

FILE NUMBER: Z201-305(RM) **DATE FILED:** July 20, 2021

LOCATION: South line of Dorothy Avenue, west of Bowser Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34 R

SIZE OF REQUEST: Approx. 0.3 acre **CENSUS TRACT:** 6.01

REPRESENTATIVE: David Martin, Winstead PC

OWNER/APPLICANT: PPA Realty, Ltd.

REQUEST: An application for a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, height, lot coverage, and landscaping to allow an automobile or motorcycle display, sales, and service (outside display) use, except that service of automobiles and display, sales, and service of motorcycles are proposed to be prohibited.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is currently zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District. The site is currently being used as surface parking.
- The applicant proposes to redevelop the site with a new automobile or motorcycle display, sales, and service (outside display) use that will serve an existing automobile display, sales, and service (inside display) use located southeast of the site.
- Per PD 193, automobile or motorcycle display, sales, and service (outside display) means a facility for the display, service, and retail sale of new or used automobiles, motorcycles, motor scooters, recreational vehicles, and trailers, with outside display permitted. With the request for a new PDS, the applicant proposes that the site may be utilized for the storage, display, and sale of automobiles, but not for the service of automobiles.
- The applicant also proposes to modify standards for permitted uses, setbacks, height, lot coverage, and landscaping. They also propose that the use may not serve as required or excess parking for a bar, lounge, or tavern use.

Zoning History:

There have been no zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Dorothy Avenue	Local Street	-
Bowser Avenue	Local Street	-

Traffic:

The Engineering Division of Sustainable Development & Construction believes the applicant's proposed redevelopment of the site could adequately function with just one driveway, as opposed to the two access points proposed on the applicant's development plan. The site would be adequately served if limited to one access point on Dorothy Avenue without affecting the functionality of the proposed operations.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request may be considered inconsistent with the following land use goals and policies 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.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The goals and policies listed above recommend that the scale and character of existing residential neighborhoods be maintained. Although there is existing commercial development on the southern end of this block adjacent to Lemmon Avenue, development on the northern portion of this block and the adjacent blocks to the southeast is residential. Further northwest and northeast of the request area also has an established pattern of residential development. The applicant's proposal may be considered inconsistent with this established development pattern, and with the goals and policies that emphasize maintaining the character of existing neighborhoods.

Additionally, some of the above goals and policies related to transportation and urban design recommend the promotion of pedestrian friendly streetscapes as well as a network of walking paths. The applicant's proposal, especially the proposal to have two driveways on Dorothy Avenue, may pose a detriment to the future streetscape on this block, particularly in regard to the surrounding residential uses.

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

- (7) To promote landscape/streetscape quality and appearance.

The request does not comply with any of the objectives above.

Land Use:

	Zoning	Land Use
Site	Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District	Surface parking
Northwest	P Parking Subdistrict and MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District	Undeveloped, single family
Northeast	Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District	Single family
Southeast	MF-2 Multifamily Subdistrict and LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District	Single family; automobile display, sales, and service (inside display)
Southwest	LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District	Pawn shop

Land Use Compatibility:

The area of request is largely surrounded by single family uses to the northwest, northeast, and southeast. There is an undeveloped parcel immediately to the northwest and west, as well as a pawn shop immediately to the southwest. To the southeast is the automobile display, sales, and service (inside display) use that will be served by the applicant's proposed redevelopment of the request area. Staff believes the applicant's proposal is not consistent with the surrounding land uses.

The area of request is currently developed with a surface parking lot. The applicant proposes to redevelop the property with surface parking that will have structures to protect automobiles from weather events. The property is intended to serve the automobile display, sales, and service (inside display) use located southeast of the site and will be used for the display and sale of automobiles. This proposed use does not meet the definition of surface parking in PD 193, which prohibits structures as well as the display and sale of automobiles. Therefore, the use is classified as automobile or motorcycle display, sales, and service (outside display).

To accomplish this, the applicant proposes a PD for P Parking Subdistrict uses, but requests that an automobile or motorcycle display, sales, and service (outside display) use is permitted by right, except that service of automobiles is prohibited. As an added measure, they propose that surface parking may not serve as required or excess parking for a bar, lounge, or tavern use.

Staff does not support the request because the proposed use is not consistent with the established development pattern of the surrounding area. Although there is existing commercial development on the southern end of this block adjacent to Lemmon Avenue, development on the northern portion of this block and the adjacent blocks to the southeast is residential. The surrounding development to the north is entirely residential. Staff believes commercial development in this area should be limited to the area immediately adjacent to Lemmon Avenue, and that the residential character further out from Lemmon Avenue should be maintained. Additionally, the applicant's proposed layout and deviations to setback requirements may pose a detriment to the future streetscape on this block, particularly in regard to the surrounding residential uses.

Development Standards

Following is a comparison table showing differences between the development standards of the existing P Subdistrict and the applicant's proposed PDS for P Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use.

District	Setback		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: P Subdistrict	10' adj to res					Surface parking
Proposed PDS	10' w/ encroach			15'	50%	Surface parking, auto sales (outside)*

* Allowed by right, except that automobile service is prohibited

In addition to the deviations from the uses permitted in a standard P Subdistrict, the applicant proposes that within the front yard, structures for the protection of automobiles, including canopies, may project into the front yard a maximum of five feet. They also propose that security fences, screening walls, parking, and wheel stops may project through the full extent of the front yard. They also propose that no side or rear yard is required, and that for the purposes of side and rear yards, the property may be considered as one lot, rather than as the two existing lots.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in PD 193, with one exception. The applicant proposes that street tree, shrub, and groundcover locations may be adjusted to avoid conflicts with utilities, driveways, visibility triangles, and sidewalks.

Parking:

For an automobile or motorcycle display, sales, and service (outside display) use in PD 193, the parking requirement is one space for each 500 square feet of site area. In addition, a number of parking spaces equal to or greater than 20% of the standard off-street parking requirement for the use must be provided and designated as parking for employees of the use. If more than ten off-street parking spaces are required for the use, handicapped parking must be provided pursuant to Sec. 51P-193.116. Handicapped Parking Regulations.

The total site area is 13,100 square feet, which requires a minimum of 26 spaces. The site is also required to provide a minimum of five spaces designated as employee parking. In total, the site is required to provide a minimum of 31 parking spaces. Per the handicapped parking section of PD 193, a minimum of one of these spaces must be for handicapped parking. As illustrated on the applicant's proposed development plan, the site provides 40 parking spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not in an MVA area. East of the request area is a "C" MVA area, and to the north is an "A" MVA area. To the south is an "E" MVA area.

**CPC ACTION
OCTOBER 21, 2021**

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use, subject to a revised development plan and revised plan development conditions; as circulated with the following changes: 1) Section 110, items e and f, revised “may” to ‘to’; and 2) Section 110, add new item “sidewalks at drive entry points to be continuous and level across the drive lanes all locations.”, on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south line of Dorothy Avenue, west of Browser Avenue.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 150
Replies: For: 6 Against: 3

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
David Bond, 765 Custer Rd., Plano, TX, 75075
Scott Sower, 3629 McFarlin Blvd., University Park, Dallas, TX, 75201
Ken Schnitzer, 2100 McKinney Ave., Dallas, TX, 75201
For (Did not speak): Mike Kendall, 8150 N. Central Expy., Dallas, TX, 75206
Against: None

**CPC ACTION
OCTOBER 7, 2021**

Motion: In considering an application for a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south line of Dorothy Avenue, west of Browser Avenue, it was moved to **hold** this case under advisement until October 21, 2021.

Maker: Carpenter
Second: Rubin
Result: Carried: 11 to 0

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,
Jung, Suhler*, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Hampton
Vacancy: 3 - District 3, District 4, District 10

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 150
Replies:	For: 2	Against: 1

Speakers: For: Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219
Against: None

List of Partners/Principals/Officers

PPA Realty, Ltd. (Applicant)

Avondale Land GP LLC (General Partner)

Kenneth Schnitzer, President

Douglas Schnitzer, Vice President

Rick Stone, Vice President and Chief Financial Officer

Jack Kins, Vice President

Aubrey Bennett, Secretary

CPC RECOMMENDED CONDITIONS

Division S-___. PD Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

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

PD Subdistrict ___ is established on property generally located at the southeast corner of the intersection of Dorothy Avenue and Bowser Avenue. The size of PD Subdistrict ___ is approximately 0.30 acres.

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

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

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

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

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.104. DEVELOPMENT PLAN.

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

SEC. S-___.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the [P] Parking Subdistrict, subject to the same conditions applicable in the [P] Parking Subdistrict, as set out in Part I of this article. For example, a use permitted in the [P] Parking Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject

to development impact review (DIR) in the [P] Parking Subdistrict is subject to DIR in this subdistrict; etc.

(b) Automobile or motorcycle display, sales, and service (outside display) is allowed by right, except that automobile service is prohibited and motorcycle display, sales, and service is prohibited.

(c) Surface parking may not serve as required or excess parking for a bar, lounge, or tavern use.

SEC. S-___.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-___.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided in this section, the yard, lot, and space regulations for the [P] Parking Subdistrict apply.

(b) Front yard. Minimum front yard is 10 feet. Canopies for the protection of automobiles may project into the front yard a maximum of 3 feet.

(c) Side/rear yard. Unless otherwise shown on the development plan, no side or rear yard is required.

(d) The property is considered one lot for purposes of side and rear yards.

(e) Height of Canopy Structures. Protective canopy structures are allowed up to a maximum height of 12 feet.

(f) Lot coverage. Maximum lot coverage is 50%.

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

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

(b) Designated employee parking is not required for an automobile display and sales use with no floor area.

SEC. S-__109. ENVIRONMENTAL PERFORMANCE STANDARDS.

- (a) In general, see Article VI.
- (b) Lighting.
 - (1) Light sources shall be located under the canopies shown on the development plan.
 - (2) Light sources shall be installed in a manner to reduce glare and shall be controlled and directed away from adjacent residential uses.
 - (3) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground surface, may not exceed 0.1 footcandle.

SEC. S-__110. LANDSCAPING & SCREENING.

- (a) In general, landscaping and screening must be provided in accordance with Part I of this article.
- (b) A minimum 4-foot planting area with large evergreen shrubs is required within the landscape buffer area shown on the development plan.
- (c) Street tree, shrub, and groundcover locations may be adjusted to avoid conflicts with utilities, driveways, visibility triangles, and sidewalks along Dorothy Avenue.
- (d) Plant materials must be maintained in a healthy, growing condition.
- (e) Fencing along Dorothy Avenue, Bowser Avenue, and adjacent to nonresidential uses to be decorative architectural metal and to be a maximum 8 feet in height if no more than 25 per cent of the surface area of the fence obstructs a view through the fence from a position perpendicular to the fence.
- (f) Fencing adjacent to residential uses to be a maximum height of 8 feet and to be solid wood, masonry, or decorative architectural metal.
- (g) Sidewalks at drive entry points to be continuous and level across the drive lanes at all locations.

SEC. S-__111. SIGNS.

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

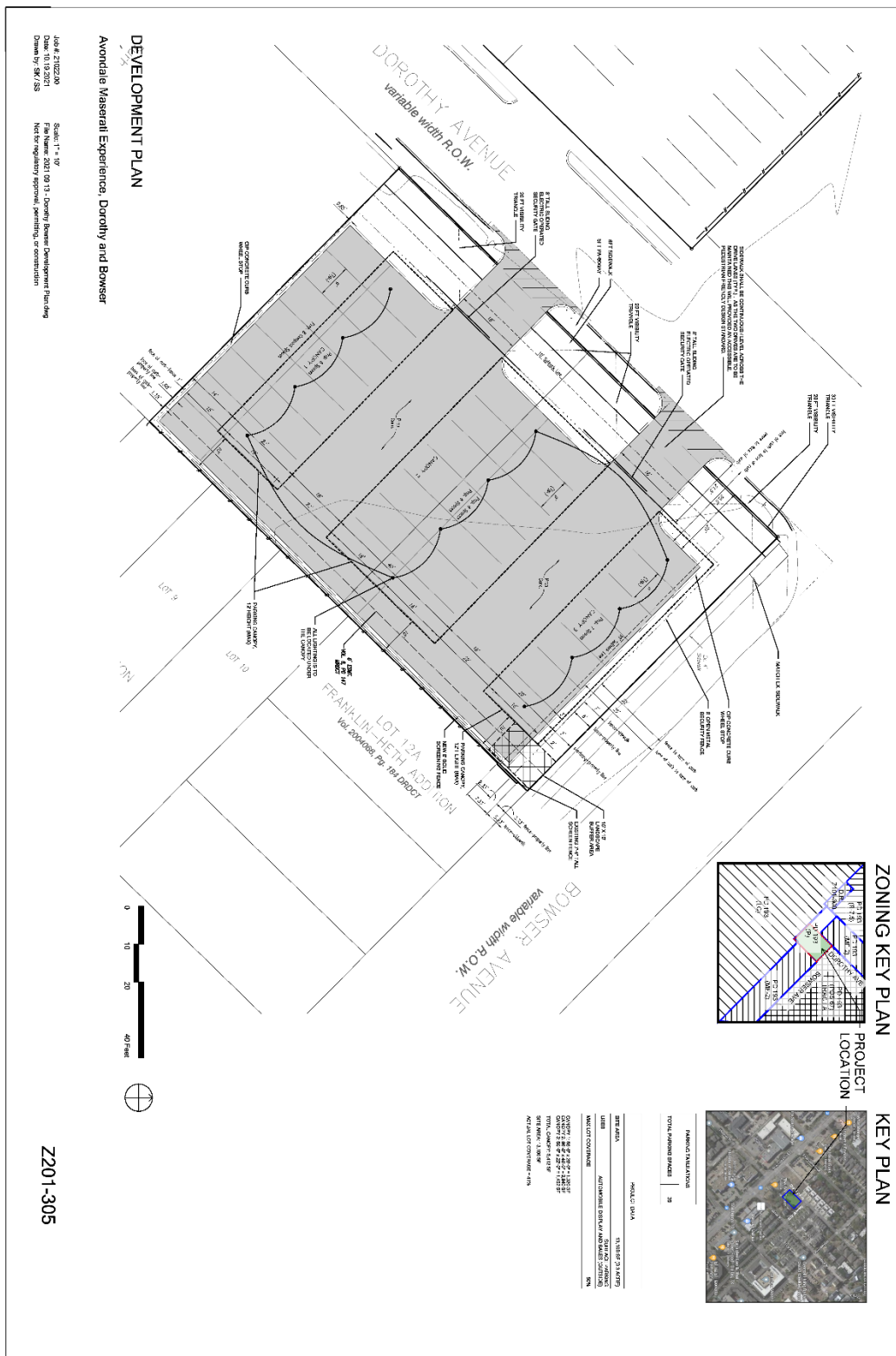
SEC. S-__112. ADDITIONAL PROVISIONS.

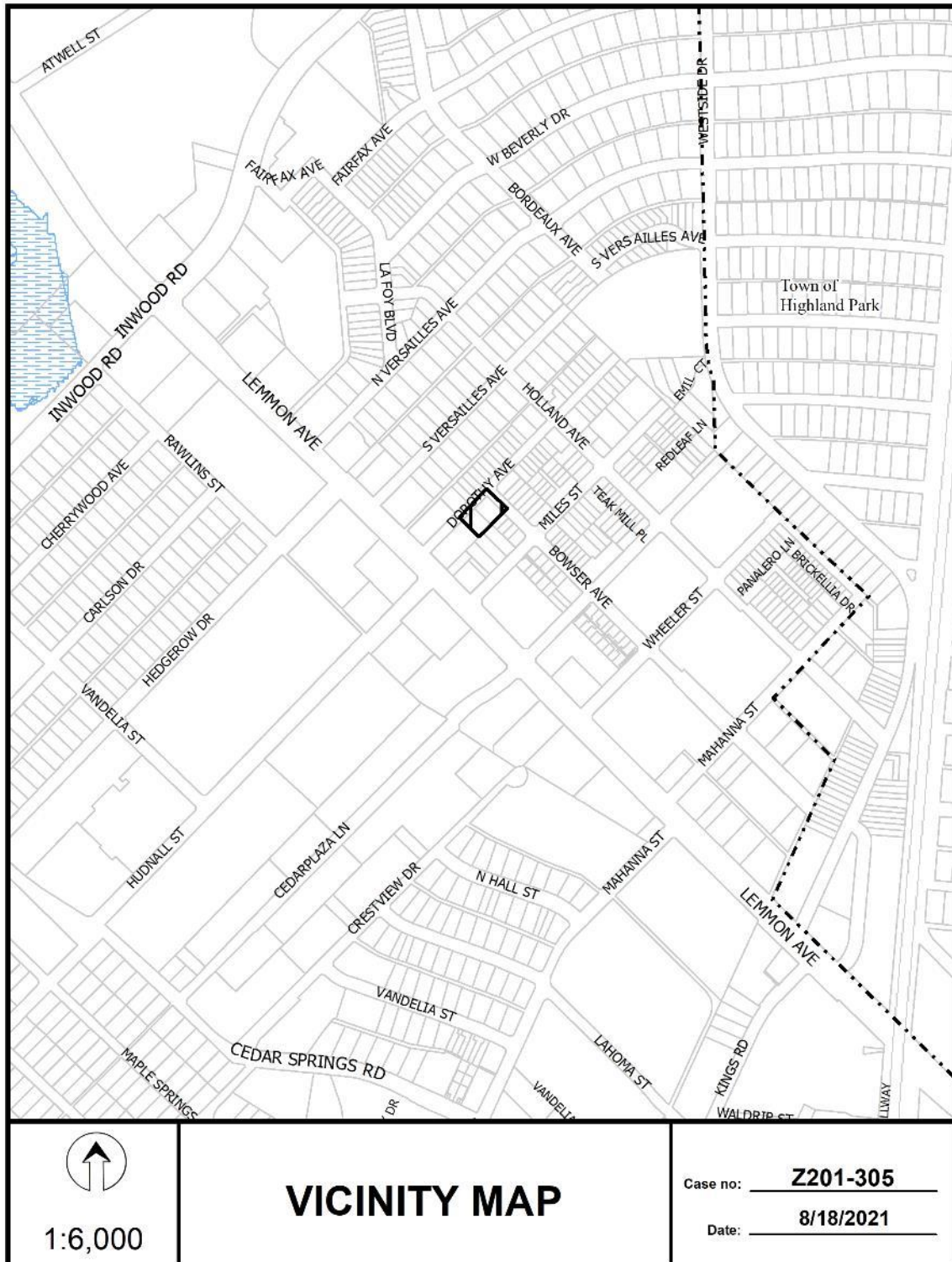
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must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

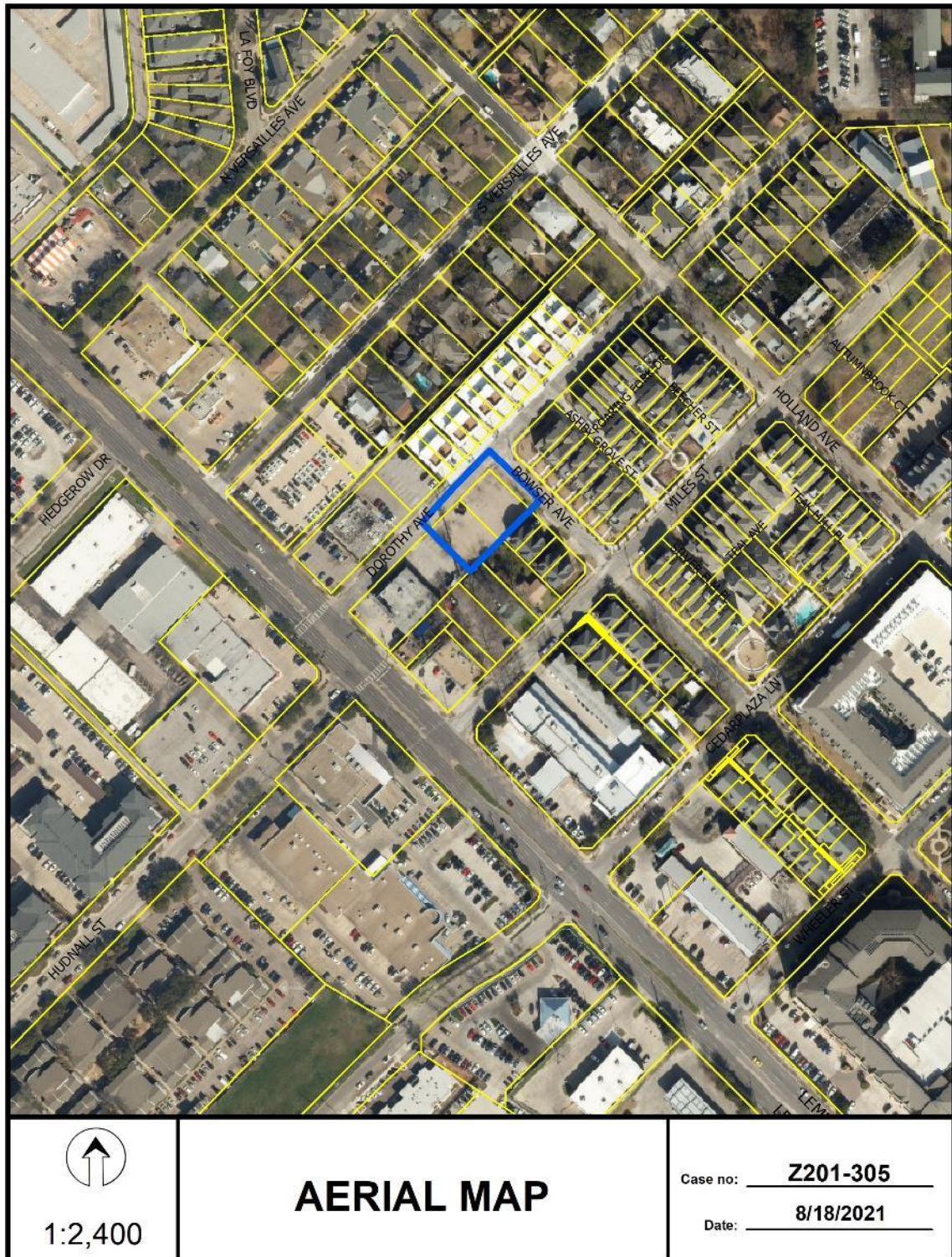
SEC. S-___.113. COMPLIANCE WITH CONDITIONS.

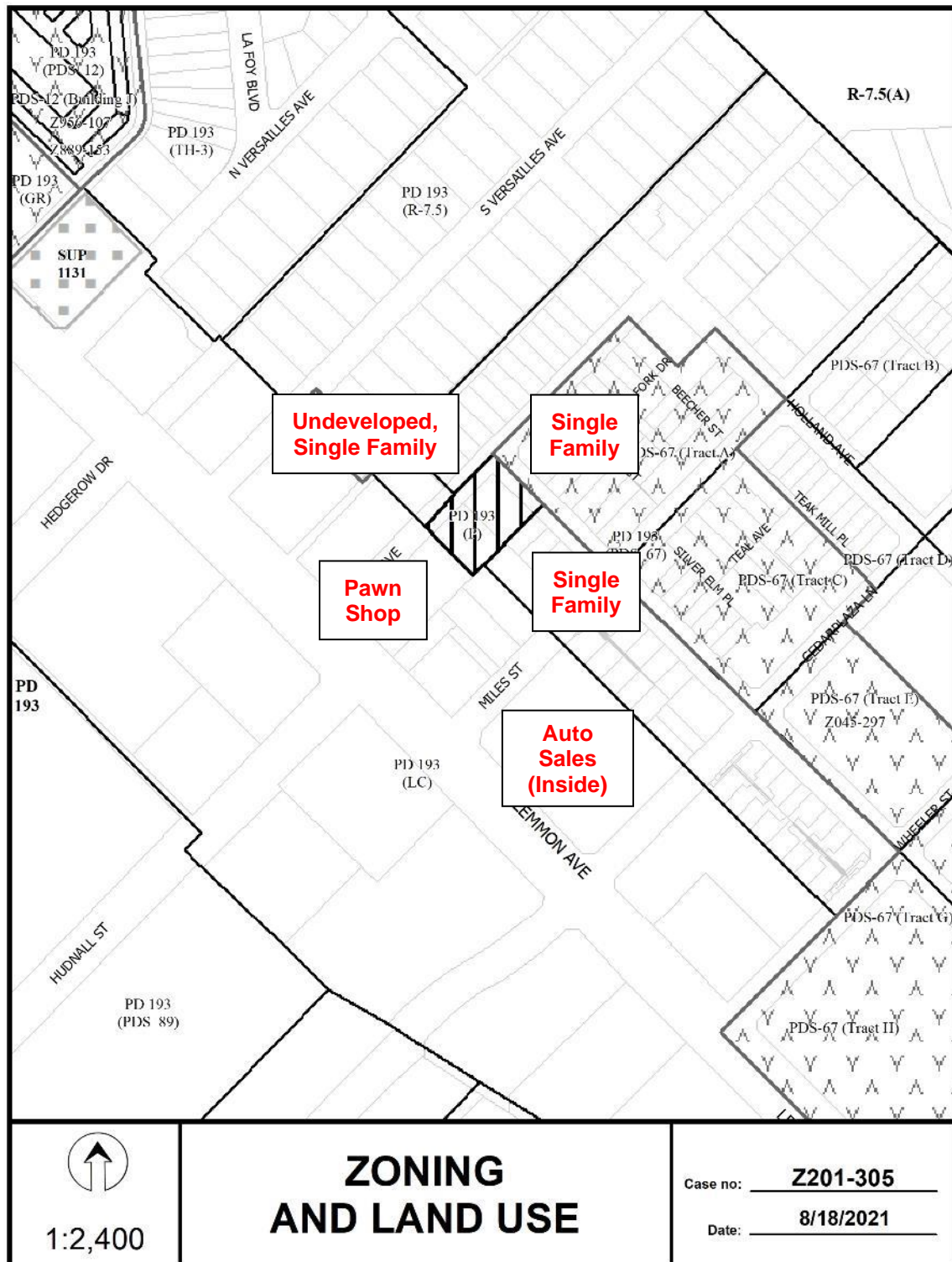
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

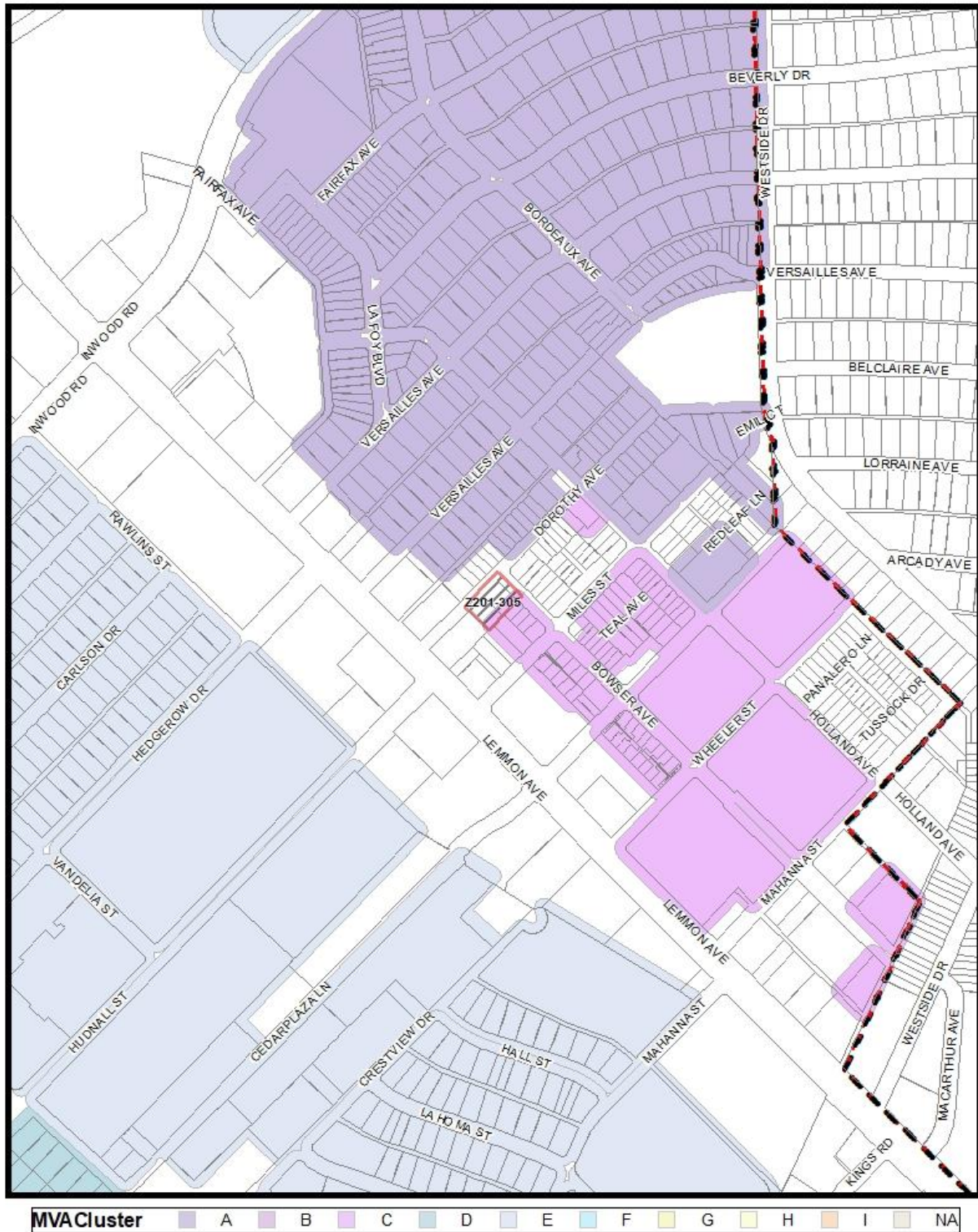
CPC RECOMMENDED DEVELOPMENT PLAN











Market Value Analysis

Printed Date: 8/18/2021

CPC RESPONSES



10/20/2021

Reply List of Property Owners***Z201-305******150 Property Owners Notified******6 Property Owners in Favor******3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5404 LEMMON AVE	PPA REALTY LTD
	2	5334 LEMMON AVE	KHAN AHMED M
	3	3511 MILES ST	KHAN AHMED M &
	4	3519 MILES ST	Taxpayer at
	5	3523 MILES ST	ORTIZ FRANCISCO
	6	5370 HOLLAND AVE	TRUDELL KENNETH J
	7	3703 MILES ST	ROPP RALPH L & DEBRA H
	8	3529 CEDARPLAZA LN	FOWLER BLAKE
	9	5338 LEMMON AVE	Taxpayer at
	10	3623 DOROTHY AVE	REYNA MIKE
	11	3627 DOROTHY AVE	JOHNSON RICHARD E
	12	3626 DOROTHY AVE	Taxpayer at
	13	3701 DOROTHY AVE	FULLER SAMANTHA D
	14	3703 DOROTHY AVE	BULLMAN STACEY L
	15	3707 DOROTHY AVE	BUCHWALD JON & SHELIA
	16	3702 DOROTHY AVE	SIMMEL INA FAYE &
	17	3706 DOROTHY AVE	DILLONBRANDLEY JEANNE
	18	3518 S VERSAILLES AVE	BRIDGES BILLY G &
	19	3522 S VERSAILLES AVE	ELSHANSHORY LIDIA MARTINEZ &
	20	3602 S VERSAILLES AVE	ANDRES JOHN
	21	3606 S VERSAILLES AVE	CHOWDHURY ANKUSH & SHWETA
	22	3610 S VERSAILLES AVE	PEARCE CLAY M
	23	3614 S VERSAILLES AVE	PEARCE CLAY MATSON
	24	3618 S VERSAILLES AVE	WOOLARD MATT A
	25	3622 S VERSAILLES AVE	PILLANS JULIE ANNE
	26	3626 S VERSAILLES AVE	GARCIA FRANCISCO &

10/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	3702 S VERSAILLES AVE	CASTAIGNE ARCILIO
	28	3706 S VERSAILLES AVE	MITCHELL ADAM & DENISE
	29	5454 LEMMON AVE	Taxpayer at
	30	3515 S VERSAILLES AVE	GARCIA JESSICA & FRANCISCO JR
	31	3519 S VERSAILLES AVE	LEARUS HOLDINGS LP
	32	3523 S VERSAILLES AVE	SMIRNIS STEFANO & NICHOLAS
	33	3603 S VERSAILLES AVE	ABDULLAH SAMMY SNEIGE
	34	3607 S VERSAILLES AVE	RADMAN ARNOLD J
	35	3611 S VERSAILLES AVE	Taxpayer at
	36	3615 S VERSAILLES AVE	GRANTHAM JOHN K
	37	3619 S VERSAILLES AVE	SMITH MARGARET L &
	38	3623 S VERSAILLES AVE	CAPEHART SHELLY L &
	39	3627 S VERSAILLES AVE	SCOTT VICKI L
	40	5460 LEMMON AVE	Taxpayer at
	41	3516 N VERSAILLES AVE	CLARK ROBERT M
	42	3518 N VERSAILLES AVE	CLARK RICHARD
	43	5311 LEMMON AVE	EAGLE JOHN R TRUSTEE OF THE JRE GS TR &
	44	5333 LEMMON AVE	ADLER PROP CO LLP PS
	45	3407 HUDNALL ST	3407 HUDNALL LLC
O	46	5414 BOWSER ST	DIAZ CRAIG T JR
	47	5410 BOWSER AVE	Taxpayer at
	48	5406 BOWSER ST	PLITT AARON RUSSELL& SIRENA MICHELLE
	49	5402 BOWSER ST	DAIL ERIK W
	50	5405 BEECHER ST	OAK PARK COMMUNITY ASN INC
O	51	5495 ASHBY GROVE ST	BRESHEARS JAMIE
	52	5483 ASHBY GROVE ST	MILLS JEFFREY & CHERI
	53	5467 ASHBY GROVE ST	MUELLER RYAN D &
	54	5451 ASHBY GROVE ST	HILL KATHALEEN &
	55	5435 ASHBY GROVE ST	WINTER REBECCA
	56	5419 ASHBY GROVE ST	DAVIS SCOTT &
X	57	5403 ASHBY GROVE ST	MEYER CLARISSA L

10/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5420 ASHBY GROVE ST	CHERRY KATHRYN MCGLENN
	59	5436 ASHBY GROVE ST	CHERUKU RAVINDER REDDY &
	60	5452 ASHBY GROVE ST	SPACKMAN JAMES MARCUS &
O	61	5468 ASHBY GROVE ST	CURTIS STEPHANIE
	62	5485 BEECHER ST	AYYAR BALAJI &
	63	5465 BEECHER ST	TARLTON STEPHANIE SHAYNE
	64	5445 BEECHER ST	KIM JAEHYUN & LINDSEY MARLENE
	65	5425 BEECHER ST	TORON JOSE ANDRES SOTO
	66	5355 HOLLAND AVE	MERCER OFELIA & CHARLES
	67	5361 HOLLAND AVE	GREER CHRISTINE HAWES
	68	5367 HOLLAND AVE	GIBSON WENDY
	69	5373 HOLLAND AVE	ARENA GERARD & CARL DANIELS
	70	3624 DOROTHY AVE	VAN HAASTRECHT RAYN W & INGRID I
	71	3622 DOROTHY AVE	LEWIS RICK A & WESLEY
	72	3620 DOROTHY AVE	FOSTER DONNA L
	73	3618 DOROTHY AVE	HADJIBASHI YASAMAN
	74	3616 DOROTHY AVE	MCCAULEY ALLA ALIBBHAI &
O	75	3614 DOROTHY AVE	STOKES DENIS M &
	76	3612 DOROTHY AVE	PIGNATELLI DOUG
	77	5331 AUTUMNBROOK CT	WEEKLEY HOMES LLC
	78	3601 CEDARPLAZA LN	OAK PARK COMMUNITY ASN INC
	79	5343 HOLLAND AVE	MEYERS KEVIN J &
	80	5339 HOLLAND AVE	HIBBARD HEATHER L
	81	5335 HOLLAND AVE	PRIORITY RELOCATION COMPANY LLC
	82	5331 HOLLAND AVE	BORROMEO MARK D &
	83	5327 HOLLAND AVE	HANCOCK MICHAEL
	84	5323 HOLLAND AVE	HUSSAIN IRAM
	85	5319 HOLLAND AVE	FANKHAUSER KYLE D
	86	5315 HOLLAND AVE	AMBIA ANNE MARIE &
X	87	5311 HOLLAND AVE	WEINGARTNER HEIDI M
	88	5315 TEAK MILL PL	DUBOSE MODEL HOME

10/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5325 TEAK MILL PL	NETREIT DUBOSE MODEL HOME
	90	5335 TEAK MILL PL	SHRESTHA REKHA & SUDARSHAN R
	91	5345 TEAK MILL PL	BIYANI ROHIT & CHARISMA
	92	3650 TEAL AVE	COX JEFFERY A
	93	3630 TEAL AVE	LUCIA WILLIAM C FAMILY TRUST
	94	3610 TEAL AVE	HUTCHINSON DWAYNE L & AMI
	95	5334 BOWSER AVE	MOORE MICHAEL ALLEN
	96	5342 BOWSER AVE	MEDRANO CARLA
	97	5350 BOWSER AVE	MOSQUERA EMILY E
	98	5358 BOWSER AVE	CHERIAN SAJAY & APEKSHA
	99	5366 BOWSER AVE	REYNOLDS JOHN M &
	100	5374 BOWSER AVE	PRIORITY RELOCATION COMPANY LLC
	101	5382 BOWSER AVE	PRIORITY RELOCATION
	102	5390 BOWSER AVE	PRIORITY RELOCATION CO LLC
	103	3630 MILES ST	SALINAS BENIGNO J &
	104	3640 MILES ST	MANNING WILLIAM T &
	105	3650 MILES ST	MEHTA NIKHIL & POOJA
	106	3660 MILES ST	MARTIN ANGELA
O	107	3670 MILES ST	ROSE CAROLINE
	108	3680 MILES ST	KOHLMANN BENJAMIN & JAMIE
	109	5300 LEMMON AVE	PPA RLTY LTD
	110	3522 MILES ST	LIANG FEI
	111	3524 MILES ST	DELEON ROBERTO C & LINDSEY P
	112	3526 MILES ST	NOVAK JONATHAN W & NATALIE C
	113	3528 MILES ST	GORMAN TERESA M
	114	3530 MILES ST	WALLACE JORDAN & LAUREN
	115	3540 MILES ST	LIAN HONGBING & LEI XUAN
	116	3538 MILES ST	MILES CASA LLC
	117	3536 MILES ST	KING RHETT A
	118	3534 MILES ST	SLAVIN CLAUDIA C
	119	3532 MILES ST	KESTER CECIL

10/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3521 CEDARPLAZA LN	PRESCOTT INTERESTS LTD
	121	3603 DOROTHY AVE	NATH AJAY & SHIVANGI P MODY
	122	3605 DOROTHY AVE	BROWNING DIANA
	123	3609 DOROTHY AVE	BERTWELL RUSSELL & MERIDITH
	124	3611 DOROTHY AVE	THOMAS EMILY & SEAN
	125	3613 DOROTHY AVE	Taxpayer at
	126	3617 DOROTHY AVE	GARY GRANT
	127	3619 DOROTHY AVE	MAI JASON H
	128	3621 DOROTHY AVE	SHENEMAN JOHN ANTHONY JR &
	129	3583 DOROTHY AVE	HA JAY & JUNGMIN KIM
O	130	3589 DOROTHY AVE	GERSTNER ACHIM & GABRIELE
	131	3595 DOROTHY AVE	BOLLINGER DEBORAH WALTER &
	132	3601 DOROTHY AVE	ZINDEL BRIT MAEGAN
	133	3524 N VERSAILLES AVE	JACOBS KEVIN E
	134	3528 N VERSAILLES AVE	BATES THERESA MARIE REVOCABLE
	135	3532 N VERSAILLES AVE	GROSH GREGORY E
	136	3600 N VERSAILLES AVE	MOON JAMES G
	137	3412 HUDNALL ST	EAGLE JOHN R TRUSTEE OF THE JDE GS TR &
	138	5431 LEMMON AVE	ESS WCOT OWNER LLC
	139	5403 LEMMON AVE	ESTATE OIL & GAS CORP
	140	5444 LEMMON AVE	Taxpayer at
	141	3707 MILES ST	CARTER RAYMOND E JR
	142	3707 MILES ST	LALWANI HEMANTH &
	143	3707 MILES ST	KREAGER DAVID MICHAEL
	144	3707 MILES ST	WOODHEAVEN LIVING LLC
	145	3707 MILES ST	NARVAEZ STEVEN J
	146	3707 MILES ST	RUSSELL ROBERT & BLANCA
	147	3707 MILES ST	JIANG XUEXIA
	148	3707 MILES ST	RICHARDSON MARIE LYNNE REVOCABLE TRUST
	149	3707 MILES ST	WEAVER MICHELLE
	150	3707 MILES ST	WILLIAMSON MARC A