
| | | | |
|--------------------------|---|----------------------|---------------|
| FILE NUMBER: | Z190-290(LG) | DATE FILED: | June 23, 2020 |
| LOCATION: | Northeast corner of Rawlins Street and north of Knight Street | | |
| COUNCIL DISTRICT: | 14 | MAPSCO: | 35 W |
| SIZE OF REQUEST: | ±0.26 acres | CENSUS TRACT: | 6.05 |

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANTS/OWNERS: Ron Watterson & Michael Sambogna

REQUEST: An application for an O-2 Office Subdistrict with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with consideration given to a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

SUMMARY: The purpose of the request is to allow for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

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

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

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 153 subdistricts.
- The request site currently developed as a 2,688 square foot two-story single-family home on one lot with fencing around the perimeter of the property.
- In the initial application, the applicant proposed a barber and beauty shop use on the street level. This use is not a permitted use in an MF-2 Subdistrict. The remainder of the house, including the second floor, will continue to be used as a residence.
- CPC held the case under advisement and instructed staff to readvertise for a Planned Development Subdistrict for an MF-2(A) Multiple Family Subdistrict uses and office and live/work uses.

Zoning History:

There have been two zoning cases requested in the area in the past five years.

1. **Z190-324** An application for a Planned Development Subdistrict for GR General Retail uses. (Scheduled for the January 21, 2021 CPC meeting).
2. **Z178-186:** On April 25, 2018, the City Council approved a Historic Building Demolition Delay Overlay (DDO) for a larger area of East Dallas and Oak Lawn.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------------|-----------------------|
| Lemmon Avenue | Principal Arterial | 90 feet |

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction has reviewed the application and has determined traffic in the area would not be adversely impacted due to the proposed project.

Comprehensive Plan:

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive 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 not consistent with the following goals and policies of the comprehensive plan.

Urban Design Element

Goal 5.2 Strengthen community and neighborhood identity

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan was established in February 1985 and includes seven objectives for the area. The applicant's proposal is consistent with the following objectives highlighted by the 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 proposal has the potential to achieve only one of the seven stated objectives of the Oak Lawn Plan, which is objective 2 of the Oak Lawn Plan. The O-2 Office Subdistrict within PD No. 193 allows a maximum height of 240 feet. Deed restrictions were volunteered by the application in the original request limiting the height to 36 feet with the plan to maintain the existing structure's height. The PDS includes the same height limitations that maintain the structure's existing height.

STAFF ANALYSIS

Surrounding Land Uses:

| | Zoning | Land Use |
|------------------------|---|---|
| Site | PD No. 193 MF-2 | Single Family |
| Northwest | PD No. 193 O-2, PD No. 193 MF-2 | Beauty Salon |
| North | PD No. 193 MF-2 | Multiple Family |
| Northeast/East | PD No. 193 GR | Retail & Restaurants |
| Southeast | PD No. 193 MF-2, PD No. 193 GR, SUP No. 2073 | Multiple Family, Retail, & Restaurants |
| South/Southwest | PD No. 193 MF-2 | Multiple Family & Single Family |
| West | PD No. 193 MF-2 | Multiple Family |

Land Use Compatibility:

The request site is comprised of one lot and is located within an MF-2 Subdistrict and was constructed over 100 years ago. Surrounding uses in the area include single-family and multifamily residences north, south, southeast, southwest, and west of the area of request. Retail and restaurants are located on Lemmon Avenue northeast, east, and southeast of the site. A medical office (urgent care) and beauty salon are located across Rawlins Street to the northwest of the area of request on property that is zoned O-2 Office Subdistrict in PD No. 193.

The original request was to change to an O-2 Subdistrict to allow a barber and beauty shop in the structure along with a residence.

A barber and beauty shop use is a limited use that is only permitted on the street level (see Section 51P-193.110). According to Section 51P-193.109 of PD No. 193, the requirements are as follows for limited uses:

- (1) be primarily for the service of the occupants of a building;
- (2) be contained entirely within the main building;
- (3) have no exterior public entrance except through the general building entrances; and
- (4) have no exterior advertising or signs.

Further O-2 Office Subdistrict requirements for limited uses include:

- (A) No additional use may have a floor area greater than 2,000 square feet.

Z190-290(LG)

(B) The aggregate floor area of retail uses and the additional uses listed in Subsection (c)(2) of this section on a street level of a building may not exceed 50 percent of the aggregate floor area of all uses on the street level. Some of the additional uses in Subsection (c)(2) of this section are already permitted as limited uses.

The applicant volunteered deed restrictions in the original request to limit the height and uses for to a barber and beauty shop and a single-family residence. Three properties abutting the area of request are zoned an MF-2 Subdistrict.

At the November 5, 2020 City Plan Commission meeting, CPC instructed staff to readvertise the case with consideration of a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

Development Standards:

| | MF-2 (existing) | O-2 (proposed) | PDS (proposed) |
|---------------------------------------|--|---|--|
| Front yard (min) | 0' | 15'* Applicant: 20' | 0' |
| Side / rear yard (min) | 0' For duplex: 5' / 10' For multifamily under 36' in height: 10' /15' | 0'* Additional setback must be equal to half the height of the building if it exceeds 36' | 0' For duplex: 5' / 10' For multifamily under 36' in height: 10' /15' |
| Rear yard (min) | 0' | 0'* Additional setback must be equal to half the height of the building if it exceeds 36' | 0' |
| Height (max) | 36' | 240' Applicant via deed restrictions: 36' | 36' |
| Stories (max) | - | Applicant via deed restrictions: no max | - |
| Lot coverage (max) | 60% | 60% | 60% |
| Primary Uses | Multiple Family | Beauty and barber shop (limited use) | Office, live/work use limited to residential with office |

**Encroachment bonuses applies to this subdistrict. An encroachment bonus means the portion of the building over 36 feet in height that would violate the additional setback requirements of neighboring properties that are classified as TH, MF-1, and MF-2 subdistricts in PD. No. 193.*

Z190-290(LG)

In the original request the applicant proposed using the existing house. Restrictions limiting the uses to single family or multifamily were volunteered in the deed restrictions. Staff acknowledges that the proposed PDS does not protect the structure but allows the continued use of the site in a manner that is compatible to the existing neighborhood and surrounding areas regardless of whether the existing structure is damaged or destroyed.

The request provides the owner with the opportunity to work where they live. Even if the office use does not occur, the proposed site can still be used as a single-family residence due to the base zoning of MF-2(A). Staff believes the proposed PDS protects the neighborhood from further intrusion of commercial areas in residential areas and provides incentives to maintain the structure. The applicant also has a proposed development plan, which is included in this report.

Parking:

The applicant has provided a development plan for staff to review. The Engineering Division staff reviewed the proposed plan and supports the proposed parking plan. The Engineering staff will review the plan when it is submitted for building permits to provide final comments and approval.

The applicant is required to have two parking spaces for each dwelling unit for an MF-2 Multifamily use. An office-related use is required to have one parking space for every 366 square feet of floor area. The subject site consists of 2,688 square feet and would require eight parking spaces for office uses and two for dwelling uses.

The applicant illustrates that ten parking spaces (nine regular, one accessible) can be developed in the rear of the property. The applicant can also use Rawlins Street for two on-street parking spaces since it is wide enough to accommodate on-street parking as well. Parking on Knight Street is prohibited. Based on the applicant's proposal, the applicant meets the requirements for parking for its proposed uses.

Landscaping:

Landscaping is per PD No. 193. Landscaping will likely not be triggered if the applicant uses the existing structure. Staff added the landscape plan in the PDS conditions, and this recommended change is included in the PDS conditions.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 in Category "C." Properties within the vicinity of the subject site are in Categories "C," "D," and "E."

Z190-290(LG)

CPC ACTION

September 17, 2020

Motion: In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement until October 1, 2020.

Maker: Schwope
Second: MacGregor
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: 200 Mailed: 76
Replies: For: 2 Against: 1

Speakers: For: None
For (Did not speak): Audra Buckley, 1414 Belleview St., Dallas, TX,
Against: None

CPC ACTION

October 1, 2020

Motion: In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement until November 5, 2020.

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

Z190-290(LG)

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: 200 Mailed: 76
Replies: For: 2 Against: 1

Speakers: For: Adam Murphy, 3435 Dickinson Ave., Dallas, TX,
For (Did not speak): Audra Buckley, 1414 Bellevue St., Dallas, TX,
Ron Watterson, 3403 Knight St., Dallas, TX, 75219
Against: None

CPC ACTION

November 5, 2020

Motion: In considering an application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street, it was moved to **hold** this case under advisement to an unspecified date and to instruct staff to re-notice for a planned development district.

Maker: Schwope
Second: MacGregor
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: 200 Mailed: 76
Replies: For: 2 Against: 1

Speakers: For: None
For (Did not speak): Audra Buckley, 1414 Bellevue St., Dallas, TX,
Ron Watterson, 3403 Knight St., Dallas, TX, 75219

Against: None

CPC ACTION

December 17, 2020

Motion: It was moved to recommend **approval** of an O-2 Office Subdistrict, subject to a development plan and conditions on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant, on the northeast corner of Rawlins Street and north of Knight Street with consideration given to a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.

Maker: Schwope

Second: Garcia

Result: Carried: 14 to 0

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

Against: 0

Absent: 1 - Johnson

Vacancy: 0

Notices: Area: 500

Mailed: 249

Replies: For: 3

Against: 0

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX,

For (Did not speak): Ron Watterson, 3403 Knight St., Dallas, TX, 75219

Against: None

Volunteered Deed Restrictions (Updated as of September 29, 2020) – not part of the PDS proposal

The following uses are PROHIBITED:

- (1) Residential uses.
 - Duplex
 - Hotel and motel.
 - Group Residential Facility
 - Handicapped Group Dwelling Unit
 - Retirement Housing
 - Overnight general purpose shelter
- (2) Utility and Service uses.
 - Utility or governmental installation other than listed
 - Local Utilities
 - Electrical substation
 - Radio, television, or microwave tower
 - Sewage pumping station
 - Commercial radio or television transmitting station
 - Sewage treatment plant
 - Telephone exchange, switching, and transmitting requirement
 - Water reservoir, well, or pumping station.
 - Water treatment plant
- (3) Transportation uses.
 - Airport or landing field
 - Helistop
- (4) Community service uses.
 - Adult day care facility-limited
 - Post office
 - Community Service Center
 - Foster home
 - Child-care facility
 - Halfway house
- (5) Medical uses.
 - Hospital.
 - Medical Clinic
 - Medical or scientific laboratory.
- (6) Educational uses.
 - Public or private school
 - Business school.
 - College, university, or seminary
 - College fraternity or sorority house

Z190-290(LG)

- College dormitory
- (7) Recreation and entertainment uses.
 - Public park or playground
 - Private recreation club or area
 - Wax museum
- (8) Bar and restaurant uses.
 - Bar, lounge, or tavern
 - Restaurant without drive-in or drive-through service
 - Private club
- (9) Professional, personal service, and custom crafts uses.
 - Bank or savings and loan office.
 - Health studio.
 - Key shop.
 - Shoe repair.
 - Tailor, custom sewing, and millinery.
 - Broadcasting or recording studio.
 - Handcraft Bookbinding
- (10) Retail uses.
 - Camera shop.
 - Cigar, tobacco and candy store.
 - Clothing store.
 - Drug store.
- (11) Motor vehicle related uses.
 - Service station
- (12) Commercial uses.
 - Stone, sand, or gravel mining
 - Duplication shop
 - Diamond and precious stone sales.
- (13) Storage and waste disposal uses.
 - Recycling drop-off container
 - Recycling drop-off for special occasion collection
- (14) Animal related uses.
 - Veterinarian's office

Additional Conditions:

- (1) The only main use allowed on the property is single family unless the existing structure is occupied by a non-residential use. If the structure is destroyed, either intentionally or unintentionally, the only uses allowed will be single

Z190-290(LG)

- family or multifamily.
- (2) Minimum front yard setback is 20 feet.
- (3) Minimum side yard setback is 10 feet.
- (4) Maximum height is 36 feet.
- (5) Maximum lot coverage is 60 percent.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

CPC Recommended PDS Conditions

Division S-XXX. PD Subdistrict XXX.

SEC. S-XXX.101. LEGISLATIVE HISTORY.

PD Subdistrict XXX was established by Ordinance No. _____, passed by the Dallas City Council on _____. (Ord. _____)

SEC. S-XXX.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict XXX is established on property located northeast intersection of Rawlins Street and Knight Street. The size of PD Subdistrict XXX is approximately 0.26 acres. (Ord. _____)

SEC. S-XXX.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division,

(1) **LIVE/WORK UNIT means an interior space that combines a residential with an office use. A live/work unit is considered a non-residential use.**

(2) **SUBDISTRICT** means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district. (Ord. _____)

SEC. S-XXX.104. EXHIBITS.

The following exhibit is incorporated into this division: Exhibit S-XXXA: development plan.

SEC S-XXX.104. DEVELOPMENT PLAN.

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

SEC S-XXX.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multifamily Subdistrict, subject to the same conditions applicable in the MF-2 Multifamily Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multifamily Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multifamily Subdistrict is subject to DIR in this subdistrict; etc.

(b) For existing structures built prior to 1920, the following uses are permitted by right:

- Office.
- Live/work unit.

SEC S-XXX.106. 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-XXX.107. YARD, LOT, AND SPACE PROVISIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

The yard, lot, and space regulations for the MF-2 Multifamily Subdistrict apply. (Ord. _____)

SEC. S-XXX.108. OFF-STREET PARKING AND LOADING.

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

SEC. S-XXX.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. _____)

SEC. S-XXX.110. LANDSCAPING.

- (a) Landscaping and screening must be provided in accordance with Part 1 of this article.
- (b) Plant materials must be maintained in a healthy, growing condition.

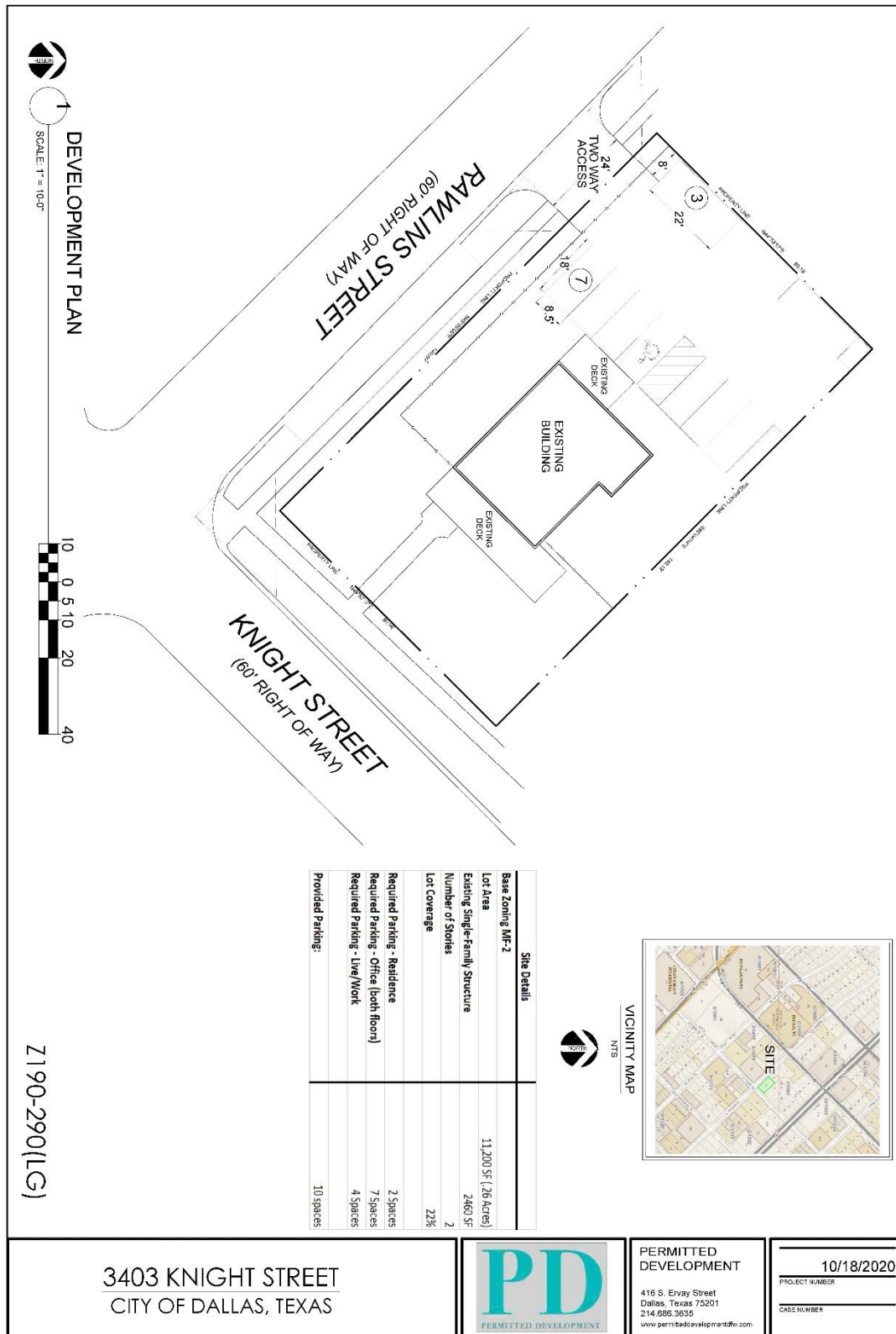
SEC. S-XXX.111. ADDITIONAL PROVISIONS.

- (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.
(Ord. _____)

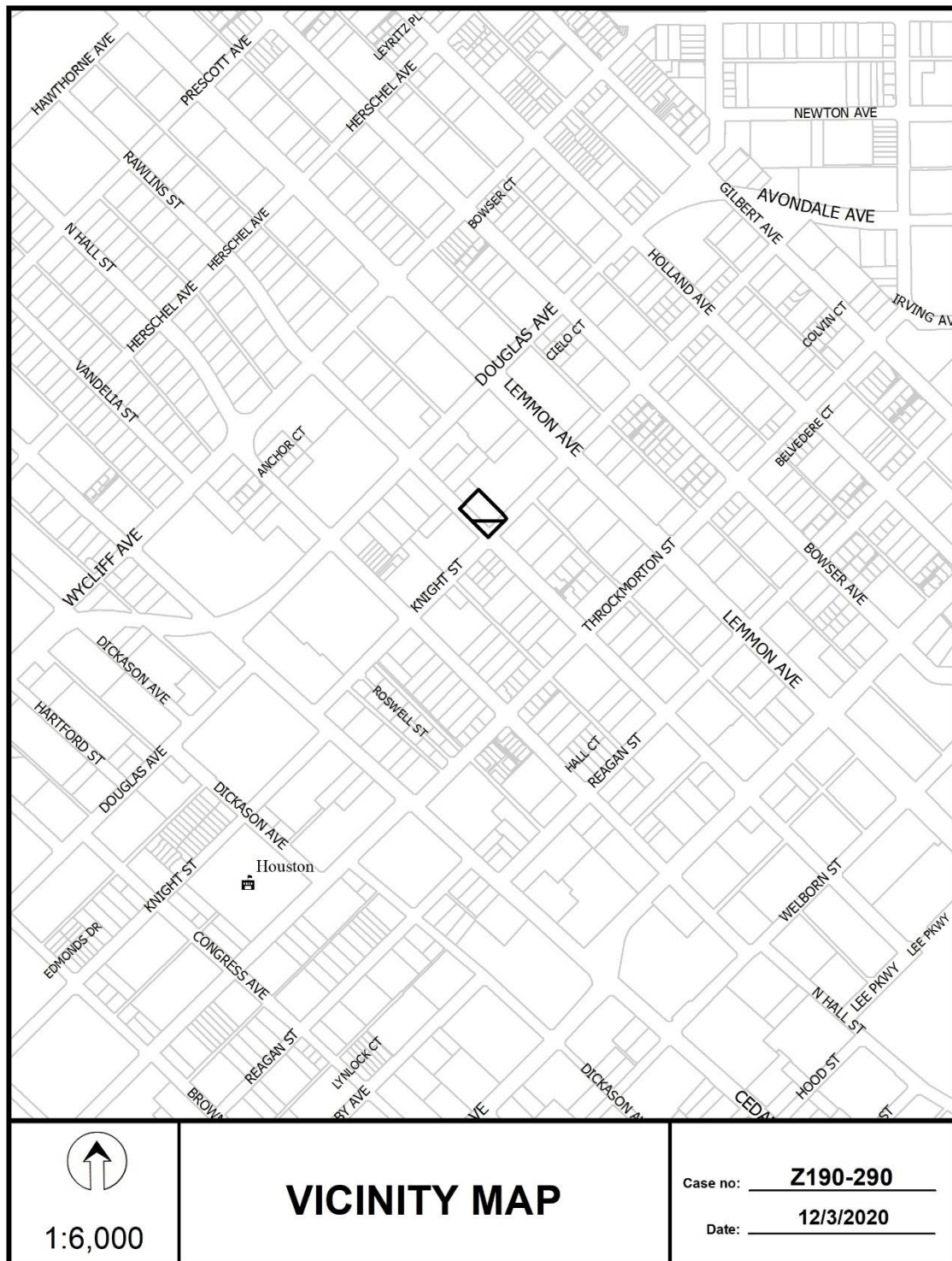
SEC. S-XXX.112. COMPLIANCE WITH CONDITIONS.

- (a) All new paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. _____)

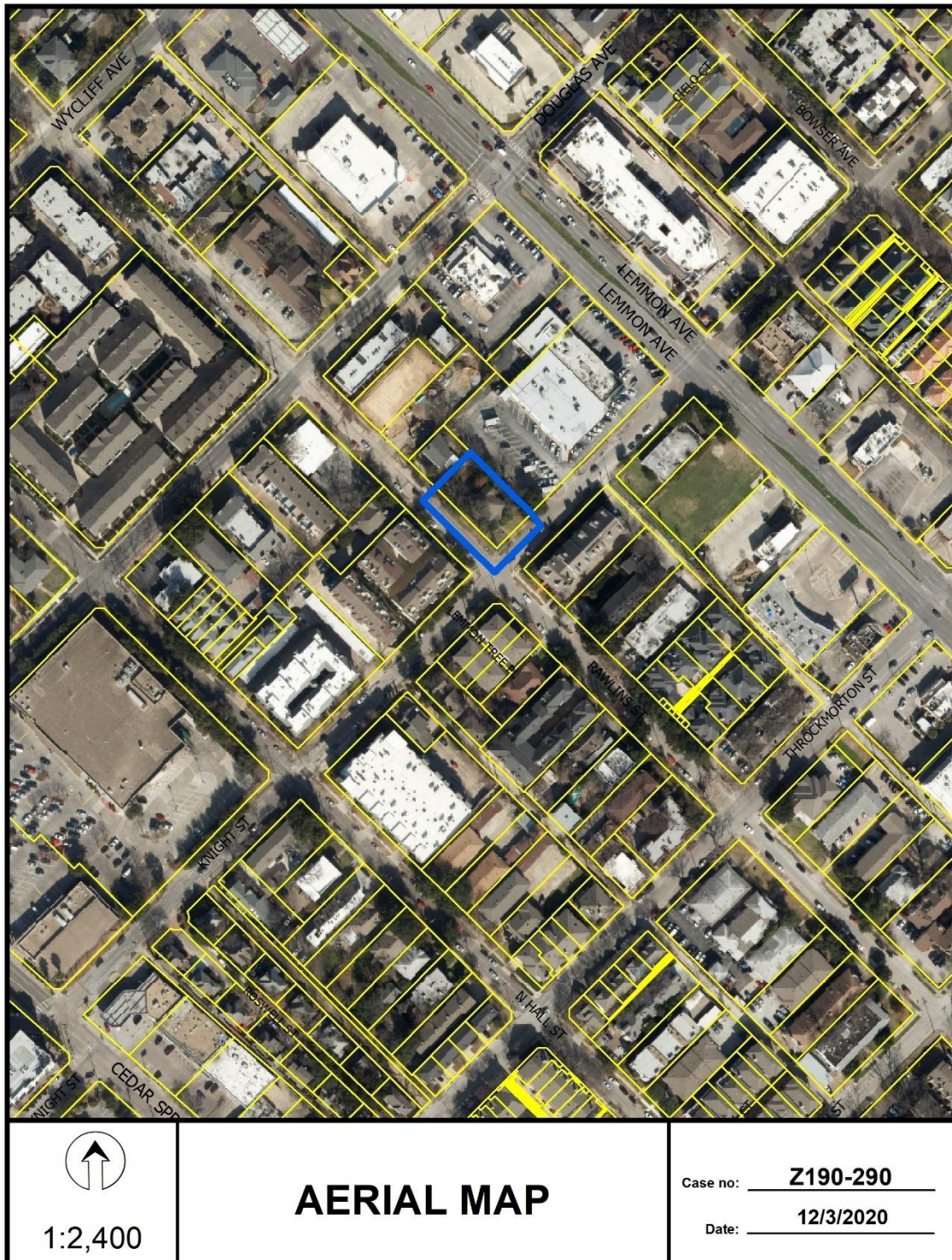
PROPOSED DEVELOPMENT PLAN

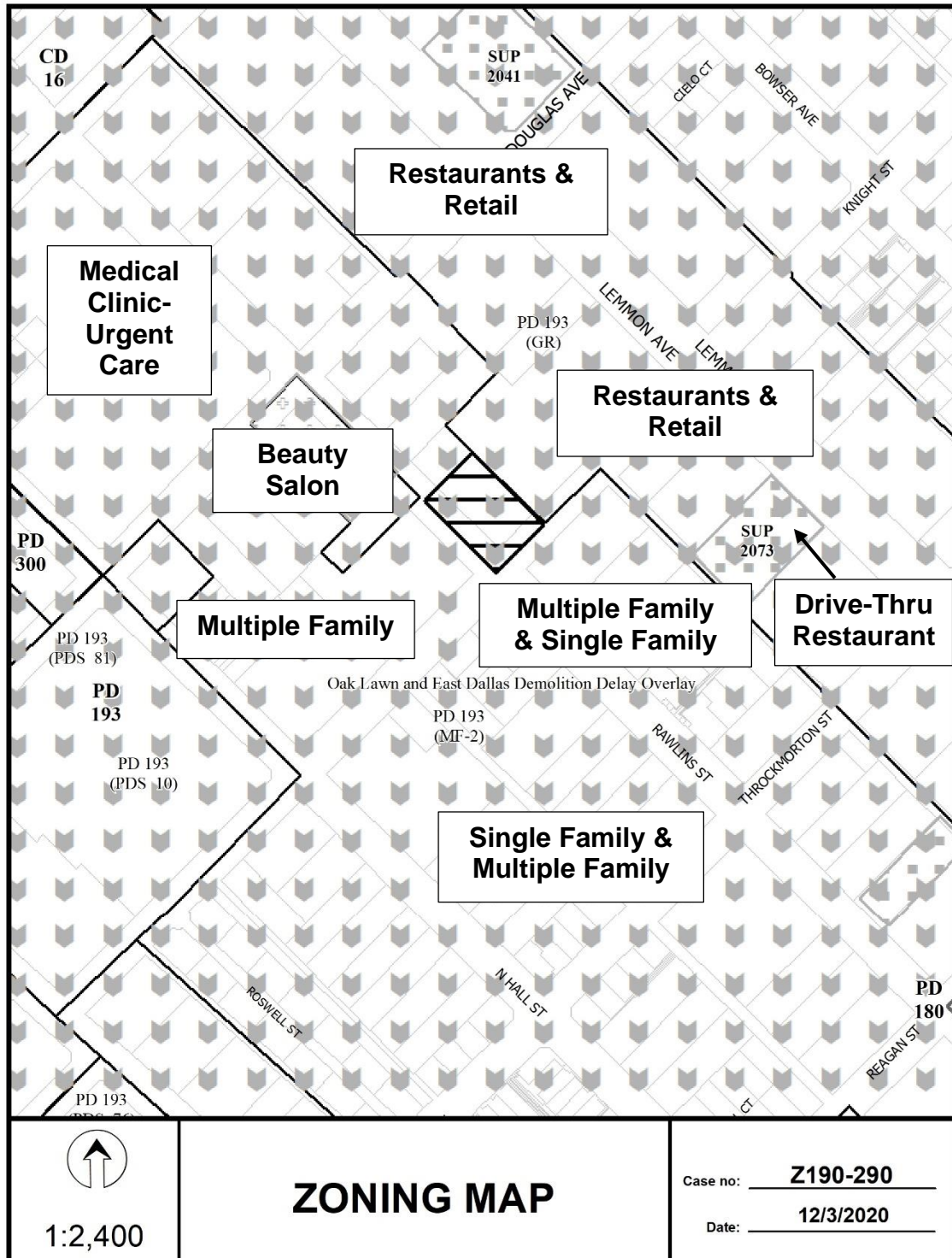


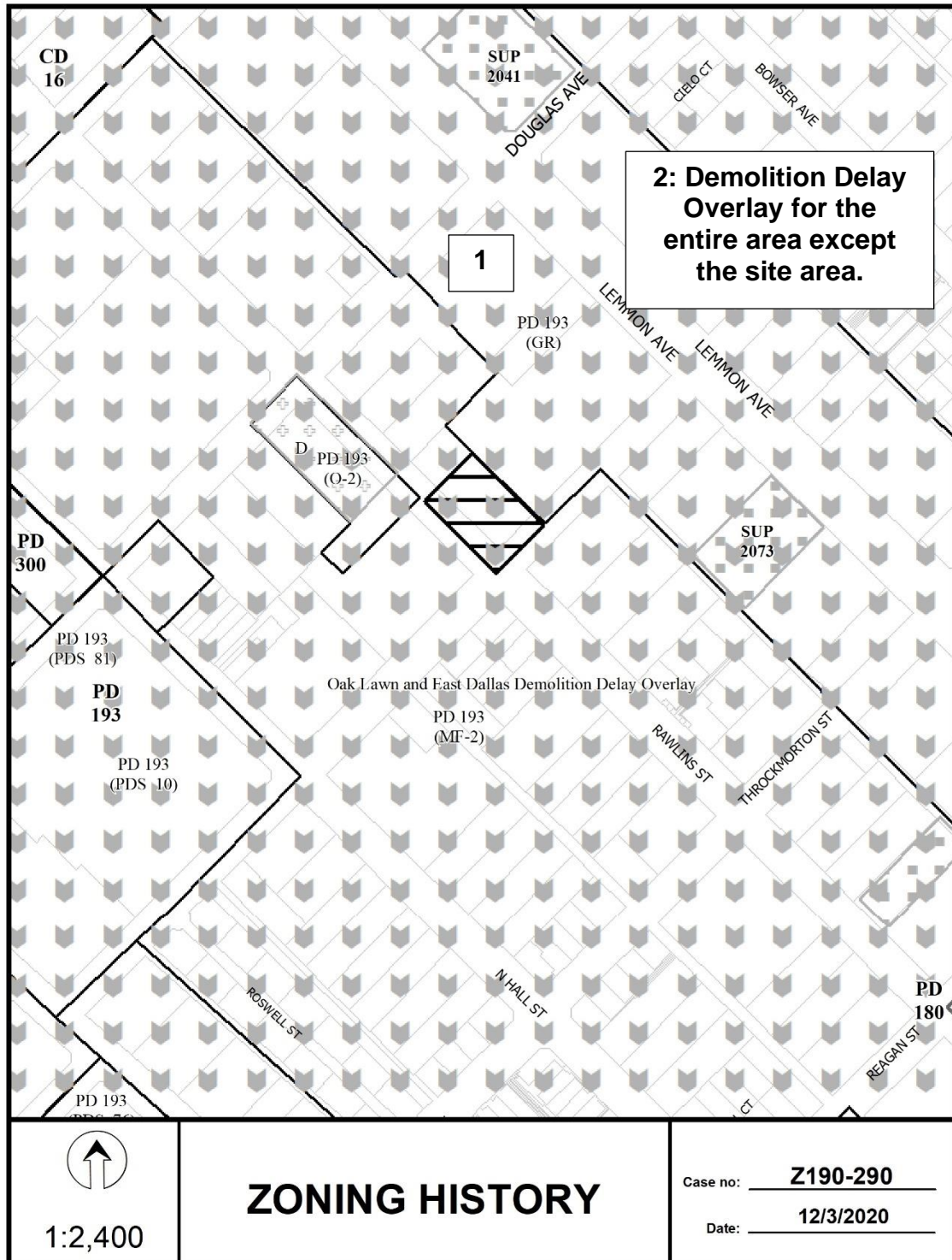
Z190-290(LG)



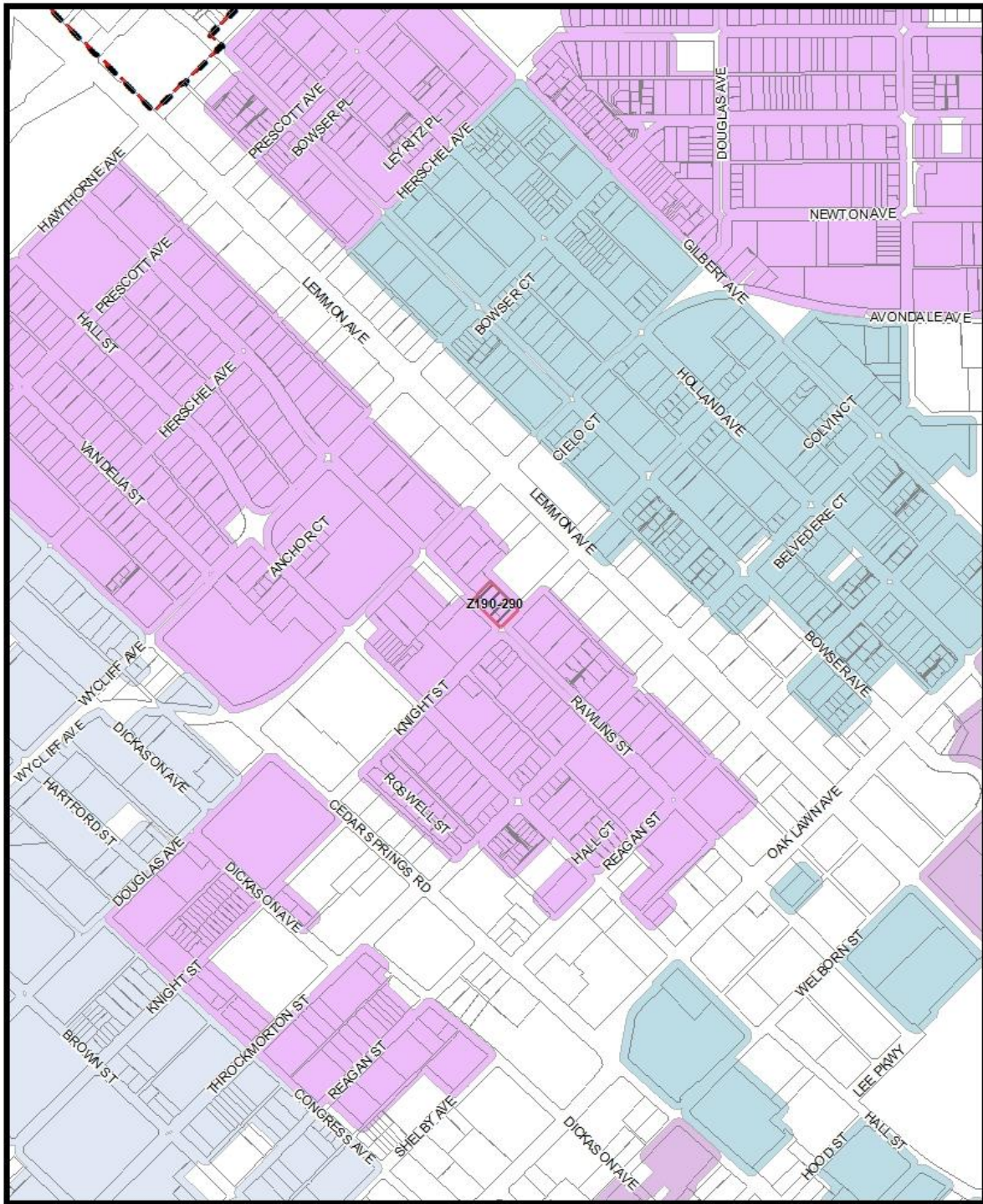
Z190-290(LG)







Z190-290(LG)



Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 12/3/2020

Z190-290(LG)

CPC RESPONSES



12/16/2020

Reply List of Property Owners***Z190-290******249 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|----------------------------|
| | 1 | 3403 KNIGHT ST | WATTERSON RONALD E & |
| O | 2 | 4102 LEMMON AVE | ALDERI CORP |
| | 3 | 4026 LEMMON AVE | BURKMAN INVESTMENTS INC |
| | 4 | 4030 LEMMON AVE | FARR TERESA M |
| O | 5 | 4038 LEMMON AVE | TRAYMORE PARTNERS LTD |
| | 6 | 4037 LEMMON AVE | RTK RESOURCES LP |
| O | 7 | 4001 LEMMON AVE | OLIVERIE DOMINICK |
| | 8 | 4003 LEMMON AVE | WEEDN REALTY LTD |
| | 9 | 4006 N HALL ST | Taxpayer at |
| | 10 | 4010 N HALL ST | Taxpayer at |
| | 11 | 4014 N HALL ST | IP HH LLC |
| | 12 | 3314 KNIGHT ST | BROWN WILLIAM P JR & |
| | 13 | 4031 RAWLINS ST | 4031 RAWLINS LLC |
| | 14 | 4009 RAWLINS ST | AXEL REALTY LLC |
| | 15 | 4007 RAWLINS ST | Taxpayer at |
| | 16 | 4003 RAWLINS ST | LEE & RASOR AND ASSOC |
| | 17 | 3319 THROCKMORTON ST | TUPELO MANAGEMENT LLC |
| | 18 | 4039 N HALL ST | TURNER PARKER STEWART |
| | 19 | 4029 N HALL ST | Taxpayer at |
| | 20 | 4115 RAWLINS ST | DYKEMAN ALICE M |
| | 21 | 3310 DOUGLAS AVE | Taxpayer at |
| | 22 | 3330 DOUGLAS AVE | CAUTHEN DON & JULIA |
| | 23 | 3300 DOUGLAS AVE | Taxpayer at |
| | 24 | 4125 LEMMON AVE | JHS PARTNERS LP |
| | 25 | 4116 RAWLINS ST | RAWLINS STREET HOLDINGS LP |
| | 26 | 4122 RAWLINS ST | RAWLINS STREET HOLDINGS LP |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|--------------------------|
| 27 | 4117 | LEMMON AVE | LEMMON AVE RETAIL LP |
| 28 | 4110 | RAWLINS ST | LEE BENJAMIN & |
| 29 | 4214 | RAWLINS ST | MILLENNIAL APTS LLC |
| 30 | 3411 | DOUGLAS AVE | ROSE STERLING & |
| 31 | 4140 | LEMMON AVE | ROSEBRIAR DOUGLAS CT |
| 32 | 4016 | RAWLINS ST | KAY GLENDA LIVING TR |
| 33 | 4014 | RAWLINS ST | COHEN ALAN GOLD |
| 34 | 4012 | RAWLINS ST | POLATIN PETER & |
| 35 | 4010 | RAWLINS ST | WIKENCZY CHRISTOPHER P & |
| 36 | 4008 | RAWLINS ST | MCCOY C FRANCE & |
| 37 | 4006 | RAWLINS ST | HAWKINS STEVEN B |
| 38 | 4004 | RAWLINS ST | RUTLEDGE GEORGE & |
| 39 | 4002 | RAWLINS ST | Taxpayer at |
| 40 | 4023 | LEMMON AVE | SGB LEMMON LLC |
| 41 | 3318 | KNIGHT ST | SANDEN THOMAS G & |
| 42 | 4025 | LEMMON TREE PL | HERLIHY JOHN ANDREW |
| 43 | 4035 | LEMMON TREE PL | DEMERS CYNTHIA |
| 44 | 4030 | LEMMON TREE PL | JAMESON MARK L |
| 45 | 4020 | LEMMON TREE PL | WILLIAMS ZACHARY A |
| 46 | 4010 | LEMMON TREE PL | Taxpayer at |
| 47 | 4015 | LEMMON TREE PL | HENDRICSON AARON |
| 48 | 4140 | N HALL ST | LEEPER MELANIE |
| 49 | 4136 | N HALL ST | Taxpayer at |
| 50 | 4132 | N HALL ST | TRAN MARVINH |
| 51 | 4128 | N HALL ST | SAMRA ROBERT |
| 52 | 4124 | N HALL ST | BLUE MH TEXAS LLC |
| 53 | 4120 | N HALL ST | MURPHY ELYSE M |
| 54 | 4116 | N HALL ST | RANSOMBECKER STEPHANIE |
| 55 | 4112 | N HALL ST | WILLIAMS ANTHONY JAMES & |
| 56 | 4111 | RAWLINS ST | RYEGRASS RAWLINS LLC |
| 57 | 4207 | LEMMON AVE | Taxpayer at |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|------------------|--------------------------------|
| 58 | 4142 | CEDAR SPRINGS RD | KROGER TEXAS LP |
| 59 | 4018 | LEMMON AVE | Taxpayer at |
| 60 | 3314 | DOUGLAS ST | TOMES BRYAN D |
| 61 | 3314 | DOUGLAS ST | VARGHESE THOMAS & RUBY THOMAS |
| 62 | 3314 | DOUGLAS ST | WANGLER LAWRENCE & SUSAN |
| 63 | 3314 | DOUGLAS ST | AYYALAPU ANITHA & |
| 64 | 3314 | DOUGLAS ST | GUADALUPE ISMAEL II |
| 65 | 3314 | DOUGLAS ST | RAM VIJAY & |
| 66 | 3314 | DOUGLAS ST | FARHA DOUG & |
| 67 | 3314 | DOUGLAS ST | GRISWOLD THOMAS AIDAN |
| 68 | 3400 | DOUGLAS AVE | MINDER DAVID M & |
| 69 | 3404 | DOUGLAS AVE | COX MATTHEW L |
| 70 | 3408 | DOUGLAS AVE | BAINES DONNA D |
| 71 | 3412 | DOUGLAS AVE | YELVINGTON RICHARD GLENN |
| 72 | 3416 | DOUGLAS AVE | HALL WENDELL E & KAREN O |
| 73 | 3420 | DOUGLAS AVE | BACK JUSTIN CHARLES & COURTNEY |
| 74 | 3320 | DOUGLAS AVE | BUTTON RUSSELL |
| 75 | 3320 | DOUGLAS AVE | NAJERA RICARDO G |
| 76 | 3320 | DOUGLAS AVE | CLARK CHRISTINA & |
| 77 | 3320 | DOUGLAS AVE | SHORE TODD |
| 78 | 3320 | DOUGLAS AVE | LABRADOR FREDERICK |
| 79 | 3320 | DOUGLAS AVE | TING ALBERT C |
| 80 | 3320 | DOUGLAS AVE | AUKEMAN INVESTMENTS LLC |
| 81 | 3320 | DOUGLAS AVE | ROCA LEONARDO F |
| 82 | 4104 | N HALL ST | MCKAY RYAN |
| 83 | 4104 | N HALL ST | BEASLEY KENNETH R |
| 84 | 4104 | N HALL ST | ROBINSON HOLLIE D |
| 85 | 4104 | N HALL ST | LITTLE HARRIET A |
| 86 | 4104 | N HALL ST | WOMACK JENNIFER N |
| 87 | 4104 | N HALL ST | MORSE WILLIAM C |
| 88 | 4104 | N HALL ST | LOPEZ DOLORES |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|-------------------------------|
| | 89 | 4104 N HALL ST | YU YONGHAO & YANG GAO |
| | 90 | 4104 N HALL ST | BELTZ CHRISTINA R & JOE M |
| | 91 | 4104 N HALL ST | NADING KENNETH C |
| | 92 | 4104 N HALL ST | OLIVA LETCIA |
| | 93 | 4104 N HALL ST | LAWRENCE CHARLES M & |
| | 94 | 4104 N HALL ST | BELTZ JOE M & CHRISTINA |
| | 95 | 4104 N HALL ST | 4104 N HALL ST APT 216 TRUST |
| | 96 | 4104 N HALL ST | SAVLA JAINY J |
| | 97 | 4104 N HALL ST | KLYMOV EUGENE YEVGEN |
| | 98 | 4104 N HALL ST | KINNISON RICKY LYNN & |
| | 99 | 4104 N HALL ST | HATLEY MARSHALL |
| | 100 | 4104 N HALL ST | ANDREWS JAMIE L |
| | 101 | 4104 N HALL ST | ROGERS JAVELETTE K |
| | 102 | 4104 N HALL ST | DUNST KYLE |
| | 103 | 4104 N HALL ST | WALKER LOUIS R |
| | 104 | 4104 N HALL ST | MA QINYI & |
| | 105 | 4104 N HALL ST | CHAU WINDON |
| | 106 | 4104 N HALL ST | KUMAR MANOJ BIPIN |
| | 107 | 4104 N HALL ST | SRO HOLDING GROUP LLC |
| | 108 | 4104 N HALL ST | MUNRO DIANA |
| | 109 | 4104 N HALL ST | AMES CHRISTOPHER J |
| | 110 | 4104 N HALL ST | PIONTKOWSKY DAVID M |
| | 111 | 4040 N HALL ST | STORY MARK |
| | 112 | 4040 N HALL ST | MESSERSMITH SHERYL |
| | 113 | 4040 N HALL ST | RICHARDSON WILLIAM D & |
| | 114 | 4040 N HALL ST | JALEEL MAMBARAMBATH A |
| | 115 | 4040 N HALL ST | ISLAM ROXANNA |
| | 116 | 4040 N HALL ST | WARD ALTONETTE & HENRY SILVAS |
| | 117 | 4040 N HALL ST | LAVI SARA N |
| | 118 | 4040 N HALL ST | CHEN JENNIFER S |
| | 119 | 4040 N HALL ST | HICKS STEPHEN |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|-------------------------------------|
| | 120 | 4040 N HALL ST | PHILLIPS RYAN |
| | 121 | 4040 N HALL ST | BLOSS RYAN M |
| | 122 | 4040 N HALL ST | CASTILLO JESSE |
| | 123 | 4040 N HALL ST | PORK ELLERSON F & |
| | 124 | 4040 N HALL ST | SPENCER STEVEN & KAREN J |
| | 125 | 4040 N HALL ST | COALTER ROBERT |
| | 126 | 4040 N HALL ST | STJULIAN STACY |
| | 127 | 4040 N HALL ST | MORALES CYNDI RAQUEL |
| | 128 | 4040 N HALL ST | ROBLES RICK JAMES |
| | 129 | 4040 N HALL ST | WAFELBAKKER INGRID |
| | 130 | 4040 N HALL ST | BAUMAN CHRISTOPHER CHAD & |
| | 131 | 4040 N HALL ST | BOYER ELIZABETH A |
| | 132 | 4040 N HALL ST | CHONG JENNIFER |
| | 133 | 4040 N HALL ST | SHOGHI SHAHROUZ |
| | 134 | 4040 N HALL ST | PACE RENITA |
| | 135 | 4040 N HALL ST | JOHN SUJA |
| | 136 | 4040 N HALL ST | TANG GABRIELLE Y & |
| | 137 | 4040 N HALL ST | SHOCKEY LEONARD R |
| | 138 | 4040 N HALL ST | ATHAR ASIMA & |
| | 139 | 4040 N HALL ST | RYZHENKO EKATERINA G |
| | 140 | 4040 N HALL ST | OLDHAM DARRELL D |
| | 141 | 4040 N HALL ST | GOODWIN JAMES M |
| | 142 | 4040 N HALL ST | 2040 HUMBLE PLACE LTD |
| | 143 | 4040 N HALL ST | AENEID HOLDINGS LLC |
| | 144 | 4040 N HALL ST | SIINO BOB PAUL & |
| | 145 | 4040 N HALL ST | LEE BENJAMIN & JIRACHAYA NAMBOONMEE |
| | 146 | 4040 N HALL ST | MEEKS SHERRY KORNBLUEH TR & |
| | 147 | 4040 N HALL ST | WINTER REBECCA A |
| | 148 | 4040 N HALL ST | OWENS CHRISTOPHER |
| | 149 | 4040 N HALL ST | MILLER MICHAEL |
| | 150 | 4040 N HALL ST | MARCHETTI ELISA DANIELLE & |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------|-----------------------------|
| | 151 | 4040 N HALL ST | ROGERS AMBER M |
| | 152 | 4040 N HALL ST | ALBRACHT JOSELLE |
| | 153 | 4040 N HALL ST | THOMPSON CHARLES S III & |
| | 155 | 4017 RAWLINS ST | 4017 RAWLINS ST LLC |
| | 156 | 4211 RAWLINS ST | LIM LIT HAW & MINYU SUN |
| | 157 | 4211 RAWLINS ST | DASA NAVEEN |
| | 158 | 4211 RAWLINS ST | CROUCH KEVIN TODD & |
| | 159 | 4211 RAWLINS ST | PRUNA ERNESTO |
| | 160 | 4211 RAWLINS ST | LUNA MICHAEL |
| | 161 | 4211 RAWLINS ST | SHRESTHA REKHA & SUNDARHSAN |
| | 162 | 4211 RAWLINS ST | CHEN CHERRY SHICHIN |
| | 163 | 4211 RAWLINS ST | AMANGO TRUST |
| | 164 | 4211 RAWLINS ST | MOHTADI RAMA |
| | 165 | 4211 RAWLINS ST | MORENO JOSE |
| | 166 | 4211 RAWLINS ST | THUMMALA ABHINAV |
| | 167 | 4211 RAWLINS ST | MASSOM LLC |
| | 168 | 4211 RAWLINS ST | ZHAO LEI |
| | 169 | 4211 RAWLINS ST | AUSTIN GREGORY D & |
| | 170 | 4211 RAWLINS ST | LEWIS JEFFREY M & |
| | 171 | 4211 RAWLINS ST | FEDERMAN JONATHAN S & |
| | 172 | 4211 RAWLINS ST | MCGOWAN ANN W |
| | 173 | 4211 RAWLINS ST | CHO JUSTIN |
| | 174 | 4211 RAWLINS ST | CHILTON ADAM & GELISA RENEE |
| | 175 | 4211 RAWLINS ST | BEALS JOSEPH D & |
| | 176 | 4211 RAWLINS ST | WALLIS JENNIFER L |
| | 177 | 4211 RAWLINS ST | KHERA ROHAN & SNIGDHA JAIN |
| | 178 | 4211 RAWLINS ST | DREIWITZ JEFFREY A & LINDA |
| | 179 | 4211 RAWLINS ST | DANIELS ERICA |
| | 180 | 4211 RAWLINS ST | AHN GRACE |
| | 181 | 4211 RAWLINS ST | SMITH ROMAN A |
| | 182 | 4211 RAWLINS ST | WELCH ELIZABETH ANNE & |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------|-------------------------------|
| | 183 | 4211 RAWLINS ST | WATKINS KWAME K & |
| | 184 | 4211 RAWLINS ST | NICHOLS LOGAN T |
| | 185 | 4211 RAWLINS ST | BANANI SALMAN & ALYSSA PREMJI |
| | 186 | 4211 RAWLINS ST | CRUZ KRISTINE ANNE & |
| | 187 | 4211 RAWLINS ST | TREGONING GIGI |
| | 188 | 4211 RAWLINS ST | BROWN CHRISTOPHER M |
| | 189 | 4211 RAWLINS ST | SPANGLER JEFFREY & |
| | 190 | 4211 RAWLINS ST | BARCUS JOHN |
| | 191 | 4211 RAWLINS ST | LINK WILLIAM H JR |
| | 192 | 4211 RAWLINS ST | WANG YANG |
| | 193 | 4211 RAWLINS ST | STEWART ARMOND |
| | 194 | 4211 RAWLINS ST | FOOMAN IMAN & |
| | 195 | 4211 RAWLINS ST | MORRISON JERRY |
| | 196 | 4211 RAWLINS ST | SHAH AMOL ARVIND |
| | 197 | 4211 RAWLINS ST | RAZA SYED & SAMREEN |
| | 198 | 4211 RAWLINS ST | BAXTER ANNABELLE |
| | 199 | 4211 RAWLINS ST | PODKOPOVA NADEJDA & |
| | 200 | 4211 RAWLINS ST | SWANN CAROLYN S |
| | 201 | 4211 RAWLINS ST | STEWART JESSE |
| | 202 | 4211 RAWLINS ST | DIAZ CHRISTOPHER |
| | 203 | 4211 RAWLINS ST | LAM TANYATRINH & |
| | 204 | 4211 RAWLINS ST | REE SAMUEL |
| | 205 | 4211 RAWLINS ST | ZAZAY OMAR |
| | 206 | 4211 RAWLINS ST | GUTHRIE DAN CALVIN JR & |
| | 207 | 4211 RAWLINS ST | BARKER JENNIFER A |
| | 208 | 4211 RAWLINS ST | WRIGHT AMANDA E & |
| | 209 | 4211 RAWLINS ST | GONZALEZMEJIA BRAULIO & |
| | 210 | 4000 RAWLINS ST | MCLEAN MARY E & |
| | 211 | 4000 RAWLINS ST | NUNEZ NAYIROBI |
| | 212 | 4000 RAWLINS ST | ADAIR TAYLOR |
| | 213 | 4000 RAWLINS ST | TOWNEND WILLIAM H |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------|---|
| | 214 | 4000 RAWLINS ST | GROSECLOSE LARRY E & |
| | 215 | 4000 RAWLINS ST | NYMARK JAMES P TRUST |
| | 216 | 4000 RAWLINS ST | PEPIN SCOTT M |
| | 217 | 4000 RAWLINS ST | WOLF MICHAEL R & CLARISSA BAEZA |
| | 218 | 4030 RAWLINS ST | HAYES NATALIE I |
| | 219 | 4030 RAWLINS ST | WU CHI YUAN & WEI YING |
| | 220 | 4030 RAWLINS ST | WALL RICHARD JOHN |
| | 221 | 4030 RAWLINS ST | MEDLEY CHARLOTTE |
| | 222 | 4030 RAWLINS ST | DEVASHER MARTHA ATKINSON |
| | 223 | 4030 RAWLINS ST | CORLEW JOSEPH A |
| | 224 | 4030 RAWLINS ST | SEGLER TROY GLENN JR & |
| | 225 | 4030 RAWLINS ST | WU JAFFEE CHIH KAI |
| | 226 | 4034 RAWLINS ST | BONNING BRIDGET |
| | 227 | 4034 RAWLINS ST | ROE MICHAEL ALAN |
| | 228 | 4034 RAWLINS ST | KELLY ALAN J & ELYZA H |
| | 229 | 4034 RAWLINS ST | MINDE COLLEEN E |
| | 230 | 4034 RAWLINS ST | CHAPEL BRENDA |
| | 231 | 4034 RAWLINS ST | ROWAN MARCUS |
| | 232 | 4034 RAWLINS ST | NEGRON EDGAR E |
| | 233 | 4034 RAWLINS ST | NELSON SCOTT & MARTHA |
| | 234 | 4034 RAWLINS ST | DALSANIA JENNY & |
| | 235 | 4034 RAWLINS ST | GIACOBBE ROBERT L |
| | 236 | 4034 RAWLINS ST | FLOYD LAWSON E & |
| | 237 | 4034 RAWLINS ST | GILLELAND LIVING TRUST |
| | 238 | 4034 RAWLINS ST | VULPITTA RACHEL |
| | 239 | 4034 RAWLINS ST | NGUYEN VU |
| | 240 | 4023 RAWLINS ST | WALKER JAMES ROBERT & STEPHANIE YVETTE |
| | 241 | 4023 RAWLINS ST | HOLLIS STEVEN ALEXANDER |
| | 242 | 4023 RAWLINS ST | VERCHER JASON E & |
| | 243 | 4023 RAWLINS ST | ALBERT DONALD E & MELISSA |
| | 244 | 4023 RAWLINS ST | FAWCETT BROOKE |

Z190-290(LG)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------|---------------------|
| | 245 | 4023 RAWLINS ST | ALVAREZ EDGAR M |
| | 246 | 4023 RAWLINS ST | PINNER ARCHIE R III |
| | 247 | 4023 RAWLINS ST | CHAUDHRY OMAR |
| | 248 | 4023 RAWLINS ST | EDSON LUCAS P |
| | 249 | 4023 RAWLINS ST | LUPERCIO PHILIP D & |