

FILE NUMBER: Z189-316(PD) **DATE FILED:** July 24, 2019**LOCATION:** West corner of Lemmon Avenue and Oak Lawn Avenue**COUNCIL DISTRICT:** 14 **MAPSCO:** 35 X**SIZE OF REQUEST:** ± 2.20 acres **CENSUS TRACT:** 6.05**REPRESENTATIVE:** Suzan Kedron, Jackson Walker, LLP**OWNER:** RP Lemmon Properties, L.P**APPLICANT:** Greg Coutant, Street Lights Residential**REQUEST:** An application for a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.**SUMMARY:** The applicant proposes to develop the site with an urban mixed-use development, including an above ground parking garage, multiple family, retail, office and restaurant uses. The applicant requests to create a new Planned Development Subdistrict to allow for an increase in the maximum height, increase the floor area ratio, and modify the sign regulations.**CPC RECOMMENDATION:** Approval, subject to a development plan, landscape plan, and conditions.**STAFF RECOMMENDATION:** Denial.

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The request site consists of six parcels with one parcel being separated by an alley. Existing uses consist of a surface parking lot, a motor vehicle fueling station, a one-story restaurant without drive-through service use along Oak Lawn Avenue and Lemmon Avenue, and a one-story restaurant use with surface parking along Rawlins Street and Oak Lawn Avenue. All six parcels are located within a GR General Retail Subdistrict.
- The applicant proposes to raze the existing improvements at the intersection of Lemmon Avenue and Oak Lawn Avenue and redevelop the site with a mixed-use development including retail and multiple family uses while retaining the one-story restaurant use [Eatzi's] at the intersection of Rawlins Street and Oak Lawn Avenue.
- The applicant requests to create a new subdistrict within PDD No. 193. The proposed standards will deviate from the district regulations for GR Subdistricts as follows:
 - 1 increase the floor area ratio (FAR) from 2.0:1 or 2.5:1 to 3.9:1,
 - 2 increase the maximum allowable height from 120 feet to 199 feet,
 - 3 increase front yard setbacks from 10 feet for the first 36 in height and 25 feet above 36 feet along Oak Lawn Avenue to 25 feet for the first 30 feet in height and 50 feet for any portion above 30 feet. On Lemmon Avenue, 10 feet for the first 75 feet in height and per the development plan for any portion above 75 feet,
 - 4 increase the allowable number of signs and effective area in the district and increase the maximum projection width; and
 - 5 reduce the standard for landscaping.

Zoning History:

There has been one recent zoning case within the vicinity in the past five years.

1. **Z178-186:** On April 25, 2018, the City Council approved a City Plan Commission authorized hearing for a historic building demolition delay in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from N. Haskell to S. Carroll Avenue, Main Place, S. Prairie Avenue, Columbia Avenue, and N. Fitzhugh Avenue

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Lemmon Avenue	Principal Arterial	6 lanes divided; 100 feet
Oak Lawn Avenue	Principal Arterial	6 lanes divided;100 ft.

Traffic:

A Traffic Impact Analysis (TIA) was submitted that identifies traffic generation characteristics and potential traffic related impacts on the local street system.

Trip Generation:

The TIA only considered traffic generated on three of the six parcels, excluding two surface parking lots and an existing restaurant without drive-through use on a parcel anticipated to remain in its current configuration. The analysis while limited in its consideration and only considered the mixed-use development containing multiple family and retail uses concluded, “though the site traffic does not have a significant impact to the current traffic operations of the Lemmon Avenue-Oak Lawn Avenue intersection, the intersection does carry very high volumes of traffic during peak hour periods”. The proposed site plan removes some existing driveways that are very near the intersection, which increased inefficiency.

To determine the utilization of a roadway, the volume/capacity ratio was calculated at each roadway. According to the study, the proposed development at the subject site is expected to project the following daily volumes: on Lemmon Avenue from 36,385 volumes to 38,902 at site buildout with a capacity of 51,000; Oak Lawn Avenue from 28,060 volumes to 30,287 at site buildout with a capacity of 34,000; and Rawlins Street from 3,870 volumes to 4,497 at site buildout with 9,500 capacity.

Traffic Operational Analysis:

The level of performance to describe the efficiency of civil infrastructure is the Level of Service (LOS) description. Generally, LOS can be described as follows:

- LOS A – free, unobstructed flow
- LOS B – reasonable free flow
- LOS C – stable flow
- LOS D – approaching unstable flow
- LOS E – unstable flow, operating at design capacity
- LOS F – operating over design capacity

The signalized intersection capacity analysis for LOS is provided in the summary below and indicates the following:

- Existing traffic volumes during study peak hours
- Projected background traffic volumes at the site buildout year during study peak hours
- Projected site-generated traffic volumes during study peak hours
- Projected background-plus-Site-Generated traffic volumes at the Site Buildout Year during study peak hours, and
- Projected traffic volumes five (5) years after site buildout, including Site-Generated traffic during study peak hours

Intersection	Existing conditions		Buildout Conditions		Horizon Conditions	
	AM	PM	AM	PM	AM	PM
Lemmon Avenue @ Oak Lawn Avenue	D	E	D	E	E	E
Lemmon Avenue @ Wellborn Street	A	C	A	C	A	D
Rawlins Street @ Oak Lawn Avenue	A	B	A	B	A	B

The findings show that “existing traffic volumes on both roadways (Lemmon Avenue and Oak Lawn Avenue) utilize in excess of 70% and 80%, respectively, of the theoretical daily capacity. The addition of estimated background traffic growth and site-related traffic will increase the capacity utilization of each roadway by approximately 5-6 percent.”

Additionally, “during AM and PM peak hours, the traffic-signal-controlled intersections of Lemmon Avenue and Oak Lawn Avenue operates at marginal Level-of-Service conditions due to heavy traffic volumes. The addition of estimated background traffic growth and traffic related to the proposed development will increase the average delay per vehicle by a few seconds; however, the intersection operations remain at the existing LOS.” As outlined in the Traffic Impact Analysis, TIA the LOS during AM and PM peak hours operates at a D, approaching unstable flow capacity and E, unstable flow, operating at design capacity, however within five (5) years after site buildout for the new development at both the AM and PM peak hours operations will operate at an E, unstable flow capacity.

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and finds that the LOS is unacceptable, however the Division offered no recommendations for upgrades (striping, restriping, installation of detection equipment and accessible pedestrian signal system) to the intersections on Lemmon Avenue and Oak Lawn Avenue to accommodate the anticipated additional traffic (both motor and foot).

In an effort to mitigate/prevent unstable flow when operating at design capacity, the applicant proposes to make the existing single lane approach on Rawlins Street a right-turn only during PM peak hours and upgrade the barrier free ramps at the abutting corner of the intersection at Lemmon and Oak Lawn.

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 applicant’s request does not comply with the following goals and policies of the Comprehensive Plan.

ECONOMIC ELEMENT

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

While staff does give credence to allowing latitude with requests that are appropriate in scale and intensity to surrounding zoning districts, staff cannot support a request that deviates from the existing built environment.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

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

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.

The parcel containing Eatzi's is proposed to be unchanged. The current request proposes to transfer development rights from the site by way of "protection through tranference" thereby ensuring that the lot remains in its current configuration which does not lend itself to a more urban 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.

Per the proposal while all aboveground parking structures will be compatible to the mixed-use development, staff cannot ignore that a substantial number of off-street spaces will be contained in a surface parking lot fronting along Oak Lawn Avenue and Rawlins Street.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

Currently, the GR General Retail Subdistrict within PDD No. 193 allows a maximum height of 120 feet and a maximum FAR of 2.0:1 and 2.5:1. The proposed request seeks to increase the maximum allowable height by 79 feet for a maximum of 199 feet and increase the maximum FAR to 3.9:1. The requested heights and densities are not indicative of what is currently existing within proximity of the area of request.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

The underlining GR General Retail zoning currently allows residential development in a commercial area. The applicant proposes significant concessions to the existing zoning regulations that do not comply with the underlying zoning district. The requested deviations are as follows:

- increase the floor area ratio (FAR) from 2.0:1 or 2.5:1 to 3.9:1,
- increase the maximum allowable height from 120 feet to 199 feet,
- increase front yard setbacks from 10 feet for the first 36 in height and 25 feet above 36 feet in height along Oak Lawn Avenue to 25 feet for the first 30 feet and 50 feet for any portion above 30 feet. On Lemmon Avenue, 10 feet for the first 75 feet in height and per the development plan for any portion above 75 feet,
- increase the allowable number of signs and effective area in the district and increase the maximum projection width, and
- reduce the standard for landscaping.

(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.

The requested increase in density and height requested is inconsistent with the adjacent multiple family developments.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a PDS fails to meet many of the above objectives. While the request sets a base that primarily conforms to the existing GR development standards, the request seeks to increase height and FAR that is not within context of the surrounding areas. Additionally, the request proposes to ensure that one parcel remains in its current configuration which does not align with the vision of the Area Plan or lend itself to a more urban form.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 (GR Subdistrict)	Surface parking lot, fueling station, restaurant
Northwest	PDD No. 193 (GR Subdistrict), PDD No. 180, D.R. Z834-110	Restaurant, multiple family
Northeast	PDD No. 193 (GR Subdistrict), SUP No. 1149	Restaurant with drive through
East	PDD No. 193 (GR Subdistrict)	Surface parking lot, Retail, Office
Southeast	PDD No. 193 (GR Subdistrict)	Retail and personal service
South	PDD No. 193 (GR Subdistrict)	Retail and personal service
Southwest	PDD No. 193 (GR Subdistrict)	Restaurant without drive through
West	PDD No. 193 (GR Subdistrict)	Office

Land Use Compatibility:

The site has three right-of-way boundaries: Lemmon Avenue, Oak Lawn Avenue, and Rawlins Street. One multiple family use abuts the request site to the northwest. The three-story multiple family use contains 55 dwellings and a maximum permitted height of 46 feet. No other multiple family developments exist within immediate proximity of the request site.

The request site is zoned a GR General Retail Subdistrict within PDD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a surface parking lot, a motor vehicle fueling station, a one-story restaurant without drive-through service use along Oak Lawn Avenue and Lemmon Avenue, and a one-story restaurant use with surface parking along Rawlins Street and Oak Lawn Avenue.

The applicant proposes to raze the existing improvements at the intersection of Lemmon Avenue and Oak Lawn Avenue and redevelop the site with a mixed-use development including retail and multiple family uses while retaining the one-story restaurant use [Eatzi's] at the intersection of Rawlins Street and Oak Lawn Avenue. The development is proposed to consist of an above-ground parking garage, one-story retail uses situated along Lemmon Avenue, and a surface parking lot. No improvements are proposed for the existing one-story restaurant use.

To promote a more walkable, pedestrian-friendly environment, the applicant is proposing: 1) sidewalks along Oak Lawn Avenue and Lemmon Avenue with a minimum width of eight feet and a five foot landscape buffer, 2) a minimum of three access points with a minimum width of 10 feet along Oak Lawn frontage, 3) a minimum of one access point with a minimum width of six feet between the sidewalk clear zone and outdoor seating area along Oak Lawn frontage, 4) sidewalk will be enhanced with a minimum of two pedestrian amenities (i.e. bench, trash receptacles, bicycle racks) along Oak Lawn Avenue and Lemmon Avenue, and 5) 40 percent transparency for all street-facing facades. Consequently, no consideration for improvement is provided for the existing one-story restaurant use situated along Rawlins Street.

Staff believes that this development with modifications could be an opportunity to activate an area of the city that is transitioning into a more urban and walkable pedestrian friendly environment with complementary streetscapes. Considering the totality of the request, the current development rights within a GR General Retail Subdistrict and the rejection to consider the potential to redevelop the entire site rather than transfer the development rights on a portion of the site to utilize on that of another is not supported by staff.

Additionally, staff cannot impose recommendations on the application requiring downsizing the area of request or creating subareas/tracts because downsizing the request would require a revised legal description that would impact the required notification area. Further, the representative was not amenable to staff's recommendations.

Height and Density:

The applicant is requesting a maximum building height of 199 feet, with an additional 12 feet for projections or an additional four feet for parapet walls above the maximum structure height, allowing an overall maximum structure height of 211 feet or 203 feet, respectively. While staff believes a reasonable increased height is consistent with the objective of achieving buildings that are more urban in form; it is equally important for developments to ensure not only compatibility, but consistency, with the immediately adjacent structures with respect to building scale, intensity and density.

As such, staff does not support the requested height but could support a height that is more consistent with the underlining zoning subdistrict and the existing built environment without bonuses. Staff believes that redevelopment of the site fronting along Lemmon Avenue with a mixed-use development rather than the current uses is the highest and best use for the site. Staff also considered the adjacent developments and their permitted development standards when proposing a base and bonus(es) for increased development rights. All surrounding zoning, with exception to PDD No. 180 to the northeast, consist of GR General Retail Subdistrict zoning with a maximum height of 120 feet and a maximum FAR of 2.5:1 with contingencies.

The site is in MVA Category C which is representative of a strong real estate market. Additionally, increases to density and height were considered with a reduced area of request to 1.7 acres (removing Eatzi's) and 297 total units averaging 175 dwellings per acre; staff can support this density with a height of 199 feet, a lot coverage of 85% and an FAR of 3.9:1 with the following mixed-income housing bonuses:

	Existing subdistrict	Applicant's proposed subdistrict	Staff's suggested Recommendations (Base)	Staff's suggested Recommendations (Bonus)		CPC Recommended Subdistrict
Percentage of units reserved at percentage of median income				5% at 51-60%	5% at 51%-60% & 5% at 61-80%	5% at 61%-80% & 3% at 101%-120%
Height	120 feet	199 feet	150 feet	180 feet	199 feet	199 feet
Lot Coverage	80%	80%	80%	80%	85%	80%
FAR	2.0:1 & 2.5:1 (When floor area for res, is equal to or greater than the lot area)	3.9:1	3.0:1	3.5:1	3.9:1	3.9:1
Buildable Area	148,104 sf & 185,130 sf	371,346 sf	222,156 sf	259,182 sf	371,346 sf	371,346 sf
Max DUs	No max (FAR)	297	160	200	297	297

In consideration of additional bonuses, staff also considered whether the proposed request is considered a Transit Oriented Development (TOD). Transit-Oriented Development is at the heart of the City of Dallas' long-range land use plan, *forwardDallas! Comprehensive Plan!*. However, the request site is not considered a TOD due to the lack of proximity to a transit station. Specifically, CityPlace Station is situated approximately 6,864 feet to the east. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours. Due to the intensity of the proposed development, impact on adjacent properties (lighting, noise, traffic) will exist.

It should be noted that staff supports redevelopment on the parcels containing the surface parking lots and restaurant with the fueling station, inclusive of the enhanced streetscape requirements but has determined that the request can be accomplished on a slightly smaller scale excluding the parcel containing the restaurant use [Eatzi's].

Staff cannot substantiate a land use rationale that supports restricting the development rights of one property by transferring all of its development rights to another other than a legitimate protection of a structure such as a historic landmark. As discussed with the representative, staff could support creating two tracts or subareas within the proposed subdistrict that proposes development rights with a future plan for the adjacent parcel [Eatzi's].

Further supporting staff's denial for the transference of development rights is that although stated by the representative there is no true way to "protect" Eatzi's through the zoning process. Even if staff supported the request, an application to create a new subdistrict or an amendment could be sought in the future.

Additionally, including the parcel containing the restaurant use [Eatzi's] into the proposed subdistrict to satisfy the minimum off-street parking requirement is neither a land use rationale to support the request nor the appropriate instrument to do so. As suggested, a parking agreement rather than a zoning request that restricts the existing restaurant use in its existing configuration, density and height, is the best instrument to resolve compliance with the minimum off-street parking requirements. If Eatzi's remains part of the request in its current configuration, staff envisions negative long-term development implications that contradicts not only the Comprehensive Plan but also the Area Plan and the transforming neighborhood.

Affordable Housing Bonus & Floor Area Ratio:

The City Council approved the first ever Comprehensive Housing Policy that provides density bonuses for mixed-income developments. The ordinance is specifically intended to leverage land-use policies to incentivize developers to set aside a certain number or percentage of newly built units to rent below market rate; to provide bonuses in FAR and height to developments proposing affordable housing units at a minimum standard range of five (5) percent at the lowest Area-wide Median Family Income (AMFI) band of 51% to 60% to the highest AMFI band of 81% to 100%. It is important to note that according to 2019 HUD Income Limits AMFI bands for individuals in the lowest band/range (51%-60) report an income limit between \$29,100.00 and \$34,920.00 while individuals in the middle/range (61%-80%) report an income limit between \$37,811 and \$46,550.00 for one person.

To ensure that the City of Dallas no longer contributes to this nexus of housing and productivity, policies such as zoning must strongly encourage an increase in supply by developers and demand by less-advantaged residents need to be seen as complementary strategies to be implemented together. Combined these strategies can serve to help deconcentrate areas of poverty and support the redevelopment efforts of areas that were long forgotten.

The Dallas Development Code has two pertinent definitions for this section. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking.

The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above-ground parking structures contribute to building mass but are not included in the calculation of floor area, developments that contain above-ground parking structures have more building mass without increasing floor area ratio.

Therefore, in seeking such an increase in development rights, staff does not support the additional floor area ratio increase from a possible 2.5:1 FAR, to a total of 3.9:1 with only the difference in FAR (1.4) being offered for affordable housing.

Development Standards:

The applicant requests modification to the setbacks, height and additional floor area ratio (FAR). Staff does not support the applicant's requests because the request seeks development rights that far exceed what is flexible, existing and envisioned. The applicant proposes transferring the development rights from the south portion to the north portion of the site thereby relegating the south portion in a configuration that does not comply with a more urban form or vision. Additionally, the applicant proposes to only commit a percentage of the parking garage underground, and an affordable housing bonus that falls far below the percentage encouraged by the Housing Division.

The mixed income housing bonus in the proposed conditions offer a minimal five percent affordable housing bonus that only applies to the middle income band of 61-80 percent of adjusted median family income rather than the lowest income band of 51-60 percent, with respective incomes between \$34,920.00 to \$46,550.00 and \$29,100.00 to \$34,920.00. It is important to note that the approved City of Dallas Comprehensive Housing Policy only provides density bonuses for mixed-income developments with the three income bands of 51%-60%, 61%-80%, and 81%-100%. However, the City Plan Commission elected to include an additional three percent of reserved units at an income band of 101 percent to 120 percent. This income band equates to an average income between \$58,170.00 and \$69,804.00, yearly. This is hardly the income demographic considered when examining the need for affordable housing within the City of Dallas. Furthermore, these percentages of reserved units are proposed to only apply to units that are attributed to the increased density and height rather than the overall number of units in the development. Again, this equates to five percent of 107 units [six units] and three percent of 107 units [three units] for a total of nine affordable units being offered. While staff acknowledges the added contribution of three percent by the Commission, staff can neither support such a low percentage of contribution nor the high income band at which it is offered.

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

SUBDISTRICT	SETBACKS		FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
GR - Existing General Retail	10 feet for 1 st 36 feet 25 feet above 36 feet	10' adjacent to residential* OTHER: No Min.	2.0:1 2.5:1**	120'	80%	Retail, restaurant, office, multiple family
PDS - Proposed	10' for first 75 ft along Lemmon Ave; 25 feet for the 1 st 30 feet and 50 feet for any portion above 30 feet on Oak Lawn Avenue	10' adjacent to residential* OTHER: No. Min.	2.5:1 Up to 3.9:1*** with housing bonus	120' Up to 199 feet*** plus 12' for mechanical	80%	Retail, restaurant, office, multiple family

*An additional setback required for portions of a structure over 36 feet in height.

**When the floor area for residential uses is equal to or greater than lot area.

***When 4% of the total residential rental units exceeding a residential floor area ratio of 2.5:1 must be made available for lease at an affordable rent income band of 61-80 percent of adjusted median family income.

Parking:

Off-street parking will be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development with a mix of retail, restaurant (existing), and multiple family uses. Office uses require one space per 366 square feet of floor area. Retail related uses generally require one space per 220 square feet of floor area. Restaurant uses require one space per 100 square feet of floor area. Finally, multifamily uses require one space per 500 square feet of floor area, with a minimum of one space and a maximum of one and one-half spaces are required for each dwelling in a multiple-family structure over 36 feet in height. Multiple-family uses also require one unassigned space per every four dwelling units for use by visitors and residents.

The applicant proposes to provide the off-street parking and loading spaces in surface parking lots and within above-ground structures which is discouraged in the Oak Lawn Special Purpose District and the Oak Lawn Plan.

Signs:

Attached signs within business zoning districts currently allow one premise and/or non-residential occupancy sign. Currently, within business zoning districts, each premise or

non-residential occupancy is allowed one attached sign to project between 18 inches and 48 inches from the vertical building plane, but not above the roof or over any ROW lines. These signs cannot exceed 20 square feet (or 60 square feet, if the sign only contains a registered trademark and no words), must maintain at least 10 foot clearance above grade, and no detached sign can be maintained on the premise.

The proposed request seeks to allow one additional attached sign on the Oak Lawn façade. The sign is not to exceed 120 square feet, project more than 5 feet from the vertical building plane, and can't be located more than 65 feet above grade or project above any roof.

Landscaping:

The proposed landscape plan is an exception to the standard for PDD No. 193.

The tree planting conditions along Lemmon Avenue are not sufficient with tree proximity to traffic in high intensity vehicle area and the planting schedule should be more detailed as to how it buffers in the planting zone on the north. No landscape improvements are proposed for the parcel containing the restaurant use [Eatzi's].

The request deviates from PDD No. 193 because it fails to provide for landscaping on 60% of the front yard for a total of 2,848 square feet. However, the request only seeks to provide 36% of the front yard for a total of 1,729 square feet.

Additionally, the proposed narrow planting bed of 3 feet is not appropriate along Lemmon Avenue, especially with the high traffic flow and large vehicle use. According to the Chief Arborist, this is not allowed in PD 193 and should not be applied here. Clear sidewalk widths should be reduced to accommodate a safer landscaped parkway. Further, a parkway exemption for trees along the Lemmon Avenue frontage should be considered.

Staff cannot support the applicant's request because while the proposed conditions are reasonable and consistent with the spirit and intent of Part I of PDD No. 193, the Oak Lawn Special Purpose District, tree planting areas are insufficient to support the proposed high intensity vehicular areas.

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, a “C” MVA cluster abuts the site to the northwest across the alley.

LISTS OF OFFICERS

Street Lights Residential

Chief Executive Officer – Doug Chestnut

President – Tom Bakewell

Vice President – Bob Voelker

Vice President – Roger Beless

Director of Development – Greg Coutant

RP Lemmon Properties, L.P.

Manager/Director – Elizabeth J. Rader

CPC ACTION:
October 17, 2019

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail uses, subject to a development plan, landscape plan and staff's conditions with the following changes: 1) SEC. _____.102., **PROPERTY LOCATION AND SIZE.** add at the end of the sentence "(the "Property")", 2) SEC. S-____.105. **DEVELOPMENT PLAN.** delete the entire second sentence and substitute with "If a project is not constructed on the portion of the Property north of the alley that depends on the increased floor area ratio in Section S-____.108 (d) and height in Section S-____.108 (e), the restriction on building height to one-story on the portion of the Property south of alley shall not apply.", 3) **SEC. S-____.109. OFF-STREET PARKING AND LOADING.** add a sub point (c) to read as follows: "(c) Record an access easement across the south tract for the benefit of the north tract.", 4) **SEC. S-____.113. URBAN DESIGN STANDARDS.** (b) Public realm design. (1) Sidewalks. delete "(A)" and "(B)" and follow and insert applicant's amendments to (A) and (B) to read as follows: "(A) On Oaklawn Avenue a minimum unobstructed sidewalk clear zone width of eight feet must be provided. An additional minimum landscape buffer of five feet must be provided between the back of curb and the sidewalk." and "(B) On Lemmon Avenue, a minimum unobstructed sidewalk clear zone of six feet must be provided. An additional minimum landscape buffer of three feet must be provided between the back of curb and sidewalk.", 5) **SEC. S-____.113. URBAN DESIGN STANDARDS.** (d) Parking. (2) Parking structures. Delete entire subsection "(B)", and 6) **SEC. S-____.114. MIXED INCOME HOUSING.** (d) modify to reads as follows: "(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-____.108(d) and increased height in Section S-____.108(e), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 61 to 80 percent of adjusted median family income and three percent at 101 to 120 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 15 years." on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Lemmon Avenue and Oak Lawn Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 11 to 0

For: 11 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Ridley

Against: 0
Absent: 0
Vacancy: 2 - District 3, Place 15
Conflict: 2 - Hampton**, Housewright**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 246
Replies: For: 57 Against: 34

Speakers: For: Greg Coutant, 2300 N. Field St., Dallas, TX, 75201
Matthew Acosta, 3800 Holland Ave., Dallas, TX, 75219
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Cameron Burk, 3416 Oak Lawn Ave., Dallas, TX, 75219
For (Did not speak): Bill Robinson, 2300 N. Field St., Dallas, TX, 75201
Elizabeth Bentley, 2300 N. Field St., Dallas, TX, 75201
Scott Miller, 2300 N. Field St., Dallas, TX, 75201
Against: Olga Pope, 4432 Rawlins St., Dallas, TX, 75219
Alissa Doll, 3230 Throckmorton St., Dallas, TX, 75219
Bob Griffo, 3834 Bowser Ave., Dallas, TX, 75219
Lydia Thomann, 3709 Reagan St., Dallas, TX, 75219
Patrick Doll, 3230 Throckmorton St., Dallas, TX, 75219
Adam Murphy, 3435 Dickerson Ave., Dallas, TX, 75219
Patricia Perez, 4034 Holland Ave., Dallas, TX, 75219
Mark Givens, 3320 Reagan St., Dallas, TX, 75219
James Grindler, 3400 Welborn St., Dallas, TX, 75219
Sandra Morales, 4410 Vandelia St., Dallas, TX, 75219
Against (Did not speak): Jeff McLaughlin, 3818 Holland Ave., Dallas, TX, 75219
Staff: David Nevarez, Engineer, Sustainable Development &
Construction

CPC Recommended PDS Conditions

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict ____ is established on property located at the southwest corner of Lemmon Avenue and Oak Lawn Avenue (the Property). The size of PD Subdistrict ____ is 2.2 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-____A: development plan.

(2) Exhibit S-____B: landscape plan.

SEC. S-____.105. DEVELOPMENT PLAN.

For a project to qualify for the increased floor area ratio in Section S-____.108(d) and height in Section S-____.108(e), development and use of the Property must comply with the development plan (Exhibit S-____A). If a project is not constructed on the portion of the Property north of the alley, that depends on the increased floor area ratio in Section S-____.108(d) and height in Section S-____.108(e), the restriction on building height to one-story on the portion of the

Property south of the alley shall not apply. If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-____.106. MAIN USES PERMITTED.

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

SEC. S-____.107. ACCESSORY USES.

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.

SEC. S-____.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.

(1) Except as provided in this section, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(2) For purposes of yard, lot, and space regulations, the subdistrict is considered one lot. No additional setbacks applicable to the GR Subdistrict shall apply.

(b) Front yard. For a structure to qualify for the increased floor area ratio in Section S-____.108(d) and height in Section S-____.108(e), the following setbacks apply:

(1) Oak Lawn Avenue.

(A) 25 feet for the first 30 feet of structure height; and

(B) 50 feet for any portion of a structure above 30 feet in height.

(2) Lemmon Avenue.

(A) 10 feet for the first 75 feet of structure height; and

(B) As specified on the development plan for any portion of the structure above 75 feet in height

(c) Side and rear yard. The minimum side and rear yard is 10 feet.

(d) Floor area ratio. Except as otherwise provided, the maximum floor area ratio is 2.5:1. When the provisions of Section S-____.114 are met, the maximum floor area may be increased to 3.9:1.

(e) Height. Except as otherwise provided, the maximum height is 120 feet. When the provisions of Section S-____.114 are met, the maximum height is 199 feet.

(1) The following structures may project a maximum of 12 feet above the maximum building height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

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

(D) Parapet wall, limited to a height of four feet.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

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

(b) This district is considered one lot for purposes of required off-street parking and loading.

(c) An access easement shall be recorded for ingress/egress from the property north of the alley.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

(a) For a project to qualify for the increased density in Section S-____.108(d) and height in Section S-____.108(e), landscaping must be provided as shown on the landscape plan (Exhibit S-____B).

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

SEC. S-____.112. SIGNS.

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

(b) One additional attached, premise sign is permitted along the facade facing Oak Lawn Avenue subject to the following restrictions:

- (1) The maximum effective area of the sign is 120 square feet per side.
- (2) The sign must be two-sided and display a message on both sides of the sign.
- (3) The sign may project up to 5 feet at an angle other than parallel from the vertical plane.
- (4) Letters must exceed 4 inches in height.
- (5) No portion of the sign may be located more than 65 feet above grade or project above any roof.

SEC. S-____.113. URBAN DESIGN STANDARDS.

(a) Applicability. For a project to qualify for the increased density in Section S-____.108(d), it must comply with all requirements in this section. If the increased development standards are not applied, the provisions of this section do not apply.

(b) Public realm design.

(1) Sidewalks.

(A) On Oaklawn Avenue a minimum unobstructed sidewalk clear zone width of eight feet must be provided. An additional minimum landscape buffer of five feet must be provided between the back of curb and the sidewalk.

(B) On Lemmon Avenue, a minimum unobstructed sidewalk clear zone width of six feet must be provided. An additional minimum landscape buffer of three feet must be provided between the back of curb and sidewalk.

(C) Sidewalk must consist of concrete pavers or finished concrete surfaces.

(D) Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk.

(E) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(2) Pedestrian amenities.

(A) A minimum of two of each of the following pedestrian amenities must be provided along street facing facades, with the exception of visibility triangles and vehicular drives, in order to promote pedestrian activity and safety: i) benches, ii) bicycle racks, iii) trash receptacles.

(B) Pedestrian amenities may be located within the landscape buffer zone but shall not obstruct the required sidewalk clear zone.

(3) Street trees. Street trees should be provided within the landscape buffer zone and should be spaced 30 feet on center wherever utilities and other subsurface conditions do not prohibit.

(4) Mechanical equipment.

(A) Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from the public right-of-way. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs, bushes, and trees.

(B) No utilities may be placed within the required sidewalk planting zone or clear zone.

(5) Lighting.

(A) Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street-facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety.

(B) Lighting must be directed downward and away from adjacent properties.

(C) Unless otherwise provided, lighting must be spaced 75 to 100 feet apart, with the center of the foundation two to three feet from the back of curb. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5 foot candles between fixtures.

(D) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(c) Architectural elements.

(A) Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, variations in building massing, increased transparency, and variations in fenestration.

(B) Ground-level of building should provide a minimum of 40 percent transparency for all street-facing facades located within the first 20 feet of the building.

(C) Variations in façade plane shall be provided, which may include wall recesses and projections, bays, offsets, reveals. Façade articulation of 1 foot in depth must be provided for every 100 feet of façade length on all street facing façades.

(3) Service and loading.

(A) Service entries and back of house functions must be located away from primary facades and should be visually screened with landscaping such as shrubs, bushes, and trees.

(B) Loading areas and loading docks: (i) shall be located away from primary street facades and pedestrian routes; and (ii) should provide a closable gate or door that can block the loading area from the sidewalk during times when it is not in use.

(d) Parking.

(1) Surface parking.

(A) Surface parking is prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(2) Parking structures.

(A) All aboveground parking structures must be wrapped by occupiable building area or have a facade that is compatible to the facade of the main structure the parking serves. The portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is compatible to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(B) All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation.

SEC. S-____.114. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the increased density in Section S-____.108(d) and increased height in Section S-____.108(e).

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

(c) Compliance with Section 20A-27(g) is not required.

CPC Recommended:

(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-____.108(d) and increased height in Section S-____.108(e), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 61 percent to 80 percent of adjusted median family income and three percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 101 percent to 120 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 15 years.

Staff Recommended:

(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-____.108(d) and increased height in Section S-____.108(e), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 51 percent to 60 percent of adjusted median family income and five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 61 percent to 80 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 15 years.

SEC. S-____.115. 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.

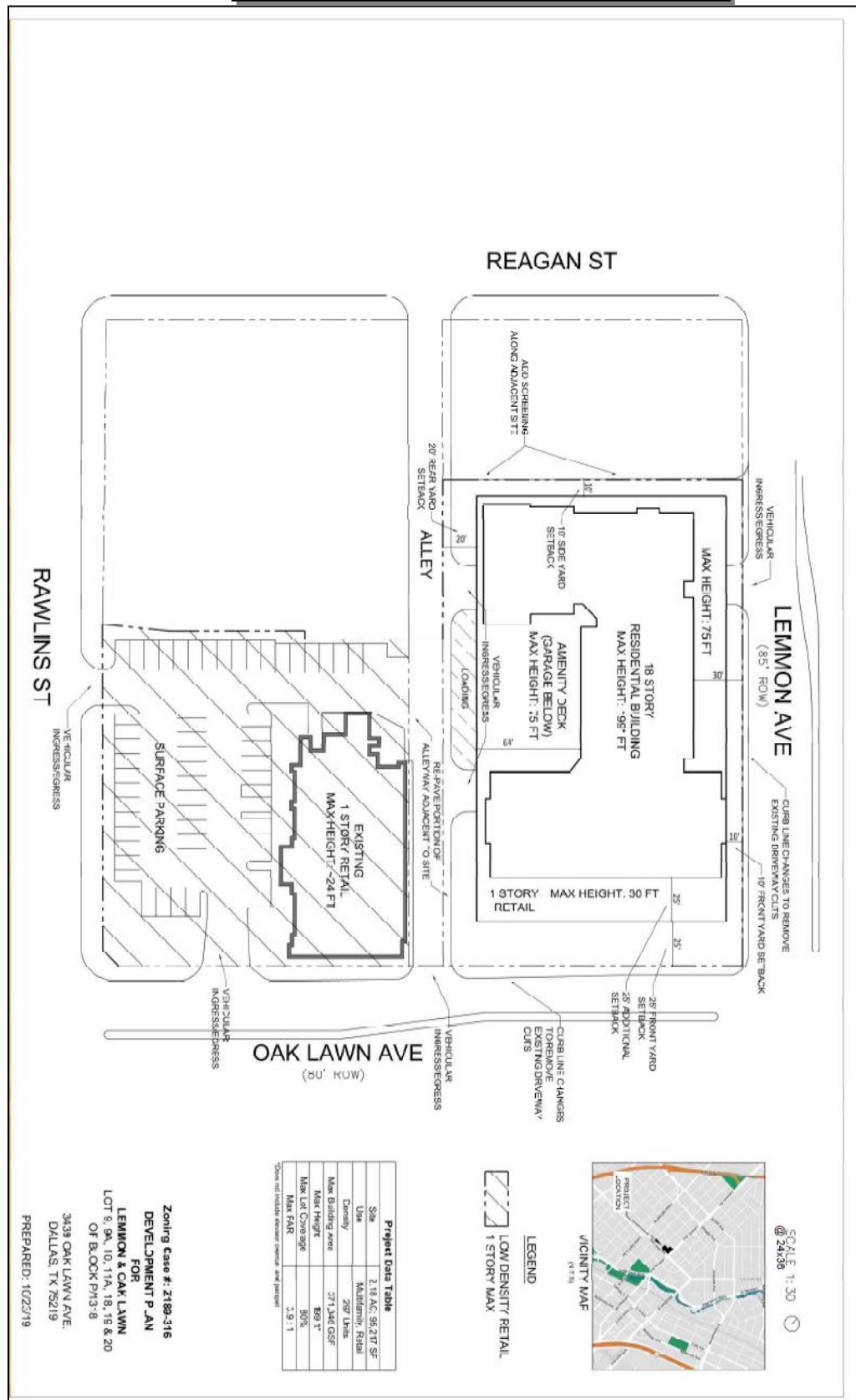
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-____.116. 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.

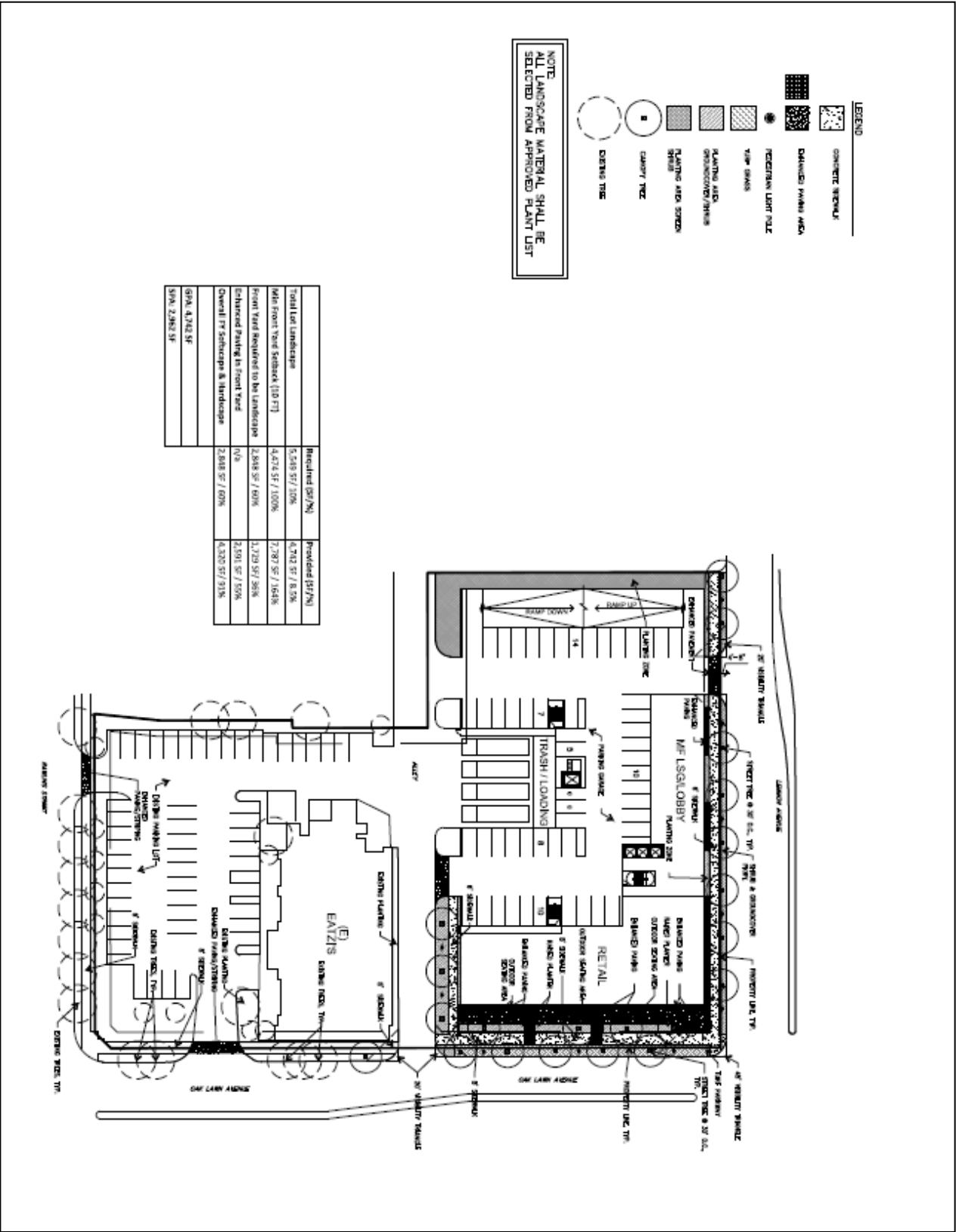
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

PROPOSED DEVELOPMENT PLAN

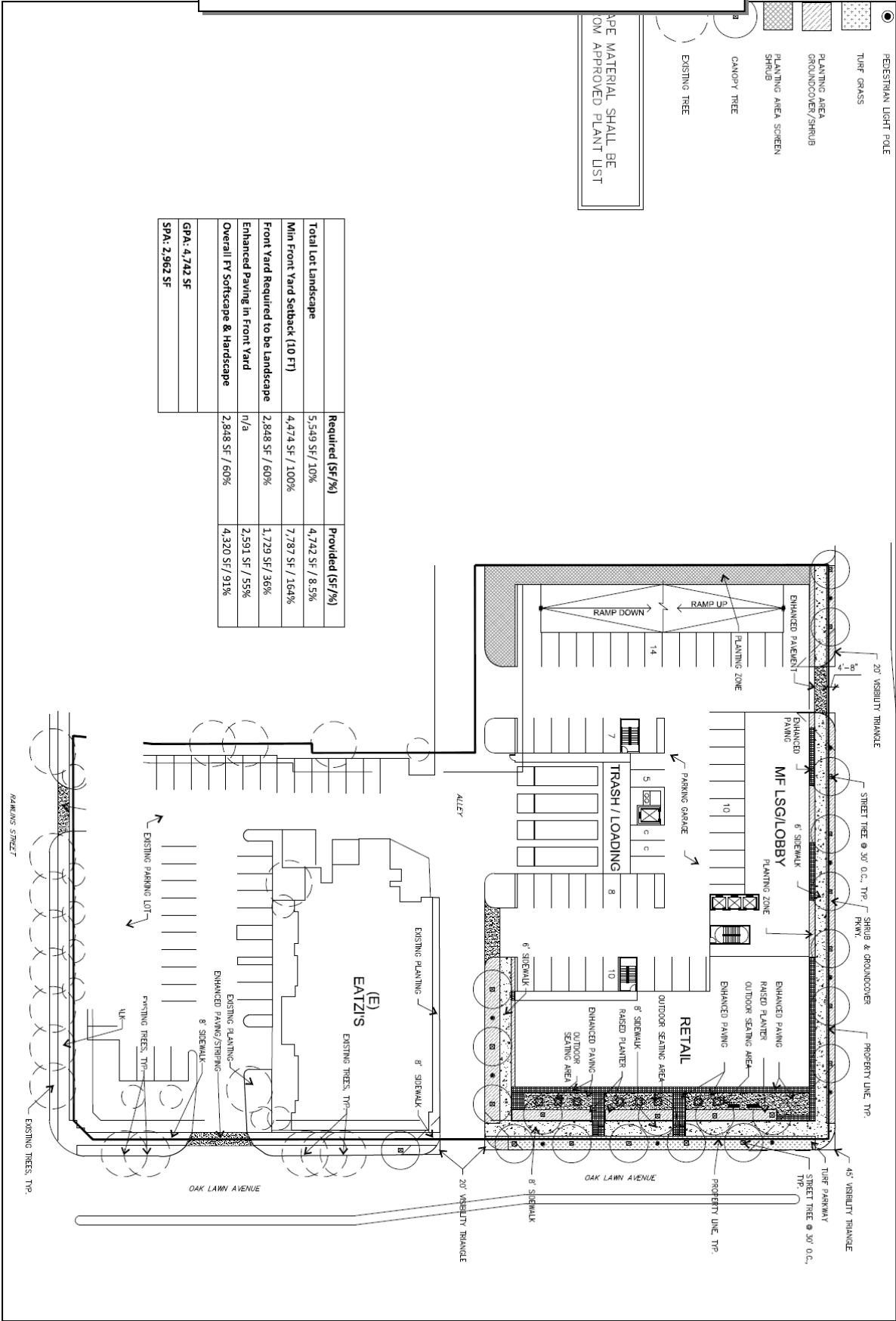


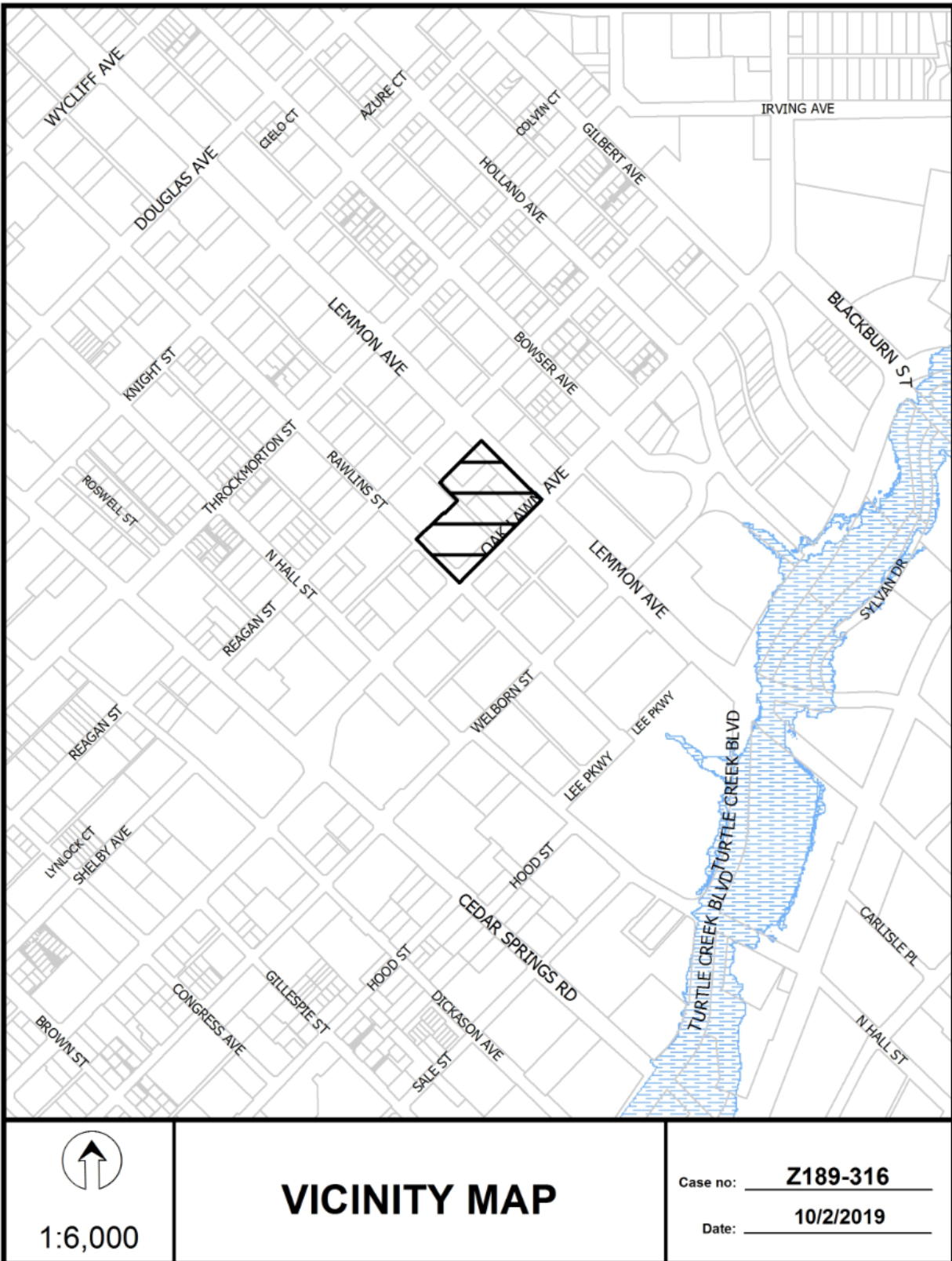


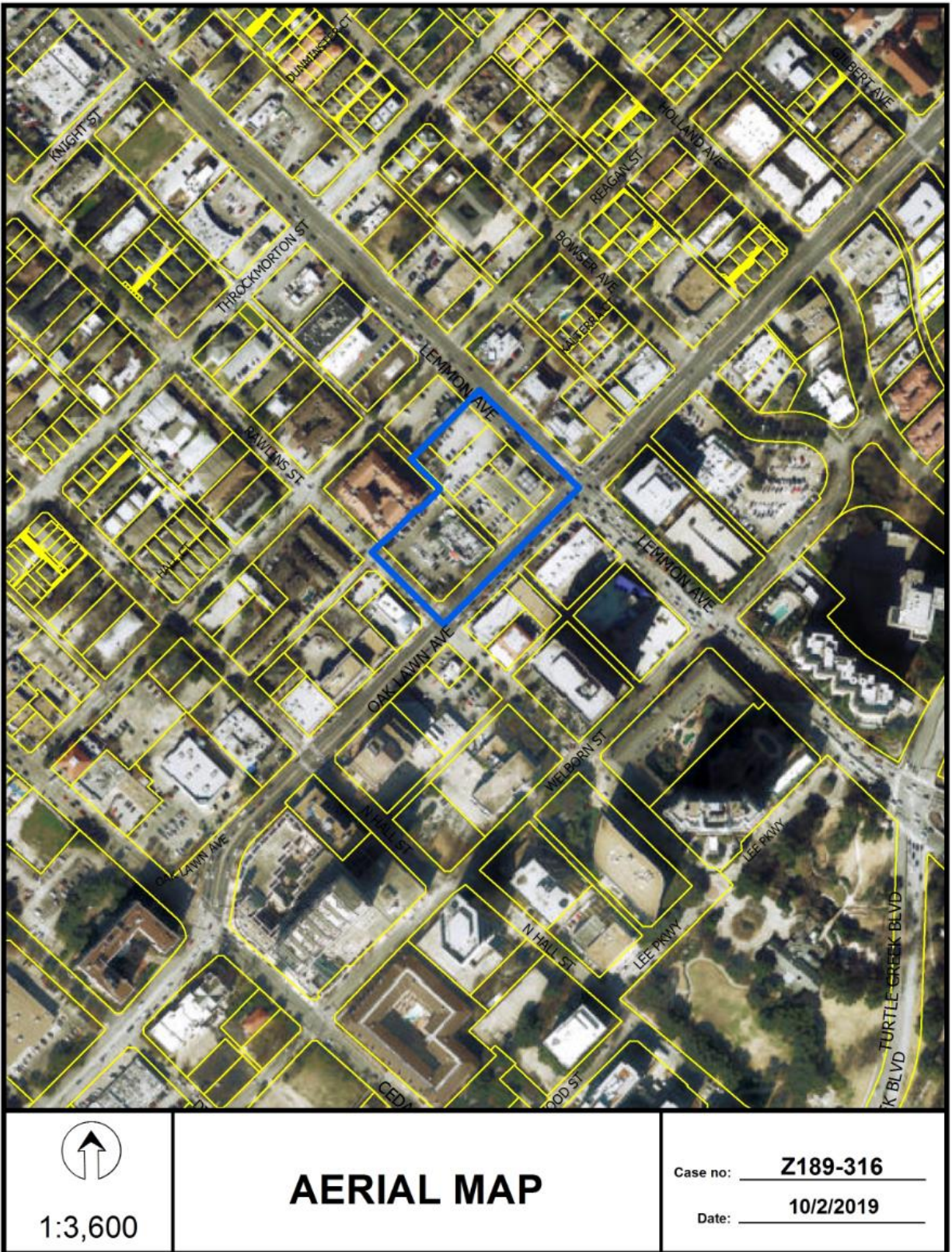
PROPOSED LANDSCAPE PLAN

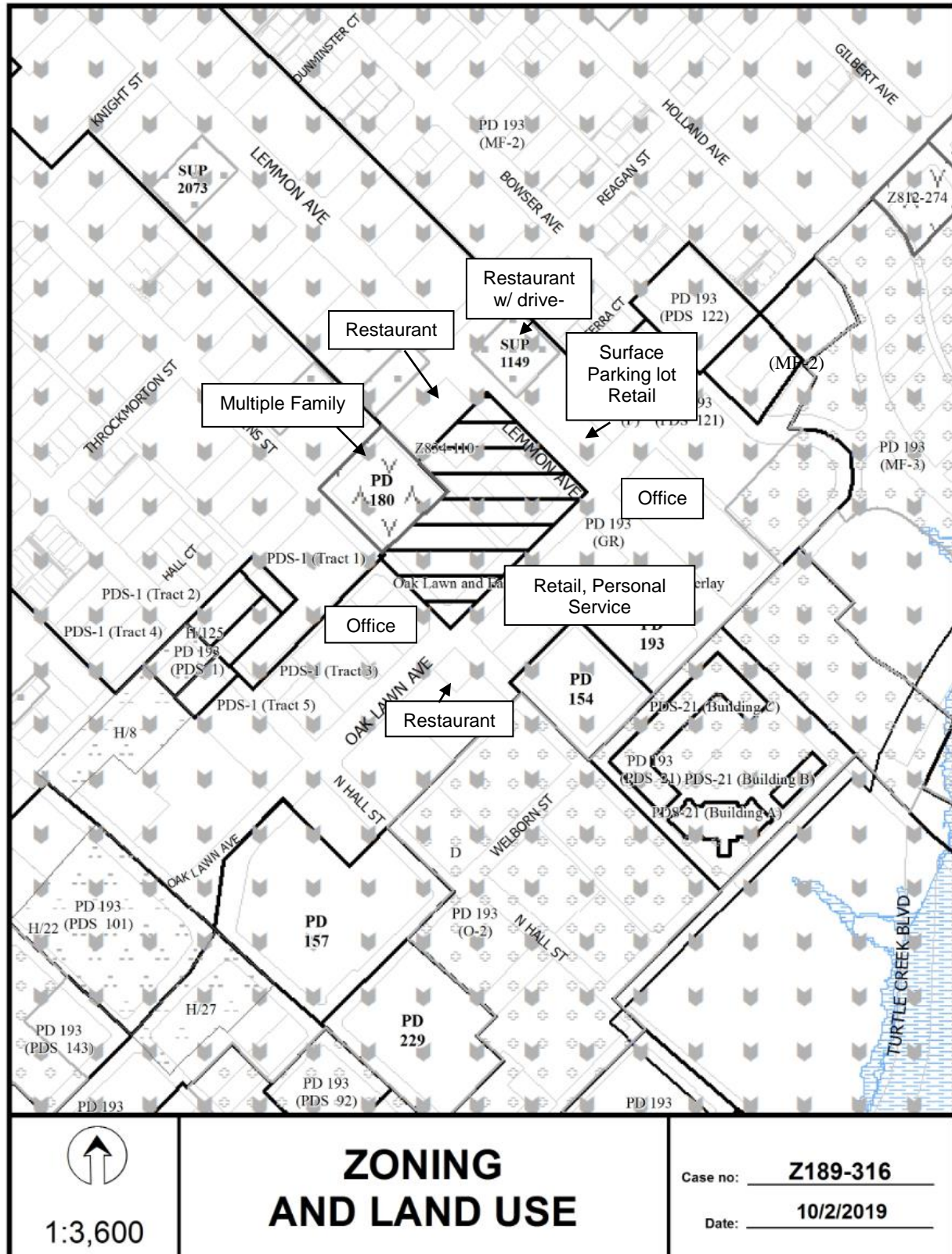


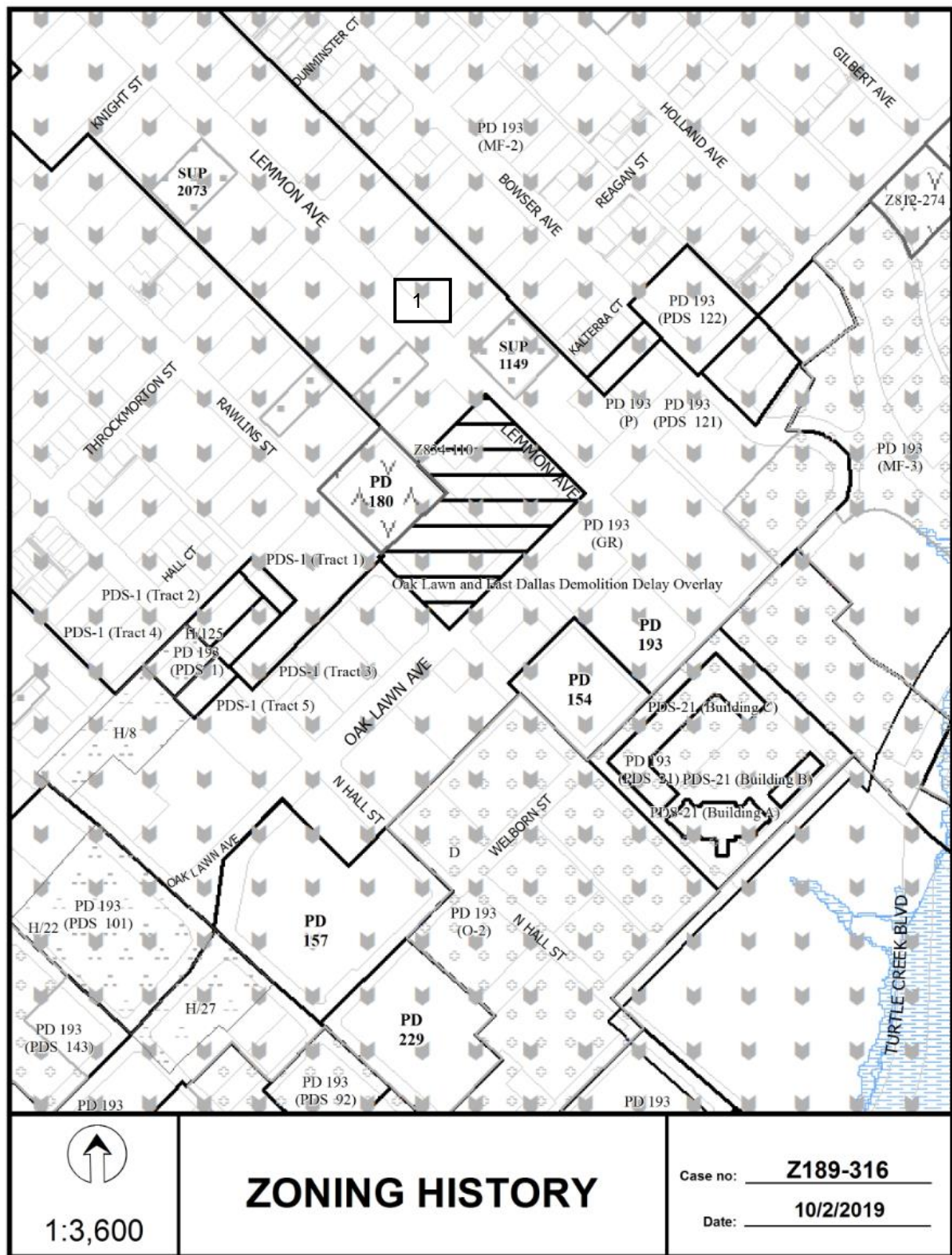
ENLARGED PROPOSED LANDSCAPE PLAN

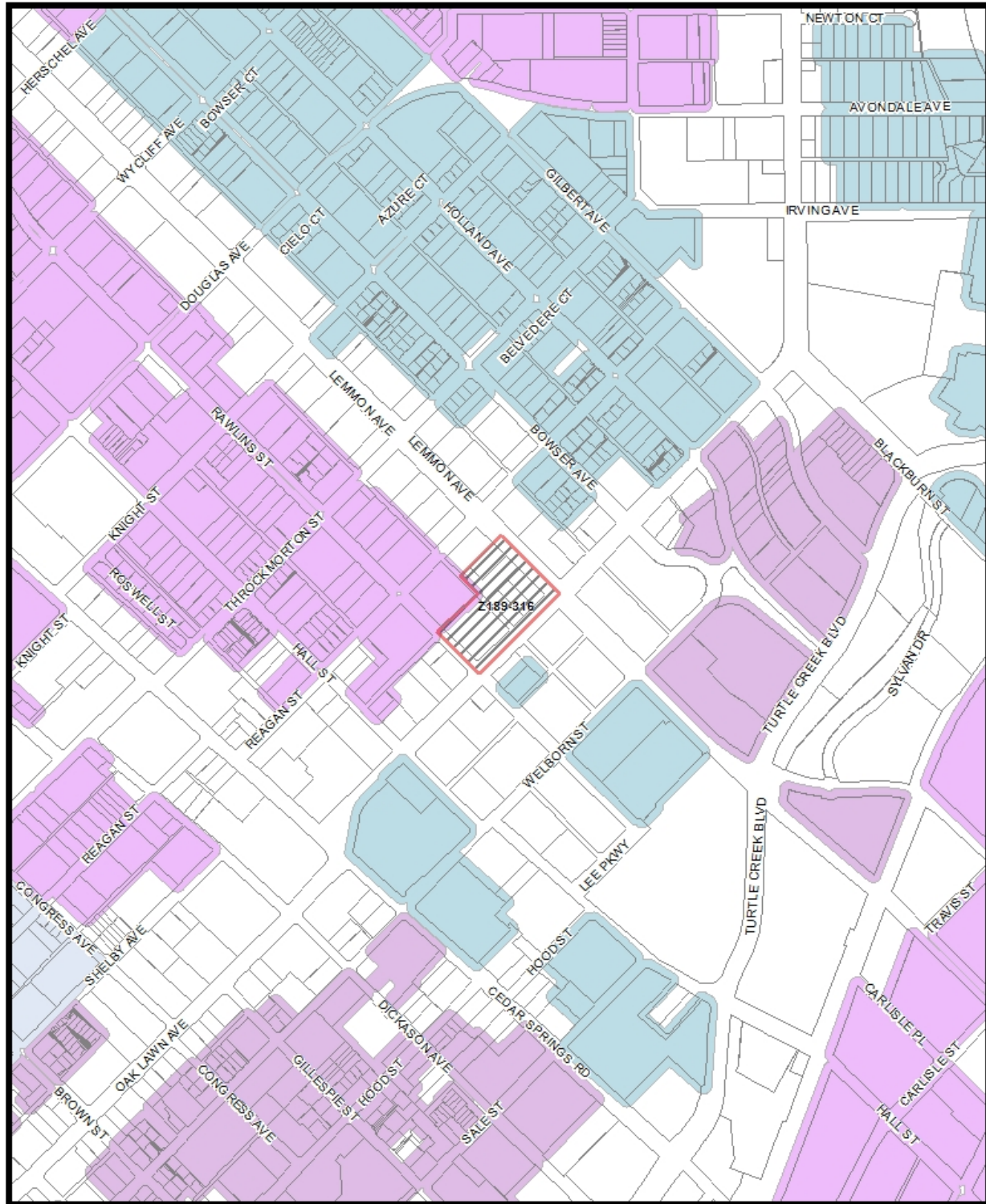












MVA Cluster A B C D E F G H I NA

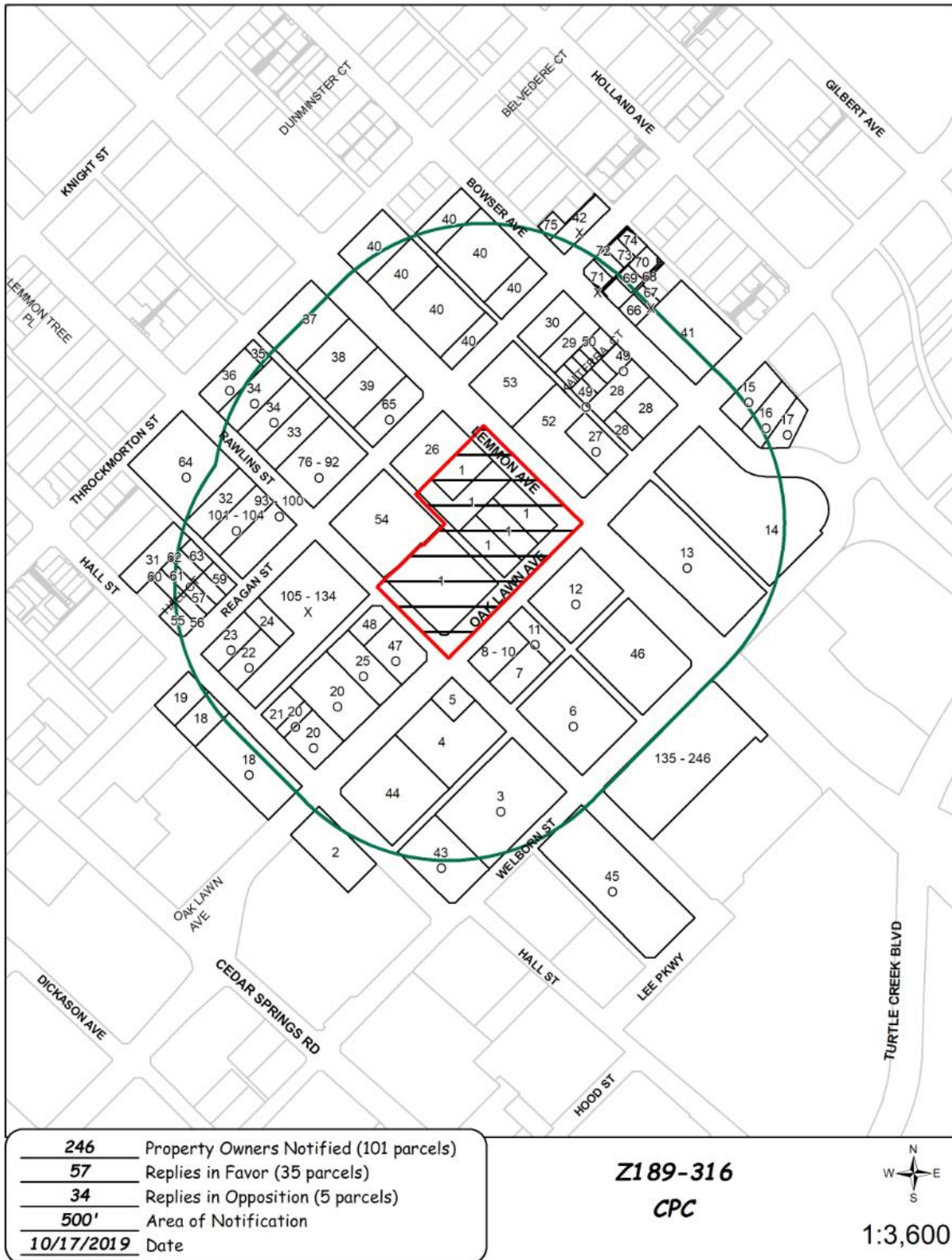


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Market Value Analysis

Printed Date: 10/2/2019

CPC Responses



10/16/2019

Reply List of Property Owners***Z189-316******246 Property Owners Notified******57 Property Owners in Favor******34 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3435 OAK LAWN AVE	RP LEMMON PPTIES LP
	2	3721 N HALL ST	IP ARGYLE LP
	4	3316 OAK LAWN AVE	3316 OAK LAWN PTNR LTD
	5	3330 OAK LAWN AVE	3330 OAK LAWN SERIES LLC
	7	3720 RAWLINS ST	RAWLINS INVESTMENT PPTY LLC
	9	3400 OAK LAWN AVE	RESIDUARY TESTAMENT TRUST
	10	3400 OAK LAWN AVE	BOKF NA
O	11	3412 OAK LAWN AVE	COURTNEY E A EXTRX
	14	3703 BOWSER AVE	PAPPAS RESTAURANTS INC
	18	3823 N HALL ST	MADISON PACIFIC DEV
	19	3829 N HALL ST	SAMPER OMAR D
O	20	3301 OAK LAWN AVE	3311 OAK LAWN PTNR LTD
	21	3812 N HALL ST	301 TEXAS STREET LLC
	24	3300 REAGAN ST	BROWER MANAGED ASSETS LLC
O	25	3317 OAK LAWN AVE	LGL OAK LAWN PROPERTIES LLC
	26	3827 LEMMON AVE	HASKELL LEMMON PTR LTD
	28	3519 OAK LAWN AVE	3519 OAKLAWN PARTNERS LTD
	29	3825 BOWSER AVE	BAYAT ALI & SARA EHSANI
	30	3827 BOWSER AVE	PHOL INVESTMENT INC
	31	3912 N HALL ST	CASA BONITA PLAZA INC
	32	3913 RAWLINS ST	M & O APARTMENTS INC
	33	3912 RAWLINS ST	ROCKAPR15 LLC
O	34	3922 RAWLINS ST	MALT INVESTMENTS INC
	35	3412 THROCKMORTON ST	CHANTLY CHRIS J ET AL
	37	3923 LEMMON AVE	BLUE PROPERTIES LLC
	38	3915 LEMMON AVE	STANLEY GAINES & VICKIE

10/16/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	39	3911 LEMMON AVE	WEST LLC
	40	3900 LEMMON AVE	HEB GROCERY COMPANY LP
	41	3607 OAK LAWN AVE	ASSET MANAGEMENT ASSOC
X	42	3900 BOWSER AVE	NEWCOMB ERIC B &
	44	3300 OAK LAWN AVE	OAK LAWN REALTY ASSOC L P
	46	3707 LEMMON AVE	DALLAS SHOWROOM REAL ESTATE LLC
	48	3811 RAWLINS ST	3811 RAWLINS LLC
O	49	3817 BOWSER AVE	SALYMINA HOLDINGS INC
	50	3553 KALTERRA CT	MOUZABI SARA
	52	3820 LEMMON AVE	GSSW LEMMON OAKLAWN LLC
	53	3826 LEMMON AVE	KLINE TRUST INV LTD
	54	3838 RAWLINS ST	NAKASH LINCOLN COURT LLC
	55	3302 HALL CT	COVERT MICHAEL A & JUNYAN SHAN
	56	3306 HALL CT	FANNING THERESA A &
	57	3308 HALL CT	OSULLIVAN JOSEPH &
X	58	3310 HALL CT	SPENCER GEOFFREY D & SUSAN E
	59	3312 HALL CT	CAREY ERNEST J & MARYLIN S
	60	3307 HALL CT	CONTRUCCI EMMA P
	61	3309 HALL CT	HORN DAN & MARY
	62	3311 HALL CT	HUDSON DAVID
	63	3313 HALL CT	KLANE SCOTT & KAREN
O	64	3921 RAWLINS ST	RAWLINS HOLDINGS LP
	66	3816 BOWSER AVE	SHIVER JAMES & MARGARET
X	67	3816 BOWSER AVE	WEINKAUF MARGARET
	68	3820 BOWSER AVE	CLARK JAMES DANA
	69	3822 BOWSER AVE	PATEL AMIT & AMISHA
	70	3824 BOWSER AVE	SANCHEZ FELIX & LOURDES
X	71	3834 BOWSER AVE	GRIFFO BOB C
	72	3608 REAGAN ST	HAMILTON BILL T & DEBBIE
	73	3610 REAGAN ST	CHELLGREN ZELDA &
	74	3612 REAGAN ST	BOYER LIVING TR

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	75	3902 BOWSER AVE	KIMMERLING AMY
O	76	3904 RAWLINS ST	SQUIRIC ELENA
O	77	3904 RAWLINS ST	LOHNER JACK E JR
O	78	3904 RAWLINS ST	WENHAM MARK &
O	79	3904 RAWLINS ST	SMITH JENNIFER L
O	80	3904 RAWLINS ST	LEE JONG WON
O	81	3904 RAWLINS ST	XU MENG YU
O	82	3904 RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
O	83	3904 RAWLINS ST	DELANO JEANA M
O	84	3904 RAWLINS ST	JONES KRISTEN ALLEN
O	85	3904 RAWLINS ST	KRIPOTOS THEODORE
O	86	3904 RAWLINS ST	SMITH MALLORY
O	87	3904 RAWLINS ST	BERKINBAYEVA BALZHAM
O	88	3904 RAWLINS ST	TURNER ELIZABETH J
O	89	3904 RAWLINS ST	HUBBLE JONATHAN &
O	90	3904 RAWLINS ST	WEBB NATALIE L
O	91	3904 RAWLINS ST	TANG STEVEN
O	92	3904 RAWLINS ST	VILLARREAL ANA GABRIELA
O	93	3311 REAGAN ST	ELLIOTT MILES DAVIS
O	94	3315 REAGAN ST	KIRLEY JULIEANNA
O	95	3317 REAGAN ST	LESZINSKI SLAWOMIR
O	96	3319 REAGAN ST	LUEWELLYN ALEXIS M
O	97	3319 REAGAN ST	WU JOAN
O	98	3321 REAGAN ST	SMITH JOHANNA M
O	100	3905 RAWLINS ST	IPENEMA INVESTMENTS LTF
O	101	3909 RAWLINS ST	IPENEMA INVESTMENTS LTF
O	102	3909 RAWLINS ST	PENSCO TRUST COMPANY CUSTODIAN
O	103	3909 RAWLINS ST	BIRNBAUM MARC A
O	104	3909 RAWLINS ST	SANFORD EHTAN LANCE
X	105	3817 RAWLINS ST	PASSPORT MINISTRIES
X	106	3817 RAWLINS ST	ARDIZZONI HEATHER

10/16/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	107	3817 RAWLINS ST	TUESDAY REAL ESTATE LLC
X	108	3817 RAWLINS ST	MALIK GHAZALA
X	109	3817 RAWLINS ST	MIOT DANIEL &
X	110	3817 RAWLINS ST	MCGEHEE SOPHIE
X	111	3817 RAWLINS ST	BODINE BART R
X	112	3817 RAWLINS ST	HOLLEY NICK R
X	113	3320 REAGAN ST	HARROD JAMES M TRUST
X	114	3817 RAWLINS ST	MATHEWS MICHAEL G
X	115	3320 REAGAN ST	RICHARDSON LARRY W JR
X	116	3320 REAGAN ST	BENDER DANIEL ALAN
X	117	3320 REAGAN ST	HARROD JAMES MICHAEL TR
X	118	3320 REAGAN ST	PROPHET GARY M
X	119	3320 REAGAN ST	RAINES DALE EST OF &
X	120	3320 REAGAN ST	MULLER ERIC
X	121	3320 REAGAN ST	PEREZ PATRICIA
X	122	3817 RAWLINS ST	DAVIS DAVID PAUL
X	123	3320 REAGAN ST	FALCON ROSA I
X	124	3320 REAGAN ST	CHAMBERLAIN ERNEST DON
X	125	3320 REAGAN ST	CHUI WAI L
X	126	3818 N HALL ST	KELLY KIMBERLY ANN
X	127	3818 N HALL ST	STRONG D WALKER
X	128	3818 N HALL ST	SINGH GURPAL GILL &
X	129	3818 N HALL ST	PORTER DONOVAN
X	130	3818 N HALL ST	NASH KEVIN
X	131	3818 N HALL ST	FOLEY CHRISTOPHER
X	132	3818 N HALL ST	AMIN HIMA
X	133	3818 N HALL ST	KHALILI ASSAL MARY
X	134	3818 N HALL ST	MILLER STEPHEN E
	135	3400 WELBORN ST	DELIER MICHAEL
	136	3400 WELBORN ST	FLYNN TIMOTHY & ANNE
	137	3400 WELBORN ST	PAULSON PATRICIA

10/16/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	138	3400 WELBORN ST	HEARD HOLDINGS LLC
	139	3400 WELBORN ST	MONTEMAYOR JAVIER
	140	3400 WELBORN ST	NMV HOLDINGS LLC
	141	3400 WELBORN ST	THOMAS AUDREY NICOLE
	142	3400 WELBORN ST	HAWKINSBROWN LESLIE CARON &
	143	3400 WELBORN ST	BORDELON JAMES M
	144	3400 WELBORN ST	MORCHOWER KAREN R
	145	3400 WELBORN ST	GEHI LAXMAN
	146	3400 WELBORN ST	ROBERTS BRITT
	147	3400 WELBORN ST	LOEPER PHILIP W
	148	3400 WELBORN ST	PAPARELLA MARY
	149	3400 WELBORN ST	OLIVEIRA TANYA
	150	3400 WELBORN ST	BECK MARGARET A
	151	3400 WELBORN ST	CALLAHAN TARA
	152	3400 WELBORN ST	HARDY SMITH PETER M REV TR
	153	3400 WELBORN ST	ROBERTSON MELVIN TODD
	154	3400 WELBORN ST	WAN LINDA K
	155	3400 WELBORN ST	GOOD MARY & JAMES G GOOD
	156	3400 WELBORN ST	BRATTAIN DAVID
	157	3400 WELBORN ST	BUIDA WILLIAM T & PATSY L
	158	3400 WELBORN ST	SOMES FAMILY TRUST A
	159	3400 WELBORN ST	MILLER MATTHEW
	160	3400 WELBORN ST	IGAMBERDIEVA INOBAT
	161	3400 WELBORN ST	PALCHIK YEFIM & SOFYA
	162	3400 WELBORN ST	ELLEFSON KRISTEN
	163	3400 WELBORN ST	CARNE JAMES REVOCABLE TRUST
	164	3400 WELBORN ST	WALKER PRISCILLA ALDEN
	165	3400 WELBORN ST	MOAYYAD NATHAN
	166	3400 WELBORN ST	STEWART WILLIAM A & RAVI D
	167	3400 WELBORN ST	LU LE
	168	3400 WELBORN ST	HATTON CAROLYN SUE

10/16/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	169	3400 WELBORN ST	PROEHL STEVE GOODWIN &
	170	3400 WELBORN ST	GRINDLER JAMES GREGORY
	171	3400 WELBORN ST	TEMKIN CAROLYN
	172	3400 WELBORN ST	RAMEY KENDAL N
	173	3400 WELBORN ST	PICARDI ALBERT & JAN
	174	3400 WELBORN ST	YU ADAM J & JUDY
	175	3400 WELBORN ST	WOOLDRIDGE ANN & JAMES
	176	3400 WELBORN ST	ETC CUSTODIAN
	177	3400 WELBORN ST	STROPENI NANCY
	178	3400 WELBORN ST	CARBERRY JEFFREY S & JULIE D
	179	3400 WELBORN ST	SALINAS KARIN
	180	3400 WELBORN ST	MCCURLEY SKYLER ROBERT & STACEY
	181	3400 WELBORN ST	LEE DEBRA
	182	3400 WELBORN ST	SWEETSER WILLIAM & KELLY
	183	3400 WELBORN ST	CARTER GREGORY STERLING &
	184	3400 WELBORN ST	HARRIS MARILYN A REVOCABLE TRUST
	185	3400 WELBORN ST	FOSTER LILLIAN &
	186	3400 WELBORN ST	KAINTH MALVINDER SINGH & MONIQUE
	187	3400 WELBORN ST	MOOKERJEE SUBHRA JIT
	188	3400 WELBORN ST	
	189	3400 WELBORN ST	BELL RENEE
	190	3400 WELBORN ST	CARRINGTON ANGELA
	191	3400 WELBORN ST	LO JESSICA M
	192	3400 WELBORN ST	BENGHOZI TAWFIK
	193	3400 WELBORN ST	YOUNG ANGELA NICOLE
	194	3400 WELBORN ST	DILLARD LINDA
	195	3400 WELBORN ST	BOLEY TOMMY J
	196	3400 WELBORN ST	SANDERS WAYNE N & PENNY J
	197	3400 WELBORN ST	SONNENSCHN INVESTMENT LTD
	198	3400 WELBORN ST	REGGIARDO DIANA
	199	3400 WELBORN ST	YIP MICHAEL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
200	3400	WELBORN ST	SYED NABEEL &
201	3400	WELBORN ST	MOORE BOBBY
202	3400	WELBORN ST	MOLAVILLE MGMT LTD P S
203	3400	WELBORN ST	SAADALLAH NURA &
204	3400	WELBORN ST	WAYNE FRANCES L
205	3400	WELBORN ST	WALTER WENDOLYN SMITH
206	3400	WELBORN ST	MEHTA MUKESH H &
207	3400	WELBORN ST	CAFFEY BARBARA ANN
208	3400	WELBORN ST	ZHANG NAN
209	3400	WELBORN ST	GONGRE MICHAEL GLENN
210	3400	WELBORN ST	ECHEVERRIA CHRISTINA
211	3400	WELBORN ST	SNOWDON VICTORIA A &
212	3400	WELBORN ST	DELEU BRIAN S
213	3400	WELBORN ST	BRECUNIER JANE
214	3400	WELBORN ST	WEATHRL MARTHA C
215	3400	WELBORN ST	BHATNAGER JOGINDER MOHAN &
216	3400	WELBORN ST	YU ADAM & JUDY
217	3400	WELBORN ST	HIPP JAMES D
218	3400	WELBORN ST	ZEAK SHAWN M
219	3400	WELBORN ST	NICHOLSON DON & ALICE
220	3400	WELBORN ST	PORRAS REBECCA L
221	3400	WELBORN ST	MOHAN ASHWATHI &
222	3400	WELBORN ST	PATEL ANAND N & SWATI
223	3400	WELBORN ST	FACCA STEVEN T
224	3400	WELBORN ST	MAXVILL ALISSA B
225	3400	WELBORN ST	REICHENBACH FAMILY TR
226	3400	WELBORN ST	WHITE ANNICK
227	3400	WELBORN ST	FUENTES MELISSA
228	3400	WELBORN ST	PRANGE BRETT P
229	3400	WELBORN ST	HASHEM ABRAHAM & SUSAN
230	3400	WELBORN ST	DEBNATH PRIYANKA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	231	3400 WELBORN ST	OHEA LINDA L
	232	3400 WELBORN ST	TACCONI EUGENIO J &
	233	3400 WELBORN ST	OYSTER MICHAEL & STACY
	234	3400 WELBORN ST	WEBB ALBERT M
	235	3400 WELBORN ST	MUMMERT PEGGY L
	236	3400 WELBORN ST	HOANG MEGAN
	237	3400 WELBORN ST	WILLIAMS TOMMIE L
	238	3400 WELBORN ST	JONES FAMILY TRUST THE
	239	3400 WELBORN ST	STEPHENSON TIMOTHY R
	240	3400 WELBORN ST	MONTAGUE MAXWELL K &
	241	3400 WELBORN ST	BUROVA OLGA
	242	3400 WELBORN ST	MYERS DIANE
	243	3400 WELBORN ST	BALQUE DORSIN P JR &
	244	3400 WELBORN ST	GOMAR JORGE E &
	245	3400 WELBORN ST	DEMIRCI KEMAL SAFAK
	246	3400 WELBORN ST	PARENT GAYLE
O	A1	3710 RAWLINS ST	GAEDEKE HOLDINGS II LTD
	A2	3400 OAK LAWN AVE	BUZZINI LP
O	A3	3416 OAK LAWN AVE	MAIN STREET ROSS PARTNERS LTD &
O	A4	3500 OAK LAWN AVE	WESTDALE 3500 OAK LAWN LP
O	A5	3604 OAK LAWN AVE	LEWIS PAUL D NO 7
O	A6	3722 BOWSER AVE	LEWIS PAUL D LIMITED
O	A7	3716 BOWSER AVE	LEWIS PAUL D LIMITED PS # 7
O	A8	3822 N HALL ST	MADISON PACIFIC
O	A9	3828 N HALL ST	MADISON PACIFIC DEVELOPMENT COMPANY INC
O	A10	3509 OAK LAWN AVE	OAK LAWN RETAIL ASSO LTD
O	A11	3329 OAK LAWN AVE	ELEVEN OAKS PTNRS LP
O	A12	3541 KALTERRA CT	KCP BOWSER LLC
O	A13	3903 LEMMON AVE	3903 LEMMON AVE LLC
O	A14	3905 RAWLINS ST	ALVARADO ANDREW
O	A15	3505 KALTERRA CT	KCP BOWSER LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A16	3517 KALTERRA CT	KCP BOWSER LLC
O	A17	3529 KALTERRA CT	KCP BOWSER LLC
O	A18	3916 RAWLINS ST	MALT INVESTMENTS INC
O	A19	3928 RAWLINS ST	MALT INVESTMENTS INC
O	A20	3211 OAK LAWN AVE	MADISON PACIFIC DEV
O	A21	3909 RAWLINS ST	IPENEMA INVESTMENTS LTF
O	A22	3333 WELBORN ST	ARABELLA RETIREMENT OF
O	A23	3301 WELBORN ST	ARABELLA RETIREMENT OF
O	A24	3333 LEE PKWY	GPI LEE PARKWAY LP