

FILE NUMBER: Z167-396(AR)

DATE FILED: August 3, 2017

LOCATION: Generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south

COUNCIL DISTRICT: 13

MAPSCO: 25 T

SIZE OF REQUEST: Approx. 12.6 acres

CENSUS TRACT: 77.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 15 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards; to promote pedestrian activity; and to provide guidelines to ensure compatibility with existing and future residential development.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- On April 23, 1947, the City Council passed Ordinance No. 4040 which established a C-2 District in the area that would become PD No. 15.
- On March 29, 1965, the City Council passed Ordinance No. 10962 which established the Comprehensive General Zoning Ordinance and converted the established C-2 District to PD No. 15.
- On September 4, 1973, the City Council passed Ordinance No. 14241 which amended the development plan and conditions of the PD.
- On November 30, 1977, the City Council passed Resolution No. 77-3605 which amended the development plan of the PD.
- On September 17, 1980, the City Council passed Ordinance No. 16683 which amended the PD to allow for certain limited uses.
- On September 7, 2017, the City Plan Commission initiated an authorized hearing on property zoned Planned Development District No. 15 to consider appropriate zoning for the area.
- On April 26, 2018, a Community Meeting was held by the City and hosted by City Council Member Gates to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. Approximately 200 people attended.
- On May 25, 2018, a 12-member Steering Committee was appointed by City Council Member Gates.
- Between June 28, 2018, and January 7, 2019, staff met with the Steering Committee during 11 meetings to discuss proposed changes for the area. An average of 11 of the 12 Steering Committee members attended the meetings. An average of 47 community members and interested parties attended the meetings.
- On February 19, 2019, a Community Meeting was held by the City and hosted by City Council Member Gates to present the proposed zoning amendments. Approximately 235 people attended.
- On February 21, 2019, as part of the City Plan Commission Bus Tour, the City Plan Commission toured the authorized hearing area.
- On March 7, 2019, City staff briefed the zoning case to the City Plan Commission.

- On March 11, 2019, the zoning case scheduled for March 21, 2019 City Plan Commission was postponed by the opposition under Section 51A-4.701(e)(5) of the Dallas Development Code.
- On April 18, 2019, the case was heard by the City Plan Commission and was held under advisement until June 6, 2019.
- On June 6, 2019, the City Plan Commission recommended approval of amendments to Planned Development District No. 15, subject to conditions.
- On August 2, 2019, the zoning case scheduled for August 14, 2019 City Council was postponed by the opposition under Section 51A-4.701(e)(5) of the Dallas Development Code.
- On August 14, 2019, a Community Meeting was held by the City and hosted by City Council Member Gates to present the CPC recommended conditions and staff comments.

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

1. **BDA145-014:** On March 18, 2015, the Board of Adjustment Panel B granted a special exception to provide an alternate landscape plan for property at 6405 Bandera Avenue.
2. **Z134-250:** On November 10, 2015, the City Council approved Planned Development District No. 946 for multifamily uses. PD No. 946 is located approximately 0.15 miles west of the area of request on the northeast corner of Preston Road and Northwest Highway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension and ROW
W Northwest Highway	Principal Arterial	6 lane divided, Variable width ROW
Pickwick Lane	Local Street	2 lane undivided, 50' ROW
Baltimore Drive	Local Street	2 lane undivided, 60' ROW

Traffic:

On May 20, 2019, a traffic study commissioned by the Preston Place Condominium Association for the area of request and surrounding area was submitted to the City. The overall findings from the traffic study concluded that the Level of Service will not significantly change from the potential increase in traffic volume based on the proposed

densities associated with new development in the area of request. The study also included two traffic signal warrant analysis studies for Tulane Boulevard and Edgemere Road. Based on the study, a traffic signal is warranted for Edgemere Road and is not warranted for Tulane Boulevard. The Engineering Division of the Sustainable Development and Construction Department has reviewed the traffic study and generally agrees with the findings and recommendations.

The traffic study and accompanying documents can be viewed at the following link: <https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/pdd15.aspx>

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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 5.1.1 Promote pedestrian-friendly streetscapes.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

ENVIRONMENTAL ELEMENT

GOAL 6.1 PROTECT DALLAS WATER QUALITY AND WATERSHEDS

Policy 6.1.1.7 Consider shared parking and other parking reduction strategies to minimize unnecessary paved areas.

The proposed zoning changes meet the vision of the *forwardDallas! Comprehensive Plan* by strengthening existing neighborhoods, promoting strong and distinctive neighborhoods, promoting pedestrian-friendly streetscapes, and encouraging building height, scale, design and character. The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

Neighborhood Plus Plan:

The City Council adopted the Neighborhood Plus Plan in 2015 which identifies gaps in affordable housing in the Dallas area.

Neighborhood Plus Plan's recommended policies include:

- **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.

Area Plans:

Comprehensive Area Plans are adopted by City Council to establish land use and development policy in specific areas and are intended to guide future zoning and land development decisions.

Northwest Highway & Preston Road Area Plan:

The *Northwest Highway and Preston Road Area Plan* was approved by City Council on January 25, 2017. The *Plan* was comprised of seven study areas and approximately 1,370 acres. The area of request is located within Zone 4, Multi-Family Neighborhoods. In Zone 4, the *Plan* envisions “a renewable, multi-family enclave giving preference to owner-occupied condominium units and senior living facilities” (pg. 24).

Zone 4 Recommendations of the *Plan* include the following land development policies:

- (1) Zone 4 should remain residential in nature, and retail and office development should be limited to the existing commercial area at the southeastern corner of the zone. Zone 4 is envisioned as a renewable, multifamily enclave giving preference to owner-occupied condominium units and senior living facilities. (pg. 18, 24)
- (2) Current zoning will be changed as this area is redeveloped, permitting increased height as a tradeoff for reduced lot coverage. Up to four-story structures would be acceptable in return for smaller building footprints that would preserve open spaces. Highest density developments are to be concentrated along the Northwest Highway frontages. The two existing high-rise residential structures would continue to be the only such buildings in the zone. (pg. 9, 18, 24)
- (3) New developments should meet City codes for on-site parking for residents and visitors, and underground parking would be greatly preferred whenever feasible. (pg. 18)
- (4) New developments should include greater landscaping and open space, and pedestrian-friendly amenities. (pg. 24)

The proposed zoning changes comply with the Zone 4 policy recommendations Nos. 1, 3, and 4 by allowing residential uses only (except for the limited non-residential uses currently permitted), meeting City code for parking requirements, permitting underground parking, and including provisions for landscaping, open space, and pedestrian-friendly areas.

The proposed zoning changes partially comply with the Zone 4 policy recommendation No. 2 in that increased height is permitted in exchange for reduced lot coverage and taller heights are permitted along the Northwest Highway frontage. While the proposed changes do not limit structures to a four-story height limit, smaller footprints are required in exchange for increased height. Additionally, the proposed changes include open space requirements and density bonuses in exchange for additional open space. The two existing high-rise structures (Preston Tower and Athena) would continue to be the tallest

structures in the PD as the proposed changes limit the height that would not exceed the existing structures.

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 to orange, representing the weakest markets. The area of request is located within Category D of the MVA.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	PD No. 15	Multifamily, Vacant
North	MF-1(A)	Multifamily
East	MF-1(A)	Multifamily
South	N/A City of University Park	Church, Single-family, Duplex
West	MF-1(A)	Multifamily

STAFF ANALYSIS:

General Overview:

Planned Development District No. 15 was primarily developed with multifamily uses in the early to mid-1960's. By 1966, five of the six properties within PD No. 15 were developed as multifamily uses including two high-rise towers (Preston Tower and Athena) and three low-rise condominiums (Royal Orleans, The Diplomat, and Diamond Head).

In 1973, the City Council approved an amendment to PD No. 15 to allow the development of a 20 story, 125 unit high-rise apartment building and adjoining 5 story parking garage on the remaining undeveloped property. Additional changes to the 1973 amendment included limiting the density in the PD to the density of the existing structures plus the density of the proposed 125 unit tower to a maximum density of 52.4 dwelling units per acre and implementing a development plan as part of the PD regulations. The approved development plan showed the building footprint, number of units, and number of floors for the existing and proposed multifamily structures.

The proposed 20 story tower was ultimately never developed and in 1977, the City Council approved an amendment to revise the development plan for the undeveloped site to provide for a three story, 60 unit apartment building with parking facilities provided underneath the building. The revised plan limited the density to the existing structures'

density plus the density of the proposed 60 unit apartment building as shown on the plan. In 1979, the remaining undeveloped property in the PD was developed (Preston Place) to the specifications of the 1977 zoning amendment.

In 1980, the City Council approved an amendment to revise the PD conditions to allow limited non-residential uses on the first and second floors of Preston Tower and clarify that only Multiple Family-3 (MF-3) uses, excluding the allowable limited non-residential uses in Preston Tower are permitted in the PD. Additional regulations clarifying parking and Certificate of Occupancy requirements were added as part of the amendment. Lastly, in 2010, a minor amendment to the development plan was approved by the City Plan Commission to revise the on-site parking and loading areas for Preston Tower.

On March 3, 2017, a fire destroyed the 60 unit Preston Place multifamily structure. Due to the existing zoning regulations in PD No. 15, the Preston Place property could only rebuild to the specifications shown on the approved development plan. Any change in building footprint, number of units, height, or other development standards listed in the PD conditions or shown on the development plan would require a zoning change. However, a request for additional units in a zoning change would be limited to the 66 available units based on the density cap of 52.4 dwelling units per acre which is a total of 660 dwelling units for the whole PD. Based on the development plan, there are 594 units currently permitted with the number of units shown for each property. To modify the existing density cap, all properties within the PD would be required to submit a joint zoning change application. Due to the challenges associated with the existing zoning regulations for the burned down Preston Place property, an authorized hearing was called to determine proper zoning for the area.

The first community meeting for the authorized hearing was held in April 2018 to review existing zoning, the authorized hearing process, and next steps. Following the community meeting, a Steering Committee was appointed by the Council Member. Staff held eleven Steering Committee meetings from June 2018 to January 2019 to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments. Steering Committee meetings were typically held once every two weeks and focused on discussing and coming to a general agreement on proposed amendments to the PD. Additionally, one of the Steering Committee meetings was set up to provide a public forum to give community members the opportunity to give their input and recommendations directly to the Steering Committee for their consideration. Following the ninth Steering Committee meeting, no general agreement amongst the Steering Committee members had been reached regarding proposed amendments. During the tenth Steering Committee meeting it was determined that the Steering Committee had reached an impasse. Staff had been unable to garner a general agreement or progress forward towards one with the Steering Committee and discontinued the Steering Committee meetings in order to develop a proposal. Staff developed the proposal based on input received by the Steering Committee, community, and developers throughout the authorized hearing process and taking into account the *Northwest Highway and Preston Road Area Plan*, City staff subject matter expert recommendations, and best practice from other Planned Development Districts to determine appropriate zoning for the area.

On January 7, 2019, a final Steering Committee meeting was held to present the staff proposal to the Steering Committee. On February 19, 2019, the second Community Meeting was held to present staff recommendation, next steps, and to take public comment.

Creation of Subareas:

The proposed amendments call for the creation of two subareas: Subarea A and Subarea B. Subarea A encompasses the Preston Tower property and Subarea B covers the remainder of the PD. The purpose of creating the two subareas is to continue to only allow permitted non-residential limited uses in Preston Tower as referenced in the existing PD conditions.

Development Plan:

The existing development plan would be removed in the proposed amendments and would be required to be replaced upon redevelopment for each property. However, a new development plan would not be required for interior remodel of an existing structure, sidewalk construction, or landscaping improvements.

Main Uses:

Allowable main uses in the proposed amendments include single family, handicapped group dwelling unit, multifamily, retirement housing, church, local utilities, and tower/antenna for cellular communication limited to a mounted cellular antenna. These main uses comply with the Area Plan in keeping the PD primarily residential. Other non-residential main uses allowed are standard main uses in multifamily zoning districts. Additionally, the mix of residential uses to be allowed is based on Steering Committee discussion.

Limited Uses:

The proposed amendments will continue to permit certain limited uses on the first and second floor in Preston Tower (Subarea A) as referenced in the existing PD conditions. The following limited uses are permitted in Subarea A on the first and second floors only: medical clinic or ambulatory surgical center, office, alcoholic beverage establishment, dry cleaning or laundry store, general merchandise or food store less than 3,500 square feet, and personal service uses.

Northwest Highway Setback:

The minimum setback from Northwest Highway is 70 feet in the proposed amendments. The existing development plan shows a 100 foot build line. However, porticos and parking structures encroach into the setback which does not contain a consistent sight line at the ground level. Furthermore, blocks to the east and west of the PD do not have a consistent setback from Northwest Highway. A 70 foot setback from Northwest Highway will allow for additional developable area for the redevelopment of properties while maintaining a reasonable consistency with the existing structures which are likely to remain (Preston Tower and Athena).

Perimeter Setbacks:

The minimum setback from Pickwick, Baltimore, and the north alley is 20 feet in the proposed amendments. The existing development plan shows a 20 foot setback for the north alley which will remain the same. The 20 foot setback for Pickwick and Baltimore was determined through Steering Committee discussion to allow adequate room for sidewalks and landscaping on the perimeter of the PD.

Interior Setbacks:

The minimum setback from an interior property line that runs east/west is 40 feet. The minimum setback from an interior property line that runs north/south is 20 feet. The existing configuration of the structures and driveways in the interior of the PD has privately owned driveways with property lines at the centerline of the majority of the private driveways. The purpose of creating interior setbacks is based on the property owner configuration within the PD where private driveways act as streets. The intent of the interior setback distance is to ensure adequate space for walkable pedestrian areas throughout the PD based on Steering Committee discussion.

Urban Form Setback:

An urban form setback of an additional 20 feet for the portion of the structure over 45 feet in height is required along Northwest Highway and any interior property line that runs east/west to maintain and promote the pedestrian areas in the PD and concentrate height (if provided) to the center of the property. Urban form setback is a standard requirement in many other multifamily Planned Development Districts and in the MF-3(A) District.

Tower Spacing:

Tower spacing of an additional setback of one foot for each two feet in height for the portion of the structure over 45 feet in height from Pickwick, Baltimore, and interior property lines that run north/south, up to a total setback of 30' is required. Tower spacing is to maintain and promote air and light space between structures and concentrate height (if provided) to the center of the property. Tower spacing is a standard requirement in many other multifamily Planned Development Districts and in the MF-3(A) District.

Density:

The proposed maximum base density is 90 dwelling units per acre. The MF-3(A) District which has many similarities to the existing conditions in the area of request has a maximum density of 90 dwelling units per acre.

Density Bonuses:

The proposed amendments allow for the area of request to have higher densities than the MF-3(A) Multifamily District if certain provisions are met to obtain a density bonus. The density bonuses were included to allow flexibility for meeting the desired number of units provided either an open space density bonus or a mixed-income housing density bonus are met. An additional five dwelling units per acre is allowed over the base density if an additional five percent of the building site is reserved as open space for the open space density bonus. An additional 10 to 30 dwelling units per acre is allowed over the base density if the specified percentage of residential units are set aside for mixed-income

housing. If both the open space density bonus and the mixed-income housing density bonus are utilized to the maximum extent, the maximum dwelling unit density is 125 dwelling units per acre. If the density bonuses are fully utilized, the maximum dwelling unit density remains less than the maximum dwelling unit density for a MF-4(A) Multifamily District which is 160 dwelling units per acre.

At the CPC public hearing staff had recommended that the set aside percentages for the mixed-income density bonuses require 10 percent mixed-income housing for 10 additional dwelling units per acre and 15 percent mixed-income housing for 30 additional dwelling units per acre. However, after additional discussions with the City of Dallas Housing and Neighborhood Revitalization Department, staff recommends changing the set aside percentages for the mixed-income housing density bonuses to require 5 percent mixed-income housing for 10 additional dwelling units per acre and 10 percent mixed-income housing for 30 additional dwelling units per acre. The purpose of this proposed change is to provide a greater incentive for the utilization of the mixed-income housing density bonus for the redevelopment properties.

Height:

The proposed amendments allow for a maximum height of 240 feet in the southern half of the area of request and a maximum height of 96 feet in the northern half of the area of request. The Residential Proximity Slope (RPS) also applies in the proposed amendments. Currently, the existing high-rise towers (Preston Tower and Athena) are constructed above the RPS emanating from the Single-family District north of the PD. The proposed amendments would limit any new construction by the RPS which would limit the height to be less than the height of the existing high-rise towers. The Area Plan states that RPS should apply to any new development and that taller heights should be concentrated along Northwest Highway. The proposed amendments allow for taller height along Northwest Highway to remain visually consistent with the existing high-rise structures. Additionally, the height limitation on the northern half of the PD will also remain visually consistent with the existing mid-rise structure on the back half of Preston Tower.

Lot Coverage:

The base lot coverage is 65 percent in the proposed amendments. However, to permit taller heights, lot coverage must be decreased to achieve the maximum allowed height in the northern and southern halves of the PD. For example, in the northern half of the PD, lot coverage is 65 percent for structures less than or equal to 60 feet in height. To attain the maximum allowable height in the northern half of the PD, lot coverage decreases to 55 percent and an additional percentage of open space must be provided. The intent of these amendments is to follow the statement in the Area Plan that increased height would be permitted as a tradeoff for reduced lot coverage. Additionally, the reduced lot coverage for increased height would include an increase in open space which was an important discussion item from the Steering Committee, community, and in the Area Plan.

Parking and Loading:

Required off-street parking refers to the City Code requirements for each use and must be located in an aboveground or underground parking structure in the proposed

amendments. If the required off-street parking is provided as an aboveground parking structure, the parking structure must be screened or wrapped to be visually consistent with the main structure. The intent of the required parking regulations was developed through Steering Committee discussion and the preference listed in the Area Plan for underground parking. Additionally, surface parking is only allowed as parallel parking with four foot wide bump outs to allow for street parking that will enhance the pedestrian environment in the area.

Loading:

Service, loading, and garbage storage areas must be enclosed within a main structure. This amendment was developed as part of Steering Committee discussion to screen or enclose these items.

Landscaping:

Landscaping must be provided in accordance with Article X, the Landscape and Tree Conservation Regulations. Additionally, a landscape buffer must be provided along Northwest Highway to enhance the existing buffer on the southern boundary of the PD.

Pedestrian Zones:

The proposed amendments include pedestrian zones for all interior property lines that run east/west and in the area between 50 feet and 65 feet from Northwest Highway. The pedestrian zones include a minimum number of trees, benches, and street lamps included to enhance the pedestrian environment throughout the PD. Throughout Steering Committee and community input and discussion, the creation of pedestrian friendly areas and greenspace was a priority in the proposed amendments.

Open Space:

A minimum of five percent of each building site must be reserved for open space in the proposed amendments. Open space areas must be located between the exterior structure facade and the property line to ensure that required open spaces are located in the pedestrian realm of the PD. Additional open space must be provided if a property utilizes the open space density bonus or develops a property with taller heights in exchange for reduced lot coverage which requires additional open space. Throughout Steering Committee and community input and discussion, the creation of pedestrian friendly areas and greenspace was a priority in the proposed amendments.

Design Standards:

Design standards similar to Article XIII, Form Districts and other multifamily-based PD's were included in the propose amendments to ensure compatible development in the area of request and to promote a pedestrian-friendly environment. The proposed design standards include building transparency requirements, required pedestrian building entrances, maximum blank wall area, prohibiting highly reflective glass, and visibility requirements for non-required fences.

CPC Recommended Conditions:

On June 6, 2019, the City Plan Commission approved the staff recommended conditions with the following changes: incorporate the point system to provide for development bonuses for enhanced urban design, require structured parking access to Northwest Highway or Northwest Parkway for properties that are adjacent Northwest Highway or Northwest Parkway, and to provide a set of conditions that allow maximum structure height to exceed single family RPS up to 310 feet within 240 feet of Northwest Highway.

If Council wishes to incorporate CPC's recommendation of the point system and the set of conditions that allow maximum structure height to exceed single family RPS up to 310 feet within 240 feet of Northwest Highway, staff has provided comments and suggested language in the proposed conditions.

"Tall Plan:"

The CPC recommended conditions that allow maximum structure height to exceed single family RPS up to 310 feet within 240 feet of Northwest Highway require 10 percent mixed-income housing for 35 additional dwelling units per acre up to a maximum dwelling unit density of 125 dwelling units per acre, a building floor plate of 15,000 square feet or less, 12.5 percent of contiguous useable open space located along interior property lines, and all required parking located in an underground parking structure.

Staff suggests the following to the CPC recommended "Tall Plan:"

- Require 15 percent mixed-income housing for 35 additional dwelling units per acre instead of 10 percent mixed-income housing for 35 additional dwelling units per acre because of the increased development rights gained in height and density.
- Clarify the condition for 12.5 percent contiguous useable open space to be calculated in addition to the base open space requirements to ensure this condition is not counted twice during plan review and to provide a greater amount of open space to the area of request.

Point System:

The CPC recommended point system provides development bonuses for enhanced urban design. During plan review a project can receive points for providing the following enhanced urban design features: tower orientation scenarios to prevent a wall effect along Northwest Highway, locating useable open space along interior property lines to create centralized open space, locating all required parking in an underground parking structure, providing ground floor units with individual entries and building facade and articulation elements, and providing additional tree planting and pedestrian amenities. The points earned can be applied for the following development bonuses: elimination of tower spacing and urban form setback requirements, elimination of the multifamily RPS, increases of density in increments of five dwelling units per acre up to a maximum increase of 25 dwelling units per acre, reduction of interior setbacks along east/west property lines up to 10 feet, and a 10 percentage point increase in lot coverage. The point system also provides a condition that the points exchanged for increases in density may

be combined up to a maximum of 115 dwelling units per acre and that 10 percent mixed-income housing must be provided to reach a maximum density of 125 dwelling units per acre.

Staff suggests the following to the CPC recommended point system:

- Clarify points for locational open space to be contiguous, located adjacent to interior property lines, and in addition to the base open space requirements to ensure this condition is not counted twice during plan review and to provide a greater amount of open space to the area of request. Standardize language to match the open space requirements in the “Tall Plan.”
- Remove regulations for fences and stoops in the individual entries points section as these are already listed in the base conditions. Remove points for building facade and articulation elements as these are already required to an extent by the blank wall area regulations.
- Remove the points for additional landscaping and pedestrian amenities. Enlarged tree planting could cause conflicts and unintended consequences with Article X and has limited benefits. Additional pedestrian amenities are excessive, could cause clutter, and provide limited benefits.
- Clarify the lot coverage development bonus to ensure the increase in lot coverage does not decrease open space that would otherwise be required. The intent of this item is to provide flexibility, not to take away required open space.
- Prioritize mixed-income housing to ensure that it is applied. Require that any points exchanged for increased density must first utilize mixed-income housing at 10 percent mixed-income housing for 10 additional dwelling units per acre before any other points exchanged for increased density can be applied.

CPC ACTION

April 18, 2019

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 15 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south, it was moved to **hold** this case under advisement until June 6, 2019.

Friendly Amendment: Commissioner Schulte offered a friendly amendment to change Commissioner Murphy's under advisement date from May 16, 2019 to June 6, 2019. Commissioner Murphy, the maker of the motion, and Commissioner Schultz, the seconder of the motion accepted the friendly amendment.

Maker: Murphy
Second: Schultz
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson*,
Carpenter, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Shidid
Vacancy: 2 - District 7, District 12

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 854
Replies: For: 108 Against: 515

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Ken Newberry, 6306 Diamond Head Cir., Dallas, TX, 75225
Maggie Sherrod, 6307 Diamond Head Cir., Dallas, TX, 75225
Claire Stanard, 6325 Bandera Ave., Dallas, TX, 75225
Sandy Welch, 6333A Diamond Head Cir., Dallas, TX, 75225
Maura Conley, 6307 Diamond Head Cir., Dallas, TX, 75225
Nancy Bergamasco, 6255 W. Northwest Hwy., Dallas, TX, 75225
Jasper Neel, 6306 Diamond Head Cir., Dallas, TX, 75225
Roger Blackmar, 6306 Diamond Head Cir., Dallas, TX, 75225
Curtis Kehr, 6306 Diamond Head Cir., Dallas, TX, 75225

Jon Anderson, 6335 W. Northwest Hwy., Dallas, TX, 75225

Ray Tse, 3090 Olive St., Dallas, TX, 75219

Vincent Hunter, 2001 Bryan St., Dallas, TX, 75230

Against: Carla Percival-Young, 6335 W. Northwest Hwy., Dallas, TX, 75225

Bobby, 3666 Greenbrier Dr., Dallas, TX, 75225

Fred Hartnett, 6055 Woodland Dr., Dallas, TX, 75225

Michele Martens, 6223 Park Ln., Dallas, TX, 75225

Lindsay Short, 6335 W. Northwest Hwy., Dallas, TX, 75225

Stephen Mobley, 6315 Bandera Ave., Dallas, TX, 75225

Bill Kritzer, 6211 W. Northwest Hwy., Dallas, TX, 75225

Arthur Gale, 6211 W. Northwest Hwy., Dallas, TX, 75225

Stephen Dawson, 8440 Tulane St., Dallas, TX, 75225

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

June 6, 2019

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 15, subject to staff's recommended conditions with the following changes: 1) incorporate the point system handed out during today's meeting; 2) if an underground or aboveground parking structure is constructed along Northwest Highway or Northwest Parkway it must provide vehicular access from the parking structure to Northwest Parkway or Northwest Highway; and (3) include the following **Friendly Amendment:** adding a condition that provides that a building on a building site abutting and within 240 feet of Northwest Highway does not need to comply with residential proximity slope if: (i) the building has a floor plate of 15,000 square feet or less; (ii) the building site provides a minimum of 12.5 percent contiguous usable open space located adjacent to: (a) any interior north/south property line within Tract B; (b) any interior east/west property line; or (c) the terminus of an interior east/west property line; (iii) all required parking is located in an underground parking structure; (iv) the building does not exceed 310 feet in height; and (v) up to 125 units per acre is permissible provided that mixed income housing is afforded at 5 percent at 51-60 percent AMFI and 5 percent to 61-80 percent AMFI on property generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south.

Maker: Murphy

Second: Housewright

Result: Carried: 11 to 1

For: 11 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Lewis, Housewright, Schultz,
Murphy, Tarpley

Against: 1 - Jung

Absent: 1 - Ridley
Vacancy: 1 - District 12
Abstain: 1 - Brinson***

***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 854
Replies: For: 128 Against: 515

Note: During the Speaker's period Commissioner Murphy moved to grant 1 additional minute of speaking time to both the proponents and opponents. Commissioner Schultz seconded the motion. The Commission voted unanimously in favor of the motion. Commissioner Brinson abstained from voting.

Speakers: For: Mitchell Prasas, 6333 Diamond Head Cir., Dallas, TX, 75222
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Ray Tse, 3090 Olive St., Dallas, TX, 75219
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
For (Did not speak): Ken Newberry, 6306 Diamond Head Cir., Dallas, TX, 75225
Against: Stephen Dawson, 8440 Tulane St., Dallas, TX, 75225
Susan Cox, 6715 Desco Dr., Dallas, TX, 75225
William Kritzer, 6211 W. Northwest Hwy., Dallas, TX, 75225
Fred Hartnett, 6055 Woodland Dr., Dallas, TX, 75225
Laura Petrash, 6211 W. Northwest Hwy., Dallas, TX, 75225
Against (Did not speak): Larry Amerman, 6211 W. Northwest Hwy., Dallas, TX, 75225
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

CPC PROPOSED CONDITIONS

ARTICLE 15.

PD 15.

SEC. 51P-15.101. LEGISLATIVE HISTORY.

PD 15 was established as a C-2 district with special deed restrictions by Ordinance No. 4040, passed by the Dallas City Council on April 23, 1947. Ordinance No. 4040 amended Chapter 165 of Title XLIII of the Code of Civil and Criminal Ordinances of 1941. The district created by Ordinance No. 4040 was converted to PD 15 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 4040 was amended by Ordinance No. 14241, passed by the Dallas City Council on September 4, 1973; Resolution No. 77-2960, passed by the Dallas City Council on October 5, 1977; Resolution No. 77-3605, passed by the Dallas City Council on November 30, 1977; and Ordinance No. 16683, passed by the Dallas City Council on September 17, 1980. (Ord. Nos. 3251; 4040; 10962; 14241; 16683; 24637; Res. Nos. 77-2960; 77-3605)

SEC. 51P-15.102. PROPERTY LOCATION AND SIZE.

PD 15 is established on property located on the north side of West Northwest Highway between Pickwick Lane and Baltimore Avenue. The size of PD 15 is approximately **12.6 [14.2]** acres. (~~Ord. Nos. 14241; 24637~~)

SEC. 51P-15.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district,

(1) BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(3) PORTICO means an open-air structure attached to a building that consists of a roof supported by columns.

(4) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an

indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, to allow the insertion of jewelry.

(5) TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story, except that structured parking transparency is not required to be filled with glass.

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

(c) This district is considered to be a residential zoning district.

SEC. 51P-15.104.

EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 15A: Subarea map.

SEC. 51P-15.105.

CREATION OF SUBAREAS.

This district is divided into the following two subareas:

(1) Subarea A.

(2) Subarea B.

SEC. 51P-15.106.

DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) No development plan is required for the interior remodel of an existing structure (from the passage of this ordinance), sidewalk construction in accordance with Section 51P-15.116, or landscape improvements in accordance with Section 51P-15.113.

SEC. 51P-15.107.

MAIN USES PERMITTED.

The following uses are the only main uses permitted:_____

(1) Residential uses.

- Single family. [A minimum of six, maximum of eight single family structures must be attached together. A minimum of 15 feet must be provided between each group of six to eight single family structures.]
- Handicapped group dwelling unit. [A minimum of six, maximum of eight single family structures must be attached together. A minimum of 15 feet must be provided between each group of six to eight single family structures. SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
- Multifamily.
- Retirement housing.
- (2) Institutional and community service uses.
 - Church.
- (3) Utility and public service uses.
 - Local utilities.
 - Tower/antenna for cellular communication. [Limited to a mounted cellular antenna].

SEC. 51P-15.108.

LIMITED USES PERMITTED IN SUBAREA A.

The following limited uses are permitted in Subarea A on the first and second floors only:

- (1) Office uses.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (2) Retail and personal service uses.
 - Alcoholic beverage establishment.
 - Dry cleaning or laundry store.
 - General merchandise or food store less than 3,500 square feet.
 - Personal service use [tattoo and massage establishment prohibited].

SEC. 51P-15.109.

ACCESSORY USES.

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

(b) The following specific accessory uses are not permitted:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Accessory outside storage.
- Amateur communication tower.
- General waste incinerator.

SEC. 51P-15.110.

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 Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

 (a) Setbacks.

 (1) Perimeter setbacks. Minimum setback from:

- (A) Northwest Highway is 70 feet.
- (B) Pickwick Lane is 20 feet.
- (C) Baltimore Drive is 20 feet.
- (D) the alley along the northern Property line is 20 feet.

 (2) Interior setbacks.

- (A) Minimum setback from an interior property line that runs east/west is 40 feet.
- (B) Minimum setback from an interior property line that runs north/south is 20 feet.

 (3) Encroachments.

 (A) Benches, street lamps, transformers and other utility equipment, landscape planters, sculptures, and other decorative landscape items may be located within the required setbacks.

 (B) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, and safety railings all not exceeding four feet in height may project up to five feet into the required setbacks.

(C) Balconies, bay windows, awnings, and signs affixed to the building or part of the foundation may project up to five feet into the required setbacks if the clearance of the projection is a minimum of 12 feet above grade.

(D) Porticos may encroach up to 15 feet into the Northwest Highway setback and the setback from an interior property line that runs east/west.

(4) Urban form setback.

(A) An additional 20-foot front yard setback from Northwest Highway is required for that portion of a structure over 45 feet in height.

(B) An additional 20-foot setback from any interior property line that runs east/west is required for that portion of a structure over 45 feet in height.

(5) Tower spacing. Along Pickwick Lane, Baltimore Drive, and the interior property lines that run north/south an additional setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a total setback of 30 feet.

(b) Density.

(1) In general. Maximum dwelling unit density is 90 dwelling units per acre.

(2) Open space density bonus. Five additional dwelling units per acre are allowed if an additional five percent of the building site is reserved as open space in accordance with Section 51P-15.115 and provided in addition to the five percent of open space required in Section 51P-15.115. The open space density bonus can only be used in addition to the requirements in Section 51P-15.115 and Section 51P-15.110(e) and can only be used for a one time bonus for five additional dwelling units per acre.

(3) Mixed-income housing density bonus. When the provisions of Section 51P-15.119 are met:

(A) except as provided in this paragraph, maximum dwelling unit density per acre may increase in accordance with the following:

CPC Recommendation:

<u>Set aside minimums</u> (% of total residential units reserved in each income band, adjusted annually)	<u>Maximum Unit Density</u> per Acre	<u>Density per Acre Increase</u>
<u>5% at 51-60% AMFI and</u> <u>5% at 61-80% AMFI</u>	<u>100</u>	<u>+10 dwelling units per acre</u>
<u>5% at 51-60% AMFI and</u> <u>5% at 61-80% AMFI and</u> <u>5% at 81-100% AMFI</u>	<u>120</u>	<u>+30 dwelling units per acre</u>

Staff Recommendation: Decrease mixed-income set aside percentages from 10 percent to 5 percent for 10 additional dwelling units per acre and from 15 percent to 10 percent for 30 additional dwelling units per acre.

<u>Set aside minimums</u> (% of total residential units reserved in each income band, adjusted annually)	<u>Maximum Unit Density</u> per Acre	<u>Density per Acre Increase</u>
<u>5% at 51-60% AMFI and</u> <u>5% at 61-80% AMFI</u>	<u>100</u>	<u>+10 dwelling units per acre</u>
<u>5% at 51-60% AMFI and</u> <u>5% at 61-80% AMFI and</u> <u>5% at 81-100% AMFI</u>	<u>120</u>	<u>+30 dwelling units per acre</u>

CPC Recommendation:

(B) maximum dwelling unit density may increase to 125 dwelling units per acre when a building complies with Subsection (d)(2)(B) and mixed income housing is provided at five percent at 51-60 percent AMFI and five percent at 61-80 percent AMFI.

Staff Comment: Increase mixed-income set aside percentages from 10 percent to 15 percent. **Staff's Suggested Language:**

(B) maximum dwelling unit density may increase to 125 dwelling units per acre when a building complies with Subsection (d)(2)(B) and mixed income housing is provided at five percent at 51-60 percent AMFI and, five percent at 61-80 percent AMFI, and five percent at 81-100 percent AMFI.

(4) Combined density bonuses. The density bonuses in Paragraphs (2) and (3)(A) may be used independently or combined.

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

(d) Height.

(1) Maximum structure height.

(A) For structures located within 240 feet of Northwest Highway:

(i) except as provided in this subparagraph, maximum structure height is 240 feet.

CPC Recommendation:

(ii) maximum structure height is 310 feet when:

(aa) a building complies with Paragraph (2)(B); and

(bb) the provisions of Section 51P-15.119 are met and mixed income housing is provided at five percent at 51-60 percent AMFI and five percent at 61-80 percent AMFI.

Staff Comment: Increase mixed-income set aside percentages from 10 percent to 15 percent. Staff's Suggested Language:

(ii) maximum structure height is 310 feet when:

(aa) a building complies with Paragraph (2)(B); and

(bb) the provisions of Section 51P-15.119 are met and mixed income housing is provided at five percent at 51-60 percent AMFI and, five percent at 61-80 percent AMFI, and five percent at 81-100 percent AMFI.

(B) For structures located between 240 feet north of Northwest Highway and the north Property line, maximum structure height is 96 feet.

(2) Residential proximity slope.

(A) Except as provided in this paragraph, residential proximity slope defined in 51A-4.412 applies to the Property.

CPC Recommendation:

(B) A building on a building site abutting and within 240 feet of Northwest Highway does not need to comply with residential proximity slope if:

(i) the building has a floor plate of 15,000 square feet or less;

(ii) the building site provides a minimum of 12.5 percent contiguous usable open space in accordance with Section 51P-15.115 located adjacent to:

(a) any interior north/south property line within Subarea B;

(b) any interior east/west property line; or

(c) the terminus of an interior east/west property line;
and

(iii) all required parking is located in an underground parking structure.

Staff Comment: Clarify that the open space in the section below must be provided in addition to the base open space requirements. Staff's Suggested Language:

(B) A building on a building site abutting and within 240 feet of Northwest Highway does not need to comply with residential proximity slope if:

(i) the building has a floor plate of 15,000 square feet or less;

(ii) the building site provides a minimum of 12.5 percent contiguous usable open space in accordance with Section 51P-15.115 and in addition to the requirements in Section 51P-15.115 and Section 51P-15.110(e) and located adjacent to:

(a) any interior north/south property line within Subarea B;

(b) any interior east/west property line; or

(c) the terminus of an interior east/west property line;
and

(iii) all required parking is located in an underground parking structure.

(3) Projections.

(A) The following architectural elements may project up to six feet above the maximum structure height:

(i) Elevator or stair penthouse or bulkhead.

(ii) Mechanical equipment room.

(iii) Visual screens which surround roof mounted mechanical equipment.

(B) Parapet walls and guard rails may project up to four feet above the maximum structure height.

(e) Lot coverage.

(1) Within 240 feet of Northwest Highway, lot coverage is calculated as follows:

(A) For structures less than or equal to 96 feet in height, maximum lot coverage is 65 percent.

(B) For structures between 96 feet and 168 feet in height, maximum lot coverage is 55 percent, and 10 percent of open space must be provided in addition to the five percent of open space required in Section 51P-15.115.

(C) For structures greater than 168 feet in height, maximum lot coverage is 45 percent, and 20 percent of open space must be provided in addition to the five percent of open space required in Section 51P-15.115.

(2) Between 240 feet north of Northwest Highway and the north Property line, lot coverage is calculated as follows:

(A) For structures less than or equal to 60 feet in height, maximum lot coverage is 65 percent.

(B) For structures greater than 60 feet in height, maximum lot coverage is 55 percent, and 10 percent of open space must be provided in addition to the five percent of open space required in Section 51P-15.115.

(3) If a lot contains a structure that has increased height and decreased lot coverage as specified in Subsections (e)(1)(B), (e)(1)(C), or (e)(2)(B), lot coverage for the entire building site is subject to the lowest of the lot coverage percentages used.

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

(f) Lot size. Minimum lot size for a single family and handicapped group dwelling use is 2,000 square feet. No minimum lot size for all other uses.

(g) Stories. No maximum number of stories above grade.

SEC. 51P-15.111.

OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Structured parking. Except as provided in this section, all required off-street parking must be located within an aboveground or underground parking structure.

(1) Structured parking access. If an underground or aboveground parking structure is constructed on a building site adjacent to Northwest Highway or Northwest Parkway it must provide vehicular access from the parking structure to Northwest Parkway or Northwest Highway.

(2) Aboveground parking structures. Aboveground parking structure must be screened or wrapped.

(A) Screening of parking structures. Openings in aboveground parking structure facades must be screened except for openings for vehicular access. Screening may include architectural grill work or other materials that provide ventilation.

(B) Wrapping of parking structures. Except for openings for vehicular access, aboveground parking structures must have a use other than parking, with a minimum depth of 25 feet of the building measured inward from the exterior facing structure facade.

(3) Single family and handicapped group dwelling unit garages. For single family and handicapped group dwelling unit uses, enclosed parking garages must be provided for required off-street parking.

(c) Surface parking.

(1) Required parking may not be provided as surface parking.

(2) Excess surface parking is only allowed as parallel parking with a minimum four-foot-wide bump out for every three spaces of parallel parking along an interior property line that runs east/west or within the Northwest Highway required setback.

(d) Service, loading, and garbage storage areas. Service, loading, and garbage storage areas must be enclosed within a main structure.

SEC. 51P-15.112. **ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

SEC. 51P-15.113. **LANDSCAPING AND PEDESTRIAN AMENITIES.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Pedestrian zones along required setbacks.

(1) Pedestrian zone along Northwest Highway. The following must be provided in an area between 50 feet and 65 feet from Northwest Highway:

(A) A minimum of one medium or large tree per 30 linear feet.

(B) A minimum of one bench per 60 linear feet.

(C) A minimum of one pedestrian street lamp (free-standing or wall mounted) per 50 linear feet.

(2) Pedestrian zone along interior property lines that run east/west. The following must be provided either in an area between zero feet and 15 feet from the back of the projected curb or edge of paving along all interior property lines that run east/west or, if there is no drive aisle, between the exterior structure facade and the lot line:

(A) A minimum of one medium or large tree per 30 linear feet.

(B) A minimum of one bench per 60 linear feet.

(C) A minimum of one pedestrian street lamp (free-standing or wall mounted) per 50 linear feet.

(c) Northwest Highway landscaping buffer. The street buffer zone in Section 51A-10.125(b)(1) does not apply to the landscape area fronting Northwest Highway.

(1) A minimum 10-foot-wide landscape buffer strip with screening must be provided along Northwest Highway.

(2) An existing or improved wall or fence must be provided in the landscape buffer and placed alongside large evergreen shrubs planted to form a full screening effect, or in combination with options for plant screening with one of the five options listed in Section 51A-10.126(b)(4)(D).

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

SEC. 51P-15.114. SIGNS.

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

SEC. 51P-15.115. OPEN SPACE.

(a) Minimum required open space. A minimum of five percent of the building site must be reserved as open space for activity such as active or passive recreation, groundwater recharge, or landscaping and must be located between the exterior structure facade and the property line.

(b) Increased height/decreased lot coverage open space requirements. In addition to the minimum open space required in Subsection (a), additional open space may be required due to increased height/decreased lot coverage. See Section 51P-15.110(e).

(c) Density bonus for open space. To obtain a density bonus of five additional dwelling units per acre, an additional five percent of the building site must be reserved as open space. This requirement is in addition to the open space requirements in Subsections (a) and (b).

(d) Open space requirements. All open space must comply with the following provisions.

(1) Structures that are not fully enclosed such as pergolas and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed to be located within open space.

(2) Open space must contain primarily grass, vegetation, or open water; and be primarily used as a ground-water recharge area; and may contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(3) Parking spaces, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(4) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within on-site open space is prohibited.

(5) Open space must be properly maintained in a state of good repair and neat appearance. Plant materials must be maintained in a healthy, growing condition.

(6) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

(7) Open space requirements may include the pedestrian zones as referenced in Section 51P-15.113(b).

SEC. 51P-15.116. SIDEWALKS.

(a) A sidewalk with a minimum average width of six feet must be provided along all street frontages and all interior required setbacks that run east/west except for the rear yard setback along the north Property line.

(1) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(2) Tree grates do not count toward the minimum unobstructed sidewalk width.

(3) If the director determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(b) A sidewalk with a minimum width of four feet must be provided along all interior required setbacks that run north/south.

(c) Sidewalks must be located in an area parallel to and between:

(1) Two feet and 15 feet of the back of the projected curb or edge of paving along Pickwick Lane and Baltimore Drive.

(2) Zero feet and 15 feet of the back of the projected street curb or edge of paving along all interior property lines that run east/west and north/south or, if there is no drive aisle, between the exterior structure facade and the lot line.

(3) 50 feet and 65 feet from Northwest Highway.

(d) Where a sidewalk crosses a vehicular driveway, the sidewalk must be constructed of a material, texture, or color that contrasts to the material, texture, or color of the vehicular driveway.

SEC. 51P-15.117. DESIGN STANDARDS.

(a) Transparency.

(1) Ground-story. A minimum of 30 percent transparency is required on the ground-story facade.

(2) Upper-stories. A minimum of 20 percent transparency is required on each of the upper story facades.

(3) Applicability. This subsection does not apply to facades facing the northern Property line except for facades facing open space as provided in Section 51P-15.115.

(b) Pedestrian building entrance. Except for facades facing the northern Property line that do not face open space as provided in Section 51P-15.115, a minimum of one pedestrian building entrance is required per 125 feet of building facade.

(c) Blank wall area. Maximum blank wall area is 30 linear feet on any facade.

(d) Highly reflective glass. Highly reflective glass is prohibited. Reflective glass may not be used as an exterior building material on any building or structure in the district.

(e) Non-required fences. Unless a use specifically requires screening, all fences along a street, setback, or open space must have a surface area that is a minimum of 50 percent open, allowing visibility between three feet and six feet above grade. The exception for multifamily uses in Section 51A-4.602(a)(2) that provides that a fence exceeding four feet above grade may be erected in a front yard in multifamily districts does not apply.

SEC. 51P-15.118.

STREET FRONTAGES.

A lot is not required to front upon either a dedicated street or a private street if adequate access is provided by an access easement. The design and construction of the access easement must be approved by the director of public works and transportation in accordance with standard city rules and specifications.

SEC. 51P-15.119.

MIXED-INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the density bonus in Section 51P-15.110(b)(3).

(b) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-15.120.

SPECIAL PROVISIONS.

(a) Development bonuses for enhanced urban design.

(1) During development plan review, the director shall assign points for each of the below enhanced urban design features:

(A) To prevent a wall effect along Northwest Highway for any building greater than 96 feet in height, three points are assigned for any one of the following:

(i) A tower with a floor plate of less than 15,000 square feet;

(ii) For a tower with a floor plate between 15,000 square feet and 18,000 square feet, the tower dimension perpendicular to Northwest Highway must equal or exceed the tower dimension parallel to Northwest Highway;

(iii) For a tower with a floor plate more than 18,000 square feet, the tower dimension perpendicular to Northwest Highway must be at least three times longer than the tower dimension parallel to Northwest Highway.

CPC Recommendation:

(B) One point, up to a maximum of five points, for each 2.5 percent of building site area of usable open space in accordance with Section 51P-15.115 located at grade and:

(i) Abutting any interior north/south property line within Subarea B; or

(ii) Abutting any interior east/west property line or located at the terminus of an adjacent interior east/west property line and either abutting, or across a street or driveway from, other such usable open space on other building sites.

Staff Comment: Clarify that the open space must be contiguous and be provided in addition to the base open space requirements. Staff's Suggested Language:

(B) One point, up to a maximum of five points, for each 2.5 percent of building site area of contiguous usable open space in accordance with Section 51P-15.115 ~~located at grade~~ and in addition to the requirements in Section 51P-15.115 and Section 51P-15.110(e) and located adjacent to:

(i) ~~Abutting~~ any interior north/south property line within Subarea B; or

(ii) ~~Abutting~~ any interior east/west property line; ~~or located at the terminus of an adjacent interior east/west property line and either abutting, or across a street or driveway from, other such usable open space on other building sites.~~

(iii) the terminus of an interior east/west property line.

(C) Six points or a maximum density increase of 25 dwelling units per acre for locating all required off-street parking spaces, except for prospective tenant and delivery spaces, in an underground structure.

CPC Recommendation:

(D) Two points for a minimum 75 percent of a building facade facing an east/west property line with ground floor dwelling units having individual entries. Individual entries may be gated and private yards may be fenced if the fencing is a minimum of 50 percent open, such as wrought iron. Fences and stoops for dwelling units may project up to five feet within a required setback and have at least one of the following two building elements:

(ii) A minimum of two different facade materials on a building facade facing an east/west property line; or

(iii) Building articulation with a minimum depth of one foot for every 50 feet of length of a building facade.

Staff Comment: Regulations for fences and stoops are already listed in the ordinance. Building facade and articulation is already required through blank wall area regulations. Staff's Suggested Language:

(D) Two points for a minimum 75 percent of a building facade facing an east/west property line with ground floor dwelling units having individual entries. Individual entries may be gated and private yards may be fenced if the fencing is a minimum of 50 percent open, such as wrought iron. Fences and stoops for dwelling units may project up to five feet within a required setback and have at least one of the following two building elements:

(ii) A minimum of two different facade materials on a building facade facing an east/west property line; or

(iii) Building articulation with a minimum depth of one foot for every 50 feet of length of a building facade.

CPC Recommendation:

- (E) Two points total for the following landscaping elements:
- (i) Tree planting that exceeds by at least 20 percent in quantity, or at least 20 percent of caliper inch size requirement; and
- (ii) A minimum of three of the following pedestrian amenities per building site in excess of the requirements in Section 51P-15.113(b): bench, drinking fountain, trash receptacle, pedestrian-scale lighting fixture, water feature, artwork visible from outside the building site.

Staff Comment: Enlarged tree bonuses could cause conflict and unintended consequences with Article X and has limited benefits. Additional pedestrian amenities are excessive, cause clutter, and provide limited benefits. Staff's Suggested Language:

- ~~(E) Two points total for the following landscaping elements:~~
- ~~(i) Tree planting that exceeds by at least 20 percent in quantity, or at least 20 percent of caliper inch size requirement; and~~
- ~~(ii) A minimum of three of the following pedestrian amenities per building site in excess of the requirements in Section 51P-15.113(b): bench, drinking fountain, trash receptacle, pedestrian-scale lighting fixture, water feature, artwork visible from outside the building site.~~

(2) Points assigned in accordance with Paragraph (1) may be applied to the following development bonuses:

(A) Elimination of the tower spacing and urban form setback requirements: 2 points.

(B) Elimination of any property zoned MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) as a residential proximity slope site of origination under Section 51A-4.412: 2 points.

(C) Increases of density in increments of five dwelling units per acre up to a maximum increase of 25 dwelling units per acre: 1 point for each five dwelling units per acre increase up to the maximum.

(D) Reduction of the setback from an interior east/west property line of 10 feet: 2 points (maximum 10 foot reduction)

CPC Recommendation:

- (E) One-time ten percentage point increase in lot coverage: 3 points.

Staff Comment: Clarify to ensure that increase in lot coverage does not decrease open space that would otherwise be required. The intent is to provide flexibility, not to take away required open space. Staff's Suggested Language:

(E) One-time ten percentage point increase in lot coverage provided that the original open space requirement in Section 51P-15.110(e) is met: 3 points.

CPC Recommendation:

(b) Increases in density provided in Section 51P-15.120(a)(1)(C), Section 51P-15.120(a)(2)(C), and Section 51P-15.110(b)(2) may be combined up to a total maximum density of 115 dwelling units per acre. For density greater than 115 dwelling units per acre, Section 51P-15.110(b)(3)(A) must be utilized for mixed income housing provided at five percent at 51-60 percent AMFI and five percent at 61-80 percent AMFI. Total density may not exceed 125 dwelling units per acre.

Staff Comment: Prioritize mixed-income housing. Require that any points exchanged for density must utilize mixed-income housing first. Staff's Suggested Language:

(b) To assign points related to increases in density, mixed-income housing must be provided at five percent at 51-60 AMFI and five percent at 61-80 AMFI in accordance with the provisions in Section 51P-15.110(b)(3)(A) and Section 51P-15.119. Increases in density provided in Section 51P-15.120(a)(1)(C), Section 51P-15.120(a)(2)(C), and Section 51P-15.110(b)(2) may be combined up to a total maximum density ~~increase of 445~~ 25 additional dwelling units per acre. ~~For density greater than 115 dwelling units per acre, Section 51P-15.110(b)(3)(A) must be utilized for mixed income housing provided at five percent at 51-60 percent AMFI and five percent at 61-80 percent AMFI.~~ Total density may not exceed 125 dwelling units per acre.

*Note: Staff Comment is intended to be read with the CPC Recommendation box for Section 51P-15.110(b)(3)(A).

SEC. 51P-15.121.

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.

SEC. 51P-15.122.

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 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, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

[SEC. 51P-15.103. DEFINITIONS AND INTERPRETATIONS.

~~(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51 apply to this article.~~

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

SEC. 51P-15.104. USES.

~~(a) Use of the first and second floors of the building known as the Preston Towers Condominium Building at 6211 W. Northwest Highway are limited to the following uses:~~

- ~~(1) Snack shop, limited to 1200 square feet of floor space.~~
- ~~(2) Private club with bar service, limited to 1500 square feet of floor space.~~
- ~~(3) Barber shop and beauty shop.~~
- ~~(4) Health studio.~~
- ~~(5) Laundry or dry cleaning (self-service).~~
- ~~(6) Laundry or cleaning pickup and receiving station.~~
- ~~(7) Food store, retail sales.~~
- ~~(8) Book and stationery store.~~
- ~~(9) Cigar, tobacco, and candy store.~~
- ~~(10) Drug store or pharmacy.~~
- ~~(11) Medical office.~~

- (12) ~~General office.~~
- (13) ~~Optical shop.~~
- (14) ~~Jewelry store.~~
- (15) ~~Travel bureau.~~
- (16) ~~Clothing store.~~
- (17) ~~Florist shop.~~
- (18) ~~Party service office.~~

(b) ~~All of the above listed uses are restricted to the first and second floors in accordance with the attached floor plans, limited to a total of 24,487 square feet of net leasable space, and must be limited uses subject to the provisions of Section 10-1000, Chapter 51. [Note: Section 10-1000 was later recodified as Section 51-4.218 in Chapter 51.]~~

(c) ~~Only Multiple Family 3 District uses, excluding the uses listed in Subsections (a) and (b) above, are permitted in the balance of the Preston Towers Condominium Building.~~

SEC. 51P-15.105. DENSITY.

~~The density of PD 15 is limited to the present density plus the density of the proposed tower on Tract 3, up to a maximum of 52.4 dwelling units per acre.~~

SEC. 51P-15.106. FIRE SAFETY.

(a) ~~An automatic sprinkler system must be provided as required in Section 16-61 of Ordinance No. 8737, the City Fire Protection Code.~~

(b) ~~In order to provide sufficient water for fire protection, the building must be connected to the 12-inch water main located on the north right-of-way line of Northwest Highway.~~

(c) ~~The applicant must provide an eight-inch water line along the north property line of PD 15 to connect the existing water lines located at Pickwick Lane and at Baltimore Lane. Two standard fire hydrants must be installed along this eight inch water line, dividing its length into three equal parts.~~

(d) ~~The alley along the north property line of PD 15 must be designated as a fire lane.~~

(e) ~~The north/south access easement adjacent to the east boundary line of Tract 3 in PD 15 must be designated as a fire lane.~~

(f) The perpetual access easement adjacent to the north right-of-way line of Northwest Highway must be designated as a fire lane. (Ord. Nos. 14241; 24637)

~~SEC. 51P-15.107. CIRCULATION AT PICKWICK LANE.~~

~~Parking is prohibited on both sides of Pickwick Lane from Northwest Highway to Bandera Avenue. "No parking" signs must be provided except adjacent to the east right-of-way line where the 60-foot curb cut for a loading apron is located. The area of the loading apron is shown on the site plan labelled Exhibit 15A. A sidewalk must be constructed adjacent to the loading apron.~~

~~SEC. 51P-15.108. TRAFFIC STUDY.~~

~~A traffic study of the area north of Northwest Highway, south of Bandera Road, east of Preston Road, and west of Edgemere must be conducted by the department of public works and transportation. The purpose of the study is to determine the feasibility of alternate traffic patterns and the use of additional traffic control devices to relieve the congested conditions in the area.~~

~~SEC. 51P-15.109. ACCESS TO DIAMOND HEAD CIRCLE.~~

~~Permanent vehicular access must be provided from the proposed apartment building on Tract 3 to Diamond Head Circle (a private street). Diamond Head Circle must be designated as a perpetual access easement.~~

~~SEC. 51P-15.110. ELEVATION.~~

~~The eight-by-ten color photograph of the prospective elevation presented to the city plan commission is labelled as Exhibit 15B. An architectural performance document presented to the city plan commission and required to be attached to Ordinance No. 14241 cannot be located in official city files and is therefore not an exhibit to this article.~~

~~SEC. 51P-15.111. CERTIFICATES OF OCCUPANCY REQUIRED.~~

~~All businesses within the Preston Towers Condominium Building must obtain a certificate of occupancy unless they presently possess a valid certificate of occupancy.~~

~~SEC. 51P-15.112. PARKING.~~

~~(a) Residential off-street parking must be provided at the minimum rate of 1.22 spaces per unit. If the total number of units reaches 318, any additional units must provide parking in~~

~~accordance with the requirements of Section 20-200, Chapter 51. [Note: Section 20-200 was a “Schedule of Minimum Off-street Parking for Single Family, Two Family, and Multiple Family Dwellings—Residential Districts.” This schedule was later eliminated and its information incorporated into the use regulations in Chapter 51.]~~

(b) ~~A minimum of 89 off-street parking spaces must be provided for the nonresidential uses.~~

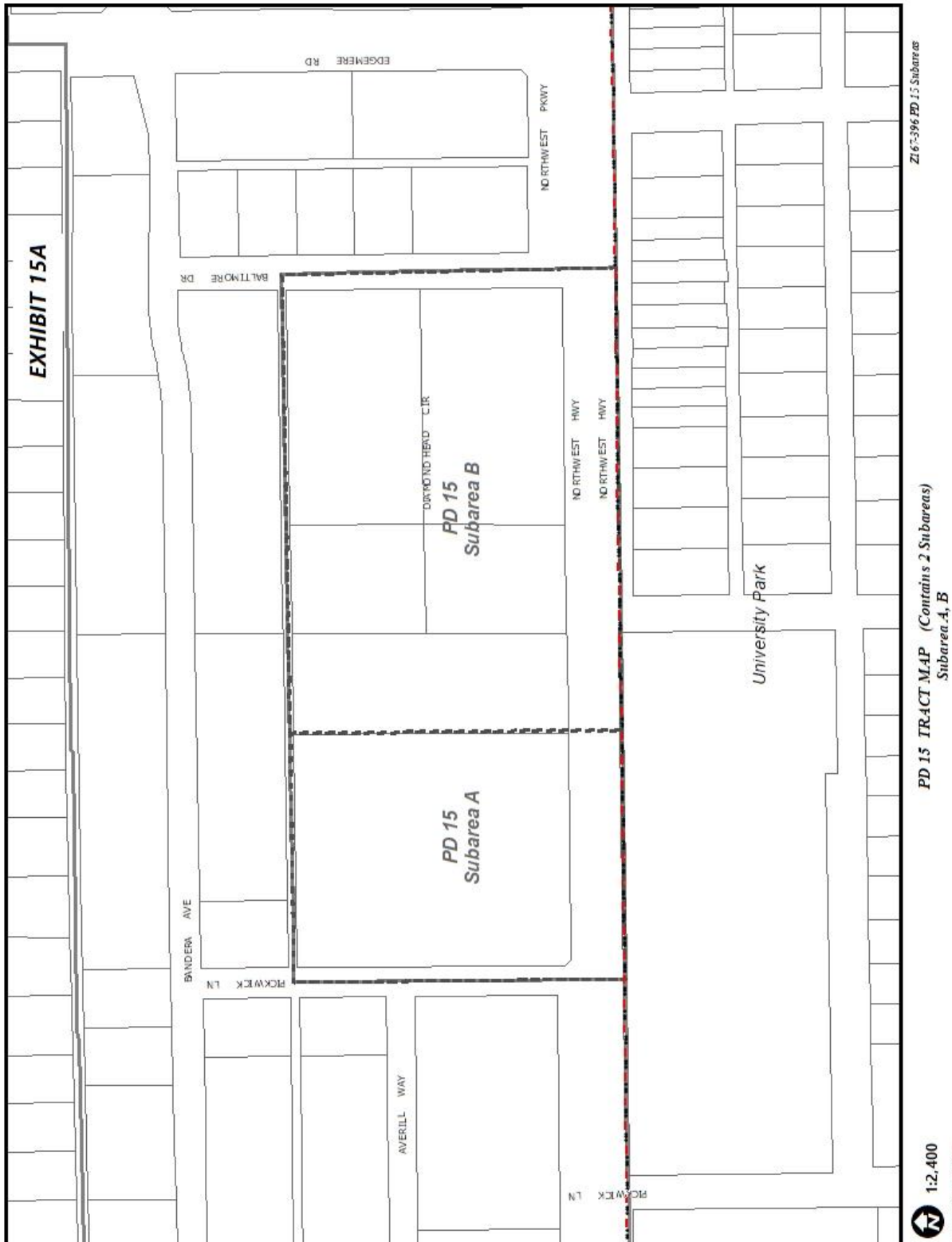
~~SEC. 51P-15.113. ZONING MAP.~~

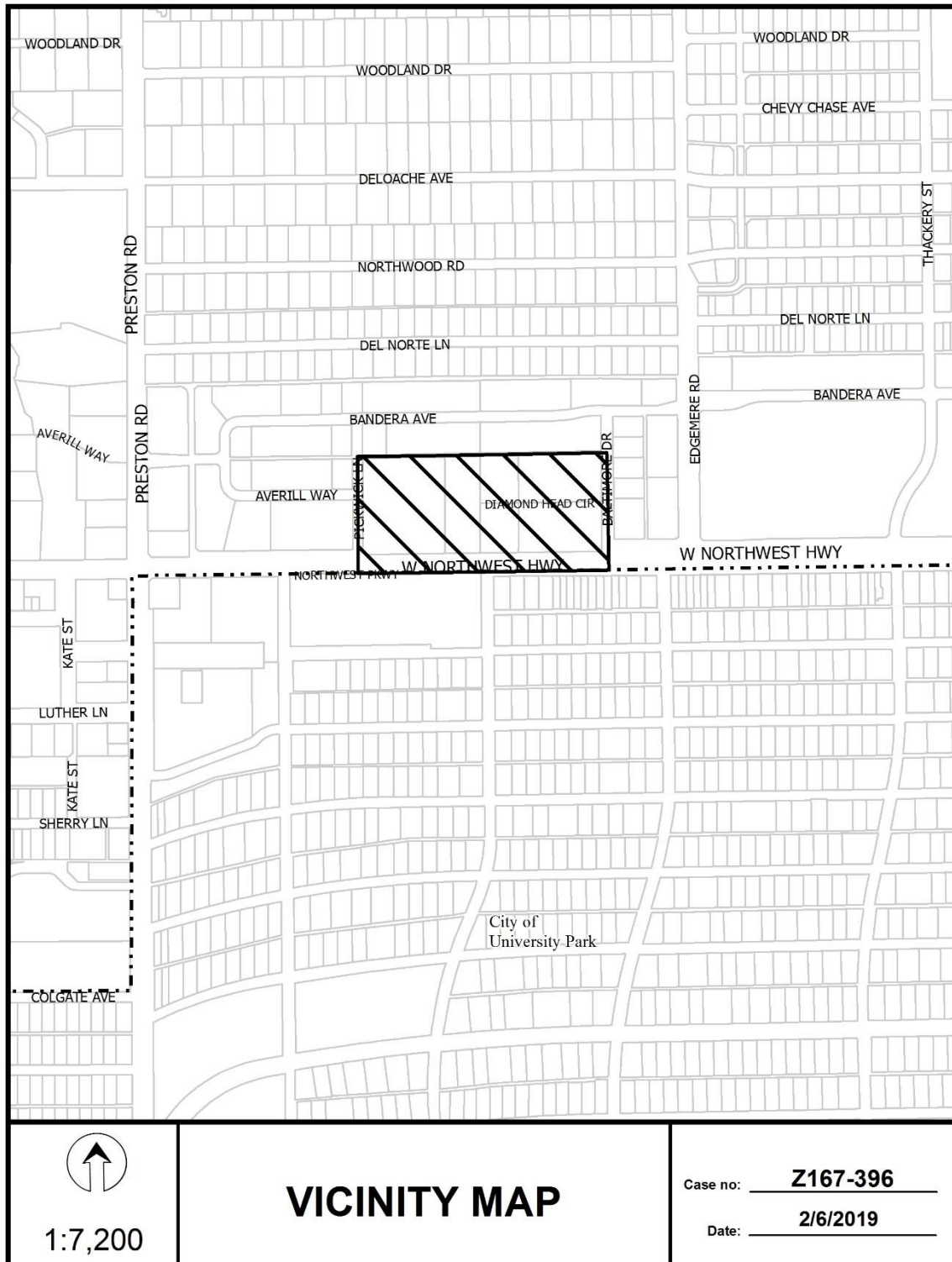
~~PD 15 is located on Zoning Map No. F 7.~~

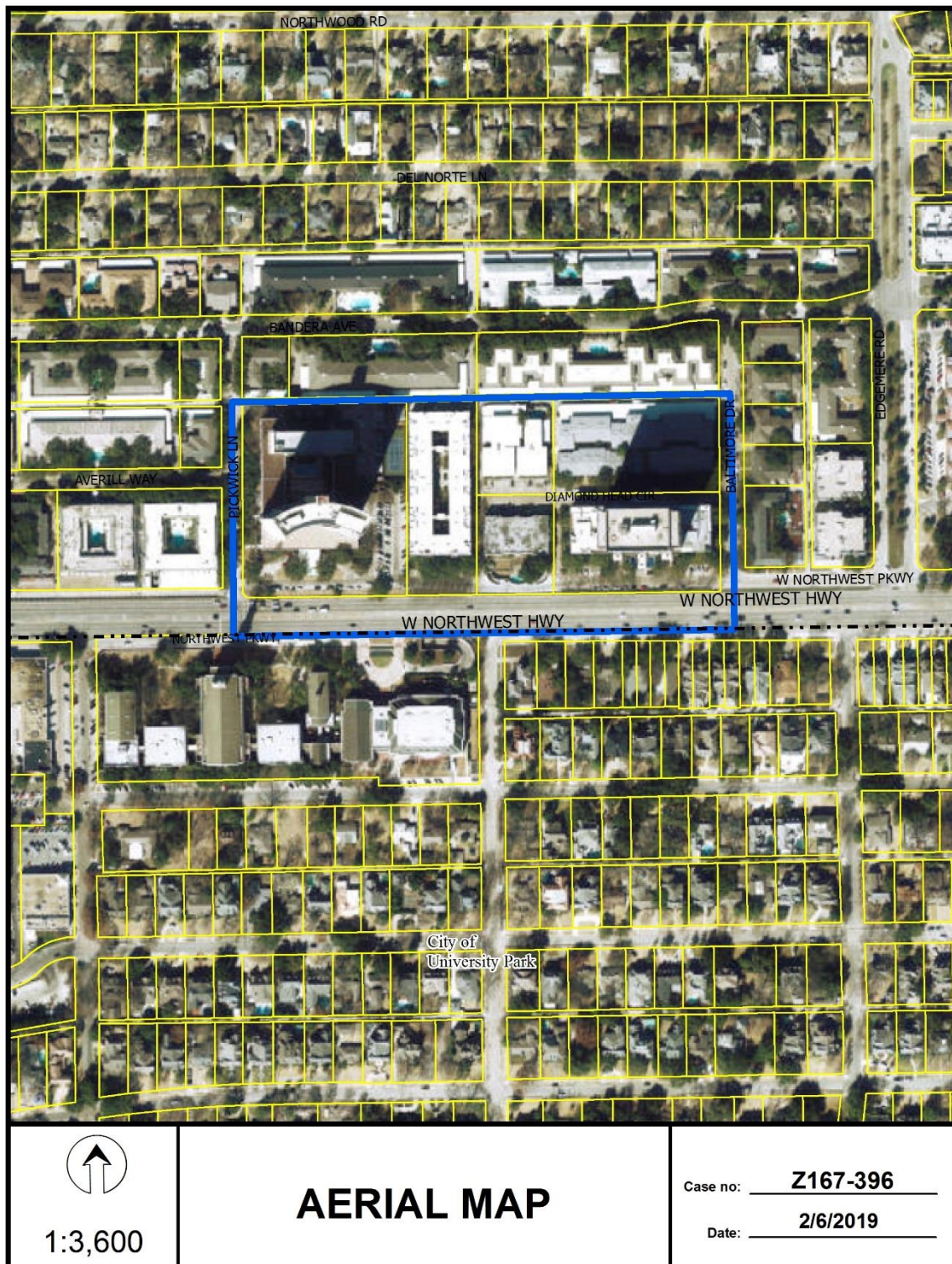
~~SEC. 51P-15.114. PLAN.~~

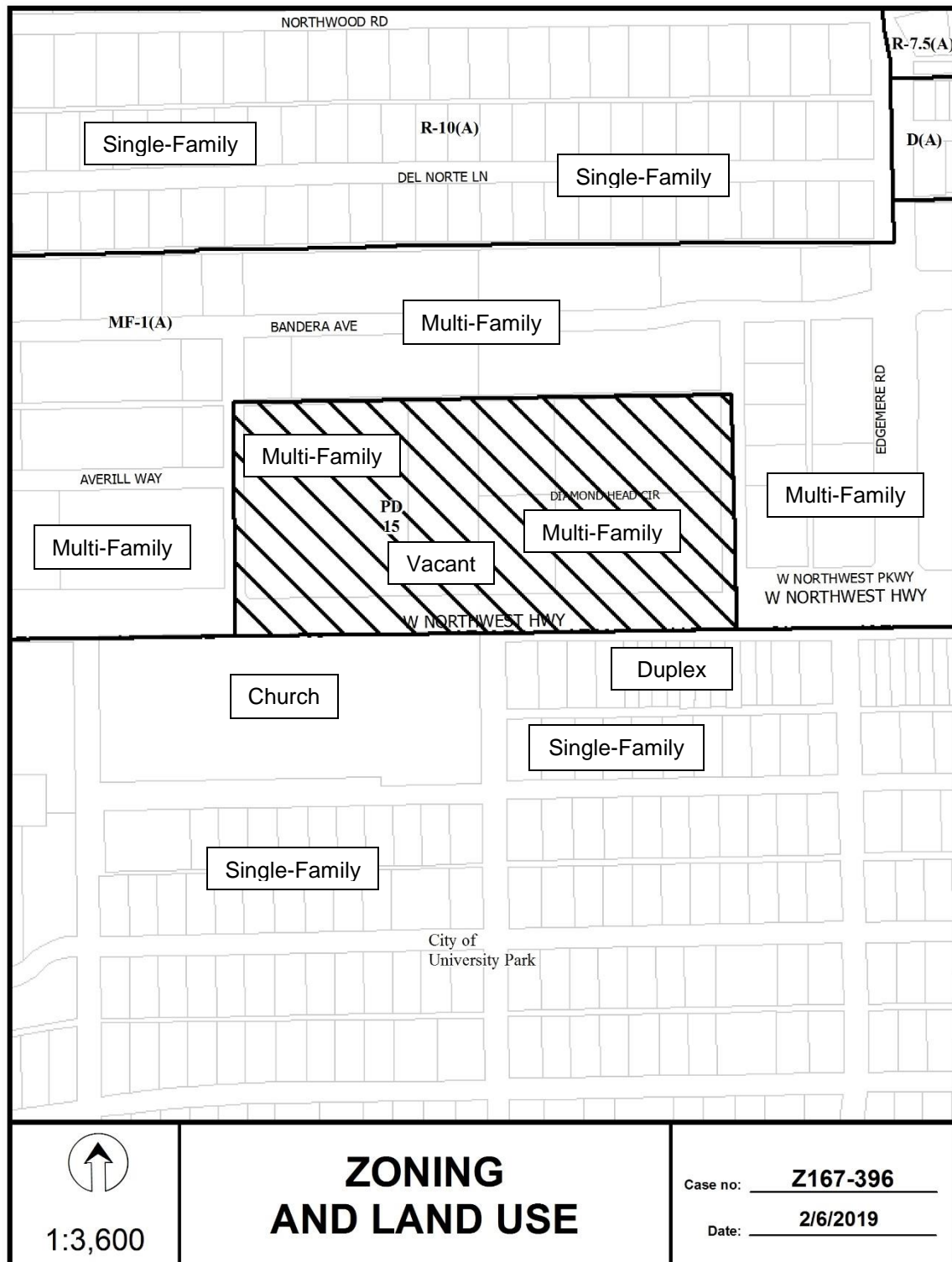
~~Development on the Property must comply with Exhibit 15A.]~~

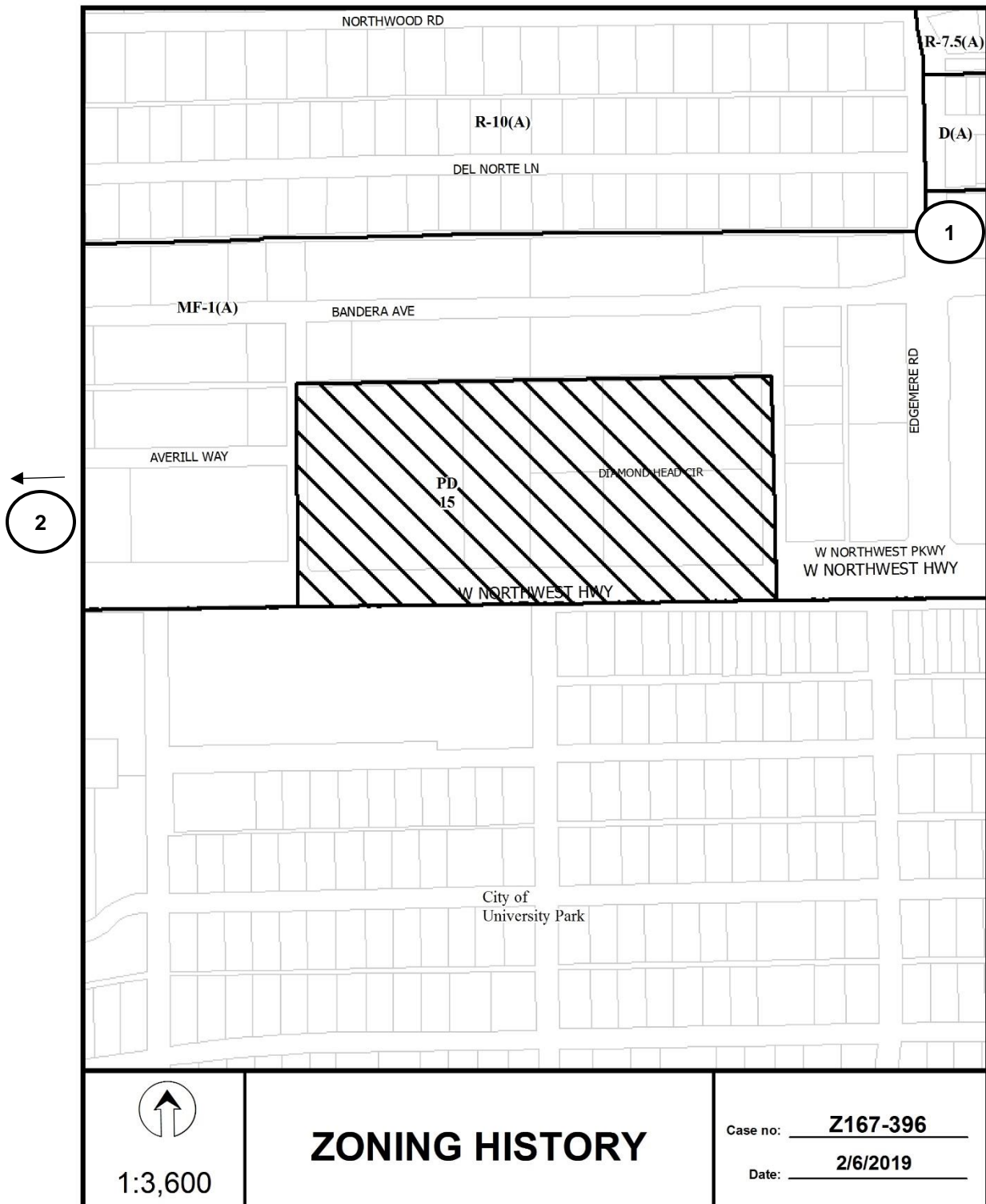
PROPOSED SUBAREA MAP









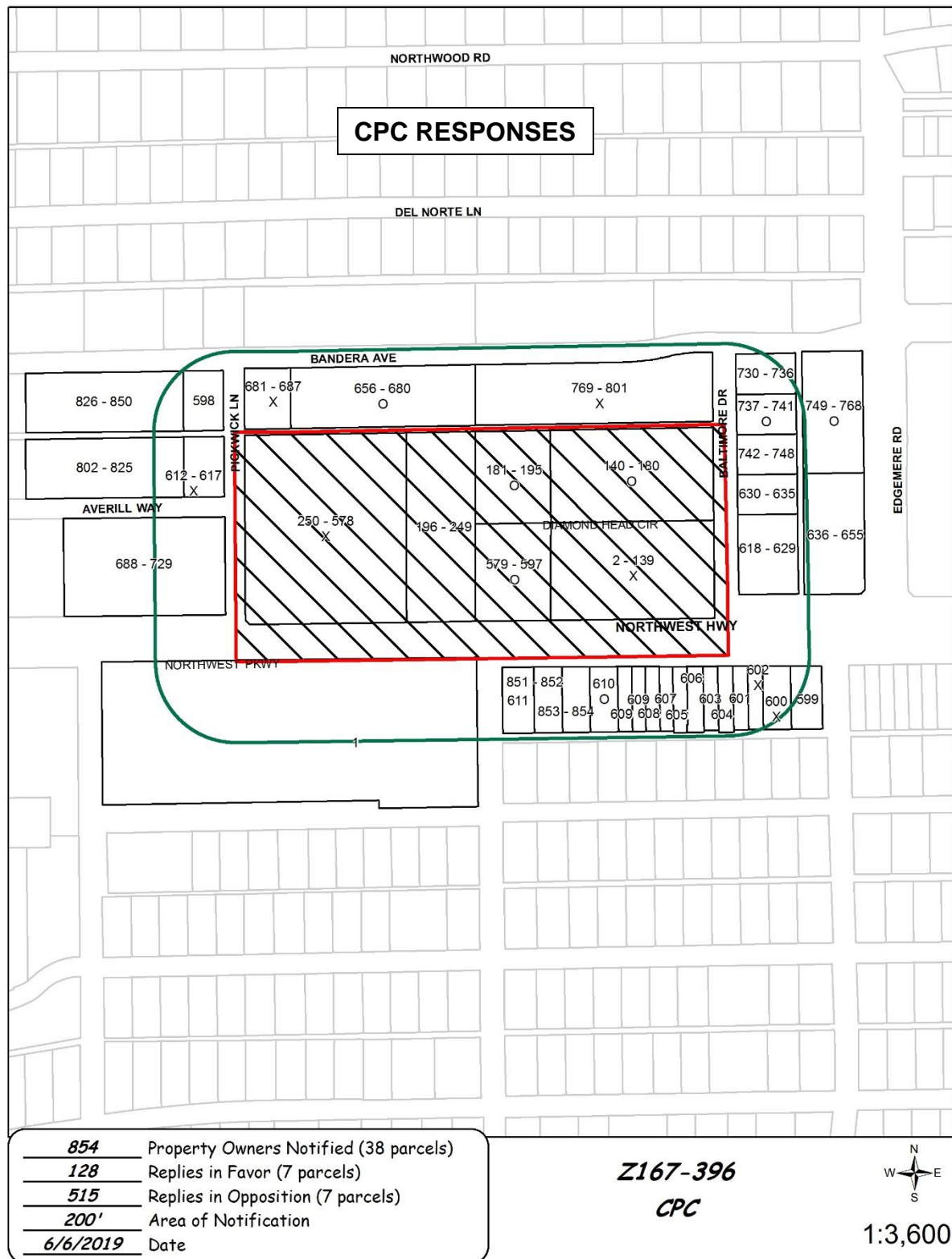




1:3,600

Market Value Analysis

Printed Date: 2/6/2019



06/05/2019

Reply List of Property Owners***Z167-396******854 Property Owners Notified******128 Property Owners in Favor******515 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3933	NORTHWEST HWY PARK CITIES BAPTIST
X	2	6335	W NORTHWEST HWY BRYANT DAVID H
X	3	6335	W NORTHWEST HWY BEREN CARL M & HANNAH K
X	4	6335	W NORTHWEST HWY STEWART LINDA H
X	5	6335	W NORTHWEST HWY HAWN SHIRLEY S
X	6	6335	W NORTHWEST HWY CARPENTER DELLA J
X	7	6335	W NORTHWEST HWY COIMBRA CAETANO
X	8	6335	W NORTHWEST HWY FLEMING JOELL FINK
X	9	6335	W NORTHWEST HWY MARION FAMILY TRUST THE
X	10	6335	W NORTHWEST HWY GARDINER GENA & PHIL
X	11	6335	W NORTHWEST HWY BOCKBRADER CLAYTON E &
X	12	6335	W NORTHWEST HWY BUEHRING CARY F
X	13	6335	W NORTHWEST HWY FINCHER BRETT K
X	14	6335	W NORTHWEST HWY SIM ROBIN LIVING TRUST
X	15	6335	W NORTHWEST HWY JAFFE DAVID BRUCE & GEORGANNE V
X	16	6335	W NORTHWEST HWY DALY GAIL M &
X	17	6335	W NORTHWEST HWY LEEPER CAROLYN L EST OF
X	18	6335	W NORTHWEST HWY ORTIZ REBECA
X	19	6335	W NORTHWEST HWY GRANOWSKY ALVIN
X	20	6335	W NORTHWEST HWY NAYFA NELLIE SHADID
X	21	6335	W NORTHWEST HWY WING CELIA A TRUSTEE
X	22	6335	W NORTHWEST HWY WADEL LOUIS B
X	23	6335	W NORTHWEST HWY REVOCABLE MANAGEMENT TRUST
X	24	6335	W NORTHWEST HWY STURGES NANCY R
X	25	6335	W NORTHWEST HWY GREENWALD JOAN TAYLOR
X	26	6335	W NORTHWEST HWY COKER BLANCHE W

06/05/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	6335 W NORTHWEST HWY	SCHRANIL BEN L DR
X	28	6335 W NORTHWEST HWY	WALDMAN ROBERT
X	29	6335 W NORTHWEST HWY	VICK REVOCABLE TRUST THE
X	30	6335 W NORTHWEST HWY	DUCE LEORA
X	31	6335 W NORTHWEST HWY	FLATT MADELINE JOAN LAMB
X	32	6335 W NORTHWEST HWY	JAMESON FRANCE B
X	33	6335 W NORTHWEST HWY	BIRD PATRICIA C
X	34	6335 W NORTHWEST HWY	VERMILLION JOHN R &
X	35	6335 W NORTHWEST HWY	WALTON PAUL N & BEVERLY C
X	36	6335 W NORTHWEST HWY	MIZE ROBY D
X	37	6335 W NORTHWEST HWY	LEWIS BRYAN MICHAEL TRUST
X	38	6335 W NORTHWEST HWY	GRAHAM BARRY L
X	39	6335 W NORTHWEST HWY	NORMAN JOHN ANDERSON &
X	40	6335 W NORTHWEST HWY	WARD MARION
X	41	6335 W NORTHWEST HWY	ISAMINGER ARLENE REVOCABLE
X	42	6335 W NORTHWEST HWY	QUINLAN SVEA W TRUST
X	43	6335 W NORTHWEST HWY	WILLIAMS JAMIE GILMER
X	44	6335 W NORTHWEST HWY	MARQUEZ CAROLYN G LIV TR THE
X	45	6335 W NORTHWEST HWY	DEANPRASAD WILMA H
X	46	6335 W NORTHWEST HWY	WEBB JAMES H & SHERRON A
X	47	6335 W NORTHWEST HWY	CROCKETT CHRIS A & MICHELLE
X	48	6335 W NORTHWEST HWY	HIRSH CRISTY J
X	49	6335 W NORTHWEST HWY	PENDARVIS DIAN TOWNE
X	50	6335 W NORTHWEST HWY	BERWALD ARTHUR L & ROSALEE M
X	51	6335 W NORTHWEST HWY	FARABAUGH JANET LOUISE
X	52	6335 W NORTHWEST HWY	BLACK GEORGIA SUE
X	53	6335 W NORTHWEST HWY	HARRIS PAUL & PATRICIA L
X	54	6335 W NORTHWEST HWY	TUNE BARBARA C
X	55	6335 W NORTHWEST HWY	HERNANDEZ MICHAEL NICHOLAS
X	56	6335 W NORTHWEST HWY	DARDEN MARGARET & LYNN
X	57	6335 W NORTHWEST HWY	MUNNELL MELANIE L

06/05/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	58	6335 W NORTHWEST HWY	BAHU RAJA & MAY
X	59	6335 W NORTHWEST HWY	ANDERSON JON
X	60	6335 W NORTHWEST HWY	DEWBERRY JAMES A & BARBARA
X	61	6335 W NORTHWEST HWY	HENIKA ELIZABETH A
X	62	6335 W NORTHWEST HWY	CONIGLIO MARTHA
X	63	6335 W NORTHWEST HWY	TEDFORD WILLIAM H JR
X	64	6335 W NORTHWEST HWY	LEE GRANT L & DIANE M MENDOZA
X	65	6335 W NORTHWEST HWY	BATES LIVING TRUST
X	66	6335 W NORTHWEST HWY	LEY DORIS REVOCABLE LIVING TRUST
X	67	6335 W NORTHWEST HWY	LUBAR NANCY J
X	68	6335 W NORTHWEST HWY	BELL JACK & LOUISE M
X	69	6335 W NORTHWEST HWY	CURTIS HAROLD R & BILLIE F
X	70	6335 W NORTHWEST HWY	ALTWEIN DONALD C
X	71	6335 W NORTHWEST HWY	ZELLEY SANDRA N
X	72	6335 W NORTHWEST HWY	PERCIVAL YOUNG CARLA &
X	73	6335 W NORTHWEST HWY	GREENBERG CAROL M
X	74	6335 W NORTHWEST HWY	LEICHLITER MARY LEEPER
X	75	6335 W NORTHWEST HWY	TOBIAN BEVERLY H
X	76	6335 W NORTHWEST HWY	PINNEY PATRICIA &
X	77	6335 W NORTHWEST HWY	LOMCO LLC
X	78	6335 W NORTHWEST HWY	FOGELMAN KAREN
X	79	6335 W NORTHWEST HWY	ROMBERG BERTHOLD &
X	80	6335 W NORTHWEST HWY	CARTWRIGHT LINDA
X	81	6335 W NORTHWEST HWY	HENRY ALICE M
X	82	6335 W NORTHWEST HWY	MCELREATH NITA HARPER
X	83	6335 W NORTHWEST HWY	GOLDEN BOBBY J & MARLA S
X	84	6335 W NORTHWEST HWY	HAMMOND PROPERTIES INC
X	85	6335 W NORTHWEST HWY	JOHNSON BARBARA N TRUST
X	86	6335 W NORTHWEST HWY	LEVINE JEANNETTE G
X	87	6335 W NORTHWEST HWY	POHANKA LYNN REVOCABLE TRUST
X	88	6335 W NORTHWEST HWY	MYRIN NAOMI

06/05/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	89	6335 W NORTHWEST HWY	CAMPBELL JAMES A &
X	90	6335 W NORTHWEST HWY	RUBIN HANNAH
X	91	6335 W NORTHWEST HWY	PACE PATRICIA O
X	92	6335 W NORTHWEST HWY	SHIU JIMMIE &
X	93	6335 W NORTHWEST HWY	BARBOGLIO FRANCES P
X	94	6335 W NORTHWEST HWY	VELVIN DAVID GLEN & MARY JO
X	95	6335 W NORTHWEST HWY	LODGE CHENNEL LINDA
X	96	6335 W NORTHWEST HWY	FARRELL JUNE
X	97	6335 W NORTHWEST HWY	STRONG BOBBIE A
X	98	6335 W NORTHWEST HWY	WOLENS STEVEN D TR ET AL
X	99	6335 W NORTHWEST HWY	LEON LEONARD
X	100	6335 W NORTHWEST HWY	CHARAT FRANCIS
X	101	6335 W NORTHWEST HWY	DEQUINONES VICTORIA M BARR
X	102	6335 W NORTHWEST HWY	JOHNSON KATHRYN
X	103	6335 W NORTHWEST HWY	NASHER ANDREA
X	104	6335 W NORTHWEST HWY	CLARK SHIRLEY A
X	105	6335 W NORTHWEST HWY	RUBIN DEVORA
X	106	6335 W NORTHWEST HWY	JALONICK MARY M
X	107	6335 W NORTHWEST HWY	MANZI FAMILY TRUST THE
X	108	6335 W NORTHWEST HWY	DONSKY LINDA
X	109	6335 W NORTHWEST HWY	BOGART LYNNE
X	110	6335 W NORTHWEST HWY	MERRIMAN CAROL J
X	111	6335 W NORTHWEST HWY	CRAFT JAMES EDWIN & PAM LESLIE
X	112	6335 W NORTHWEST HWY	CALABRIA MERIAM TRUSTEE
X	113	6335 W NORTHWEST HWY	HOOPER WILLIAM LIFE ESTAT
X	114	6335 W NORTHWEST HWY	RUBIN SHIRLEY
X	115	6335 W NORTHWEST HWY	YARRIN SARAH H
X	116	6335 W NORTHWEST HWY	WELCH HELEN VIRGINIA
X	117	6335 W NORTHWEST HWY	BRODER ANDREW S
X	118	6335 W NORTHWEST HWY	BRAMLETT JANET
X	119	6335 W NORTHWEST HWY	BROWN HERBERT L JR & EDWINA M

06/05/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	120	6335 W NORTHWEST HWY	BROWN LORRAINE GRUNDER
X	121	6335 W NORTHWEST HWY	SWANGO BETH
X	122	6335 W NORTHWEST HWY	PAILET HARRELL & MARILYN D
X	123	6335 W NORTHWEST HWY	SCHMIDT-NOWARA WOLFGANG &
X	124	6335 W NORTHWEST HWY	KOBELL JOSEPH E JR
X	125	6335 W NORTHWEST HWY	HOBBS LINDA J & JAMES B
X	126	6335 W NORTHWEST HWY	KOGAN INNA FAMILY LIVING TRUST
X	127	6335 W NORTHWEST HWY	BLEDSE EMMA LEE
X	128	6335 W NORTHWEST HWY	FEKETE REVOCABLE TRUST
X	129	6335 W NORTHWEST HWY	BORME ANTONIO ELIO
X	130	6335 W NORTHWEST HWY	HEWITT JOHN J JR
X	131	6335 W NORTHWEST HWY	BERKLEY JOYCE
X	132	6335 W NORTHWEST HWY	FURNISH VICTOR P
X	133	6335 W NORTHWEST HWY	VICK LINDA ANN
X	134	6335 W NORTHWEST HWY	LLOYD JULIA MILLER
X	135	6335 W NORTHWEST HWY	ROSENFELD BETTY
X	136	6335 W NORTHWEST HWY	GOODMAN JOHN C
X	137	6335 W NORTHWEST HWY	PACKER BARBARA TR
X	138	6335 W NORTHWEST HWY	SHORT LINDSAY TRUST
X	139	6335 W NORTHWEST HWY	NARDIZZI LOUIS R & ROSSANA
O	140	6333 DIAMOND HEAD CIR	WELCH DAVID & SANDRA
O	141	6333 DIAMOND HEAD CIR	MORRIS JAMES E
O	142	6333 DIAMOND HEAD CIR	PIPER PAMELA D
O	143	6333 DIAMOND HEAD CIR	PRESAS MITCHELL E
O	144	6337 DIAMOND HEAD CIR	NANCE JANET IRVIN
O	145	6337 DIAMOND HEAD CIR	CARL LINDA S
O	146	6337 DIAMOND HEAD CIR	WILLIAMS LISA ANN
O	147	6337 DIAMOND HEAD CIR	MCCARTY ROBBIE JO
O	148	6357 DIAMOND HEAD CIR	HENDRIX JO ANN
O	149	6357 DIAMOND HEAD CIR	STRAUGHAN ROBERT IV & BARBARA
O	150	6357 DIAMOND HEAD CIR	COOK FREDERICK ROBERT JR

06/05/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	151	6357	DIAMOND HEAD CIR SCHROEDER MARILYN
O	152	6361	DIAMOND HEAD CIR SMITH GEORGE F
O	153	6361	DIAMOND HEAD CIR FLOYD JOHN & MARY
O	154	6361	DIAMOND HEAD CIR ALBRIGHT AMBER S & MICHAEL A
O	155	6361	DIAMOND HEAD CIR SCOTT CONDOS LLC
O	156	6343	DIAMOND HEAD CIR GLOVER TRUST
O	157	6343	DIAMOND HEAD CIR SESSIONS LEONARD A & LINDA L
O	158	6341	DIAMOND HEAD CIR ROWE KENNETH W
O	159	6341	DIAMOND HEAD CIR COYLE BETTY
O	160	6345	DIAMOND HEAD CIR GILCHRIST JENNIE M &
O	161	6345	DIAMOND HEAD CIR EDWARDS COURTNEY
O	162	6345	DIAMOND HEAD CIR DORNAK NICOLE GRACE &
O	163	6345	DIAMOND HEAD CIR WANNER DALE A & COLIN H
O	164	6365	DIAMOND HEAD CIR COVINGTON SHIRLEY C
O	165	6365	DIAMOND HEAD CIR COWDREY WILLIAM R
O	166	6365	DIAMOND HEAD CIR MCVOY ROY LANELLE
O	167	6365	DIAMOND HEAD CIR CASTILLO LEOPOLD E & ANTONIETA
O	168	6369	DIAMOND HEAD CIR SHUEY TRUST
O	169	6369	DIAMOND HEAD CIR PRATT JILL A
O	170	6367	DIAMOND HEAD CIR PANIPINTO JAMES J
O	171	6367	DIAMOND HEAD CIR SHIPMAN NANCY L
O	172	6349	DIAMOND HEAD CIR HENRY KATHLEEN O
O	173	6349	DIAMOND HEAD CIR KOTHMANN SIDNEY S & JANE J
O	174	6349	DIAMOND HEAD CIR WELLS CHARLOTTE
O	175	6349	DIAMOND HEAD CIR STEVENS SHIRLEY ANN
O	176	6353	DIAMOND HEAD CIR 4036 GLENWICK LLC
O	177	6353	DIAMOND HEAD CIR KALAN ANDREA ROSE
O	178	6353	DIAMOND HEAD CIR WEEKS KATHERINE S & PETER N
O	179	6353	DIAMOND HEAD CIR CORPORATE INVESTMENTS LLC
O	180	6349	DIAMOND HEAD CIR FORD BRIAN
O	181	6307	DIAMOND HEAD CIR CAMMACK ROBERT & ANTOINETTE

06/05/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	182	6307 DIAMOND HEAD CIR	CAPERTON CHARLES & MARILYN
O	183	6307 DIAMOND HEAD CIR	PRICE CAROL MILLER
O	184	6307 DIAMOND HEAD CIR	PUNG MARGARET M
O	185	6307 DIAMOND HEAD CIR	LOGAN HELEN L
O	186	6307 DIAMOND HEAD CIR	MURRAY JO ANN
O	187	6307 DIAMOND HEAD CIR	LANE NANCY CARLA
O	188	6307 DIAMOND HEAD CIR	TERINGO FRANCES SHIVERS
O	189	6307 DIAMOND HEAD CIR	COFFEE LORRAINE H
O	190	6307 DIAMOND HEAD CIR	SHERROD MARY M
O	191	6307 DIAMOND HEAD CIR	SCOTT MARY ANN
O	192	6307 DIAMOND HEAD CIR	LONDON CHELSEA M
O	193	6307 DIAMOND HEAD CIR	FUQUA CASSANDRA C
O	194	6307 DIAMOND HEAD CIR	CONLEY MAURA
O	195	6307 DIAMOND HEAD CIR	SUTHERLIN J BRYAN ET AL
	196	6255 W NORTHWEST HWY	FERRELL KERMIT D &
	197	6255 W NORTHWEST HWY	WILSON KRISTINA A
	198	6255 W NORTHWEST HWY	CARSON FREIDA &
	199	6255 W NORTHWEST HWY	SPENCER ARNOLD & MARY
	200	6255 W NORTHWEST HWY	CASAD DEDE W
	201	6255 W NORTHWEST HWY	EDGAR THELMA L &
	202	6255 W NORTHWEST HWY	NELSON HELDA H
	203	6255 W NORTHWEST HWY	SMART JESSIE REVOCABLE TRUST
	204	6255 W NORTHWEST HWY	ROOTH SUSAN JANET
	205	6255 W NORTHWEST HWY	MEREDITH JOSEPH B & LISA W
	206	6255 W NORTHWEST HWY	NICHOLSON ANNE R
	207	6255 W NORTHWEST HWY	FLOWERS COLLEEN
	208	6255 W NORTHWEST HWY	PUGH WESTON
	209	6255 W NORTHWEST HWY	ANDERSON SHARON E
	210	6255 W NORTHWEST HWY	COX CATHERINE CARR
	211	6255 W NORTHWEST HWY	PAMELA WOLF LIVING TR
	212	6255 W NORTHWEST HWY	SMITH BETTY JENENE LIFE ESTATE &

06/05/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	6255	W NORTHWEST HWY	SMITHSON KELVIN CHAD &
214	6255	W NORTHWEST HWY	SUTHERLIN JOHNSON B &
215	6255	W NORTHWEST HWY	KOZUSKO DAVID
216	6255	W NORTHWEST HWY	ADAIR HELEN H
217	6255	W NORTHWEST HWY	OHAN NANCY E
218	6255	W NORTHWEST HWY	PORTER MARVIN & LUCY A
219	6255	W NORTHWEST HWY	NGUYEN LAM
220	6255	W NORTHWEST HWY	PRISCILLA LANE
221	6255	W NORTHWEST HWY	DRESSER BETTY JO &
222	6255	W NORTHWEST HWY	MCMAHON KEVIN GEORGE & AMY MARIE
223	6255	W NORTHWEST HWY	DOUBLE J LIVING TRUST THE
224	6255	W NORTHWEST HWY	STUART KAREN
225	6255	W NORTHWEST HWY	HIGGINS JEAN WHITE
226	6255	W NORTHWEST HWY	LESASSIER JOHN R & CAROLYN A
227	6255	W NORTHWEST HWY	ANDRUS GAIL LEWIS
228	6255	W NORTHWEST HWY	TRUE CONNIE A
229	6255	W NORTHWEST HWY	WILBER LYN R
230	6255	W NORTHWEST HWY	SPATZ PATRICE MORIN &
231	6255	W NORTHWEST HWY	NELSON HILDA H
232	6255	W NORTHWEST HWY	DENARDO VINCENZO E
233	6255	W NORTHWEST HWY	MCKENZIE NINYA &
234	6255	W NORTHWEST HWY	DICKSON KENNETH M & MARY JANE
235	6255	W NORTHWEST HWY	MCCARTIN ANN C
236	6255	W NORTHWEST HWY	SPENCER ARNOLD & MARY
237	6255	W NORTHWEST HWY	KIMBERLING COURTNEY
238	6255	W NORTHWEST HWY	FLOWERS COLLEEN &
239	6255	W NORTHWEST HWY	BERGAMASCO NANCY A
240	6255	W NORTHWEST HWY	NWH 314 LLC
241	6255	W NORTHWEST HWY	MEREDITH JOYDEL MCGREDE
242	6255	W NORTHWEST HWY	BROYLES LYNETTE
243	6255	W NORTHWEST HWY	KINGMAN HOLDINGS LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	6255 W NORTHWEST HWY	BARHAM SUSAN R
	245	6255 W NORTHWEST HWY	HADDAD CAROL W
	246	6255 W NORTHWEST HWY	LUNDY JOHN C & MELINDA M
	247	6255 W NORTHWEST HWY	BEAVERS CAROL
	248	6255 W NORTHWEST HWY	BERGAMASCO JANIE F
	249	6255 W NORTHWEST HWY	SHAW SUSAN
X	250	6211 W NORTHWEST HWY	MINOR TRAVIS
X	251	6211 W NORTHWEST HWY	URBAN THEATRES INC
X	252	6211 W NORTHWEST HWY	RHODES SARA
X	253	6211 W NORTHWEST HWY	SHRIME PRESTON TOWERS
X	254	6211 W NORTHWEST HWY	BLANK SANDRA REVOCABLE TRUST THE
X	255	6211 W NORTHWEST HWY	APEX FINANCIAL CORPORATION
X	256	6211 W NORTHWEST HWY	MALOUF PETER G
X	257	6211 W NORTHWEST HWY	MALOUF PETER G
X	258	6211 W NORTHWEST HWY	HUNTER LAWRENCE T
X	259	6211 W NORTHWEST HWY	HERERRA WILLIAM S
X	260	6211 W NORTHWEST HWY	KOVICH ANDREW S JR
X	261	6211 W NORTHWEST HWY	SCOTT SARAH BETH
X	262	6211 W NORTHWEST HWY	MALOUF DONNA
X	263	6211 W NORTHWEST HWY	GALE ARTHUR PINKARD
X	264	6211 W NORTHWEST HWY	LAWHON JOHN III & TOMMIE C
X	265	6211 W NORTHWEST HWY	MERRELL LESLIE &
X	266	6211 W NORTHWEST HWY	GLASSCOCK SANDRA
X	267	6211 W NORTHWEST HWY	GALL JOE
X	268	6211 W NORTHWEST HWY	POLURU SRINIVAS
X	269	6211 W NORTHWEST HWY	MIRANDA WILLIAM L
X	270	6211 W NORTHWEST HWY	NICHOLS KOTHARI CONNIE SUE
X	271	6211 W NORTHWEST HWY	BROUN STACY N
X	272	6211 W NORTHWEST HWY	BECKER STEPHEN J
X	273	6211 W NORTHWEST HWY	MALECHEK KEVIN DALE
X	274	6211 W NORTHWEST HWY	FRANCIS GREGORY S

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	275	6211 W NORTHWEST HWY	GALE ARTHUR
X	276	6211 W NORTHWEST HWY	AUERBACH JAN
X	277	6211 W NORTHWEST HWY	CALLAHAN BETTY B
X	278	6211 W NORTHWEST HWY	COHEN BENJAMIN G & LINDA MCNAIR
X	279	6211 W NORTHWEST HWY	WIGNALL DAVID A &
X	280	6211 W NORTHWEST HWY	LEMON JETTIE L
X	281	6211 W NORTHWEST HWY	JNJ VENTURES LP
X	282	6211 W NORTHWEST HWY	GODFREY RITA A
X	283	6211 W NORTHWEST HWY	HENLEY CONSTANCE R
X	284	6211 W NORTHWEST HWY	WENNMOHS LEONARD L
X	285	6211 W NORTHWEST HWY	JAGNEAUX ANNEMARIE
X	286	6211 W NORTHWEST HWY	VALDEZ ADOLPH J & ROSE MARIE
X	287	6211 W NORTHWEST HWY	SHINSKIE KAREN M
X	288	6211 W NORTHWEST HWY	LANE WILLIAM E
X	289	6211 W NORTHWEST HWY	DIBI GEORGE
X	290	6211 W NORTHWEST HWY	BLAND WILLIAM J & MARJORIE L
X	291	6211 W NORTHWEST HWY	MCBRIDE ANGELA BURKS
X	292	6211 W NORTHWEST HWY	WOLF PAMELA E
X	293	6211 W NORTHWEST HWY	BALLAS JULIE
X	294	6211 W NORTHWEST HWY	BALLAS VICTOR
X	295	6211 W NORTHWEST HWY	NGUYEN MICHAEL
X	296	6211 W NORTHWEST HWY	CALLAHAN BETH BARNETT
X	297	6211 W NORTHWEST HWY	NEIMAN JANEL
X	298	6211 W NORTHWEST HWY	TOLVAJ ISTVAN K
X	299	6211 W NORTHWEST HWY	HEROD STEPHEN L
X	300	6211 W NORTHWEST HWY	VAUGHN BLAKE L & EDIE M
X	301	6211 W NORTHWEST HWY	STEPHENS KAY T
X	302	6211 W NORTHWEST HWY	PRUITT RICHARD & SANDRA
X	303	6211 W NORTHWEST HWY	AMERMAN LARRY & GAYLA
X	304	6211 W NORTHWEST HWY	HUNT CHARLES M TRUSTEE
X	305	6211 W NORTHWEST HWY	T R WATSON ENTERPRISES LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	306	6211 W NORTHWEST HWY	HUKIC OMER & SONJA
X	307	6211 W NORTHWEST HWY	REKERDRES SUSAN E
X	308	6211 W NORTHWEST HWY	MACON MICHAEL
X	309	6211 W NORTHWEST HWY	LOVING JACKIE TRUSTEE
X	310	6211 W NORTHWEST HWY	LOVING JACKIE TRUSTEE
X	311	6211 W NORTHWEST HWY	NOONAN HELEN
X	312	6211 W NORTHWEST HWY	HANSON KARLA A
X	313	6211 W NORTHWEST HWY	DOLLAHAN NORA
X	314	6211 W NORTHWEST HWY	COSTELLO MARY DENISE
X	315	6211 W NORTHWEST HWY	SPASOVSKI GORAN & SPASOVSKI SANJA
X	316	6211 W NORTHWEST HWY	PL8 SOLO 401K TRUST
X	317	6211 W NORTHWEST HWY	TYLER QUIETA RAE
X	318	6211 W NORTHWEST HWY	ALLEN NANCY J
X	319	6211 W NORTHWEST HWY	KIRK BRIAN J
X	320	6211 W NORTHWEST HWY	PIERCE ALAN K FAMILY TRST
X	321	6211 W NORTHWEST HWY	BECKER ASHLEY R
X	322	6211 W NORTHWEST HWY	BENNISON MARGARET
X	323	6211 W NORTHWEST HWY	WINN ROBERT T & JULIE G WINN
X	324	6211 W NORTHWEST HWY	J D RENTALS LLC
X	325	6211 W NORTHWEST HWY	CHAMBERLAIN HOWARD E
X	326	6211 W NORTHWEST HWY	DANNER PATRICK R
X	327	6211 W NORTHWEST HWY	SCHOFIELD CHARLOTTE
X	328	6211 W NORTHWEST HWY	ALLEN MARIBETH
X	329	6211 W NORTHWEST HWY	HALL GEORGE T
X	330	6211 W NORTHWEST HWY	MILLER PAMELA ANN
X	331	6211 W NORTHWEST HWY	SPRUIELL CAROL
X	332	6211 W NORTHWEST HWY	LOBB JENNIFER
X	333	6211 W NORTHWEST HWY	KOBELL JOHN F
X	334	6211 W NORTHWEST HWY	SCHUMACHER DONNA LEE
X	335	6211 W NORTHWEST HWY	CASTRO KIM &
X	336	6211 W NORTHWEST HWY	XU QINGMEI

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	337	6211 W NORTHWEST HWY	GALE ARTHUR P
X	338	6211 W NORTHWEST HWY	MUELLER ANDREA T
X	339	6211 W NORTHWEST HWY	DECRESSAIN DOM
X	340	6211 W NORTHWEST HWY	1020 LTD
X	341	6211 W NORTHWEST HWY	EBREY RICHARD L TR&
X	342	6211 W NORTHWEST HWY	CONARD SCOTT E & SUSAN K
X	343	6211 W NORTHWEST HWY	BORINO ABBY
X	344	6211 W NORTHWEST HWY	ONCKEN WILLIAM III TR
X	345	6211 W NORTHWEST HWY	BEAIRD FLORENCE
X	346	6211 W NORTHWEST HWY	SATEK BENITA
X	347	6211 W NORTHWEST HWY	TOSCH LINDSEY E
X	348	6211 W NORTHWEST HWY	KAPRIELIAN AMBER DAWN
X	349	6211 W NORTHWEST HWY	FRIEDMAN MARSHALL
X	350	6211 W NORTHWEST HWY	VILLALPANDO ALONZO
X	351	6211 W NORTHWEST HWY	MCKINNEY PATRICIA L
X	352	6211 W NORTHWEST HWY	RUTKOFISKY DIANE & STEPHEN
X	353	6211 W NORTHWEST HWY	HILKER THOMAS
X	354	6211 W NORTHWEST HWY	RASKIN CHRISTINA AIDE
X	355	6211 W NORTHWEST HWY	JOHNSON JEAN ELAINE
X	356	6211 W NORTHWEST HWY	BROOKS RITA AVIS
X	357	6211 W NORTHWEST HWY	DINSMORE GARY L JR
X	358	6211 W NORTHWEST HWY	CULP ROBERT E
X	359	6211 W NORTHWEST HWY	HAYTH BEATRICE Y
X	360	6211 W NORTHWEST HWY	REKERDRES SUSAN
X	361	6211 W NORTHWEST HWY	GUZMAN CARMEN C
X	362	6211 W NORTHWEST HWY	FOSTER LISA M
X	363	6211 W NORTHWEST HWY	UNGER SALLY
X	364	6211 W NORTHWEST HWY	ANDERSON DIAL H
X	365	6211 W NORTHWEST HWY	WOLF E JEAN
X	366	6211 W NORTHWEST HWY	CONNER CANDICE
X	367	6211 W NORTHWEST HWY	CAMERON CHRISTINA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	368	6211 W NORTHWEST HWY	SIEGEL PRISCILLA M
X	369	6211 W NORTHWEST HWY	YEAGER STANLEY C &
X	370	6211 W NORTHWEST HWY	ROSE CYNTHIA ANN
X	372	6211 W NORTHWEST HWY	HALL MADISON K
X	373	6211 W NORTHWEST HWY	GEARHART BETTY J
X	374	6211 W NORTHWEST HWY	KAMMERLOHR KENT H LIVING TRUST
X	375	6211 W NORTHWEST HWY	REAL ESTATE ARBITRAGE
X	376	6211 W NORTHWEST HWY	LADUE DOROTHY DEMAREST
X	377	6211 W NORTHWEST HWY	DOSWELL FLORENCE
X	378	6211 W NORTHWEST HWY	BROWN TIMOTHY M
X	379	6211 W NORTHWEST HWY	DAHLBERG WALTER G & GENELLE H
X	380	6211 W NORTHWEST HWY	DUNKLIN MARGARET HAILEY TRUST
X	381	6211 W NORTHWEST HWY	HALL GEORGE T
X	382	6211 W NORTHWEST HWY	ELLIOTT RICHARD H &
X	383	6211 W NORTHWEST HWY	BARBER BRUCE & BRENDA
X	384	6211 W NORTHWEST HWY	HELLEBUSCH STEPHEN J &
X	385	6211 W NORTHWEST HWY	SAHLIYEH RAFIHA FARAH
X	386	6211 W NORTHWEST HWY	JOHNSON BRANDON
X	387	6211 W NORTHWEST HWY	BAGHERI BEHROUZ
X	388	6211 W NORTHWEST HWY	VALENTINE MARGARET RUBY
X	389	6211 W NORTHWEST HWY	MEYER JOHN A JR & LIV TR
X	390	6211 W NORTHWEST HWY	WIGNALL DAVID ALAN &
X	391	6211 W NORTHWEST HWY	ZAHEDI SIAVASH T &
X	392	6211 W NORTHWEST HWY	CASAS JUDY
X	393	6211 W NORTHWEST HWY	CAMALIER KARA NOELLE
X	394	6211 W NORTHWEST HWY	HALL CATHERINE T
X	395	6211 W NORTHWEST HWY	CUSACK RAYMOND JOHN JR
X	396	6211 W NORTHWEST HWY	MANIAGO REVOCABLE TRUST
X	397	6211 W NORTHWEST HWY	APPLEBY LORRENE C
X	398	6211 W NORTHWEST HWY	CHRIST CHARLES G
X	399	6211 W NORTHWEST HWY	TOWNSEND HENRI G

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	400	6211 W NORTHWEST HWY	WUNTCH FLONNIS MIRIAM WEST
X	401	6211 W NORTHWEST HWY	APT NORMA JO
X	402	6211 W NORTHWEST HWY	901 REAP LLC
X	403	6211 W NORTHWEST HWY	STILES DEVON E REVOCABLE LIVING TR
X	404	6211 W NORTHWEST HWY	NACKE BRUCE K
X	405	6211 W NORTHWEST HWY	NEVILL JERRY WAYNE & JEAN ELIZABETH
X	406	6211 W NORTHWEST HWY	DOMB MICHELLE ROSE
X	407	6211 W NORTHWEST HWY	GRANDMOUGIN ELEONORE &
X	408	6211 W NORTHWEST HWY	JONES BRENT L
X	409	6211 W NORTHWEST HWY	MYERS CAROL L
X	410	6211 W NORTHWEST HWY	CHRISTIAN RICHARD & LESA
X	411	6211 W NORTHWEST HWY	BASS HELEN RITA LF EST
X	412	6211 W NORTHWEST HWY	1020 LTD
X	413	6211 W NORTHWEST HWY	POH GEORGE
X	414	6211 W NORTHWEST HWY	LOPEZ MARCO A & ISABEL
X	415	6211 W NORTHWEST HWY	BOWLING CAROLYN M
X	416	6211 W NORTHWEST HWY	TAUBENFELD RITA F
X	417	6211 W NORTHWEST HWY	WALKER ALLEN C
X	418	6211 W NORTHWEST HWY	LEONE AMANDA
X	419	6211 W NORTHWEST HWY	TURNER SANDRA O
X	420	6211 W NORTHWEST HWY	HUEY CATHERINE B
X	421	6211 W NORTHWEST HWY	WEISSERT JOHN M
X	422	6211 W NORTHWEST HWY	NEFF DEBORAH
X	423	6211 W NORTHWEST HWY	STARK SARAH C
X	424	6211 W NORTHWEST HWY	ARWINE ROBERT L & BETTY D
X	425	6211 W NORTHWEST HWY	CALCOTE EDWARD A
X	426	6211 W NORTHWEST HWY	ENGEBRETSON MARK &
X	427	6211 W NORTHWEST HWY	HOVERMAN JOHN RUSSELL & ISABEL V
X	428	6211 W NORTHWEST HWY	LOCKHART DEBORAH
X	429	6211 W NORTHWEST HWY	HOLLENSHEAD TODD &
X	430	6211 W NORTHWEST HWY	WARREN JOHN F

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	431	6211 W NORTHWEST HWY	BAYOUDSNYDER RHONDA
X	432	6211 W NORTHWEST HWY	WARREN LESLIE
X	433	6211 W NORTHWEST HWY	SAEGERT ANN M &
X	434	6211 W NORTHWEST HWY	WARREN MICHAEL M &
X	435	6211 W NORTHWEST HWY	ZAHEDI FRED &
X	436	6211 W NORTHWEST HWY	TEHRANI SAMIRA ZAHEDI
X	437	6211 W NORTHWEST HWY	COKE PEGGY ANN
X	438	6211 W NORTHWEST HWY	ZAHEDITEHRANI SAMIRA
X	439	6211 W NORTHWEST HWY	KEPNER GERALD G JR &
X	440	6211 W NORTHWEST HWY	ROMMEL JILL NICHOLS
X	441	6211 W NORTHWEST HWY	PARKER PPTY INV LLC
X	442	6211 W NORTHWEST HWY	KNEIPP LINDA
X	443	6211 W NORTHWEST HWY	KILLION SHARON L
X	444	6211 W NORTHWEST HWY	SCHULTE MARY
X	445	6211 W NORTHWEST HWY	KALENDER NIMET
X	446	6211 W NORTHWEST HWY	SCHULTE MARY ALICE
X	447	6211 W NORTHWEST HWY	DEAKINS J THOMAS &
X	448	6211 W NORTHWEST HWY	MOORE BETTY
X	449	6211 W NORTHWEST HWY	PETRASH DAVID L & LAURA F
X	450	6211 W NORTHWEST HWY	KOBELL JOSEPH E JR
X	451	6211 W NORTHWEST HWY	BOWER BEVERLY BUMPASS
X	452	6211 W NORTHWEST HWY	LEVITT ZOLA LTD
X	453	6211 W NORTHWEST HWY	STOVER JEAN C
X	454	6211 W NORTHWEST HWY	HARGROVE MAC ETAL
X	455	6211 W NORTHWEST HWY	MIRANDA FRANCIS L & ANN
X	456	6211 W NORTHWEST HWY	CHRISTENSEN KIM &
X	457	6211 W NORTHWEST HWY	WINN ROBERT & JAN LIVING TRUST THE
X	458	6211 W NORTHWEST HWY	MILLER GERRY A
X	459	6211 W NORTHWEST HWY	LABARBA SAM J LIFE ESTATE
X	460	6211 W NORTHWEST HWY	VANSICKLE RAY
X	461	6211 W NORTHWEST HWY	WIGNALL RONALD D & BARBARA

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X	462	6211 W NORTHWEST HWY	KLINE VIRGINIA G
X	463	6211 W NORTHWEST HWY	SHERMAN SUSAN RAE
X	464	6211 W NORTHWEST HWY	MULLER DEBORAH ANN
X	465	6211 W NORTHWEST HWY	PARROTT RANDALL J &
X	466	6211 W NORTHWEST HWY	NICHOLS GREGORY
X	467	6211 W NORTHWEST HWY	NARDIZZI ROSSANA
X	468	6211 W NORTHWEST HWY	CHORTEK SYLVIA
X	469	6211 W NORTHWEST HWY	FRIERSON TERESA LIFE ESTATE
X	470	6211 W NORTHWEST HWY	RODERICK STEPHEN W
X	471	6211 W NORTHWEST HWY	GRIFFIN ANNA
X	472	6211 W NORTHWEST HWY	MARTINEZ NANCY NICOL
X	473	6211 W NORTHWEST HWY	SUTTER CHRISTOPHER
X	474	6211 W NORTHWEST HWY	MIRANDA SAM
X	475	6211 W NORTHWEST HWY	HALLIBURTON GEORGE T III & TONI S
X	476	6211 W NORTHWEST HWY	KADEN MICHAEL DAVID
X	477	6211 W NORTHWEST HWY	HOUSE JOANN
X	478	6211 W NORTHWEST HWY	STEWART SUSAN G &
X	479	6211 W NORTHWEST HWY	JAMISON RONALD E TR &
X	480	6211 W NORTHWEST HWY	JAMESON FRANCE & JOE
X	481	6211 W NORTHWEST HWY	YANG EBDAL MEI YING
X	482	6211 W NORTHWEST HWY	MCCREA JEANNE
X	483	6211 W NORTHWEST HWY	DAHLEM STEPHEN P &
X	484	6211 W NORTHWEST HWY	COOK JAMES W & MARGIE A
X	485	6211 W NORTHWEST HWY	RODERICK STEPHEN W
X	486	6211 W NORTHWEST HWY	MILLER SAMUEL R &
X	487	6211 W NORTHWEST HWY	GOETZ JOHN J
X	488	6211 W NORTHWEST HWY	NARDIZZI ROSANNA
X	489	6211 W NORTHWEST HWY	HATCHETT JAMES M &
X	490	6211 W NORTHWEST HWY	HAWLEY ELIZABETH H
X	491	6211 W NORTHWEST HWY	FRIERSON TATIANA LIFE ESTATE
X	492	6211 W NORTHWEST HWY	BIZEK CLIFFORD C TRUSTEE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	493	6211 W NORTHWEST HWY	MELGREN FAMILY TRUST THE
X	494	6211 W NORTHWEST HWY	KRIZOV CLAIR E
X	495	6211 W NORTHWEST HWY	MOORE CHARLES V & PATRICIA A
X	496	6211 W NORTHWEST HWY	BEHRNS ROBIN L
X	497	6211 W NORTHWEST HWY	MEYERS JOHN F
X	498	6211 W NORTHWEST HWY	SALZMANN JAMES B & LISA HALE
X	499	6211 W NORTHWEST HWY	TERWILLIGER ANNE
X	500	6211 W NORTHWEST HWY	GONZALEZ GEORGE
X	501	6211 W NORTHWEST HWY	GUL FATMA & HAKAN
X	502	6211 W NORTHWEST HWY	KING DAVID M
X	503	6211 W NORTHWEST HWY	BEHRNS HELEN
X	504	6211 W NORTHWEST HWY	ALLEN RICHARD W & CAROLYN
X	505	6211 W NORTHWEST HWY	PARKER RICHARD C &
X	506	6211 W NORTHWEST HWY	MCCUNE BARBARA
X	507	6211 W NORTHWEST HWY	PARKER RICHARD & HESTER
X	508	6211 W NORTHWEST HWY	MIRANDA FRANCIS L & ANN R
X	509	6211 W NORTHWEST HWY	YOUNG JEAN DREVER &
X	510	6211 W NORTHWEST HWY	MIRANDA FRANCIS L & ANN R
X	511	6211 W NORTHWEST HWY	GRADO LUIS ANTHONY
X	512	6211 W NORTHWEST HWY	PRITCHETT JOHN W
X	513	6211 W NORTHWEST HWY	MAYES THOMAS E & LYNDIA G
X	514	6211 W NORTHWEST HWY	BROOKSHIRE BRADLEY & ANN
X	515	6211 W NORTHWEST HWY	HARRIS CLARISSA
X	516	6211 W NORTHWEST HWY	ASHWORTH GLEN
X	517	6211 W NORTHWEST HWY	ROMMEL JILL NICHOLS
X	518	6211 W NORTHWEST HWY	DEPOI DIANE
X	519	6211 W NORTHWEST HWY	SHELTON LORRAIN LIVING TR
X	520	6211 W NORTHWEST HWY	REINKE INGRID & MARTIN
X	521	6211 W NORTHWEST HWY	BEVEREN JACOB VAN
X	522	6211 W NORTHWEST HWY	SCHUMACHER SCOTT
X	523	6211 W NORTHWEST HWY	VULTEE TONI VENTIMIGLIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	524	6211 W NORTHWEST HWY	DEWS JAMES CHARLES LIVING TRUST
X	525	6211 W NORTHWEST HWY	BURTNER KEITH E
X	526	6211 W NORTHWEST HWY	HARLAN ELIZABETH B
X	527	6211 W NORTHWEST HWY	JEFFREY ANGELA
X	528	6211 W NORTHWEST HWY	GUTMAN GREG
X	529	6211 W NORTHWEST HWY	LUKIN KAREN MICHELE
X	530	6211 W NORTHWEST HWY	EASTERLING FRANKLIN L REVOCABLE LIVING TR
X	531	6211 W NORTHWEST HWY	CRUTCHER MICHAEL & MARTHA
X	532	6211 W NORTHWEST HWY	BESCOS JESS F
X	533	6211 W NORTHWEST HWY	CRUTCHER MARTHA KATHLEEN
X	534	6211 W NORTHWEST HWY	KAPLITZ ROBERT L
X	535	6211 W NORTHWEST HWY	JORDAN JAY MICHAEL
X	536	6211 W NORTHWEST HWY	TERWILLIGER PATRICIA
X	537	6211 W NORTHWEST HWY	WEBBER RICHARD A
X	538	6211 W NORTHWEST HWY	SMITH JIMMY E & KATHY L
X	539	6211 W NORTHWEST HWY	GOOLSBY FAMILY REVOCABLE TRUST
X	540	6211 W NORTHWEST HWY	EBREY RICHARD L & JUDITH A
X	541	6211 W NORTHWEST HWY	EASTERLING STEPHEN E
X	542	6211 W NORTHWEST HWY	CULP JEFFERY C & ROBIN D
X	543	6211 W NORTHWEST HWY	CORNELL THOMAS B TR
X	544	6211 W NORTHWEST HWY	TOWNSLEY WILLIAM E
X	545	6211 W NORTHWEST HWY	MARCUS ROBERT LOUIS
X	546	6211 W NORTHWEST HWY	DOSWELL FLORENCE EST OF
X	547	6211 W NORTHWEST HWY	KHEMSARA SANJEEVA
X	548	6211 W NORTHWEST HWY	KRITZER WILLIAM C JR
X	549	6211 W NORTHWEST HWY	LEE DONNA R
X	550	6211 W NORTHWEST HWY	EMERY ROBERT
X	551	6211 W NORTHWEST HWY	DRJ PLAN
X	552	6211 W NORTHWEST HWY	ARENAMEDIA LTD
X	553	6211 W NORTHWEST HWY	PARSA HASSAN
X	554	6211 W NORTHWEST HWY	BECKER STEPHEN J &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	555	6211 W NORTHWEST HWY	MALECHEK KEVIN
X	556	6211 W NORTHWEST HWY	EMERY ROBERT
X	557	6211 W NORTHWEST HWY	CRISSEY FAMILY LIVING TRUST
X	558	6211 W NORTHWEST HWY	SZT INVESTMENTS LLC
X	559	6211 W NORTHWEST HWY	SCHLACHTER REALTY INC
X	560	6211 W NORTHWEST HWY	SCHLACHTER REALTY LTD
X	561	6211 W NORTHWEST HWY	CAMP GLENDA
X	562	6211 W NORTHWEST HWY	BARMAKI NASRIN
X	563	6211 W NORTHWEST HWY	BARMAKI NASRIN
X	564	6211 W NORTHWEST HWY	ANGELONE ALFONSO &
X	565	6211 W NORTHWEST HWY	CLINESMITH JERRY E
X	566	6211 W NORTHWEST HWY	HIGHTOP HOLDINGS LLC
X	567	6211 W NORTHWEST HWY	CIRCLE J LAND & CATTLE CO
X	568	6211 W NORTHWEST HWY	JONES RAY E
X	569	6211 W NORTHWEST HWY	FRANIC PA
X	570	6211 W NORTHWEST HWY	GALE MAXINE ESTATE
X	571	6211 W NORTHWEST HWY	CROW ELIZABETH DAVIS &
X	572	6211 W NORTHWEST HWY	LEE LIZA
X	573	6211 W NORTHWEST HWY	REAL ESTATE ARBITRAGE PARNTERS LLC
X	574	6211 W NORTHWEST HWY	REAL ESTATE ARBITRAGE
X	575	6211 W NORTHWEST HWY	MASTERS FRANCIS M & PATRICIA V
X	576	6211 W NORTHWEST HWY	IBARRA GUADALUPE
X	577	6211 W NORTHWEST HWY	HARGROVE CECIL M & KATHERINE C
X	578	6211 W NORTHWEST HWY	J D RENTALS LLC
O	579	6306 DIAMOND HEAD CIR	OLEXA LAVELLE
O	580	6306 DIAMOND HEAD CIR	DES MOINES BUILDING LLC
O	581	6306 DIAMOND HEAD CIR	GEORGALIS ALYSSA CAROL
O	582	6306 DIAMOND HEAD CIR	NEEL JASPER P
O	583	6306 DIAMOND HEAD CIR	KEHR LIVING TRUST
O	584	6306 DIAMOND HEAD CIR	SIDERIS BASIL K & ANN
O	585	6306 DIAMOND HEAD CIR	BLACKMAR ROGER & JOAN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	586	6306 DIAMOND HEAD CIR	SCHLOOT CARL ETAL
O	587	6306 DIAMOND HEAD CIR	RODRIGUEZ GUADALUPE
O	588	6306 DIAMOND HEAD CIR	GOOD GREG &
O	589	6306 DIAMOND HEAD CIR	LONDON TERRY E & NANCY
O	590	6306 DIAMOND HEAD CIR	DENARDO VINCENZO E
O	591	6306 DIAMOND HEAD CIR	SIMMONS FAMILY LIVING TRUST THE
O	592	6306 DIAMOND HEAD CIR	ALEXANDER CORA
O	593	6306 DIAMOND HEAD CIR	THORNE ELIZABETH TR &
O	594	6306 DIAMOND HEAD CIR	DENARDO VINCENZO E
O	595	6306 DIAMOND HEAD CIR	MINTER ZACH H
O	596	6306 DIAMOND HEAD CIR	BURGHER SHIRLEY E & J KEITH SHORT CO-TRUSTEES
	598	8545 PICKWICK LN	WALKER NORTHWEST
	599	3803 NORTHWEST PKWY	ALAM MUHAMMAD A
X	600	3805 NORTHWEST PKWY	SHAH AHMAD ALI & NAWAL F
	601	3811 NORTHWEST PKWY	TRAN KIEN
X	602	3809 NORTHWEST PKWY	NWOSU ONAMMA & CHIBUIKE
	603	3815 NORTHWEST PKWY	RODRIGUEZ GABRIEL A
	604	3813 NORTHWEST PKWY	LEI LINGHAO &
	605	3819 NORTHWEST PKWY	LAFITTE RICHARD R
	606	3817 NORTHWEST PKWY	LATHAM ELLEN LIFE EST
	607	3821 NORTHWEST PKWY	COLE JUDY COLEMAN
	608	3823 NORTHWEST PKWY	BALFOUR JAMES
	609	3827 NORTHWEST PKWY	CLARK BRIAN G &
O	610	3829 NORTHWEST PKWY	BARTLEY ROBERT A & CATHI LOU
	611	8440 TULANE ST	KING DUDLEY H LF EST ETAL
X	612	6143 AVERILL WAY	ROUNTHWAITE VIRGINIA M
X	613	6143 AVERILL WAY	CHILDRESS LAUREN G
X	614	6143 AVERILL WAY	SCHIEFFER CARL
X	615	6143 AVERILL WAY	HOWIE LINDSEY LEIGH
X	616	8525 PICKWICK LN	SAWYER SHELLEY ELIZABETH SKILES
X	617	8525 PICKWICK LN	SCHIEFFER CARL B

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618	8514	BALTIMORE DR	VIA IDA RUTH
619	8514	BALTIMORE DR	KUNZ KIMBERLY POOL
620	8514	BALTIMORE DR	BOOE MARTHA A
621	8514	BALTIMORE DR	CUMMISKEY KEITH B
622	8516	BALTIMORE DR	STAPLES JANICE GIDDENS
623	8516	BALTIMORE DR	TIMPA FRANK M & SANDRA S
624	8516	BALTIMORE DR	DODDS TRACY
625	8516	BALTIMORE DR	GONZALEZ RAY L
626	8518	BALTIMORE DR	MANZI BARBARA L
627	8518	BALTIMORE DR	HAMPTON KATHLEEN ESTATE OF
628	8518	BALTIMORE DR	KROCKOVER MITZI R &
629	8518	BALTIMORE DR	FRISKE VICKIE
630	8526	BALTIMORE DR	GONZALEZ RAY L
631	8526	BALTIMORE DR	DUQUE MONICA ANN
632	8526	BALTIMORE DR	8526 BALTIMORE LLC
633	8528	BALTIMORE DR	HINDS JAMES EARL & NORMA SUE
634	8528	BALTIMORE DR	HINDS WILLIAM LEWIS
635	8528	BALTIMORE DR	NORMAN RUSSELL
636	8505	EDGEMERE RD	MCILHENNY DONALD B &
637	8505	EDGEMERE RD	AGNEW NANCY JEAN
638	8505	EDGEMERE RD	EGGLESTON RAYMOND C ET AL
639	8505	EDGEMERE RD	BARNETT FAMILY TRUST
640	8505	EDGEMERE RD	THOMPSON DANNY L & RENEE A
641	8505	EDGEMERE RD	HAGLER DANIEL R & CAROLYN
642	8505	EDGEMERE RD	TALKINGTON ROBERT W &
643	8505	EDGEMERE RD	ANDERSON TERRY LYNN
644	8505	EDGEMERE RD	WOOD SARA
645	8505	EDGEMERE RD	MCKENNEY MARY RUTH & SAMUEL S III
646	8511	EDGEMERE RD	SMITH EDGAR L II & CAROLEE
647	8511	EDGEMERE RD	ODEN STEPHEN & MARY ANN
648	8511	EDGEMERE RD	SINGLETON SYANN R

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	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
		649	8511 EDGEMERE RD	VOTTELER VERMELLE & TODD HAYDN REVOCABLE TRUST
		650	8511 EDGEMERE RD	MCINTIRE THOMAS R & LYNN
		651	8511 EDGEMERE RD	WEPRIN LAWRENCE S &
		652	8511 EDGEMERE RD	GIBBONS BETTY B
		653	8511 EDGEMERE RD	ORNISH IRWIN K & SHARON E
		654	8511 EDGEMERE RD	DALLY MARTHA M
		655	8511 EDGEMERE RD	ROBINSON JAMES WAYLAND & SUSIE LEE
O		656	6214 BANDERA AVE	PATOUT VENETIA MARIA N &
O		657	6214 BANDERA AVE	MURPHY MAJORIE D
O		658	6218 BANDERA AVE	ELLIOTT WILLIAM LAWRENCE
O		659	6218 BANDERA AVE	OLSCHWANGER LARRY
O		660	6218 BANDERA AVE	CLARKE CHARLES A &
O		661	6218 BANDERA AVE	SKEIBROK LEIF & GEORGIE FONDA
O		662	6222 BANDERA AVE	BOONE WILLIAM THOMSON & PETREA CARTER
O		663	6222 BANDERA AVE	GRINNAN CATHERINE C
O		664	6222 BANDERA AVE	HAMILTON FRANK
O		665	6222 BANDERA AVE	HARRIS DONNA MARIE
O		666	6226 BANDERA AVE	DUNKLIN MADELINE C
O		667	6226 BANDERA AVE	CAMPLEN CATHY
O		668	6226 BANDERA AVE	ROTH BEN A & ROSEANN P
O		669	6226 BANDERA AVE	HAGIN LESLIE JO
O		670	6214 BANDERA AVE	WHAVERS GILBERT & NOELLA
O		671	6230 BANDERA AVE	WILSON JENNIFER
O		672	6230 BANDERA AVE	GOODRICH WILMA P
O		673	6230 BANDERA AVE	BUCHANAN BEVERLY KAY
O		674	6230 BANDERA AVE	CASTONGUAY TIMOTHY G
O		675	6234 BANDERA AVE	JAYNES EDWIN T
O		676	6234 BANDERA AVE	DYER DIANA &
O		677	6234 BANDERA AVE	PETERS SHAUNACH & CHARLES W
O		678	6234 BANDERA AVE	FOY HELEN
O		679	6238 BANDERA AVE	GARRETT RUTH N

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	680	6238 BANDERA AVE	TUCKER ROBERT
X	681	6206 BANDERA AVE	WEBB CLARK & ADAIR
X	682	6206 BANDERA AVE	PARNELL PAMELA JEAN
X	683	6206 BANDERA AVE	SHELMIRE TAMSON R
X	684	6206 BANDERA AVE	COGGAN LELAND L &
X	685	8548 PICKWICK LN	MCCLURE CORA W
X	686	8548 PICKWICK LN	METZ PAUL Z & MELANIE S
	688	6142 AVERILL WAY	MCGARRY JANE M
	689	6142 AVERILL WAY	BRENNAN JACK M
	690	6144 AVERILL WAY	PETERSON ANNE E
	691	6144 AVERILL WAY	ELLIS AMANDA C
	692	6146 AVERILL WAY	SCHMIDT ROBERT TR & HELEN TR
	693	6146 AVERILL WAY	EVANS MARY C
	694	6148 AVERILL WAY	CUMBY AUGUSTA MULLINS
	695	6148 AVERILL WAY	GREENWOOD SANDRA
	696	6150 AVERILL WAY	MCRAE MICHAEL R SR
	697	6150 AVERILL WAY	HARDISTY MATTHEW &
	698	6142 AVERILL WAY	WILLIAMS RAND I &
	699	6142 AVERILL WAY	HISE CLARK & SHARON
	700	6144 AVERILL WAY	PICKENS RANDY H & JULIA D
	701	6146 AVERILL WAY	ANDREWS YVETTE P &
	702	6146 AVERILL WAY	SPOONTS JENNIFER &
	703	6148 AVERILL WAY	PATOUT VENETIA
	704	6148 AVERILL WAY	KUPFER SANDRA
	705	6150 AVERILL WAY	MCCUISTION NIKI N
	706	6150 AVERILL WAY	GUYTON THEODORE E &
	707	6126 AVERILL WAY	LEAKE FRANCES WARLICK
	708	6126 AVERILL WAY	STEIN 2001 REVOCABLE TRUST
	709	6126 AVERILL WAY	MERRELL DOROTHY JEAN
	710	6126 AVERILL WAY	WHITE JOHNNY L JR
	711	6126 AVERILL WAY	CZUPPON THOMAS & MILDRED

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	712	6126 AVERILL WAY	SPIEGEL MELANIE H
	713	6126 AVERILL WAY	ALGEO CHRISTIE ANN
	714	6126 AVERILL WAY	DOLLINS MICHAEL D & ROXANN G
	715	6126 AVERILL WAY	COOK W DANIEL & GENA W
	716	6126 AVERILL WAY	ZAVITKOVSKY ROBIN E & F KARL
	717	6126 AVERILL WAY	LIPSITZ MARCIE KIRKPATRICK
	718	6126 AVERILL WAY	FRANKLIN SUSAN BEENE
	719	6126 AVERILL WAY	OWEN MICHAEL JAMES
	720	6126 AVERILL WAY	SALVO LISA LYNN
	721	6126 AVERILL WAY	CHUN MIKYUNG
	722	6126 AVERILL WAY	STRAWMAN DEMETRA K
	723	6126 AVERILL WAY	KINDER NANCY A
	724	6126 AVERILL WAY	GOOCH STEPHEN EDWARD &
	725	6126 AVERILL WAY	HIRSCH ELIZABETH
	726	6126 AVERILL WAY	BECKER STEPHEN J &
	727	6126 AVERILL WAY	MCGARRY MICHAEL GAGE &
	728	6126 AVERILL WAY	GREEN CASEY BUETZER & PHILLIP WILLIAM
	729	6126 AVERILL WAY	MCKENNETT ANITA
	730	8630 BALTIMORE DR	HUMMEL TRACI R
	731	8630 BALTIMORE DR	MOORREES HOLDINGS LLC
	732	8630 BALTIMORE DR	GAWAIN CYNDIE
	733	8630 BALTIMORE DR	CAMPBELL CHRISTOPHER
	734	6356 BANDERA AVE	BERRY VIRGIE E
	735	6356 BANDERA AVE	CAMPBELL CHRISTOPHER T
	736	6356 BANDERA AVE	ANTROSS LLC
O	738	8618 BALTIMORE DR	FROST MARILYN A LIVING TRUST
O	739	8620 BALTIMORE DR	GONZALEZ CONSUELO LIFE ESTATE
	742	8604 BALTIMORE DR	CHU DENNIS
	743	8604 BALTIMORE DR	MAUK CARMELA
	744	8602 BALTIMORE DR	CANTRELL CAROL A
	745	8604 BALTIMORE DR	TINNEY CHARLES P

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	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
		746	8604 BALTIMORE DR	GILBERT JULIA FARRIS
		747	8604 BALTIMORE DR	KAUFMAN KAREN
		748	8602 BALTIMORE DR	WARREN LAURA K & SHAWN
O		749	8615 EDGEMERE RD	NANNEY D ROGER &
O		750	8615 EDGEMERE RD	BRENNER MAUREEN A
O		751	8619 EDGEMERE RD	BRADSHAW MARTHA J
O		752	8619 EDGEMERE RD	BUCK MELISSA EDDINS
O		753	8619 EDGEMERE RD	ZUNIGA ADA M
O		754	8619 EDGEMERE RD	LEWIS MORGAN MICHELLE
O		755	8625 EDGEMERE RD	LEACHMAN DANA J
O		756	8625 EDGEMERE RD	KECHEJIAN MARIE F
O		757	8625 EDGEMERE RD	SPARKMAN LAURA LOUISE
O		758	8625 EDGEMERE RD	NOLL MARY THOMAS
O		759	8629 EDGEMERE RD	PHILPOT CHELSEA
O		760	8629 EDGEMERE RD	GOODMAN JEFFREY
O		761	8629 EDGEMERE RD	WOLF BARBARA I & MELVIN A
O		762	8629 EDGEMERE RD	EVANS JOHN T
O		763	6358 BANDERA AVE	DECANCIO SUSANA
O		764	6358 BANDERA AVE	BRINKLEY SHAWNA
O		765	6358 BANDERA AVE	KARIEL NANCY E
O		766	6358 BANDERA AVE	SPARKMAN PATTI L
O		767	6815 BANDERA AVE	BRIGGS ELIZABETH JEAN
O		768	8621 BANDERA AVE	WILLIAMS LISA ANN
X		769	6306 BANDERA AVE	SHEAD JUSTIN BLAINE &
X		770	6306 BANDERA AVE	BARBRE JOHNNIE F
X		771	6306 BANDERA AVE	PETERMAN D BRIAN & SHARON H STONE
X		772	6306 BANDERA AVE	KESTER PAUL M &
X		773	6310 BANDERA AVE	WALKER NORMA
X		774	6310 BANDERA AVE	SLATER DENYS JR
X		775	6310 BANDERA AVE	SADLER BOBBIE W
X		776	6310 BANDERA AVE	TABERNASH HOLDINGS LLC

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X	777	6314 BANDERA AVE	TURNER MYRA JOY
X	778	6314 BANDERA AVE	ROGERS MARY
X	779	6314 BANDERA AVE	PHH REALTY CAPITAL LLC
X	780	6314 BANDERA AVE	SMITH LORRIE JEAN
X	781	6318 BANDERA AVE	MARINO NANCY M
X	782	6318 BANDERA AVE	KELLY PATRICK DONALD
X	783	6318 BANDERA AVE	LADIK AMY ROBIN
X	784	6318 BANDERA AVE	FORREST ROBERT
X	785	6320 BANDERA AVE	MARTIN EVERETT S &
X	786	6320 BANDERA AVE	WALLIS MICHAEL A & JULIE O
X	787	6320 BANDERA AVE	SMITH GAYLA
X	788	6320 BANDERA AVE	PENDLETON FRED A &
X	789	6324 BANDERA AVE	ADAMS DORIS D LIV TR
X	790	6324 BANDERA AVE	HOLMES WINIFRED IVY
X	791	6324 BANDERA AVE	POCHET STEPHANE
X	792	6324 BANDERA AVE	HARMON DARYL &
X	793	6328 BANDERA AVE	SADLER WILLIAM A & JULIE J
X	794	6328 BANDERA AVE	DAVIS JANA DANIELS
X	795	6328 BANDERA AVE	KEMPF FREDERICK J &
X	796	6328 BANDERA AVE	CEWAP UNLIMITED LLC
X	797	6332 BANDERA AVE	GARRETT BETTY A
X	798	6332 BANDERA AVE	SUTHERLIN LAURIE MARIE
X	799	6332 BANDERA AVE	WILKINS GROVER CLEVELAND &
X	800	6332 BANDERA AVE	PAUL EDWARD W &
X	801	6318 BANDERA AVE	HISE JACY
	802	6109 AVERILL WAY	JACOBS JANET &
	803	6111 AVERILL WAY	HOLLIS KELLYE
	804	6113 AVERILL WAY	MARY RIDGE LLC
	805	6113 AVERILL WAY	BOWERS MARGARET
	806	6113 AVERILL WAY	WILSON LINDA L
	807	6113 AVERILL WAY	BOWSER DIANA AUTRY

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808	6115	AVERILL WAY	ALLMAN CORA AMY
809	6115	AVERILL WAY	HOLTON JOAN JOHNSTONE
810	6115	AVERILL WAY	ALLEN ANN
811	6115	AVERILL WAY	MANNING CATHERINE GOFF
812	6117	AVERILL WAY	RUMBLES GENE A
813	6117	AVERILL WAY	COHEN LEWIS H TR
814	6117	AVERILL WAY	PLOWMAN MONICA RAE
815	6117	AVERILL WAY	CAVALIER PAGE GWENDOLYN
816	6117	AVERILL WAY	MALECHEK KEVIN
817	6119	AVERILL WAY	FOX JOE PAUL & CAROL K
818	6119	AVERILL WAY	ALLMAN PPTY CO 3
819	6119	AVERILL WAY	HAMMOCK RONALD L
820	6119	AVERILL WAY	GUTTRIDGE BARRY JOEL &
821	6121	AVERILL WAY	QUINN JOHN MICHAEL &
822	6121	AVERILL WAY	CASSTRES LTD
823	6121	AVERILL WAY	PMA FAMILY TRUST
824	6121	AVERILL WAY	GILLIS VERN D
825	6125	AVERILL WAY	RAGSDALE GLORIA JEAN
826	6130	BANDERA AVE	HAMILTON ANNE GOODE
827	6130	BANDERA AVE	GANELES VIOLA
828	6130	BANDERA AVE	LINDSEY JOY
829	6130	BANDERA AVE	SHEINBERG BETTY
830	6134	BANDERA AVE	CORDELL FRANCES E
831	6134	BANDERA AVE	BOWLES JAMES C & MARTHA
832	6134	BANDERA AVE	RAHN ALEXANDRIA RENEE &
833	6134	BANDERA AVE	SPATZ PATRICE MORIN &
834	6148	BANDERA AVE	EDMONDSON JAMES H TESTAMENTARY TRUST
835	6148	BANDERA AVE	HOPKINS CHERYL LEIGH
836	6148	BANDERA AVE	INGRAM DEBORAH LYNN
837	6148	BANDERA AVE	BERGER BYRON G & GAIL B
838	6152	BANDERA AVE	CARREKER ROBIN FRANCIS

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	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
		839	6152 BANDERA AVE	PRIDEAUX LISA LUCILE
		840	6152 BANDERA AVE	HARRIS BETTE
		841	6152 BANDERA AVE	THWEATT REBECCA
		842	6138 BANDERA AVE	PRICE MARTIN L
		843	6138 BANDERA AVE	TABERNASH HOLDINGS LLC
		844	6138 BANDERA AVE	LOCKE CLAUDE POLK III & ELIZABETH BATES
		845	6138 BANDERA AVE	DAWSON DAN PAUL
		846	6144 BANDERA AVE	NORTON STEPHEN H
		847	6144 BANDERA AVE	WEISBERG MICHAEL F
		848	6144 BANDERA AVE	MITCHELL MICHAEL T
		849	6144 BANDERA AVE	LATHAM ANNA R LIVING TR
		850	6140 BANDERA AVE	PRINCE SAMANTHA
		851	3837 NORTHWEST PKWY	TIDWELL ROBERTA L ET AL
		852	3839 NORTHWEST PKWY	MELTON JAMES WILSON
		853	3833 NORTHWEST PKWY	MELTON LANCE P
		854	3835 NORTHWEST PKWY	MCCRACKEN PAMELA A MELTON
O	A1	6306	DIAMOND HEAD CIR	NEWBERRY FRED KENNETH JR
O	A2	8620	BALTIMORE DR	FAF INC
O	A3	8618	BALTIMORE DR	WELCH JOHN M COMPANY
O	A4	8618	BALTIMORE DR	WELCH JOHN M COMPANY
O	A5	8618	BALTIMORE DR	WELCH JOHN M COMPANY
O	A6	8620	BALTIMORE DR	WELCH JOHN M COMPANY
X	A8	8548	PICKWICK LN	GASLIGHT MANOR CONDOMINIUM
X	A9	6211	W NORTHWEST HWY	