

FILE NUMBER: Z189-172(SD)

DATE FILED: March 4, 2021

LOCATION: Generally bounded by lots on both sides of Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36 T, U

SIZE OF REQUEST: Approx. 125 acres

CENSUS TRACT: 11.01

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion.

SUMMARY: The purpose of this request is to amend the development standards by modifying the requirements for fence height and location; modifying the requirements for front yard setbacks; clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced; clarifying language to detail the requirements for a work review; modifying the second story restriction on Craftsman style structures; modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures; and modifying the development standards for driveway access.

CPC RECOMMENDATION: Approval of proposed amendments to Conservation District No. 12, the Belmont Addition Conservation District.

STAFF RECOMMENDATION: Approval of proposed amendments to Conservation District No. 12, the Belmont Addition Conservation District.

CONSERVATION DISTRICT NO. 12 ORDINANCE AND EXHIBIT A (STANDARDS):

<https://bit.ly/BelmontAddnCurrent>

CONSERVATION DISTRICT NO. 12 EXHIBIT B (CONCEPTUAL PLAN):

<https://bit.ly/BelmontAddnCurrentExhibitB>

CONSERVATION DISTRICT NO. 12 AMENDMENT PROJECT WEBPAGE:

<https://bit.ly/BelmontAddn>

BACKGROUND INFORMATION AND PROCESS:

- On March 24, 2004, City Council passed Ordinance No. 25530, which established the Belmont Addition Conservation District.
- On January 12, 2005, City Council passed Ordinance No. 25840, which corrected measurements of front yard setbacks included in the original ordinance.
- On January 9, 2019, City Council passed Ordinance No. 31093, which amended the density standards of the Belmont Addition Conservation District to allow for the development of accessory dwelling units in the district.
- On January 10, 2019, a neighborhood committee comprised of 10 property owners within the Belmont Addition Conservation District submitted a request for pre-application meetings to begin the process for amending regulations in the established conservation district.
- On March 20, 2019 and July 23, 2019, staff held pre-application meetings to inform property owners of the conservation district amendment process, discuss issues with the existing conservation district ordinance, and establish a list of development standards the neighborhood wanted to consider amending. 59 people attended the March 20th meeting and 65 people attended the July 23rd meeting.
- On August 6, 2019, following the two pre-application meetings, staff provided the neighborhood committee with petitions listing the development standards the neighborhood wanted to consider amending. The neighborhood committee was tasked with gathering signed petitions of at least 58% of property owners within the Belmont Addition Conservation District in order to bring forward an application to amend regulations in the established conservation district. The petitions were to be returned by November 6, 2020 per city ordinance.
- At the beginning of the pandemic, State of Emergency regulations were issued regarding a halt on action for certain applications. Sustainable Development and Construction (SDC) staff mistakenly interpreted the rules to apply to these petitions. As such, the neighborhood committee was informed that the deadline was extended. The neighborhood committee submitted 76% of the petitions (58% required to make application or 75% required to make application and fee to be waived) on December 10, 2020.
- After the petitions were reviewed and the neighborhood committee notified of their acceptance, a question was raised about staff's interpretation of the deadline extension. Unfortunately, SDC staff's error resulted in halting the neighborhood driven process.

- In order to correct this error, on March 4, 2021, City Plan Commission amended a previously authorized hearing (originally authorized on January 3, 2019) to add the items from the petition into the authorized hearing for consideration. This allowed the process to resume, which was holding the first of the Post-Application Neighborhood Meetings to consider amendments to the conservation district regulations as outlined on the petitions.
- Between April 6 and July 13, 2021 staff held a series of post-application neighborhood meetings to discuss and develop proposed amendments based on the petition language listing the development standards to be addressed. During each neighborhood meeting, staff presented information and facilitated discussion on each topic to solicit feedback from the meeting attendees on the preferred intent of any amendments. On average, 39 people attended the meetings, ranging from 13 to 88 attendees.
- On August 24, 2021, staff held the final neighborhood meeting to present and review the proposed amendments that had been developed, in detail, based on neighborhood input and staff analysis during the prior neighborhood meetings. 15 people attended the August 24 meeting.
- On September 23, 2021, the City Plan Commission voted to recommend approval of the proposed amendments as briefed and as read into the record, subject to the conditions.

Zoning History: There has been one zoning case and six Board of Adjustment cases in the vicinity within the last five years.

1. **BDA201-055:** On June 21, 2021, Board of Adjustment Panel C granted a request for a variance of 2' 6" to the side yard setback regulations at 6042 Palo Pinto Avenue.
2. **BDA201-006:** On January 20, 2021, Board of Adjustment Panel B granted a request for special exception to restore a nonconforming multi-family use at 2808 Greenville Avenue.
3. **BDA178-126:** On November 31, 2018, Board of Adjustment Panel A granted a request for special exception to the visual obstruction regulations at 5746 Velasco Avenue.
4. **BDA178-092:** On September 18, 2018, Board of Adjustment Panel A granted a request for special exception for the handicapped to the rear yard setback regulations at 5722 Velasco Avenue.
5. **Z178-186:** On April 25, 2018, City Council approved an application for a Demolition Delay Overlay district (the East Dallas – Oak Lawn Demotion Delay Overlay District). A portion of Conservation District 12 is included in this overlay.
6. **BDA178-031:** On March 21, 2018, Board of Adjustment Panel B denied an appeal

request and affirmed the decision of the building official at 6007 Belmont Avenue.

7. **BDA167-070:** On June 20, 2017, Board of Adjustment Panel A granted a request for a variance of 15 feet to the front yard setback regulations at 2815 Greenville Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Existing Dimension and ROW
Greenville Ave	Local Street	2 lane undivided, Variable width ROW
Llano Ave	Local Street	2 lane undivided, Variable width ROW
Skillman St	Community Collector	4 lane undivided, Variable width ROW
Belmont Ave	Local Street	2 lane undivided, Variable width ROW

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 proposed zoning meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	CD No. 12	Single family, Fire Station No. 17
North	R-7.5(A) and CR	Single family, Gen Merchandise or Food Store < 3,500 sq. ft.
East	R-7.5(A)	Single family
South	R-7.5(A), PD 167, PD 842	Single family, Gen Merchandise or Food Store > 3,500 sq. ft., Med Clinic or Ambulatory Surgical Center
West	MF-3(A), CD 15	Single family, Multi-Family

NEIGHBORHOOD INPUT & STAFF ANALYSIS:

General Overview:

Two pre-application meetings were held by the department in the neighborhood prior to any petitions being circulated by the neighborhood committee. The pre-application meetings assisted the neighborhood committee by informing property owners about the process for amending the CD regulations, the existing regulations, the determination of eligibility, and the options for amending. The pre-application meetings allowed for the discussion (specifically at the first pre-application meeting) of the development standards the neighborhood committee and the community were interested in amending. While not the final development standards, these initial standards were included on the petitions to give property owners (who will be signing the petition in support of amending the CD ordinance) an idea of which regulations would be discussed in detail later during the post-application neighborhood meetings.

The petitions were circulated by the neighborhood committee and once collected were submitted to the department, setting in motion the post-application neighborhood meetings. During the eight post-application meetings the intent and details of the amendments to the architectural and developments standards listed on the petitions were discussed and agreement was reached by the neighborhood. In addition, the department held a final neighborhood meeting 30 days prior to the CPC hearing to review the proposed ordinance in detail with the neighborhood.

The purpose of the amendments is to provide flexibility, clarification, and reorganization to some of the existing regulations while retaining the development and architectural

standards to continue to conserve the unique characteristics of the Belmont Addition neighborhood. The specific amendments were developed through a series of neighborhood meetings to gain consensus on changes based on the petition language and staff analysis. All items listed on the petition were discussed, however, through the course of the discussions not all items were recommended to be amended.

From the Belmont Addition Conservation District Conceptual Plan: “The predominant type of architecture in the area is Craftsman. There are also significant numbers of Colonial Revival, Prairie, and Tudor styled homes. However, the area has many different styles of architecture that were typical of the early part of the century. Many of these styles are considered as “custom-built” styles today.”

Conservation Districts are intended to conserve the architectural and physical characteristics of a neighborhood and preserve, to the greatest extent possible, a neighborhood’s existing sense of place.

Petition:

Below is the petition language established by the neighborhood at the pre-application neighborhood meetings for regulations to be potentially amended. These items were later incorporated into an amendment to a previously authorized hearing.

Driveways and curbing

Modifying the requirements for driveway access and location

Fences

Modifying the requirements for fence height and location

Front Yard Setback

Modifying the requirements for front yard setbacks

Craftsman Style Architectural and Development Standards

Modifying the second story restriction on Craftsman style structures

Modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures

Nonconforming Structures

Clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced

Work Review Procedures

Clarifying language to detail the requirements for a work review

Proposed Amendments:

Following are the proposed amendments to the development standards discussed, developed, and detailed throughout the neighborhood meetings.

Driveways and curbing

- Interior lots allowed to have street and alley access
- Limit connection between street and alley driveway
- No change to corner lot access, but clarified ordinance language that allows corner lots alley access plus either front or side street access.

Fences

- Increase maximum side yard fence height from six feet to nine feet
- Increase maximum corner side yard fence height on Concho Street and Del Mar Street from six feet to nine feet

Front Yard Setback

- New construction must meet the minimum front yard setback established in the ordinance
- Minimum front yard setbacks move out of Exhibit B to the body of the ordinance
- Original or contributing homes are deemed conforming as to front yard setback. If demolished, new construction must meet the minimum front yard setback established in the ordinance

Craftsman Style Architectural and Development Standards

- Modifying the second story restriction on Craftsman style structures
 - Retain 5' setback for front of second story
 - Remove 70% maximum floor area of second floor
- Modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures
 - If a Craftsman style home is demolished, new construction on the lot must be Craftsman style
 - Increase number of required items from six to seven
 - Add the following features to required items list:
 - Clipped gable roof
 - Dentil molding
 - Nested gables
 - Lap siding with narrow exposure
 - Front porches are explicitly required
 - Front porch may not be screened in
 - Windows to be double-hung, casement, or mission-styled in appearance, not necessarily in function

Nonconforming Structures

- Added a definition of “Documented Assurance” and language detailing the process to use Documented Assurance to repair, remodel, and replace nonconforming features

Work Review Procedures

- Amended this section to only require a work review for projects regulated by the standards of the ordinance

CPC ACTION

September 23, 2021

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning of property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, subject to conditions; as briefed and read into the record, to include the following: 1) Ensure that the correct title and department name is included at time of adoption, 2) **Reveal definition:** REVEAL means the visible exterior face of a course of siding as measured from the bottom of the course above and the bottom of the described course, 3) **Nonconforming Structures:** (1) as otherwise provided in these regulations, or (2) if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost, except: (A) if the property owner provides the Director with documented assurance; and (B) the portion of the structure will be renovated, remodeled, and repaired (1) in the original or previously nonconforming footprint, (2) with materials and features shown in the documented assurance, or in compliance with the development and architectural standards, (3) and does not increase the nonconformity of the structure, that portion of the structure may encroach into required setbacks. For portions of the structure without documented assurance regarding materials and features the architectural standards apply, 4) **Driveway access for interior lots:** If a lot has driveway access from the street and alley, Vehicular through-access is prohibited, 5) Clarification of **Open-Air porches:** Open-air is interpreted by Building Inspections to prohibit the enclosure by mesh, screen, glass, or other material, and 6) **Windows:** Windows must be casement, double-hung with one-over-one lights in appearance, double-hung with multiple lights in appearance, or mission-styled. See Exhibit B, in an area generally bounded by lots on both sides of Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue.

Maker: Garcia
Second: Hampton
Result: Carried: 13 to 0

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices:	Area: 500	Mailed: 997
Replies:	For: 84	Against: 17

Z189-172(SD)

Speakers: For: Melissa Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206
Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206
Against: Philip Kingston, 5901 Palo Pinto Ave., Dallas, TX, 75206

Proposed Amendments

EXHIBIT A
BELMONT ADDITION CONSERVATION DISTRICT REGULATIONS
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EXHIBIT B: Belmont Addition Conservation District Conceptual Plan

(a) Interpretations and definitions.

- (5) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A.
- (6) Unless otherwise stated, the definitions in Chapter 51A apply to this ordinance. In this ordinance:
 - (A) ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.
 - (B) COLONIAL REVIVAL means colonial revival architectural style as shown in Exhibit B.
 - (C) COMPATIBLE means consistent with the architecture found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (D) CONTRIBUTING means a structure listed as Colonial Revival, Craftsman, Prairie, or Tudor structure in Exhibit B.
 - (E) CORNER LOT means a lot that has frontage on two different streets.
 - (F) CORNERSIDE FACADE means a main building facade facing a side street.
 - (G) CORNERSIDE LOT LINE means the lot line on a side street.
 - (H) CORNERSIDE YARD means a side yard that abuts a street.
 - (I) CRAFTSMAN means craftsman architectural style as shown in Exhibit B.
 - (J) DIRECTOR means the director of the department of ~~sustainable development and construction~~ development services or the director's representative.
 - (K) DISTRICT means the Belmont Addition Conservation District.
 - (L) DOCUMENTED ASSURANCE means an architectural drawing, survey or photograph delineating the original or existing appearance, height, or footprint of the structure.
 - ~~(M)~~ EXISTING means a structure or status that existed as of March 24, 2004, the date of creation of this conservation district.
 - ~~(N)~~ FRONT FACADE means the building elevation facing the front street.

- (~~N~~Q) FRONT STREET means Llano Avenue, Velasco Avenue, Palo Pinto Avenue, Goliad Avenue, and Belmont Avenue.
- (~~O~~P) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, mulch, pavers, or stones.
- (~~P~~Q) HEIGHT, for any structure with a roof, means the vertical distance measured from grade to the peak of any roof structure, regardless of its style or form.
- (~~Q~~R) MAIN STRUCTURE means the building on a lot intended for occupancy by the main use.
- (~~R~~S) NONCONTRIBUTING means a structure not listed as contributing in Exhibit B.
- (~~S~~T) ONE-AND-ONE-HALF STORIES means that the space within the roof structure of a main structure has been converted to livable space.
- (~~T~~U) ORIGINAL means a main structure that occurred on a lot as of December 31, 1945. An "original architectural style" is the architectural style of the original main structure for that lot only.
- (~~U~~V) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (~~V~~W) PRAIRIE means prairie architectural style as shown in Exhibit B.
- (~~W~~X) REAR YARD means:
- (i) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (ii) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (~~X~~Y) REMODEL means improvements or repairs that change the exterior materials or appearance of the front facade or wrap-around of the main structure,
- (~~Y~~Z) RETAINING WALL means a wall used to prevent the erosion of land.

- (~~AA~~) REVEAL means the visible exterior face of a course of siding as measured from the bottom of the course above and the bottom of the described course.
- (~~ZBB~~) SIDE STREET means Greenville Avenue, Matilda Street, Delmar Avenue, Concho Street, and Skillman Street.
- (~~AACC~~) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
- (~~BBDD~~) TUDOR means tudor architectural style as shown in Exhibit B.
- (~~CEE~~) WRAP-AROUND means the area to the midpoint of each side ~~façade~~façade.
- (b) Conceptual plan. The Belmont Addition Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit B. In the event of a conflict between Exhibit A, the district regulations, and Exhibit B, the conceptual plan, Exhibit A controls.
- (c) Nonconforming structures. Section 51A-4.704(c), "Nonconforming Structures," applies, except:
- (1) as otherwise provided in these regulations, or
 - (2) if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost, except:
 - (A) if the property owner provides the Director with documented assurance; and
 - (B) the portion of the structure will be renovated, remodeled, and repaired (1) in the original or previously nonconforming footprint, (2) with materials and features shown in the documented assurance, or in compliance with the development and architectural standards, (3) and does not increase the nonconformity of the structure, that portion of the structure may encroach into required setbacks. For portions of the structure without documented assurance regarding materials and features the architectural standards apply.
- (d) Development standards. Except as otherwise provided, the development standards of the R-7.5(A) Single Family District apply. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.
- (1) Use.
 - (A) Except for existing duplex uses and existing multifamily uses, the only use allowed is single-family.

- (B) Existing duplex uses and existing multifamily uses are legal nonconforming uses. Existing duplex uses and existing multifamily uses are identified in Exhibit B.
- (2) 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
- (3) Front Yard.
- (A) For new construction, ~~the minimum front yard is for each block face is established below, the average of the front yard of the contributing main structures on the block face as listed in Exhibit B.~~

Belmont Avenue

<u>South / Even 5700</u>	<u>n/a</u>	<u>North / Odd 5700</u>	<u>65 ft</u>
<u>South / Even 5800</u>	<u>40 ft</u>	<u>North / Odd 5800</u>	<u>66 ft</u>
<u>South / Even 5900</u>	<u>40 ft</u>	<u>North / Odd 5900</u>	<u>41 ft</u>
<u>South / Even 6000</u>	<u>43 ft</u>	<u>North / Odd 6000</u>	<u>39 ft</u>

Velasco Avenue

<u>South / Even 5700</u>	<u>34 ft</u>	<u>North / Odd 5700</u>	<u>35 ft</u>
<u>South / Even 5800</u>	<u>36 ft</u>	<u>North / Odd 5800</u>	<u>35 ft</u>
<u>South / Even 5900</u>	<u>33 ft</u>	<u>North / Odd 5900</u>	<u>36 ft</u>
<u>South / Even 6000</u>	<u>37 ft</u>	<u>North / Odd 6000</u>	<u>36 ft</u>

Goliad Avenue

<u>South / Even 5700</u>	<u>38 ft</u>	<u>North / Odd 5700</u>	<u>44 ft</u>
<u>South / Even 5800</u>	<u>39 ft</u>	<u>North / Odd 5800</u>	<u>38 ft</u>
<u>South / Even 5900</u>	<u>42 ft</u>	<u>North / Odd 5900</u>	<u>40 ft</u>
<u>South / Even 6000</u>	<u>31 ft</u>	<u>North / Odd 6000</u>	<u>37 ft</u>

Llano Avenue

<u>South / Even 5700</u>	<u>26 ft</u>	<u>North / Odd 5700</u>	<u>29 ft</u>
<u>South / Even 5800</u>	<u>24 ft</u>	<u>North / Odd 5800</u>	<u>27 ft</u>
<u>South / Even 5900</u>	<u>35 ft</u>	<u>North / Odd 5900</u>	<u>31 ft</u>
<u>South / Even 6000</u>	<u>28 ft</u>	<u>North / Odd 6000</u>	<u>32 ft</u>

Palo Pinto Avenue

<u>South / Even 5700</u>	<u>36 ft</u>	<u>North / Odd 5700</u>	<u>41 ft</u>
<u>South / Even 5800</u>	<u>37 ft</u>	<u>North / Odd 5800</u>	<u>44 ft</u>
<u>South / Even 5900</u>	<u>36 ft</u>	<u>North / Odd 5900</u>	<u>46 ft</u>
<u>South / Even 6000</u>	<u>36 ft</u>	<u>North / Odd 6000</u>	<u>43 ft</u>

- (B) All original or contributing homes are deemed to be conforming as to front yard setbacks. If an original or contributing home is demolished, new construction must meet the minimum front yard setbacks in Paragraph (A).
- (C) No more than 30 percent of the front yard may be paved or covered with hardscape.
- (D) The parkway may not be paved or hardscaped except for curb cuts and sidewalk extensions.
- (4) Side yard. Minimum side yard for main structures is five feet on the one side and 10 feet on the other side.

- (5) Rear yard. Minimum rear yard for main structures is 20 feet on Llano Avenue, 30 feet on Velasco Avenue, 40 feet on Palo Pinto Avenue and Goliad Avenue, and 50 feet on Belmont Avenue.
- (6) Density.
 - (A) Except as provided in this exhibit, the number of dwelling units on a lot may not be increased.
 - (B) Except as provided in this exhibit, an accessory dwelling unit is allowed in accordance with the requirements for an accessory dwelling unit overlay in Section 51A-4.510(c), as amended.
 - (C) If an existing duplex use is converted to a single-family use, the only use allowed thereafter is single-family.
 - (D) If the number of dwelling units in an existing multifamily use is reduced, the number of dwelling units may not thereafter be increased.
- (7) Floor area ratio. No maximum floor area ratio.
- (8) Height. Except where a lesser height is provided in this exhibit (for example, fences), maximum height for all structures is 30 feet.
- (9) Lot coverage. Maximum lot coverage is 40 percent for new construction and non-original structures. Maximum lot coverage is 45 percent for original (1945 or earlier) structures. See Exhibit B.
- (10) Lot size. Minimum lot size is 7,500 square feet.
- (11) Stories.
 - (A) Maximum number of stories above grade is two stories for Colonial Revival, Craftsman, and Prairie structures. Maximum number of stories above grade is one-and-one-half stories for Tudor structures. Maximum number of stories above grade is two stories for noncontributing structures. See Exhibit B.
 - (B) The second story of Craftsman structures must be set back a minimum of five feet from the main plane of the front facade, ~~and may not be more than 70 percent of the floor area of the first story.~~
- (12) Off-street parking and loading.
 - (A) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.
 - (B) Porte cocheres may not be enclosed.

- (13) Environmental performance standards. Performance Standards." See Article VI, "Environmental
- (14) Landscaping. See Article X, "Landscape and Tree Preservation Regulations."
- (15) Signs. See Article VII, "Sign Regulations." This district is considered to be a non-business zoning district for purposes of sign regulations.
- (16) Accessory structures.

(A) Location.

- (i) Accessory structures must be located to the rear of the main structure.
- (ii) Garages, whether attached or detached, must be located to the rear of the main structure.
- (iii) The following properties, where the existing main structure is located toward the rear of the lot, may have accessory structures, including accessory dwelling units, in front of the main structure, provided required setbacks are met, and provided that the accessory structures may only be built or remodeled in the Colonial Revival, Craftsman, Prairie, or Tudor style in compliance with the architectural standards for that style, or in its original (1945 or earlier) architectural style:

5919 Llano
5714 Velasco
5947 Velasco
6001 Velasco
6009 Velasco

If the existing main structure on these properties is demolished, any new construction must comply with the development standards in "development standards," above, with any accessory structures located to the rear of the main structure. If there is a conflict between the location requirements in this subsection and Section 51A-4.510(c), the location requirements in this subsection prevail.

- (B) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the main structure.
- (C) Roof slope. If an accessory structure is visible from a street, the slope of the roof must either match the roof slope of the main structure or comply

with the architectural standard for the roof slope for the style of the main structure.

(D) Side yard setback.

- (i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum three-foot side yard setback.
- (ii) Except as provided in this subsection, there is no required side yard setback for accessory structures 15 feet or less in height.
- (iii) On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure.
- (iv) No part of an accessory structure may overhang adjacent property.
- (v) The minimum side yard setback for garages that enter from a side street is 20 feet.
- (vi) For accessory dwelling units, if there is a conflict between the side yard setback requirements in this subsection and Section 51A-4.510(c), the side yard setback regulations in this subsection control.

(E) Rear yard setback.

- (i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum five-foot rear yard setback.
- (ii) Except as provided in this subsection, accessory structures 15 feet or less in height must have at a minimum three-foot rear yard, setback.
- (iii) The minimum rear yard setback for all garages, except car ports, that enter from the alley is 20 feet.
- (iv) A replacement accessory structure may be built in the rear yard in the same location as an existing accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.

- (F) Existing accessory structures. Existing accessory structures that are not located to the rear of the main structure may be repaired or maintained, but may not be altered, enlarged, or replaced.

- (17) Drainage. No lot-to-lot drainage is allowed.

(18) Driveways and curbing.

- (A) ~~An interior lot may have driveway access from either the front street or alley, but not both.~~ A corner lot may have driveway access from an alley and either the front street or a side street, but not both.
- (B) Driveways must be constructed of brick, concrete, stone, or similar materials.
- (C) Ribbon driveways are allowed.
- (D) Circular driveways are not allowed.
- (E) The driveway entry must be between eight and 10 feet wide.
- (F) On corner lots, a driveway entry on the side street may be up to 24 feet wide if it is located behind the rearmost corner of the main structure and provides access to a garage.
- (G) If a lot has driveway access from the street and alley, vehicular through-access is prohibited.

(19) Fences.

- (A) Fences are not allowed in the front yard.
- (B) Fences in the side yard must be set back at least five feet ~~from~~ behind the main plane of the front facade.
- (C) Fences may be constructed of brick, chain link, stone, wood, wrought iron, or a combination of these materials.
- (D) Fences in rear and side yards may not exceed ninesix feet in height.
- ~~(E) Fences in cornerside yards abutting Greenville Avenue, Matilda Street, or Skillman Street may not exceed nine feet in height.~~
- ~~(F) Fences in rear yards may not exceed nine feet in height.~~

(20) Front facade.

- (A) The facade of a main structure containing the main entrance may not face a side street.
- (B) Satellite dishes may not be mounted on the front facade.

(21) Foundations. Foundations must be raised at least 12 inches above grade.

(22) Porches. Porches must have a minimum depth of eight feet.

(23) Retaining walls.

- (A) Retaining walls may not be more than six inches above the soil being retained.
- (B) Retaining walls must be constructed of reinforced masonry.

(24) Roofing materials.

- (A) Corrugated plastic roofing is not allowed.
- (B) Except as provided in the architectural standards for specific styles, built-up, membrane, rolled, and tar-and-gravel roofing is allowed only on roofs with a slope of 10 degrees or less.

(25) Slope.

- (A) The existing slope of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.
- (B) A driveway with retaining walls may be cut into the slope of a lot provided that the driveway is straight.
- (C) For purposes of this subsection, "slope" means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.

(26) Steps. Existing rolling or waterfall steps leading from the sidewalk to the main structure must be retained, except that when existing rolling or waterfall steps are damaged and must be replaced, the replacement must match the rolling or waterfall steps.

(27) Walkways.

- (A) Walkways must be constructed of concrete, brick, stone, or a similar material.
- (B) Walkways must lead to the front porch or front entrance.
- (C) Walkways may be straight or curved.

(28) Windows. The following applies to the front facade and cornerside facade.

- (A) Only transparent glass, stained glass, or leaded glass is allowed in windows.
- (B) Non-wood (metal or vinyl) window frames must have a finish that is indistinguishable from the finish on wood windows.

- (C) Glass block may not be used on front facades. On the cornerside facade, glass block may be used only in bathroom windows or sidelights.
 - (D) Windows must be typical of the style of the structure. See Exhibit B.
- (e) Architectural standards for new construction.
 - (1) The front facade and wrap-around of new construction may only be built in the Colonial Revival, Craftsman, Prairie, or Tudor style in compliance with the architectural standards for that style, or in its original (1945 or earlier) architectural style. See Exhibit B.
 - (2) New construction that is built after the date of creation of this conservation district that is built in the Colonial Revival, Craftsman, Prairie, or Tudor style, or in an original architectural style, will be treated as a contributing structure.
 - (3) These architectural standards for new construction apply only to the front facade and wrap-around.
 - (4) If an original or contributing Craftsman structure is demolished, the front facade and wrap-around of new construction on the same lot must be built in the Craftsman style.
- (f) Architectural standards for remodeling.
 - (1) If a contributing structure is remodeled, the remodeling must comply with the standards for its architectural style for that element of the structure being remodeled. See Exhibit B for a list of contributing structures.
 - (2) If an original (1945 or earlier) noncontributing structure is remodeled, the remodeling must be compatible with its original (1945 or earlier) architectural style. See Exhibit B for a list of original noncontributing structures.
 - (3) If a non-original (after 1945) noncontributing structure is remodeled, the remodeling must comply with the standards for the Colonial Revival, Craftsman, Prairie, or Tudor style for that element of the structure being remodeled. See Exhibit B for a list of non-original noncontributing structures. All subsequent remodeling must be in the same architectural style as the first remodeling.
 - (4) The architectural standards for remodeling apply only to the front facade and wrap-around.
- (g) Architectural standards for Colonial Revival structures.
 - (1) Applicability.
 - (A) Contributing Colonial Revival structures are identified in Exhibit B.

- (B) New construction structures that are built in the Colonial Revival style must comply with the following standards.
 - (C) Colonial Revival structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
 - (D) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Colonial Revival style must incorporate at least six of these features. See Exhibit B.
- (A) Centered front gable.
 - (B) Decorative cornices.
 - (C) Double-hung windows grouped in pairs and with multiple lights in one or both of the sashes.
 - (D) Front entry feature with decorative (crown) pediment supported by pilasters or extended forward and supported by slender columns.
 - (E) Pair of carriage lights flanking the front main entrance.
 - (F) Sidelights or fanlight around the main entrance.
 - (G) Slender chimney with simple design.
 - (H) Symmetrical fenestration on the front facade with a centered front main entrance.
 - (I) Symmetrical dormers on the front facade roof.
 - (J) Wooden shutters.
- (3) Materials.
- (A) Colonial Revival structures must be clad in brick, stone, stucco, wood or material that looks like wood, or a combination of these materials.
 - (B) Any materials used for remodeling must be appropriate to the Colonial Revival style in type, color, coursing, joint detailing, mortaring, size, and texture.
- (4) Roofs.
- (A) Colonial Revival structures must have a cross-gabled or side-gabled roof with a low to moderate roof slope between 20 degrees and 45 degrees.

- (B) The maximum roof overhang is 24 inches.
 - (C) Hipped roofs are not allowed.
 - (D) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, synthetic clay tiles, synthetic wood shingles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up, metal, and membrane.
- (5) Windows.
 - (A) Windows must be double-hung with multiple-light upper sashes.
 - (B) Windows on the front facade must be a vertical rectangle.
 - (C) Glass in windows and doors on the front facade must be clear or leaded.
 - (D) Muntins and mullions must be expressed (have a profile).
 - (E) Windows must be typical of the Colonial Revival style. See Exhibit B.
- (h) Architectural standards for Craftsman structures.
 - (1) Applicability.
 - (A) Contributing Craftsman structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Craftsman style must comply with the following standards.
 - (C) Craftsman structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
 - (D) These architectural standards apply only to the front facade and wrap-around.
 - (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate at least ~~seven~~^{six} of these features. See Exhibit B.
 - (A) Brick or stone exterior chimney.
 - (B) Clipped gable (jerkinhead) roof.
 - (C) Decorative beams or braces under the gables.
 - (D) Dentil molding.
 - (E) Gabled dormers.

- (F) Half-timbering detail on gables.
 - (G) Lap siding with a reveal of not less than two and one-half inches and not greater than five inches.
 - (H) Nested gables.
 - (I) Porte cochere.
 - (J) Separate front porch roof structure with a separate front gable.
 - (K) Small, high windows on each side of an exterior chimney.
 - (L) Small window on gable.
 - (M) Solid balustrade of brick or wood on the front porch.
 - (N) Ventilation louvers on gable.
 - (O) Window boxes.
- (3) Front porches.
- (A) Front porches are required.
 - (B) The front porch must be a minimum of 50 percent of the width of the front facade.
 - (C) The front porch roof must be supported by square or tapered columns with a brick or stone base.
 - (D) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.
 - (E) Front porches must be open-air.
 - (F) The front entryway must have a Craftsman style wood door.
- (4) Materials.
- (A) Craftsman structures must be clad in brick, wood or material that looks like wood, or a combination of these materials. Stone accents are allowed. Stucco is allowed only in gables.
 - (B) Any materials used for remodeling must be appropriate to the Craftsman style in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Porte cocheres. Porte cochere columns must match the porch columns.
- (6) Roofs.

- (A) Craftsman structures must have a cross-gabled, front-gabled, or side-gabled roof with a shallow roof slope between 20 degrees and 30 degrees.
 - (B) The minimum roof overhang is 24 inches.
 - (C) Dormers may be gabled or shed.
 - (D) Roofs must have exposed roof rafter tails.
 - (E) Beadboard must be used under eaves.
 - (F) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, standing seam metal, synthetic clay tiles, synthetic wood shingles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up and membrane.
- (7) Windows.
 - (A) Windows must be casement, double-hung with one-over-one lights in appearance, double-hung with multiple lights in appearance, or mission-styled. See Exhibit B.
 - (B) Windows must be grouped in clusters of two or three.
 - (C) Windows may have stained glass.
 - (D) Muntins and mullions must be expressed (have a profile).
 - (E) Windows must be typical of the Craftsman style. See Exhibit B.
- (i) Architectural standards for Prairie structures.
 - (1) Applicability.
 - (A) Contributing Prairie structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Prairie style must comply with the following standards.
 - (C) Prairie structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
 - (D) These architectural standards apply only to the front facade and wrap-around.
 - (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Prairie style must incorporate at least six of these features. See Exhibit B.

- (A) Broad, short interior chimney.
 - (B) Contrasting caps on porches, piers, balcony railings, and chimneys.
 - (C) Contrasting wood trim between stories.
 - (D) Decorative casement windows.
 - (E) Decorative trim under enclosed eaves that emphasizes horizontal lines.
 - (F) Dormer centered on the front facade.
 - (G) Flattened pedestal urns at front entrance.
 - (H) Hipped dormer.
 - (I) Massive square masonry porch supports.
 - (J) Tiled roof.
 - (K) Window boxes.
- (3) Front porches.
- (A) A front porch is required.
 - (B) The front porch must be a minimum of 50 percent of the width of the front facade.
 - (C) Front porches must be open-air.
- (4) Materials.
- (A) Prairie structures must be clad in brick, stone, wood or material that looks like wood, or a combination of these materials.
 - (B) Any materials used for remodeling must be appropriate to the Prairie style in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Roofs.
- (A) Prairie structures must have a hipped or side-gabled roof with low to moderate roof slope between 20 degrees and 40 degrees.
 - (B) The minimum roof overhang is 24 inches.
 - (C) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, standing seam metal, synthetic wood shingles, synthetic clay tiles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up and membrane.

(6) Windows.

- (A) Windows must be casement or double-hung and may have multi-pane upper sashes.
- (B) Muntins and mullions must be expressed (have a profile).
- (C) Windows must be typical of the Prairie style. See Exhibit B.

(j) Architectural standards for Tudor structures.

(1) Applicability.

- (A) Contributing Tudor structures are identified in Exhibit B.
- (B) New construction structures that are built in the Tudor style must comply with the following standards.
- (C) Tudor structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
- (D) These architectural standards apply only to the front facade and wrap-around.

(2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Tudor style must incorporate at least five of these features. See Exhibit B.

- (A) Arched front doorway.
- (B) Chimney on the front facade with decorative patterns, twin flues, or chimney pots.
- (C) Dormers with stained or leaded glass.
- (D) Front porch with multiple round arches supported by columns.
- (E) Overlapping steeply pitched cross gables with decorative half-timbering or verge board.
- (F) Tall, narrow windows clustered in groups of three or more with stained glass, leaded glass, or multiple lights.
- (G) Turned cast-stone front porch columns.
- (H) Stone accents on porch columns, around doors and windows, or on the corners of the structure.
- (I) Wooden front door.

- (3) Chimney. Tudor structures must have a massive exterior chimney of at least five feet in width on the front facade or wrap-around. See Exhibit B.
- (4) Front porches.
 - (A) Front porches must be open-air.
 - (B) Front porches must be at least 25 percent and no more than 50 percent of the width of the front facade.
- (5) Materials.
 - (A) Tudor structures must be clad in brick. Stone accents are allowed. Brick, stucco with wooden half-timbering, wood shingles, and wood siding are allowed in gables.
 - (B) Any materials used for remodeling must be appropriate to the Tudor style in type, color, coursing, joint detailing, mortaring, size, and texture.
- (6) Roofs.
 - (A) Tudor structures must have a side-gabled roof with a steep roof slope between 45 degrees and 70 degrees.
 - (B) The maximum roof overhang is 12 inches.
 - (C) Tudor structures must have at least one front-facing gable.
 - (D) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, synthetic wood shingles, synthetic clay tiles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up, membrane, and standing seam metal.
 - (E) Copper roofing accents are allowed only on dormers and eyebrows of Tudor style structures.
- (7) Windows.
 - (A) Windows must be double-hung or casement. Stained glass windows may be any type of fixed window.
 - (B) Windows must have multiple lights.
 - (C) Windows must be clear, stained glass, or leaded glass.
 - (D) Muntins and mullions must be expressed (have a profile).
 - (E) Windows must be typical of the Tudor style. See Exhibit B.

(k) Procedures.

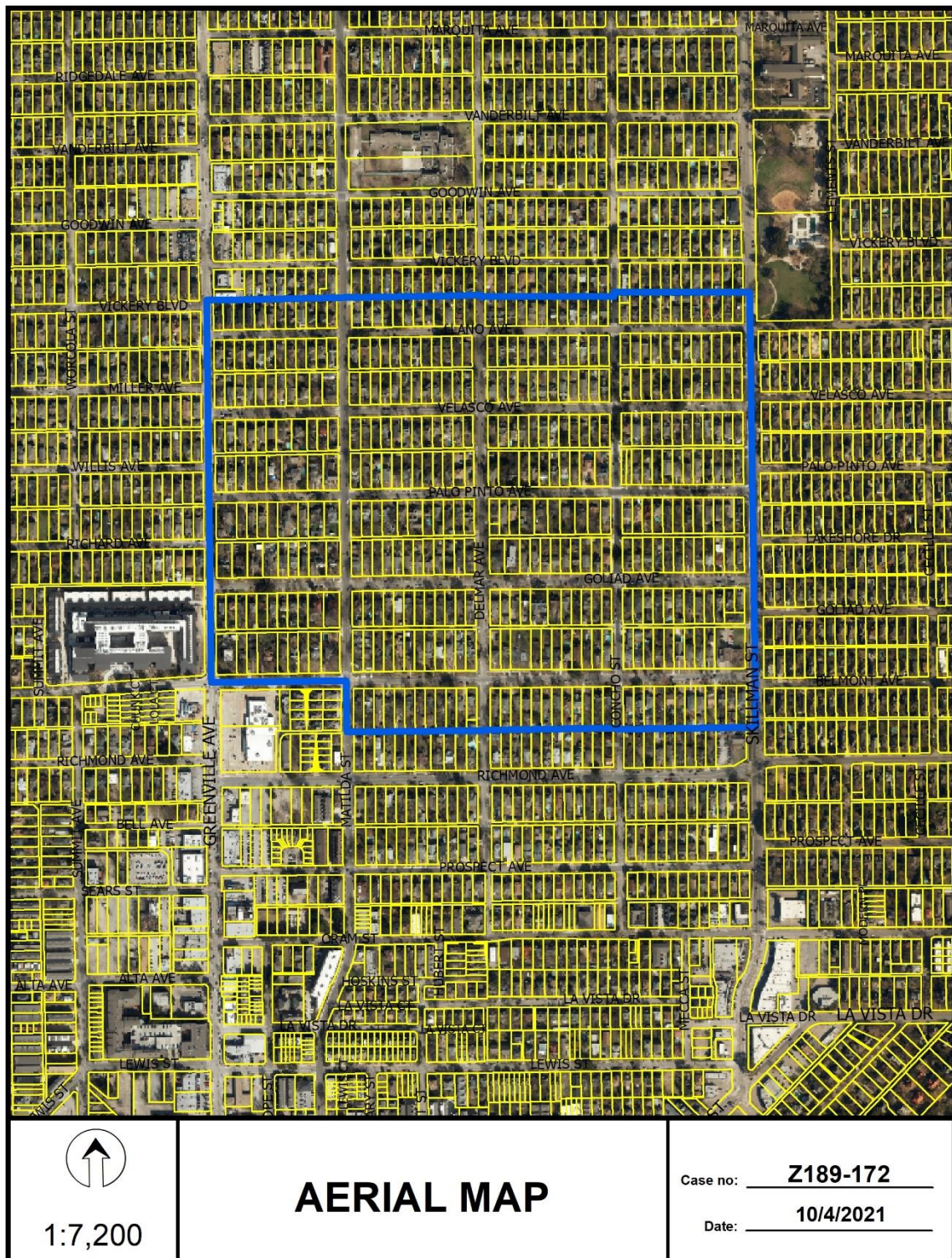
- (1) Work ~~Review form~~ applications. A work review application must be submitted to the Director for any work regulated by the standards contained in this ordinance.~~A review form application must be submitted to the Director for any exterior alteration of a front facade or wrap-around and for new construction.~~
- (2) Work requiring a building permit.
 - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the Director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the Director must be completed within 30 days after submission of a complete review form application.
 - (B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
 - (C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.
- (3) Work not requiring a building permit.
 - (A) For work not requiring a building permit, the applicant must submit a review form application. The Director shall determine whether the proposed new construction or remodeling meets the standards of this ordinance. The review of the review form application by the Director must be completed within 10 days after submission of the review form application.
 - (B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application and give written notice to the applicant.
 - (C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state

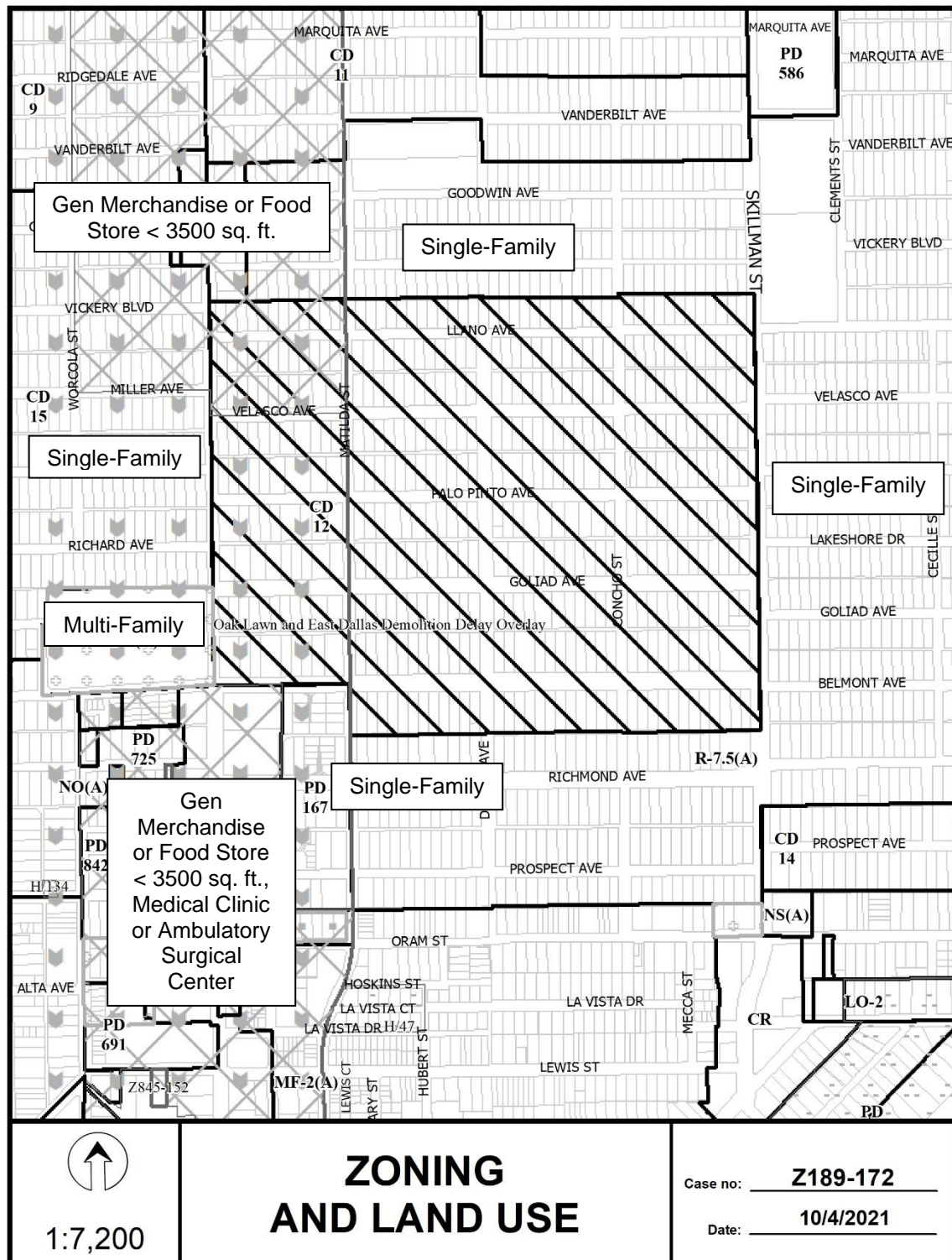
in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

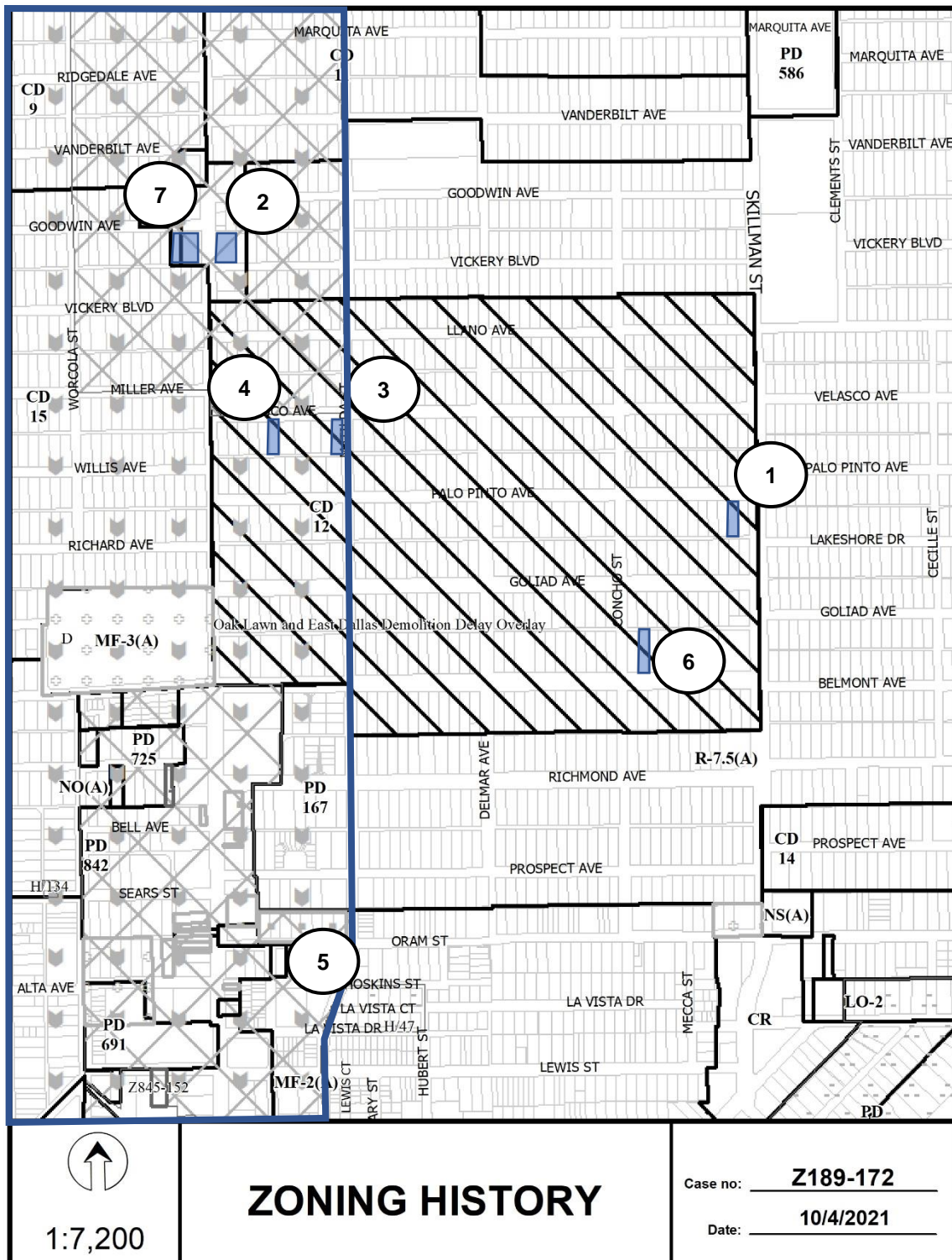
(4) Appeals.

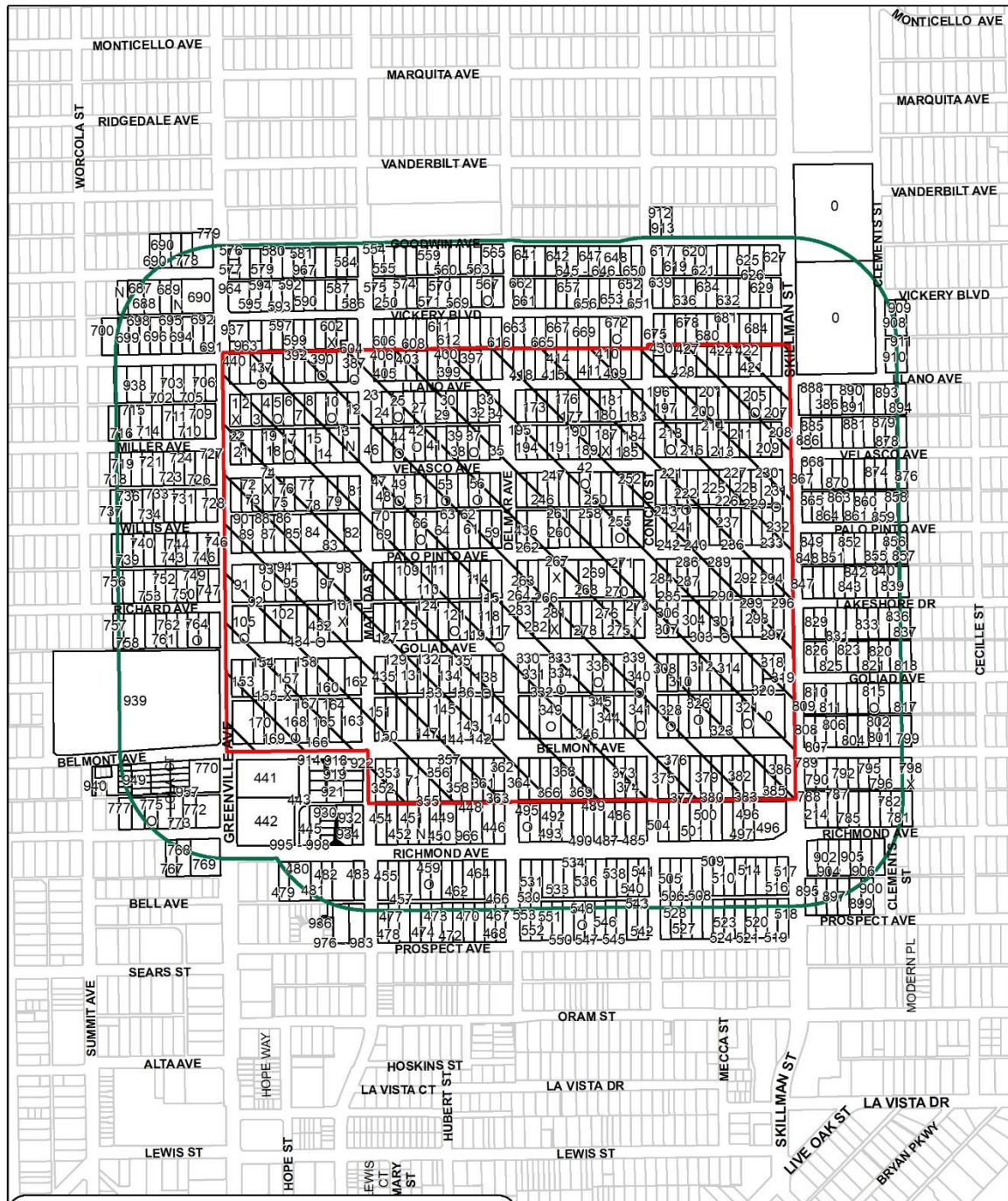
- (A) An applicant may appeal any decision made by the Director to the board of adjustment. See Section 51A-4.703, "Board of Adjustment Hearing Procedures." In considering the appeal, the sole issue before the board of adjustment is whether the Director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the Director.
- (B) Appeal to the board of adjustment is the final administrative remedy.











997	Property Owners Notified (998 parcels)
84	Replies in Favor (86 parcels)
17	Replies in Opposition (18 parcels)
500'	Area of Notification
9/23/2021	Date

Z189-172
CPC



1:7,200

09/22/2021

Reply List of Property Owners***Z189-172******998 Property Owners Notified 84 Property Owners in Favor 17 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	1	5700 LLANO AVE	KEIMER TRACEY A
	2	5706 LLANO AVE	Taxpayer at
	3	5710 LLANO AVE	JACKSON CALEB B & CHRISTINE
	4	5714 LLANO AVE	HUDSON KEVIN & CHRISTINA
O	5	5718 LLANO AVE	J & B MONROE PROPERTIES LTD
	6	5722 LLANO AVE	WITTWER KRISTEN ANN
	7	5726 LLANO AVE	CAHILL TERRY
	8	5730 LLANO AVE	GOODE DAWN MARIE
	9	5732 LLANO AVE	SANTOLA LINDSEY E &
O	10	5738 LLANO AVE	BIVANS ROGER W &
	11	5740 LLANO AVE	SMITH ANDEW K
	12	5746 LLANO AVE	LOTT AMY E
	13	5739 VELASCO AVE	ZIN LIN M & DOANH K LUONG
	14	5735 VELASCO AVE	SBRJWM LTD
	15	5731 VELASCO AVE	GUYNES JASON D
	16	5727 VELASCO AVE	TYLER GRANT LLC
O	17	5721 VELASCO AVE	TREECE RUSSELL
	18	5719 VELASCO AVE	SILVA MICHAEL & SUSAN
	19	5715 VELASCO AVE	BALLINGER JAMES
O	20	5709 VELASCO AVE	LONG C BRENT &
	21	5705 VELASCO AVE	FREEDMAN TAMRA
	22	5701 VELASCO AVE	BAIN P LINDLEY
	23	5800 LLANO AVE	WIDELL CHRISTOPHER & JENNIE HAYES
	24	5806 LLANO AVE	CROUCH JAMES W JR
O	25	5810 LLANO AVE	ALEXANDER FAMILY TRUST THE
	26	5814 LLANO AVE	FOSS ELIZABETH

09/22/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5818 LLANO AVE	WILLIAMS MICHAEL D &
	28	5824 LLANO AVE	SHETTY RAJESH &
	29	5826 LLANO AVE	SMITH EVAN E & KATHERINE B
	30	5828 LLANO AVE	GUYNES WILLIAM DOUGLAS &
	31	5832 LLANO AVE	SCHORLEMER PROPERTIES LLC &
	32	5836 LLANO AVE	DELGADO JANAY
	33	5842 LLANO AVE	BYRD BLAKE & NINA
	34	5846 LLANO AVE	CALLAHAN COURTNEY V
	35	5847 VELASCO AVE	PLECKAITIS JOHN T &
	36	5841 VELASCO AVE	WONG LAWRENCE & YOOJIN KIM
O	37	5837 VELASCO AVE	CRYPTON LTD
	38	5833 VELASCO AVE	SYKES ANDREW
	39	5831 VELASCO AVE	BEETS JOSHUA ALLEN &
	40	5827 VELASCO AVE	Taxpayer at
	41	5821 VELASCO AVE	PEARSON DEREK & WHITE BROOKE
O	42	5819 VELASCO AVE	BURGER STAN R
	43	5815 VELASCO AVE	INBODEN LYDIA N
O	44	5811 VELASCO AVE	HELB LLC
	45	5807 VELASCO AVE	PROVENCAL TERRI A
	46	5803 VELASCO AVE	HAYES OWEN
	47	5802 VELASCO AVE	ROBERTS SARAH E &
	48	5806 VELASCO AVE	NABHOLZ KAITLIN
O	49	5810 VELASCO AVE	BONNEY SAMUEL R
	50	5814 VELASCO AVE	BARNARD RITA L
	51	5818 VELASCO AVE	FARLEY PATRICK T
	52	5820 VELASCO AVE	TRAFTON KRISTOPHER R
O	53	5826 VELASCO AVE	SIEBER DONALD L & CONSTANCE I
	54	5828 VELASCO AVE	SERIES 1
	55	5834 VELASCO AVE	OLSEN YVAUN E
O	56	5838 VELASCO AVE	HARPER TERI
	57	5842 VELASCO AVE	FALCO PIERRE A & OLIVE ANGELA

09/22/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5846 VELASCO AVE	BENNETT BILL D CONSTRUCTION INC
	59	5847 PALO PINTO AVE	ALLEN THOMAS FENTON JR & VIRGINIA BONNER MEAD
	60	5841 PALO PINTO AVE	JHR INTERESTS CORP
	61	5839 PALO PINTO AVE	GARCIA GILBERT GREGORY & CARRIE GRAF
	62	5835 PALO PINTO AVE	MARTIN ROSS S
	63	5831 PALO PINTO AVE	CANIPE BRADLEY ELLIS & KARYN GRACE
	64	5827 PALO PINTO AVE	WESTRUP CONSTRUCTION INC
	65	5823 PALO PINTO AVE	SIMKO TIMOTHY J
O	66	5819 PALO PINTO AVE	STIFOLTER ROBERT M
	67	5815 PALO PINTO AVE	LEARY AUSTIN
	68	5811 PALO PINTO AVE	DWYER JAMES R JR &
	69	5807 PALO PINTO AVE	MACKENROTH KEVIN
	70	5801 PALO PINTO AVE	FISCHER RONALD EDWARD
	71	5702 VELASCO AVE	HUDSON HENLEY PROPERTIES
	72	5706 VELASCO AVE	INDALO PROPERTIES LLC
	73	5710 VELASCO AVE	WALKER DONALD EDWARD III &
X	74	5714 VELASCO AVE	JOHNS MICHELLE C & WALTER C
	75	5718 VELASCO AVE	SIPES DANIEL T &
	76	5722 VELASCO AVE	GONFALONE FABRICE &
	77	5728 VELASCO AVE	ARCHER STEVEN
	78	5730 VELASCO AVE	EARMAN LAURA C &
	79	5738 VELASCO AVE	LOCKETT HUDSON C III &
	80	5742 VELASCO AVE	HUNTER KATHLEEN COOK & PAUL
	81	5746 VELASCO AVE	WILLIAMS ANDREW
	82	5747 PALO PINTO AVE	KIRKWOOD MARY C
	83	5737 PALO PINTO AVE	DOHERTY EDMUND H & JESSICA L BURKHARDT
	84	5729 PALO PINTO AVE	HOOPER DAVID & CARI
	85	5723 PALO PINTO AVE	BERNAL JORGE A
	86	5719 PALO PINTO AVE	WOHLFELD ROBERT N
	87	5715 PALO PINTO AVE	WINSETT AUSTIN H &
	88	5711 PALO PINTO AVE	MOBLEY SHAWN & KELLY E

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5705 PALO PINTO AVE	SNOVER BURT A
	90	5703 PALO PINTO AVE	CHAN JOB CHIKONG &
	91	5702 PALO PINTO AVE	STONE SCOTT L &
	92	5712 PALO PINTO AVE	CHABRIA AJ & KELLI
O	93	5716 PALO PINTO AVE	TRAYWICK KEITH T
	94	5718 PALO PINTO AVE	AHERN ELIZABETH
	95	5722 PALO PINTO AVE	ENNS JOANNA D & LARRY
	96	5728 PALO PINTO AVE	SEKIN CHRISTOPHER J
	97	5734 PALO PINTO AVE	BREEN NATALIE CATHERINE
	98	5740 PALO PINTO AVE	KING JEFFERY C
O	99	5746 PALO PINTO AVE	SHIELDS ROBERT BRIAN
	100	5745 GOLIAD AVE	MCKEE CHRISTOPHER A &
X	101	5741 GOLIAD AVE	WHITED PHILLIP BROWNFIELD &
	102	5725 GOLIAD AVE	MERIDIAN TRUST THE
	103	5715 GOLIAD AVE	SHANKS JOHN JOSEPH &
	104	5711 GOLIAD AVE	MCDERMOTT JAMES M &
O	105	5703 GOLIAD AVE	NORTHRUP ROY MICHAEL &
	106	5800 PALO PINTO AVE	RIGNEY DANIEL
	107	5806 PALO PINTO AVE	RILEY ELIZABETH K
	108	5808 PALO PINTO AVE	FISCHER DONALD CARL
	109	5812 PALO PINTO AVE	FISCHER CHERYL LYNN
	110	5818 PALO PINTO AVE	GRAU LAUREN &
	111	5820 PALO PINTO AVE	SPANGLER ELIZABETH ANNE
O	112	5826 PALO PINTO AVE	LATHROP MATTHEW S
O	113	5834 PALO PINTO AVE	WICK SARA B
	114	5838 PALO PINTO AVE	KARLSENG MICHAEL &
	115	5840 PALO PINTO AVE	TOSSING DANIEL J & JENNIFER
	116	5846 PALO PINTO AVE	VOLLINGER JONATHAN & KRISTEN
O	117	5845 GOLIAD AVE	EMBRY ERIN
	118	5843 GOLIAD AVE	FRIESEN CAMILLE HANCOCK &
	119	5839 GOLIAD AVE	HORTON STEVEN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	120	5833 GOLIAD AVE	MARSHALL JOSEPH E & JULIE M
O	121	5829 GOLIAD AVE	COLOSKY THOMAS J & CAITLIN E
	122	5825 GOLIAD AVE	CRABTREE LINDA
	123	5821 GOLIAD AVE	LAWSON HAYDEN E &
	124	5819 GOLIAD AVE	LEVIN MICHAEL & AMY COBBS
	125	5815 GOLIAD AVE	HAMM CHARLOTTE
	126	5811 GOLIAD AVE	FISCHER JUANITA LYNETTE
	127	5807 GOLIAD AVE	TRIPLETT IRVIN TODD
O	128	5803 GOLIAD AVE	SWIFT STEPHEN D &
	129	5804 GOLIAD AVE	REAM STERLING & ANGELA
	130	5808 GOLIAD AVE	NELSON BRYANT &
	131	5812 GOLIAD AVE	OESTREICH JEFFREY A
	132	5816 GOLIAD AVE	Taxpayer at
	133	5820 GOLIAD AVE	DEMPSEY ERIN
	134	5824 GOLIAD AVE	HAMBURGER KENNETH
	135	5828 GOLIAD AVE	HOLMES JESSE C
	136	5832 GOLIAD AVE	BALCH BLANE &
	137	5836 GOLIAD AVE	BROWN WILLIAM RICHARD &
O	138	5840 GOLIAD AVE	WALKER JAKE P & ANGELINA M
O	139	5846 GOLIAD AVE	LAUDERMILK ERIC LYNN &
	140	5845 BELMONT AVE	CORCORAN THOMAS JOE III & KRISTINA
	141	5841 BELMONT AVE	FOSHEE MILISSA
	142	5837 BELMONT AVE	ONGENA PATRICK T & JUDITH A
	143	5833 BELMONT AVE	PAULETTI TIMOTHY P
	144	5829 BELMONT AVE	RED RIVER TRUST DECLARATION
	145	5825 BELMONT AVE	BURR LEAH D
	146	5823 BELMONT AVE	SUELLENTROP GERALD ALOYSIUS JR &
	147	5819 BELMONT AVE	CREEL ROBERT J
	148	5815 BELMONT AVE	DILL DUSTIN
O	149	5807 BELMONT AVE	WOODWARD RUTH K
	150	5805 BELMONT AVE	DELEON JOSE & CYNTHIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	5803 BELMONT AVE	DELEON JOSE & CYNTHIA
	152	5702 GOLIAD AVE	Taxpayer at
	153	5706 GOLIAD AVE	GOLDBERG BRADLEY J &
	154	5708 GOLIAD AVE	GRADY TIMOTHY
	155	5712 GOLIAD AVE	GORMAN MARK W & MARGARET
	156	5718 GOLIAD AVE	WHITE CHRISTOPHER B
X	157	5720 GOLIAD AVE	LAMBERT GREG S &
	158	5724 GOLIAD AVE	COLEMAN BRYAN P & DORI L
	159	5728 GOLIAD AVE	MOUNTJOY BRIAN & LAURA
	160	5732 GOLIAD AVE	WOHLEKING KIMBERLY A
O	161	5736 GOLIAD AVE	KETTERSON ANDREW &
	162	5744 GOLIAD AVE	ANDERSEN LAURA & TERRY
	163	5739 BELMONT AVE	USREY CHRISTOPHER ORY
	164	5735 BELMONT AVE	HENSCHIED DANIEL &
	165	5733 BELMONT AVE	LUCAS VICTORIA &
	166	5729 BELMONT AVE	TAJZOY YOSEF MALIK
	167	5727 BELMONT AVE	RIGAMONTI DANNY & BLAIRE
O	168	5719 BELMONT AVE	DAVISON SCOTT KEVIN
	169	5715 BELMONT AVE	MCAULAY BRIAN & JEAN
	170	5711 BELMONT AVE	Taxpayer at
O	171	5701 BELMONT AVE	HILL PATRICIA D
O	172	5900 LLANO AVE	GERHAUSER CAROL L
	173	5904 LLANO AVE	HAMILTON JOYCE KAY
	174	5910 LLANO AVE	OLSSON MICHELLE ANN
O	175	5912 LLANO AVE	HARTMAN TOBIN
	176	5918 LLANO AVE	MIZE COLIN & HAYLEY
	177	5922 LLANO AVE	BOGDON THOMAS WADE &
	178	5926 LLANO AVE	MCBEE MOLLY
	179	5930 LLANO AVE	REDWOOD EQUITY LLC SERIES 5930
	180	5934 LLANO AVE	GONZALES ABEL
	181	5938 LLANO AVE	CALZADA ROSEMARY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	182	5940 LLANO AVE	KUGLER JAMES MILTON
	183	5946 LLANO AVE	FIRST HANOVER HOLDINGS LLC
	184	5947 VELASCO AVE	Taxpayer at
	185	5943 VELASCO AVE	VANGILDER JAMES FREDERICK &
	186	5939 VELASCO AVE	WOODRUFF JEFFREY B &
X	187	5935 VELASCO AVE	AYOOB FAMILY LIVING TRUST THE
	188	5929 VELASCO AVE	MCEVOY GERARD M
	189	5927 VELASCO AVE	Taxpayer at
	190	5923 VELASCO AVE	Taxpayer at
	191	5919 VELASCO AVE	EAGLES & HUMMINGBIRDS REVOCABLE
	192	5915 VELASCO AVE	DUDLEY ASHLEY
	193	5911 VELASCO AVE	TROSCLAIR BRADLEY W & MELISSA
	194	5907 VELASCO AVE	ROSS DAVID &
	195	5901 VELASCO AVE	Taxpayer at
	196	6002 LLANO AVE	BOLIO BRANDON
	197	6006 LLANO AVE	DEMENT DAVID JR &
	198	6008 LLANO AVE	Taxpayer at
O	199	6014 LLANO AVE	KRAXBERGER MATTHEW &
	200	6018 LLANO AVE	AYALA ESTEBAN
	201	6020 LLANO AVE	ATKINS3000 LLC
	202	6026 LLANO AVE	CONNORS JONATHAN
	203	6030 LLANO AVE	BONOMO MICHAEL & ERIN
	204	6034 LLANO AVE	STEFANIDES JASON
O	205	6038 LLANO AVE	GRAMM WILLIAM J
O	206	6042 LLANO AVE	GRAMM WILLIAM J
	207	6046 LLANO AVE	FAULKNER JAMES II & LAYNE
	208	6045 VELASCO AVE	DUARTE TOMAS A
	209	6043 VELASCO AVE	GRANADO ENEDINA
	210	6039 VELASCO AVE	LEVITT DANIEL B
	211	6035 VELASCO AVE	MOLLER SALLY M &
	212	6031 VELASCO AVE	CAMERON ROBERT B

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	6027 VELASCO AVE	SHELTON TYLER DAVID &
	214	6023 VELASCO AVE	SHAMPAIN RICHARD H
	215	6019 VELASCO AVE	DAVIS DARON
	216	6015 VELASCO AVE	GREEN MICHAEL & JULIA
	217	6009 VELASCO AVE	POHL HENRY E III &
O	218	6007 VELASCO AVE	BAILEY DAVID D ETAL
O	219	6001 VELASCO AVE	VINCENT BENJAMIN J
	220	6000 VELASCO AVE	DOLANCOURT HOLDINGS LLC
	221	6006 VELASCO AVE	BOSKI JONATHAN
O	222	6010 VELASCO AVE	NEFF DEREK &
O	223	6014 VELASCO AVE	HARTNETT KATHERINE MARIE
	224	6016 VELASCO AVE	TARANTINO GIOVANNA
	225	6022 VELASCO AVE	GUL CEYLAN E
	226	6026 VELASCO AVE	M Y A L TEXAS LLC
	227	6030 VELASCO AVE	INGRAM JEFFREY
	228	6034 VELASCO AVE	MIRELES NANCY LINDA
	229	6038 VELASCO AVE	CAROLLO DARREN & ANGELA
	230	6042 VELASCO AVE	MCREYNOLDS JASON & RACHELLE
O	231	6044 VELASCO AVE	THOMPSON DAVID R
	232	6045 PALO PINTO AVE	SAVAGE SUE ELLEN
	233	6039 PALO PINTO AVE	CANTU RAUL & STEPHANIE S
	234	6037 PALO PINTO AVE	BRIDWELL CAROLYN
	235	6033 PALO PINTO AVE	FLEWHARTY CHERYL LYN
	236	6029 PALO PINTO AVE	GUMMER CHARLES JAY &
	237	6025 PALO PINTO AVE	RUBEN ERIC M & KELLY C
	238	6023 PALO PINTO AVE	MARQUIS JAY D & CARRIE
	239	6017 PALO PINTO AVE	HERRERA ESTEBAN &
	240	6013 PALO PINTO AVE	BROWN STEPHEN B
	241	6009 PALO PINTO AVE	CLOUGH BRENTON A &
	242	6005 PALO PINTO AVE	ONTIVEROS EULALIA
	243	6003 PALO PINTO AVE	JEFF BARON HOMES LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	5900 VELASCO AVE	ROBERTSON EDWARD T &
O	245	5906 VELASCO AVE	TURK MARK
	246	5910 VELASCO AVE	PARK WILLIAM R & MARTHA M
	247	5914 VELASCO AVE	APGAR MARGARET & DOUGLAS
	248	5918 VELASCO AVE	STERN STEVEN R
	249	5922 VELASCO AVE	BURGER STAN R & JOYANNE E
	250	5928 VELASCO AVE	EAST DALLAS EQUITIES LP
	251	5938 VELASCO AVE	GAMPER JUDY
	252	5942 VELASCO AVE	BOYER CREED M
	253	5946 VELASCO AVE	LEMUS ENRIQUE & MEGAN E
O	254	5943 PALO PINTO AVE	SCHULZ NORBERT JON & AMANDA J
O	255	5939 PALO PINTO AVE	ALLUMS MARVIN & DAWN
	256	5935 PALO PINTO AVE	DAMICO BRAD C & AMY L
	257	5931 PALO PINTO AVE	CANALES SAMUEL I
	258	5927 PALO PINTO AVE	HILLE MICHELE & PAUL I
O	259	5923 PALO PINTO AVE	WORME CLAUDIA
	260	5917 PALO PINTO AVE	SCHNEIDERMAN EMET D &
	261	5915 PALO PINTO AVE	WAGNER PETER D & KATHERINE
	262	5909 PALO PINTO AVE	GUMMELT SAMUEL & MARY
	263	5902 PALO PINTO AVE	REGITZ MICHAEL B & TAMMY L
	264	2416 DELMAR AVE	BAILEY MATTHEW J
	265	5906 PALO PINTO AVE	FIGUEREDO TEODORO
	266	5910 PALO PINTO AVE	BOBWHITE ENTERPRISES LP
X	267	5914 PALO PINTO AVE	MAZUREK WILFRED
	268	5926 PALO PINTO AVE	CANIPE CARLA RUSH
	269	5930 PALO PINTO AVE	MORRELL PAMELA D
	270	5936 PALO PINTO AVE	DAWSON JACK
	271	5942 PALO PINTO AVE	FRANKLAND WAYNE A
X	272	5946 PALO PINTO AVE	KOHLER GORDON K & ELIZABETH B
X	273	5947 GOLIAD AVE	WALL ANJI ELIZABETH &
	274	5943 GOLIAD AVE	LEUNG KEVIN & ROXANA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	5939 GOLIAD AVE	Taxpayer at
	276	5935 GOLIAD AVE	Taxpayer at
O	277	5931 GOLIAD AVE	POPE DAVID L & ELIZABETH
	278	5927 GOLIAD AVE	HALL CARLOS
	279	5923 GOLIAD AVE	COATES DILLARD L &
	280	5919 GOLIAD AVE	BALLINGER JAMES A
X	281	5911 GOLIAD AVE	DATTALO DARREN WAYNE
	282	5909 GOLIAD AVE	TRAFTON KRISTOPHER R
	283	5903 GOLIAD AVE	TURLINGTON JACK E &
	284	6002 PALO PINTO AVE	WHITE ERICA
	285	6006 PALO PINTO AVE	KAMINSKI JOHN &
	286	6010 PALO PINTO AVE	STANFORD PAUL & BRITTANY
	287	6014 PALO PINTO AVE	BECKERT JOHN BRENT & LINDSEY ANN
	288	6016 PALO PINTO AVE	ROSSELLO 2019 TRUST
	289	6020 PALO PINTO AVE	CAPPS MICHAEL L & JESSICA R
	290	6024 PALO PINTO AVE	SMITHER ALICIA &
	291	6028 PALO PINTO AVE	REED JOHN D
	292	6034 PALO PINTO AVE	Taxpayer at
	293	6036 PALO PINTO AVE	COOKE OLIVER &
	294	6042 PALO PINTO AVE	BRICKER LEAH C
	295	6046 PALO PINTO AVE	APODACA MYRNA & ADRIAN IVAN
	296	6047 GOLIAD AVE	RUSSO LEO PAUL JR
	297	6043 GOLIAD AVE	Taxpayer at
	298	6039 GOLIAD AVE	TAYLOR JOHN W
	299	6035 GOLIAD AVE	MANGAN BRITTTNI LALLY & ALEXANDER JAMES MANAGAN
	300	6031 GOLIAD AVE	Taxpayer at
O	301	6027 GOLIAD AVE	Taxpayer at
	302	6023 GOLIAD AVE	FOSTER DANIELLE
	303	6019 GOLIAD AVE	Taxpayer at
	304	6015 GOLIAD AVE	Taxpayer at
O	305	6011 GOLIAD AVE	HASBANY MARIA BIONDE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	6007 GOLIAD AVE	HUNT GREG B
	307	6001 GOLIAD AVE	KARAM MARTHA ROSE
	308	6000 GOLIAD AVE	HALE BRUCE E & VALLI J
O	309	6006 GOLIAD AVE	SPARKS ANNE
	310	6008 GOLIAD AVE	SMITH CASEY R
	311	6012 GOLIAD AVE	KANE JEFFREY
	312	6018 GOLIAD AVE	HAYS HARRY B & SHELLY M
O	313	6022 GOLIAD AVE	CORELL JAMES
	314	6026 GOLIAD AVE	KLION ALLISON
	315	6030 GOLIAD AVE	TRAN KATE
	316	6034 GOLIAD AVE	SHIELDS REVOCABLE TRUST THE
	317	6038 GOLIAD AVE	COOK TURNER & CLAIRE
	318	6040 GOLIAD AVE	BRANNON JEFFREY M &
	319	6046 GOLIAD AVE	WILLIAMS AUSTEN T
	320	2317 SKILLMAN ST	RUSSELL CHARLENE P
O	321	6033 BELMONT AVE	DAVIS LARA K & STEVEN L
	322	6031 BELMONT AVE	PAPATHANASIOU PAVLOS T
	323	6027 BELMONT AVE	MARTIN NOAH G
O	324	6021 BELMONT AVE	LERNER GEOFFREY &
	325	6019 BELMONT AVE	MORAS ANGELA
O	326	6015 BELMONT AVE	MCNORTON KENT &
	327	6011 BELMONT AVE	ALLEN JAMES WILLIAM BONSIGNORE
O	328	6007 BELMONT AVE	SAGE BARY & GEYDEN
X	329	6003 BELMONT AVE	GLOVER GRACE PETERSON &
	330	5902 GOLIAD AVE	DEGIRONEMO LOUIS
	331	5906 GOLIAD AVE	SANFORD CONNIE D
	332	5910 GOLIAD AVE	HIROMOTO ROSA
	333	5912 GOLIAD AVE	PLASKOTA ANDRE
O	334	5920 GOLIAD AVE	WEIR DANIEL R & MARTHA
	335	5924 GOLIAD AVE	HOGG ANNA M
O	336	5930 GOLIAD AVE	BAILEY KEVIN &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	5934 GOLIAD AVE	ROBERTS PARKER J
O	338	5938 GOLIAD AVE	JAMISON CRYSTAL &
	339	5940 GOLIAD AVE	Taxpayer at
O	340	5946 GOLIAD AVE	LEWIS D W
O	341	5945 BELMONT AVE	MELENDEZ JOHNNY
	342	5941 BELMONT AVE	NERI MICHAEL J JR &
O	343	5939 BELMONT AVE	GESCH JOHN S & NICOLE V
	344	5935 BELMONT AVE	CULPEPPER KELLI L &
	345	5929 BELMONT AVE	ABBOTT RONNIE D & JENNY LYNN
	346	5925 BELMONT AVE	DEHORNEY ROSLYN &
O	347	5923 BELMONT AVE	SCHOLER KRISTIN &
	348	5919 BELMONT AVE	MARTINEZ HECTOR
O	349	5911 BELMONT AVE	MCLAIN H B & DOROTHY
O	350	5905 BELMONT AVE	WHITE TIMOTHY P &
	351	5901 BELMONT AVE	108 TIPTON LLC
	352	5800 BELMONT AVE	5747 RICHMOND LLC
	353	5806 BELMONT AVE	ESPINOSA EARNEST B
	354	5808 BELMONT AVE	GONZALEZ ENGILBERTO
	355	5818 BELMONT AVE	SOESBE TODD C & SINEAD C
	356	5822 BELMONT AVE	GREGORY MATTHEW & SHELBY
	357	5826 BELMONT AVE	SCHNEIDER JACOB &
	358	5830 BELMONT AVE	BEECHERL HELEN WARREN
	359	5834 BELMONT AVE	SULLIVAN MICHAEL P & JENNIFER G
	360	5838 BELMONT AVE	VOELKER JAMES H
	361	5840 BELMONT AVE	KRONSHAGE JACOB R &
	362	5844 BELMONT AVE	BERGERON BRETT JOSEPH &
	363	2219 DELMAR AVE	HOLMES BILLY GENE LIVING TR &
	364	5902 BELMONT AVE	WALKER ANDREW STEPHEN
	365	5904 BELMONT AVE	SORG LORI ANN & JAMES R
	366	5908 BELMONT AVE	PITTMAN MARLA S &
	367	5912 BELMONT AVE	PERRILLO REVOCABLE TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	5916 BELMONT AVE	BEASLEY WILLIAM SCOTT & PAULA
	369	5922 BELMONT AVE	CLARK SCOTT &
O	370	5926 BELMONT AVE	COMPLETELY HIS INC
	371	5930 BELMONT AVE	LEWIS DEBORAH B
	372	5934 BELMONT AVE	ADAMSON CAROL &
	373	5938 BELMONT AVE	Taxpayer at
	374	5942 BELMONT AVE	ATWELL KRISTIN PAYNE
	375	6002 BELMONT AVE	MINEAR MICHAEL L &
	376	6006 BELMONT AVE	Taxpayer at
	377	6010 BELMONT AVE	KENNEALLY ANNE MARIA &
O	378	6014 BELMONT AVE	ORLANDO JOSEPH &
	379	6016 BELMONT AVE	Taxpayer at
	380	6022 BELMONT AVE	ANGUIANO JEANNIE I & MICHAEL N
O	381	6026 BELMONT AVE	JOSCHKO MARK J
	382	6030 BELMONT AVE	MEISTER D JOSEPH & ASHLEY A
	383	6034 BELMONT AVE	MORENO MARY LINDA &
	384	6036 BELMONT AVE	MAYER STEWART R
	385	6042 BELMONT AVE	7411 AXMINSTER LP
	386	6046 BELMONT AVE	LOZANO CONCEPCION LOPEZ
O	387	5745 LLANO AVE	MAYES WENDY & EVAN Z
O	388	5743 LLANO AVE	HARSHMAN LEEANNE KATHERINE
	389	5739 LLANO AVE	DISARIO WILLIAM ANDREW &
O	390	5735 LLANO AVE	WHITE WHITLEY ANN
	391	5731 LLANO AVE	BROWN JOSH & DANIELLE
	392	5727 LLANO AVE	NORTHCUTT RYAN
	393	5723 LLANO AVE	COMLEY SCOTT
	394	5719 LLANO AVE	LEA PHILIP JACOB & MAGGIE JUNE
	395	5847 LLANO AVE	DOJO LP
X	396	5843 LLANO AVE	HARTIG BRIAN J &
	397	5837 LLANO AVE	COLLINS CLAYTON & LESLEY
	398	5835 LLANO AVE	PULLMAN JOHN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	399	5829 LLANO AVE	ALLEN DAVID &
	400	5827 LLANO AVE	SHEA NATALIE A &
	401	5823 LLANO AVE	WOOD MARK A & PAMELA G
	402	5821 LLANO AVE	Taxpayer at
	403	5813 LLANO AVE	CAMPAGNA ANTHONY J SR &
	404	5809 LLANO AVE	OLIFF JONATHAN W & DANESE
	405	5807 LLANO AVE	GOODALL STEVEN & LINDA K
	406	5803 LLANO AVE	LAWRENCE CRAIG &
O	407	5947 LLANO AVE	HOLDEN ELISABETH G &
	408	5943 LLANO AVE	AA LAMB REAL ESTATE LLC
	409	5937 LLANO AVE	Taxpayer at
	410	5935 LLANO AVE	THOMSEN TAMI KAY
	411	5929 LLANO AVE	SHORT ERIC D &
	412	5927 LLANO AVE	WALDRON RICHARD C LIFE EST &
	413	5921 LLANO AVE	OLIVO HIRAM
	414	5919 LLANO AVE	SHAH SAMIR H & SHIBA
	415	5915 LLANO AVE	GWIAZDA JAMES &
	416	5911 LLANO AVE	EDWARDS KRYSTA R
O	417	5907 LLANO AVE	FERNANDO JOSEPH R &
	418	5901 LLANO AVE	HALEY GREGORY J
	419	6047 LLANO AVE	GOETZELMAN SARA J
	420	6043 LLANO AVE	OROURKE DOUGLAS PAUL &
	421	6037 LLANO AVE	OROURKE DOUGLAS P & LAURA J
	422	6035 LLANO AVE	SEIMS DOUGLAS W & BROOKE
	423	6031 LLANO AVE	GALLIANI ANTHONY MILO &
	424	6027 LLANO AVE	KIRBY L WILLIAM &
	425	6021 LLANO AVE	HADDAD JAMES D &
	426	6017 LLANO AVE	MORALES ALEXANDER J
	427	6015 LLANO AVE	REDWOOD EQUITY LLC
	428	6011 LLANO AVE	NEWTON BRIAN R &
	429	6007 LLANO AVE	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	430	2710 CONCHO ST	HILL JENNIFER
	431	6001 LLANO AVE	214 RENOVATIONS LLC
O	432	5733 GOLIAD AVE	POZZI KASEY L &
O	433	5731 GOLIAD AVE	ASHBY ANDREW CHARLES &
	434	5729 GOLIAD AVE	ABDULGHANI NOORI &
	435	5800 GOLIAD AVE	CANNON BROOKSANN
	436	5901 PALO PINTO AVE	KINGSTON MELISSA R
O	437	5715 LLANO AVE	ADAMI JO LOU
	438	5711 LLANO AVE	HILKE WILLIAM
	439	5707 LLANO AVE	VANWINKLE GREG & AMANDA
	440	5703 LLANO AVE	WILLIAMSON RHONDA E
	441	2222 GREENVILLE AVE	RASANSKY MITCHELL &
	442	2218 GREENVILLE AVE	R&F INVESTMENTS II LTD
	443	5726 BELMONT AVE	BLCG HOLDINGS LLC
	444	5747 RICHMOND AVE	CUTCHINE PPTIES LLC
	445	5731 RICHMOND AVE	Taxpayer at
	446	5847 RICHMOND AVE	WESTLAND BRIAN J
	447	5843 RICHMOND AVE	DELEON GRACIELA
	448	5839 RICHMOND AVE	ATKINS JOLENE
	449	5829 RICHMOND AVE	KRANZ TREON L &
	450	5823 RICHMOND AVE	PURCELL SALLY
	451	5815 RICHMOND AVE	MARTINEZ JUVENCIO &
	452	5811 RICHMOND AVE	DUNCAN DAVID T
	453	5807 RICHMOND AVE	5747 RICHMOND LLC
	454	5803 RICHMOND AVE	COMMUNITY DIGS LLC
	455	5802 RICHMOND AVE	MALT INVESTMENTS INC
	456	5806 RICHMOND AVE	COSTELLO SUSAN P
	457	5810 RICHMOND AVE	LACROIX WILLIAM R & NANCY
	458	5814 RICHMOND AVE	FENCL MELANIE A & PAUL
O	459	5818 RICHMOND AVE	ENZLER PROPERTIES LLC
	460	5820 RICHMOND AVE	DOUBLE DOOR PPTIES INC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	461	5826 RICHMOND AVE	DROLET MARIE V
	462	5830 RICHMOND AVE	JANNETTE MONIQUE M LIFE ESTATE
	463	5834 RICHMOND AVE	ROSAMOND JONATHAN & DU JANE
	464	5836 RICHMOND AVE	MABRY WILLIAM MURPHY
	465	5840 RICHMOND AVE	PURCELL BRUCE & SUZANNE H WHEAT
	466	5844 RICHMOND AVE	SULLIVAN JUSTIN LAWRENCE &
	467	5853 PROSPECT AVE	VALK BLAIR E
	468	5843 PROSPECT AVE	KITCHEN SUZANNE MICHELLE &
	469	5839 PROSPECT AVE	NEIRA ALBERTO & FRANCISCA
	470	5833 PROSPECT AVE	ASMAR JASON
	471	5829 PROSPECT AVE	LAU BILL CHILDRENS REVOCABLE TRUST
	472	5827 PROSPECT AVE	CARPENTER DALE & ROBERT NELSEN
	473	5823 PROSPECT AVE	MALNORY RICHARD BLAIR &
	474	5819 PROSPECT AVE	Taxpayer at
	475	5815 PROSPECT AVE	Taxpayer at
	476	5809 PROSPECT AVE	Taxpayer at
	477	5807 PROSPECT AVE	MARSHALL JASON C
	478	5801 PROSPECT AVE	MONTEZ FLORA C
	479	5716 RICHMOND AVE	Taxpayer at
	480	5722 RICHMOND AVE	Taxpayer at
	481	5728 RICHMOND AVE	Taxpayer at
	482	5732 RICHMOND AVE	Taxpayer at
	483	5744 RICHMOND AVE	IRWIN STEPHEN &
	484	5947 RICHMOND AVE	HORNE LEAR D
	485	5943 RICHMOND AVE	OROZCO RAUL & SILVIA
	486	5939 RICHMOND AVE	HURST ERIC
	487	5935 RICHMOND AVE	SPILLMAN MONIQUE A
	488	5931 RICHMOND AVE	ACKLEY YVONNE VERONA
	489	5925 RICHMOND AVE	CABRERA LUCIANO P
	490	5923 RICHMOND AVE	ZARLING JOEL
	491	5917 RICHMOND AVE	FLETCHER MARTIN L &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	492	5915 RICHMOND AVE	COMBS KEVIN &
	493	5909 RICHMOND AVE	MOORE WELDON L III
	494	5907 RICHMOND AVE	BENAVIDEZ AMELIA
O	495	5903 RICHMOND AVE	SKYLLINGSTAD BRETT & MORGAN
	496	6043 RICHMOND AVE	SKILLMAN BIBLE CHURCH
	497	6033 RICHMOND AVE	TAPPER INVESTMENTS LLC &
	498	6027 RICHMOND AVE	JOHNSON JAMES M III &
	499	6023 RICHMOND AVE	HSU TSING & ANNE H
	500	6019 RICHMOND AVE	CAMERON CHRISTOPHER
	501	6013 RICHMOND AVE	MCELROY LIVING TRUST THE
	502	6011 RICHMOND AVE	FORAKER LESLIE L
	503	6007 RICHMOND AVE	YOUNGBLOOD STEPHEN RAY &
	504	6003 RICHMOND AVE	COCKRELL CLINTON B & ANDREA E
	505	6002 RICHMOND AVE	ARRIOLA JUAN MANUEL
	506	6006 RICHMOND AVE	HENLEY HUDSON
	507	6010 RICHMOND AVE	CAMPECHE HOLDINGS LLC
	508	6014 RICHMOND AVE	SMITH NATALIE MARIE
	509	6018 RICHMOND AVE	FRYE KEVIN &
	510	6020 RICHMOND AVE	6020 RICHMOND AVE REALTY LLC
	511	6024 RICHMOND AVE	HARGRAVE ERIK JOHN
	512	6030 RICHMOND AVE	WADE P E EST OF
	513	6028 RICHMOND AVE	WADE P E
	514	6032 RICHMOND AVE	AYERS DENNIS M &
	515	6036 RICHMOND AVE	PHILLIPS JESSE A & TAYLOR
	516	6040 RICHMOND AVE	CASTILLO TOMAS &
	517	6046 RICHMOND AVE	MCCOY MERRI
	518	6045 PROSPECT AVE	HARDIN JOHN W
	519	6041 PROSPECT AVE	RUSSELL MARK W
	520	6039 PROSPECT AVE	FITZGIBBONS BRENDAN
	521	6035 PROSPECT AVE	CHEN PHILIP
	522	6033 PROSPECT AVE	WOODBY STANLEY E JR

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	523	6027 PROSPECT AVE	WRIGHT PAUL FRANKLIN &
	524	6021 PROSPECT AVE	RYAN ZACHARY W & MARY
	525	6017 PROSPECT AVE	RAMOORE FAMILY LP
	526	6013 PROSPECT AVE	DONAHUE LUKE
	527	6011 PROSPECT AVE	BARRINGTON KEVIN & MERLINDA
	528	6007 PROSPECT AVE	KIRKWOOD DESMOND F
	529	6003 PROSPECT AVE	TOMBERLINJOHNSON ROBIN
	530	5900 RICHMOND AVE	EAKES VINCENT R
	531	5904 RICHMOND AVE	VERBIL DEBORAH A & TOMMY W TINNER
	532	5910 RICHMOND AVE	IMEL ANDREW C &
	533	5914 RICHMOND AVE	BARRIOS JOSE WILFREDO JR &
	534	5918 RICHMOND AVE	RICHARDS TRAVIS &
	535	5922 RICHMOND AVE	LOSAK BRIAN JOSEPH &
	536	5928 RICHMOND AVE	STOEPEL KELLY M
	537	5930 RICHMOND AVE	HALL DEBRA F
	538	5932 RICHMOND AVE	SULLIVAN SHEYANNE J & JAMIES MITCHELL
	539	5936 RICHMOND AVE	TURLEY R WINDLE
	540	5942 RICHMOND AVE	TURLEY LINDA
	541	5946 RICHMOND AVE	SCHNITZ KYLE
	542	5945 PROSPECT AVE	SYFTESTAD ALF K &
	543	5943 PROSPECT AVE	NORTHROP KARL S
	544	5939 PROSPECT AVE	FURMANSKI CATHLENE L &
	545	5935 PROSPECT AVE	GEORGIADIS ALEXIS A
	546	5933 PROSPECT AVE	AFLALO TEXAS LLC
	547	5927 PROSPECT AVE	SAMUELSON RICHARD THOMAS
O	548	5921 PROSPECT AVE	SULLIVAN MARIA L
	549	5917 PROSPECT AVE	THOMAS GRAHAM
	550	5915 PROSPECT AVE	GIESECKE MEGAN M
	551	5909 PROSPECT AVE	MENDOZA CARMEN D
	552	5907 PROSPECT AVE	AFLALO SAMUEL
	553	5903 PROSPECT AVE	ESTES ANDREW B &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	554	5800 GOODWIN AVE	SBRJWM LTD
	555	5806 GOODWIN AVE	Taxpayer at
	556	5810 GOODWIN AVE	SPARLING JON JR
	557	5814 GOODWIN AVE	OWENS JEREMY
	558	5816 GOODWIN AVE	CHACON SAUL
	559	5820 GOODWIN AVE	5820 GOODWIN LLC
	560	5826 GOODWIN AVE	1700 TREEHOUSE LLC
	561	5830 GOODWIN AVE	DAMBROSI FRANCESCA SELMA &
	562	5832 GOODWIN AVE	WEIGL FAMILY LIMITED PS
	563	5836 GOODWIN AVE	SMOYER KELLY P
	564	5842 GOODWIN AVE	HARRIS JAMIE LEIGH &
	565	5846 GOODWIN AVE	WALLACE SIMPSON MACKENZIE &
	566	5847 VICKERY BLVD	STARK CHANEL
O	567	5843 VICKERY BLVD	HUBBELL RAMON & ELIZABETH
	568	5835 VICKERY BLVD	WARREN KRISTINE
	569	5831 VICKERY BLVD	SMITH STACIE MARSH
	570	5827 VICKERY BLVD	Taxpayer at
	571	5821 VICKERY BLVD	TOWNSEND JAMES WILLIAM
	572	5819 VICKERY BLVD	JONES LAUREN &
	573	5813 VICKERY BLVD	SIMS STEVEN C
	574	5809 VICKERY BLVD	TGHM PROPERTIES LP
	575	5803 VICKERY BLVD	LAUDUN WILLIAM &
	576	2820 GREENVILLE AVE	Taxpayer at
	577	2818 GREENVILLE AVE	Taxpayer at
	578	5706 GOODWIN AVE	MADISON PACIFIC DEVELOPEMENT CO
	579	5714 GOODWIN AVE	PHILLIPS JAMES T
	580	5718 GOODWIN AVE	ELEPHANT PROPERTIES LLC
	581	5726 GOODWIN AVE	TELLA SWATHI &
	582	5734 GOODWIN AVE	MURNAN TRAVIS GREGORY &
	583	5736 GOODWIN AVE	JONES DAVID D &
	584	5740 GOODWIN AVE	BOLING ED

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	585	5746 GOODWIN AVE	MILAZZO ELIZABETH J
	586	5749 VICKERY BLVD	AVES VICTOR R & STEPHANIE
	587	5743 VICKERY BLVD	LOZANO RUFINA
	588	5739 VICKERY BLVD	KARRAS DANE
	589	5733 VICKERY BLVD	CRAIN LAWSON M
	590	5731 VICKERY BLVD	Taxpayer at
	591	5727 VICKERY BLVD	TING REGINA RAYGIN
	592	5723 VICKERY BLVD	LAMPLIGHT PROPERTIES
	593	5717 VICKERY BLVD	AGUIRRE JUANA T
	594	5713 VICKERY BLVD	VROOM JACQUES EDWARD JR &
	595	5711 VICKERY BLVD	PARKER CHARLOTTE &
	596	5714 VICKERY BLVD	WILLIAMS HARDMON III &
	597	5716 VICKERY BLVD	STRALEY JESSICA CHRISTINE
	598	5720 VICKERY BLVD	BELL WALTER J
	599	5726 VICKERY BLVD	CASHMAN LAUREL A &
	600	5730 VICKERY BLVD	DILLIN RYAN W &
	601	5734 VICKERY BLVD	Taxpayer at
X	602	5738 VICKERY BLVD	PAYNE JAMES O JR & CATHLEEN M
	603	5742 VICKERY BLVD	DIAZ ABDENAGO GOMEZ
	604	5746 VICKERY BLVD	CUTCHINC PROPERTIES LLC
	605	5800 VICKERY BLVD	CARTEX COMPANY L C
	606	5806 VICKERY BLVD	KING KIMBERLY L & DEREK B
	607	5810 VICKERY BLVD	ANDERSON FELIA S
	608	5814 VICKERY BLVD	Taxpayer at
	609	5818 VICKERY BLVD	BERNARD AMY L
	610	5822 VICKERY BLVD	COUGHLIN NATHAN & CHRISTINE
	611	5824 VICKERY BLVD	EIGEL BRIAN N & LAURA M LIFE ESTATE
	612	5828 VICKERY BLVD	SIERGIEJ WENDY A
	613	5834 VICKERY BLVD	TAYLOR SCOTT R &
	614	5836 VICKERY BLVD	CAMPAGNA ANTHONY J SR
	615	5842 VICKERY BLVD	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	616	5844 VICKERY BLVD	MERSHON DONN DAVID
	617	6002 GOODWIN AVE	MOORE TOD & ELENA
O	618	6006 GOODWIN AVE	HAYNSWORTH & ETTER LLC
	619	6010 GOODWIN AVE	CORREA ANDRES &
	620	6014 GOODWIN AVE	ARMSTRONG WARREN M
	621	6018 GOODWIN AVE	WOLF CRAIG S &
O	622	6022 GOODWIN AVE	CLOUSE SCOTT
	623	6026 GOODWIN AVE	HARVEY PAUL B & KELLY LAWSON
	624	6030 GOODWIN AVE	WILLINGHAM WILEY C JR &
	625	6034 GOODWIN AVE	DOYLE BRENDAN A
	626	6038 GOODWIN AVE	PEREZ MANUEL
	627	6046 GOODWIN AVE	GABBITAS IAN & DARLA
	628	6047 VICKERY BLVD	REINLEIN CHRISTOPHER M &
	629	6041 VICKERY BLVD	HERMSEN LINDSAY A &
	630	6039 VICKERY BLVD	EVEREST BRETT ANDREW &
	631	6035 VICKERY BLVD	MCADOO ANDREW S
	632	6029 VICKERY BLVD	RIX JAMES
	633	6027 VICKERY BLVD	ATHENS LISA &
	634	6023 VICKERY BLVD	MCNAUGHTON JEFF
	635	6017 VICKERY BLVD	Taxpayer at
	636	6015 VICKERY BLVD	LABBE PAUL ARTHUR & JACLYN R
	637	6011 VICKERY BLVD	LOE LACUITA LYNN
	638	6007 VICKERY BLVD	WILLIAMS CHARLES C
	639	6003 VICKERY BLVD	Taxpayer at
X	640	5900 GOODWIN AVE	PRESSWOOD ERIC COLLIN
	641	5904 GOODWIN AVE	BOYLE KEVIN
	642	5910 GOODWIN AVE	5900 CAPITAL LLC
	643	5914 GOODWIN AVE	COLCLOUGH COURTNEY & DARREN
	644	5922 GOODWIN AVE	CASTANEDA EMELIO E & CARI A
	645	5924 GOODWIN AVE	BETTY CRUZ MARTINEZ TRUST
	646	5926 GOODWIN AVE	BETTY CRUZ MARTINEZ TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	647	5928 GOODWIN AVE	CRANSHAW MARGARET KATHRYN
	648	5932 GOODWIN AVE	SMITH RICHARD LOY JR
	649	5942 GOODWIN AVE	GROTHER RANDY ELI
	650	5946 GOODWIN AVE	SHURTLEFF CHARLES W TR &
	651	5947 VICKERY BLVD	HACKMEYER PROPERTIES
	652	5945 VICKERY BLVD	CUTCHINC PROPERTIES LLC
	653	5937 VICKERY BLVD	JANNEY ROBERT R
	654	5933 VICKERY BLVD	BOWEN LLC
	655	5931 VICKERY BLVD	ROGERS CONOR P &
	656	5927 VICKERY BLVD	MULLEN MICHAEL S LIFE ESTATE
	657	5923 VICKERY BLVD	BARNARD BENITA
	658	5917 VICKERY BLVD	NITSCHKE CONVENTION FLORIST LLP
	659	5913 VICKERY BLVD	GORDON GREGORY ALAN & CHRISTINE BORGSTROM
	660	5909 VICKERY BLVD	SUTTON MICHAEL
	661	5907 VICKERY BLVD	NEWHOUSE LIVING TRUST
	662	5901 VICKERY BLVD	SIDERIS TINA H
	663	5900 VICKERY BLVD	WHEELER ONEITA LA VERNE LIVING TRUST THE
	664	5906 VICKERY BLVD	EASTERFIELD INVESTMENTS LLC
	665	5908 VICKERY BLVD	Taxpayer at
	666	5912 VICKERY BLVD	Taxpayer at
	667	5916 VICKERY BLVD	TIERNAN TIMOTHY RANDAL & CASSANDRA L
	668	5922 VICKERY BLVD	REED KATHERINE L &
	669	5924 VICKERY BLVD	5924 VICKERY LLC
	670	5930 VICKERY BLVD	Taxpayer at
	671	5932 VICKERY BLVD	HULSEY RONALD R
O	672	5938 VICKERY BLVD	HELB LLC
	673	5942 VICKERY BLVD	BRAUN MICHAEL
	674	5946 VICKERY BLVD	BUTLER BROOKE
	675	6002 VICKERY BLVD	GARCIA ROCIO C
	676	6006 VICKERY BLVD	WARWICK KATHLEEN &
	677	6008 VICKERY BLVD	ASHMORE JAMILE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	678	6012 VICKERY BLVD	SIMPSON T CHARMARINE
	679	6016 VICKERY BLVD	CLELAND NANCY TANIS
	680	6022 VICKERY BLVD	DEL REGNO KENNETH J &
	681	6026 VICKERY BLVD	COOK STEVEN WALTER
	682	6030 VICKERY BLVD	LAU TONY TSZ &
	683	6034 VICKERY BLVD	GOUEL PHILIPPE ELIAS &
	684	6036 VICKERY BLVD	BUCKNER HOLDINGS LLC
	685	6040 VICKERY BLVD	SINGER LINDY NELSON
	686	6044 VICKERY BLVD	MOORE JOHN
	687	5618 GOODWIN AVE	AKHAVIZADEH CYRUS
	688	5624 GOODWIN AVE	ANDERSON ALEXANDER B
	689	5628 GOODWIN AVE	SMID MARK
	690	2815 GREENVILLE AVE	PARK LANE PARTNERS LP &
	691	5645 VICKERY BLVD	SHERIDAN JESSICA A
	692	5643 VICKERY BLVD	SANDERSON JAYMA
	693	5637 VICKERY BLVD	G2 INVESTMENTS LLC
	694	5635 VICKERY BLVD	SCHOLL INVESTMENTS LLC
	695	5631 VICKERY BLVD	SCHOLL KURT WALTER &
	696	5627 VICKERY BLVD	WILDBERGER RYAN &
	697	5623 VICKERY BLVD	HUNSICKER GREGORY A &
	698	5611 VICKERY BLVD	SCHWARZ KURT ALLEN
	699	5609 VICKERY BLVD	COMER CHARLOTTE W
	700	5605 VICKERY BLVD	SILLIMAN WILLIAM R &
	701	5622 VICKERY BLVD	COLLIER LYNDA SMITH
	702	5626 VICKERY BLVD	PINE CONNER
	703	5630 VICKERY BLVD	REYES JUANITA NIETO
	704	5634 VICKERY BLVD	TRAN ANTHONY & YUVANI S
	705	5636 VICKERY BLVD	THOMPSON SUSAN & JAMES L
	706	5640 VICKERY BLVD	MCNEER KATHRYN
	707	5644 VICKERY BLVD	SANCHEZ CAROLYN BAXLEY
	708	5645 MILLER AVE	BELLA ESTATES I INC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	709	5643 MILLER AVE	SALESS PROPERTIES LLC
	710	5639 MILLER AVE	5639 MILLER AVE REALTY LLC
	711	5631 MILLER AVE	ABC OPTIMAL PPTIES ENTERPRISES LLC
	712	5629 MILLER AVE	STATHOPULO KATHRYN A
	713	5625 MILLER AVE	BAUGH BOWEN L EST OF
	714	5621 MILLER AVE	WEISBROD CARL
	715	5619 MILLER AVE	WILSON SUSAN WESLEY &
	716	5613 MILLER AVE	BRIDGEWATER BRIAN & LEZLIE
	717	5609 MILLER AVE	SINGH GURPREET & JULIE
	718	5612 MILLER AVE	CATARELLA JOSEPH
	719	5614 MILLER AVE	FLODIN KIM DENISE &
	720	5616 MILLER AVE	HANSON STEVEN E & CHRISTINA M
	721	5620 MILLER AVE	LYONSGAFFNEY CECILIA &
	722	5624 MILLER AVE	JORGENSEN STEPHEN ALBERT
	723	5628 MILLER AVE	VANWAGENEN LAUREN RHYNE & DAVID P
	724	5632 MILLER AVE	ALBITZ STEVEN A SR &
	725	5636 MILLER AVE	HIGHLAND EAST LTD
	726	5640 MILLER AVE	YEPEZ MARLENE
	727	5646 MILLER AVE	HATHORN CHRISTOPHER S
	728	5645 WILLIS AVE	FREED CLAYTON N & CHELSEA STAKER
	729	5641 WILLIS AVE	HUDNALL CLARK C
	730	5639 WILLIS AVE	GRANHAM CLIFTON DARYL &
	731	5635 WILLIS AVE	MICHIE BRIAN
	732	5631 WILLIS AVE	CHURCH ELIZABETH C & DAVID R
	733	5627 WILLIS AVE	MAMULA PAVLE &
	734	5623 WILLIS AVE	ZHU KEVIN ZHOCHENG & WHITNEY FANG
	735	5619 WILLIS AVE	ALVAREZ JESUS &
	736	5615 WILLIS AVE	CLAYTON ROBERT JAMES
	737	5611 WILLIS AVE	ROHRMAN OSCAR M &
	738	5608 WILLIS AVE	WOOD JASON D
	739	5612 WILLIS AVE	KNILL MICHAEL KEVIN &

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	740	5616 WILLIS AVE	MAR DANIEL & KIRSTEN
	741	5620 WILLIS AVE	SANTOS BLANCA G
	742	5626 WILLIS AVE	LINDSEY CHARLOTTE A
	743	5630 WILLIS AVE	CLARK E & SUZZANE COCHRAN B
	744	5632 WILLIS AVE	COULTON ANDREW JAMES
O	745	5636 WILLIS AVE	Taxpayer at
	746	5642 WILLIS AVE	GARCIA BEATRIZ &
	747	5647 RICHARD AVE	DJ DEVELOPMENT INC
	748	5643 RICHARD AVE	LORELLI JOHN JAMES
	749	5639 RICHARD AVE	GRAVES CHRISTOPHER CARTER &
	750	5635 RICHARD AVE	HOWIE DOUGLAS M
	751	5629 RICHARD AVE	MORRISON JEANNIE & TOM A IV
	752	5627 RICHARD AVE	WARD JOEL C & LUCY G
	753	5621 RICHARD AVE	GREGORY GLEN & CHELSEA
	754	5619 RICHARD AVE	MARSH SHERRI
	755	5615 RICHARD AVE	ALLISON STONEY K & HAILEY M
	756	5609 RICHARD AVE	SCHNEIDER FRANK DAVID
	757	5610 RICHARD AVE	JOHNSON JEFFREY M & HILARY L
	758	5614 RICHARD AVE	SUMMERS STEVEN L
	759	5618 RICHARD AVE	FABACHER ERIC M
	760	5620 RICHARD AVE	SZWED MARY ESTHER CHAPA
	761	5628 RICHARD AVE	NEXTFLIP LLC
	762	5630 RICHARD AVE	ROMICK CYNTHIA S
O	763	5634 RICHARD AVE	CUNNINGHAM BRIAN W &
O	764	5638 RICHARD AVE	CUNNINGHAM NANCY L G &
	765	5642 RICHARD AVE	SAFFRON INVESTMENTS LLC
	766	5644 RICHARD AVE	GHAOUCHE LUANA E ABOU
	767	5628 RICHMOND AVE	NG SHANNON J
	768	5632 RICHMOND AVE	RICHMAN TRUSTS
	769	2121 GREENVILLE AVE	RICHMAN HARVEY A &
	770	2237 GREENVILLE AVE	CCP GREEN BELMONT LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	771	2203 GREENVILLE AVE	JOE LING FOO
	772	5637 RICHMOND AVE	RICHARDS BENJAMIN DAVID
	773	5631 RICHMOND AVE	KOHLER KEVIN C &
	774	5627 RICHMOND AVE	NGUYEN MICHAEL & KANDICE TRINH
O	775	5623 RICHMOND AVE	COMERFORD PAUL MICHAEL &
	776	5617 RICHMOND AVE	SUBDIVISIONS REALTY 5 LLC
	777	5611 RICHMOND AVE	HADDOCK DAVID &
	778	5639 GOODWIN AVE	REISBERG FRED
	779	2901 GREENVILLE AVE	REISBERG FRED INV LTD
	780	6145 RICHMOND AVE	CHEATHAM JUNE GARLAND
	781	6139 RICHMOND AVE	GUYTON BRANDON L &
	782	6133 RICHMOND AVE	ENDERLE DWAYNE & DONNA
X	783	6131 RICHMOND AVE	MANKOFF SCOTT
	784	6127 RICHMOND AVE	ODDO LISA
	785	6123 RICHMOND AVE	WALLACE CATHERINE &
	786	6119 RICHMOND AVE	WALLACE CATHERINE ELLIOTT &
	787	6115 RICHMOND AVE	SIMON NICHOLAS J &
	788	6107 RICHMOND AVE	AZA ELIAS C & TONI A
	789	6104 BELMONT AVE	WAGNER PETER &
	790	6110 BELMONT AVE	STETSON GLENN
	791	6114 BELMONT AVE	ORSINI DANTE J &
	792	6118 BELMONT AVE	KUMAR KIRAN ACHUT & RUPALI
	793	6122 BELMONT AVE	Taxpayer at
	794	6126 BELMONT AVE	MONTINGER MATTHEW P
	795	6130 BELMONT AVE	SNIEG MICHAEL P
	796	6132 BELMONT AVE	FOXALL STEVEN P
	797	6138 BELMONT AVE	BAIANI YUSIF AHMAD &
X	798	6140 BELMONT AVE	ZELAZNY KELSEY
	799	6141 BELMONT AVE	SIPPEL MICHAEL F &
	800	6139 BELMONT AVE	COOPER JAY T & SUSAN D
	801	6135 BELMONT AVE	MARIS ALEXANDRU &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	802	6131 BELMONT AVE	CRATER MAXINE
	803	6127 BELMONT AVE	RADER JENNIFER L
	804	6123 BELMONT AVE	WALLY HENRY JOSEPH III
	805	6117 BELMONT AVE	HAYES COLIN W &
	806	6115 BELMONT AVE	GRAVES DANIEL
	807	6109 BELMONT AVE	MITZNER NATHAN ELLIOT & CLAIRE LEE
	808	6105 BELMONT AVE	OWENS RANDALL C
	809	6106 GOLIAD AVE	FRIEDEL KIMBERLEY K
	810	6108 GOLIAD AVE	FRIEDEL MARILYN
	811	6114 GOLIAD AVE	HARTSELL STEVEN
	812	6118 GOLIAD AVE	MURRELL DAVID A & MONICA S
	813	6122 GOLIAD AVE	LEE CHARLES
	814	6126 GOLIAD AVE	LOONAN ERIC T
O	815	6130 GOLIAD AVE	HAIRSTON MARC R &
	816	6134 GOLIAD AVE	BECKER KYLE M &
	817	6140 GOLIAD AVE	MARTIN SANDRA K
	818	6143 GOLIAD AVE	WARREN KRISTA B
	819	6137 GOLIAD AVE	DIAZ LEONARDO C & MARIA
	820	6135 GOLIAD AVE	RHB DEVELOPMENT LLC
	821	6129 GOLIAD AVE	SHIELDS REVOCABLE TRUST THE
O	822	6127 GOLIAD AVE	PAULETTI TIMOTHY P &
	823	6123 GOLIAD AVE	CORNELIA MATTHEW WILLIAM &
	824	6119 GOLIAD AVE	SCHLEIER HILARY GRACE &
	825	6115 GOLIAD AVE	TUEGEL ANDREW & MICHELLE S
	826	6111 GOLIAD AVE	FRANK ANDREW L & SAMANTHA M
	827	6107 GOLIAD AVE	SAXTON LINDA C &
	828	6106 LAKESHORE DR	STAMPER STEPHEN ODELL &
	829	6108 LAKESHORE DR	PAGE JOHN & MARTHA
	830	6114 LAKESHORE DR	BELLOMO JOSEPH F
	831	6118 LAKESHORE DR	GORE KYLE M & ANNETTE J
	832	6122 LAKESHORE DR	MILNER GEORGE R III

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	833	6126 LAKESHORE DR	BROWN MICHAEL H &
	834	6130 LAKESHORE DR	CLAY FREED PROPERTIES LLC
	835	6134 LAKESHORE DR	HARPER HAVEN C
	836	6138 LAKESHORE DR	OWENS FRANKIE J
	837	6142 LAKESHORE DR	RABENHORST JOHN D & NATALIE J
	838	6143 LAKESHORE DR	MACHI JAMES JOSEPH & AMY COLLEN
	839	6139 LAKESHORE DR	TAYLOR BENJAMIN COLLINGS & RACHEL ELIZABETH
	840	6135 LAKESHORE DR	Taxpayer at
	841	6129 LAKESHORE DR	TOWN CREEK CAPITAL LLC
	842	6127 LAKESHORE DR	BCH DEVELOPMENT LLC
	843	6123 LAKESHORE DR	HATCHELL WENDY Z & MATTHEW G
	844	6119 LAKESHORE DR	JINKERSON KENNETH R &
	845	6115 LAKESHORE DR	ASHTON THOMAS M & NICOLE
	846	6111 LAKESHORE DR	FARZAD ALI &
	847	6107 LAKESHORE DR	VALENCIA MARY L
	848	6108 PALO PINTO AVE	ELHAJJ FADEL & JOANNA CATTANACH
	849	6110 PALO PINTO AVE	STERN CHARLES PHILIP
	850	6114 PALO PINTO AVE	JOMARV INC
	851	6118 PALO PINTO AVE	Taxpayer at
	852	6122 PALO PINTO AVE	VAUGHT ALLEN RYAN
	853	6126 PALO PINTO AVE	BEREND KAREN
	854	6130 PALO PINTO AVE	MONIER JOHN NICHOLAS &
	855	6134 PALO PINTO AVE	MAESTRI SCOTT &
	856	6138 PALO PINTO AVE	THRELKELD MELINDA SUE
	857	6142 PALO PINTO AVE	MENNA STEVEN J
	858	6139 PALO PINTO AVE	SHEEHAN WILLIAM & SAMANTHA
	859	6135 PALO PINTO AVE	RUSSO ANDREW WYATT &
	860	6131 PALO PINTO AVE	PUORRO ALEXANDER T & ELENA A
	861	6127 PALO PINTO AVE	POTEET SARAH TEVIS
	862	6123 PALO PINTO AVE	HOWARD SANDRA & REGINALD K
	863	6119 PALO PINTO AVE	SOSA LYDIA ET AL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	864	6115 PALO PINTO AVE	MCWHORTER MARVIN & KALLE
	865	6111 PALO PINTO AVE	BOSTIC CHARLINE J
	866	6107 PALO PINTO AVE	Taxpayer at
	867	6106 VELASCO AVE	POLLARD CHRISTOPHER STEVEN &
	868	6108 VELASCO AVE	BROWN HERB & KATHY
	869	6114 VELASCO AVE	Taxpayer at
	870	6118 VELASCO AVE	TAPPER DINO
	871	6120 VELASCO AVE	WATSON JANET L & DAVID K
O	872	6126 VELASCO AVE	BAILEY DAVID D & IDA J
	873	6130 VELASCO AVE	TEILBORG EDWIN R &
	874	6134 VELASCO AVE	PALUGA MICHAEL &
	875	6138 VELASCO AVE	Taxpayer at
	876	6142 VELASCO AVE	SMITH SEAN & MEGAN
	877	6143 VELASCO AVE	ANDREWS GREG &
	878	6139 VELASCO AVE	LUKASIK DOUGLAS W
	879	6135 VELASCO AVE	Taxpayer at
	880	6131 VELASCO AVE	ASCENZO JOHN RICHARD
	881	6127 VELASCO AVE	GERLACH JOSHUA
	882	6123 VELASCO AVE	COLLINS TIMOTHY M
	883	6119 VELASCO AVE	FORD FRANK J
	884	6115 VELASCO AVE	KHOURI GEORGES I & GRACE V
	885	6111 VELASCO AVE	DEAN KENNETH & MARGARET
	886	6107 VELASCO AVE	STROPE LEIGH A
	887	6106 LLANO AVE	AUGUSTINE AARON LIVING TRUST THE
	888	6110 LLANO AVE	RUSH DARRYL
X	889	6118 LLANO AVE	ETEBARI PEYMAN
	890	6120 LLANO AVE	JACKSON ANGELA J &
	891	6126 LLANO AVE	6126 LLANO LLC
	892	6128 LLANO AVE	LLANO MILLER ROSS INV PPTY LLC
	893	6134 LLANO AVE	MJCF PROPERTIES LP
	894	6142 LLANO AVE	SHUFF DANIELLE CHERIE &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	895	6105 PROSPECT AVE	MORENO OMAR
	896	6111 PROSPECT AVE	BOLIO BRANDON & AUDRY COBB
	897	6115 PROSPECT AVE	SAVAGE ANITA & PAUL L BAKER
	898	6119 PROSPECT AVE	BISHOP KEITH C IV &
	899	6123 PROSPECT AVE	WYSON NATALI RAE &
	900	6127 PROSPECT AVE	EISENBEIS LAURA
	901	6106 RICHMOND AVE	LEONARD SUSAN FRANKS
	902	6110 RICHMOND AVE	ARA FUTURES LLC
	903	6118 RICHMOND AVE	SMITHAM FRED A III & BONNEY K
	904	6114 RICHMOND AVE	TEYKL JAMIE &
	905	6122 RICHMOND AVE	KELLEY KEVIN D
	906	6126 RICHMOND AVE	REILLY BOBBIE
	907	6130 RICHMOND AVE	CRAVENS SAVANNAH S &
	908	6134 VICKERY BLVD	PATEL NIMIT
	909	6138 VICKERY BLVD	CONRAD DAVID & DEVON
	910	6133 LLANO AVE	DUKE JAY
	911	6137 LLANO AVE	TINDLE GLENN K & ALLISON
	912	6003 GOODWIN AVE	GALVIN DEAN & MONICA DIAZ
	913	6007 GOODWIN AVE	REDINGTON ZACHARY R & SARA J
	914	5734 BELMONT AVE	OWENS DAVID
	915	5738 BELMONT AVE	FISSER MATTHEW K & LAUREN P
	916	5742 BELMONT AVE	DELLAS NICHOLAS S & OLISA A P
	917	5746 BELMONT AVE	LANGDOC JOHN LACOSTE &
	918	5762 BELMONT AVE	SMOLARZ JOSEPH R & KELLI H LIVING
	919	5758 BELMONT AVE	DIVIN MICHAEL G &
	920	5754 BELMONT AVE	OLIPHINT SUZEE LYNN
	921	5750 BELMONT AVE	BROWN MARK E
	922	2237 MATILDA ST	WOLD ZACHARY S & BRITTANI R
	923	2231 MATILDA ST	RECHT RYAN
	924	2225 MATILDA ST	JOHNSON MATTHEW & ANNA
	925	2219 MATILDA ST	MORENO JAVIER I

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	926	5735 RICHMOND AVE	KOENIG MATTHEW
	927	5735 RICHMOND AVE	HAY LYNN MARIE
	928	5735 RICHMOND AVE	STAHL ANDREW KENNITH
	929	5735 RICHMOND AVE	FENG YI SING
	930	5735 RICHMOND AVE	SOOD PAUL & ERIN
	931	5735 RICHMOND AVE	BENDER TIMOTHY M &
	932	5735 RICHMOND AVE	NEELY GREGORY OBRIAN &
	933	5735 RICHMOND AVE	ONEILL BRETT
	934	5735 RICHMOND AVE	CORBIN CAMILLE A
	935	5735 RICHMOND AVE	TOBOLOWSKY MICHAEL
	936	11 STONEBRIAR CT	MA QUIGGANG
	937	2724 GREENVILLE AVE	SBMT GREENVILLE LLC
	938	5610 VICKERY BLVD	VICEROY LIVING LLC
	939	5619 BELMONT AVE	CH MF BTH I DALLAS LOWER
	940	5626 BELMONT AVE	SUMMIT BELMONT HOMEOWNERS
	941	2201 CHUNK CT	POST OFFICE PARK LLC
	942	5620 BELMONT AVE	SOKOLOSKY MARGARET
	943	5620 BELMONT AVE	METZEL J ALEX & LAUREN E
	944	5620 BELMONT AVE	ROBERTSON JAMIE LYNN &
	945	5620 BELMONT AVE	NESS MELISSA A
	946	5620 BELMONT AVE	DAMON SHARI LEANNA &
	947	2203 CHUNK CT	GILL FAMILY LIVING TRUST THE
	948	2205 CHUNK CT	HORNE SARAH E
	949	2207 CHUNK CT	OTWINOWSKI ZBYSZEK &
	950	2209 CHUNK CT	ANACKER CHRISTOPHER M &
	951	2211 CHUNK CT	RICART AXEL & KASIE
	952	2202 CHUNK CT	HOPE STREET RENTAL
	953	2204 CHUNK CT	REED RONALD
	954	2205 LOLA CT	HO ERIC D &
	955	2207 LOLA CT	FERRIS ALEXANDER III
	956	2209 LOLA CT	BENNETT DARRYL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	957	2202 LOLA CT	SPENCER JAMES CHADRICK &
	958	2204 LOLA CT	LANDSVERK KEVIN
	959	2206 LOLA CT	FEY STACIE
	960	2208 LOLA CT	BHAKTA PALAK N & JAYA
	961	2210 LOLA CT	LAND BRETT & LACEY
	962	6138 GOLIAD AVE	SAWYER BRIAN & JENNIFER
	963	2714 GREENVILLE AVE	Taxpayer at
	964	2802 GREENVILLE AVE	Taxpayer at
	965	2810 GREENVILLE AVE	Taxpayer at
	966	5835 RICHMOND AVE	Taxpayer at
	968	5747 PROSPECT AVE	SALVATO ANTHONY III
	969	5747 PROSPECT AVE	COLLINSWORTH ASHLEY WALKER
	970	5747 PROSPECT AVE	
	971	5747 PROSPECT AVE	HALL TYLER & BRITTNEY
	972	5747 PROSPECT AVE	STOCKIN TAMARA MICHELLE
	973	5747 PROSPECT AVE	LIN ANDREW EUGENE
	974	5747 PROSPECT AVE	WITTE NATHAN
	975	5747 PROSPECT AVE	SANDRIDGE STEFANI LYNN
	976	5743 PROSPECT AVE	TULIG THOMAS & DEBORAH
	977	5743 PROSPECT AVE	TOBY PIPER INVESTMENTS LLC
	978	5743 PROSPECT AVE	BOLDT CALEB
	979	5743 PROSPECT AVE	THOMAS MITCHEM HUGH &
	980	5743 PROSPECT AVE	SCOTTI STEPHEN
	981	5743 PROSPECT AVE	TABER RICHARD A
	982	5743 PROSPECT AVE	HASGUL GOKCEN
	983	5743 PROSPECT AVE	BUSHEY SARAH
	984	5740 RICHMOND AVE	DEMELLO SUSSIE S &
	985	5740 RICHMOND AVE	HAVARD DREW BOURNE
	986	5740 RICHMOND AVE	CABALLERO CAMILO
	987	5740 RICHMOND AVE	FONTENOT PENELOPE M & DANIEL J
	988	5740 RICHMOND AVE	GOUSSAK IRENE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	989	5740 RICHMOND AVE	BELTRAN JOSE LUIS
	990	5740 RICHMOND AVE	BOERGER SHARLA
	991	5740 RICHMOND AVE	MAZZEI MATTHEW
	992	5740 RICHMOND AVE	NOEL JASON T
	993	5740 RICHMOND AVE	MAZZEI MATTHEW & CAN SWOL
	994	5740 RICHMOND AVE	KIMBLE RHETT
	995	5727 RICHMOND AVE	RG RICHMOND 1 LLC
	996	5727 RICHMOND AVE	REMMEL EARL H &
	997	5727 RICHMOND AVE	REMMEL EARL H
	998	5727 RICHMOND AVE	TULLY MILES STEPHEN &