

FILE NUMBER: Z212-301(JM)

DATE FILED: July 13, 2022

LOCATION: Southeast line of Vagas Street and northeast line of Maple Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ±0.358 acres

CENSUS TRACT: 4.05

OWNER: Mike's Chicken

APPLICANT: Lennox Enterprises II Inc.

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for an expansion of Planned Development Subdistrict No. 138 on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to expand the outside accessory motor vehicle storage across Vagas Street for the existing auto painting or body rebuilding shop (inside) use. [Harvey's Paint and Body]

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

STAFF RECOMMENDATION: Denial.

PLANNED DEVELOPMENT NO. 193:

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>

PLANNED DEVELOPMENT SUBDISTRICT NO. 138:

[https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-138%20\[Part%20II%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-138%20[Part%20II%20PD%20193].pdf)

PLANNED DEVELOPMENT SUBDISTRICT NO. 138 EXHIBIT A:

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/S-138A.pdf>

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- On January 24, 2018, Planned Development Subdistrict No. 138 within PD No. 193 was approved by City Council. This PDS permitted the existing auto painting or body rebuilding shop (inside) use by right, allowed for the expansion of the nonconforming use into an adjacent suite, and permitted the outside accessory storage of up to six vehicles.
- The requested expansion of the existing PDS would permit the parcel located across Vagas Street to be used for additional outside accessory storage of up to 20 vehicles. As proposed, the PDS would now permit the outside accessory storage of up to 26 vehicles between the two tracts.
- The PDS allows the current uses under GR General Retail, as well as the auto painting or body rebuilding shop (inside) use by right, and outside accessory motor vehicle storage with additional provisions as depicted on the development/landscape plan. The new tract would only permit the outside accessory motor vehicle storage use.

Zoning History: There have not been any zoning cases within the area of request in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Maple Avenue	Community Collector	60 feet	60 feet
Vagas Street	Local	50 feet	50 feet

Land Use:

	Zoning w/in PD No. 193	Land Use
Site	GR General Retail Subdistrict	Vacant lot
Northwest	PDS No. 138	Auto painting or body rebuilding shop (inside), automotive repair, and general merchandise or food store
Northeast	GR General Retail Subdistrict	Undeveloped
Southeast	GR General Retail Subdistrict	General merchandise or food store and laundry store
Southwest	GR General Retail Subdistrict	Undeveloped and church with preschool

Traffic:

The Engineering Division of 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.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. In general, the applicant's request is **inconsistent** with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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.

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.

NEIGHBORHOOD PLUS

GOAL 4.3 ENHANCE NEIGHBORHOOD DESIRABILITY BY IMPROVING INFRASTRUCTURE, HOUSING STOCK, RECREATION, AND SAFETY.

Although the proposed development is compatible with surrounding uses with respect to scale and character, the proposed expansion of a use which became nonconforming with the adoption of the PD in 1985 is inconsistent with the objectives of the plan.

Additionally, Maple Avenue is the boundary line for the Stemmons Corridor-Southwestern Medical District Area Plan, which identifies the area as a residential neighborhood. While the frontages that line Maple Avenue are commercial, directly behind them to the southwest are primarily single-family residential units. The same can be said of properties to the northeast of businesses traveling further southeast on Maple Avenue.

Furthermore, Maple Avenue is under consideration for redesign focused on walkability. The addition of an outside vehicle storage lot is inconsistent with urban neighborhoods with active uses and walkable sidewalks.

Oak Lawn 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.
- (8) To aid the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and storm water runoff retardation, while at the same time aiding in noise, glare, and heat abatement.
- (9) To provide visual buffering and enhance the beautification of the city.
- (10) To safeguard and enhance property values and to protect public and private investment.
- (11) To conserve energy.

The requested expansion of PDS No. 138 fails to meet many of the objectives of the Oak Lawn Plan. **However, the amendments proposed at City Plan Commission include moving the fence to have the landscaping improvements within the 30-foot setback**

on Maple Avenue, a special retail street per PD No. 193, forward facing and more accessible. This redesign promotes an attractive street level pedestrian environment with continuous street frontage activities in this retail area (objective 2). This change also supports objectives 7 and 9 by promoting the landscape/streetscape quality and appearance and providing visual buffering from the proposed expanded outside storage of vehicles, enhancing the beautification of the city.

Land Use Compatibility:

According to DCAD records, the original structures include a 2,452 square-foot building erected in 1952, and a 5,858 square-foot building erected in 1958. The creation of the PDS in 2018 permitted the expansion of the nonconforming use into an attached 3,224 square-foot neighboring suite erected in 1945. The expansion could not occur without the PDS, since the use was nonconforming or no longer permitted in the GR Subdistrict established by PD No. 193 in 1985. The expanded shop now encompasses 10,720 square feet with a total lot area of approximately 0.532 acres.

The current request is a proposed expansion to provide additional accessory outside or open storage of vehicles from the existing six up to 26 vehicles across both tracts. The new Tract 2 is a parcel containing 0.358 acres of detached and now vacant land across Vagas Street. The expanded PDS would total 0.898 acres with two tracts permitting up to six vehicles on Tract 1 and 20 vehicles on Tract 2 for the open storage use. This request continues the growth of the nonconforming auto painting or body rebuilding shop (inside) use through zoning, despite zoning standards seeking to manage the potential enlargement (see [Sec. 51A-4.704\(b\)\(5\)](#)) and contain accessory uses to remain incidental to main uses located on the same lot (see [Sec. 51P-193.108](#), pages 96-97 of article). A condition to consider the expanded PDS as one lot, despite being across Vagas Street, a public right-of-way, is inconsistent with the general accessory use requirements.

PD No. 193 sought to permit original uses made nonconforming by the adoption of the article; however, this was not a standard intended to permit the perpetual expansion of the nonconforming use in a manner that would reshape the initial rezoning, which is why only amortization was exempted, not the entire nonconforming rules applicable to nonconforming uses and including the rules of expansion (see [Sec. 51P-193.128\(a\)](#) page 168 of the article).

The PD went as far as to specifically regulate the open storage of vehicles for this use (see [Sec. 51P-193.107\(l\)\(9\)\(e\)\(i\)](#), page 63 of article referring to open storage for an auto painting or body rebuilding shop (inside) use), which expressly confines the open storage to base districts where the main open storage use is allowed, on the same lot and not across a street or alley from the main use. The open storage use is not permitted in the GR Subdistrict.

Surrounding land uses include auto painting or body rebuilding shop (inside), automotive repair, and general merchandise or food store to the northwest; undeveloped to the northeast; general merchandise or food store and laundry store to the southeast; and, undeveloped and a church with preschool to the southwest. The undeveloped tract to the northeast holds deed restrictions requiring affordable housing. Farther southwest is a residential neighborhood located behind the GR parcels fronting along Maple Avenue.

During the site visit, staff witnessed vehicles stored outside of the facility pending completion of work. Open storage is not allowed in the existing GR Subdistrict. Open storage with screening is allowed by right in central area and industrial subdistricts, and by SUP only in the LC Subdistrict. Staff disagrees that the increased provision permitting 20 additional vehicles for storage will be sufficient based on observation of operations. The total open storage would increase to 26 vehicles since the request seeks to add 20 on the new Tract 2 portion of the PDS.

Staff recommends denial of the expansion of the accessory outside (open) storage of vehicles. However, should the PDS be recommended for approval, the development/landscape plan has been reviewed by staff and found acceptable. **For further clarification, in the PDS conditions recommended in this report, staff's box would deny the request to classify the two parcels as one lot or build site for purposes of the accessory use proposed in expansion area, across Vagas Street. The remainder of the conditions do not have boxes because the use would not be permitted due to the rules for accessory uses requiring the uses to be on the same lot.**

Development Standards:

The table shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Primary Uses
	Front	Side/Rear			
Existing: GR Subdistrict	10 feet for permitted structures 30-foot setback for Maple Ave. Special Retail Street	10 feet for permitted structures	36'; provide additional frontage twice the height of the portion of the building that exceeds 36'	60%	Retail
Proposed: PDS for GR	10 feet for permitted structures 30-foot setback for Maple Ave. Special Retail Street	10 feet for permitted structures	36'; provide additional frontage twice the height of the portion of the building that exceeds 36'	60%	Retail and outside accessory motor vehicle storage

The applicant is requesting a PDS because the use is not permitted in the GR Subdistrict. No changes are proposed to the yard, lot, and space provisions.

Parking:

Parking required for an auto painting or body rebuilding shop (inside) by Sec. 51P 193.107(l)(9)(C) states that one parking space is required for each 500 square feet of floor area with a minimum of five required off-street parking spaces. In addition, a number of parking spaces equal to or greater than 20 percent of the standard off-street parking requirement for the use must be provided and designated as parking for employees of the

use. Parking spaces that are used to repair motor vehicles and located in a structure are not counted in determining the required parking. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51P-193.116.

According to the existing development/landscape plan ([Exhibit S-138A](#)), the site has 10,720 square-feet of floor area requiring 21 parking spaces. A total of 28 parking spaces and two bicycle spaces are provided within the original site, now Tract 1. The proposed expansion area contains no structures and provides an additional 21 parking spaces for a total of 49 off-street parking spaces. However, it should be noted that 20 spaces could be used for the increased storage of vehicles if this PDS is expanded and amended. This means that 29 spaces would be available to meet the required parking needs across both tracts, including the 20 percent employee parking.

The proposed development/landscape plan for the new Tract 2 identifies the parking setback of 30 feet due to this section of Maple Avenue being classified as a Special Retail Street in PD No. 193.

At the City Plan Commission meeting, the applicant agreed to lessen the number of parking spaces shown in the expansion area, to match the request for storing 20 additional vehicles. This change is reflected in the revised development plan.

Landscaping:

The applicant has provided landscaping per the development/landscape plan proposed for Tract 2. While no building is proposed, the lot will be paved concrete which would trigger landscaping requirements. The development/landscape plan has been reviewed by the city arborist and determined to be acceptable.

An amendment proposed at City Plan Commission relocates the fence to expose the 30-foot special retail street setback and push the landscaping buffer outward to Maple Avenue. This amended plan was reviewed by the city arborist and found acceptable.

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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is adjacent to an "F" MVA Cluster to the south behind the GR Subdistrict along Maple Avenue. Additionally, the staff expanded map identifies the site as a probable "C" MVA Cluster.

List of Officers

Mike's Chicken Inc.

Tram Dao

Son Dao

Lennox Enterprises II Inc. DBA Harvey's Paint and Body

Jeremy Lennox—Owner/CEO/President

Z212-301(JM)

CPC Action
January 19, 2023

Z212-301(JM)

Planner: Jennifer Muñoz

Motion: It was moved to recommend **approval** of an expansion of Planned Development Subdistrict No. 138, subject to a revised development plan to remove the single parking space, replace with landscape and indicate 20 total spaces on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Maple Avenue and Vagas Street.

Maker: Hampton
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid, Carpenter,
Wheeler-Reagan, Blair, Jung, Housewright,
Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 135
Replies: For: 0 Against: 2

Speakers: For: Elias Bahar, 3100 McKinnon St., Dallas, TX, 75201
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Jeremy Lennox, 4300 Maple Ave., Dallas, TX, 75216
For (Did not speak): Danielle Mathews, 3901 Elm St., Dallas, TX, 75226
Against: None

CPC Recommended PDS Conditions

Division S-138. PD Subdistrict 138.

SEC. S-138.101. LEGISLATIVE HISTORY.

PD Subdistrict 138 was established by Ordinance No. 30766, passed by the Dallas City Council on January 24, 2018. (Ord. 30766)

SEC. S-138.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 138 is established on property located northeast of Maple Avenue and northwest **and southeast** of Vagas Street. The size of PD Subdistrict 138 is approximately **0.54 0.898** acres. (Ord. 30766)

SEC. S-138.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this division:

(1) OUTSIDE ACCESSORY MOTOR VEHICLE STORAGE means the outdoor placement of vehicles awaiting on-site repair or maintenance.

(2) SUBDISTRICT means a Subdistrict of PD 193.

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

(d) This subdistrict is considered to be a nonresidential zoning district. (Ord. 30766)

SEC S-138.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-138A: development/landscape plan. (Ord. 30766)

SEC S-138.105. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit S-138A **and 138B**). If there is a conflict between the text of this division and the development/landscape plan, the text of this division controls. (Ord. 30766)

SEC S-138.106.

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 GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail 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 GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following use is permitted by right:

-- Auto painting or body rebuilding shop (inside). **Not allowed on Tract 2**
(Ord. 30766)

SEC S-138.107.

ACCESSORY USES.

(a) In general. 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.

(b) Outside accessory motor vehicle storage.

Staff's Recommendation

(1) Outside accessory motor vehicle storage is permitted only as accessory to an auto painting or body rebuilding shop (inside). **For purposes of this use only, the entire Property is considered as one lot.**

CPC Recommendation and Applicant's Request

(1) Outside accessory motor vehicle storage is permitted only as accessory to an auto painting or body rebuilding shop (inside). **For purposes of this use only, the entire Property is considered as one lot.**

(2) The maximum number of vehicles that are allowed to be stored outside at any one time is six. **The maximum number of vehicles that are allowed to be stored on Tract 2 is twenty (20).**

(3) The vehicle storage area is limited to the area shown on the development/landscape plan. **Tract 2, vehicle storage must be located a minimum of 30 feet from Maple Avenue.**

(4) A minimum six-foot-tall solid screening fence is required to screen the vehicle storage area from public rights-of-way. **Tract 2, screening must be per the attached Development/Landscape Plan for Tract 2.** (Ord. 30766)

SEC. S-138.108. YARD, LOT AND SPACE PROVISIONS.

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

The yard, lot, and space regulations for the GR General Retail Subdistrict apply. (Ord. 30766)

SEC. S-138.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use. (Ord. 30766)

SEC. S-138.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30766)

SEC. S-138.111. LANDSCAPING.

- (a) Landscaping must be provided as shown on the development/landscape plans.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 30766)

SEC. S-138.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 30766)

SEC. S-138.113. BUILDING FACADES.

Building facades facing Maple Avenue and Vagas Street must be painted to visually tie all buildings as one cohesive facility. (Ord. 30766)

SEC. S-138.114. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.
(Ord. 30766)

SEC. S-138.115. COMPLIANCE WITH CONDITIONS.

(a) All new paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30766)

Existing S-138A Development/Landscape

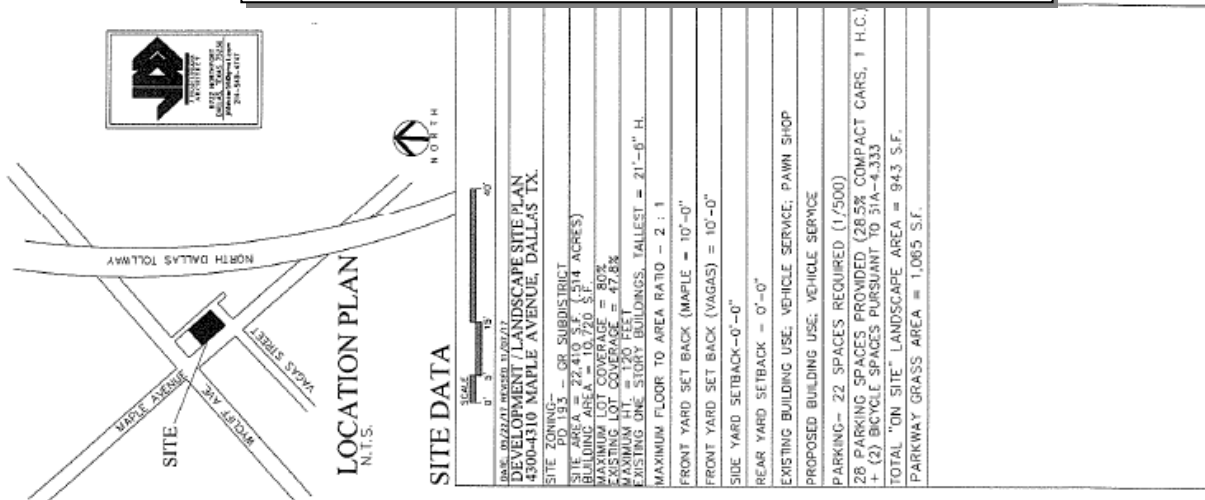
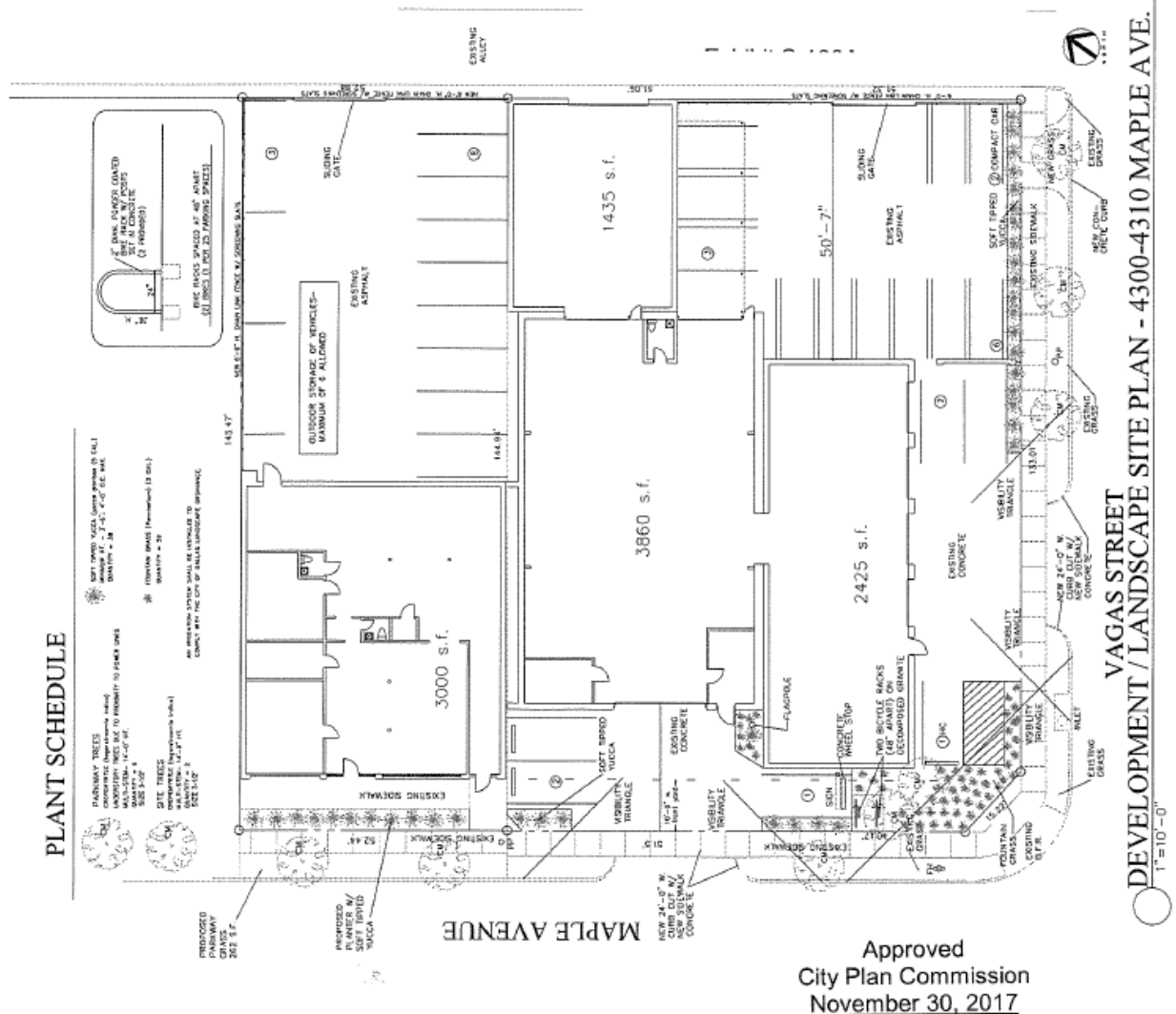


Exhibit S-138A

Planned Development
District No. 193Planned Development
District No. 138

Approved
City Plan Commission
November 30, 2017

15

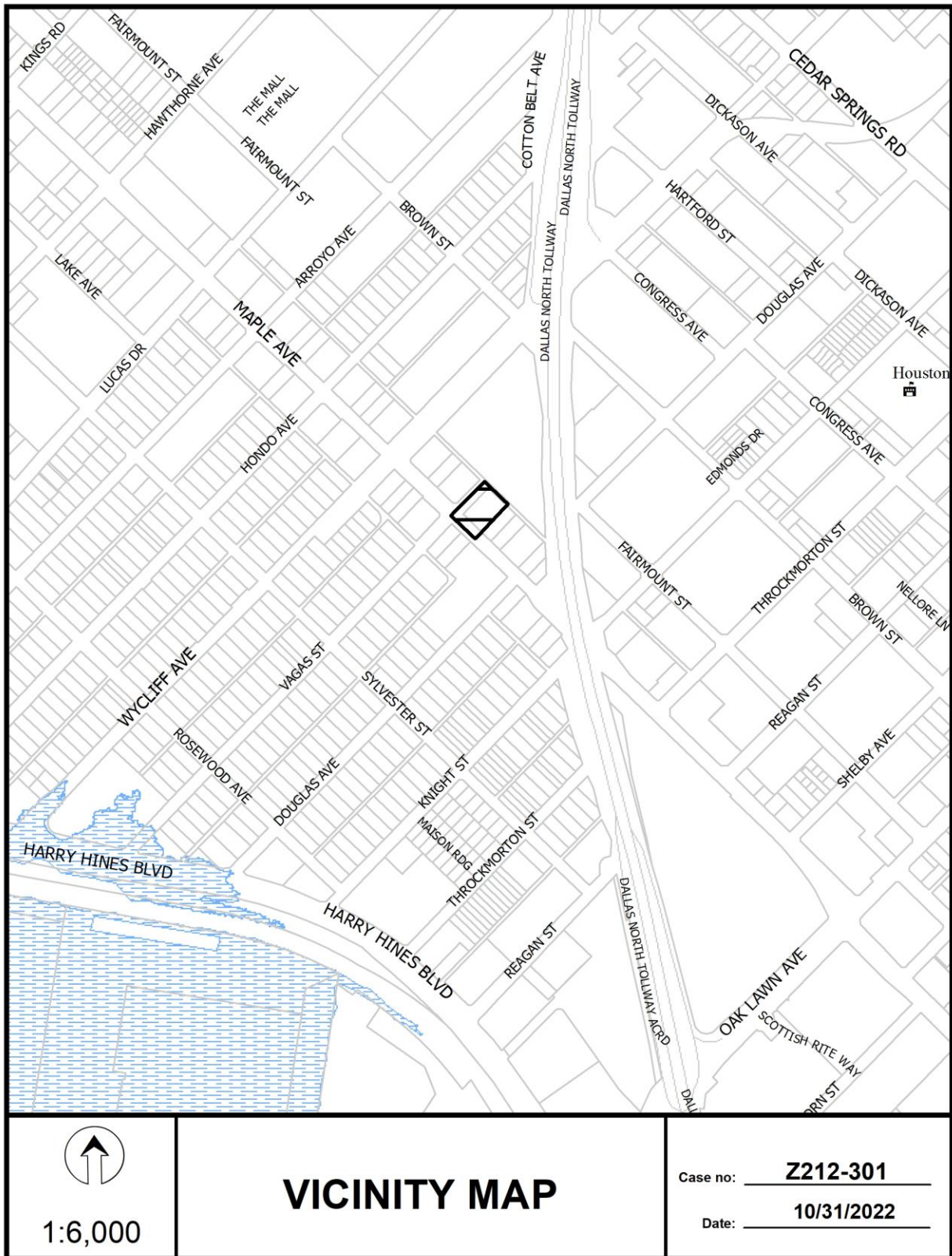
[illegible]

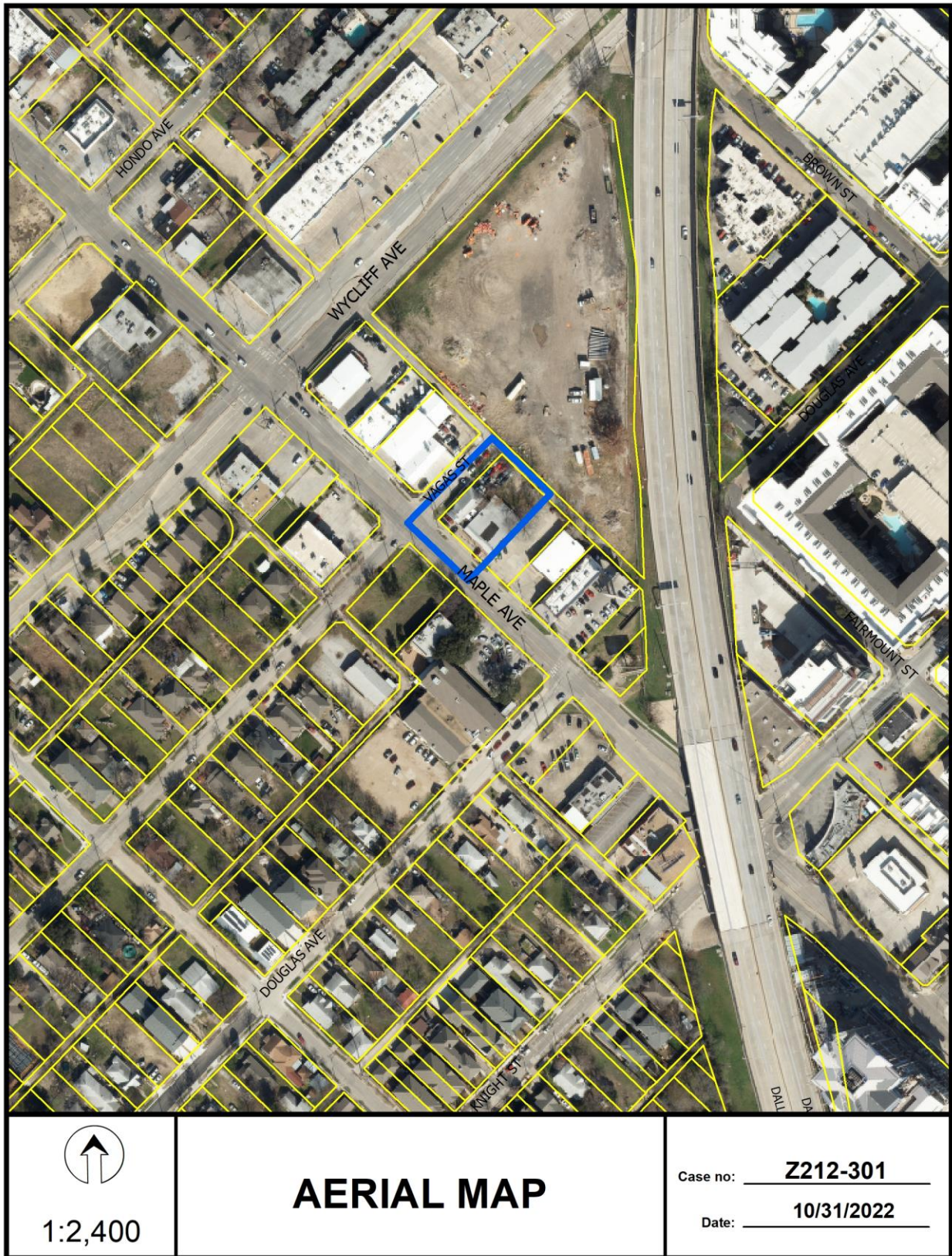
**Proposed Development/Landscape Plan
ENLARGED**

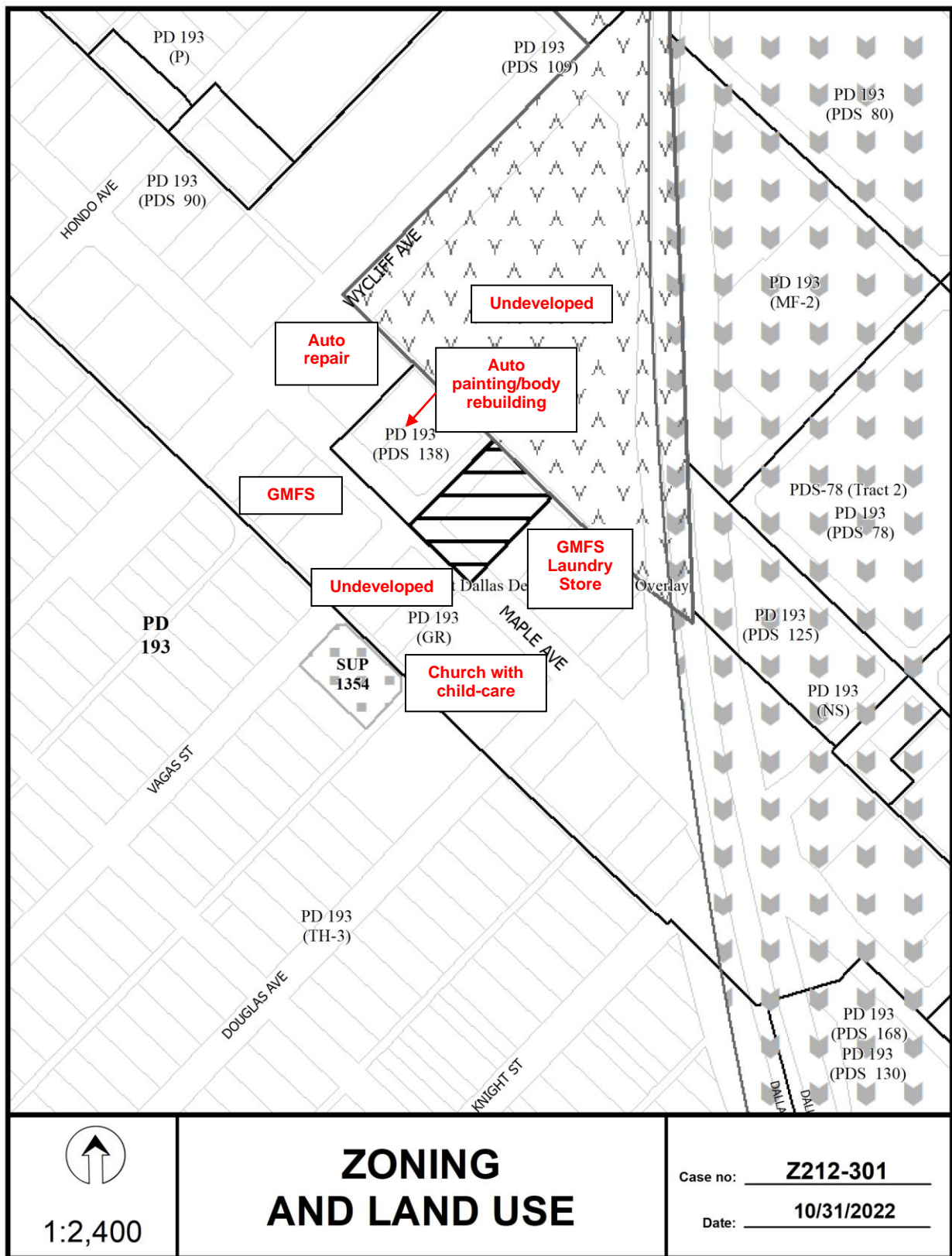
 **FAIN • CUPPETT**
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

DESIGN STANDARDS - 2 PROVIDED
- SCREENING OF OFF STREET PARKING
SHRUBS HAVE TO BE 3'-6" TALL
- BUFFER STRIP PLANTED WITH ONE SMALL CANOPY TREE & ONE
SMALL NON-CANOPY TREE PER 50 FT

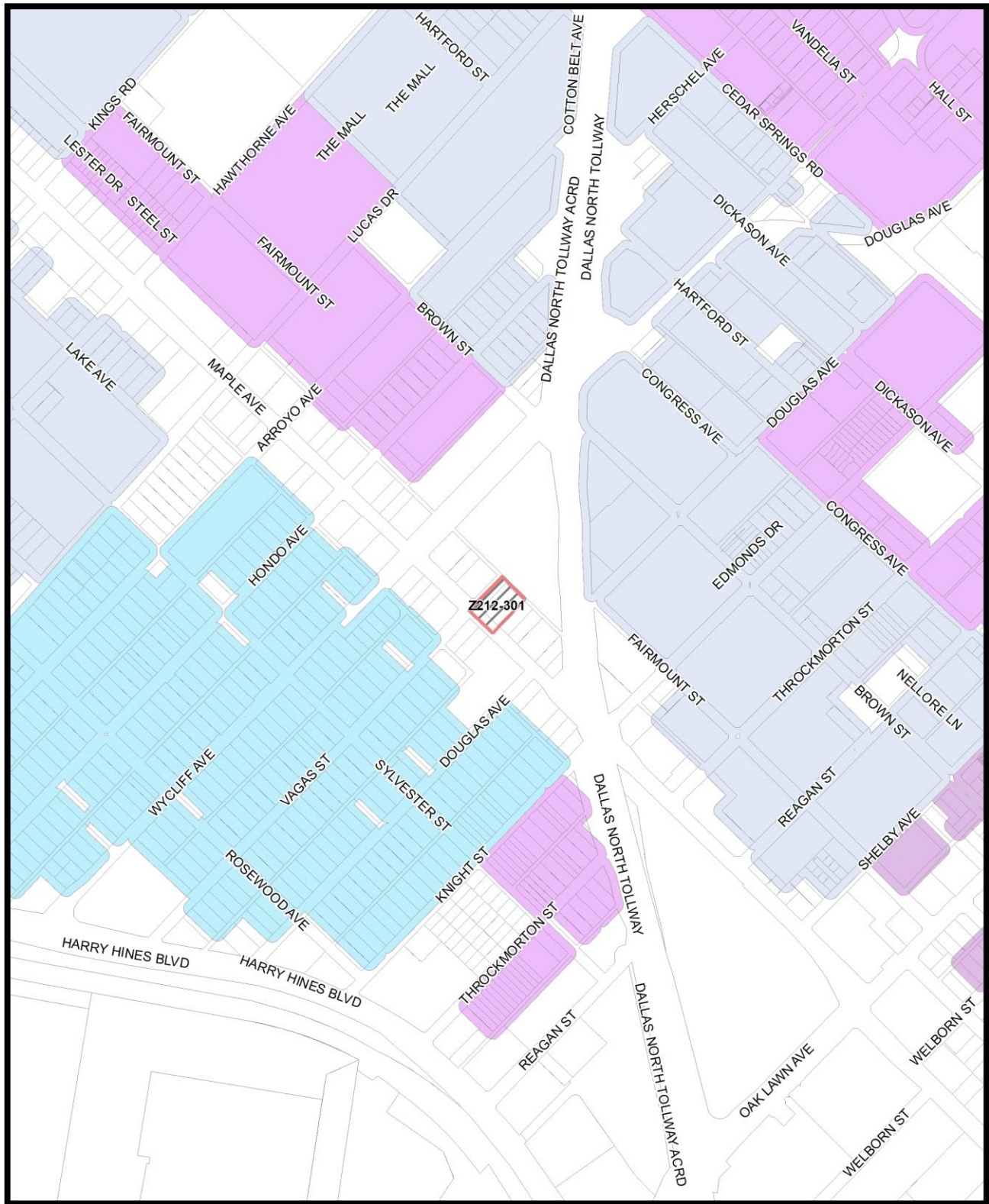
"Irrigation and drainage systems. All landscaping required under this section must be irrigated and drained by automatic irrigation and permanent drainage systems installed to comply with industry standards."







Z212-301(JM)



Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 10/31/2022

CPC RESPONSES



01/18/2023

Reply List of Property Owners***Z212-301******135 Property Owners Notified******0 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4244 MAPLE AVE	MIKES CHICKEN INC
	2	2507 KNIGHT ST	CHERTKOEV GOCHA
X	3	2609 DOUGLAS AVE	ON POINT FRANCHISE ADVISORS LLC &
	4	4338 MAPLE AVE	MAPLE REAL EST VENTURES
	5	4330 MAPLE AVE	MAPLE REAL EST VENTURES
	6	2525 WYCLIFF AVE	WYCLIFF TOLLWAY LTD
	7	4343 MAPLE AVE	MONTERREY ENTERPRISES INC
	8	4333 MAPLE AVE	Taxpayer at
	9	2431 WYCLIFF AVE	Taxpayer at
	10	2435 WYCLIFF AVE	Taxpayer at
	11	2439 WYCLIFF AVE	Taxpayer at
	12	2516 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY
	13	4316 MAPLE AVE	MIA FINANCIAL CORPORATION
	14	4310 MAPLE AVE	Taxpayer at
	15	4300 MAPLE AVE	Taxpayer at
	16	4331 MAPLE AVE	PERLMETER CAPITAL MGMT LLC
	17	4323 MAPLE AVE	CTO16 DALLAS LLC &
	18	4311 MAPLE AVE	MAPLE LOT 4311 LLC
	19	2418 WYCLIFF AVE	TRAN XUAN LAN T
	20	2415 VAGAS ST	DANG NGHIEP
	21	2419 VAGAS ST	MACIAS MARIA
	22	2421 VAGAS ST	SALAZAR HUMBERTO &
	23	2427 VAGAS ST	WATER FALLS HOMES LLC
	24	2431 VAGAS ST	ALANIZ HERMILO G
X	25	2435 VAGAS ST	BOSSE JEFFREY FRED & DONNA
	26	2439 VAGAS ST	ORTEGA EDUARDO

01/18/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4242	MAPLE AVE	ANDOR PROPERTIES LLC
28	4238	MAPLE AVE	Taxpayer at
29	4226	MAPLE AVE	Taxpayer at
30	4222	MAPLE AVE	Taxpayer at
31	4251	MAPLE AVE	Taxpayer at
32	4247	MAPLE AVE	Taxpayer at
33	4231	MAPLE AVE	EBENEZER IGLESIA
34	2430	VAGAS ST	MBRAO CAPITAL LLC
35	2426	VAGAS ST	GARCIA GONZALO & MARLENE
36	2422	VAGAS ST	HERNANDEZ FRANCISCO &
37	2418	VAGAS ST	ALANIS DAVID &
38	2414	VAGAS ST	ROYAL CASTLE INVESTMENTS LLC
39	2415	DOUGLAS AVE	MEDRANO RICARDO JR &
40	2419	DOUGLAS AVE	SIPES KEVIN E &
41	2423	DOUGLAS AVE	MEDRANO PROPERTIES LTD
42	4211	MAPLE AVE	DALLAS COMMUNITY CENTER
43	4211	MAPLE AVE	ALZATE ALDEMAR
44	4207	MAPLE AVE	ALZATE ALDEMAR
45	2438	DOUGLAS AVE	DAO HAN BAO
46	2432	DOUGLAS AVE	MBRAO CAPITAL LLC
47	2430	DOUGLAS AVE	MEDRANO PROPERTIES LTD
48	2426	DOUGLAS AVE	VASQUEZ STEPHEN &
49	2422	DOUGLAS AVE	GARCIA EDGARDO
50	2437	KNIGHT ST	MCCLAIN CAROLYN
51	2525	KNIGHT ST	LRMPTM PARTNERS L P
52	4210	FAIRMOUNT ST	PURE FAIRMOUNT APTS LLC
53	4305	MAPLE AVE	4305 MAPLE AVE LLC
54	2442	WYCLIFF AVE	Taxpayer at
55	2438	WYCLIFF AVE	SORNOFF INVESTMENTS LLC
56	2434	WYCLIFF AVE	ROSASGOMEZ FAUSTINO
57	2430	WYCLIFF AVE	HUYNH CHU VAN &

01/18/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2426	WYCLIFF AVE	HERNANDEZ JUAN EST OF &
59	2422	WYCLIFF AVE	MONROY JOSE HECTOR &
60	4234	MAPLE AVE	DAO SON & TRAM
61	4323	BROWN ST	PFLANZER PARTNERS LTD
62	2627	DOUGLAS AVE	HILL DANIEL
63	2627	DOUGLAS AVE	PEDRAZA JAVIER
64	2627	DOUGLAS AVE	WITHROW JADE &
65	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
66	2627	DOUGLAS AVE	ADAMS MELVIN C
67	2627	DOUGLAS AVE	AMLANI ARMAN
68	2627	DOUGLAS AVE	BUSHNELL R WAYNE
69	2627	DOUGLAS AVE	NORMAN FREDRICK G
70	2627	DOUGLAS AVE	GARCIA RUBEN
71	2627	DOUGLAS AVE	CAKAJ ILIR
72	2627	DOUGLAS AVE	MATA JOSE M LIFE ESTATE
73	2627	DOUGLAS AVE	JOHNSON AMANDA
74	2627	DOUGLAS AVE	PHILLIPS STEVEN &
75	2627	DOUGLAS AVE	CRUZ GUSTAVO
76	2627	DOUGLAS AVE	NGUYEN LE BA
77	2627	DOUGLAS AVE	PAULSON DREW
78	2627	DOUGLAS AVE	SCHAEFER PROPERTY GROUP LLC
79	2627	DOUGLAS AVE	JOHNSON LATOSHA
80	2627	DOUGLAS AVE	MOORE DARLA ANN
81	2627	DOUGLAS AVE	BETANCOURT ADRIANA
82	2627	DOUGLAS AVE	MUNIZ JONATAN D &
83	2627	DOUGLAS AVE	TRAN LINDA VAN
84	2627	DOUGLAS AVE	SANTOS KARL MARI &
85	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
86	2627	DOUGLAS AVE	PETE LEO A
87	2627	DOUGLAS AVE	HESS CRAIG EST OF
88	2627	DOUGLAS AVE	BORROEL JOHN III &

01/18/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2627	DOUGLAS AVE	BROTHERS HOUSTON LLC
90	2627	DOUGLAS AVE	PARKS HUNTER S
91	2627	DOUGLAS AVE	MCHUGH JOHN
92	2627	DOUGLAS AVE	DEJEAN GERALD G
93	2627	DOUGLAS AVE	OLGUIN ISRAEL
94	2627	DOUGLAS AVE	LEUNG WAI KUEN &
95	2627	DOUGLAS AVE	ORTIZ TERESA JARQUIN
96	2627	DOUGLAS AVE	REYARANDA LLC
97	2627	DOUGLAS AVE	PLAZA CONDO 205 LLC
98	2627	DOUGLAS AVE	GANDY JASON
99	2627	DOUGLAS AVE	COLEMAN RONALD M &
100	2627	DOUGLAS AVE	RODRIGUEZ GRACIELA
101	2627	DOUGLAS AVE	LEGACY BROKERAGE INC
102	2627	DOUGLAS AVE	HARMON SAMANTHA
103	2627	DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
104	2627	DOUGLAS AVE	HERRERA JUAN LOPEZ &
105	2627	DOUGLAS AVE	WILLIAMS SANDIE
106	2627	DOUGLAS AVE	LACEY CATHRYN
107	2627	DOUGLAS AVE	COLEMAN RONALD M & JULIE
108	2627	DOUGLAS AVE	CAKAJ ILIR
109	2627	DOUGLAS AVE	MCHUGH JOHN
110	2627	DOUGLAS AVE	VALENZUELA RAMIRO N
111	2627	DOUGLAS AVE	SEVILLA MANAGEMENT LLC
112	2627	DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
113	2627	DOUGLAS AVE	LOPEZ ZULEMA
114	4323	BROWN ST	HERNANDEZ DANIELLA N
115	4323	BROWN ST	TILLERY JAMES WAYNE
116	4323	BROWN ST	BROWNE JOSE A
117	4323	BROWN ST	PARRA BERTHA
118	4323	BROWN ST	PFLANZER PARTNERS LTD
119	4323	BROWN ST	PFLANZER PARTNERS LTD

01/18/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4323 BROWN ST	AGUILAR ROXANA PALACIOS &
	121	4323 BROWN ST	REYARANDA LLC
	122	4323 BROWN ST	ONEILL PATRICK
	123	4323 BROWN ST	SOISSON CHRISTIAN
	124	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
	125	4323 BROWN ST	SLAGLE JODY GLYN
	126	4323 BROWN ST	STEPHAN JERALD M
	127	4323 BROWN ST	CASTRO GEORGE L
	128	4323 BROWN ST	CUMMINGS JOHN LYNN
	129	4323 BROWN ST	MERCADO EDUARDO V
	130	4323 BROWN ST	JOINER ERIC GLENN
	131	4323 BROWN ST	PEREZ OSCAR
	132	4323 BROWN ST	PARMAR MAHESHBHAI
	133	4323 BROWN ST	LOYA ANGELICA J
	134	4323 BROWN ST	ARANDAF Faust LLC
	135	4323 BROWN ST	MCLEAN THOMAS T JR