

FILE NUMBER: Z189-325(AU)

DATE FILED: August 2, 2019

LOCATION: South corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street

COUNCIL DISTRICT: 7

MAPSCO: 46 M; R

SIZE OF REQUEST: +/- 1.73 Acres

CENSUS TRACT: 25.00

OWNER/APPLICANT: Jubilee Park and Community Center

REPRESENTATIVE: Forrest Branam – T. Howard and Associates Inc.

REQUEST: An application for a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses on property zoned an D(A) Duplex District.

SUMMARY: The purpose of the request is to allow the development of the site with a multifamily use, a retirement housing use with 27 single-bedroom units, and a community service center, with modified development standards for setbacks and parking.

CPC RECOMMENDATION: Approval, subject to a conceptual plan and conditions.

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

BACKGROUND INFORMATION:

- The approximately 1.73-acre request site consists of three parcels, currently undeveloped. The request site has access from Fleetwood Street and Harris Court, and contains the easement of the abandoned portion of Schull Street, between Fleetwood Street and Harris Court.
- The request site is located within a D(A) Duplex District.
- The applicant proposes a new Planned Development District for MF-1(A) Multifamily uses and standards, with modified development standards for setbacks, parking and landscaping. The applicant is intending to develop the site with retirement housing, multifamily and community service center uses. The development will include 27 affordable housing units and a community support center for workforce and seniors in Phase 1, on a 1.08-acre portion. Phase 2, on a 0.51-acre portion will be developed at a later date with multifamily uses.

Zoning History:

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

Z156-307: On October 26, 2016, City Council approved Specific Use Permit No. 2218 for local utilities use limited to utility services, on property zoned an MF-2(A) Multifamily District, located at the south corner of Bank Street and Herndon Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Fleetwood Street	Local Street	35 feet
Harris Court	Local Street	25 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive 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 consistent with the following goals and policies of the comprehensive plan.

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

Urban Design Element

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

STAFF ANALYSIS**Surrounding:**

	Zoning	Land Use
Site	D(A)	Undeveloped
North	D(A)	Single family
East	D(A)	Single family
South	IM	Fair Park parking lot
West	MF-2(A)	Undeveloped

Land Use Compatibility

The approximately 1.73-acre request site consists of three parcels, currently undeveloped. The request site has access from Fleetwood Street and Harris Court, and contains the easement of the abandoned portion of Schull Street, between Fleetwood Street and Harris Court. The request site is located within a D(A) Duplex District.

The applicant proposes a new Planned Development District for MF-1(A) Multifamily uses and standards, with modified development standards for setbacks, parking and landscaping. The applicant is intending to develop the site with retirement housing, multifamily and community service center uses. The development will include 27 retirement housing units and a community support center for workforce and seniors in Phase 1, on a 1.08-acre portion. Phase 2, on a 0.51-acre portion will be developed at a later date with multifamily uses.

In addition to the uses allowable within MF-1(A) District, the proposed PD conditions include child-care facility, community service center, and accessory live unit uses allowed by right.

Considering the compatibility between the existing single family residential and the proposed low density multifamily or retirement housing, and the other institutional uses that are generally compatible and supporting the residential uses, staff is supporting the proposed uses combination for the request site.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Lot area for residential use (sq.f.)
	Front (min)	Side (min)	Rear (min)			
Existing: D(A)	25'	5' Other str: 10'	SF: 5' D, other str: 10'	36'	60% 25% non r	SF: 6,000 D: 3,000
Applicant's request: Proposed PD (deviations from MF-1)	5' (<i>staff does not support</i>)	No min (<i>staff does not support</i>)		MF-1(A)	MF-1(A)	MF-1(A)
CPC recommended: MF-1(A)	15'	SF: 0' D, MF: 5' Other: 10'	SF: 0' D: 10' MF: 15' Other: 15'	36' Subject to RPS	60% 25% for non- residential	SF, D: 3,000 No separate bedroom: 1,000 One bedroom/DU: 1,400 2 bedrooms/DU: 1,800 For each additional bedroom: 200

Overall, the most significant changes in development rights, per the applicant's request, would include the reduction of the front yard to five feet and elimination of setback requirements for side and rear yards. The applicant requested the setbacks based on the triangular shape of the property, the terrain configuration along the rear property line and the rear yard adjacency with the Fair Park parking lot.

Staff does not support the applicant's requested setbacks because of the adjacency with existing single family homes and blockface continuity with a residential district. The Development Code includes special requirements for front yards to ensure the blockface continuity and distinguished between types of uses for side and rear yard.

Staff recommends the minimum setback requirements per MF-1(A) district to ensure a limited intrusion in the existing built character of the neighborhood and allow all the complimentary setback mechanisms included in the Development Code.

Staff has also taken into consideration the landscape regulations of Dallas Development Code, Article X, that require a residential buffer zone of a minimum 10 feet along property lines where residential adjacency exists. Therefore, complying with minimum side and rear setbacks requirements within MF-1(A), could enable compliance with landscape requirements.

The Residential Proximity Slope (RPS) is a slope that emanates at a one foot in height for every foot in distance of separation, at a 45 angle, and terminates at a horizontal distance of 50 feet from the site of origination for a multifamily district. In this case, the request area will change the RPS-generating angle from a single-family district to a multifamily district.

Considering the existing character of the single-family neighborhood adjacent to the request site, staff is not supporting the proposed deviations for setbacks and is recommending a full compliance with development standards for yard, lot, and space regulations per the MF-1(A) district.

Parking:

The applicant's proposed conditions include a reduction of the required minimum off-street parking for the retirement housing use from one parking space per unit to one parking space for every two units or suites. The applicant provided information gathered from another identical development they are operating in Dallas that houses 24 seniors in retirement housing. The applicant stated that an average of eight to ten cars parked in the facility at any time and that a maximum of 12 automobiles for this development were observed a few years ago. Engineering has no objections to the request of 0.5 spaces per unit based on information provided by the applicant and an evaluation of the proposed development.

The applicant's proposed conditions also include a reduction of the required minimum off-street parking for the community service center uses from one space to 200 square feet of floor area to one parking space for each 450 square feet of floor area. The applicant provided information gathered from another identical development they are operating in Dallas that contains a 4,500 square feet community service center with ten parking spaces. The applicant stated that the existing parking spaces are sufficient and have not impacted the surrounding neighborhood, nor has limited the proper functioning and utilization of the community service center. The 1,300-square-foot proposed community service center will be identical in operation. Per the proposed reduced parking ratio, the community service center would require three parking spaces. Per the Development Code parking ratio, the community service center would require seven parking spaces. Staff requested a parking study to validate the request to include a brief summary of the proposed conditions and data to support the request. The applicant has not provided sufficient information; therefore, staff is unable to approve this request.

Approximately 24 head-in on-street parking spaces currently exist along the southwest line of Harris Court. The applicant's proposed conditions include provisions to allow these parking spaces to be counted as a reduction of the off-street parking requirement and to also be counted toward the required off-street parking. Staff does not support this request in addition to the requested reduced parking ratio for both retirement housing and community service center uses. Staff took into consideration the existing on-street parking when making the recommendation of support for the parking reduction for the retirement housing use.

Landscaping:

At the time of development, landscape will be provided per the requirements of Article X of the Development Code, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is uncategorized, the adjacent properties to the north and east are located within Category I.

LIST OF PARTNERS

Jubilee Park and Community Center

David Martin – Chairman of the Board
Stewart Thomas – Vice President and Secretary
Grady Schleier – Vice President and Treasurer
Kay Whelan – Assistant Treasurer
Ben Leal – President and CEO

CPC Action
January 23, 2020

Motion: It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses, subject to a revised conceptual plan and staff's recommended revised conditions with the following modifications: 1) Section 51P___.108 (b), to read as follows: "For a community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required setback, along Harris Court, in accordance with Sec. 43.62 of the Dallas City Code, or at remote locations within the district."; and 2) Section 51P___.108(d), follow the applicant's request with the following change: Subsection (1) to read as follows: "Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. Indented parking must be provided in accordance with Section 43.62 of the Dallas City Code and standard city specifications." on property zoned a D(A) Duplex District, on the south corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street.

Maker: Brinson
Second: Carpenter
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Bair
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 110
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226
Forest Branah, 1506 Griffin St., Dallas, TX, 75215
Todd Howard, 9623 Athlone Dr., Dallas, TX, 75218
For (Did not speak): Joseph Cahoon, 6308 Purcell Ct., Dallas, TX, 75209
Madison Morine, 7425 La Vista Dr., Dallas, TX, 75204
Dalvertis Hinton, 1554 Harris Ct., Dallas, TX, 75223
Amy Ortega, 1549 Harris Ct., Dallas, TX, 75223

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Cuney Hayes, 1545 Caldwell Ave., Dallas, TX, 75223
John Wells, 1544 Caldwell Ave., Dallas, TX, 75223

Against: None

**CPC RECOMMENDED
PD CONDITIONS**

“ARTICLE ____.

PD ____.

SEC. 51P- ____ .101. LEGISLATIVE HISTORY.

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

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property generally bounded by Dallas Area Rapid Transit (DART) right of way on the south, Fleetwood St. on the northwest, Harris Court on the northeast. The size of PD ____ is approximately 1.73 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations 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 residential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: Conceptual Plan.

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- _____.106. DEVELOPMENT PLAN.

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

SEC. 51P- _____.107. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc.

(b) The following uses are also permitted main uses:

- Child-care facility.
- Community service center. *[May include a caretaker unit to house on-site managers/counselors employed by the community service center, limited to 500 square feet.]*

SEC. 51P- _____.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

SEC. 51P- _____.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

CPC recommendation:

- | | |
|-----|---|
| (a) | Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply. |
| (b) | Front yard. Minimum front yard is five feet. |
| (c) | Side and rear yard. No side or rear yard is required. |

Applicant's request:

- | | |
|-----|--|
| (a) | Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply. |
| (b) | <u>Front yard.</u> Minimum front yard is five feet. |
| (c) | <u>Side and rear yard.</u> No side or rear yard is required. |

SEC. 51P- _____.108. OFF-STREET PARKING AND LOADING.

- (a) In general. Except as provided, consult the off-street parking and loading regulations (Divisions 51A-4.3300 et seq.) for information regarding off-street loading generally.

CPC recommendation:

- | | |
|-----|--|
| (b) | <u>Community service center.</u> For a community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required setback, along Harris Court, in accordance with Sec. 43.62 of the Dallas City Code, or at remote locations within the district. |
|-----|--|

Staff's recommendation:

- | | |
|-----|--|
| (b) | Community service center. For a community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required setback, along Harris Court, in accordance with Sec. 43.62 of the Dallas City Code, or at remote locations within the district. |
|-----|--|

- (c) Retirement housing. For a retirement housing use, off-street parking shall be provided at a ratio of one parking space for every two units or suites. Parking may be provided in the required front yard setback and on-street along Harris Court, and in accordance with Section 43.62 of the Dallas City Code.

CPC recommendation:

- | | |
|-----|--|
| (d) | <u>On-street parking.</u> |
| (1) | Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the |

use adjacent to the on-street parking space. Indented parking must be provided in accordance with Section 43.62 of the Dallas City Code and standard city specifications.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed-use development.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

Staff's recommendation:

~~(d) — On street parking.~~

~~(1) — Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.~~

~~(A) — An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed-use development.~~

~~(B) — An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

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

SEC. 51P- ____ .112. SIGNS.

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

SEC. 51P- ____ .113. ADDITIONAL PROVISIONS.

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

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

(c) Pavement markings must be provided at all pedestrian crossings.

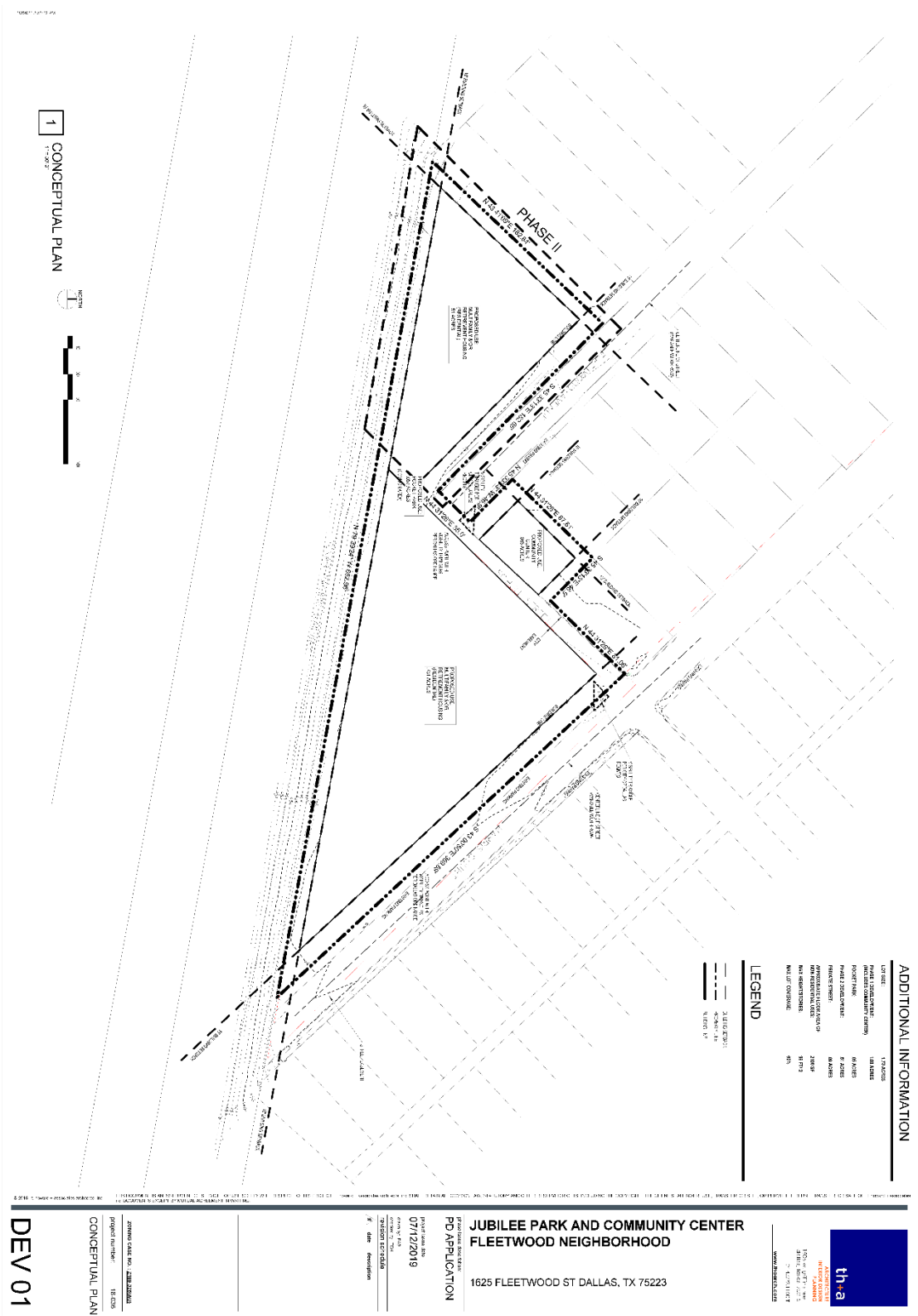
(d) Permeable surface materials such as porous asphalt, porous concrete, and block or grass pavers may be used in lieu of traditional paving materials in pedestrian areas and in low-volume, low-speed vehicular areas such as parking areas, driveways, alleys, and parking stalls.

SEC. 51P- ____ .114. COMPLIANCE WITH CONDITIONS.

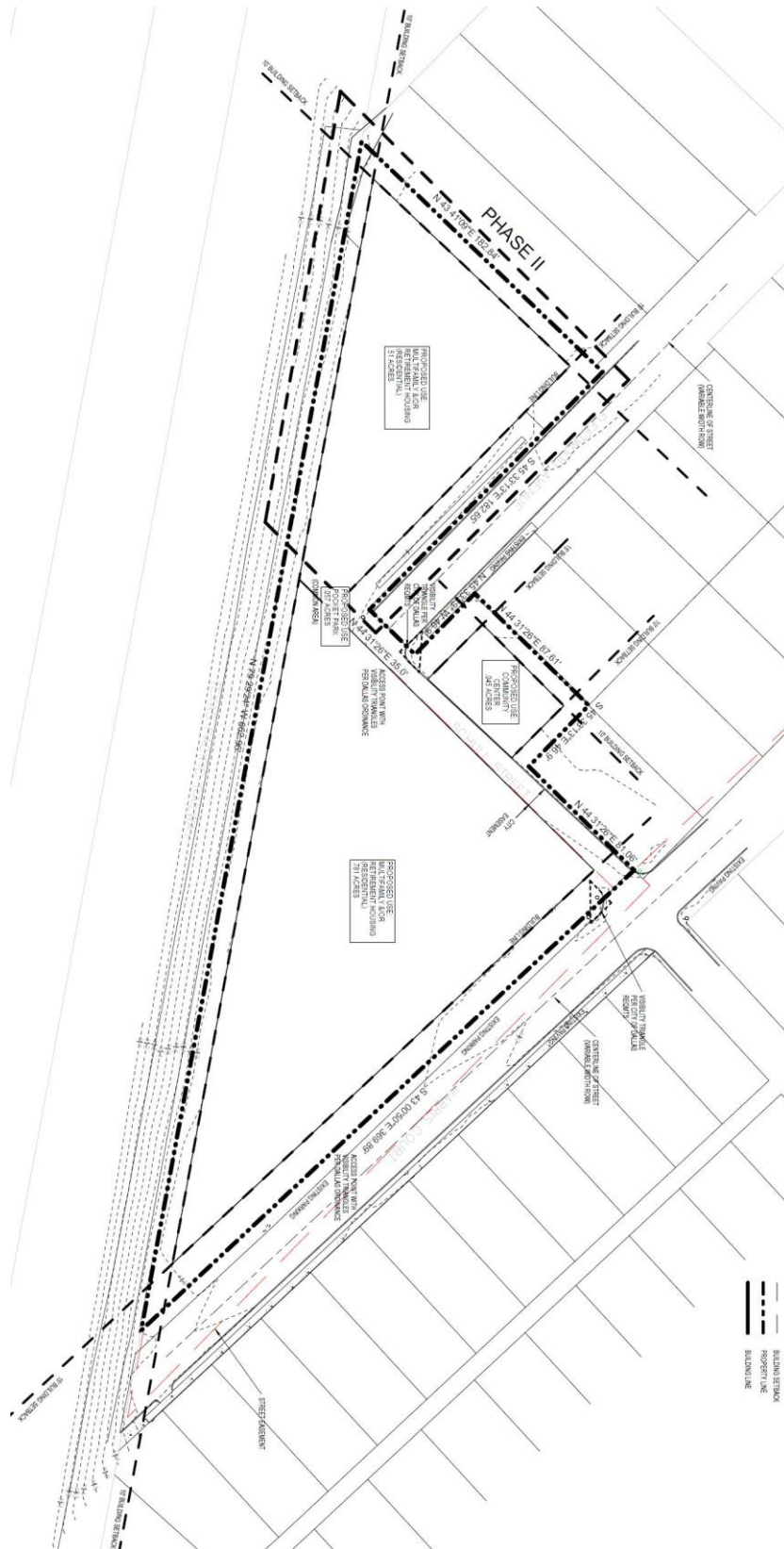
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

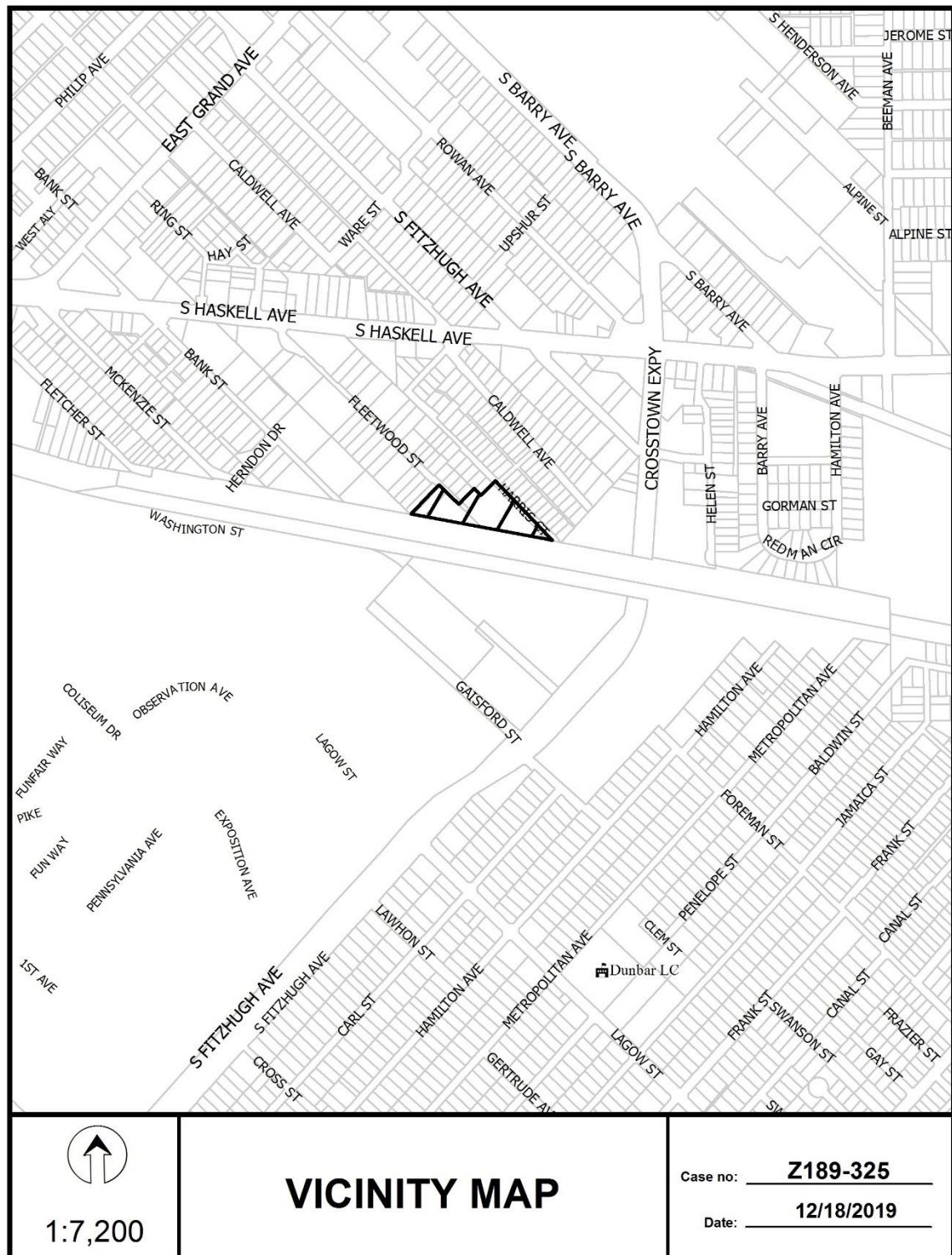
CPC RECOMMENDED CONCEPTUAL PLAN

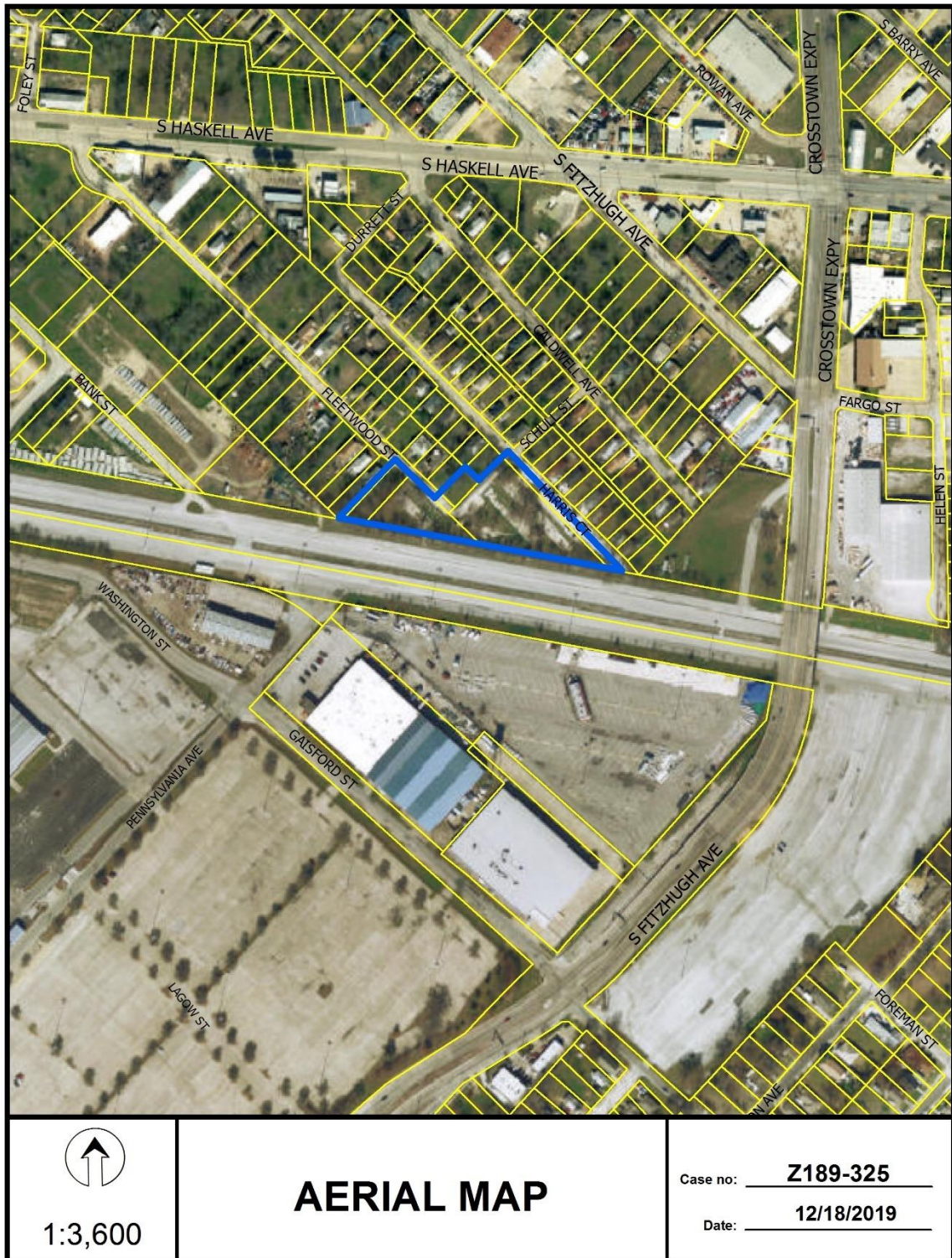


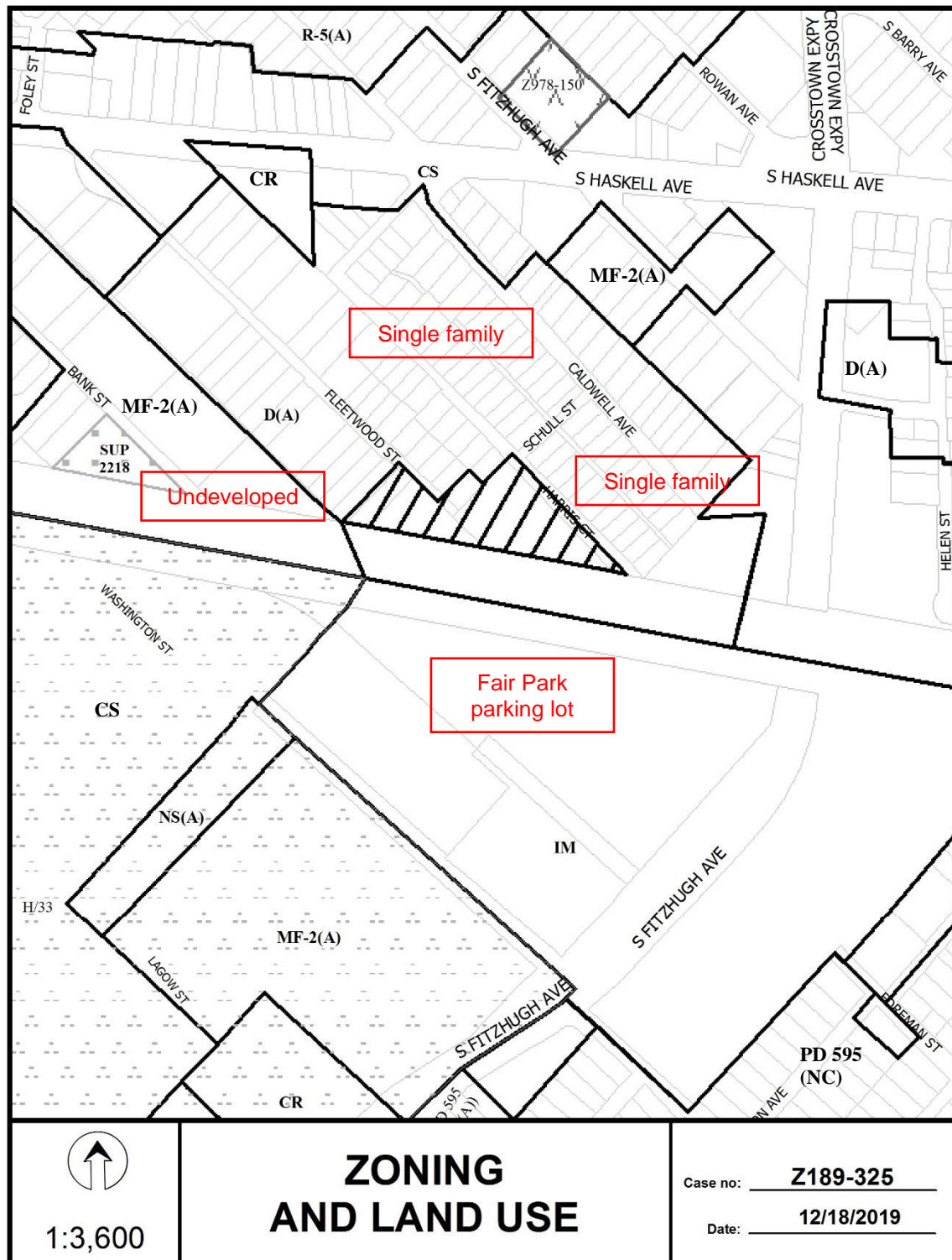
**CPC RECOMMENDED
CONCEPTUAL PLAN
(enlarged)**

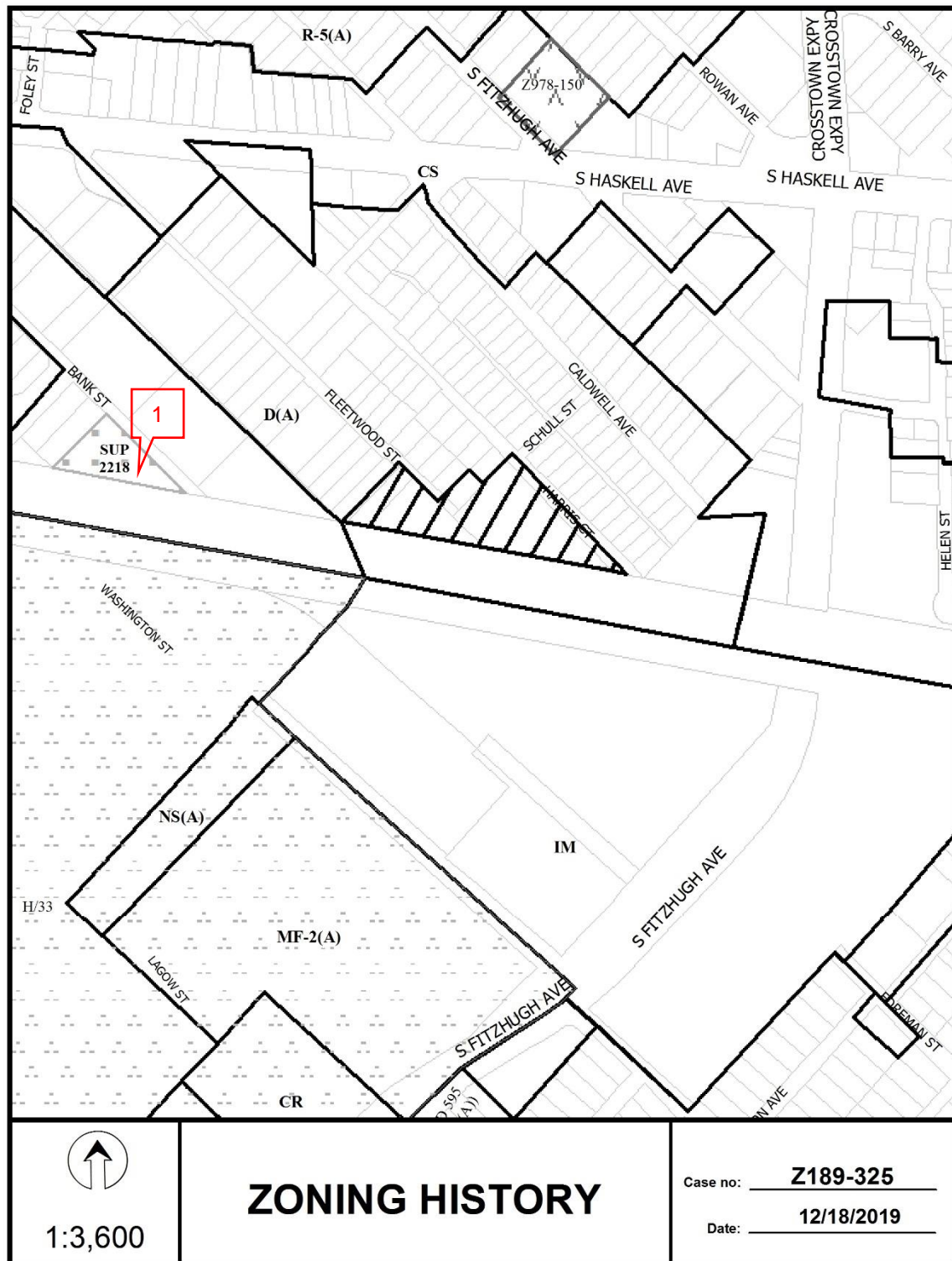


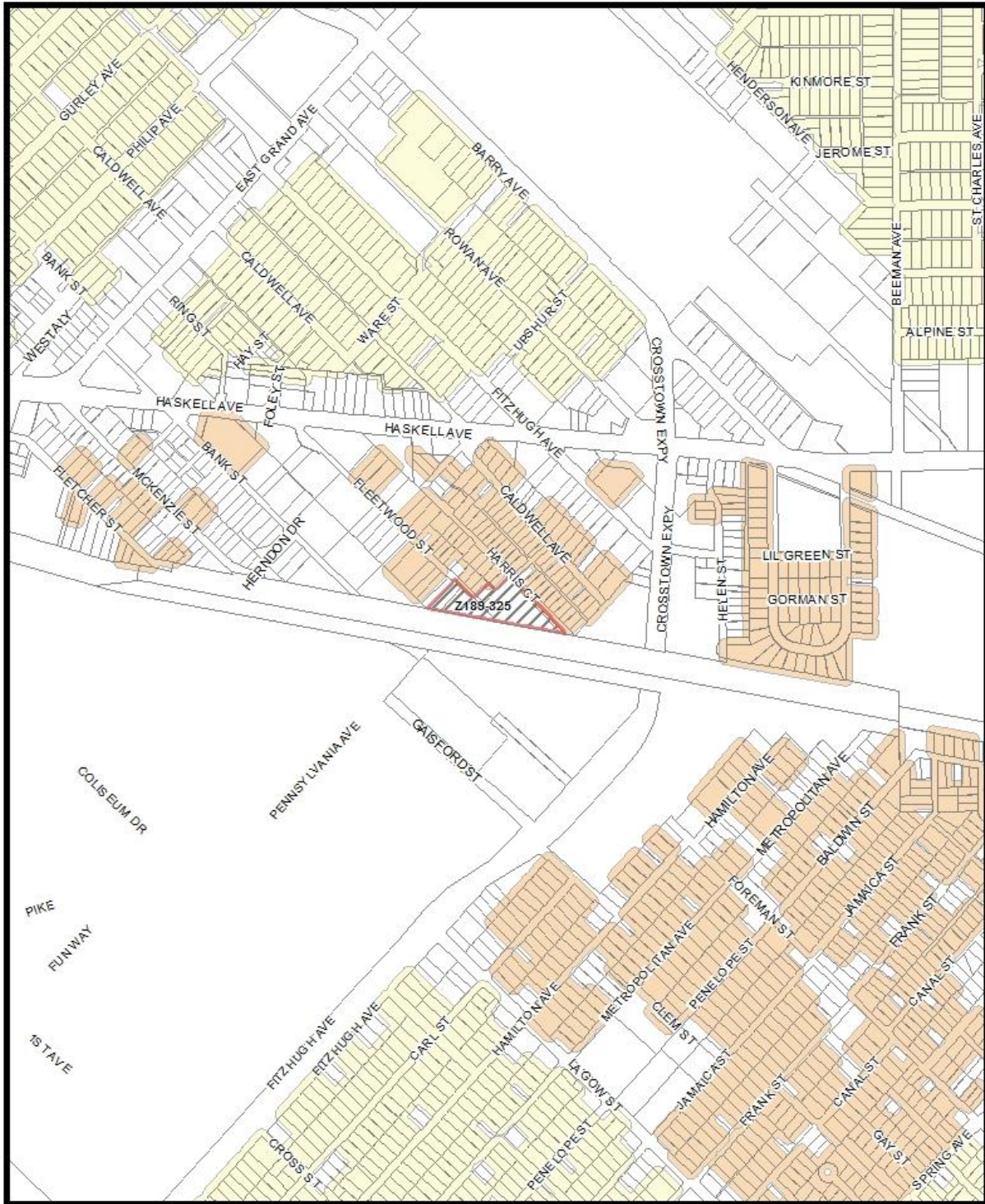
Z189-325(AU)











Market Value Analysis

A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 12/18/2019

CPC RESPONSES



01/22/2020

Reply List of Property Owners***Z189-325******110 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1623 FLEETWOOD ST	BROWN BEULAH EST OF
	2	1579 HARRIS CT	RIVERS JAMES
	3	4519 CROSSTOWN EXPY	STATE FAIR OF TEXAS INC
	4	4527 CROSSTOWN EXPY	INFINITI AUTOMOTIVE BODY WORK
	5	4531 CROSSTOWN EXPY	INFINITI AUTOMOTIVE BODY WORK
	6	1800 GAISFORD ST	DALLAS OPERA THE
	7	1527 FLEETWOOD ST	DICKERSON WILLIE M EST
	8	1521 FLEETWOOD ST	REIGER ASSOCIATES 90I LTD
	9	1529 FLEETWOOD ST	OLVERA MIRNA ELVIA
	10	1601 FLEETWOOD ST	WORKS G W & CO
	11	1611 FLEETWOOD ST	MCDANIEL HANNAH ESTATE OF
	12	1613 FLEETWOOD ST	REIGER ASSN 90-I LTD
	13	1617 FLEETWOOD ST	MUNIZ JOAQUINA
	14	1621 FLEETWOOD ST	WALKER DEBRA C
	15	1524 FLEETWOOD ST	CASH JESSE III
	16	1522 FLEETWOOD ST	BAKER UNDRAY B TR &
	17	1534 FLEETWOOD ST	MENDOZA JUAN MANUEL &
	18	1606 FLEETWOOD ST	SEPULVEDA ANDREW
	19	1549 HARRIS CT	ORTEGA AMY
	20	1555 HARRIS CT	WILLIAMS SANDRA B
	21	1553 HARRIS CT	BUNN JOSIE
	22	1608 FLEETWOOD ST	MARTINEZ DAVID ALEJANDRO
	23	1610 FLEETWOOD ST	HERNANDEZ GUADALUPE LUCIA
	24	1557 HARRIS CT	COMMON GROUND CORP
	25	1612 FLEETWOOD ST	DEMUNIZ JOAQUINA ARIAS
	26	1559 HARRIS CT	AREVALO VILMA NOEMI

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1616 FLEETWOOD ST	MURPHY HOMEER
	28	1620 FLEETWOOD ST	MURPHY JEFFIE
	29	1622 FLEETWOOD ST	MOLICE EMMA EST OF
	30	1626 FLEETWOOD ST	GONZALEZ ELVIRA
	31	1575 HARRIS CT	ABOVO CORP
	32	1573 HARRIS CT	LEVIN A
	33	1569 HARRIS CT	HERNANDEZ PEDRO ARIAS
	34	1565 HARRIS CT	ARIAS ESTEBAN M MUNIZ
	35	1620 DURRETT ST	RIZOS LAND GROUP NW HWY LLC
	36	1515 CALDWELL AVE	GEORGE RAYMOND
	37	1542 HARRIS CT	CAMARA LOURDES JESUS
	38	1546 HARRIS CT	CHERRY WILLIE CASSANDRA
	39	1521 CALDWELL AVE	FERNANDEZ CESAR VALENZUELA
	40	1550 HARRIS CT	DANIELS JEWELL
	41	1527 CALDWELL AVE	REYES MIGUEL A
	42	1627 DURRETT ST	REYES BARBOSA ALMA MIREYA
	43	1635 DURRETT ST	DSILVA JOHN
	44	1531 CALDWELL AVE	DIAZ GERMA A HERNANDEZ
	45	1535 CALDWELL AVE	FLAKE JOHN M &
	46	1537 CALDWELL AVE	EDWARDS D EST
	47	1541 CALDWELL AVE	JACKSON JOHNNY L
O	48	1545 CALDWELL AVE	HAYES ANITA
	49	1547 CALDWELL AVE	DANFORTH BETTY L
	50	1551 CALDWELL AVE	WILLIAMS CHERE
	51	1553 CALDWELL AVE	TAH HOLDING LP
	52	1555 CALDWELL AVE	TOPLETZ DENNIS
	53	1570 HARRIS CT	YOUNG SAM G
	54	1568 HARRIS CT	IMPERIUM GLOBAL MANAGEMENT LLC
	55	1566 HARRIS CT	WIN RE GROUP LLC &
	56	1564 HARRIS CT	CHERRY WILLIE CASSANDRA &
	57	1562 HARRIS CT	COMMON GROUND

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1560 HARRIS CT	ROSALES ROLANDO &
	59	1558 HARRIS CT	COMMON GROUND CORP
	60	1556 HARRIS CT	AREVALO VILMA NOEMI
	61	1554 HARRIS CT	HINTON DALVERTIS
	62	1601 CALDWELL AVE	BURNS DEMARCUS
	63	1603 CALDWELL AVE	RENU PROPERTY INVESTMENTS LLC
	64	1607 CALDWELL AVE	HERNANDEZ DOROTEO
	65	1609 CALDWELL AVE	ALNA PROPERTIES III LLC
	66	1611 CALDWELL AVE	RANDALL ETHEL
	67	1613 CALDWELL AVE	NEXTLOTS NOW LLC
	68	1615 CALDWELL AVE	GUARDADO KARLA
	69	1617 CALDWELL AVE	TEFERRA BINIAM &
	70	1619 CALDWELL AVE	MARTINEZ MARICELA
	71	1620 HARRIS CT	JUBLIEE PARK & COMMUNITY CENTER
	72	1618 HARRIS CT	FLORES BLANCA S
	73	1616 HARRIS CT	LEWIS ETHEL LEE
	74	1614 HARRIS CT	LOLOVIC DAUT
	75	1612 HARRIS CT	ALVARADO NELSON AYALA
	76	1610 HARRIS CT	FERNANDEZ CARMINA
	77	1608 HARRIS CT	DAVIS CLAUDE JR ESTATE
	78	1606 HARRIS CT	LEIJA MARIA RENULFA
	79	1604 HARRIS CT	LEIJA MARIA L
	80	1602 HARRIS CT	BLACK LEWIS
	81	1600 HARRIS CT	ZAMBRANO ROLANDO
	82	1628 CALDWELL AVE	GUERRERO MARTHA A
	83	1620 CALDWELL AVE	STEWARDSHIP PROPERTIES LLC
	84	1618 CALDWELL AVE	RENU PROPERTY
	85	1612 CALDWELL AVE	JOE MOLLIE
	86	1608 CALDWELL AVE	SALVADOR LUIS A
	87	1606 CALDWELL AVE	JONES ELDORA
	88	1600 CALDWELL AVE	FLORES MORIS &

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1550 CALDWELL AVE	HUERTA LEONARDO
	90	1544 CALDWELL AVE	WELLS JOHN
	91	1536 CALDWELL AVE	HELTON MRS VERNILLA
	92	1522 CALDWELL AVE	RELIABLE HOMES LLC
	93	1526 CALDWELL AVE	HAMPTON JAMES C & LOURDES F
	94	1534 CALDWELL AVE	COMMON GROUND COMMUNITY
	95	1657 S FITZHUGH AVE	GONZALEZCRUZ GERARDO
	96	1651 S FITZHUGH AVE	JOHNSON HENRY L
	97	1651 S FITZHUGH AVE	SPRINGER SEAN
	98	1641 S FITZHUGH AVE	EXA MGMT LLC
	99	1641 S FITZHUGH AVE	EXA MGMT LLC
	100	1629 S FITZHUGH AVE	PULLMAN JOHN H &
	101	1625 S FITZHUGH AVE	AUGUSTUS DANNY &
	102	1623 S FITZHUGH AVE	PAPAK THOMAS A
	103	1619 S FITZHUGH AVE	WANG LIEN I &
	104	1609 S FITZHUGH AVE	NEGUSSE INVESTMENTS INC
	105	1603 S FITZHUGH AVE	NEGUSSE INV INC
	106	4329 S FITZHUGH AVE	DALLAS OPERA
	107	4522 S FITZHUGH AVE	4522 S FITZHUGH LTD
	108	1538 HARRIS CT	RE NU CONTRACTORS INC
	109	401 S BUCKNER BLVD	DART
	110	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP