

FILE NUMBER: Z223-260(MP) **DATE FILED:** May 24, 2023

LOCATION: An area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 3.076 acres **CENSUS TRACT:** 48113000606

REPRESENTATIVE: Tommy Mann, Winstead PC

APPLICANT: Trademark Acquisition Limited Partnership

OWNER: HEB Grocery Company, LLC

REQUEST: An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to uses, setbacks, density, lot coverage, floor area ratio, height, design standards, parking, landscaping, and mixed income housing to develop the site with residential and retail uses.

STAFF RECOMMENDATION: **Approval** subject to a conceptual plan, a development plan, a landscape plan, and staff's recommended conditions.

PD No. 193:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

PD No. 193 Yard, Lot, and Space:

dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf

BACKGROUND INFORMATION:

- The area of request is currently zoned a GR General Retail Subdistrict and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and currently exists as multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes.
- The existing zoning districts allow the multiple family use throughout, and office use and retail uses on the southwestern half. However, the development standards of the districts limit the massing and design of the site to the existing standards of GR and MF-2.
- To build to the desired development plan, the applicant requests to adjust the development standards of the entire block, including floor area ratio and height. To accomplish this, they are requesting a new Planned Development Subdistrict (PDS) with a mixed income housing development bonus tied to an increase over a base for floor area ratio and height.
- The change in development standards would allow the applicant to spread the massing and height more evenly around the site rather than pushing it all toward Lemmon Avenue, while not increasing the overall entitlements for the site.
- The applicant also proposes modified development standards primarily related to setbacks, height, lot coverage, unit density, landscaping, and design standards.
- The public realm will be enhanced by design standards that increase transparency, ensure safe and activated sidewalks, reduce driveway sizes, and require screened parking.
- The applicant proposes a development plan, landscape plan, and conceptual plan. The development plan, in addition to the conditions, prescribes a building with height focused along Lemmon Avenue with only moderate increases in height above the base towards Bowser Avenue. The landscape plan and conditions describe the minor variations from the base Part 1 landscaping. The conceptual plan depicts how GR uses and MF-2 uses are separated on the site, while allowing it to be developed as one complex.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z212-172:** On June 8, 2022, the City Council approved the termination of volunteered deed restrictions [Z834-110] on property zoned Planned Development Subdistrict No. 151 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Oak Lawn Avenue, southwest of Lemmon Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Lemmon Avenue	Principal Arterial	90 feet / 90 feet
Throckmorton Street	Local Street	60 feet
Bowser Avenue	Local Street	60 feet
Reagan Street	Local Street	60 feet

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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

**GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE
TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT**

Policy 1.4.2 Develop a multi-modal transportation network.

Policy 1.4.3 Embrace environmental sustainability.

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.

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.

Policy 4.2.3 Promote efficient, cost-effective and environmentally friendly movement of vehicles.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

Neighborhood Plus Plan

Goal 4 Attract and Retain the Middle Class

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

Goal 6 Enhance Rental Housing Options

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.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas' communities have access to carbon-free, affordable, transportation options.

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The staff recommended conditions which include reduced minimum parking requirements, ROW design standards, and bicycle storage facilities support the low carbon and mode split goals of CECAP.

Area Plan:

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Uptown area of the plan.

The applicant's inclusion of urban design standards meets the 360's strategy to Promote Great Placemaking through the following goals:

- 1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE
- 2 ACTIVATE THE PUBLIC REALM

The project's standards for transparency, enhanced sidewalks, and pedestrian amenities all contribute to the 360 plan's placemaking and urban design goals.

Land Use:

	Zoning	Land Use
Site	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Undeveloped
Northwest	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Auto service center, Single-family (attached)
Northeast	MF-2 Multiple Family Subdistrict within PD No. 193	Multiple-family
Southeast	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Multiple-family, restaurant without drive through
Southwest	GR General Retail Subdistrict within PD No. 193	Restaurants without drive through, office uses, retail uses

Land Use Compatibility:

The area of request consists of a collection of individual lots totaling around 133,390 square feet. The property currently includes multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes. A 15-foot

alley runs through the center of the site and stands as the boundary between the two existing zoning districts. The applicant plans to abandon this alley, but approval of this zoning case does not constitute approval of an abandonment.

Properties northeast, southeast, and southwest of the site are currently built out as multiple-family. There is a restaurant without drive-through service to the southeast across Reagan Street. Across Lemmon, there is an office building, a retail strip, and two drive-through restaurants. Across Throckmorton Street to the northwest, there is an auto service center and a single-family attached subdivision. The proposed residential and retail uses would be complimentary with the surrounding area.

The particular development standards proposed would allow a more even distribution of massing throughout the site and require a more walkable building format. The proposed conditions do not introduce commercial uses into the residential half of the block, but encourage GR General Retail uses along Lemmon Avenue, where it is most appropriate.

Overall, staff supports the applicant's request because it will add an appropriately designed development while offering additional diversity of housing. The project will include design and landscaping standards that contribute to a more active pedestrian experience in proximity to walkable retail streets, as well as design features that meet the environmental goals of the comprehensive plan and CECAP. Additionally, the request complies with the design and placemaking objectives of the 360 Plan.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing MF-2</u> <u>PD No. 193</u>	15'	10' / 25' (No side or rear on AOR)	Studio 800 1 BR 1,000 2 BR 1,200 +1 +150 (66 1 BR total MF-2 portion)	N/A	36'	60% res 50% nonres
<u>Existing GR</u> <u>PD No. 193</u>	10' 25' above 36'	10' / 25' (No side or rear on AOR)	Studio 100 1 BR 125 2 BR 150 +1 +25 (528 1 BR total GR portion)	2.5:1	120'	80% res 80% nonres
<u>Proposed New PDS,</u> <u>PD No. 193</u>	Lemmon: 10' Throckmorton and Reagan: 15' Grade-36' 25' above 36' Bowser: 15' Grade to 36' 45' above 36'	MF-2 default: 10' / 25' (No side or rear on AOR)	Max 416 units 5% micro in addition to: Applicant: 3.5% at 61-80 (15 units) Staff: 5% at 61-80 (21 units)	Base: 2.0:1 MIH: 3.4:1	85' closest to Lemmon 36' closest to Bowser	90%

The request would see the maximum height decrease on the property from 120 feet to 85 feet.

Under the new zoning, it would decrease from the maximum of 85 feet near Lemmon, decrease to 60 feet moving northwest, and decrease to 36 feet for the northeastern most 45 feet of the property. The weighted average height across the parcels in the current zoning entitlement would be 78 feet. The weighted average of the proposed zoning configuration would be 68.4 feet, and would allow a more gradual downward slope in building height moving northeast, rather than an abrupt change in character.

The bulk is limited by the proposal to increase the existing FAR from 2.5 to 3.41.

For reference, the GR portion of the lot, which currently has a 2.5 FAR, would allow a 154,000 square foot structure on that half of the area of request. The existing MF-2 subdistrict is not governed by FAR, but is primarily limited by its maximum height of 36 feet. For this lot, the buildable square footage for the whole site with a 2.0 FAR base would be approximately 264,000 square feet. Under a 3.4 FAR, the buildable square footage would be approximately 448,000 square feet. The increase in lot coverage from 80% to 90% is appropriate as the remaining ten percent is required to be provided as

open space at street level and an additional 15% is required to be provided as open space which would likely be elevated. Generally, in a dense environment such as Oak Lawn, high lot coverages encourage effective use of land.

Design Standards

The proposed PDS must include the design standards of 4.1107 except where specified.

- Parking: Parking structures must be screened by either an active use with a minimum of 15 feet of floor area or have a similar architecture and appearance to the main structure. These 15 feet, rather than the 4.1107 typical 25 feet, allow the applicant to place their garage on the Lemmon half of the site while still locating retail between the garage and the street. Exterior openings must include a minimum of 42 inch headlight screening. Exterior surface parking is prohibited.
 - Staff recommended conditions also include reduced parking minimums in accordance with 4.1107, which helps activate private space and generate pedestrian trips.
- Sidewalks: Staff recommendation and the applicant's request call for sidewalks with a minimum of eight unobstructed feet with a five-foot landscape buffer along Lemmon Avenue. Staff recommends that all other frontages have a minimum of six foot unobstructed sidewalk with a five foot parkway. The applicant requests to reduce sidewalk widths to four feet on the northeast portion of the site on Reagan, Bowser, and Throckmorton. Although the PD conditions cannot absolve the applicant of the requirements of the Americans with Disabilities Act (ADA), four foot sidewalks are smaller than the five-foot minimum passing width for wheelchairs.
- Language has been added to clearly delineate and protect the sidewalk in proximity to on-site drive aisles. Per 4.1107, all sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Lighting: Per 4.1107, pedestrian scale lighting is required along the street frontages. Beyond providing even and comfortable lighting, the lighting structures provide human scale definition at the street level.
- Transparency: Per 4.1107, transparency is required to be evenly spaced along the façade. A transparent surface is required for every 25 linear feet of continuous street-fronting facade. Beyond this requirement, 40% of the ground floor along Lemmon Avenue must be transparent. This helps activate the street with a visual connection to the interior of the structure.

- Individual entries: Per 4.1107, should the applicant put residential units on the ground floor, 60% adjacent to a street would be required to have individual access to the sidewalk. This shortens walking distance for residents and activates the sidewalk throughout the block.
- Fencing: Per 4.1107, fences are required to be a maximum of four feet in the front yard. This further aids in visual interaction between the street and structure.
- Street furniture: A combination of two of the following street furniture types is required on each frontage: bicycle rack, bench, and trash receptacles.
- Open space: 13,000 square feet of open space, approximately ten percent of the property, must be located at ground level. In total, 34,000 square feet of open space must be provided either on ground floor, above ground floor, or above a parking structure.
- Driveways: Driveway widths and numbers are limited, ensuring safer pedestrian passage around the site through the public realm. Where the driveways cross sidewalks, each driveway is limited to a 25-foot maximum. Only one such driveway is permitted each on the frontages of Lemmon Avenue, Reagan Street, and Throckmorton Street. No driveways are permitted on Bowser Avenue.
- Sustainable performance features: The applicant also proposes sustainable performance features including drip irrigation and micro-mobility charging stations.

Mixed Income Housing:

The applicant is proposing to tie the increase in heights and floor area ratio to the provision of mixed income housing. The applicant's request is to increase the FAR from the proposed base of 2.0:1 to 3.4:1, provided the applicant provides three and a half percent of units available to households at 61 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Although the existing MIHDB program does not have an exact analog for PD 193's GR General Retail and MF-2 Subdistricts, staff considers an MU-3 Mixed Use District as an approximate equivalent for comparison of bonuses. Below is the schedule of bonuses for FAR in an MU-3 District and an "E" MVA area.

MVA "E"	Additional FAR
5% at 61%-80% AMI	1.0
10% at 61%-80% AMI	2.0
10% at 61%-80% AMI; and 5% at 81%-100% AMI	3.0

The first bonus in the table is most comparable to achieve the requested 1.4 additional FAR. As such, staff's recommendation is 5% of units at 61-80% AMI. Three and a half percent of the maximum 416 units would be 15 units, while five percent of this would be 21 units.

Landscaping:

The proposed PDS requires that landscaping be provided in accordance with both Part 1 of PD No. 193 and the proposed landscape plan.

Arborist's staff has reviewed the proposed landscape plan and determined it complies generally with the spirit of Part 1. The applicant requests minor deviations to the standard landscaping requirements from PD No. 193. The proposed landscaping conditions negate the garage screening requirements of Part 1 so as to not conflict with the conditions of 4.1107, which continue to apply, and to permit a ground floor courtyard (open space) adjacent to a garage. Additionally, the conditions allow for reduced total street trees along Throckmorton in order to allow for the preservation of existing live oaks on this frontage. Should these existing live oaks be removed, typical street plantings would be required on this frontage. Arborist's recommendation called for the prohibition of live oaks as street trees on the Lemmon Avenue frontage in the interest of façade visibility.

Parking:

In general, the parking requirements in the proposed PDS default to Part I of PD No. 193.

In keeping with the standards of 4.1107, staff recommends conditions requiring a minimum of one-half space per all units. This would require a minimum of 208 spaces for the 416 maximum units. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. Reducing overparking, especially in transit rich areas, is a goal supported by CECAP, as mentioned above, and implemented as policy citywide under the mixed income development housing bonus.

The applicant's requested condition calls for a higher required parking, one and a quarter spaces for each typical unit and one-half space for each micro-unit and income restricted

unit. This would require a minimum of 468 spaces for the 374 typical units, and 21 spaces for the micro-units and income restricted units, assuming approval of 5% micro-units and 5% income restricted units. This would total to 489 spaces. Additional parking would be required for any proposed retail use, which have variable ratios within PD 193, generally from one space per 100 square feet to one space per 220 square feet.

The conditions require four medium loading spaces and four small loading spaces.

A minimum of 12 bicycle parking spaces would be required along street frontages.

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 located with an “E” MVA area. There is an “F” MVA area to the southwest as well as “D” MVA areas to the northwest, northeast, and southwest.

List of Officers

Trademark Acquisition Limited Partnership

TPC GP LLC (General Product)

Terry Montesi (Chairman, Director, CEO)

Tommy Miller (CIO, Managing Director)

Phill Pearson (SR VP Leasing)

Clay Walton (VP Leasing)

David Pratt (VP Leasing)

Fremont Baker (SR VP Development)

Jeff Johnson (Exec VP Development)

John Pharr (SR VP Portfolio)

Steve Sumell (Exec VP Portfolio)

Kyle Minter (VP Finance & Assessment)

Stacey Whitt (SR VP Accounting)

Weston Graves (VP Portfolio Development)

Chris Herman (VP Construction)

HEB Grocery Company, LLC/H-E-B, LP

HEBCO GP, LLC

Charles C Butt (CEO)

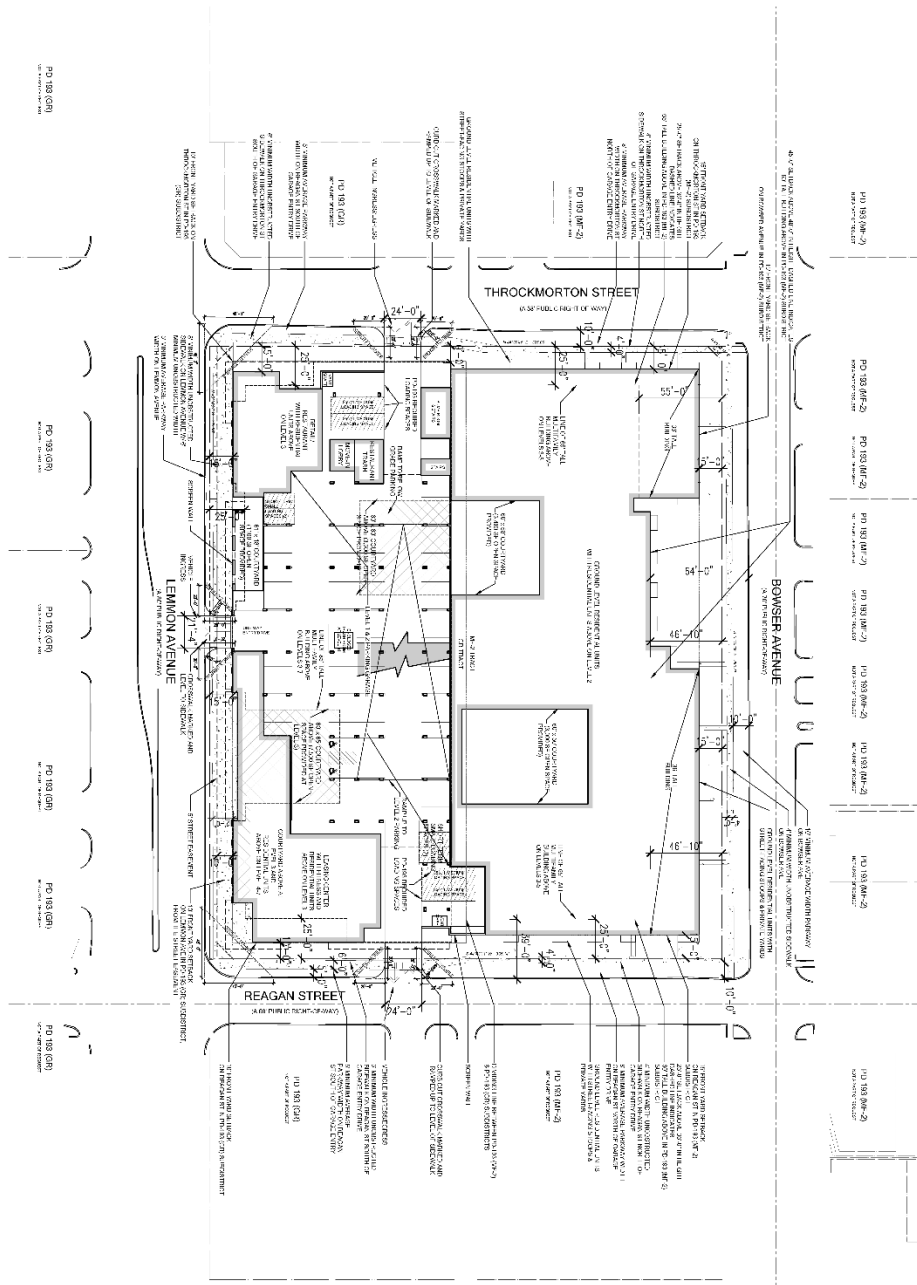
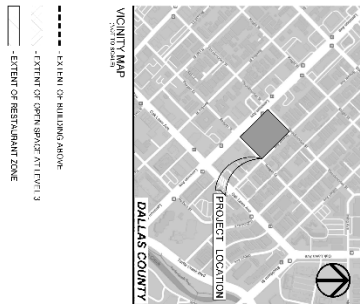
Martin H Otto (COO)

Judith A Lindquist (General Counsel)

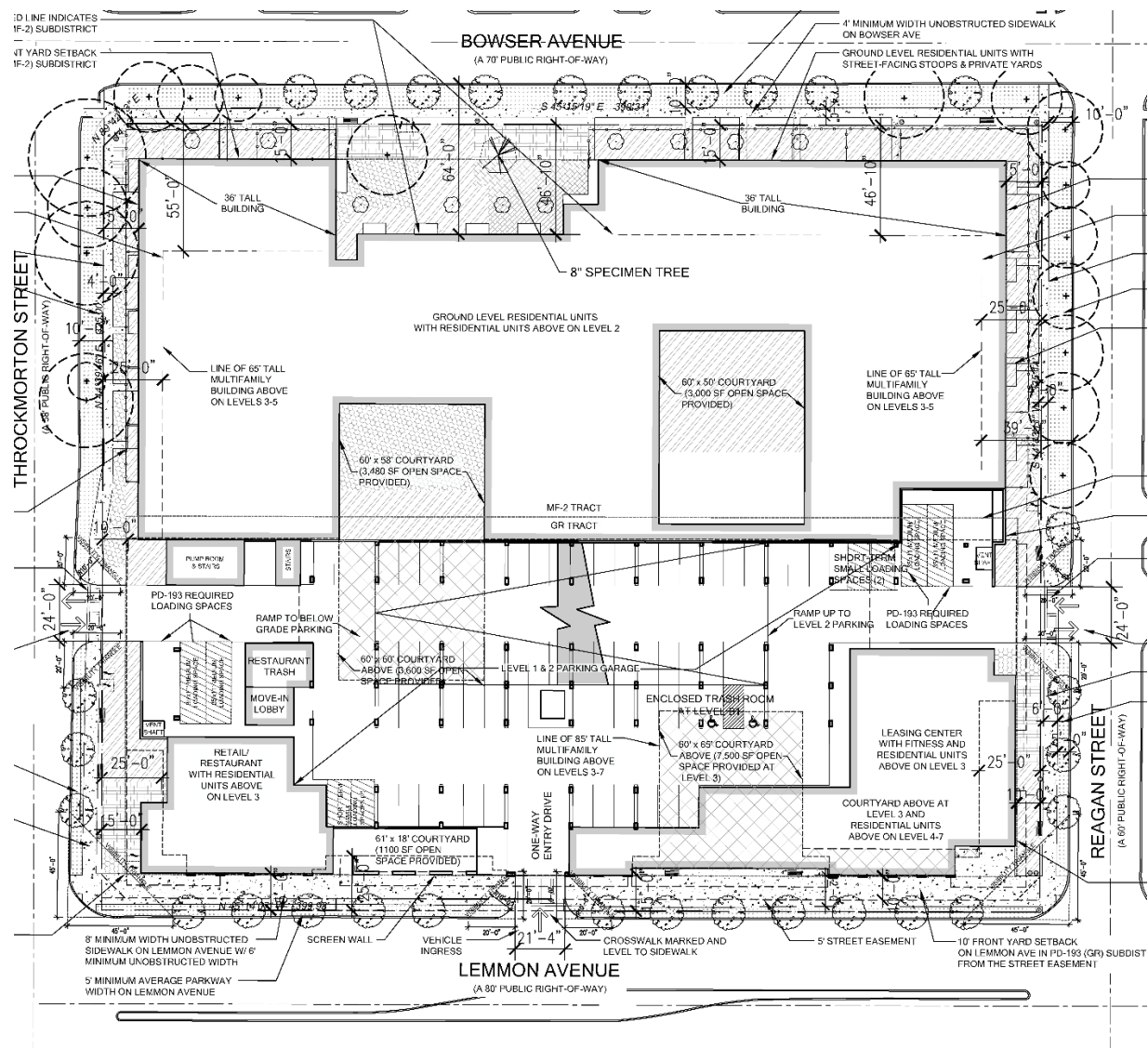
Megan S Rooney (CFO)

Craig L Boyan (President)

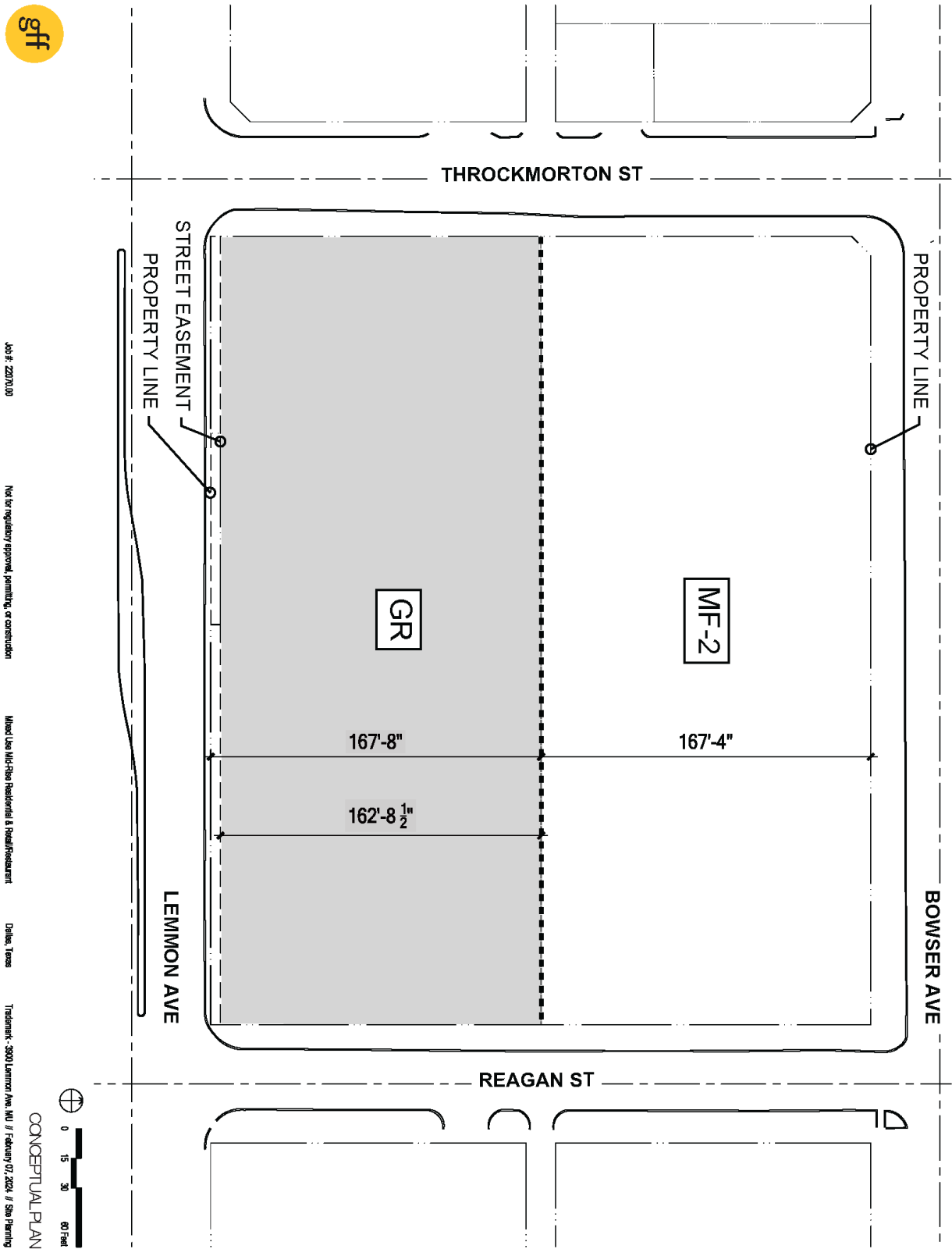
PROPOSED DEVELOPMENT PLAN

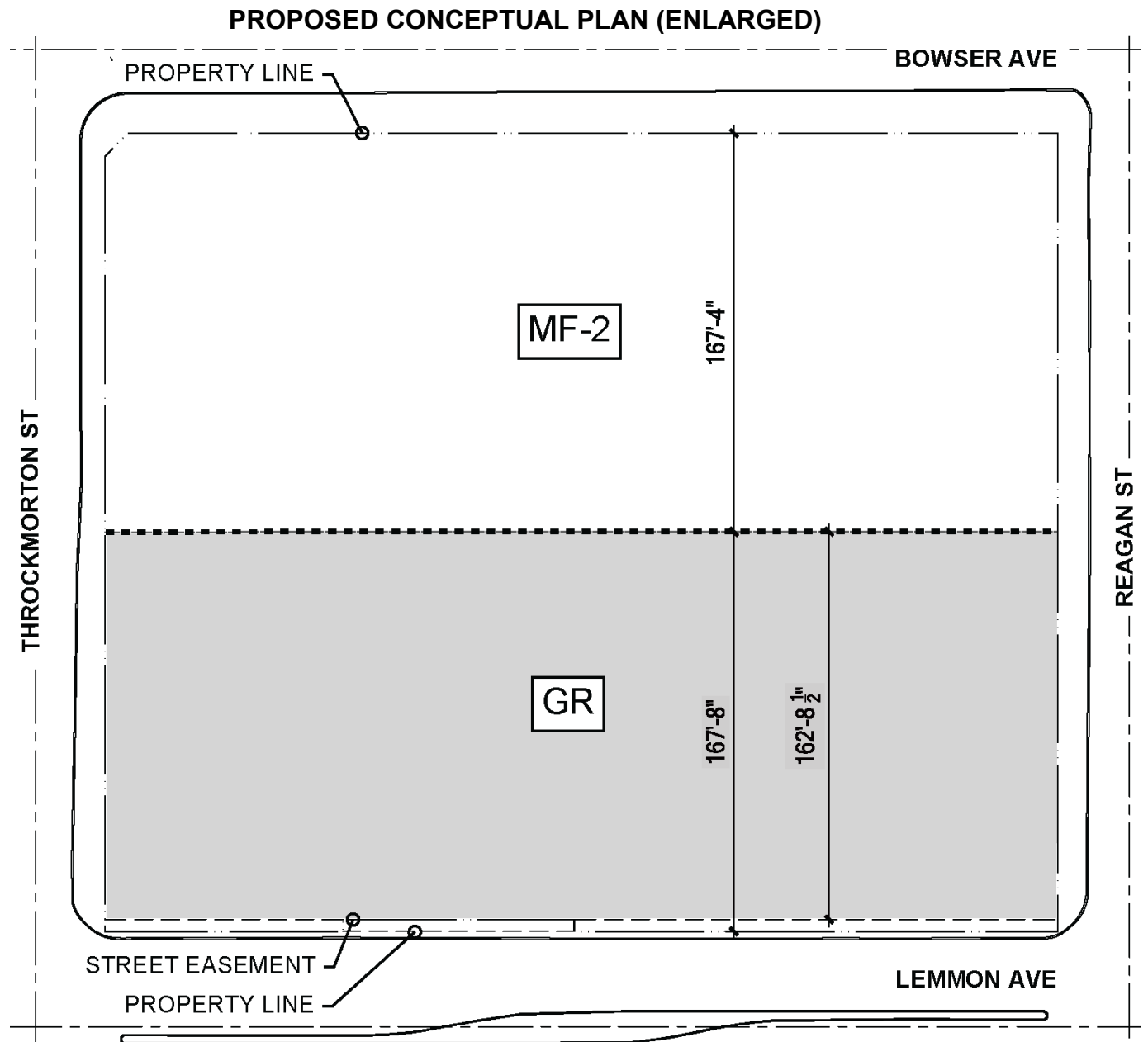
[illegible]

PROPOSED LANDSCAPE PLAN (ENLARGED)



PROPOSED CONCEPTUAL PLAN





PROPOSED CONDITIONS

Division S-___. Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 20__.

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

PD Subdistrict ___ is established on property located on the east corner of Lemmon Avenue and Throckmorton Street. The size of PD Subdistrict ___ is approximately 3.076 acres.

SEC. S-___.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:

(2) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof. The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(2) GR TRACT means the area of the property zoned PD 193 General Retail as of (date of adoption of ordinance) and indicated on the development plan (Exhibit A).

(3) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(4) MICRO-UNIT means an efficiency, studio, or one-bedroom unit less than 450 square feet in size.

(5) MF-2 TRACT means the area of the property zoned PD 193 MF-2 multifamily as of (date of adoption of ordinance) and indicated on the development plan (Exhibit A).

(6) OPEN SPACE means an area or areas that meet the requirements and allowances of Section 51A-4.1107(f)(1).

(7) SUBDISTRICT means a subdistrict of PD 193.

(8) TRANSPARENCY means the total area of window and door openings filled with glass expressed as a percentage of the total street-level facade.

(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 residential zoning district.

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit S-__A: conceptual plan.
- (2) Exhibit S-__B: development plan.
- (3) Exhibit S-__C: landscape plan.

SEC. S-____.105. CONCEPTUAL PLAN.

(a) For a project receiving a bonus pursuant to Sec. S-____.116, development and use of the Property must comply with the concept 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-____.106. DEVELOPMENT PLAN.

(a) For a project receiving a bonus pursuant to Sec. S-____.116, development and use of the Property must comply with the development plan (Exhibit S-__B). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

SEC. S-____.107. MAIN USES PERMITTED.

(a) GR Tract. The only main uses permitted are those main uses permitted in the General Retail District, subject to the same conditions applicable in the General Retail District, as set out in Part I of this article. For example, a use permitted in the General Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the General Retail is subject to DIR in this district; etc.

(b) MF-2 Tract. The only main uses permitted are those main uses permitted in the MF-2 District, subject to the same conditions applicable in the MF-2 District, as set out in Part I of this article. For example, a use permitted in the MF-2 District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the General Retail is subject to DIR in this district; etc

SEC. S-____.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict 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 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.

-- Open storage.

SEC. S-___109. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 multiple-family subdistrict apply in this subdistrict.

(1) Except as otherwise provided in this section: 2.0 to 1.

- (b) For a project that qualifies for a bonus pursuant to Sec. S-___116:

(1) Front yard. For purposes of this subdistrict, frontages along Lemmon Avenue, Throckmorton Street, Regan Street, and Bowser Avenue are considered front yards.

(A) Lemmon Avenue: Minimum front yard is 10 feet.

(B) Throckmorton Street and Reagan Street.

(i) For portions of a structure with a max height of 60 feet or less :

(1) For structures 36 feet in height or less, minimum front yard is 15 feet.

(2) For structures taller than 36 feet in height, minimum front yard is 25 feet.

(ii) For portions of a structure with a max height of building where height permitted by SEC. S-___109.(b) (3) is greater than 60 feet or more, minimum front yard is 10 feet.

(C) Bowser Avenue.

(i) For structures 36 feet in height or less, minimum front yard is 15 feet.

(ii) For structures taller than 36 feet in height, minimum front yard is 45 feet.

(2) Density. Maximum number of dwelling units is 416.

(3) Height.

(A) Except as provided in this paragraph, Within 155 feet of Lemmon Avenue: 85, maximum structure height is 85 feet.

(B) Except as provided in this paragraph, Between 155 feet and 285 feet of Lemmon Avenue, maximum structure height is 60 feet.

(C) Except as provided in this paragraph, More than 285 feet from Lemmon Avenue, maximum structure height is 36 feet.

(D) The following structures may project a maximum of 10 feet above the maximum structure height:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Visual screens that surround roof-mounted mechanical equipment.
- (vi) Chimney and vent stacks.
- (vii) Parapet walls (a maximum of six feet above the maximum structure height).

(4) Maximum lot coverage. Maximum lot coverage is 90 percent.

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

(c) Floor area ratio.

(1) For a project qualifying for a bonus pursuant to Sec. S-___ 116: 3.4 to 1.

SEC. S-___ 110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a project that qualifies for a bonus pursuant to Sec. S-___ 116.

Staff's Recommended Conditions

- (1) Minimum parking shall be required in accordance with Section 51A-4.1107(c).

(1) Except for micro-units and units restricted to specific income levels pursuant to Sec. S-___ 116, 1.25 spaces per dwelling unit are required.

(2) For micro-units and units restricted to specific income levels pursuant to Sec. S-___ 116, 0.5 spaces per dwelling unit are required.

(3) Required loading is 4 medium spaces and 4 small spaces.

SEC. S-___ 111. URBAN DESIGN STANDARDS.

(a) Sidewalks and Parkways.

(1) Lemmon Avenue. Minimum eight-foot-wide sidewalk with at least six feet unobstructed and minimum average parkway width of five feet.

(2) Throckmorton Street and Reagan Street north of driveway, as shown on the development plan. Minimum four-foot-wide unobstructed sidewalk and minimum average parkway width of 10 feet.

(3) Throckmorton Street and Reagan Street south of driveway, as shown on the development plan. Minimum six-foot-wide unobstructed sidewalk and minimum average parkway width of five feet.

(4) Bowser Avenue. Minimum four-foot-wide sidewalk unobstructed and minimum average parkway width of 10 feet.

Staff's Recommended Conditions

(2) Lemmon Avenue. Minimum eight-foot-wide sidewalk with at least six feet unobstructed and minimum average parkway width of five feet.

(3) All other frontages: Minimum six-foot-wide unobstructed sidewalk and minimum average parkway width of five feet.

(b) Pedestrian amenities. Along each of the frontages of Throckmorton Street, Bowser Avenue, Reagan Street and Lemmon Avenue, a minimum of two of each of the following pedestrian amenities must be provided:

- (1) Benches.
- (2) Trash receptacles.
- (3) Bicycle racks.

(c) Architectural elements. A minimum of one of the following architectural elements must be provided at all public entrances:

- (1) Architecturally prominent public entrance.
- (2) Canopy.
- (3) Awning.
- (4) Attached tower.
- (5) Turret.

(e) Transparency. Except as provided in this subsection, facades facing Lemmon Avenue must have a minimum transparency of forty percent for that portion of the facade between grade and fifteen feet in height. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. Spandrel glass and backpainted glass are not considered transparent. This subsection does not apply to parking structures.

(f) Open space. For a development containing 100 or more dwelling units, a minimum of 34,000 square feet of open space must be provided. 13,000 square feet of the total open space must be located on the ground. Open space may be located on top of a parking structure.

(g) Driveway maximums:

(1) Along Lemmon Avenue, Reagan Street, and Throckmorton Street, where an ingress or egress driveway crosses a sidewalk, maximum width of each driveway shall be 25 feet per frontage. One such driveway is permitted on each of these frontages.

(2) Along Bowser Street, no ingress or egress driveways are permitted on this frontage. (Ord. _____)

(h) External surface parking is prohibited.

(i) Except within a required visibility triangle, where sidewalks abut any on-site driving surface, loading area, or parking surface the following buffering must be used:

(1) Landscaping plantings with a minimum height of 36 inches; or

(2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(j) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

SEC. S-____.112. SUSTAINABLE DESIGN FEATURES FOR A PROJECT THAT QUALIFIES FOR A BONUS PURSUANT TO SEC. S- ____116

(a) Drip Irrigation. Except for lawn areas, drip irrigation shall be utilized for maintenance of plantings.

(b) Charging areas. Micro-mobility charging and parking for at least 10 vehicles must be provided.

(c) Bicycle Parking. A minimum total of 12 bicycle parking spaces must be located along street frontages and be accessible and visible from sidewalks.

(d) Façade Lighting. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(e) Micro units. A minimum of 5% of dwelling units shall be micro-units. Micro units may not be counted for purposes of qualifying for a mixed-income housing bonus pursuant to Sec. S-____.116(b).

SEC. S-____.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.114. LANDSCAPING.

(a) In general. Except as provided below for a project that qualifies for a bonus pursuant to Sec. S-____116, landscaping must be provided in accordance with Part 1 of this article.

(b) Landscaping for a project that qualifies for a bonus pursuant to Sec. S- ____ 116.

(1) Except as otherwise provided in this subsection, landscaping must be provided in accordance with Part 1 of this article and as shown on the landscape plan, Exhibit S____B. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) All plantings within the special and general planting areas must comply with habitat garden standards.

(3) General planting area may be located aboveground on an outside roof deck, rooftop garden, pool area, patio, or similar type of outside common area.

(4) Live oaks may not be used for street trees along Lemmon Avenue.

(5) The number of trees required with the tree planting zoning along Throckmorton is 8, provided the four large live oaks existing prior to 2024 as shown on the landscape plan are preserved. Otherwise, street trees are required on this frontage per Sec. 51P-193.126(b)(5)..

(7) The garage screening required in Sec. 51P-193.126(b)(3)(D) is not applicable to a parking structure concealed by the main building.

(8) The building official may allow tree and other planting locations to change at time of permitting in order to avoid conflicts with utilities.

(9) The landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-____115. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-____116. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section S-____.109.

(b) Reserved units. The height and floor area ratio development bonuses set forth in Section S-____109 apply if a minimum of **3.5** percent of the residential units are available to households earning between 61 percent and 80 percent of the area median family income.

Staff's Recommended Conditions

(b) Reserved units. The height and floor area ratio development bonuses set forth in Section S-____109 apply if a minimum of **5** percent of the residential units are available to household earning between 61 percent and 80 percent of the area median family income.

(c) Development regulations. Except as otherwise provided in this subsection, compliance with Section 51A-4.1107 is required. In the event of a conflict between Section 51A-4.1107 and this Subdistrict, this Subdistrict controls.

(1) Façade areas enclosing parking structure or loading areas are not subject to the transparency requirements of Sec. 51A-4.1107(d)(1).

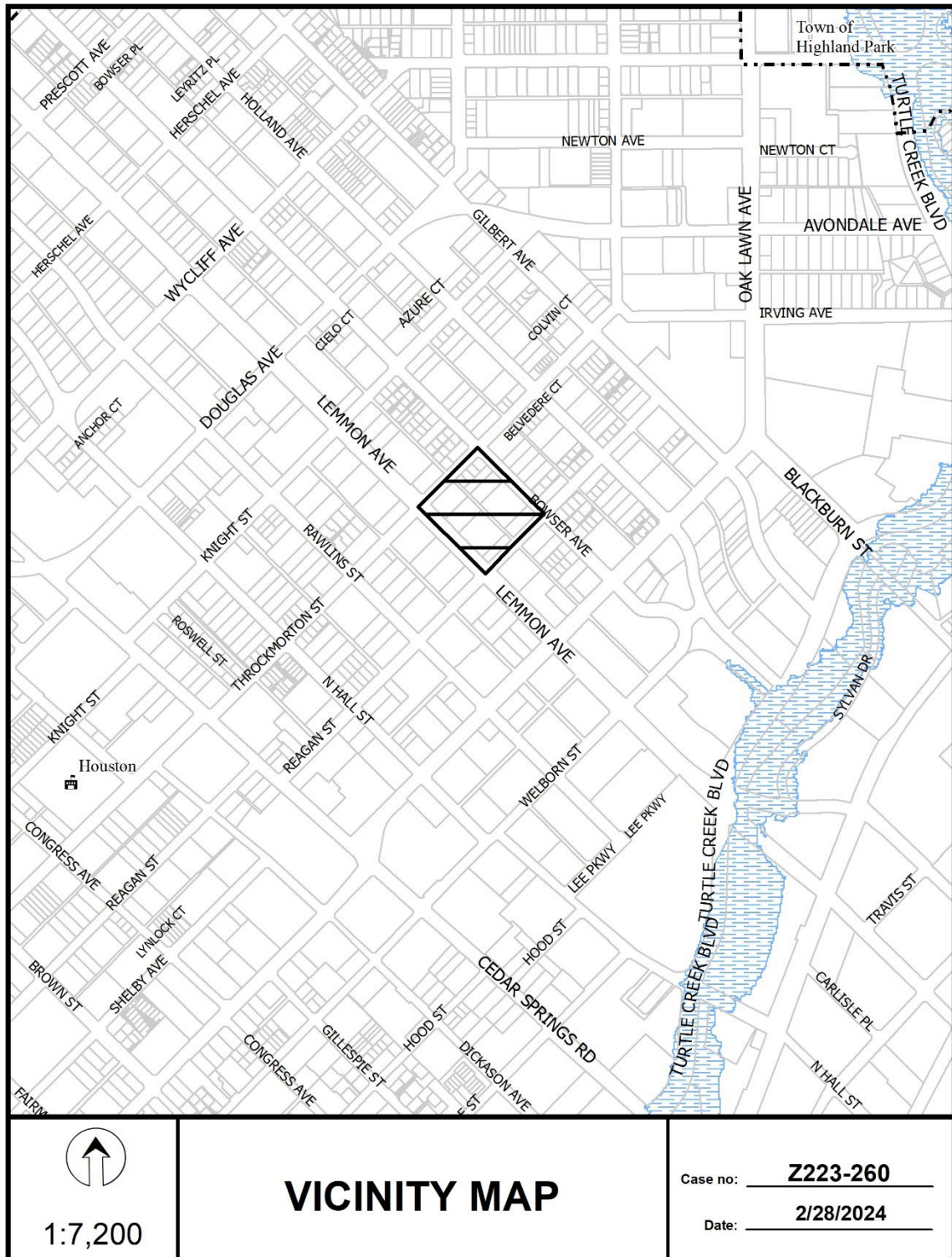
(2) That portion of the ground-level floor facing the street of any multi- floor parking facility must have an active use other than parking, with a minimum depth of 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

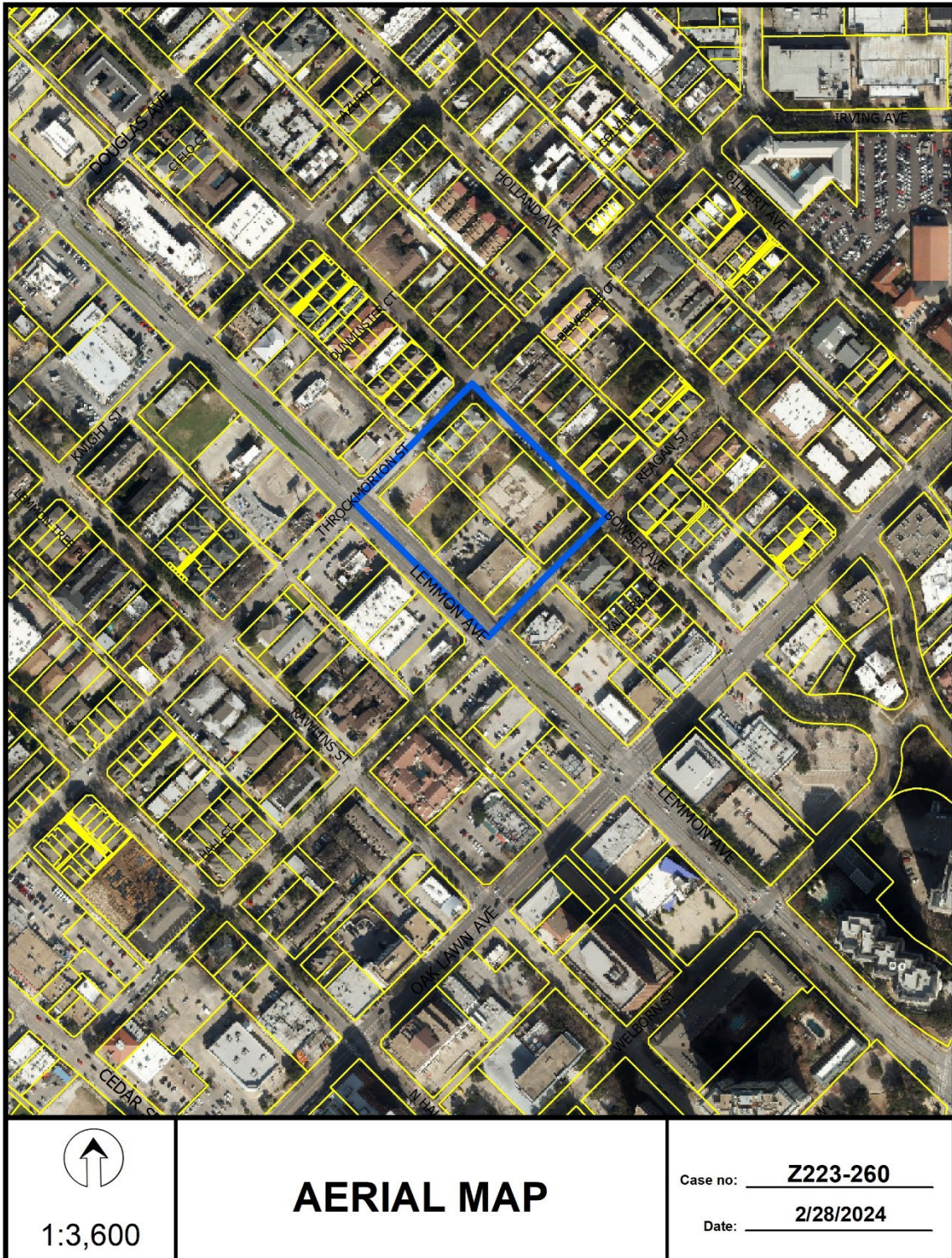
SEC. S-____.117. ADDITIONAL PROVISIONS.

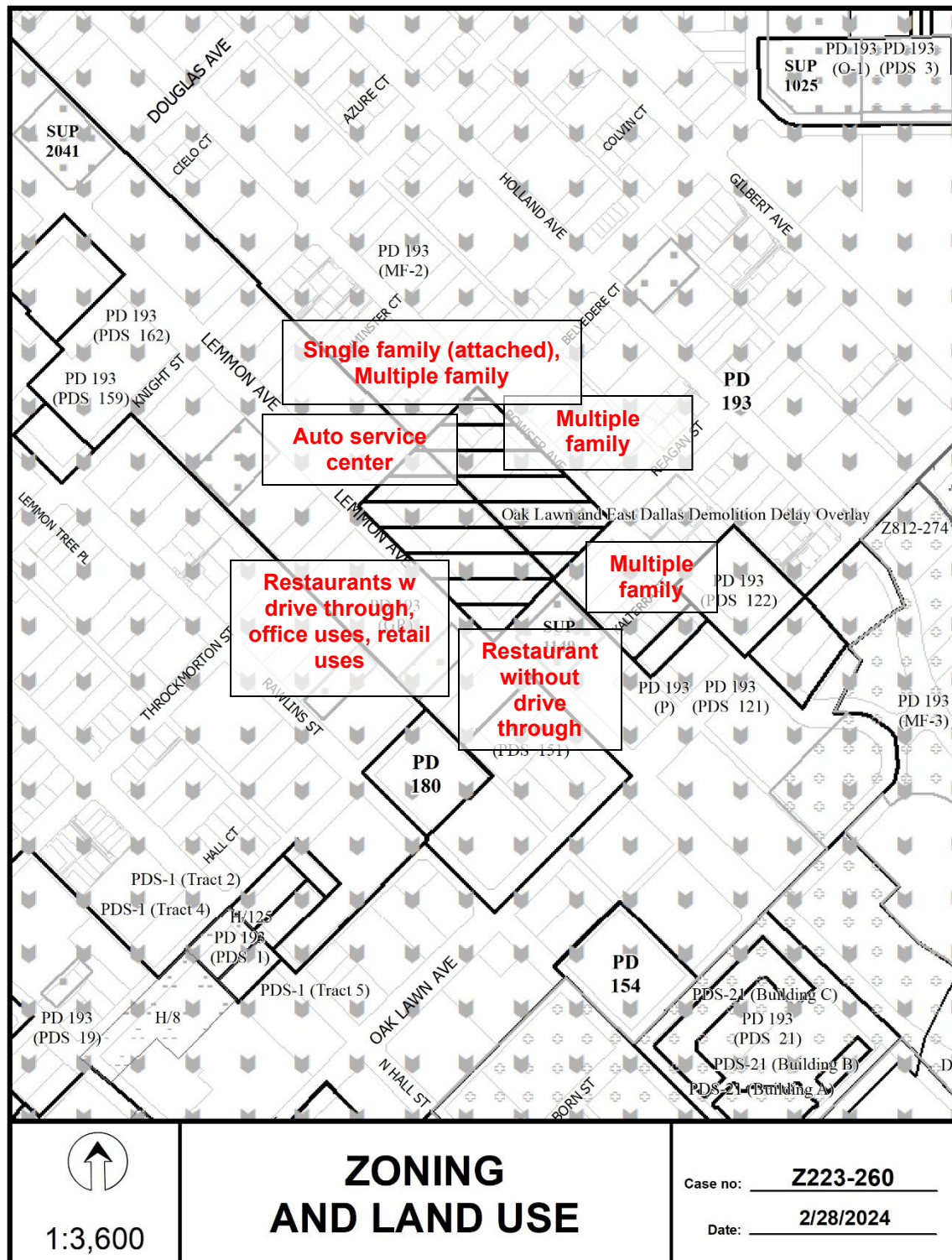
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must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

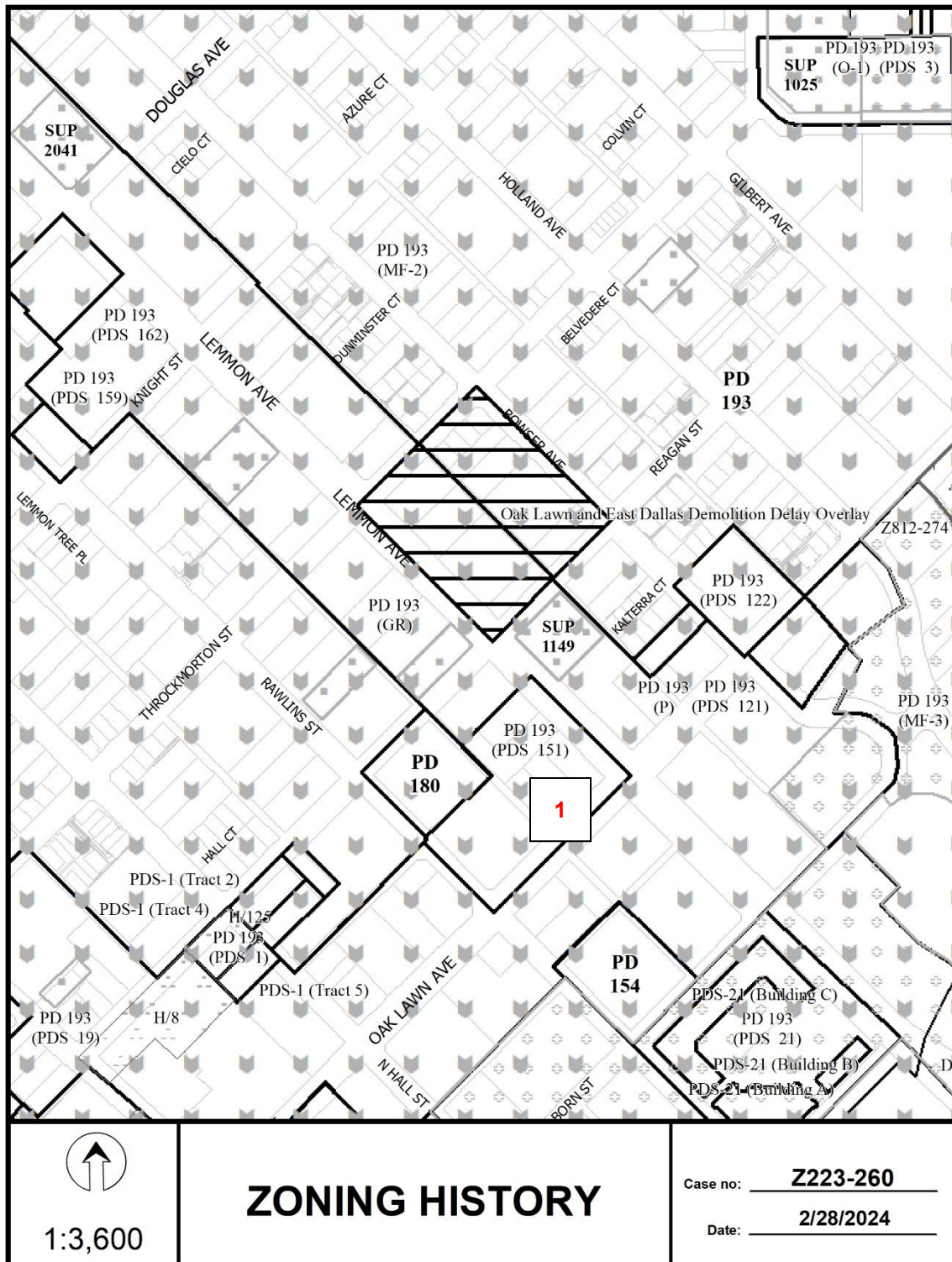
SEC. S-____.118. COMPLIANCE WITH CONDITIONS.

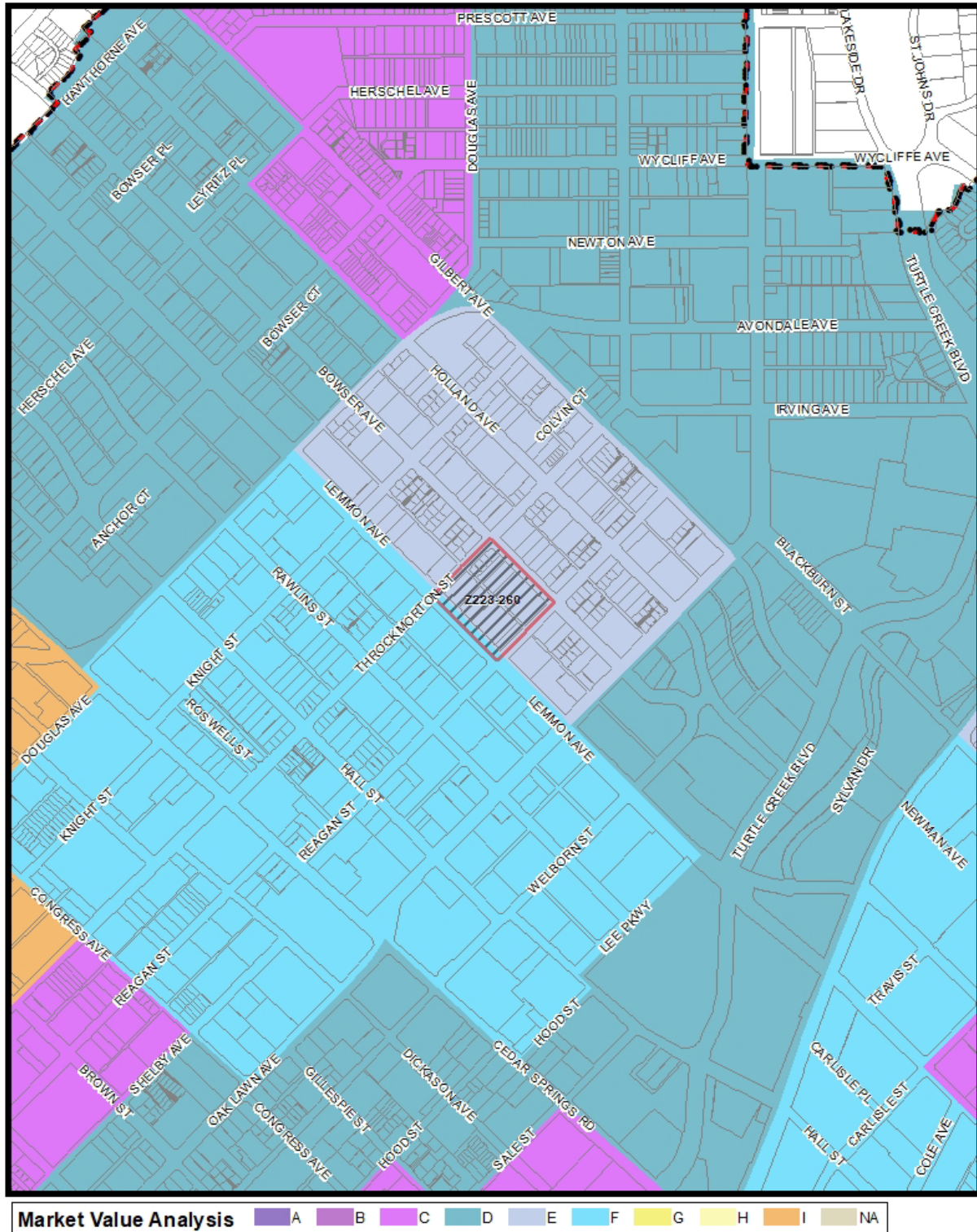
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to 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.







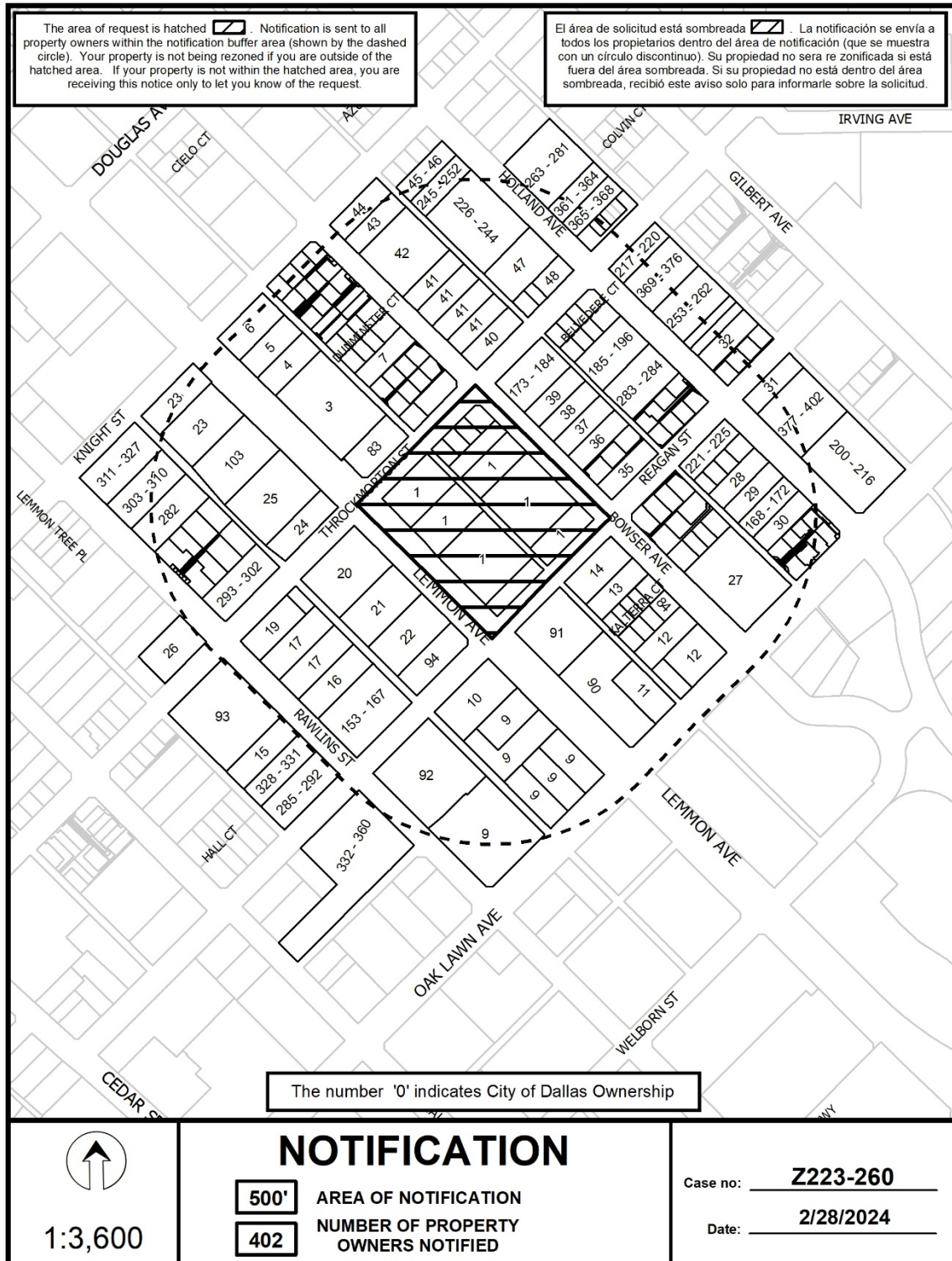




1:7,200

Market Value Analysis

Printed Date: 2/28/2024



02/28/2024

Notification List of Property Owners***Z223-260******402 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3900 LEMMON AVE	HEB GROCERY COMPANY LP
2	3927 BOWSER AVE	HEB GROCERY COMPANY LP
3	4018 LEMMON AVE	ROSSMORE ENTERPRISES
4	4026 LEMMON AVE	BURKMAN INVESTMENTS INC
5	4030 LEMMON AVE	FARR TERESA M
6	4038 LEMMON AVE	TRAYMORE PARTNERS LTD
7	4015 BOWSER AVE	AMBER RENTALS LLC
8	3515 THROCKMORTON ST	ZOTOS COURTNEY V
9	3435 OAK LAWN AVE	RP LEMMON PPTIES LP
10	3827 LEMMON AVE	LEMINA PARTNERS LTD
11	3509 OAK LAWN AVE	Taxpayer at
12	3519 OAK LAWN AVE	3519 OAKLAWN PARTNERS LTD
13	3825 BOWSER AVE	BAYAT ALI & SARA EHSANI
14	3827 BOWSER AVE	PHOL INVESTMENT INC
15	3913 RAWLINS ST	3913 RAWLINS STREET LLC
16	3912 RAWLINS ST	ROCKAPR15 LLC
17	3916 RAWLINS ST	MALT INVESTMENTS INC
18	3412 THROCKMORTON ST	KOINIS PAULINE C ET AL
19	3928 RAWLINS ST	MALT INVESTMENTS INC
20	3923 LEMMON AVE	BLUE PROPERTIES LLC
21	3915 LEMMON AVE	STANLEY GAINES & VICKIE
22	3911 LEMMON AVE	WEST LLC
23	4037 LEMMON AVE	RTK RESOURCES LP
24	4001 LEMMON AVE	4001 LEMMON AVENUE LLC
25	4015 LEMMON AVE	WEEDN REALTY LTD
26	4003 RAWLINS ST	PGH DIVIDE LLC

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3607 OAK LAWN AVE	ASSET MANAGEMENT ASSOC
28	3823 HOLLAND AVE	SHOOK JASON &
29	3819 HOLLAND AVE	YOUNG ELLE J
30	3811 HOLLAND AVE	COMPTON DALLAS PROPERTIES LP
31	3830 HOLLAND AVE	SWANSON REID
32	3906 HOLLAND AVE	WESTFIELD JOHN D
33	3912 HOLLAND AVE	CGI FAMILY LIVING TRUST
34	3910 HOLLAND AVE	SANDFORT JAMES D & KRISTEN A
35	3900 BOWSER AVE	OTT NATHANIEL BENTZIN
36	3910 BOWSER AVE	VINCENT BENJAMIN & SHELBY REVOCABLE
37	3914 BOWSER AVE	SON 3 ENTERPRISES LLC
38	3918 BOWSER AVE	MICHLIN JUDY
39	3922 BOWSER AVE	GERMANY JAMES M
40	4000 BOWSER AVE	KEELEY ROBERT THEODORE
41	4006 BOWSER AVE	KEELEY ROBERT THEODORE
42	4026 BOWSER AVE	FULKS PAUL M EST &
43	4032 BOWSER AVE	DUNCAN MICHAEL DENNIS
44	4040 BOWSER AVE	HPS PROPERTIES LLC
45	4035 HOLLAND AVE	YAHALOM ZUR
46	4035 HOLLAND AVE	GOONETILLEKE ANTHONY &
47	4011 HOLLAND AVE	MCWORTH REAL ESTATE LLC
48	4001 HOLLAND AVE	SALON ESTATE LLC
49	3619 THROCKMORTON ST	WHITESIDE KRISTI PAIGE
50	3617 THROCKMORTON ST	BARTELS SCOTT R &
51	3550 KNIGHT ST	PRITCHARD JOHN DANIEL
52	3554 KNIGHT ST	WEEKS JOHN J & ANGELIC M
53	3558 KNIGHT ST	ATERNO ELIZABETH & JOSEPH D
54	4045 BOWSER AVE	DIXON JOYCE
55	4043 BOWSER AVE	TILLMAN ANTHONY &
56	4041 BOWSER AVE	FOSTER JANET M
57	4039 BOWSER AVE	WARRINGTON DEBRA K

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4037 BOWSER AVE	BRYARLY MEREDITH ANNE &
59	4029 BOWSER AVE	BROGLEY CHAD STEPHEN
60	4031 BOWSER AVE	DRAKE BENJAMIN TAYLOR
61	4033 BOWSER AVE	DECAMP MONICA
62	4035 BOWSER AVE	BAZLEH SEYED MOHAMMAD
63	4023 BOWSER AVE	HOOK JEFFERY DWAYNE &
64	4027 BOWSER AVE	SAWHNEY MANAV S &
65	4021 BOWSER AVE	STALLION GROWTH FUND LLC
66	4025 BOWSER AVE	QUINTERO JULIAN ESTEBAN &
67	4019 BOWSER AVE	DARRAH SAMUEL &
68	3581 DUNMINSTER CT	HOPSON KAYLAN BROOKE
69	3561 DUNMINSTER CT	KRASKIN ANTON
70	3541 DUNMINSTER CT	MENZIA JOHN JOSEPH
71	4017 BOWSER AVE	SEFTON MARYANNE C TRUST
72	3580 DUNMINSTER CT	LIN HELEN
73	3560 DUNMINSTER CT	KOCH URSULA PATRICIA
74	3540 DUNMINSTER CT	CHAFFEE BRYAN
75	4007 BOWSER AVE	COHEN LUCIENNE HILTON &
76	4007 BOWSER AVE	HOFKER BEATRIX
77	4007 BOWSER AVE	PERRY KATHRYN VIRGINIA
78	4007 BOWSER AVE	MONTGOMERY WILLIAM &
79	4007 BOWSER AVE	ESCH MATTHEW
80	4007 BOWSER AVE	CLENNEY LAURA LIVING TRUST
81	4007 BOWSER AVE	DALES TUNA TREAT FUND
82	4007 BOWSER AVE	NELSON JAMES HAYS & KELLY SONGY
83	4004 LEMMON AVE	DALLAS LUBE VENTURE LLC
84	3817 BOWSER AVE	JOSEPH SUSAN &
85	3817 BOWSER AVE	JOSEPH SUSAN &
86	3553 KALTERRA CT	MOUZABI SARA
87	3541 KALTERRA CT	KIRKLAND JONATHAN C
88	3517 KALTERRA CT	AGADONI MAX ALBERT

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3505 KALTERRA CT	GILL FAMILY LIVING TRUST THE
90	3820 LEMMON AVE	GSSW LEMMON OAKLAWN LLC
91	3826 LEMMON AVE	KLINE TRUST INV LTD
92	3838 RAWLINS ST	NAKASH LINCOLN COURT LLC
93	3921 RAWLINS ST	DALLAS COUNTY MENTAL HEALTH
94	3903 LEMMON AVE	3903 LEMMON AVE LLC
95	4016 RAWLINS ST	KAY GLENDA LIVING TR
96	4014 RAWLINS ST	COHEN ALAN GOLD
97	4012 RAWLINS ST	CORNWELL KAITLYN ELEANOR &
98	4010 RAWLINS ST	WIKENCZY CHRISTOPHER P &
99	4008 RAWLINS ST	MCCOY C FRANCE &
100	4006 RAWLINS ST	HAWKINS STEVEN B
101	4004 RAWLINS ST	RUTLEDGE GEORGE &
102	4002 RAWLINS ST	QUINONES WILLIAM A
103	4023 LEMMON AVE	SGB LEMMON LLC
104	3816 BOWSER AVE	COIT ALBERT
105	3816 BOWSER AVE	WEINKAUF MARGARET
106	3816 BOWSER AVE	PATEL NIKITA & AMAR THAKRAR
107	3816 BOWSER AVE	BEAR ALAN HOWARD & JOAN MARIE
108	3820 BOWSER AVE	RINAOLO RICHARD THOMAS
109	3822 BOWSER AVE	PATEL AMIT & AMISHA
110	3824 BOWSER AVE	SANCHEZ FELIX & LOURDES
111	3834 BOWSER AVE	GRIFFO BOB C
112	3608 REAGAN ST	HAMILTON BILL T & DEBBIE
113	3610 REAGAN ST	CHELLGREN ZELDA &
114	3612 REAGAN ST	BOYER LIVING TR
115	3827 HOLLAND AVE	OLIVER STEPHEN R
116	3827 HOLLAND AVE	MADRIGAL ALICIA
117	3827 HOLLAND AVE	WHEAT WHITNEY SUSANNE
118	3827 HOLLAND AVE	BRASEL MARY J
119	3807 HOLLAND AVE	SWANEY LAURA A

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3805 HOLLAND AVE	MANTANI NIKHILESH R &
121	3803 HOLLAND AVE	BRNTLEY CORY BRYAN &
122	3801 HOLLAND AVE	NOORDSY MICHAEL
123	3637 OAK LAWN AVE	WATSON REVOCABLE TRUST
124	3633 OAK LAWN AVE	ZHOU YUANZHENG
125	3629 OAK LAWN AVE	PALETTI NHUTHUY & ERIC NATHAN
126	3625 OAK LAWN AVE	JAMESON MICHAEL
127	3701 REAGAN ST	RICHARDS CHARLOTTE CARTER
128	3705 REAGAN ST	GRIFFIN JAMIE JOSEPH
129	3709 REAGAN ST	MALHOTRA VINEET &
130	3715 REAGAN ST	SAVAGE KRISTEN S & JASON R
131	3902 BOWSER AVE	NEWCOMB MADISON RUFFIN &
132	3904 BOWSER AVE	REHMATULLAH ASIF & SAMINA
133	3906 BOWSER AVE	OSGOOD JEFFREY S &
134	3991 HOLLAND AVE	VANDERZANDE ROBERT & CHANDA
135	3690 THROCKMORTON ST	ESSERMAN MARK A & LEDINA
136	3670 THROCKMORTON ST	VANDERSLICE DEANANN R
137	3650 THROCKMORTON ST	CRANFILL CHAD O &
138	3981 HOLLAND AVE	KENNEDY KRISTEN MICHELLE &
139	3660 BELVEDERE CT	KUMAR SUCHIT
140	3640 BELVEDERE CT	BACCUS ROY BRUCE & MARY L
141	3620 BELVEDERE CT	GRIFFITH KEITH & PATRICIA
142	3909 HOLLAND AVE	SOLOMON NIKKI
143	3907 HOLLAND AVE	ANDRADE DANTE G
144	3905 HOLLAND AVE	Taxpayer at
145	3903 HOLLAND AVE	STEINFELD ROBERT H
146	3633 REAGAN ST	SPAULDING JESSICA A &
147	3637 REAGAN ST	RUTHERFORD AMY A AMENDED AND
148	3641 REAGAN ST	WOODS MARY L
149	3645 REAGAN ST	HARRIS JEFFREY B
150	4002 HOLLAND AVE	4002 HOLLAND HOA

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4002 HOLLAND AVE	NAVAS ERNESTO
152	4002 HOLLAND AVE	KAZANOWSKI KATELYN &
153	3904 RAWLINS ST	BASH BRECK LAWRENCE
154	3904 RAWLINS ST	LOHNER JACK E JR
155	3904 RAWLINS ST	WENHAM MARK &
156	3904 RAWLINS ST	SMITH JENNIFER L
157	3904 RAWLINS ST	XU MENGYU
158	3904 RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
159	3904 RAWLINS ST	DELANO JEANA M
160	3904 RAWLINS ST	JONES KRISTEN ALLEN
161	3904 RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
162	3904 RAWLINS ST	OROZCO IVAN
163	3904 RAWLINS ST	TURNER ELIZABETH J
164	3904 RAWLINS ST	COOK NOAH G
165	3904 RAWLINS ST	UDDIN NASIR
166	3904 RAWLINS ST	KACZMAREK JACOB
167	3904 RAWLINS ST	VILLARREAL ANA GABRIELA
168	3815 HOLLAND AVE	BUNCE DUANE LEE &
169	3815 HOLLAND AVE	KOZENKOVAITE VICTORIA
170	3815 HOLLAND AVE	SMITH BRYAN D
171	3815 HOLLAND AVE	YATES JOE III
172	3815 HOLLAND AVE	TAM CONSTANCE M & JIMMY P
173	3930 BOWSER AVE	BEARDSLEY EDWARD L &
174	3930 BOWSER AVE	FROMSTEIN BENJAMIN DAVID
175	3930 BOWSER AVE	TISON CHRISTOPHER ALLAN
176	3930 BOWSER AVE	SHANKLES JORDAN L
177	3930 BOWSER AVE	JENEVEIN JANE M &
178	3930 BOWSER AVE	SHEEHAN KATHERINE
179	3930 BOWSER AVE	WILSON SAM
180	3930 BOWSER AVE	TRUONG JOSEPH
181	3930 BOWSER AVE	PHILLIPS JAMES A REVOCABLE TRUST

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3930 BOWSER AVE	ROSS MICHELLE E
183	3930 BOWSER AVE	ACARREGUI COURTNEY MICHELLE
184	3930 BOWSER AVE	KIRKSEY YOLANDA D
185	3919 HOLLAND AVE	CHOVANEC JOSEPH WILLIAM
186	3919 HOLLAND AVE	LANGSTON NOAH &
187	3919 HOLLAND AVE	COWLEY DOROTHY SUSAN
188	3919 HOLLAND AVE	SUSANTIO RUDY
189	3919 HOLLAND AVE	MAY LAURA
190	3919 HOLLAND AVE	LEDESMA MICHAEL
191	3919 HOLLAND AVE	BURNS DAN E
192	3919 HOLLAND AVE	NAJJAR KAREEM
193	3919 HOLLAND AVE	HESS HANNAH JEAN T
194	3919 HOLLAND AVE	MACHADO IRELIA & JORGE MORILLO SR &
195	3919 HOLLAND AVE	ZHANG HANNING
196	3919 HOLLAND AVE	SCHUSS EVAN
197	4001 BOWSER AVE	THOMPSON SUELLEN S
198	4001 BOWSER AVE	HESS JONATHAN LUCAS
199	4001 BOWSER AVE	COLLEY HEIDI RAE &
200	3800 HOLLAND AVE	ACOSTA MATTHEW CHRISTIAN &
201	3800 HOLLAND AVE	BATES SCOTT
202	3800 HOLLAND AVE	MURRAY PATRICIA E
203	3800 HOLLAND AVE	TRAN VAN THU
204	3800 HOLLAND AVE	KHAN MOHAMMED MUSTAFA &
205	3800 HOLLAND AVE	SPEEGLE CHRISTOPHER F
206	3800 HOLLAND AVE	JAJI SEBNEM &
207	3800 HOLLAND AVE	HUYNH LONG
208	3800 HOLLAND AVE	FREIBERGER PETER P III
209	3800 HOLLAND AVE	GOMEZPALACIO RODRIGO
210	3800 HOLLAND AVE	HULS JULIE
211	3800 HOLLAND AVE	MARTINEZ EDGAR &
212	3800 HOLLAND AVE	KHAN MICHAEL S & STACIE E

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3800 HOLLAND AVE	CHOU LILY
214	3800 HOLLAND AVE	POLLARI ALLISON
215	3800 HOLLAND AVE	HERMAN CHRISTOPHER K
216	3800 HOLLAND AVE	EASON RICHARD GRANT
217	3930 HOLLAND AVE	SMITH KAREN MICHELLE
218	3930 HOLLAND AVE	TA DOAN
219	3930 HOLLAND AVE	BENNETT ANDREW LIVING TRUST &
220	3930 HOLLAND AVE	FARVARDIN SHEREAN &
221	3624 REAGAN ST	DAVIS DONALD & SALLY
222	3622 REAGAN ST	BACHMANN RAYMOND JOHN & APRIL LYNN
223	3620 REAGAN ST	BALLEW MAURICE & SHARON
224	3618 REAGAN ST	TOCCI PHILIP
225	3616 REAGAN ST	BES2012 TEXAS PROPERTY LLC
226	4015 HOLLAND AVE	YARBROUGH ERICA
227	4015 HOLLAND AVE	HALE LYNN W
228	4015 HOLLAND AVE	CGI ENTERPRISES LLC
229	4015 HOLLAND AVE	SCOFIELD JAMES S & PAULA W
230	4015 HOLLAND AVE	CANTRELL TAYLOR
231	4015 HOLLAND AVE	BROWN DANA BENNETT
232	4015 HOLLAND AVE	ARC FAMILY REAL ESTATE LLC
233	4015 HOLLAND AVE	MARTIN SARAH J
234	4015 HOLLAND AVE	CHIDESTER JAY MARK
235	4015 HOLLAND AVE	MERCADO PATRICIA
236	4025 HOLLAND AVE	LEWIS ROBERT & JILLIAN
237	4025 HOLLAND AVE	WARD NICOLE
238	4025 HOLLAND AVE	COGANHORNER ERIN
239	4025 HOLLAND AVE	SMITH SUZANNE M
240	4025 HOLLAND AVE	WEST DOUGLAS G
241	4025 HOLLAND AVE	PRYBYLOWSKI ANDREW
242	4025 HOLLAND AVE	SUMLIN RICHARD
243	4025 HOLLAND AVE	GRAVIS MARY CAROLYN

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	4025 HOLLAND AVE	WATSON COURTNEY
245	4031 HOLLAND AVE	RAMUSAT ANTOINE
246	4031 HOLLAND AVE	DICKHANER KRISTIN &
247	4031 HOLLAND AVE	BORGA BRANDON
248	4031 HOLLAND AVE	ECTON CRISTY A
249	4031 HOLLAND AVE	MONTMELIAN LLC
250	4031 HOLLAND AVE	WETZEL CAMERON
251	4031 HOLLAND AVE	SIMONE JOHN
252	4031 HOLLAND AVE	PANDYA AMIT & REEMA REVOCABLE
253	3918 HOLLAND AVE	KNOWLTON PAUL & JEANNINE
254	3918 HOLLAND AVE	FOARD ALLISON
255	3918 HOLLAND AVE	HAMILTON KELCEY
256	3918 HOLLAND AVE	BAKER JENNIFER
257	3918 HOLLAND AVE	FARRIS JOHN & LORA
258	3918 HOLLAND AVE	STRYER STEVN
259	3918 HOLLAND AVE	COHEN JONATHAN &
260	3918 HOLLAND AVE	CENTER ROSE CAROLINE
261	3918 HOLLAND AVE	MARTIN PRISCILLA
262	3918 HOLLAND AVE	FORSICK GRACE E
263	4020 HOLLAND AVE	SPEEGLE STACEY
264	4020 HOLLAND AVE	BASHYAM MANI
265	4020 HOLLAND AVE	BARRY ANDREW ALLEN
266	4020 HOLLAND AVE	WARBINGTON RICK D
267	4020 HOLLAND AVE	QUETIN JANE H
268	4020 HOLLAND AVE	NGUYEN THIEN D
269	4020 HOLLAND AVE	ALSINA MICHAEL KELLY &
270	4020 HOLLAND AVE	BOLDEN LARRY
271	4020 HOLLAND AVE	MALDONADO DANIELA
272	4020 HOLLAND AVE	PEACE MANDIE
273	4020 HOLLAND AVE	ASTURIAS EDISON
274	4020 HOLLAND AVE	SEFCHIK KIRK PATRICK

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	4020 HOLLAND AVE	OLISY LLC
276	4020 HOLLAND AVE	PAFF JORDAN & KETURAH
277	4020 HOLLAND AVE	MESA RICARDO
278	4020 HOLLAND AVE	SAROKHANIAN FAMILY TRUST
279	4020 HOLLAND AVE	KNOBLER DONALD R
280	4020 HOLLAND AVE	RADOWICK BRIAN
281	4020 HOLLAND AVE	JACOBS TAYLOR
282	4020 RAWLINS ST	BENNETT FAMILY TRUST
283	3911 HOLLAND AVE	AVANT LLC
284	3911 HOLLAND AVE	AVANT LLC
285	3311 REAGAN ST	ELLIOTT MILES DAVIS
286	3315 REAGAN ST	KIRLEY JULIEANNA
287	3317 REAGAN ST	LESZINSKI SLAWOMIR
288	3319 REAGAN ST	SMITH KENISHA L
289	3319 REAGAN ST	WU RENQING
290	3321 REAGAN ST	HARTNER ASHTON
291	3905 RAWLINS ST	ALVARADO ANDREW
292	3905 RAWLINS ST	IPENEMA INVESTMENTS LTF
293	4000 RAWLINS ST	MCLEAN MARY E &
294	4000 RAWLINS ST	NUNEZ NAYIROBI
295	4000 RAWLINS ST	ADAIR TAYLOR
296	4000 RAWLINS ST	TOWNEND WILLIAM H
297	4000 RAWLINS ST	KLYMOV YEVGEN
298	4000 RAWLINS ST	GROSECLOSE LARRY E &
299	4000 RAWLINS ST	NYMARK JAMES P TRUST
300	4000 RAWLINS ST	ROBBINSELROD CHRISTINE
301	4000 RAWLINS ST	PEPIN SCOTT M
302	4000 RAWLINS ST	WOLF MICHAEL R & CLARISSA BAEZA
303	4030 RAWLINS ST	HAYES NATALIE I
304	4030 RAWLINS ST	WU CHI YUAN & WEI YING
305	4030 RAWLINS ST	WALL RICHARD JOHN

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	4030 RAWLINS ST	PROZNIK MADELINE
307	4030 RAWLINS ST	DEVASHER MARTHA ATKINSON
308	4030 RAWLINS ST	GENTILE STEPHANIE M
309	4030 RAWLINS ST	SEGLER TROY GLENN JR &
310	4030 RAWLINS ST	WU JAFFEE CHIH KAI
311	4034 RAWLINS ST	LAYTON STEPHANIE
312	4034 RAWLINS ST	ROE MICHAEL ALAN
313	4034 RAWLINS ST	HIRA RANDEEP SINGH
314	4034 RAWLINS ST	MINDE COLLEEN E
315	4034 RAWLINS ST	FARUQUI RIZWAN
316	4034 RAWLINS ST	RODRIGUEZ ROSALINDA
317	4034 RAWLINS ST	HILL DAVID & ROCAMONTES EMILY
318	4034 RAWLINS ST	NEGRON EDGAR E
319	4034 RAWLINS ST	NELSON SCOTT & MARTHA
320	4034 RAWLINS ST	BHARGAVA AYUSH
321	4034 RAWLINS ST	VOLESKY NICOLE EVELYN
322	4034 RAWLINS ST	GIACOBBE ROBERT L
323	4034 RAWLINS ST	RASTEGAR CYRUS
324	4034 RAWLINS ST	FORCE STACY
325	4034 RAWLINS ST	VULPITTA RACHEL
326	4034 RAWLINS ST	GRADY ALEXANDRA
327	4034 RAWLINS ST	SMITH KIRSTEN BRIANNE
328	3909 RAWLINS ST	IPENEMA INVESTMENTS LTF
329	3909 RAWLINS ST	PENSCO TRUST COMPANY CUSTODIAN
330	3909 RAWLINS ST	BIRNBAUM MARC A
331	3909 RAWLINS ST	SANFORD EHTAN LANCE
332	3817 RAWLINS ST	BAHRAMI SHOHREH
333	3817 RAWLINS ST	ARDIZZONI HEATHER
334	3817 RAWLINS ST	VARGAS JO ANN
335	3817 RAWLINS ST	ODLE ZACHARY
336	3817 RAWLINS ST	MIOT DANIEL &

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3817 RAWLINS ST	FAIRBANKS BENJAMIN H & TATE S
338	3817 RAWLINS ST	BODINE BART R
339	3817 RAWLINS ST	HOLLEY NICK R
340	3320 REAGAN ST	HARROD JAMES M TRUST
341	3320 REAGAN ST	MATHEWS MICHAEL G
342	3320 REAGAN ST	RICHARDSON LARRY W JR
343	3320 REAGAN ST	DREES HOWARD J & SARA
344	3320 REAGAN ST	HARROD JAMES MICHAEL TR
345	3320 REAGAN ST	GARRETT GARY LYNN &
346	3320 REAGAN ST	COMPTON RONIT SHALOM
347	3320 REAGAN ST	PEREZ PATRICIA
348	3320 REAGAN ST	DAVIS DAVID PAUL
349	3320 REAGAN ST	LOUP BENJAMIN JOSEPH
350	3320 REAGAN ST	CHAMBERLAIN ERNEST DON
351	3320 REAGAN ST	CHUI WAI L
352	3818 N HALL ST	AUGUSTINE CATHRYN CAROLE &
353	3818 N HALL ST	HAWKS NATHAN
354	3818 N HALL ST	SINGH GURPAL GILL &
355	3818 N HALL ST	PORTER DONOVAN
356	3818 N HALL ST	NASH KEVIN
357	3818 N HALL ST	FOLEY CHRISTOPHER
358	3818 N HALL ST	HILTY DAWN
359	3818 N HALL ST	JOHNSON CHRISTINA
360	3818 N HALL ST	MILLER STEPHEN E
361	4008 HOLLAND AVE	YUAN MENGAN
362	4008 HOLLAND AVE	CARTER KEVIN C
363	4008 HOLLAND AVE	KANE LINDSAY A
364	4008 HOLLAND AVE	CRAWFORD LAURA BETH
365	4006 HOLLAND AVE	HINSHAW KRISTEN EMILY
366	4006 HOLLAND AVE	ENIX MASON
367	4006 HOLLAND AVE	S WALSH DESIGN LLC

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	4006 HOLLAND AVE	BIERNER LARA E
369	3926 HOLLAND AVE	BROWN JULIE BALDWIN
370	3926 HOLLAND AVE	BERNHARD STACEY
371	3926 HOLLAND AVE	STANKEY MEAGHAN M
372	3926 HOLLAND AVE	INTERRANTE MARK F &
373	3926 HOLLAND AVE	MANN JENNIFER K
374	3926 HOLLAND AVE	BRUCE BRIAN & SUSAN
375	3926 HOLLAND AVE	RANTA MATTHEW K &
376	3926 HOLLAND AVE	BAXTER ELIZABETH &
377	3818 HOLLAND AVE	LANG LINDSEY A
378	3818 HOLLAND AVE	GIBSON MICHAEL W &
379	3818 HOLLAND AVE	JENDRICKS BENJAMIN HARTLIEB &
380	3818 HOLLAND AVE	LOWRANCE LOWELL
381	3818 HOLLAND AVE	HAUBRICH MARILYN
382	3818 HOLLAND AVE	WALTERS KATHRYN L
383	3818 HOLLAND AVE	CUNNINGHAM DANA E ALLYSON
384	3818 HOLLAND AVE	MITTAL GARIMA
385	3818 HOLLAND AVE	SARIEDDINE MAJED &
386	3818 HOLLAND AVE	MAIER EMIL & NATALIA &
387	3818 HOLLAND AVE	BROWN DIANA CAROLE & ROGER D
388	3818 HOLLAND AVE	BECKER ADAM DANIEL
389	3818 HOLLAND AVE	HUTTO CHARLES
390	3818 HOLLAND AVE	LAWHON DAVID C
391	3818 HOLLAND AVE	PALFREY CAMPBELL III
392	3818 HOLLAND AVE	GORE BOBBIE A
393	3818 HOLLAND AVE	SALEH WALID & RANIA
394	3818 HOLLAND AVE	THOMAS RALPH & KIM
395	3818 HOLLAND AVE	BLUM DENA R
396	3818 HOLLAND AVE	JAKSA KACIE E
397	3818 HOLLAND AVE	COYNE SUSAN M
398	3818 HOLLAND AVE	HERRERASEPTIEN GONZALO &

Z223-260(MP)

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	3818 HOLLAND AVE	BARABA ELIZABETH A
400	3818 HOLLAND AVE	NIEVA MARIA CECILIA
401	3818 HOLLAND AVE	MCLAUGHLIN JEFFREY WADE &
402	3818 HOLLAND AVE	VELEZ LOPEZ MYRNA A