

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, DECEMBER 14, 2022

ACM: Majed Al-Ghafry

FILE NUMBER: Z212-223(MP)

DATE FILED: March 28, 2022

LOCATION: On the southwest corner of Meyers Street and Oak Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ±14,857 square feet

CENSUS TRACT: 203.00

APPLICANT: Kashif Riaz

OWNER: Nomad Syndicate LLC, Nomad Capital Trust LLC

REQUEST: An application for new tract in Subarea 2 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District on property zoned Subarea 1 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District.

SUMMARY: The purpose of the request is to permit the redevelopment of the site with a multifamily development.

STAFF RECOMMENDATION: Approval, subject to revised Exhibit 363A.

CPC RECOMMENDATION: Approval, subject to revised Exhibit 363A.

BACKGROUND INFORMATION

- The site is currently undeveloped and located within Planned Development District No. 363, Jeffries/Meyers Planned Development District.
- PD No. 363 was adopted by City Council on April 8, 1992 and has since been amended once. The PD consists of 42.74 acres divided into 4 subareas.
- The applicant is requesting to rezone the lot from Subarea 1 to Subarea 2. The property is planned to be developed as 4 units each on two lots, 8 units total, within one multifamily development.
- PD 363 Subarea 1 is does not default to a base zoning district but functions as a residential district that allows single-family, duplex, and retirement housing uses by right, and allows non-conforming residential uses (such as multifamily) to remain in place.
- PD 363 Subarea 2 functions similarly to Subarea 1, but also allows multifamily uses by right.

Zoning History

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Proposed ROW
Meyers Street	Local	-
Oak Lane	Local	-

Traffic

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus Plan:

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Surrounding Land Uses

	Zoning	Land Use
Site	Planned Development District No. 363 Subarea 1	Undeveloped
Northeast	Planned Development District No. 363 Subarea 1	Undeveloped, Multifamily
Northwest	Planned Development District No. 595 RS-I Tract 1	DART Operations Facility
Southeast	Planned Development District No. 363 Subarea 1	Undeveloped
Southwest	Planned Development District No. 363 Subarea 1	Multifamily, Undeveloped

Land Use Compatibility

The property is currently located within Planned Development District No. 363 Subarea 1, which primary allows residential uses, including single-family and duplex use. Properties directly northwest and west of the site are developed as multifamily. Properties to the southeast are undeveloped.

The proposed zoning is consistent with the nearby established multifamily uses. Although the existing zoning in the immediate area only allows new construction of single-family and duplex uses, the only existing uses nearby are multifamily. The current district, Subarea 1, only allows multifamily use to remain, such in the case the nearby properties, without being subject to amortization by the board of adjustment.

The site is appropriate for additional density as it is situated on a corner lot with ample access to street facilities. More broadly, the property is located in close proximity to large employment centers and area schools.

<u>Subarea 1 Main Uses</u>	<u>Subarea 2 Main Uses</u>
<u>Agricultural uses</u>	<u>Agricultural uses</u>
Crop production.	Crop production.
<u>Industrial uses.</u>	<u>Industrial uses.</u>
Temporary concrete or asphalt batching plant. <i>[By special authorization of the building official.]</i>	Temporary concrete or asphalt batching plant. <i>[By special authorization of the building official.]</i>
<u>Institutional and community service uses</u>	<u>Institutional and community service uses</u>
Child-care facility. <i>[SUP]</i>	Child-care facility. <i>[SUP]</i>
Church.	Church.
Community service center. <i>[SUP]</i>	Community service center. <i>[SUP]</i>
Convalescent and nursing homes, hospice care, and related institutions. <i>[RAR]</i>	Convalescent and nursing homes, hospice care, and related institutions. <i>[RAR]</i>
Convent or monastery.	Convent or monastery.
Foster home.	Foster home.
<u>Miscellaneous uses</u>	<u>Miscellaneous uses</u>
Carnival or circus (temporary). <i>[By special authorization of the building official.]</i>	Carnival or circus (temporary). <i>[By special authorization of the building official.]</i>
Temporary construction or sales office.	Temporary construction or sales office.

<u>Recreation uses</u>	<u>Recreation uses</u>
Private recreation center, club, or area. <i>[SUP]</i>	Private recreation center, club, or area. <i>[SUP]</i>
Public park, playground, or golf course.	Public park, playground, or golf course.
<u>Residential uses</u>	<u>Residential uses</u>
College dormitory, fraternity, or sorority house.	College dormitory, fraternity, or sorority house.
Duplex.	Duplex.
Handicapped group dwelling unit. <i>[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]</i>	Handicapped group dwelling unit. <i>[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]</i>
Multifamily (Existing only, may remain without amortization by Board of Adjustment)	Multifamily.
Retirement housing.	Retirement housing.
Single family.	Single family.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing PD 363 Subarea 1	15'	10' (for multifamily)	N/A	36'	60%	RPS	Single Family, Duplex Multifamily (Existing)
Proposed PD 363 Subarea 2	15'	10' (for multifamily)	24 units per acre	36'	60%	RPS	Single Family, Duplex, Multifamily

The proposed development standards would remain similar to the existing and surrounding zoning. Although the maximum height is 36' in the existing and proposed zoning, much of the site will be limited by the residential proximity slope, which will limit much of the site to 26'. The applicant is proposing units of multifamily, which would be the maximum allowed unit count under Subarea 2, which allows 24 units per acre.

Development plans are not required for development within the PD, and development must comply with the development standards of the PD, similar to a conventional zoning district.

Parking

The proposed development is required to provide parking in accordance with Chapter 51A. The multifamily use requires one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

Landscaping

Landscaping must be provided accordance with Article X, as amended.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 to orange, representing the weakest markets. The area of request is located within the “E” MVA category.

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List of officers

Nomad Capital Trust LLC
Kashif Riaz - Manager

Nomad Syndicated LLC
Kashif Riaz - Manager

CPC Minutes October 13, 2022

6. Z212-223(MP)

Motion: It was moved to recommend **approval** of a new tract in Subarea 2 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District, subject to revised Exhibit 363A on property zoned Subarea 1 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District and DDO-2, the Downtown Dallas Demolition Delay Overlay District, on the southwest corner of Meyers Street and Oak Street.

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

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,
Blair, Jung, Housewright, Stanard, Kingston,
Rubin

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices:	Area: 500	Mailed: 32
Replies:	For: 1	Against: 0

Speakers: None

ARTICLE 363 Conditions (No Changes)

Jeffries/Meyers Planned Development District

SEC. 51P-363.101. LEGISLATIVE HISTORY.

PD 363 was established by Ordinance No. 21258, passed by the Dallas City Council on April 8, 1992. Ordinance No. 21258 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21258 was amended by Ordinance No. 25090, passed by the Dallas City Council on October 23, 2002. (Ord. Nos. 19455; 21258; 25090; 25850)

SEC. 51P-363.102. PROPERTY LOCATION AND SIZE.

PD 363 is established on property generally bounded by Oakland Avenue, Oak Lane, the alley at the rear of the lots on the northeast side of Meyers Street, and Grand Avenue. The size of PD 363 is approximately 42.74 acres. (Ord. Nos. 21258; 25850)

SEC. 51P-363.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.

(b) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(2) Section 51A-2.101, "Interpretations," applies to this article.

(3) The following rules apply in interpreting the use regulations in this article:

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(B) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(C) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(4) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21258; 25850)

SEC. 51P-363.104. NAME OF DISTRICT.

PD 363 is to be known as the Jeffries/Meyers PD. (Ord. Nos. 21258; 25850)

SEC. 51P-363.105. PURPOSE.

The purpose of this PD is to create a zoning district that reduces the potential for future development of incompatible uses in the area, limits dwelling unit density, and permits existing residential, retail, and institutional uses to continue to co-exist where feasible. Recognizing the need for low- and moderate-income housing, and concerned with the displacement of residents, it is the intent of the city council to provide residential dwelling uses made nonconforming by this article, and located in residential areas within the district, a limited amount of protection by providing that they not be subject to amortization by the board of adjustment. However, in order to protect the health, safety, morals, and welfare of the residents of this district, and the public at large, these uses may be terminated under other provisions contained in this article and in Section 51A-4.704. (Ord. Nos. 21258; 25850)

SEC. 51P-363.106. CREATION OF SUBAREAS.

This district is divided into four subareas as described in Exhibit A of Ordinance No. 25090 and as shown on the map located in this article and labelled Exhibit 363A. In the event of a conflict between Exhibit A of Ordinance No. 25090 and Exhibit 363A, Exhibit A of Ordinance No. 25090 controls. (Ord. Nos. 21258; 25090; 25850)

SEC. 51P-363.107. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 363B), except that no development plan is required for Lots 2, 3, and 4 in City Block 7/854 in Subarea 4. *[Note: According to a department of development services' memorandum dated October 24, 2001, the development plan never existed and was referenced by mistake in the original ordinance.]* (Ord. Nos. 21258; 25090; 25850)

SEC. 51P-363.108. SUBAREA 1.

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

related institutions. *[RAR]*

- Child-care facility. *[SUP]*
- Church.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and
- Convent or monastery.
- Foster home.

(4) Miscellaneous uses.

the building official.]

- Carnival or circus (temporary). *[By special authorization of*
- Temporary construction or sales office.

(5) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(6) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if*
- spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing.
- Single family.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations

contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

(A) No minimum side and rear yard for single family structures.

(B) Minimum side yard for duplex structures is five feet.

(C) Minimum side yard for other permitted structures is 10 feet.

(D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density. Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre. No maximum dwelling unit density for all other permitted uses.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

(i) 60 percent for residential structures; and

(ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Minimum Lot Area</u> <u>Type of Structure</u>	<u>Per Dwelling Unit</u>
Single family	7,500 square feet
Duplex	3,000 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

SEC. 51P-363.109.

SUBAREA 2.

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

-- Child-care facility. *[SUP]*
-- Church.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
-- Convent or monastery.
-- Foster home.

(4) Miscellaneous uses.

the building official.]

- Carnival or circus (temporary). *[By special authorization of*

- Temporary construction or sales office.

(5) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(6) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density.

- (A) Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre.
- (B) Maximum dwelling unit density for the single-family use is nine units per net acre.
- (C) Maximum dwelling unit density for all other permitted uses is 24 dwelling units per net acre.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

- (A) Maximum lot coverage is:
 - (i) 60 percent for residential structures; and
 - (ii) 50 percent for nonresidential structures.
- (B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

Minimum Lot Area
Type of Structure

Per Dwelling Unit

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Multifamily:	Single family	2,000 square feet
	Duplex	3,000 square feet
	No separate bedroom	800 square feet
	One bedroom	1,000 square feet
Two bedrooms		1,200 square feet
More than two bedrooms (add this amount for each bedroom over two)		150 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

SEC. 51P-363.110.
[Omitted for Brevity]

SUBAREA 3.

SEC. 51P-363.111.
[Omitted for Brevity]

SUBAREA 4.

SEC. 51P-363.112.

NONCONFORMING USES AND STRUCTURES.

Except as otherwise provided in this article, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21258; 25850)

SEC. 51P-363.113.

OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use, except that in Subarea 4, for a medical clinic use, four off-street parking spaces are required for each 1,000 square feet of floor area. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 25090; 25850)

SEC. 51P-363.114.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21258; 25850)

SEC. 51P-363.115. LANDSCAPING.

Landscaping must be provided and completed in accordance with Article X. (Ord. Nos. 21258; 25850)

SEC. 51P-363.116. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21258; 25850)

SEC. 51P-363.117. GENERAL REQUIREMENTS.

Development and use of the Property must comply with the requirements of all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

SEC. 51P-363.118. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 21258; 25850)

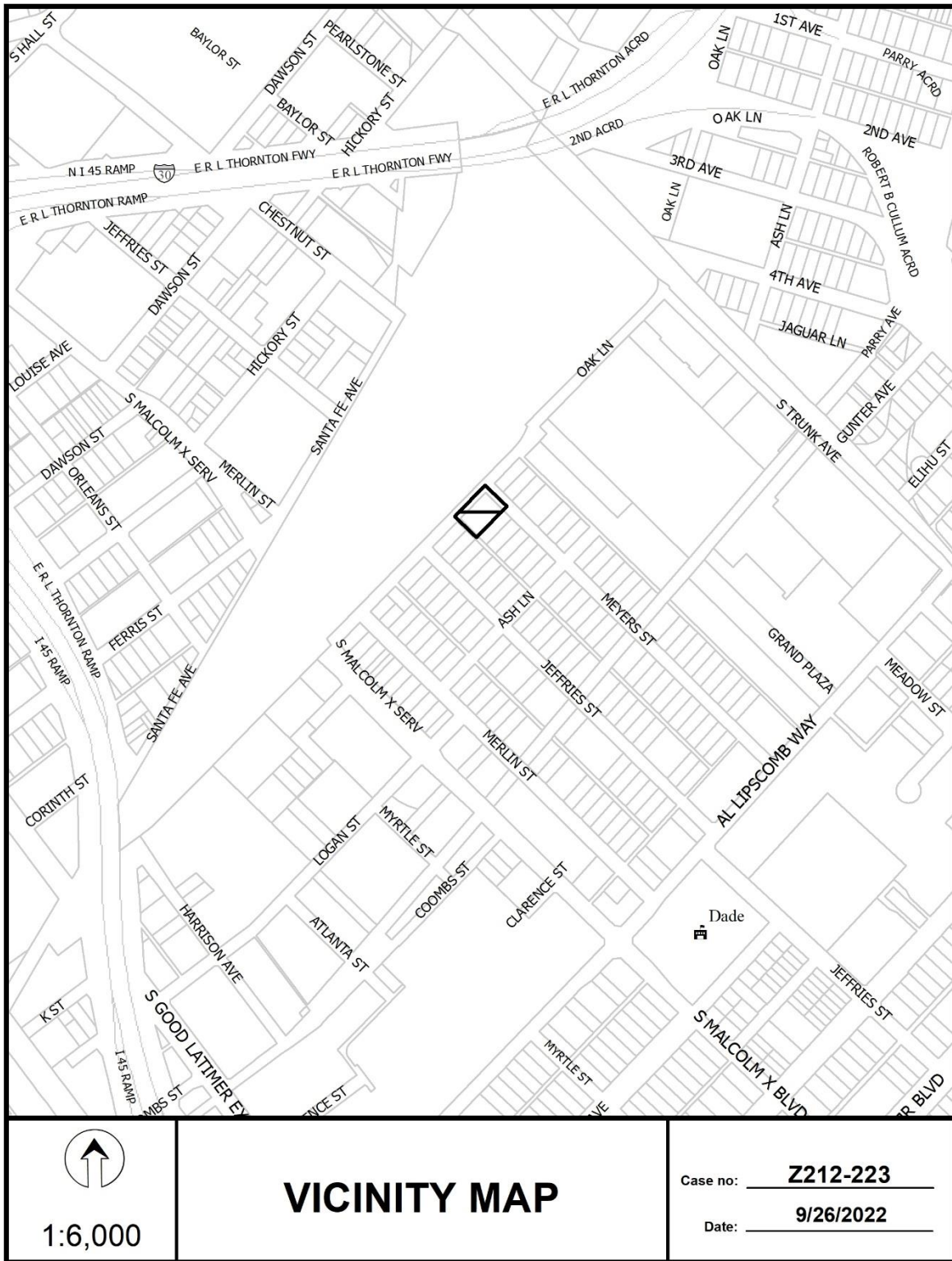
SEC. 51P-363.119. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

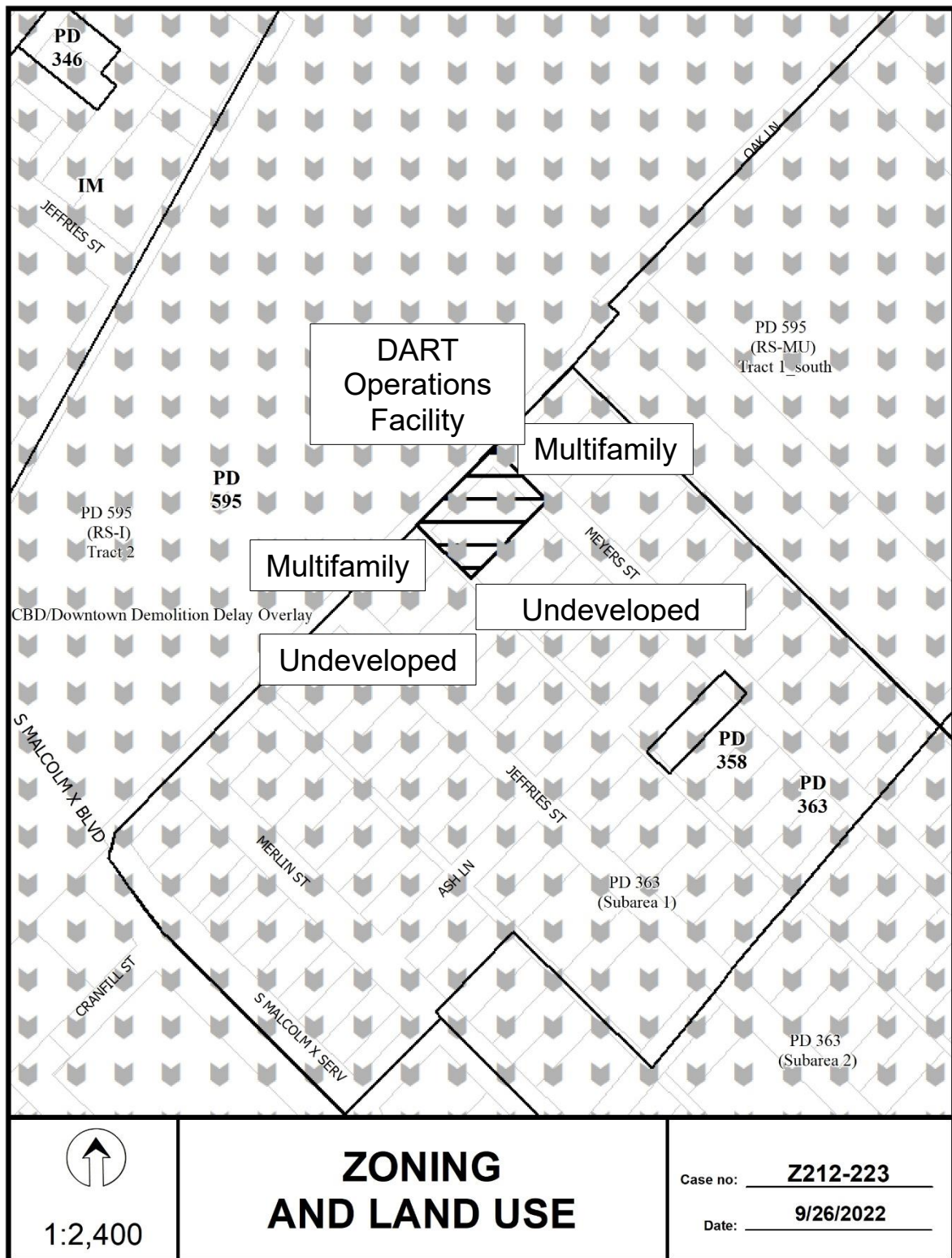
SEC. 51P-363.120. ZONING MAP.

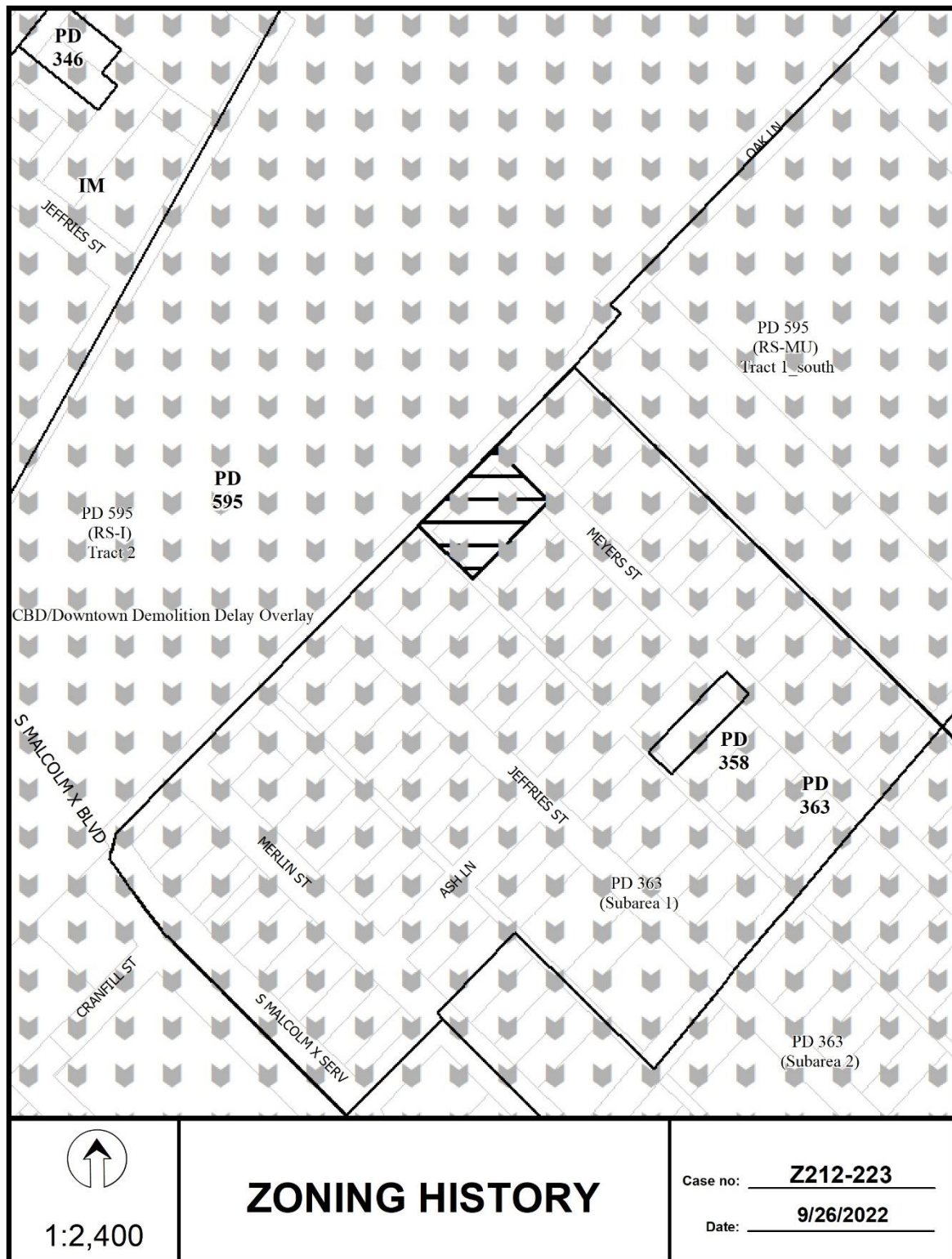
PD 363 is located on Zoning Map Nos. J-8 and K-8. (Ord. Nos. 21258; 25850)

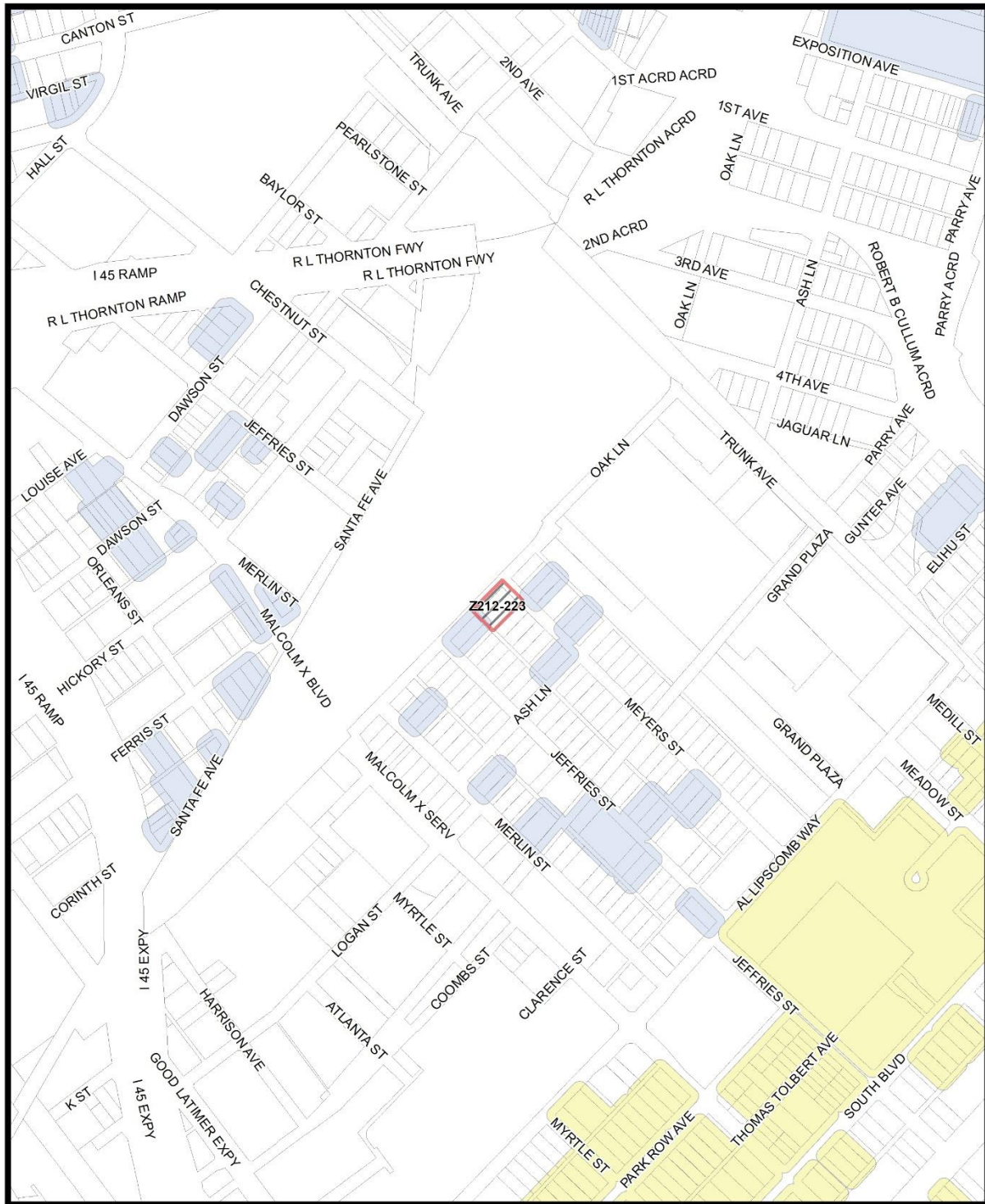
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MVAC Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 9/26/2022



10/12/2022

Reply List of Property Owners***Z212-223******32 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1 2405	MEYERS ST	ELIAS DONALD S & KAREN M
	2 2946	OAK LN	MARTIN SPROCKET GEAR INC
	3 2510	MEYERS ST	JEFFRIES MEYERS REVITAL
	4 2506	MEYERS ST	WHITAKER CREST
	5 2502	MEYERS ST	JEFFRIES MEYERS REVITALIZ
	6 2426	MEYERS ST	RC & ASSOCIATES
	7 2414	MEYERS ST	DALLAS HOUSING ACQUISITION &
	8 2408	MEYERS ST	EJIGU HAILU
	9 2400	MEYERS ST	EJIGU ENANU
O	10 2429	MEYERS ST	MOALEU CHRISTOPHE
	11 2423	MEYERS ST	FIRST NATIONAL ACCEPTANCE
	12 2419	MEYERS ST	SOUTHFAIR COMMUNITY DEV
	13 2411	MEYERS ST	SOUTHFAIR COMMUNITY DEV
	14 2422	JEFFRIES ST	JEFFRIES MEYERS
	15 2414	JEFFRIES ST	RE NU CONTRACTORS INC
	16 2410	JEFFRIES ST	FAVR LLC
	17 2406	JEFFRIES ST	SALAZAR ROSA
	18 2400	JEFFRIES ST	SKELDALE PROPERTIES INC
	19 2515	MEYERS ST	MURILLO REINA L &
	20 2505	MEYERS ST	OGINNI GEORGE
	21 2425	JEFFRIES ST	WALLER GROUP LLC THE
	22 2423	JEFFRIES ST	WALLER GROUP INC THE
	23 2419	JEFFRIES ST	Taxpayer at
	24 2411	JEFFRIES ST	RENU PROPERTY INVESTMENTS LLC
	25 2401	JEFFRIES ST	GREGORY GEORGE
	26 2430	MERLIN ST	SIMPLY CUSTOMS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27 2424	MERLIN ST	LARA PEDRO
	28 2408	MERLIN ST	DARBY ELSON JR
	29 2826	OAK LN	HERNANDEZ HENRI & BRIGITTE
	30 2406	MERLIN ST	DARBY JIMMY RAY
	31 2400	MERLIN ST	ORCHARD J W III DBA
	32 3101	OAK LN	DALLAS AREA RAPID TRANSIT