

FILE NUMBER: Z190-109(AU)

DATE FILED: October 14, 2019

LOCATION: Northeast corner of Greenville Avenue and Milton Street

COUNCIL DISTRICT: 14

MAPSCO: 36 B

SIZE OF REQUEST: Approximately 0.87 acres

CENSUS TRACT: 79.13

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Greenville Milton Retail Associates, LLC

REQUEST: An application for an amendment to Tract 2 within Planned Development District No. 610

SUMMARY: The applicant proposes new sign regulations for Tract 2 to allow for modified setback standards for detached, non-monument premise signs.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The 0.87-acre request site is currently developed with a one-story building containing a financial institution with a drive-in window. The property is located in Tract 2 within Planned Development District No. 610.
- PD No. 610 was established in 2001 on property generally located at the southwest corner of Matilda Street and Lovers Lane and it comprises approximately 10.23 acres. Tract 2 within PD No. 610 contains only the request site.
- Currently there is a monument sign on the southwest corner of the property. The existing monument signs is approximately 7 feet in height and is 45 square feet in area and is setback approximately 16 feet from Milton Street and 22 feet from Greenville Avenue.
- The property previously had a 30-foot high legal non-conforming detached non-monument sign that did not meet the 45 feet setback requirement per Article VII of the Dallas Development Code. Per the City's records, the sign was built in November 2004. In April 2018, a demolition and sign permit were issued, and the non-monument sign was removed and replaced with a monument sign meeting Article VII requirements.
- The applicant proposes new sign regulations for Tract 2 to allow for modified setback standards for detached non-monument premise signs. PD No. 610 does not include sign regulations, but it is considered a nonresidential district, therefore being regulated by the business district sign regulations in Article VII.
- The applicant is intending to replace the existing monument sign with a 30-foot tall detached non-monument sign, replicating the previous sign, on the same location. Per Article VII, a 30-foot tall detached non-monument sign is required to be placed at a 45 feet setback from a public street.
- The applicant is requesting to amend PD No. 610 and introduce sign regulations for detached non-monument signs to a maximum height of 30 feet, maximum 100 square feet of sign effective area, and with a minimum setback of 15 feet.

Zoning History

There have been two zoning changes requested in the area in the past five years:

- 1. Z167-121:** On September 13, 2017, City Council approved an MU-1 Mixed-Use District on property zoned an MF-1(A) Multifamily District, located on the west line of Matilda Street, south of East Lovers Lane.
- 2. Z145-326:** On March 28, 2018, City Council approved an amendment to Planned Development District No. 799, on property zoned Subareas I and II within Planned Development District No. 799, located on the north line of Milton Street, east line of Matilda Street, south line of East Lovers Lane, and west line of Amesbury Drive.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
Greenville Avenue	Principal Arterial	100 ft. Bike Plan
Milton Street	Local	60 ft.

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the existing roadway system.

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

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.

Policy 5.1.4 Enhance visual enjoyment of public space.

STAFF ANALYSIS**Surrounding Land Uses**

	Zoning	Land Use
Site	PD No. 610, Tract 2	Financial institution with a drive-in window
North	MU-3 Mixed Use	Restaurant with drive-through window
East	PD No. 610, Tract 1	General merchandise or food store greater than 3,500 square feet
Southeast	PD No. 333	Self-storage
South	PD No. 610, Tract 3	Restaurant with drive-through window
West Southwest	MU-3 Mixed Use	Retail, office

Land Use Compatibility

The 0.87-acre request site is currently developed with a one-story building containing a financial institution with a drive-in window use.

The site is surrounded by restaurants with drive-through window to the north and south, by a grocery store to the east, a self-storage facility to the southeast and office and retail facilities to the west, across Greenville Avenue. The adjacent restaurants and the retail facilities have detached non-monument premise signs that comply with Article VII of the Dallas Development Code.

The property is located in Tract 2 within Planned Development District No. 610, which was established in 2001 and contains approximately 10.23 acres. Tract 2 within PD No. 610 contains only the request site. PD No. 610 does not include sign regulations, but it is considered a nonresidential district, therefore being regulated by the business district sign regulations per Article VII of the Dallas Development Code. The applicant proposes new sign regulations for Tract 2 to allow for modified setback standards for detached non-monument premise signs.

Article VII specifies that the minimum setback for a single-tenant non-monument sign is 15 feet and the height of a single-tenant sign may not exceed a 2:1 setback-to-height slope or 35 feet, whichever is less. The setback-to-height slope, as defined by Article VII, is a plane projected upward and inward from a point of beginning located at the property line 7.5 feet above a level plane going through the nearest point of the vehicular traffic surface of the adjacent improved public right-of-way other than an alley

and extending infinitely. A 2:1 setback-to-height slope moves two feet away from the point of beginning for every one foot the slope rises, resulting in a 26.5651 degree slope.

Article VII also specifies that the effective area of a single-tenant sign may not exceed an 8:1 effective-area-to-height ratio or 200 square feet, whichever is less. The effective-area-to-height ratio, as defined by Article VII, is the ratio of the effective area of signs to its height.

Currently there is a monument sign on the southwest corner of the property. The existing monument signs is approximately 7 feet in height and is 45 square feet in area and is located approximately 16 feet setback from Milton Street and 22 feet from Greenville Avenue which complies with the sign regulations in Article VII.

The applicant is intending to replace the existing monument sign with a 30-foot tall detached non-monument sign, replicating a previously existing non-conforming sign at the same location. The proposed setbacks for the requested sign are approximately 16 feet setback from Milton Street and 22 feet from Greenville Avenue. Per Article VII, a 30-foot tall detached non-monument sign is required to be placed at a 45 feet setback from a public street and may have an effective area of 200 square feet.

The applicant is requesting to amend PD No. 610 and introduce sign regulations to allow for a detached non-monument sign with a maximum height of 30 feet, maximum 100 square feet of sign effective area, and with a minimum setback of 15 feet from a public street.

Considering that:

- The current signage provisions are appropriate for retail and office uses throughout the city, and that the request site does not present any particularity to require different sign regulations, staff finds that the request is only to allow signage closer to public streets;
- Staff could not find a land use or urban form rationale to support the need for signage closer to public streets at this location;
- The Greenville Avenue corridor has sections cluttered with non-conforming detached non-monument signs located closer to the public streets than Article VII permits. Therefore, the urban form, silhouette, and rhythm of the street frontage is maintaining a car-oriented character that is currently preventing a full transition to a complete street design that requires a human-scale urban form and good pedestrian activation.

Based on this analysis, staff does not support the request.

Parking

No changes to the building or site are proposed, therefore no additional parking is required. The site must comply with parking standards contained in PD. No. 610.

Landscaping

No changes to the building or site are proposed, therefore no landscape requirements will be triggered by this request. The site must comply with landscape standards contained in PD. No. 610. However, considering that the existing monument sign is located within a landscape island with large canopy trees, staff is recommending taking into the account the existing trees and the requirements to protect the site trees as required by Article X of Dallas Development Code. Staff also considers that the visibility of a tall non-moment sign at the proposed location will be affected by the existing large canopy trees.

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). While the request site is uncategorized, surrounding properties located further southeast are located within an “E” MVA cluster and properties located further northwest are located within an “B” MVA cluster.

LIST OF PARTNERS

Greenville Milton Retail Associates, LLC

Leland R. Burk - **Manager**

CPC Action
January 9, 2020

Motion: It was moved to recommend **approval** of an amendment to Tract 2, subject to conditions within Planned Development District No. 610, on the northeast corner of Greenville Avenue and Milton Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair*, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3
Conflict: 1 - Jung**

*out of the room, shown voting in favor

**out of the room, when vote taken

Notices: Area: 500 Mailed: 164

Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Leland Burk, 8215 Westchester Dr., Dallas, TX, 75225
Against: None

**CITY PLAN COMMISSION RECOMMENDED
AMENDED PLANNED DEVELOPMENT CONDITIONS**

ARTICLE 610.

PD 610.

SEC. 51P-610.101. LEGISLATIVE HISTORY.

PD 610 was established by Ordinance No. 24691, passed by the Dallas City Council on August 22, 2001. (Ord. 24691)

SEC. 51P-610.102. PROPERTY LOCATION AND SIZE.

PD 610 is established on property generally located at the southwest corner of Matilda Street and Lovers Lane. The size of PD 610 is approximately 10.23 acres. (Ord. Nos. 24691; 24704)

SEC. 51P-610.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (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 nonresidential zoning district.
- (d) The following rules apply in interpreting the use regulations in this article:
 - (1) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.
 - (2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.
 - (3) The symbols *[L]* and *[SUP]* appearing together after a listed use mean that the use is permitted by right as a limited use; otherwise it is permitted by specific use permit only.
 - (4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (RAR means residential adjacency review. For more information regarding residential adjacency review generally, see Division 51A-4.800.) (Ord. 24691)

SEC. 51P-610.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan dividing the Property into three tracts of land (Exhibit 610A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. 24691)

SEC. 51P-610.105. DEVELOPMENT PLAN.

In the event Tract 1 is developed as a “food store greater than 3,500 square feet,” Tract 1 must comply with the development plan (Exhibit 610B). All amendments to the development plan must comply with the conceptual plan. No development plan is required for Tract 2 or Tract 3, or for the development of Tract 1 for any use other than a “food store greater than 3,500 square feet.” In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. 24691)

SEC. 51P-610.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted in this district:

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Labor hall. *[SUP]*
-- Medical or scientific laboratory.
-- Tool or equipment rental.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. [SUP]
- Convalescent and nursing homes, hospice care, and related institutions. [RAR]
- Convent or monastery.
- Foster home.
- Halfway house. [SUP]
- Hospital. [RAR]
- Library, art gallery, or museum.
- Open enrollment charter school or private school. [SUP]
- Public school other than open enrollment charter school. [RAR]

(e) Lodging uses.

- Hotel or motel. [RAR]
- Overnight general purpose shelter. [See Section 51A-4.205(2.1).]

(f) Miscellaneous uses.

- Attached non-premise sign. [SUP]
- Carnival or circus (temporary). [By special authorization of the building official.]
- ✓ -- Temporary construction or sales office.

(g) Office uses.

- Ambulatory surgical center.
- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic.
- Office.

(h) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(i) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.

- Group residential facility. *[See Section 51A-4.209(b)(3).]*
- Multifamily.
- Residential hotel.
- Retirement housing.

(j) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside run. *[RAR]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside). *[Dance halls prohibited in Tract 1. SUP may be required for other commercial amusement (inside) uses. See Section 51A-4.210(b)(7)(B).]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Surface parking.
- Swap or buy shop. *[SUP]*
- Temporary retail use.
- Theater.

(k) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(m) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Office showroom/warehouse.
- Recycling buy-back center. *[See Section 51A-4.213(11).]*
- Recycling collection center. *[See Section 51A-4.213(11.1).]*
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
- Trade center.

(Ord. Nos. 24691; 24787)

SEC. 51P-610.107. ACCESSORY USES.

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

(b) The following accessory use is not permitted in this district:

- Private stable.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory medical/infectious waste incinerator. *[See Section 51A-4.217(b)(3.1).]*

(Ord. 24691)

SEC. 51P-610.108. 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 Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) The minimum front yard is 15 feet.

(2) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.(b) Side and rear yard. The minimum side and rear yard is:

(1) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no minimum in all other cases.

(c) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 in height up to a total setback of 30 feet. This subsection does not require a total side or rear yard setback greater than 30 feet.(d) Density. There is no maximum dwelling unit density.(e) Floor area ratio. The maximum floor area ratio (FAR) varies depending on whether the development is a “mixed use project” as follows:

[Note: The first column is the base FAR, which applies when there is no mixed use project (MUP). The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which are “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

Use Category	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Lodging	3.2	3.4	3.6	3.6	3.8
Office	3.2	3.4	3.6	3.6	3.8
Residential	3.2	-	3.8	-	3.8
Retail and personal service	2.0	2.6	3.0	3.2	3.75
TOTAL DEVELOPMENT	3.2	3.6	4.0	4.0	4.5

(f) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height of 12 feet above the slope and 12 feet above the maximum structure height.

(2) Maximum height. Unless further restricted under Subsection (f)(1), the maximum structure height is 270 feet.

(g) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. There is no minimum lot size.

(i) Stories. The maximum number of stories above grade is 20. Parking garages are exempt from this requirement but must comply with the height regulations of Subsection (f). (Ord. 24691)

SEC. 51P-610.109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. Consult the off-street parking and loading regulations in Division 51A-4.300 for information regarding off-street parking and loading generally.

(b) Off-street parking for uses on Tract 3 may be provided on Tract 2 without executing and filing a special parking agreement that would otherwise be required under Section 51A-4.328. (Ord. 24691)

SEC. 51P-610.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24691)

SEC. 51P-610.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) All plant materials must be maintained in a healthy, growing condition. (Ord. 24691)

SEC. 51P-610.111.1 SIGNS FOR TRACT 2.

(a) Except as provided in this section, signs in Tract 2 must comply with the provisions for business zoning districts in Article VII.

(b) One detached premise sign is allowed at maximum height of 30 feet and maximum 100 square feet effective area with a minimum setback of 15 feet.

SEC. 51P-610.112. ADDITIONAL PROVISIONS.

(a) Development impact review. A site plan submitted and approved in accordance with the requirements of Section 51A-4.803 is required before an application is made for a permit for work in this district if the estimated trip generation for all uses in this district collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(b) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope that originates in that district. (See Section 51A-4.412.) For purposes of this subsection, the term, “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

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

(d) 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. (Ord. Nos. 24691; 26102)

SEC. 51P-610.113. COMPLIANCE WITH CONDITIONS.

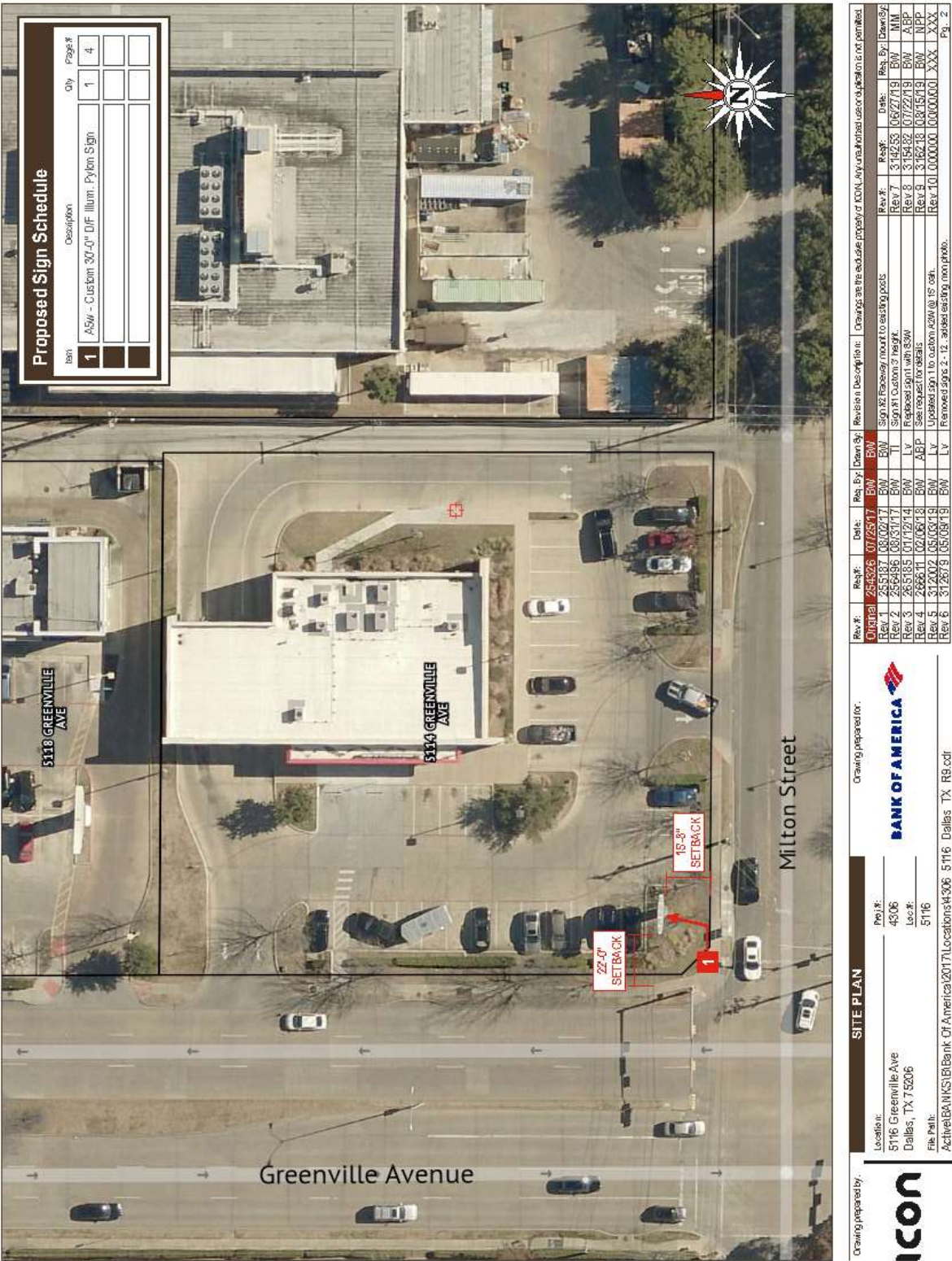
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this district until there has been full compliance with this article, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24691; 26102)

SEC. 51P-610.114. ZONING MAP.

PD 610 is located on Zoning Map No. G-8. (Ord. 24691)

PROPOSED SIGN
(for information purposes only)



PROPOSED SIGN
(for information purposes only)



EXISTING D/F ILLUMINATED MONUMENT SIGN



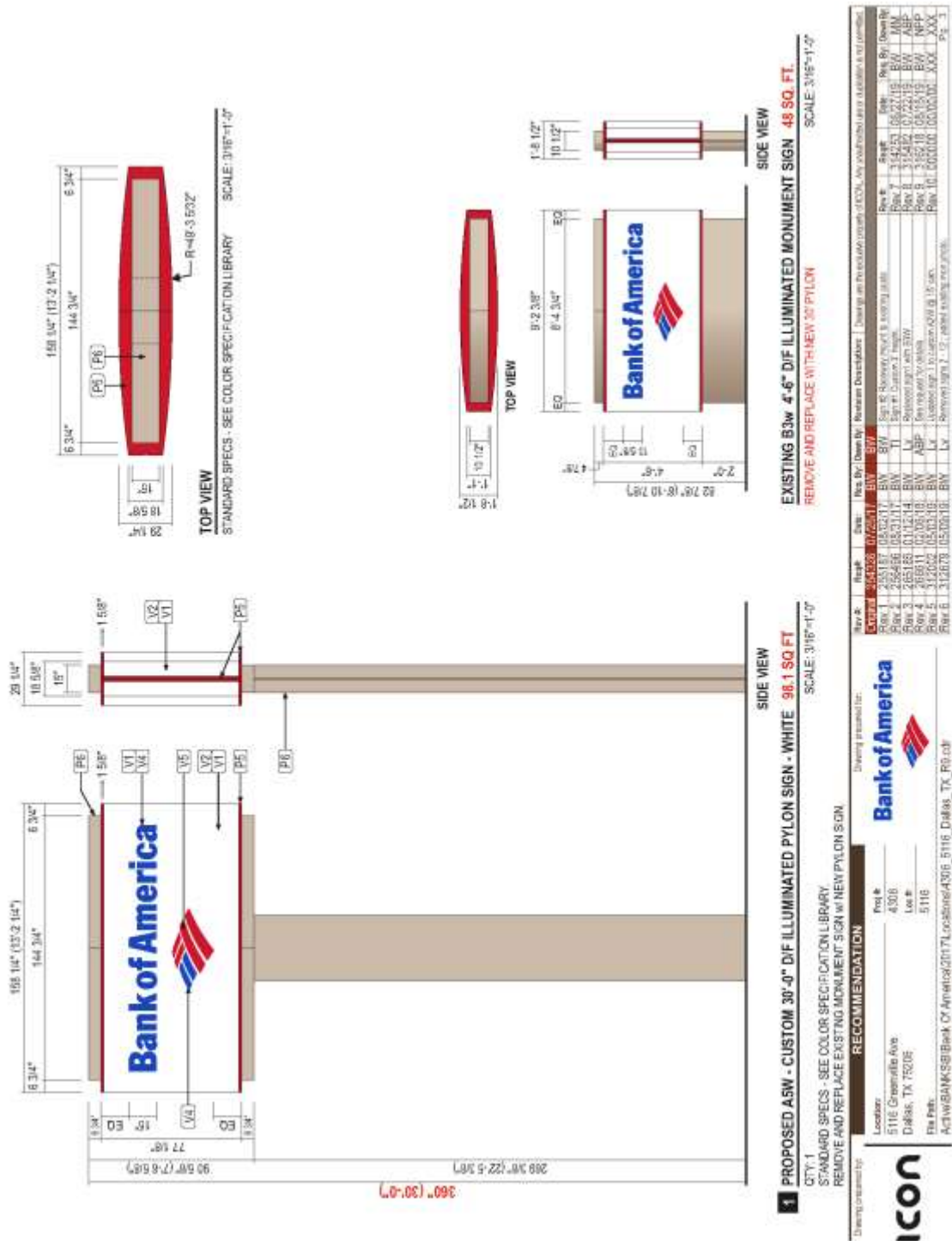
EXISTING D/F ILLUMINATED MONUMENT SIGN



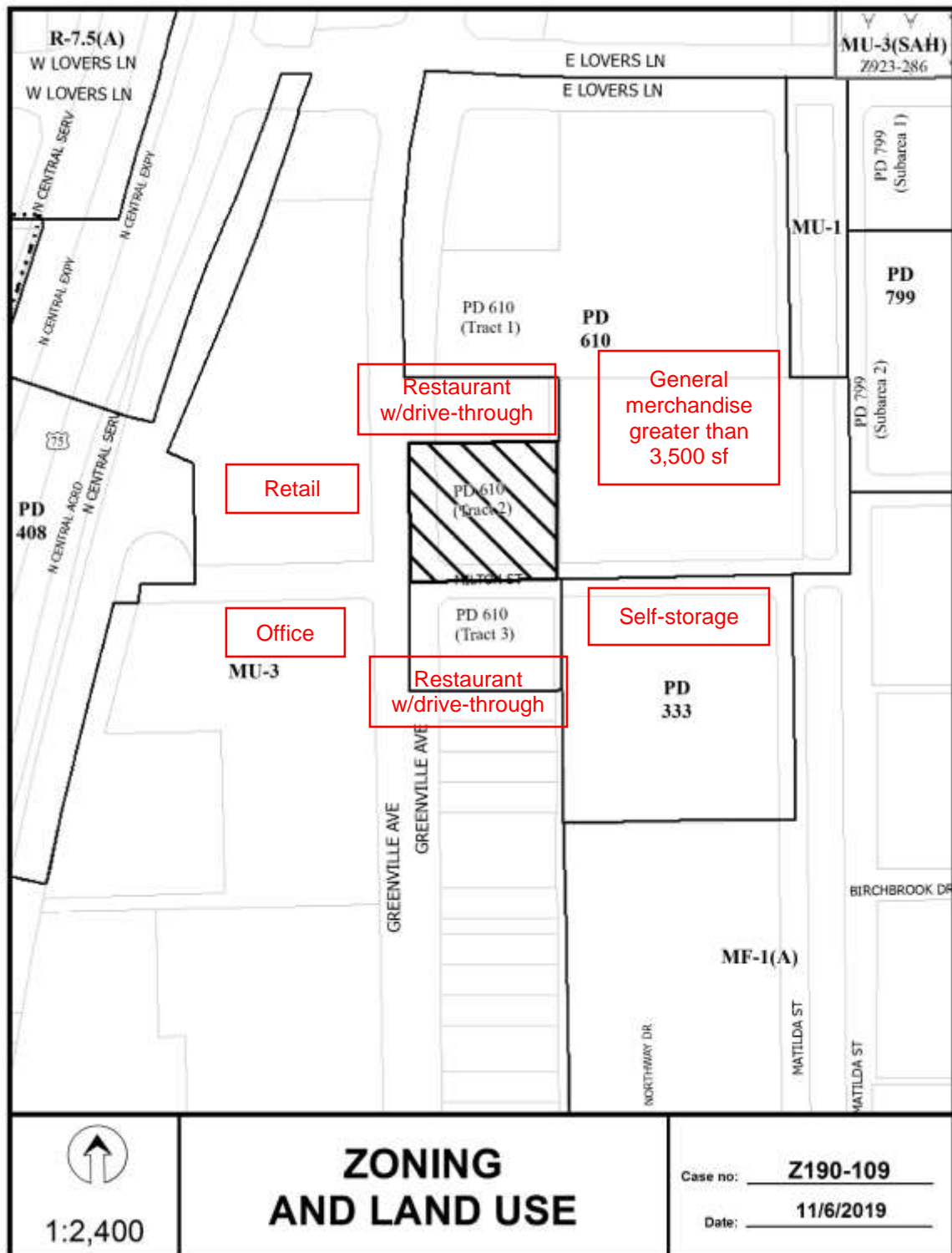
PROPOSED CUSTOM 30' D/F ILLUMINATED PYLON SIGN

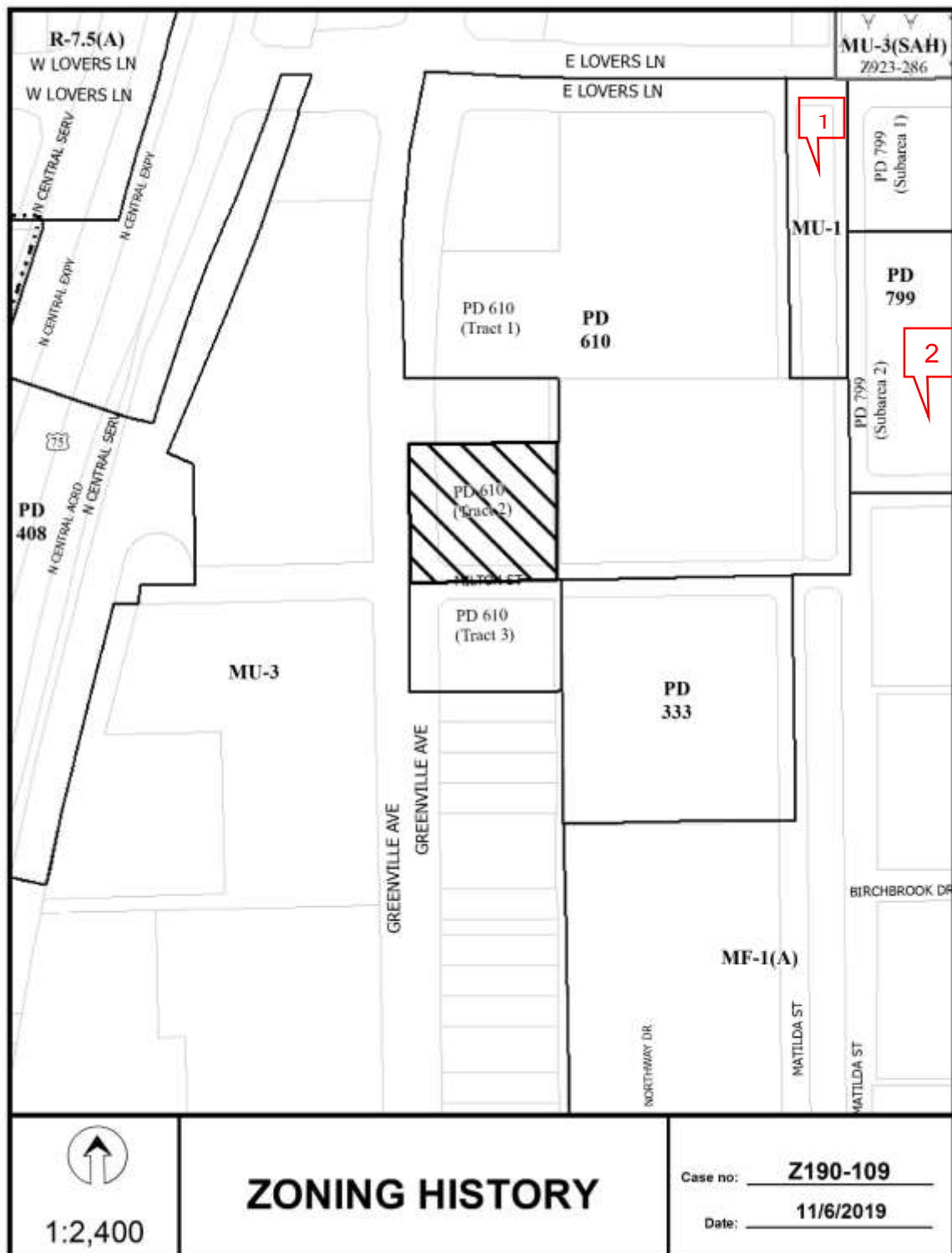
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PROPOSED SIGN
(for information purposes only)











Market Value Analysis

Printed Date: 11/6/2019

CPC RESPONSES



01/08/2020

Reply List of Property Owners***Z190-109******164 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5116 GREENVILLE AVE	GREENVILLE MILTON RETAIL
	2	5116 GREENVILLE AVE	MUSSO & CIVELLO ET AL
	3	5233 GREENVILLE AVE	LOVERS LANE REDWOOD TEXAS
	4	5111 GREENVILLE AVE	LOVERS LANE REDWOOD TEXAS
	5	5111 GREENVILLE AVE	OFFICE DEPOT
	6	4930 GREENVILLE AVE	BARRACO JOE
	7	5010 GREENVILLE AVE	5010 GREENVILLE LLC
	8	4500 GREENVILLE AVE	ONCOR ELECRCIC DELIVERY COMPANY
	9	4500 GREENVILLE AVE	ONCOR ELECRCIC DELIVERY COMPANY
	10	5005 GREENVILLE AVE	US MEADOWS LLC
	11	6688 N CENTRAL EXPY	US ENERGY SQUARE LLC
	12	6650 N CENTRAL EXPY	DALLAS AREA RAPID TRANSIT
	13	5030 GREENVILLE AVE	5030 GREENVILLE AVE LLC
	14	5720 MILTON ST	SH 710 LLC
	15	4924 GREENVILLE AVE	CH RETAIL FUND I DALLAS GREENVILLE SS LP
	16	5750 E LOVERS LN	LINCOLN LAG LTD
	17	5200 GREENVILLE AVE	HEDRICK L W TRUST
	18	5750 LOVERS LN	LINCOLN LAG LTD
	19	4500 GREENVILLE AVE	LINCOLN LAG LTD
	20	5118 GREENVILLE AVE	LINCOLN LAG TWO LTD
	21	4800 NORTHWAY DR	SAMUELSON DANA R
	22	4800 NORTHWAY DR	ARWINE HEIDI &
	23	4800 NORTHWAY DR	BALAKRISHNAN BALA & INDIRA
	24	4800 NORTHWAY DR	JORGENS JASON D
	25	4800 NORTHWAY DR	CLOUTIER ROGER A
	26	4800 NORTHWAY DR	COX YVETTE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4800 NORTHWAY DR	JOHNSON TASHA B
	28	4800 NORTHWAY DR	AZPEITIA JUAN ANTONIO
	29	4800 NORTHWAY DR	CASTRO ELSA M
	30	4800 NORTHWAY DR	GONZALEZ ELVIRA
	31	4800 NORTHWAY DR	CLARK CHRISTAL
	32	4800 NORTHWAY DR	WARREN CALVIN
	33	4800 NORTHWAY DR	MCKINLEY STEPHANIE J
	34	4800 NORTHWAY DR	NEEL CHARLES D
	35	4800 NORTHWAY DR	MALONE DANIEL EMMETT
	36	4800 NORTHWAY DR	YOUNG DANA
	37	4800 NORTHWAY DR	HOLY KRISTEN M
	38	4800 NORTHWAY DR	ALVAREZ MARCO A &
	39	4800 NORTHWAY DR	GEORGES BRITT T & MICHELLE
	40	4800 NORTHWAY DR	PERIS STEVEN
	41	4800 NORTHWAY DR	HARMON GEORGE M III & MEREDITH
	42	4800 NORTHWAY DR	SOPRANZI DONALD F
	43	4800 NORTHWAY DR	HERMES REBECCA JANE &
	44	4800 NORTHWAY DR	HOUDE HOLDINGS LP
	45	4800 NORTHWAY DR	WENNERBOM M T &
	46	4800 NORTHWAY DR	DOTY MEITRA L
	47	4800 NORTHWAY DR	KIDD KEITH
	48	4800 NORTHWAY DR	KELLEY KRISTIN
	49	4800 NORTHWAY DR	WANG RUIJUAN
	50	4800 NORTHWAY DR	METSCHER JULIE & MIKE JR
	51	4800 NORTHWAY DR	4800 NORTHWAY DR LLC
	52	4800 NORTHWAY DR	LARSON PERRY K &
	53	4800 NORTHWAY DR	MACIAS OSCAR IVAN
	54	4800 NORTHWAY DR	TUNKS TIMOTHY & SARAH
	55	4800 NORTHWAY DR	KOWALSKY LOIS B REVOCABLE
	56	4800 NORTHWAY DR	CADENHEAD WILLIAM
	57	4800 NORTHWAY DR	LIEBBE WILLIAM H &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4800 NORTHWAY DR	DYKMAN MELISSA A
	59	4800 NORTHWAY DR	WHITLEY MICHELLE
	60	4800 NORTHWAY DR	LIN QI & DAPENG QI
	61	4800 NORTHWAY DR	BETANCOURT LINA
	62	4800 NORTHWAY DR	SIMS JAYMIE LOUISE
	63	4800 NORTHWAY DR	FOERSTER MAXIME
	64	4800 NORTHWAY DR	MARTWIG JASON
	65	4800 NORTHWAY DR	WHITE PAMELA GAIL
	66	4800 NORTHWAY DR	KLEIN JOHN & EMILY
	67	4800 NORTHWAY DR	HARPER JAYNE MICHELLE
	68	4800 NORTHWAY DR	TORRES KARLA GABRIELA
	69	4800 NORTHWAY DR	PESCHKA STEPHANIE
	70	4800 NORTHWAY DR	BO LY INC
	71	4800 NORTHWAY DR	BOWEN HALEY B
	72	4800 NORTHWAY DR	ZHOU LI
	73	4800 NORTHWAY DR	MYERS LAURA L FRYE
	74	4800 NORTHWAY DR	DEMLER LARK A
	75	4800 NORTHWAY DR	LEWIS THOMAS HUNTER
	76	4800 NORTHWAY DR	CHACON EULISES A
	77	4800 NORTHWAY DR	BUEHRING MICHAEL BLAKE
	78	4800 NORTHWAY DR	SHAW DIANE M
	79	4800 NORTHWAY DR	WOODALL TIMOTHY R MGMT TRUST
	80	4800 NORTHWAY DR	MCDONALD MONA L
	81	4800 NORTHWAY DR	MACHUCAPRADO JESUS
	82	4800 NORTHWAY DR	GUTIERREZ CRISTHAL
	83	4800 NORTHWAY DR	KAMM BARBARA
	84	4800 NORTHWAY DR	JEFFERSON IVY N
	85	4800 NORTHWAY DR	RHODES DAVID G
	86	4800 NORTHWAY DR	HORAK CRISTINA R
	87	4800 NORTHWAY DR	SURBER MICHAEL G
	88	4800 NORTHWAY DR	TRW MANAGEMENT TRUST

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	89	4800 NORTHWAY DR	KAISER ADAM M & OKSANA S
	90	4800 NORTHWAY DR	MURPHY JANE L
	91	4800 NORTHWAY DR	ANJADHAVJI INVESTMENTS
	92	4800 NORTHWAY DR	GOLMAN WENDY M
	93	4800 NORTHWAY DR	KAINTHLA RAMESH & NEETU
	94	4800 NORTHWAY DR	OLIVI HENRY ALLEN
	95	4800 NORTHWAY DR	WILLIAMS THERESA M
	96	4800 NORTHWAY DR	NAYLOR RODNEY
	97	4800 NORTHWAY DR	BARRON GEOVANNI
	98	4800 NORTHWAY DR	PULLEN DAVID A & CAROL A FAMILY TRUST
	99	4800 NORTHWAY DR	STAMM CORY E &
	100	4800 NORTHWAY DR	KLOPPING MARSHA
	101	4800 NORTHWAY DR	RAMIREZ VICTOR J &
	102	4800 NORTHWAY DR	THAI DANIEL Q &
	103	4800 NORTHWAY DR	KEY PARKER M
	104	4800 NORTHWAY DR	JACOBI THOMAS M
	105	4800 NORTHWAY DR	MURPHY WILLIAM HICKS
	106	4800 NORTHWAY DR	MOHMED DALELL DIANE
	107	5757 E UNIVERSITY BLVD	PRICE MONTY
	108	5757 E UNIVERSITY BLVD	SOUTH EAST CAPITAL AND PRIVATE
	109	5757 E UNIVERSITY BLVD	TABBERT MARK
	110	5757 E UNIVERSITY BLVD	WALLACE JENTRY
	111	5757 E UNIVERSITY BLVD	MEYERS KAREN LINNET
	112	5757 E UNIVERSITY BLVD	MCCAFFERTY ELIZABETH L
	113	5757 E UNIVERSITY BLVD	WALKER THEODORE
	114	5757 E UNIVERSITY BLVD	ECKERT JUDY JORDAN
	115	5757 E UNIVERSITY BLVD	TRAYLOR JUSTIN
	116	5757 E UNIVERSITY BLVD	LYNCH ZACHARY CARSON
	117	5757 E UNIVERSITY BLVD	LARAWAY JEANETTE
	118	5757 E UNIVERSITY BLVD	EMERSON TARA MAUREEN
	119	5757 E UNIVERSITY BLVD	MEDALI INVESTMENTS INC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	5757 E UNIVERSITY BLVD	UDOF A ANIEDI & FRED
	121	5757 E UNIVERSITY BLVD	RALSTON ANN I
	122	5757 E UNIVERSITY BLVD	NG HAGAN K
	123	5757 E UNIVERSITY BLVD	TNL INVESTMENTS LLC
	124	5757 E UNIVERSITY BLVD	BAJPAY PARITOSH & SHUBHA
	125	5757 E UNIVERSITY BLVD	A&D ENGINEERING
	126	5757 E UNIVERSITY BLVD	BLANTON JOHN R JR
	127	5757 E UNIVERSITY BLVD	JOHNSON KENDALL M
	128	5757 E UNIVERSITY BLVD	TALBERT TARYN
	129	5757 E UNIVERSITY BLVD	BARTON ALLISON N
	130	5757 E UNIVERSITY BLVD	HUERTA SERGIO
	131	5757 E UNIVERSITY BLVD	NEPOMUCENO ERWIN &
	132	5757 E UNIVERSITY BLVD	STACHOVIC JULIA A
	133	5757 E UNIVERSITY BLVD	SU TING & QING FENG
	134	5757 E UNIVERSITY BLVD	BROWN CHRISTOPHER
	135	5757 E UNIVERSITY BLVD	KIM JINHO
	136	5757 E UNIVERSITY BLVD	KAMM GINGER L
	137	5757 E UNIVERSITY BLVD	CANTERBURY JANELLE & LOUIS
	138	5757 E UNIVERSITY BLVD	PERRY NICHOLAS L
	139	5757 E UNIVERSITY BLVD	MANN DANIEL C
	140	5757 E UNIVERSITY BLVD	BONNEY ERIC J
	141	5757 E UNIVERSITY BLVD	TRIMBLE BRANDON LYLE
	142	5757 E UNIVERSITY BLVD	MANNING JULIE RUTH &
	143	5757 E UNIVERSITY BLVD	ZHANG SHUQI
	144	5757 E UNIVERSITY BLVD	DOAN JOHN A
	145	5757 E UNIVERSITY BLVD	FENLEY JILL M
	146	5757 E UNIVERSITY BLVD	PRADO LESLIE GALE & JOE S
	147	5757 E UNIVERSITY BLVD	ARNOLD WILLIAM V
	148	5757 E UNIVERSITY BLVD	EBERHART CARL &
	149	5757 E UNIVERSITY BLVD	PARHAM EUGENE B JR
	150	5757 E UNIVERSITY BLVD	TRIMBLE BRANDON

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	151	5757 E UNIVERSITY BLVD	SERGEYS TRUST
	152	5757 E UNIVERSITY BLVD	MAIZITIS JEFF
	153	5757 E UNIVERSITY BLVD	PARK HELEN
	154	5757 E UNIVERSITY BLVD	ANDERSON BYRON
	155	5757 E UNIVERSITY BLVD	EDOMWONYI EGHEOSA O
	156	5757 E UNIVERSITY BLVD	GONZALES MICHAEL
	157	5757 E UNIVERSITY BLVD	BIDDULPH BRENT
	158	5757 E UNIVERSITY BLVD	MOON WILLIAM &
	159	5757 E UNIVERSITY BLVD	HUFF TONYA &
	160	5757 E UNIVERSITY BLVD	PARRA GABRIEL
	161	5757 E UNIVERSITY BLVD	LIN SHUTE &
	162	5757 E UNIVERSITY BLVD	FOSTER ROY D
	163	5757 E UNIVERSITY BLVD	ZAPFFE PETER N
	164	5757 E UNIVERSITY BLVD	REUTHER KEVIN WILLIAM