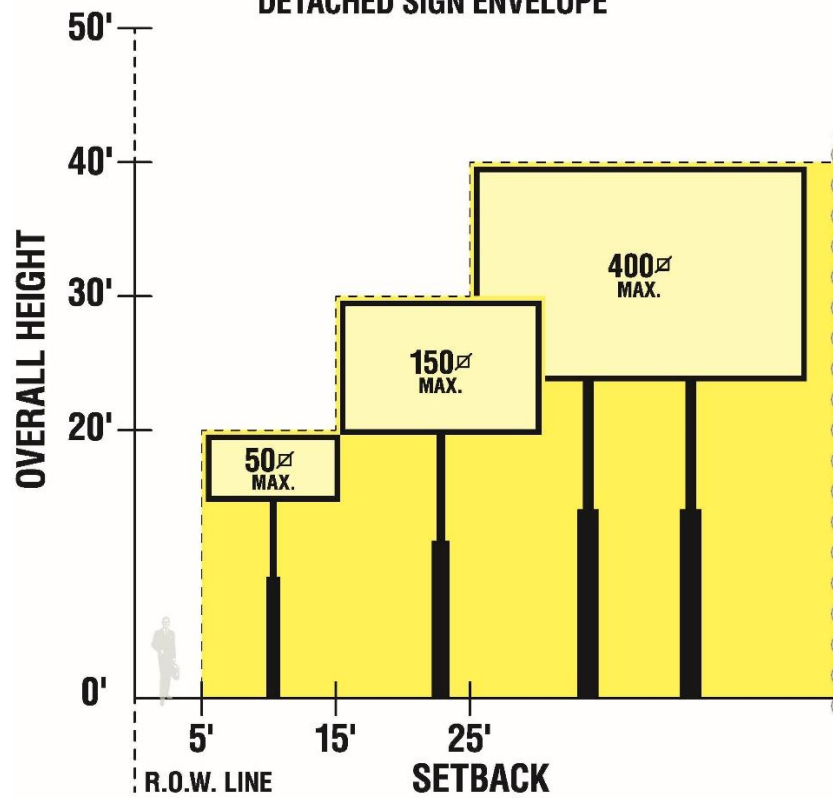
- Only one detached sign is allowed per street frontage other than expressways. One expressway sign is allowed for every 450 feet of frontage or fraction thereof on an expressway.
- Detached signs on the same premise must be at least 200 feet apart.
- For multi-tenant signs:
 - The minimum setback for a multi-tenant monument sign is five feet; The minimum setback for a multi-tenant non-monument sign is 15 feet.
 - The height of a multi-tenant sign may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less; The effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less.
 - The effective area of a multi-tenant non-monument sign may not exceed a 5:1 effective-area-to-height ratio or 200 square feet, whichever is less.

The requested MU-3 District would allow only one detached sign since the frontage on the freeway is approximately 398 feet. However, the allowable detached sign would be larger and taller, per the setback-to-height slope allowances available to signs within the business districts. Considering the setback-to-height requirements and the limitations on area, staff feels comfortable with the provisions of MU-3 for this property.



EXPRESSWAY SIGNS

BUSINESS ZONE DETACHED SIGN ENVELOPE



* Sec. 51A-7.304(b)(4) allows (1) detached sign per 450' of expressway frontage or fraction thereof
* 51A-7.304(b)(5) Detached signs on the same premise must be at least 200' apart

Uses comparison:

At the November 5, 2020, the applicant volunteered deed restrictions to limit the allowable uses on the property. The following table contains the uses categories with different uses allowed under existing zoning and proposed zoning.

L – limited use

SUP – Specific Use Permit

RAR – residential adjacency review

Highlighted in yellow are differences in the 2 districts

Strikethrough: The uses excluded by the volunteered deed restrictions

Existing: GO(A)	Proposed: MU-3 with volunteered deed restrictions
Purpose. This district represents a group of uses which would accommodate sophisticated office developments and may include certain complementary retail and residential uses as a minor component of such developments. This district is intended to serve city-wide needs and should be located near higher density zoning districts, especially where the potential trip generation allowed by this group will have a minimal effect on low density communities.	Purpose. To provide for the development of high density retail, office, hotel, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.
(B) Commercial and business service uses. <ul style="list-style-type: none"> - Catering service. [L] - Electronics service center. [L] - Medical or scientific laboratory. 	(B) Commercial and business service uses. <ul style="list-style-type: none"> - Catering service. - Custom business services. - Electronics service center. - Labor hall. [SUP] - Medical or scientific laboratory. - Tool or equipment rental.
(D) Institutional and community service uses. <ul style="list-style-type: none"> - Adult day care facility. [L] - Cemetery or mausoleum. [SUP] - Child-care facility. [L] - Church. - College, university, or seminary. - Community service center. [SUP] - Convent or monastery. - Hospital. [RAR] - Library, art gallery, or museum. - Open-enrollment charter school or private school. [SUP] - Public school other than an open-enrollment charter school. [RAR] 	(D) Institutional and community service uses. <ul style="list-style-type: none"> - Adult day care facility. - Cemetery or mausoleum. [SUP] - Child-care facility. - Church. - College, university or seminary. - Community service center. [SUP] - Convalescent and nursing homes, hospice care, and related institutions. [RAR] - Convent or monastery. - Foster home. - Halfway house. [SUP] - Hospital. [RAR] - Library, art gallery, or museum. - Open-enrollment charter school or private school. [SUP] - Public school other than an open-enrollment charter school. [RAR]
(E) Lodging uses <ul style="list-style-type: none"> - Overnight general purpose shelter [SUP] 	(E) Lodging uses <ul style="list-style-type: none"> - Overnight general purpose shelter [L;

	SUP]
<p>(I) Residential uses.</p> <ul style="list-style-type: none"> - College dormitory, fraternity, or sorority house. - Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] - Single family, duplex, and multifamily uses may occupy up to five percent of the total floor area of any building. See the "additional provisions" [Paragraph (8)] in this subsection. 	<p>(I) Residential uses.</p> <ul style="list-style-type: none"> - College dormitory, fraternity, or sorority house. - Duplex. - Group residential facility. [See Section 51A-4.209(3).] - Multifamily. - Residential hotel. - Retirement housing.
<p>(J) Retail and personal service uses.*</p> <ul style="list-style-type: none"> - Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] - Business school. - Dry cleaning or laundry store. - General merchandise or food store 3,500 square feet or less. - Motor vehicle fueling station. [L] - Nursery, garden shop, or plant sales. - Personal service uses. - Restaurant without drive-in or drive-through service. [RAR] - Theater. [SUP] <p>*In this district, a retail and personal service use: (1) must be contained entirely within a building; and (2) may not have a floor area that, in combination with the floor areas of other retail and personal service uses in the building, exceeds 10 percent of the total floor area of the building.</p>	<p>(J) Retail and personal service uses.</p> <ul style="list-style-type: none"> - Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] - Animal shelter or clinic without outside runs. [RAR] - Auto service center. [RAR] - Business school. - Car wash. [RAR] - Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] - Commercial amusement (outside). [SUP] - Commercial parking lot or garage. [RAR] - Convenience store with drive-through. [SUP] - 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. - General merchandise or food store 100,000 square feet or more. [SUP] - Household equipment and appliance repair. - Liquor store. - Mortuary, funeral home, or commercial wedding chapel. - Motor vehicle fueling station. - Nursery, garden shop, or plant sales. - Paraphernalia shop. [SUP] - Personal service uses. - Restaurant without drive-in or drive-through service. [RAR] - Restaurant with drive-in or drive-through service. [DIR] - Swap or buy shop. [SUP] - Temporary retail use. - Theater.
<p>(K) Transportation uses.</p> <ul style="list-style-type: none"> - Helistop. [SUP] - Railroad passenger station. [SUP] - Transit passenger shelter. - Transit passenger station or transfer center. [By SUP or city council] 	<p>(K) Transportation uses.</p> <ul style="list-style-type: none"> - Heliport. [SUP] - Helistop. [SUP] - Railroad passenger station. [SUP] - Transit passenger shelter. - Transit passenger station or transfer

<i>resolution. See Section 51A-4.211.</i>	<i>center. [By SUP or city council resolution. See Section 51A-4.211.</i>
(M) Wholesale, distribution, and storage uses. <ul style="list-style-type: none"> - Recycling drop-off container. [See Section 51A-4.213 (11.2).] - Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).] 	(M) Wholesale, distribution, and storage uses. <ul style="list-style-type: none"> - Mini-warehouse. [SUP] - Office showroom/warehouse. - Recycling buy-back center [See Section 51A-4.213 (11).] - Recycling collection center. [See Section 51A-4.213 (11.1).] - Recycling drop-off container. [See Section 51A-4.213 (11.2).] - Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).] - Trade center.
(3) Accessory uses. [...] The following accessory uses are <u>not</u> permitted in these districts: <ul style="list-style-type: none"> - Accessory community center (private). - Accessory pathological waste incinerator. - Home occupation. - Private stable. 	(3) Accessory uses. [...] The following accessory use is not permitted in this district: <ul style="list-style-type: none"> - Private stable.

The most significant differences between the two districts is that residential uses are allowed without restrictions in MU-3, and that MU-3 allows more types of retail uses.

Development standard comparison:

Existing GO(A)	Proposed MU-3
Front yard. Min 15 feet. <u>Urban form setback.</u> An additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.	Front yard. Min. 15 feet. <u>Urban form setback.</u> An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.
Side and rear yard. Min. 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no min. in all other cases. <u>Tower spacing.</u> An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.	Side and rear yard. Min. 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no minimum in all other cases. <u>Tower spacing.</u> An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.
FAR Max 4.0.	FAR varies on uses combination in MUP [max, with all mixed-uses, 4.5]
Height. RPS applies Max. 270 feet	Height. RPS applies Max. 270 feet
Lot coverage. Max 80%	Lot coverage. Max 80%

Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.	Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
<u>Stories.</u> Max 20. Parking garages are exempt	<u>Stories.</u> Max 20. Parking garages are exempt
	<u>Development bonuses for mixed-income housing.</u> (Increases to FAR up to +3:1, lot coverage up to +5%, and parking reductions)
<u>Additional provisions.</u> <u>Development impact review.</u> <u>Visual intrusion.</u> <u>Garbage collection and mechanical equipment areas.</u> <u>Screening surface parking lots from street.</u> <u>Screening side and rear yards from residential districts.</u> <u>Residential use restrictions.</u> <u>Retail and personal service use restrictions.</u>	<u>Additional provisions.</u> <u>Development impact review.</u> <u>Visual intrusion.</u>

The differences between the GO(A) District and the MU-3 District are a slight increase in allowable FAR for mixed-use projects, additional development bonuses in exchange of mixed-income housing, and the loss of additional provisions mostly in regard to adjacency to residential districts. And quite a few more uses allowed in addition to the additional signs.

Considering that the two zoning districts are comparable, the location along a highway, and surrounding zoning with similar development standards on the same side of the highway, staff supports the requested zoning district.

Parking

No changes to the building or site are proposed, therefore no additional parking is required. The site must comply with parking standards contained the development code.

Landscaping

No changes to the building or site are proposed, therefore no landscape requirements will be triggered by this request. The site must comply with landscape standards contained in Article X.

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). While the request site is uncategorized, surrounding properties located further southeast are located within an “E” MVA cluster to the west and north west within an “G” MVA cluster to the east and northeast.

LIST OF PARTNERS

BVP NCE LLC

Manny Ybarza GP

Randy Irlbeck

Michael Nadeau

CPC Action
September 3, 2020

Motion: In considering an application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard, it was moved to **hold** this case under advisement until October 1, 2020.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 106
Replies: For: 1 Against: 0

Speakers: None

CPC Action
October 1, 2020

Motion: In considering an application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard, it was moved to **hold** this case under advisement until November 5, 2020.

Maker: Murphy
Second: Jung
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices:	Area: 400	Mailed: 106
Replies:	For: 1	Against: 0

Speakers: None

CPC Action
November 5, 2020

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard.

Maker: Murphy
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Jung, Myers,
Suhler, Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Blair, Schwope
Vacancy: 0

Notices:	Area: 400	Mailed: 106
Replies:	For: 1	Against: 0

Speakers: For: Manny Ybarra, 8222 Douglas Ave., Dallas, TX, 75225
Against: None

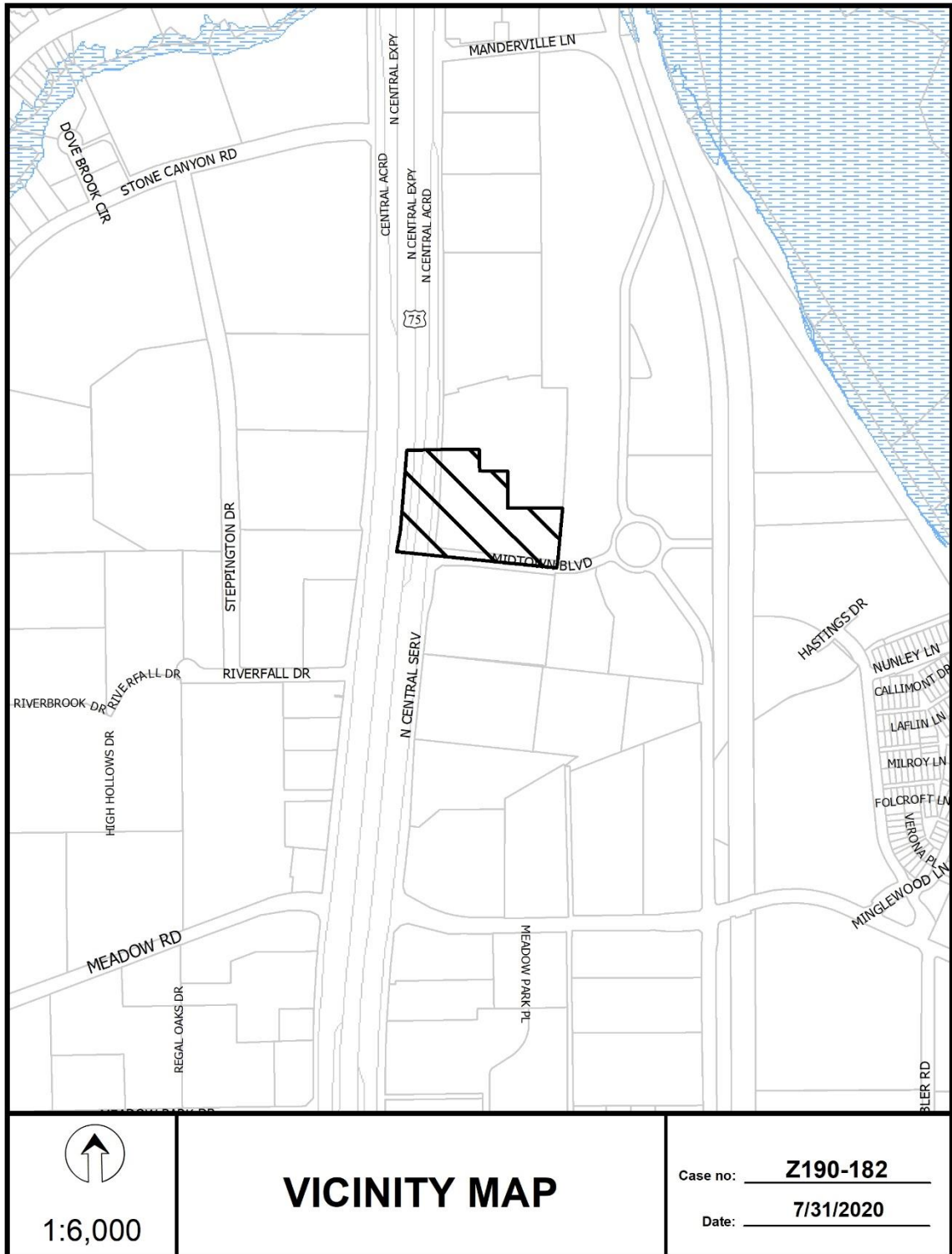
DEED RESTRICTIONS VOLUNTEERED BY THE APPLICANT

II.

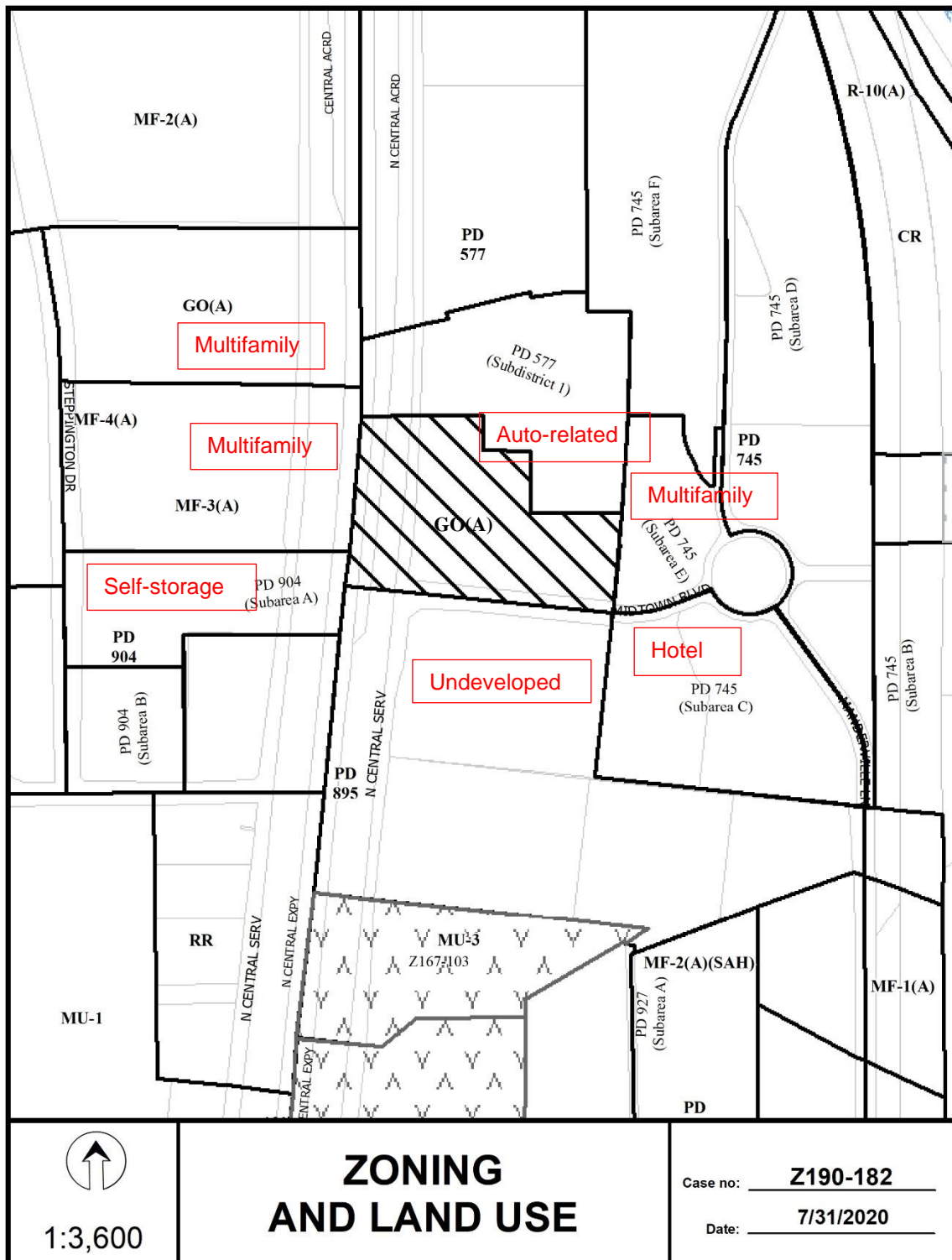
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

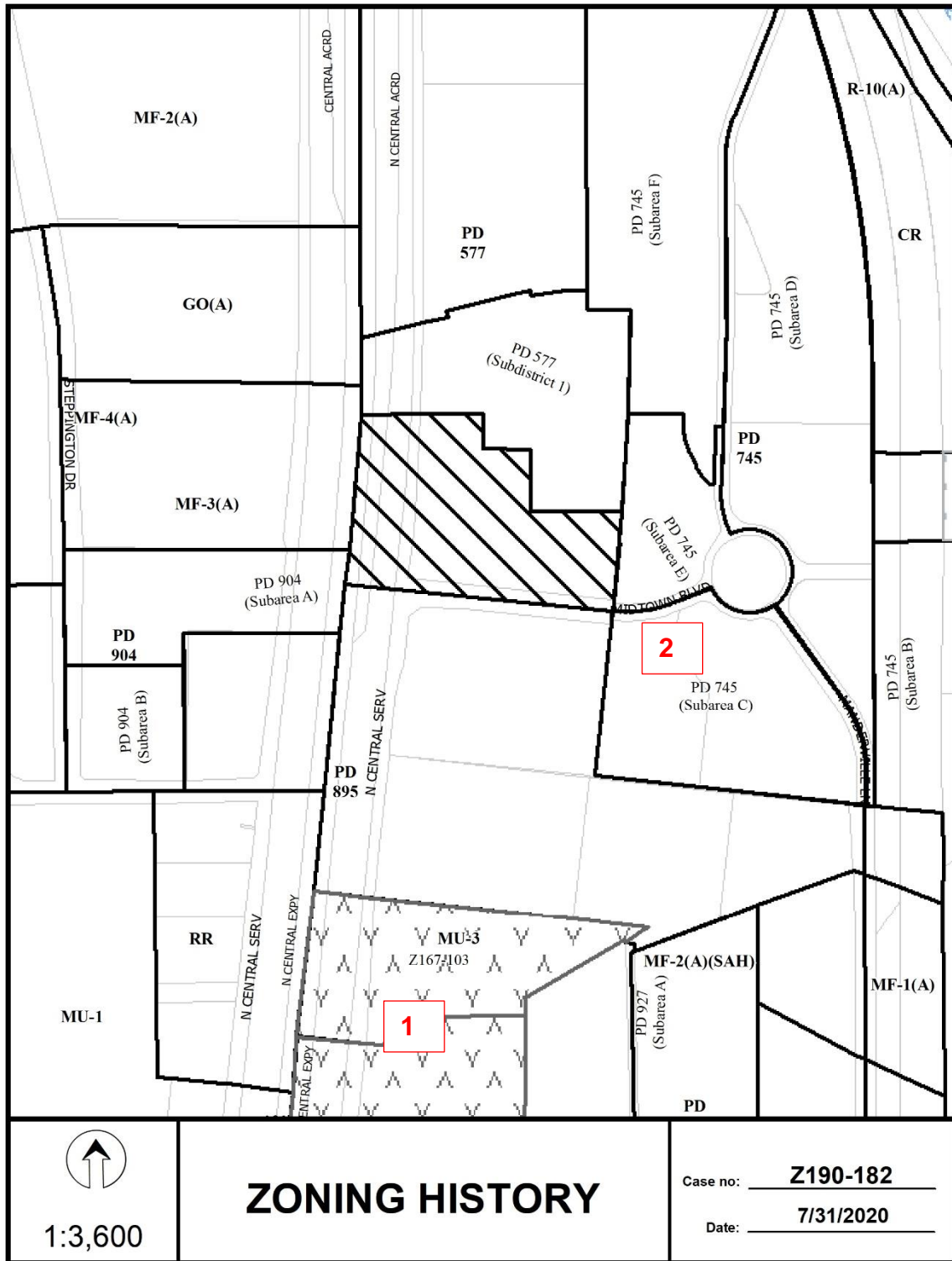
The following main uses are not permitted:

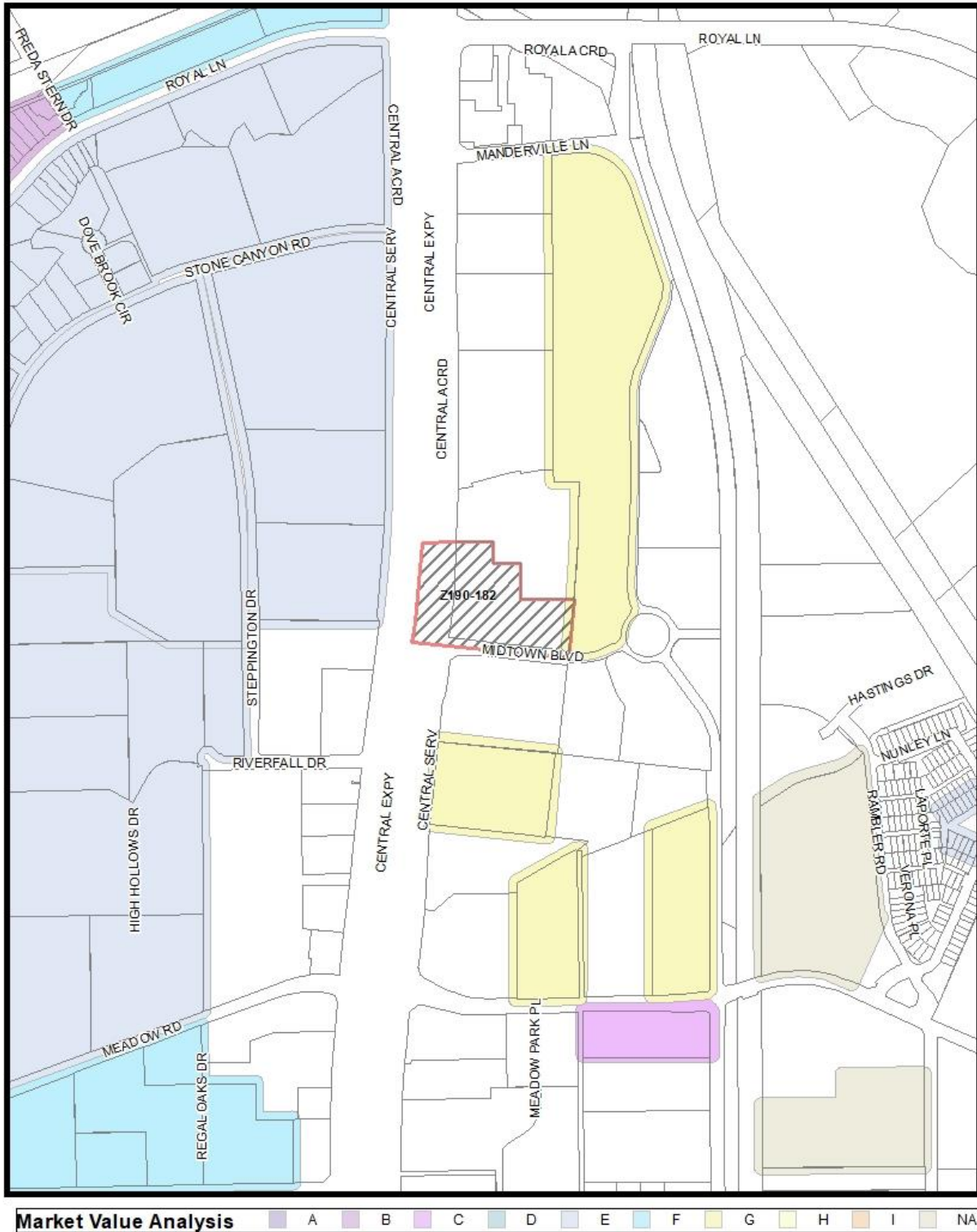
- Convalescent and nursing homes, hospice care, and related institutions.
- Custom business services.
- Duplex.
- Foster home.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more.
- Group residential facility.
- Halfway house.
- Household equipment and appliance repair.
- Labor hall.
- Liquor store.
- Auto service center.
- Motor vehicle fueling station.
- Mortuary, funeral home, or commercial wedding chapel.
- Residential hotel.
- Restaurant with drive-in or drive-through service.
- Retirement housing.
- Tool or equipment rental.
- Overnight general purpose shelter.
- Animal shelter or clinic without outside runs.
- Car wash.
- Furniture store.
- Paraphernalia shop.
- Swap or buy shop.
- Temporary retail use.
- Theater.
- Office showroom/warehouse.











Market Value Analysis

Printed Date: 7/31/2020



11/04/2020

Reply List of Property Owners***Z190-182******106 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	10670 N CENTRAL EXPY	BVP NCE LLC
	2	10640 STEPPINGTON DR	STEPPINGTON APARTMENTS LLC
	3	10501 N CENTRAL EXPY	GO FEDERAL CREDIT UNION
	4	7895 RIVERFALL DR	PS LPT PROPERTIES INVESTORS
	5	10650 N CENTRAL EXPY	COMMODORE PTNRS LTD
	6	10740 N CENTRAL EXPY	FAEC HOLDINGS LLC
	7	10720 N CENTRAL EXPY	SK23 NORTH DALLAS LTD
	8	8169 MIDTOWN BLVD	BREIT MF MIDTOWN
	9	8182 MANDERVILLE LN	LEGACY AT MIDTOWN PARK INC
	10	8190 MIDTOWN BLVD	SOUTHWEST TRANSPLANT ALLIANCE INC
O	11	8180 MIDTOWN BLVD	FREEDOM HOSPITALITY LLC
	12	10650 STEPPINGTON DR	GALVEZ CHARLES
	13	10650 STEPPINGTON DR	DUCHON MADELINE
	14	10650 STEPPINGTON DR	CABRIA MARIOLA M
	15	10650 STEPPINGTON DR	MAREK SHAUN J & MONIKA MUSILOVA
	16	10650 STEPPINGTON DR	KAZIC EDIN
	17	10650 STEPPINGTON DR	MINIKES ALAN N
	18	10650 STEPPINGTON DR	HERRON RODNEY GLEEN &
	19	10650 STEPPINGTON DR	MOORE JACQUELINE P
	20	10650 STEPPINGTON DR	LONG MICHAEL A
	21	10650 STEPPINGTON DR	BOSWELL YOLANDA ANN EST OF
	22	10650 STEPPINGTON DR	NAIK MADHU
	23	10650 STEPPINGTON DR	COBOS PEDRO &
	24	10650 STEPPINGTON DR	KIRR REVOCABLE TRUST
	25	10650 STEPPINGTON DR	PAHWA AMAN
	26	10650 STEPPINGTON DR	ONORATO JUANITA

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	10650 STEPPINGTON DR	ACEVES LUIS GONZAGA PUENTE
	28	10650 STEPPINGTON DR	LEJEUNE AMANDA
	29	10650 STEPPINGTON DR	DELEON KELLER SHELLEY SUE
	30	10650 STEPPINGTON DR	ZOU YONGLONG & WANG YUAN
	31	10650 STEPPINGTON DR	JUREERATANA CINDY KWAN &
	32	10650 STEPPINGTON DR	ANDRADE MIRIAM C
	33	10650 STEPPINGTON DR	BEHROOZI KAMRAN
	34	10650 STEPPINGTON DR	CREIGHTON LARRY &
	35	10650 STEPPINGTON DR	GASPAR DAN
	36	10650 STEPPINGTON DR	ADCOCK SHIRLEY A
	37	10650 STEPPINGTON DR	DARRAH JOHN S
	38	10650 STEPPINGTON DR	BRASLAVSKY GEORGY & LILYA
	39	10650 STEPPINGTON DR	PYSIAK FAMILY REVOCABLE LIVING TR
	40	10650 STEPPINGTON DR	BRUER HOMER L
	41	10650 STEPPINGTON DR	THOMPSON JEANNA LYNN
	42	10650 STEPPINGTON DR	SUTTERFIELD PROPERTIES LLC
	43	10650 STEPPINGTON DR	RUBIO ROSA
	44	10650 STEPPINGTON DR	KELLY JOYCE ELLEN
	45	10650 STEPPINGTON DR	BURKET JAMES R &
	46	10650 STEPPINGTON DR	PRADHAN SHAMREEN S
	47	10650 STEPPINGTON DR	EDWARDS RONALD
	48	10650 STEPPINGTON DR	YERENA FIDEL
	49	10650 STEPPINGTON DR	CAUSEVIC HASAN & DIKA
	50	10650 STEPPINGTON DR	WHITE SUE
	51	10650 STEPPINGTON DR	GARVIN CATHERINE L
	52	10650 STEPPINGTON DR	SMITH RITA
	53	10650 STEPPINGTON DR	HARRISON MARY B
	54	10650 STEPPINGTON DR	SPANN LIBERTY MANAGEMENT
	55	10650 STEPPINGTON DR	MENDOZA IRMA Y LOREDO
	56	10650 STEPPINGTON DR	LA LUZ PROPERTY MANAGEMENT INC
	57	10650 STEPPINGTON DR	GATLIN AMANDA KAY

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	10650 STEPPINGTON DR	UYS SHANE M
	59	10650 STEPPINGTON DR	SPRUIELL STANLEY M
	60	10650 STEPPINGTON DR	GALVIN DAVID &
	61	10650 STEPPINGTON DR	PETCHKUROW JOHN A & SHARON C
	62	10650 STEPPINGTON DR	MURILLO ESTALLA B
	63	10650 STEPPINGTON DR	WALERCZYK CHRISTOPHER A
	64	10650 STEPPINGTON DR	CAUSEVIC ADEL
	65	10650 STEPPINGTON DR	CLARK MICHAEL & LYNNE
	66	10650 STEPPINGTON DR	ANDERSON JARVIS W
	67	10650 STEPPINGTON DR	BAILEY TONYA B
	68	10650 STEPPINGTON DR	FIELDS CAMERON RAEANNE &
	69	10650 STEPPINGTON DR	STANLEY JOHN R & JENNIFER J
	70	10650 STEPPINGTON DR	KIRR REVOCABLE TRUST
	71	10650 STEPPINGTON DR	MORALES MARIBEL G
	72	10650 STEPPINGTON DR	SMITH SHIRLEY A
	73	10650 STEPPINGTON DR	GHEBRAY STEFANOS T
	74	10650 STEPPINGTON DR	TEPLITSKAYA FAINA I
	75	10650 STEPPINGTON DR	MEDASA INVESTMENTS LLC
	76	10650 STEPPINGTON DR	LIU YAN
	77	10650 STEPPINGTON DR	FUENTES ALMA
	78	10650 STEPPINGTON DR	GREBOW MARTIN
	79	10650 STEPPINGTON DR	ABAY ASMAMAW
	80	10650 STEPPINGTON DR	PEAT MARIE NICOLE
	81	10650 STEPPINGTON DR	SHULTS JANICE S &
	82	10650 STEPPINGTON DR	REASONOVER TODD
	83	10650 STEPPINGTON DR	CHERNYAKHOVSKY CYNTHIA
	84	10650 STEPPINGTON DR	ZERMENO MARIA
	85	10650 STEPPINGTON DR	GHEBRAY MICHAEL
	86	10650 STEPPINGTON DR	GARCIA VICTOR MANUEL
	87	10650 STEPPINGTON DR	PRESKITT ELIZABETH
	88	10650 STEPPINGTON DR	MURPHY STEPHEN CHAD

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	10650 STEPPINGTON DR	RIOPELLE ONEIDA
	90	10650 STEPPINGTON DR	PERL JACK &
	91	10650 STEPPINGTON DR	ANDREWS SUSAN
	92	10650 STEPPINGTON DR	WEAVER MARNY & CODY
	93	10650 STEPPINGTON DR	ORTEGA JUAN J
	94	10650 STEPPINGTON DR	BROWN COURTNEY
	95	10650 STEPPINGTON DR	LIM WILLIAM
	96	10650 STEPPINGTON DR	GANE SUE H EST OF
	97	10650 STEPPINGTON DR	LAL REVOCABLE TRUST
	98	10650 STEPPINGTON DR	MCGIVERN ASHLEY
	99	10650 STEPPINGTON DR	MCCLURE JOSHUA
	100	10650 STEPPINGTON DR	SCHENKLER BRUCE G
	101	10650 STEPPINGTON DR	KAZIC ESMA
	102	10650 STEPPINGTON DR	MILLER SHERALYN O
	103	10650 STEPPINGTON DR	SUMMEY JOHN M
	104	10650 STEPPINGTON DR	YOUNG LAUREN A
	105	10650 STEPPINGTON DR	MCINTOSH JAMES L
	106	10650 STEPPINGTON DR	NGUYEN MYLY T