

FILE NUMBER: Z201-136(LG)

DATE FILED: November 19, 2020

LOCATION: North line of Canada Drive, between Darien Street and Finis Street

COUNCIL DISTRICT: 6

MAPSCO: 44 E

SIZE OF REQUEST: ± 0.402 Acres

CENSUS TRACT: 101.01

REPRESENTATIVE: Kelly Nyfeler, Coldwell Banker

APPLICANT/OWNER: Iconick Homes, LLC

REQUEST: An application for an R-5(A) Single Family District on property zoned CR Community Retail District with consideration given to a Planned Development District for R-5(A) Single Family District uses. This case was remanded back to City Plan Commission by the City Council to consider as a Planned Development District to evaluate the applicability of residential proximity slope.

SUMMARY: The purpose of the request is to develop the site with two single family dwellings.

CPC RECOMMENDATION: Approval of the Planned Development District, subject to a development plan and conditions.

STAFF RECOMMENDATION: Approval of the Planned Development District, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The area of request is comprised of two vacant lots fronting Canada Drive. The area of request is currently zoned a CR Community Retail District.
- The applicant intends to build two single family homes on the lots under the R-5(A) Single Family District regulations.
- The property is protected from the floodplain by a levee on the north side.
- At the May 12, 2021 City Council meeting, this case was remanded back to City Plan Commission to consider as a Planned Development District to evaluate the applicability of residential proximity slope.

Zoning History: There has been one zoning change request in the surrounding area in the past five years.

1. **Z189-370** On March 25, 2020, the City Council approved a request for an R-5(A) Single Family District on property zoned a CR Community Retail District located on the north line of Canada Drive, northwest of the terminus of Finis Street.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Canada Drive	Minor Arterial	80 feet with Bike plan

Traffic

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift the approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5. EXPAND HOMEOWNERSHIP

Policy 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Area Plans

In May 1999, City Council approved the West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area. The request site is located within zoning Subarea 8, Los Altos, largely comprised of single-family housing and makes no recommendation for zoning changes. Among the policies included in the plan are:

- Encourage infill housing development consistent with the existing residential character of the neighborhood.
- Encourage R-7.5(A) and R-5(A) zoning uses in subarea 8 to decrease the number of vacant and abandoned lots. Promote infill, new construction, and rehabilitation of existing structures where possible in subarea 8.

The applicant's request for a residential zoning district is consistent with the goals and policies of the West Dallas Comprehensive Land Use Study.

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Residential Traditional Module. This module recommends residential single-family detached homes as primary land use, a combination of residential multifamily, retail neighborhood, office neighborhood, and civic uses as secondary land-uses, and parks and open spaces and single-family estate as optional land uses. The request site is also located within the West Dallas District. Within this district the existing single-family residential uses, both in the interior and along the riverfront, are recommended to be protected and enhanced. The Residential Traditional land use module applied here maintains this development pattern. The applicant's request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

Surrounding Land Uses

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	A(A) Agricultural	Trinity River
East/Southeast	CR Community Retail; R-5(A) Single Family	Single Family
South/Southwest	CR Community Retail	Single Family, Church(es)
West	CR Community Retail	Undeveloped

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Density/ FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Existing: CR Community Retail District	15' (20' due to block face continuity requirements)	20' adj. to res. (not including A(A) 0' all others	54' Max 4 stories	60%	FAR: 0.5 office 0.75 combined	Residential Proximity Slope	Retail and personal service, office uses
Proposed: R-5(A) Single Family District	20'	5' (single family); 10' other uses	30'	45% SF; 25% others	1 DU/lot; 5,000 sq. ft.	Site of Origination for Residential Proximity Slope	Single Family
Proposed: PD with R-5(A) Single Family Uses	20'	5' (single family); 10' other uses	30'	45% SF; 25% others	1 DU/lot; 5,000 sq. ft.	Not a Site of Origination for Residential Proximity Slope	Single Family

The proposed R-5(A) district will move the residential proximity slope generating line further west, thus having an impact on the surrounding properties that will remain within the CR district, to the south and west. It is important to note that this is an existing condition due to the CR district being surrounded by R-5(A) and A(A) districts. Furthermore, considering that the majority of the remaining properties within the CR district are developed with single family and church uses, staff considers that the current uses will not be negatively affected by this zoning change.

The City Council remanded this case back to the City Plan Commission to also consider removing the requirements of the residential proximity slope in order to allow for the continued development of properties to the west of the area of request without limitations with RPS. The implication of this provision will allow for the subject property to be considered as not a site of origination for RPS purposes. Although staff was in support of the original request, staff is also in agreement with the consideration of a planned development district. The proposed planned development district will be developed as single family homes, and this allows the proposed area to be developed in a manner that is consistent with existing land uses. Since the site will not be considered as site of origination for residential proximity standards, the owners of the surrounding CR Community Retail District will also be able to develop their property following other CR Community Retail District development standards.

Land Use Compatibility

The area of request is comprised of two vacant lots fronting Canada Drive and zoned a CR

Community Retail District. The applicant intends to build two single family homes on the existing lots that comprise the area of request. The proposed development will conform to the R-5(A) Single Family District regulations. The request site is surrounded by single-family uses to the east, west and south and church use to the southwest. Undeveloped properties are immediately adjacent to the west.

The existing CR district is comprised of a total of twelve lots on both sides of Canada Drive, between Finis Street and the west line of Darien Street, and is surrounded by R-5(A), A(A) and CR districts. Six of the existing lots within the CR district are currently developed with single family and church uses, with the remaining lots being undeveloped.

With the exception of the churches located south and west of the area of request, most of the properties in this area have been developed as single family homes. The area of request was zoned as CR Community Retail District in 1989 but based on historic aerial maps dating back to 1952, the area of request has always been undeveloped and does not have a history of commercial uses on the property. Building permit records also show that no permit history exists for the subject site. Meanwhile, single family uses have existed on the surrounding properties in historic aerials; therefore, the applicant's request is consistent with past and future proposed land uses within the vicinity.

After review of the existing development patterns of the surrounding properties and the necessity to preserve the character of the existing single-family neighborhood, staff recognizes the positive benefits of the planned development district with R-5(A) Single Family District uses that is being considered, without imposing additional Residential Proximity Slope requirements on the surrounding CR zoned properties. The planned development district considered is consistent with the development and zoning patterns found in the area, and especially with the need to preserve the single-family character of Bikers Park neighborhood. Staff is in support of the applicant's request, since the request proposes to develop the property in a manner that is consistent with surrounding uses. This request also allows for the development of infill housing in a manner that is consistent with future land uses.

Use Comparison Table:

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District or Planned Development District with R-5(A) Uses
<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.
<u>Commercial and business service uses.</u> -- Building repair and maintenance shop. [RAR] -- Catering service. -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. [SUP] -- Tool or equipment rental.	<u>Commercial and business service uses.</u> None permitted.
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
<u>Institutional and community service uses.</u> -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. [SUP] -- Convent or monastery. -- Hospital. [SUP] -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. [SUP] -- Public school other than an open-enrollment charter school. [RAR]	<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child-care facility. [SUP] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]
<u>Lodging uses.</u> -- Hotel and motel. [SUP]	<u>Lodging uses.</u> None permitted.

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District or Planned Development District with R-5(A) Uses
<ul style="list-style-type: none"> -- Lodging or boarding house. <i>[SUP]</i> -- Overnight general purpose shelter. <i>[See Section 51A-4.205 (2.1)]</i> 	
<u>Miscellaneous uses.</u> <ul style="list-style-type: none"> -- Attached non-premise sign. <i>[SUP]</i> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office. 	<u>Miscellaneous uses.</u> <ul style="list-style-type: none"> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office.
<u>Office uses.</u> <ul style="list-style-type: none"> -- Alternative financial establishment. <i>[SUP]</i> -- Financial institution without drive-in window. -- Financial institution with drive-in window. <i>[DIR]</i> -- Medical clinic or ambulatory surgical center. -- Office. 	<u>Office uses.</u> None permitted.
<u>Recreation uses.</u> <ul style="list-style-type: none"> -- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course. 	<u>Recreation uses.</u> <ul style="list-style-type: none"> -- Country club with private membership. <i>[SUP]</i> -- Private recreation center, club, or area. <i>[SUP]</i> -- Public park, playground, or golf course.
<u>Residential uses.</u> <ul style="list-style-type: none"> -- College dormitory, fraternity, or sorority house. 	<u>Residential uses.</u> <ul style="list-style-type: none"> -- Handicapped group dwelling unit. <i>[See Section 51A-4.209(3.1).]</i> -- Single family.* (proposed use)
<u>Retail and personal service uses.</u>	<u>Retail and personal service uses.</u>

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District or Planned Development District with R-5(A) Uses
<ul style="list-style-type: none"> -- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Car wash. [DIR] -- 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] -- Home improvement center, lumber, brick or building materials sales yard. [DIR] -- 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] -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. [RAR] 	<p>None permitted.</p>

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District or Planned Development District with R-5(A) Uses
<ul style="list-style-type: none"> -- Restaurant with drive-in or drive-through service. <i>[DIR]</i> -- Swap or buy shop. <i>[SUP]</i> -- Temporary retail use. -- Theater. 	
<u>Transportation uses.</u> <ul style="list-style-type: none"> -- Transit passenger shelter. -- Transit passenger station or transfer center. <i>[By SUP or city council resolution. See Section 51A-4.211.]</i> 	<u>Transportation uses.</u> <ul style="list-style-type: none"> -- Private street or alley. <i>[SUP]</i> -- Transit passenger shelter. <i>[See Section 51A-4.211.]</i> -- Transit passenger station or transfer center. <i>[SUP]</i>
<u>Utility and public service uses.</u> <ul style="list-style-type: none"> -- Commercial radio and television transmitting station. -- Electrical substation. -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. -- Post office. -- Radio, television or microwave tower. <i>[SUP]</i> -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. <i>[SUP]</i> 	<u>Utility and public service uses.</u> <ul style="list-style-type: none"> -- Electrical substation. <i>[SUP]</i> -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. <i>[SUP]</i> -- Radio, television, or microwave tower. <i>[SUP]</i> -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. <i>[SUP]</i>
<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Mini-warehouse. <i>[SUP]</i> -- Recycling buy-back center. <i>[See Section 51A-4.213 (11).]</i> -- Recycling collection center. <i>[See Section 51A-4.213 (11.1).]</i> -- Recycling drop-off container. <i>[See Section 51A-4.213 (11.2).]</i> 	<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Recycling drop-off container. <i>[See Section 51A-4.213 (11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213 (11.3).]</i>

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District or Planned Development District with R- 5(A) Uses
-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A single-family use requires one parking space per dwelling unit when located within an R-5(A) District. The PD that is being considered also proposes the same condition for parking.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

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 uncategorized. Adjacent properties to the east, south and west are within Category H.

CPC ACTION
AUGUST 5, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses, subject to a development plan and conditions on property zoned CR Community Retail District with consideration given to a Planned Development District for R-5(A) Single Family District uses on the north line of Canada Drive, between Darien Street and Finis Street.

Maker: Suhler
Second: Garcia
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid, Carpenter,
Blair, Jung, Suhler, Schwope, Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 74
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Kelly Nyfeler, 100 Crescent Ct., Dallas, TX, 75201
Against: None

List of Officers/Partners/Principals

Iconick Homes, LLC

Ahmad Farahani, President/Owner

CPC Recommended PD Conditions

ARTICLE XXXX

PD No. XXXX

SEC. 51P-xxx.101. LEGISLATIVE HISTORY.

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX.

SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.

PD XXX is established on property generally located on north line of Canada Drive, between Darien Street and Finis Street. The size of PD XXX is approximately 0.402 acres.

SEC. 51P-xxx.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P-xxx.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit xxxA: development plan.

SEC. 51P-xxx.105. DEVELOPMENT PLAN.

- (a) For single family uses, development and use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A.4.702 regarding submission of or amendments to a development plan, site plan analysis, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-xxx.106. MAIN USES PERMITTED.

- (a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-

5(A) Single Family District, as set out in Chapter 51A, as amended. For example, a use permitted in the R-5(A) Single Family District by specific use permit (SUP) only is permitted in this district by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-xxx.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-xxx.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A4.400, this section controls.)

(a) Height. Maximum structure height is 30 feet. This district may not be considered as site of origination for residential proximity slope purposes.

SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-xxx.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-xxx.112. SIGNS.

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

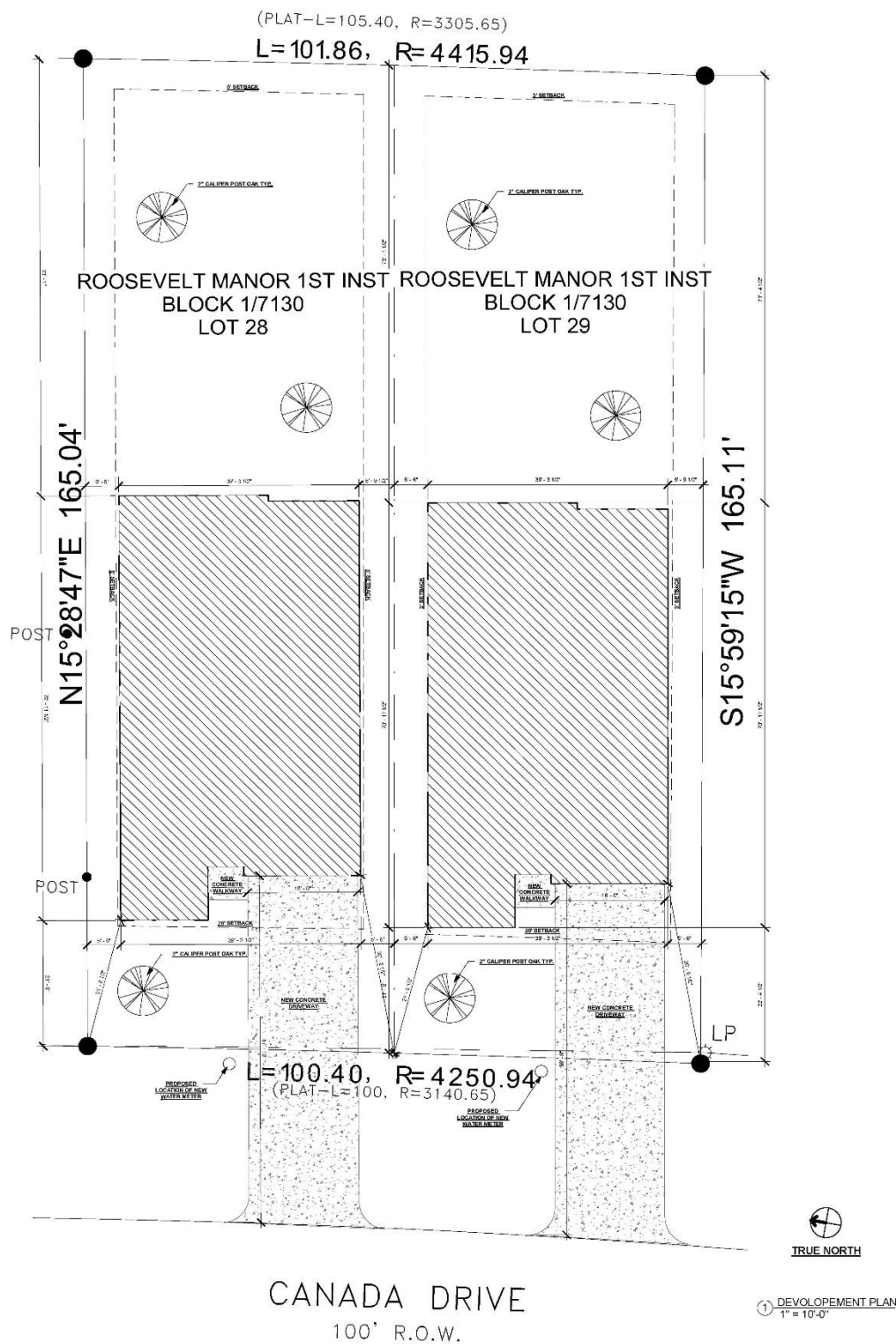
SEC. 51P-xxx.113. ADDITIONAL PROVISIONS.

- (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.

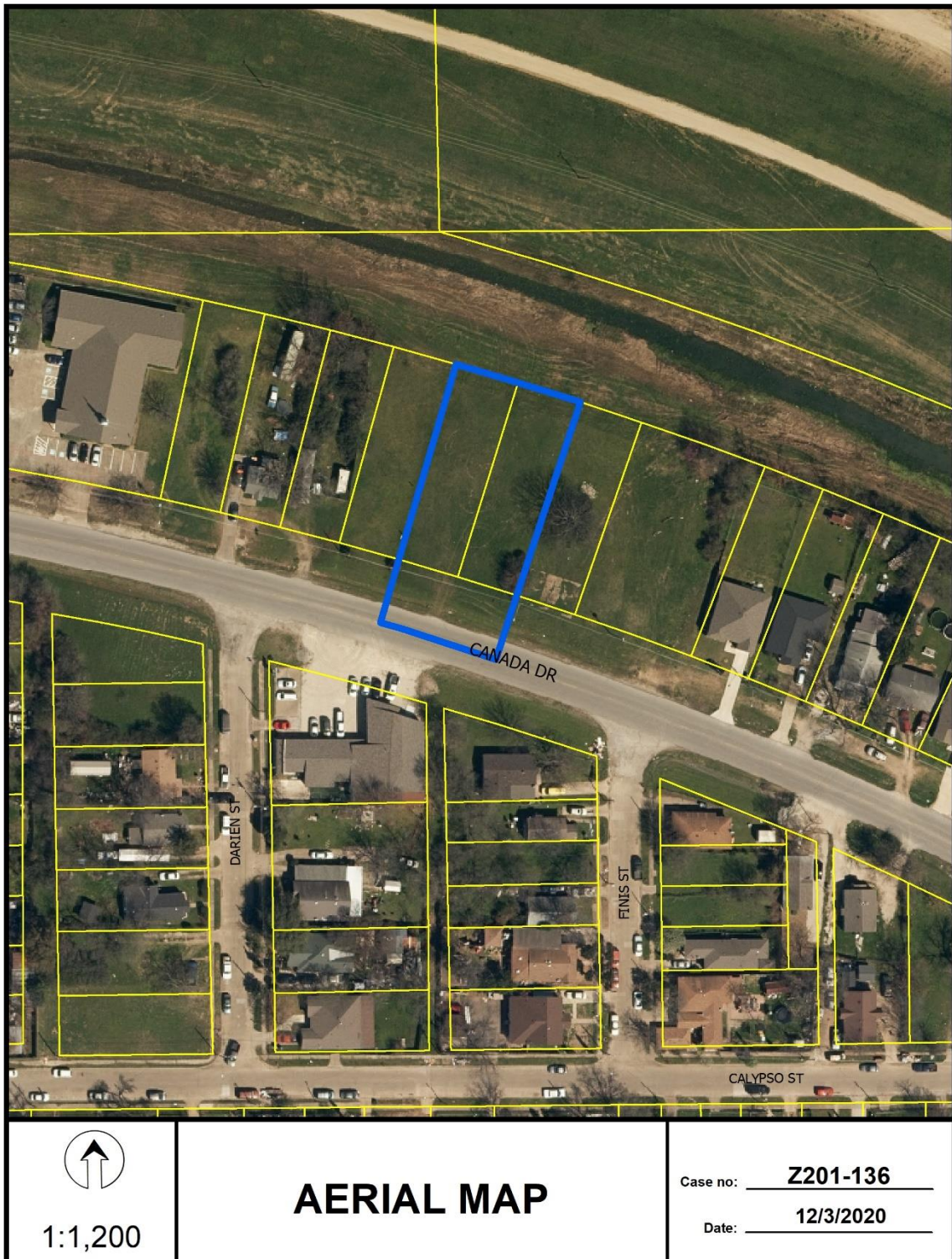
SEC. 51P-xxx.114 COMPLIANCE WITH CONDITIONS.

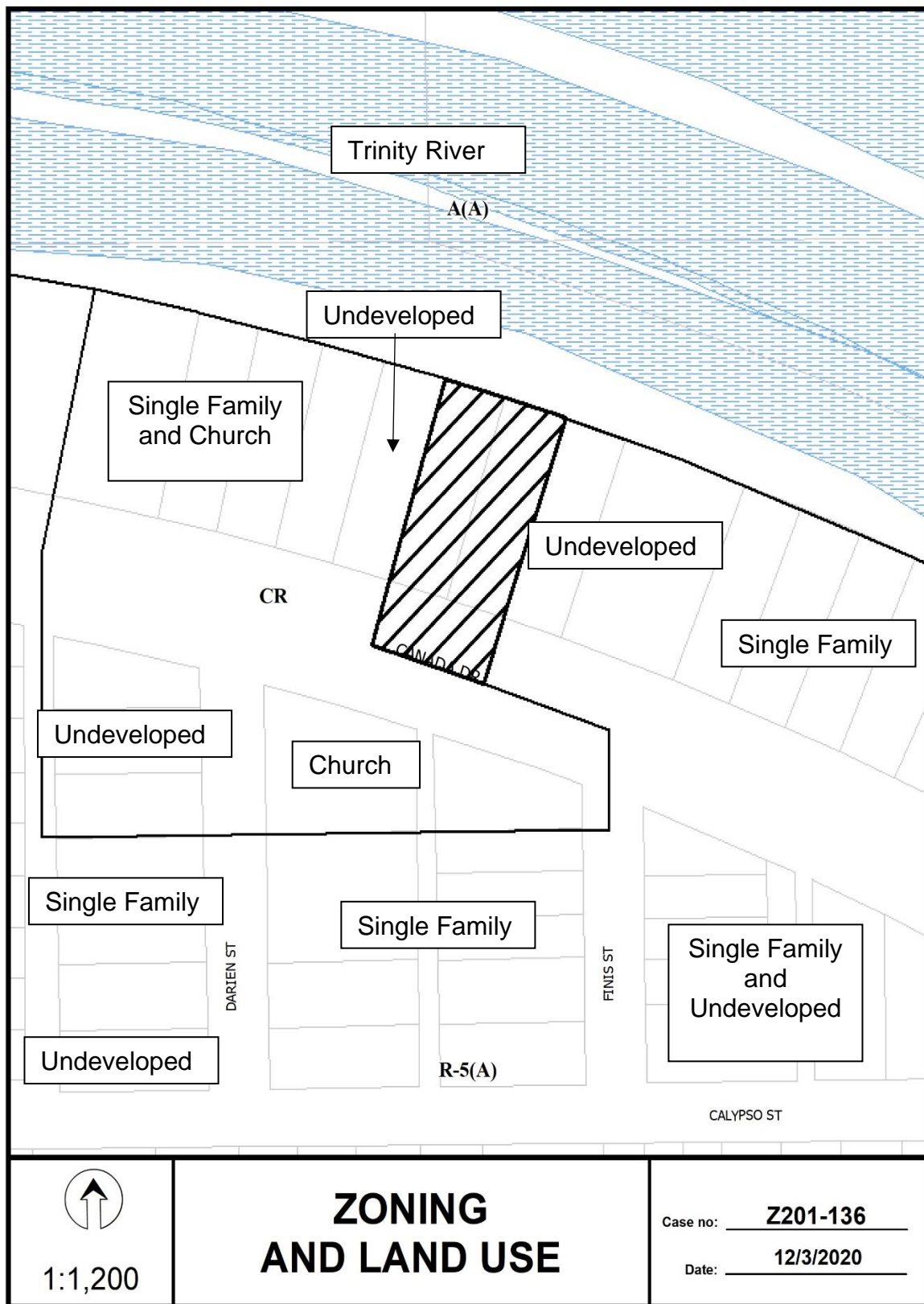
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy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

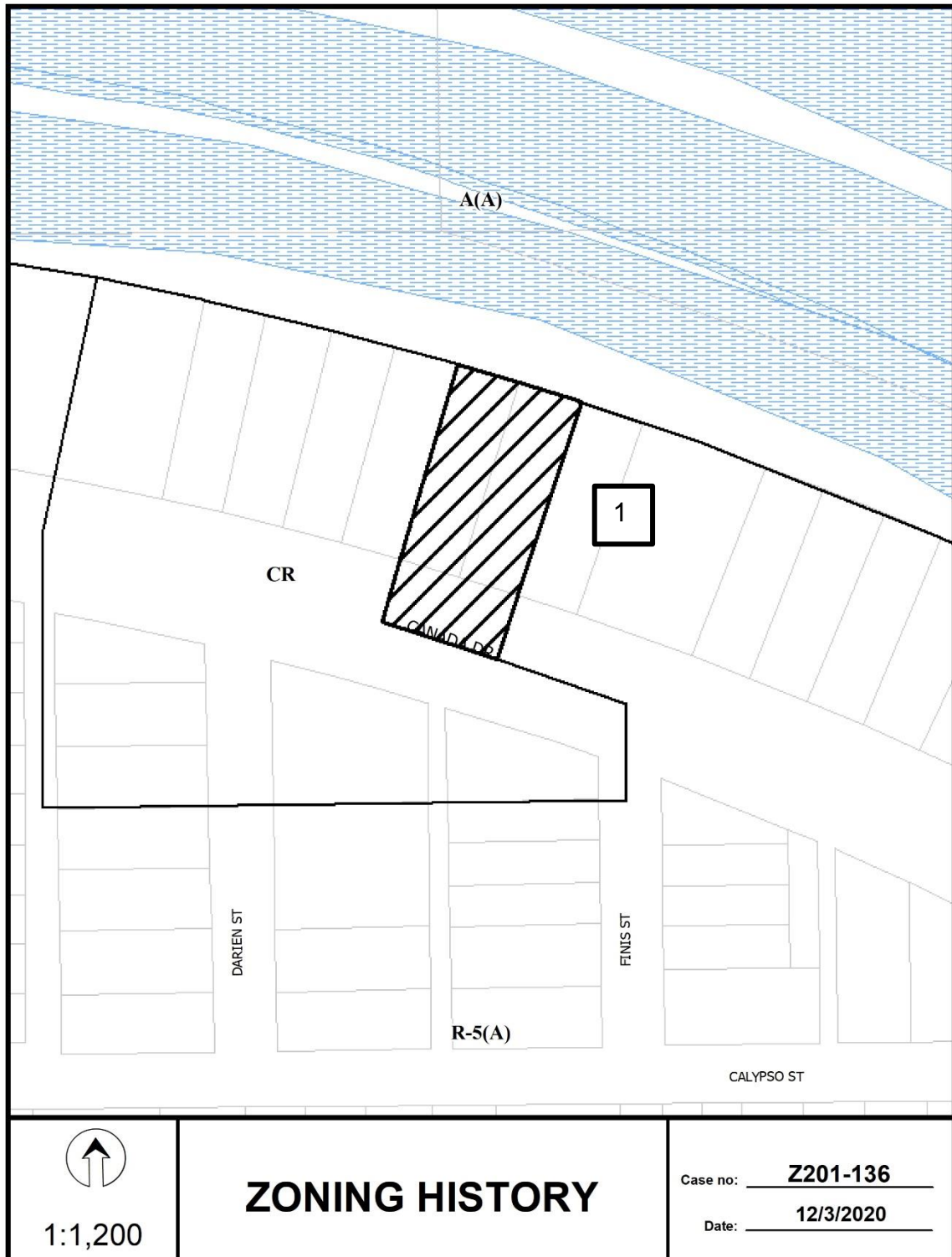
CPC Recommended Development Plan

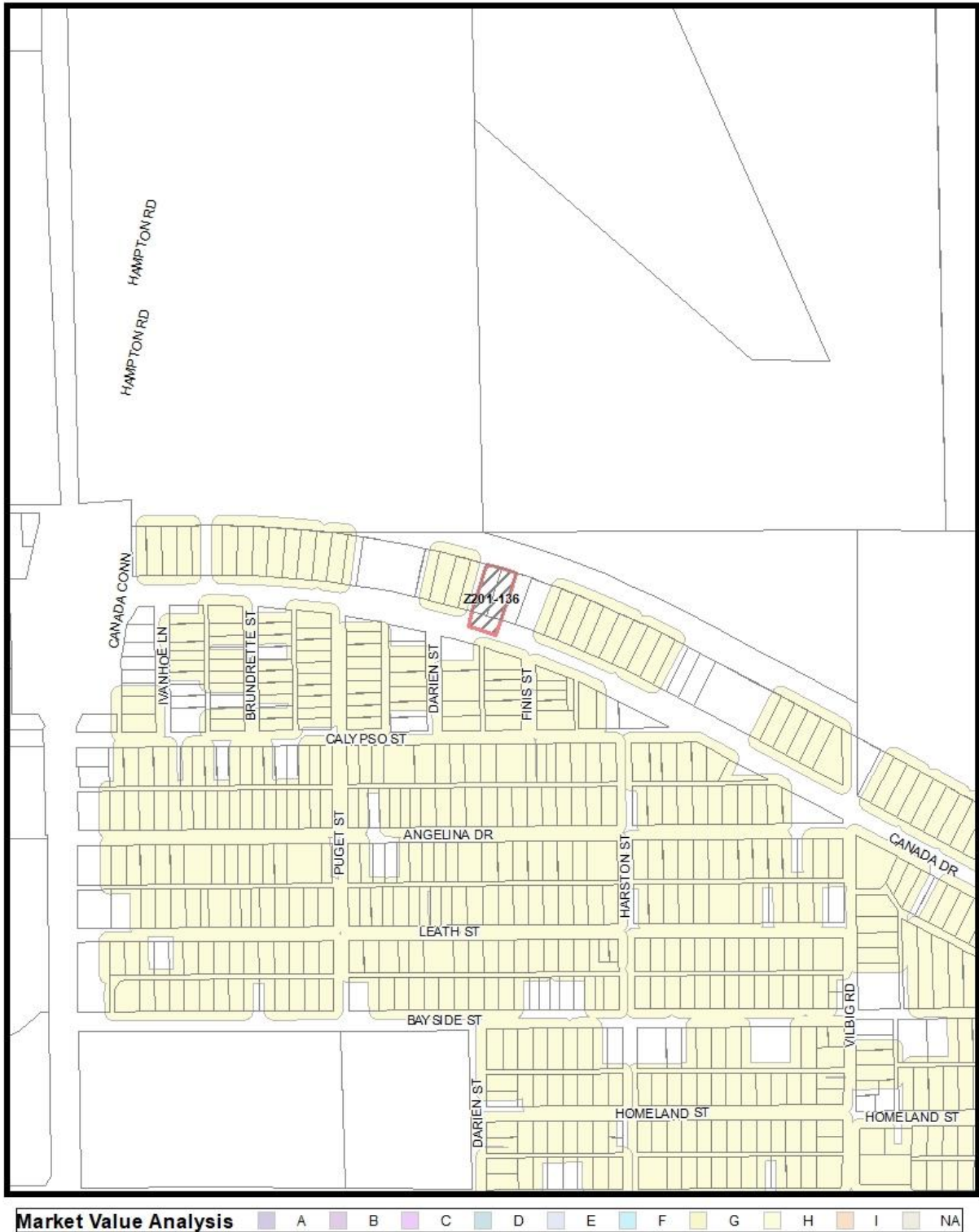












Market Value Analysis

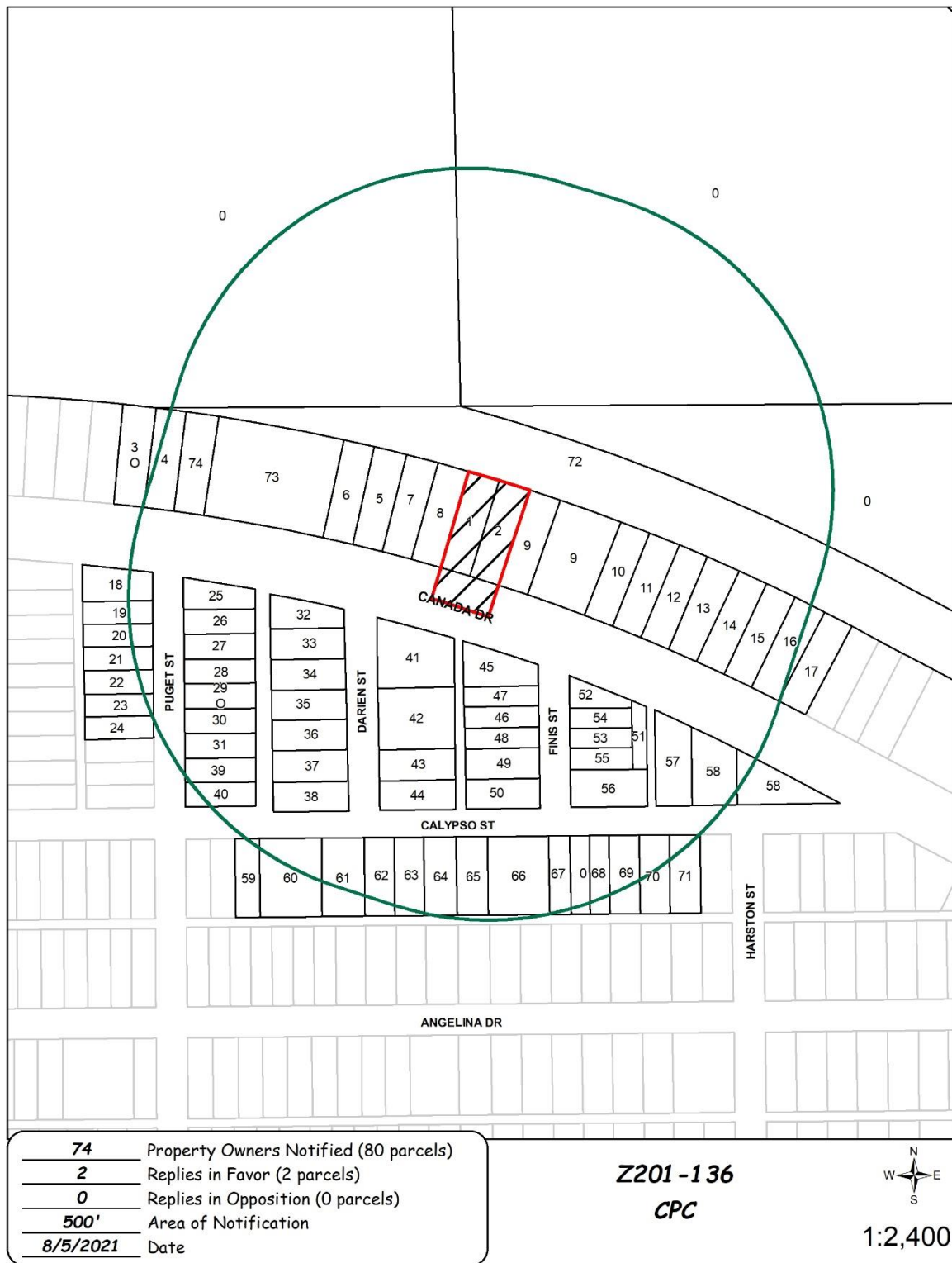


1:4,800

Market Value Analysis

Printed Date: 12/3/2020

CPC RESPONSES



05/07/2021

08/04/2021

Reply List of Property Owners***Z201-136******74 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1943 CANADA DR	SHERMAN JAMES
	2	1939 CANADA DR	SHERMAN JAMES
O	3	2007 CANADA DR	MYERS CHRISTOPHER I
	4	2003 CANADA DR	SULTAN AKBAR
	5	1955 CANADA DR	RIVERS EDGE INVESTMENTS LLC
	6	1959 CANADA DR	ARROYO ANTONIO
	7	1951 CANADA DR	CARTER FAYE DELL &
	8	1947 CANADA DR	CHAVEZ CHRISTOPHER &
	9	1935 CANADA DR	FODAP LLC
	10	1923 CANADA DR	GAVILANES ESMERALDA
	11	1919 CANADA DR	ROJASLOPEZ LONDY MARISOL
	12	1915 CANADA DR	BECERRA JUAN & KYUNG
	13	1911 CANADA DR	Taxpayer at
	14	1907 CANADA DR	LOPEZ JOSE M GARCIA &
	15	1903 CANADA DR	MCCALL VICTOR & AUTUMN
	16	1863 CANADA DR	WILSON FRANCIS JEAN
	17	1859 CANADA DR	JONES CHARLIE EST OF
	18	4039 PUGET ST	HARPER JAMES E
	19	4035 PUGET ST	MELESIO OCTAVIO &
	20	4031 PUGET ST	BARNA JAMESON WILLIAM
	21	4027 PUGET ST	4027 PUGET LLC
	22	4023 PUGET ST	QUEST TRUST COMPANY &
	23	4019 PUGET ST	CHAD DAVIS INC
	24	4015 PUGET ST	ALMARAZ CUSTODIO
	25	4036 PUGET ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
	26	4030 PUGET ST	GIPSONFRAZIER MARSHA &

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4026 PUGET ST	BROWN MARK
	28	4022 PUGET ST	HENRY NORMAN
O	29	4018 PUGET ST	WILLIAMSON SHORUNDA W
	30	4016 PUGET ST	BROWN JESSIE L
	31	4010 PUGET ST	MOSQUEDA EMMA
	32	4027 DARIEN ST	RIVER EDGE INVESTMENTS LLC
	33	4023 DARIEN ST	WASHINGTON TERRY C & GENOVA
	34	4019 DARIEN ST	RIVERA MARIA DEL ROSARIO
	35	4015 DARIEN ST	MEDINA VICTORIA RAMOS
	36	4011 DARIEN ST	MODKINS DONOBRA &
	37	4005 DARIEN ST	R&E BUILDERS LLC
	38	4003 DARIEN ST	CORIA RITA
	39	4006 PUGET ST	LOCKETT ROBERT
	40	4002 PUGET ST	LOCKETT ROBERT EST OF
	41	4030 DARIEN ST	IGLESIA JESUCRISTO TE AMA
	42	4010 DARIEN ST	SHELBY FAYE DEAN
	43	4006 DARIEN ST	ALVARADO JOSE E
	44	4002 DARIEN ST	FUENTES AURORA E &
	45	4019 FINIS LN	HOWARD CATHY ELIZABETH
	46	4011 FINIS LN	ANCHORED WINGS PRIVATE
	47	4015 FINIS LN	MIMS WILLIAMS MILDRED LEE
	48	4009 FINIS LN	SHAW C W ESTATE OF
	49	4007 FINIS LN	TORRES JOSE G
	50	4003 FINIS LN	TORRES DANIEL
	51	1914 CANADA DR	CORREA ENOCH
	52	4014 FINIS LN	FIELDS LEONARD
	53	4008 FINIS LN	STIGER JAMES M & HELEN
	54	4010 FINIS LN	REEVES CHEYENNE
	55	4004 FINIS LN	HOOD DAVID & ARDIE LEE
	56	4002 FINIS LN	GUTIERREZ ROBERTO
	57	1908 CANADA DR	Taxpayer at

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1902 CANADA DR	TIJERINA LOUIS E
	59	1966 CALYPSO ST	SILVA RODRIGO
	60	1958 CALYPSO ST	NASH DIANE C
	61	1950 CALYPSO ST	ANDERSON JOYCE F
	62	1946 CALYPSO ST	JOHNSON ANNIE MAE ET AL
	63	1942 CALYPSO ST	BONILLA JOSE
	64	1938 CALYPSO ST	CARRANZA INVESTMENTS
	65	1934 CALYPSO ST	MITCHELL OLIVER
	66	1930 CALYPSO ST	GALLEGOS JOSE LUCIO &
	67	1922 CALYPSO ST	RIVERA SANTIAGO
	68	1918 CALYPSO ST	WILLIAMS LOUISE
	69	1914 CALYPSO ST	VILLATORO BLANCA E
	70	1910 CALYPSO ST	CERVANTES FEDERICO
	71	1906 CALYPSO ST	GUEL FAMILY BUILDERS INC
	72	242 CANADA DR	EASON RICHARD B
	73	1967 CANADA DR	MACEDONIA BAPTIST CHURCH
	74	1979 CANADA DR	MACEDONIA BAPTIST CHURCH