
FILE NUMBER:	Z189-311(SM)	DATE FILED:	July 12, 2019
LOCATION:	Southwest corner of North Central Expressway and Cambrick Street		
COUNCIL DISTRICT:	14	MAPSCO:	35 Y
SIZE OF REQUEST:	Approx. 7.1127 acres	CENSUS TRACT:	7.01

APPLICANT/OWNER: Church of the Incarnation

REPRESENTATIVE: John Monger, Church of the Incarnation

REQUEST: An application for an amendment to Planned Development Subdistrict No. 102 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant requests to modify the sign regulations to construct a monument sign on the corner of North Central Expressway and Cambrick Street.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with a church and partially undeveloped. The existing church has been in this location since approximately 1927.
- On January 8, 2013, the City Council approved Subdistrict No. 102 within Planned Development District No. 193, the Oak Lawn Special Purpose District. The applicant proposed to construct approximately 57,158 square feet of new floor area and 128 additional surface parking spaces to the existing church use. The purpose of the request was to reduce the required parking and subject landscaping requirements to a landscape plan.

Zoning History: There have been three recent zoning changes requested in the vicinity in the past five years.

1. **Z178-161:** On October 24, 2018, the City Council approved an amendment to and renewal of Specific Use Permit No. 1343 for a drive-through restaurant use for a twenty-year period on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the southwest side of Fitzhugh Avenue between the southeast line of McKinney Avenue and the northwest line of North Central Expressway.
2. **Z178-223:** On August 14, 2019, the City Council approved an amendment to amend the allowed square footage for nonresidential uses within Planned Development District No. 305, Cityplace; generally located on both sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres..
3. **Z156-333:** On January 11, 2017, the City Council approved a WR-20 Walkable Urban Residential District with a Height Map Overlay on property zoned Subdistrict B-1, West Residential Subzone within Planned Development District No. 305 bounded by Blackburn Street, Cole Avenue, Travis Street, and Lemmon Avenue East

Thoroughfares/Streets:

Thoroughfares/Street	Type	ROW
Cambrick Street	Local	60 feet
McKinney Avenue	Minor Arterial	3 lanes, undivided, 60-80 feet
North Central Expressway	Expressway	Varies

Traffic: The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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.

There are no goals or policies supporting or opposing the request.

Area Plans:

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

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

The applicant's request does not deviate significantly from PDD No. 193 and it does not meet or conflict with the above objectives. The objectives are primarily intended for multifamily and commercial developments, not for monument signs.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	PDS No. 102 within PDD No. 193	Church and child-care
Northeast	O-2-D within PDD No. 193	Church
Southeast	PDD No. 889	Undeveloped
Southwest	PDD No. 305 Subdistrict D-1 (West Mixed Use)	Multifamily
Northwest	MF-2 within PDD No. 193 with SUP No. 893 and Historic Overlay No. 111	North Dallas High School, Public Park, Multiple Family

Land Use Compatibility:

The surrounding land uses are a park and public school to the northwest, multifamily and office uses to the north, church to the northeast, and multifamily to the southwest.

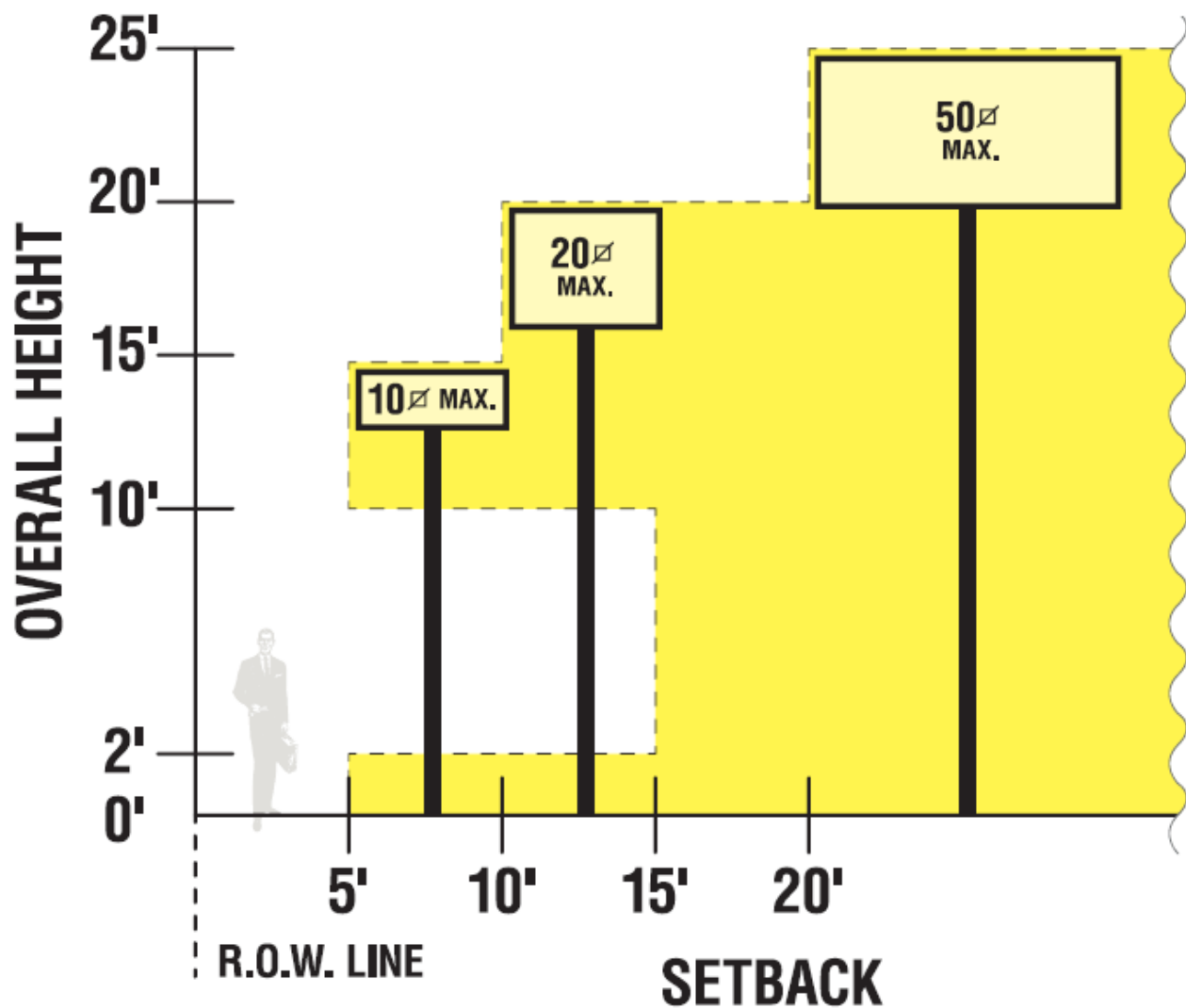
The existing church has been in this location since approximately 1927 and recently constructed a new sanctuary for 400 seats, education center for Sunday school type activities, and welcome center. The property has frontage on McKinney Avenue, Central Expressway Service Road, and the portion of Cambrick Street that has not been abandoned. The church abandoned a portion of Cambrick Street between McKinney Avenue and the alley in 1992. Because the applicant does not propose to change the allowed uses, no conflicts with land use compatibility are foreseen to arise.

Landscaping:

Landscaping is required in accordance with the approved development/landscaping plan for the subject site. The proposed sign location and proposed sign setback was selected to preserve the required four-foot tall evergreen shrub row that screens the parking area. Because the proposed sign location does not remove any required landscaping, amendments to the approved development/landscaping plan is not required with this application.

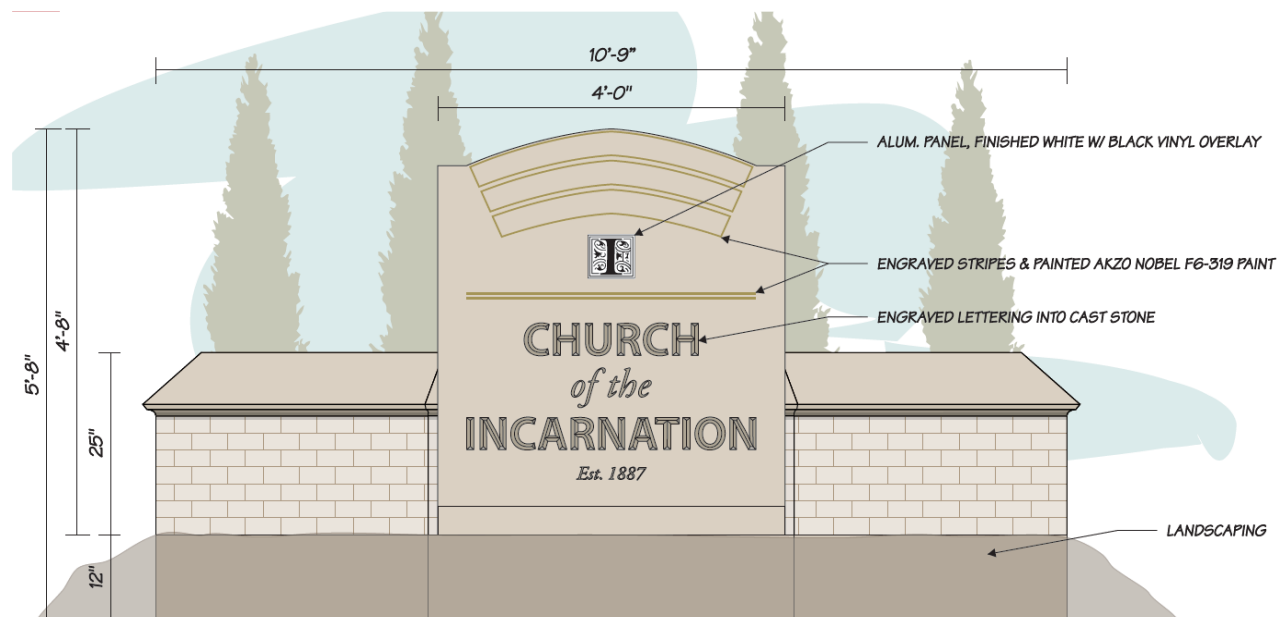
Signs:

The existing zoning district requires that signs be erected in accordance with the non-business sign district regulations. Non-business sign regulations do not differentiate between monument signs and other detached signs, such as pole signs. Therefore, non-business sign regulations require that monument signs, because they are typically more than two-feet high, have a minimum setback of 15 feet and limit detached signs to 50 square feet. The below image shows the range of height, effective area, and setbacks that are allowed in non-business sign districts. The applicant proposes to construct a monument sign



* Sec. 51A-7.403(a)(2) allows (1) detached sign per 600' of frontage, or fraction thereof, along a public R.O.W. other than an alley

The applicant proposes to construct the monument sign depicted below which does not comply with non-business detached sign district regulations. The below sign is proposed to be located between zero and 25 feet of Cambrick Street and North Central Expressway, contain approximately 61 square feet of effective area, and have a height less than six feet.



The applicant requests three modifications to the non-business sign regulations. First, although the wording and logo of the proposed sign is approximately 16 square feet, effective area on a detached sign is measured as the area within the minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign¹, which equates to approximately 61 square feet for the proposed sign. Therefore, the applicant requests that effective area of the applicant's proposed detached sign is limited to 65 square feet. Second, since detached non-business signs that exceed two feet in height must be set back a minimum of 15 feet the applicant requests a reduction in the required non-business sign setback because the prescribed setback of 15 feet would obstruct required parking areas and remove a required evergreen shrub row that screens the site's parking area. Third, the applicant proposes to limit the height of the monument sign to six feet, which lessens the maximum height of a detached sign in a non-business sign district from 25 feet.

Staff supports the applicant's request because it is limited to a small area that is aligned along an expressway and because the proposed modifications establish limits to ensure the sign is appropriately scaled.

¹ Section 51A-7.102(11) of the Dallas Development Code

Market Value Analysis:

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

CPC Action

September 19, 2019

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 102, subject to conditions within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Cambrick Street.

Maker: Schulte
Second: Housewright
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley,

Against: 0
Absent: 1 - Tarpley
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 228

Replies: For: 1 Against: 0

Speakers: For: None

For (Did not speak): John Monger, 1117 N. Canterbury Ct., Dallas, TX, 75208

Against: None

List of Partners/Principals/Officers



CHURCH *of the*
INCARNATION

3966 MCKINNEY AVENUE • DALLAS, TX • 75204

List of partners/principals/officers

- The Right Reverend Anthony J. Burton, Rector
- The Reverend S. Thomas Kincaid III, Vice Rector
- Mr. Joe Chumlea, Chancellor
- Mr. Stephen Bodwell, Treasurer
- Mr. Stuart Bush, Senior Warden
- Mrs. Jennifer LeBlanc, Chief Operating Officer
- Mr. John Monger, Executive Director of Facilities Management, Security and Technology
- Mrs. Martha Lang, Executive Director of Mission and Outreach

CPC Recommended PDS No. 134 Amendments

Division S-102. PD Subdistrict 102.

SEC. S-102.101. LEGISLATIVE HISTORY.

PD Subdistrict 102 was established by Ordinance No. 29238, passed by the Dallas City Council on January 8, 2014.

SEC. S-102.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 102 is established on property generally located on McKinney Avenue, north of Blackburn Street and south of Elizabeth Street. The size of PD Subdistrict 102 is approximately 7.01 acres.

SEC. S-102.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) MONUMENT SIGN means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence.

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

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

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

SEC. S-102.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-102A: development and landscape plan.

SEC. S-102.105. DEVELOPMENT PLAN.

(a) For a church use, development and use of the Property must comply with the development and landscape plan (Exhibit S-102A). If there is a conflict between the text of this division and the development and landscape plan, the text of this division controls.

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

SEC. S-102.106. MAIN USES PERMITTED.

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

SEC. S-102.107. ACCESSORY USES.

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

(b) In this district, the following accessory uses are prohibited:

- Accessory open storage.
- Amateur communication tower.
- Private stable.

SEC. S-102.108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Church use.

(1) Front yard. Minimum front yard setback is 15 feet. The following items shown on the development and landscape plan may encroach into the 15 foot front yard setback: stairs, stoops, landscaping walls, and existing solid fencing.

(2) Side and rear yard. Minimum side and rear yard is 15 feet.

(3) Height. Maximum height is 65 feet to the top of the roof and 110 feet to the top of the steeple.

SEC. S-102.109. OFF-STREET PARKING AND LOADING.

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

(b) Church use. Parking must be provided as shown on the development and landscape plan. A minimum of one space for each five fixed seats in the sanctuary or auditorium is required or one space for each 28 square feet in the sanctuary or auditorium if fixed seats are not provided.

SEC. S-102.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-102.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

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

(b) Church use.

(1) Landscape zone 1.

(A) A minimum four-foot-tall evergreen shrub row must be provided along the Central Expressway frontage to screen parking.

(B) A minimum of 12 large trees must be provided along the McKinney Avenue parkway.

(2) Landscape zone 2. Landscaping must be provided in accordance with the development and landscape plan.

(3) Replacement trees. If an existing mature canopy tree dies or must be removed, it must be replaced with a large canopy tree with a minimum caliper of three inches within 25 feet of the location of the previous tree.

SEC. S-102.112. SIGNS.

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

(b) One monument sign within 25 feet of Cambrick Street and North Central Expressway may have a maximum effective area is 65 square feet and a maximum height of six feet with no minimum setback.

SEC. S-102.113. ADDITIONAL PROVISIONS.

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

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

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

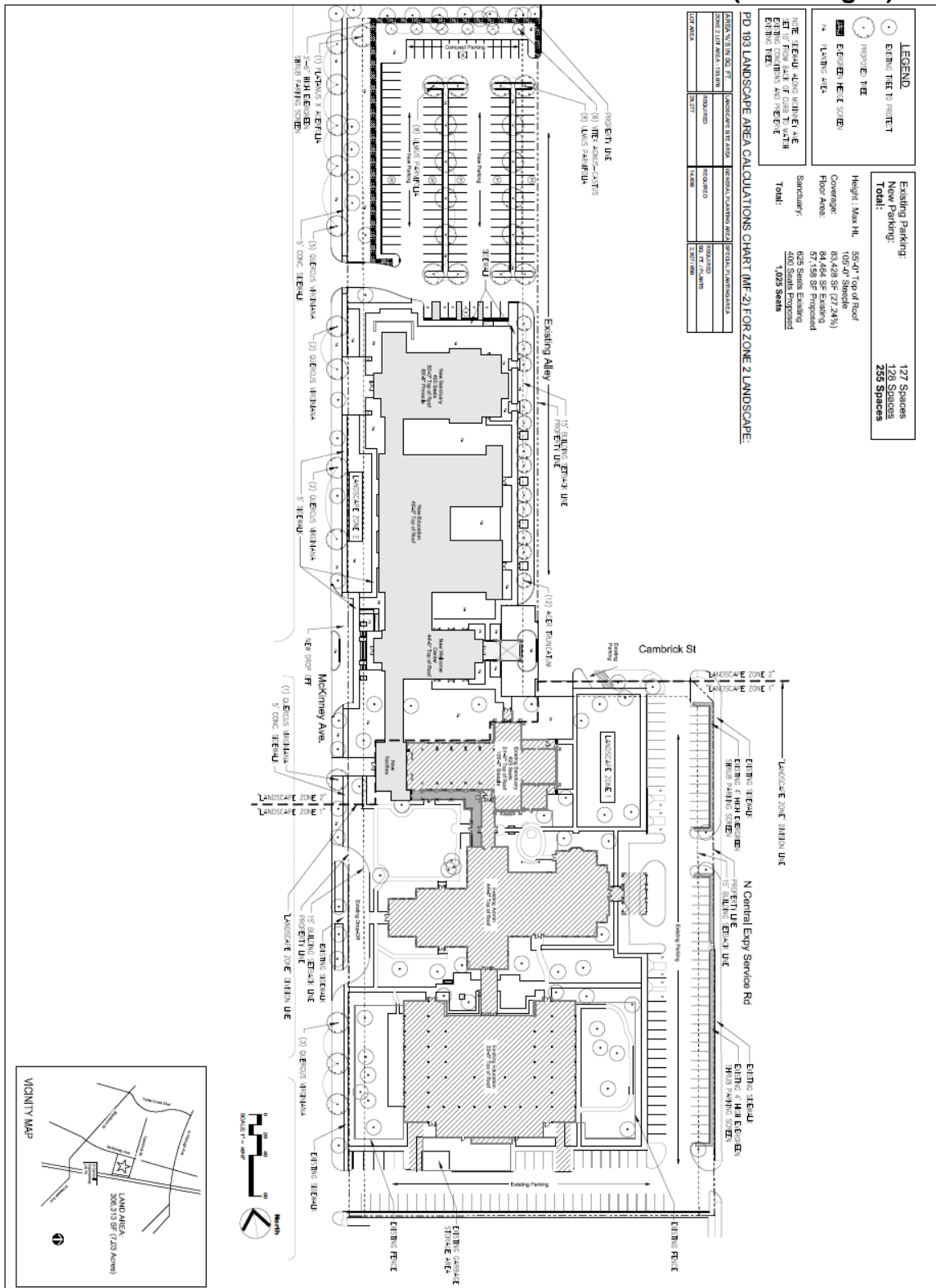
SEC. S-102.114.

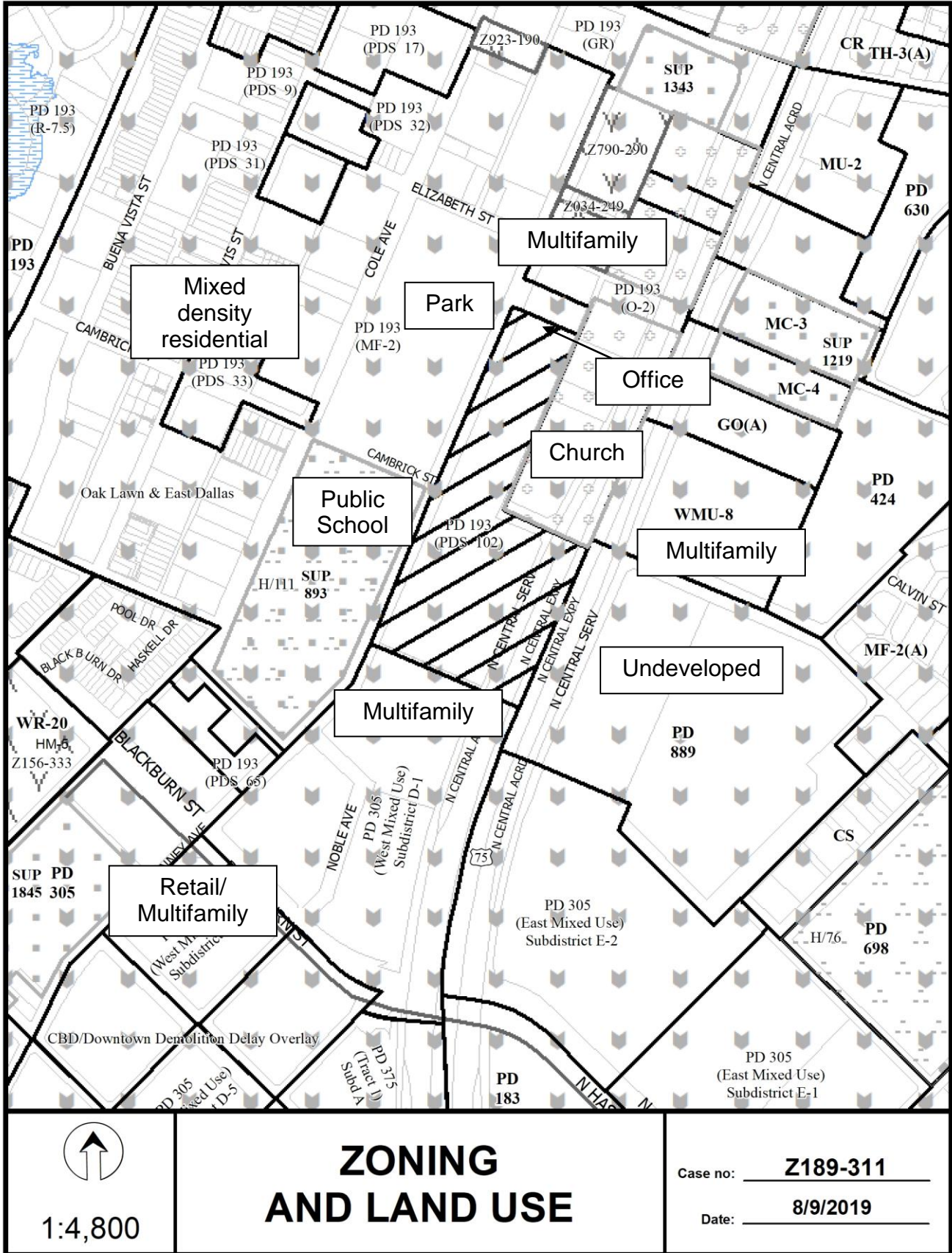
COMPLIANCE WITH CONDITIONS.

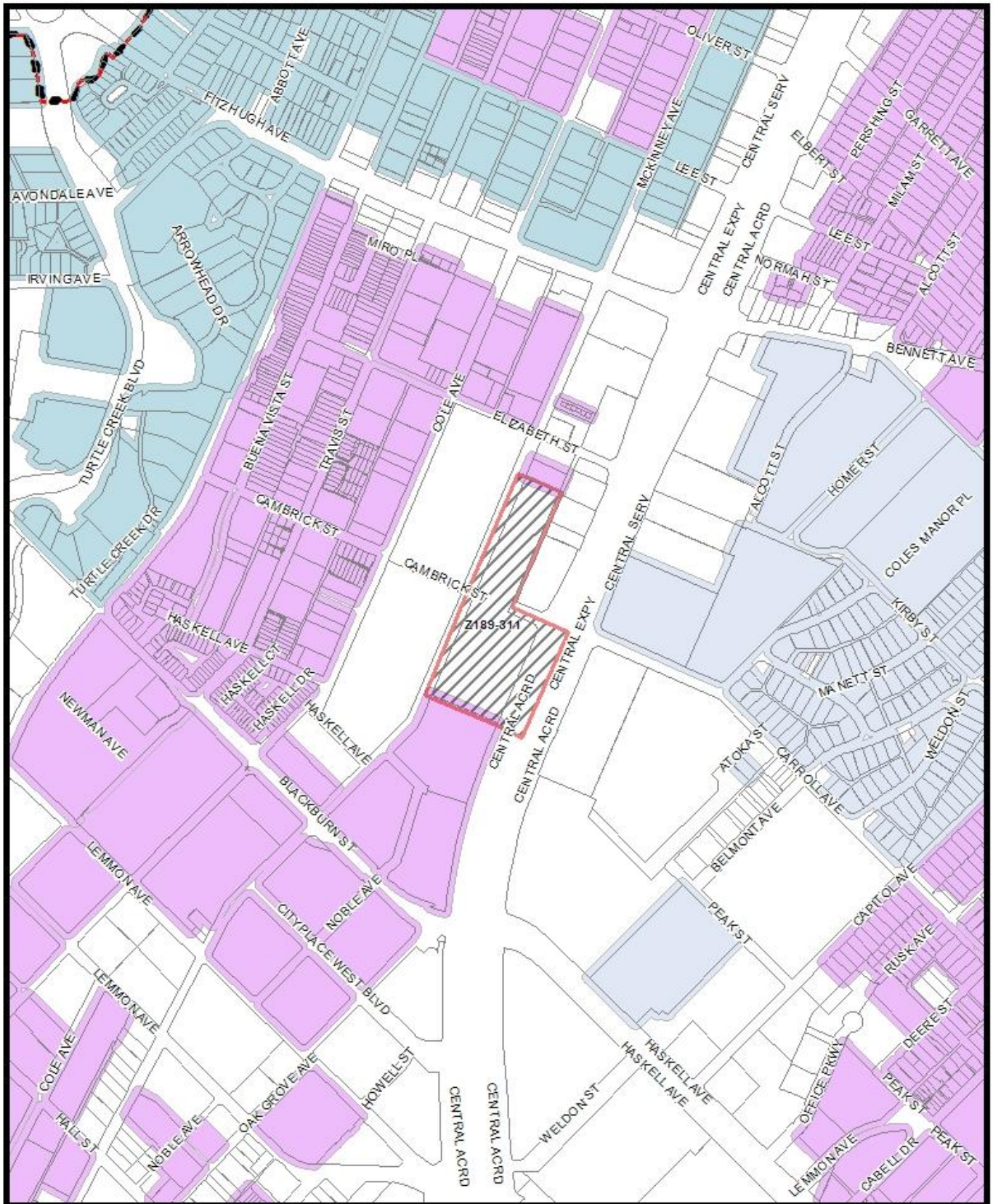
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

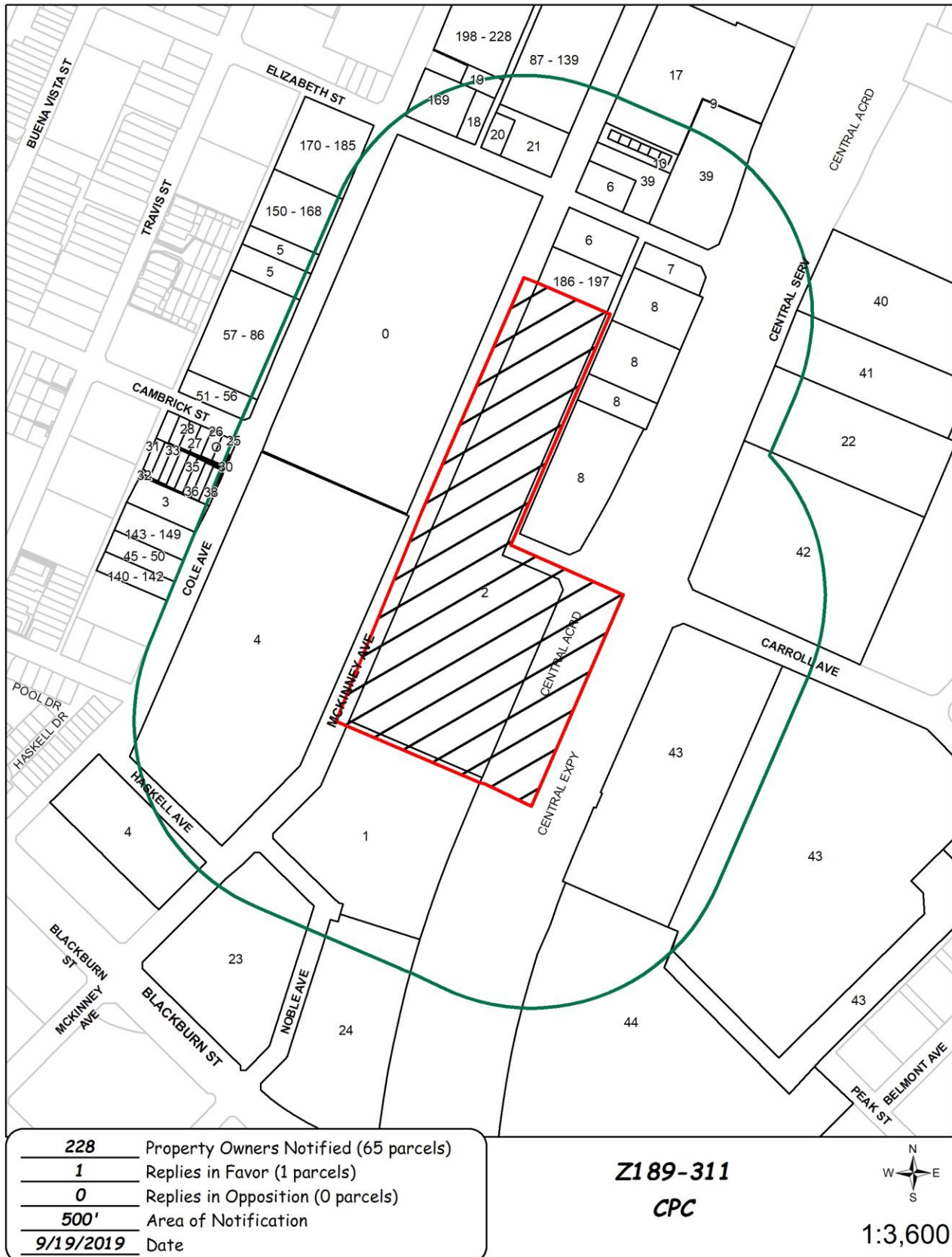
EXISTING DEVELOPMENT AND LANDSCAPING PLAN (no changes)







CPC Responses



09/18/2019

Reply List of Property Owners***Z189-311******228 Property Owners Notified 1 Property Owner in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
	2	3966 MCKINNEY AVE	CHURCH OF INCARNATION
	3	3927 COLE AVE	LUFESA INVESTMENT PROPERTIES LLC
	4	3120 N HASKELL AVE	Dallas ISD
	5	4031 COLE AVE	VICEROY LIVING LLC
	6	4054 MCKINNEY AVE	MCKINNEY AVE JV
	7	4061 N CENTRAL EXPY	CHURCH OF THE INCARNATION
	8	4045 N CENTRAL EXPY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
	9	4115 N CENTRAL EXPY	GAEDEKE HOLDINGS II LTD
	10	4110 MCKINNEY AVE	JCL DEVELOPMENT LTD
	11	4110 MCKINNEY AVE	WANG BO
	12	4110 MCKINNEY AVE	DEERING BRADLEY
	13	4110 MCKINNEY AVE	LOSCHIAVO BRANDON A & MEGAN RAE
	14	4110 MCKINNEY AVE	LITTLE STEVEN &
	15	4110 MCKINNEY AVE	CREWS RYAN R
	16	4110 MCKINNEY AVE	FALKIN DANIEL
	17	4131 N CENTRAL EXPY	WESTDALE CBS TOWER LP
	18	3116 ELIZABETH ST	YIP CHUN PING
	19	4112 COLE AVE	LOWE ANTHONY BRUCE &
	20	3112 ELIZABETH ST	HCP CAPITAL LLC
	21	4105 MCKINNEY AVE	IPENEMA INVESTMENTS LTD
	22	4040 N CENTRAL EXPY	SDC 4040 N CENTRAL INC
	23	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
	24	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
	25	3983 COLE AVE	JOHNSTON KEVIN S &
O	26	3979 COLE AVE	KLEIN BRYAN D

09/18/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3975	COLE AVE	PERNA DAVIID A
28	3971	COLE AVE	MCARTHUR CLAIRE L III &
29	3967	COLE AVE	NGUYEN QUANG KHOA
30	3963	COLE AVE	MENDRYGAL KIPRIAN E &
31	3959	COLE AVE	LIN CHUN M
32	3955	COLE AVE	SPARROW TONI L
33	3951	COLE AVE	JENKINS KRISTIN M &
34	3947	COLE AVE	SARGENT JAMES M JR
35	3943	COLE AVE	OWENS DERRICK CHASE
36	3939	COLE AVE	DOWELL MICHAEL B &
37	3935	COLE AVE	HULSE MARK F & ANGELA M DEVLEN
38	3931	COLE AVE	DORSANEO RESOURCES LP
39	3030	ELIZABETH ST	ELIZABETH VENTURE LLP
40	4114	N CENTRAL EXPY	EXTRA SPACE PROPERTIES 110 LLC
41	4070	N CENTRAL EXPY	EXTRA SPACE PROPERTIES PROPERTIES 110 LLC
42	4030	N CENTRAL EXPY	CITYPLACE HEIGHTS LLC
43	999	N CARROLL AVE	TC CENTRAL ASSOCIATES LLC
44	3972	N CENTRAL EXPY	URBAN SMART GROWTH LP
45	3919	COLE AVE	ROBEY SCOTT
46	3919	COLE AVE	COLE AVE 3919 102 LAND TR
47	3919	COLE AVE	BOGARD KERRY BRYAN
48	3919	COLE AVE	GORDON LAINEY ELIZABETH
49	3919	COLE AVE	CARMICHAEL WILLIAM JAMES JR
50	3919	COLE AVE	MOUTON ANDREW JAMES
51	3230	CAMBRICK ST	CHEW SUSAN
52	3230	CAMBRICK ST	MCELROY ERIN
53	3230	CAMBRICK ST	LEVINE MARK
54	3230	CAMBRICK ST	DEAN JESSICA M
55	3230	CAMBRICK ST	BABCOCK JANE H
56	3230	CAMBRICK ST	SMITH CHARLES C
57	4011	COLE AVE	GARZA ANA L

09/18/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4011	COLE AVE	WALKER JOHN H &
59	4011	COLE AVE	KAFTOUS SHARI
60	4011	COLE AVE	AHMED MUSTAQUE
61	4011	COLE AVE	MYERS SCOTT TIMOTHY
62	4011	COLE AVE	POLLARD CRAIG
63	4011	COLE AVE	FATTAHIYAR AHMAD
64	4011	COLE AVE	WILCHER MATTHEW
65	4011	COLE AVE	CARDENAS C E
66	4011	COLE AVE	DIAMOS VIKKI &
67	4011	COLE AVE	VICEROY LIVING LLC
68	4011	COLE AVE	LOONEY JASON P
69	4011	COLE AVE	GRANDCHAMPT ROGER
70	4011	COLE AVE	REYESTOME ISRAEL
71	4011	COLE AVE	SOCALL PRISCILLA
72	4011	COLE AVE	MOORE PRESTON A
73	4011	COLE AVE	CORRINGTON CALYSTE
74	4011	COLE AVE	TATE JOHN W &
75	4011	COLE AVE	RITTER ALMA ANGELINA
76	4021	COLE AVE	PETREE JASON
77	4021	COLE AVE	RAMOS VIVIANA
78	4021	COLE AVE	ORTEGA MARTHA
79	4021	COLE AVE	PURIFOY GROUP LLC THE
80	4021	COLE AVE	DELAMATA TOMAS
81	4021	COLE AVE	CASTRO NORA
82	4021	COLE AVE	HART DONALD R
83	4021	COLE AVE	FORBRICH D T
84	4021	COLE AVE	LAM BILLY M
85	4021	COLE AVE	SANCHEZ NICHOS MERAZ
86	4021	COLE AVE	CATHEY SAM C
87	4121	MCKINNEY AVE	ARTZEROUNIAN DAVID E
88	4121	MCKINNEY AVE	BROWN MARCUS D

09/18/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4121	MCKINNEY AVE	GRIFFIN AMANDA L
90	4121	MCKINNEY AVE	SEIDEL DOUGLAS P &
91	4121	MCKINNEY AVE	MAINETTI FRANCESCO
92	4121	MCKINNEY AVE	PATEL MUKESH
93	4121	MCKINNEY AVE	LOGSDON ANTHONY
94	4121	MCKINNEY AVE	SONS TRACY
95	4121	MCKINNEY AVE	TUMMONDS JEFFREY KENNETH &
96	4121	MCKINNEY AVE	HILLYER FRANCES
97	4121	MCKINNEY AVE	CEARLOCK WILLIAM TODD &
98	4121	MCKINNEY AVE	KNETSCH WILLIAM LEE
99	4121	MCKINNEY AVE	CLARSON KATHY L & RICHARD P
100	4121	MCKINNEY AVE	MAN JASON S & LIANGPING JIA
101	4121	MCKINNEY AVE	PAYNE MARTIN A
102	4121	MCKINNEY AVE	FARRELL CLINTON
103	4121	MCKINNEY AVE	KUSTIAWATI DEWI &
104	4121	MCKINNEY AVE	DONAHUE CRAIG
105	4121	MCKINNEY AVE	KWONG THEODORE DRUCE
106	4121	MCKINNEY AVE	WEGNER RICHARD
107	4121	MCKINNEY AVE	LATIMER CHRISTOPHER
108	4121	MCKINNEY AVE	MOSIER MATTHEW B
109	4121	MCKINNEY AVE	OUYANG JAENNETTE &
110	4121	MCKINNEY AVE	SEDLIN DAVID
111	4121	MCKINNEY AVE	ALLEN KATHERINE
112	4121	MCKINNEY AVE	TO DUONG HAI &
113	4121	MCKINNEY AVE	DOUGLAS BRITTON
114	4121	MCKINNEY AVE	TIPTON LAUREN RENEE
115	4121	MCKINNEY AVE	CHUNG TAEJIN &
116	4121	MCKINNEY AVE	CARSON DAWN
117	4121	MCKINNEY AVE	CHURCH JULIE A
118	4121	MCKINNEY AVE	LEARY MICHAEL &
119	4121	MCKINNEY AVE	SUESSMANN KRISTEN MARY

09/18/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4121	MCKINNEY AVE	DINH HOANG MINH
121	4121	MCKINNEY AVE	ELLIS RICHARD E JR
122	4121	MCKINNEY AVE	CHASANOFF STUART J
123	4121	MCKINNEY AVE	DANG NGUYEN &
124	4121	MCKINNEY AVE	SHI KEVIN Y
125	4121	MCKINNEY AVE	TORRI CHRISTINA
126	4121	MCKINNEY AVE	PECOT KENNETH W & KRISTIN L
127	4121	MCKINNEY AVE	JANKE SCOTT & CATHY
128	4121	MCKINNEY AVE	WELDON PETER J JR TR
129	4121	MCKINNEY AVE	HLAVACEK LIESL K & LUCAS
130	4121	MCKINNEY AVE	SHU HARRY H &
131	4121	MCKINNEY AVE	MORALES LUIS TAVERAS &
132	4121	MCKINNEY AVE	SHAW AMANDA N
133	4121	MCKINNEY AVE	GRANETO DONALD
134	4121	MCKINNEY AVE	NELSON JONATHAN P
135	4121	MCKINNEY AVE	RIVERA SARA & FRANK JAMES
136	4121	MCKINNEY AVE	CARNEVALI ALVIZUA RICARDO J &
137	4121	MCKINNEY AVE	COMROE NATALIE & CHAD
138	4121	MCKINNEY AVE	JOHNSON R DAVID & BETH ANN
139	4121	MCKINNEY AVE	HUTTO GREGORY
140	3915	COLE AVE	UNIVERSITY CONSTRUCTION
141	3915	COLE AVE	DOYLE ROBERT
142	3915	COLE AVE	COLE FLOYD
143	3923	COLE AVE	SHEFFIELD KIT & VASILISA
144	3923	COLE AVE	KAPPELMANN JENNIFER LEE
145	3923	COLE AVE	COLEAVENUECONDOS LLC
146	3923	COLE AVE	PAYNE CHANDRA L
147	3923	COLE AVE	PYTKA JACK & LORETA
148	3923	COLE AVE	ROWE ALLEN EDWIN &
149	3923	COLE AVE	HENKIN HARVEY E & HELENE
150	4039	COLE AVE	ADAMS LANCASTER FAMILY TRUST

09/18/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4039	COLE AVE	SCSM CORPORATION LLC
152	4039	COLE AVE	ALLEN MARK
153	4039	COLE AVE	4039 COLE AVENUE LLC
154	4039	COLE AVE	BUSTAMANTE JUSTIN
155	4039	COLE AVE	NGO KHOI HUYNH DANG
156	4039	COLE AVE	RAMOS EMIL
157	4039	COLE AVE	TEJURA SEEMA V
158	4039	COLE AVE	SNYDER BEN
159	4039	COLE AVE	LOPEZ CARLOS A
160	4039	COLE AVE	ALLOUCHE REUVEN
161	4039	COLE AVE	COOK DON R
162	4039	COLE AVE	LELIEVRE ROBERT M
163	4039	COLE AVE	FRANKLIN MARY E &
164	4039	COLE AVE	COLEMAN PAUL CASEY
165	4039	COLE AVE	HOLT VERONICA
166	4039	COLE AVE	ADAMS JOE E III
167	4039	COLE AVE	REUTTER SCOTT D &
168	4039	COLE AVE	TAYLOR CLARK WILLIAM
169	4104	COLE AVE	IVANYI INC
170	3217	ELIZABETH ST	JOHNSON EMILY
171	3215	ELIZABETH ST	SKINNER BRITTNEY J
172	3211	ELIZABETH ST	WEINER DEREK
173	3209	ELIZABETH ST	STEINBERG MICHAEL S
174	3207	ELIZABETH ST	MCNABB SUSAN J
175	3205	ELIZABETH ST	SURDAM DAN
176	3203	ELIZABETH ST	RAYNAL MAXIME &
177	3201	ELIZABETH ST	KIM SOO
178	3233	ELIZABETH ST	MORELAND JAMIE F
179	3231	ELIZABETH ST	MCALPINE III WILLIAM A
180	3229	ELIZABETH ST	RAHMANZADEH JAMSHID & KATHRYN JEAN
181	3227	ELIZABETH ST	WIGGINTON JAMES A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3225	ELIZABETH ST	GONG LIQIANG
183	3223	ELIZABETH ST	BROWN DOUGLAS D
184	3221	ELIZABETH ST	NELSON AIMEE
185	3219	ELIZABETH ST	PASKAR SANFORD
186	4050	MCKINNEY AVE	HOFFMAN EMILY
187	4050	MCKINNEY AVE	RUSSO DANIEL
188	4050	MCKINNEY AVE	HENICK KATHERINE ELIZABETH &
189	4050	MCKINNEY AVE	GRINSTEAD ANTHONY J
190	4050	MCKINNEY AVE	DEVINE JENNA
191	4050	MCKINNEY AVE	MYDUR RAVI & ANEESHA
192	4050	MCKINNEY AVE	LOWDON CHRISTOPHER
193	4050	MCKINNEY AVE	BLEDSON PRESTON & DEANNA
194	4050	MCKINNEY AVE	BELL JAMEL W & HEATHER
195	4050	MCKINNEY AVE	JONES KRISTINA E
196	4050	MCKINNEY AVE	KING ANGELA L
197	4050	MCKINNEY AVE	39 TAPPAN STREET LLC
198	4132	COLE AVE	4132 COLE LLC
199	4132	COLE AVE	LALLI ERMINIO
200	4132	COLE AVE	STONE MAREY E
201	4132	COLE AVE	GRUNSKA GEOFFREY S
202	4132	COLE AVE	ROBISON HEATHER MARIE &
203	4132	COLE AVE	STRAGE KATYA &
204	4132	COLE AVE	DAVIS TOBY D
205	4132	COLE AVE	PLATT JOEY
206	4132	COLE AVE	PARSELL JOYCE
207	4132	COLE AVE	DOYLE ALEXANDER G & MOLLY HUBBERT
208	4124	COLE AVE	COLLIER KEVIN MERLE
209	4124	COLE AVE	SHOCKNEY CARL WARREN TR
210	4124	COLE AVE	MAMMEN GIBSON G & JOCELYN
211	4124	COLE AVE	WINTERS LEONARD MAURICE
212	4124	COLE AVE	JANZEN KINSEY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	4124 COLE AVE	JIN YINGQIN E
	214	4124 COLE AVE	CHRISTIAN GREEG L
	215	4124 COLE AVE	SIMPSON SUSAN S
	216	4124 COLE AVE	FRANCESCONI ELIZABETH
	217	4124 COLE AVE	ERICKSON KIMBERLY E
	218	4124 COLE AVE	SORENSEN MARK E
	219	4116 COLE AVE	BOGARD REVOCABLE LIVING
	220	4116 COLE AVE	MUNGER DELLA M & ASHWIN
	221	4116 COLE AVE	JEM LIVING TRUST THE
	222	4116 COLE AVE	TANNENBAUM CHARLES & ERIC
	223	4116 COLE AVE	LEON PROPERTIES
	224	4116 COLE AVE	GASTON KELSEY
	225	4116 COLE AVE	ZHANG WENHAN &
	226	4116 COLE AVE	SALVAGGIO JOHN & MARTHA
	227	4116 COLE AVE	GRUNOW PAULA D
	228	4116 COLE AVE	4116 COLE LLC