

FILE NUMBER: Z201-105(CT)

DATE FILED: October 6, 2020

LOCATION: South side of Singleton Boulevard and east side of Vilbig Road

COUNCIL DISTRICT: 6

MAPSCO: 44 N; P

SIZE OF REQUEST: ±45.734 acres

CENSUS TRACT: 43.00

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

OWNER/APPLICANT: Villages at SOHO Square, LLC

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to allow for a mixed use development on the site to include multifamily, retail and personal service, and commercial amusement (outside) uses.

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

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

BACKGROUND INFORMATION:

- The area is dually zoned an IR Industrial Research and an IM Industrial Manufacturing District. Neither district allows residential uses. There are nonconforming single-family residences within the area, adjacent to industrial uses.
- The applicant proposes to develop the site with a mixed-use project to include a restaurant, spa, artificial swimming lagoon, and multifamily development.

Zoning History:

There have been 11 zoning requests in the vicinity of the subject site in the last five years.

1. **Z167-319:** On August 3, 2017 City Plan Commission recommended denial of an application for an R-5(A) Single Family District on property zoned a CR Community Retail District, located on the southeast corner of Pueblo Street and Navaro Street.
2. **Z178-159:** On August 22, 2018, the City Council granted the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a one-year period on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.
3. **Z178-162:** On January 23, 2019, the City Council granted PD No. 1010 for CR Community Retail District, a private school, and residential uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard and Bedford Street to the north, to the east and west of Vilbig Road, and Akron Street and Duluth Street to the south.
4. **Z178-366:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the east line of Chicago Street, north of Duluth Street.
5. **Z178-367:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street.
6. **Z178-368:** On August 14, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street.

7. **Z178-369:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street.
8. **Z189-189:** On June 26, 2019, City Council approved the renewal of SUP No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant, for a six-month period, on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.
9. **Z189-225:** On June 20, 2019 City Plan Commission recommended denial of an application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IR Industrial Research, located on the southeast corner of Vilbig Road and Seale Street.
10. **Z189-241:** On April 4, 2019, City Plan Commission authorized a public hearing to determine proper zoning on property zoned IR Industrial Research with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations for an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west. (*Pending the authorized hearing process.*)
11. **Z190-116:** On May 21, 2020, the City Plan Commission recommended denial of an application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District, located on the southeast corner of West Commerce Street and Neal Street.

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.

Staff has added conditions to not allow the issuance of a building permit to authorize work, or a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for the installation of detection equipment at the intersection of Singleton Boulevard and Vilbig Road as determined by the director and once the multifamily portion of the project has reached 50 percent occupancy of the entire development plan or within one year of issuance of the final certificate of occupancy of more than 1,000 dwelling units, whichever occurs first, the property owner or operator shall submit a developer report to the director.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	80 feet	100 feet
Akron Street	Local (Abandoned)	25 feet	None
Duluth Street	Local	30-50 feet	30-50 feet
Vilbig Road	Community Collector	35 feet	60 feet
Bedford Street	Local	30 feet	30 feet
Borger Street	Local	80 feet	80 feet
Bayonne Street	Local	50 feet	50 feet
Muncie Avenue	Local	50 feet	50 feet
Pablo Street	Local	50.5 feet	50.5 feet
Andy Street	Local	80 feet	80 feet
Amost Street	Local	50 feet	50 feet

STAFF ANALYSIS:**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.

LAND USE ELEMENT**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

NEIGHBORHOOD PLUS PLAN**GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS**

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

West Dallas Comprehensive Land Use Study (1999):

The request site is within the *West Dallas Comprehensive Land Use Study* area adopted in May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study notes, “The need exists to develop economic development and land use concepts for major/minor business nodes along the Singleton Boulevard and Fort Worth-Commerce Avenue corridors”. Staff believes that the proposed zoning is in support of the future land use needs as identified by the Study.

Surrounding Land Uses:

	Zoning	Land Use
Site	IM Industrial Manufacturing, IR Industrial Research	Warehouse, undeveloped
North	IR Industrial Research, CR Community Retail, and PD No. 933	Vehicle display, sales, and service; restaurant without drive-through; furniture store; auto-related; single family.
East	IR Industrial Research, PD No. 944, and R-5(A)	Warehouse; single family; office; surface parking; undeveloped; multifamily; auto service center.
South	IM Industrial Manufacturing and PD No. 538	Outside storage; warehouse; and single family.
West	TH-3(A), PD No. 1010	Single family; church; private school.

Land Use Compatibility:

A portion of the request site is occupied by warehouse uses and a portion is undeveloped.

Surrounding land uses consist of vehicle display, sales, and service; restaurant without drive-through, furniture store, auto-related, and single family uses to the north; warehouse, single family, office, surface parking, undeveloped land, multifamily, and auto service center to the east; outside storage, warehouse, and single family with railroad right-of-way to the south; and, single family, church, and private school uses to the west.

Staff is supportive of the intent to redevelop the area and provide new housing opportunities in West Dallas.

The proposal includes a change of the zoning base from an IR Industrial Research District and an IM Industrial Manufacturing District to an MU-2 Mixed Use District adding multifamily, retail, personal service, and an artificial swimming lagoon use.

The development will be a phased project, Phase 1 will begin on the Singleton Frontage and include the retail/personal services uses, multifamily uses, and the artificial lagoon use. Phase 2 of the development is projected to include more multifamily units south of the artificial lagoon.

The proposal offers a definition for the proposed artificial swimming lagoon which is a commercial amusement (outside) use that includes at least 1.5 acres of continuous open water area and regulated by State of Texas Department of Health and Human Services and House Bill 1468. This use is limited to water events and activities and accessory beach. A feature that would be available to residents of the multifamily development and the public. The hours of operation for the lagoon use are proposed to be Monday through Thursday 8:00 a.m. to 9:00 p.m. and Friday through Sunday 8:00 a.m. to 10:00 p.m.

Height for the development is proposed at 60 feet except for structures fronting Singleton Boulevard for a length of 50 feet are proposed at 80 feet. Density for the development will follow MU-2 District standards for the proposed PD listed below.

Staff's base density for the development is 50 dwelling units per acre for the site, as Staff determined that amount of retail/personal services proposed not being substantial and the lagoon being a regional draw does not effectively contribute to the site to have a mix of two categories.

A density bonus is allowed as follows: (1) A development offering five percent units at Income band 2 allows a maximum dwelling density of an additional 35 dwelling units per acre, (2) A development offering 10 percent units at Income band 2 allows for an additional 55 dwelling units per acre, and (3) A development offering 10 percent of dwelling units at income band 2 and 5 percent at income band 1 allows for an additional 75 dwelling units per acre.

During the City Plan Commission hearing, several updates and corrections were added to the conditions during the motion to approve, including: the termination of after hour events at midnight, pedestrian benches and landscape planters to be allowed in the required front yard setback, a residential floor area ratio of 1.9 under MUP2, the consideration of the artificial swimming lagoon as floor area in the retail and personal service use category, and the parking ratio for the artificial lagoon to be one space per 1,130 square feet of land area.

Development Standards:

District	Setbacks		Height/ Stories	Lot Coverage	Density/ FAR
	Front	Side/Rear			
Existing: IR District	15'	30' adjacent to residential Other: No Min.	200' 15 stories (+RPS, visual intr.)	80%	2.0 FAR overall 0.75 office/ retail 0.5 retail
Existing: IM District	15'	30' adjacent to residential Other: No Min.	110' 8 stories (+RPS, visual intr.)	80%	2.0 FAR overall 0.75 office/ retail 0.5 retail
MU-2 District	15'	20 feet where adjacent to residential Other: No min.	135' 180' MUP w/Retail	80%	50 DU/acre for no MUP 75 DU/acre with Mix of 2 Categories 100 DU/acre with Mix of 3 Categories
Proposed: New PD	15' SF: 0'	0'	60' 80' for structures with over 50 feet of frontage length along Singleton Boulevard	80%	50 DU/acre additional 35 dwelling units per acre for a development offering five percent units at Income band 2 additional 55 dwelling units per acre for a development offering 10 percent units at Income band 2 additional 75 dwelling units per acre for a development offering 10 percent of dwelling units at income band 2 and 5 percent at income band 1

Landscaping:

Landscaping will be provided per a landscape plan. The landscape plan must be approved by the City Plan Commission before development of the property.

Parking:

Except as provided below, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use. The applicant proposes to park multifamily uses at one space per bedroom and 0.25 spaces for visitor parking with maximum of two parking spaces shall be provided for each dwelling unit. Three bedroom units will have reduced parking requirement as the maximum number of parking spaces is two for multifamily units. Retail uses shall qualify for a fifteen (15) percent reduction of required parking if a minimum of seven spaces are designated on private property for ride sharing vehicles. For the purposes of parking, the entire district shall be considered one lot.

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 area of request is not categorized as being within an MVA cluster, surrounding properties interspersed in all directions are mostly located within a Category "E". Properties located across Singleton Boulevard are also designated a Category "I". Finally, Category "G" is found further north and south of Commerce Street.

List of Officers

Villages at SOHO Square, LLC

Megatel Holdings, LLC

Armin Afzalipour, Member

Arash Afzalipour, Member

CPC ACTION
MARCH 4, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to a conceptual plan and conditions with the following changes: 1) Section 51P___.108 (b) d. The first sentence should read, Property is permitted five calendar days for events that may be conducted after hours but must terminate by midnight; 2) Section 51P___.110 (a) 1. e. Pedestrian benches and landscape planters may be located within a required front yard; 3) Section 51P___.110 (a) 5. Floor area ratio. Except as listed in this section, MU-2 standards apply: (a) The residential use under MUP2 with residential is changed to 1.9. (b) For purposes of qualifying for an MUP in this district, the area dedicated to an artificial swimming lagoon is considered floor area in the retail and personal service use category; and 4) Section 51P___.112 (e) An artificial swimming lagoon use shall be parked at a ratio of 1 space per 1130 square feet of land area on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, on the south side of Singleton Boulevard and east side of Vilbig Road.

Maker: Carpenter
Second: Hampton
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 311
Replies: For: 149 Against: 13

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Kendra Larach, 3904 Elm St., Dallas, TX, 75226
Shawn Williams, 8487 Creekbluff Dr., Dallas, TX, 75249
Khraish Khraish, 1119 Singleton Blvd., Dallas, TX, 75212
John Carney, 10541 Barry Knoll Dr., Dallas, TX, 75230
Ollie Thompson, 3127 Pastor St., Dallas, TX, 75212
Jeffery Borer, 2406 Vilbig Rd., Dallas, TX, 75212
Paul Lewis, 1522 Toronto St., Dallas, TX, 75212
For (Did not speak): Ronnie Mestas, 3904 Elm St., Dallas, TX, 75226
Tatiana Farrow, 2407 N. Winnetka Ave., Dallas, TX, 75212
Brent Jackson, 1212 W. Commerce St., Dallas, TX, 75208
Against: None

PROPOSED PD CONDITIONS

ARTICLE ____.

PD ____.

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

PD ____ was established by Ordinance No., passed by the Dallas City Council on June 17, 2015.

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

PD ____ is established in the general area southwest of the intersection of Duluth Street and Borger Street. The size of PD ____ is approximately _____ acres.

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

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

A. ARTIFICIAL SWIMMING LAGOON means commercial amusement (outside) use that includes at least 1.5 acres of continuous open water area and regulated by State of Texas Department of Health and Human Services and House Bill 1468. This use is limited to water events and activities and accessory beach.

B. LIVE MUSIC VENUE means a commercial amusement (outside) use that is used for the performance of live (not recorded) music for an audience. This use may be accessory to an artificial swimming lagoon use. This use is limited to an area designated on an approved development plan and may include a band shell.

C. MASSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, duly licensed beauty parlors or barbershops, gyms, fitness studios, or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MASSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym or fitness studio, or massage practiced by beauty parlors or barbershops duly licensed under the penal code of the state. by beauty parlors or barbershops duly licensed under the penal code of the state.

D. RECREATIONAL AMENITIES means structures that are used for physical exercise or enjoyment and includes but is not limited to playground equipment, pavilions, gazebos, exercise stations, pedestrian benches, trash receptacles, swimming pools, dog parks, art, water features, shade structures, street furnishings, pop-up cafés, a plaza, seating areas, a pocket park,

merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements), and may be located within the required front yard setback.

E. **SOCIAL FUNCTION** means a celebration or gathering, not open to the public, which involves the use of all or a portion of the artificial swimming lagoon. Weddings, receptions, parties, and meetings are examples of social functions. This shall be considered an accessory use to an artificial swimming lagoon.

F. **STOOPS** mean a small porch leading to the entrance of a dwelling unit.

G. **TATTOO OR BODY PIERCING STUDIO** means a business in which tattooing or body piercing is performed. Tattooing means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Body piercing means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(b) This district is considered to be a non-residential zoning district.

SEC. 51P____.104 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit A: Conceptual Plan

SEC. 51P-____.105. CONCEPTUAL PLAN

(a) Development and use of the Property must comply with the conceptual plan (Exhibit ____). 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) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.107. LANDSCAPE PLAN

(a) Except as provided in this section, a landscape plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Landscape plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

SEC. 51P-____.108. MAIN USES PERMITTED.

(a) Phase 1. The following uses are the only main uses permitted:

(1) Residential uses.

-- Multifamily.

(2) Retail and personal services.

-- Artificial swimming lagoon.

-- Dry cleaning or laundry store (*no on-site dry cleaning allowed*).

-- General merchandise or food store 3,500 square feet or less.

-- Personal service uses. [*excluding tattoo or body piercing studio and massage establishment*].

-- Restaurant without drive-through or drive-in service.

(3) Utility and public service uses.

-- Local utilities.

-- Tower/antenna for cellular communication. [*Must be mounted on the roof or attached to a building or parking structure.*]

(b) Artificial swimming lagoon. This use shall provide access to the general public with the following days and hours of operation:

1. Monday- Thursday: 8:00 a.m. to 9:00 p.m.

2. Friday – Sunday: 8:00 a.m. to 10:00 p.m.

a. Amplified sound and lighting for an artificial swimming lagoon shall maintain usage that match allowable hours and days of operation.

b. Amplified sound shall comply with required standards listed in Chapter 30.

c. Minimum fencing height of at least six feet.

d. Property is permitted five calendar days for events that may be conducted after hours but must terminate by midnight. These events must be coordinated and approved with the City of Dallas Special Events Office. Live music venue use is permitted only in conjunction with approved special events.

e. Social functions shall be conducted within the normal operating hours of an artificial swimming lagoon. Amplified sound shall not exceed 63 decibels as measured on the A scale over a 15-minute period at the boundary line with a residential zoning district.

f. An artificial swimming lagoon shall be located in its entirety within 800 feet of Singleton Boulevard. A band shell or similar area shall be located only on the western boundary of the artificial swimming lagoon.

(c) Future Phases. All future phases located south of an approved artificial swimming lagoon.

(1) Residential uses.

-- Multifamily

SEC. 51P-____.109. 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-____.110. YARD, LOT, AND SPACE REGULATIONS

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

(a) In general, except as provided in this section, the yard, lot, and space regulations for MU-2 Mixed Use District apply.

1. Front yard. Minimum front yard is 15 feet.

a. Urban form setback is not required.

b. Seat walls, porches, balconies, stoops, steps, ramps, handrails, and safety railings not exceeding four feet in height and extending a maximum of five feet into the required minimum front yard.

c. Pedestrian benches and landscape planters may be located within a required front yard.

2. Side yard. No minimum side yard is required.

a. Tower spacing is not required.

3. Rear yard. No minimum rear yard is required.

a. Tower spacing is not required.

4. Density. Maximum number of dwelling units is 50 Dwelling Units per acre. If compliant with SEC. 51P-____-117(a)(1), the maximum number of dwelling units is 85 units per acre. If compliant with SEC. 51P-____-117(a)(2), the maximum number of dwelling units is 105 dwelling units per acre. If compliant with SEC. 51P-____-117(a)(3), the maximum number of dwelling units is 125 dwelling units per acre.

5. Floor area ratio. Except as listed in this section, MU-2 standards apply:
 - a. Floor Area Ratio for the residential use under MUP2 with residential is 1.9.
 - b. For purposes of qualifying for an MUP in this district, the area dedicated to an artificial swimming lagoon is considered floor area in the retail and personal service use category.
6. Height. Maximum structure height is 80 feet for structures with over 50 linear feet of frontage length along Singleton Boulevard. All other structures shall have a maximum building height of 60 feet.
 - a. The following structures may project a maximum of 12 feet above the maximum structure height:
 - (a) Chimney or vent stacks.
 - (b) Clerestory.
 - (c) Cooling tower.
 - (d) Elevator penthouse or bulkhead.
 - (e) Mechanical equipment room.
 - (f) Ornamental cupola or dome.
 - (g) Parapet wall or deck railing limited to a height of five feet.
 - (h) Skylights.
 - (i) Tank designed for holding liquids.
 - (j) Visual screens which surround roof mounted mechanical equipment.

SEC. 51P-____.111. DESIGN STANDARDS

(a) In general. Development must comply with the following urban design requirements.

(b) Ground story multifamily uses.

(1) For residential uses with street level access along Singleton Boulevard, at least 80 percent of individual dwelling unit entries must provide direct access via an improved pedestrian way to the sidewalk along abutting streets and abutting privately owned, publicly accessible driveways. A dwelling unit is not required to have more than one point of access.

(2) The ground level, street-facing facade must provide a minimum of 20 percent transparency.

(c) Service and loading zones

(1) Service and loading zones shall not be placed along Singleton Boulevard and Vilbig Road will be screened so as not to be visible from any adjacent public right-of-way.

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

(d) Sidewalks.

(1) A minimum seven-foot sidewalk is required along Singleton Boulevard, with a minimum of six feet unobstructed, except for tree grates, pedestrian streetlamps, street furnishings, utility poles, and service boxes. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(2) A minimum of 12,500 linear feet of sidewalks, with a minimum width of five feet, shall be provided throughout the property. This section may be completed in phases.

(3) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval by the Director.

(4) Pedestrian driveway crossings. Driveways that intersect with pedestrian sidewalks, must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(e) Lighting.

(1) For lighting along Singleton Boulevard and Vilbig Street, a minimum maintained average illumination level of 1.5foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(2) Lighting must be directed downward and away from residential districts or residential uses.

(3) This section can be satisfied with a combination of pole lights, bollards, wall packs, or tree lighting. Bollards shall not be used adjacent to public streets.

(f) Pedestrian amenity spaces.

(1) Along Singleton Boulevard frontage. A minimum of 3 pedestrian benches and two trash receptacles shall be provided along Singleton Boulevard.

(g) Above Grade Parking Structures.

a. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking for a minimum of 80 percent of the cumulative length of the street-facing facade. For purpose of this section, street facing facades are those facades within 150' of Singleton Boulevard or Vilbig Road and do not have an intervening structure between the parking structure and the right of way. Dwelling units may be used to satisfy this requirement.

b. Exterior parking structure façade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

c. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening shall not prohibit the garage from being considered "open air" for ventilation purposes. Screening requirements for aboveground parking structures may be satisfied by dwelling units developed around these structures.

(h) Mechanical Equipment. All roof top mechanical equipment shall be appropriately screened from adjacent properties.

(1) Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view Singleton Boulevard and Vilbig Street. 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.

SEC. 51P-____.112. OFF STREET PARKING AND LOADING

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

(b) Multifamily uses shall park one space per bedroom and .25 spaces for visitor parking. A maximum of 2 parking spaces shall be provided for each dwelling unit.

(c) Retail and personal service uses shall qualify for a fifteen (15) percent reduction of required parking if a minimum of seven spaces are designated on private property for ride sharing vehicles.

(d) Multifamily uses shall have designated off street loading space.

- (e) An artificial swimming lagoon use shall be parked at a ratio of 1 space per 1130 square feet of land area.
- (f) For purpose of this section, the entire district shall be considered one lot.

SEC. 51P-____-113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.114. LANDSCAPING.

- X. (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) Landscaping must be provided in accordance with an approved landscape plan.
- (c) One street tree shall be provided for every 30 feet of street frontage along Singleton Boulevard, with the exception of drive approaches and visibility triangles. Street trees must be located within a front yard, parkway, landscape median, or within 15 feet of a public right of way.
- (d) A minimum four-foot planting zone must be maintained between a sidewalk and back of curb alignment along Singleton Boulevard. Landscape areas along Singleton Boulevard shall use small trees.

SEC. 51P-____-115. SIGNS.

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

SEC. 51P-____.116. OPEN SPACE

(a) Amount of Open Space. Excluding the artificial swimming lagoon use, 3.1 acres of open space is required for the development. Open space may consist of private courtyards and areas below grade or aboveground. Open space may be completed in phases.

(b) Recreational Amenities. Open space areas shall have a minimum of three recreational amenities. These amenities include but are not limited to structures that are used for physical exercise or enjoyment, playground equipment, pavilions, gazebos, pedestrian benches, trash receptacles, swimming pools, dog parks, art, water features, shade structures, street furnishings, pop-up cafés, a plaza, seating areas, a pocket park, merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements), and may be located within the required front yard setback. Pop up cafés, merchandise displays, and occasional public activities (such as farmers markets or art shows) shall not be used to satisfy the minimum three requirements.

(c) Amount of Contiguous Open Space. A minimum of 25,600 square feet of contiguous open space is required on the property at the completion of all phases. This area cannot be calculated with courtyards or aboveground structures. This area shall maintain one site tree of at least 3 caliper inches for every 4,000 square feet of land area. This area shall have a minimum of five recreational amenities.

(d) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(e) Open spaces must be properly maintained in a state of good repair and neat appearance, and plants must be maintained in a healthy, growing condition.

SEC.51P-____-117 DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, to obtain a development bonus set forth in Section 51P-____.110, mixed-income housing compliance with the provisions of Division 51A-4.1100 not inconsistent with this Article is required for units made available to households earning incomes within the income ranges referenced in the applicable section.

(1) The development bonuses set forth in Section 51P-____.110 apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

(2) The development bonuses set forth in Section 51P-____.110 apply if a minimum of ten percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

(3) The development bonuses set forth in Section 51P-____.110 apply if a minimum of ten percent of the total number of units are available to households earning between 61 and 80 percent of area median family income and five percent of the total number of units are available to households earning between 81 and 100 percent of the area median family income.

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

SEC. 51P-____.118. ADDITIONAL PROVISIONS

(a) Solid fences along the southern boundary of the district may be greater than 9 (nine) feet in height and subject to required permits.

(b) Any required detention shall be based upon weighted run-off coefficients of impervious and pervious areas for both existing and proposed site conditions and 100-year storm sewer design intensities.

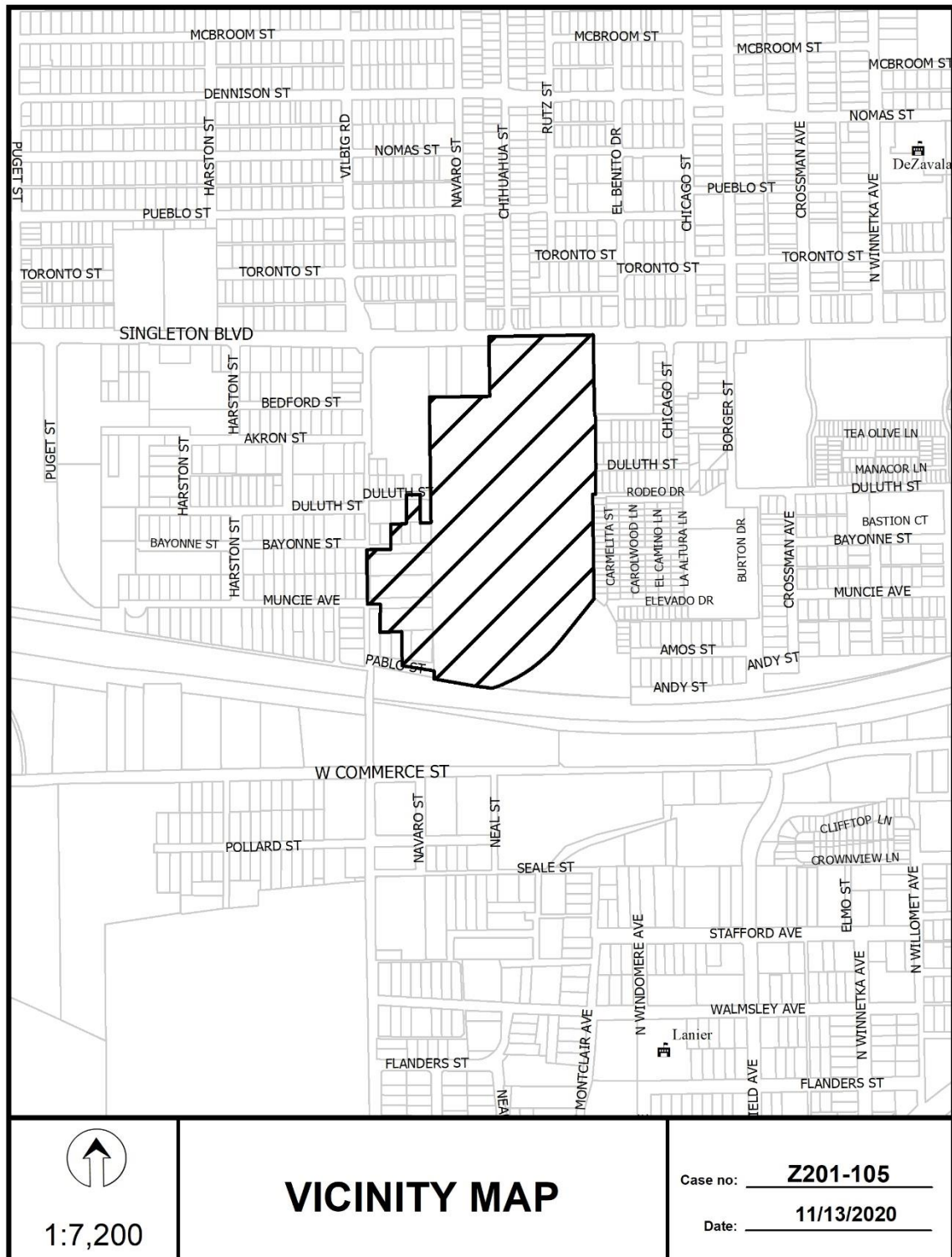
(c) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

(d) The building official shall not issue a building permit to authorize work, or a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for the installation of detection equipment at the intersection of Singleton Boulevard and Vilbig Road as determined by the director.

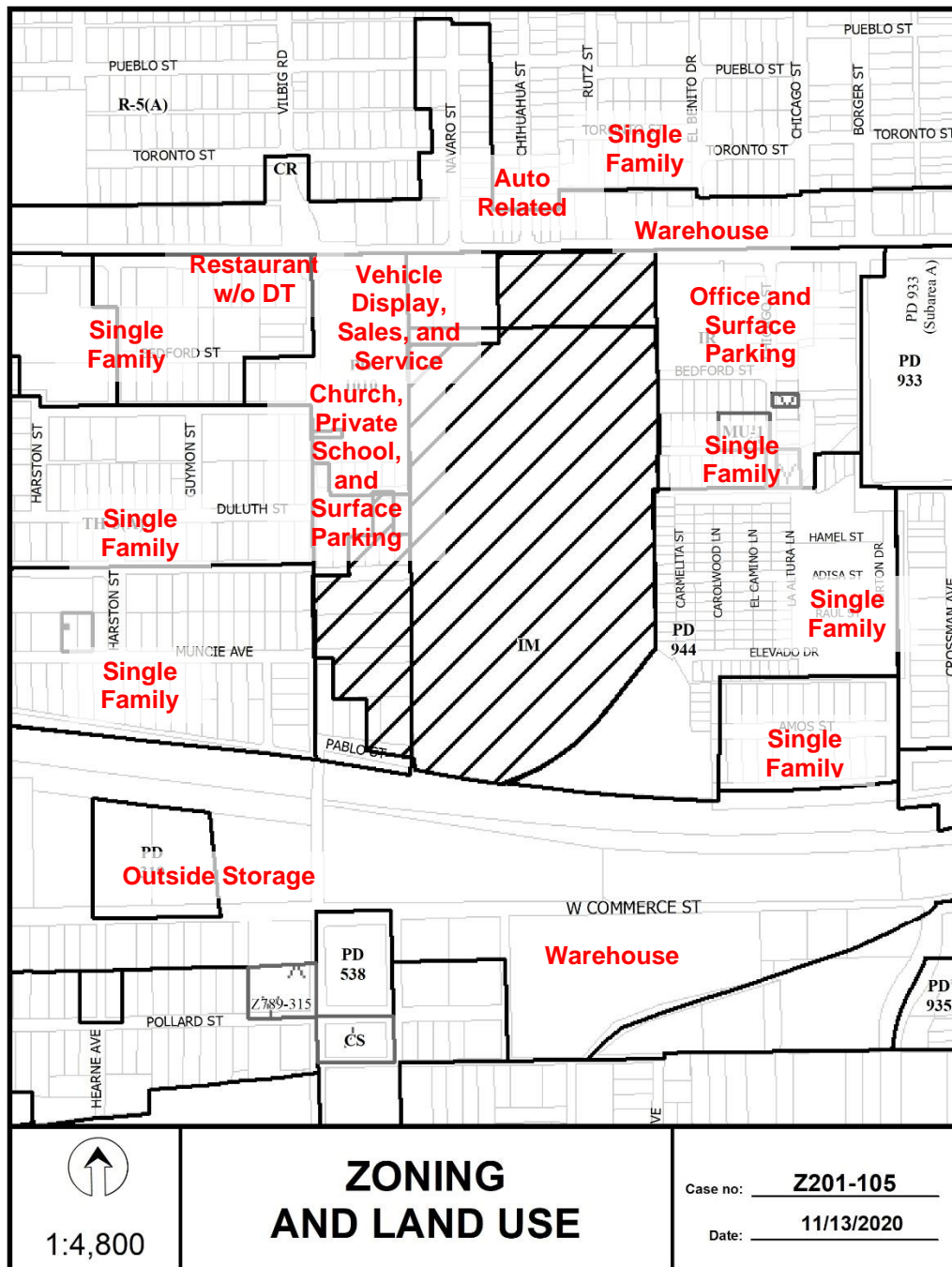
(e) Once the multifamily portion of the project has reached 50 percent occupancy of the entire development plan or within one year of issuance of the final certificate of occupancy of more than 1,000 dwelling units, whichever occurs first, the property owner or operator shall submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine what infrastructure improvements are needed, if any, following the procedure set forth in Section 51A-1.109.

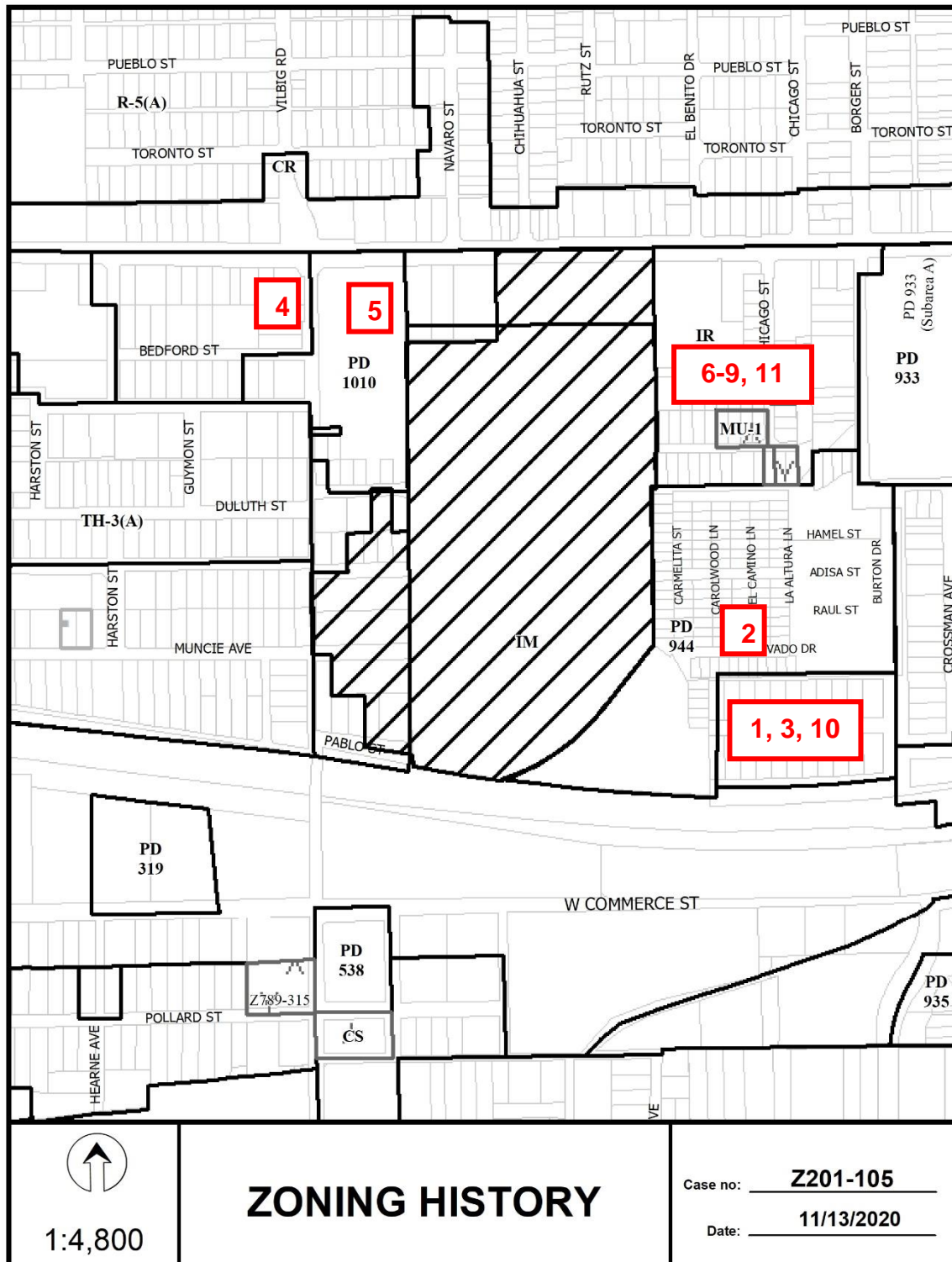
(f) No vehicular access points are permitted between the Property and the neighborhood east of the development.

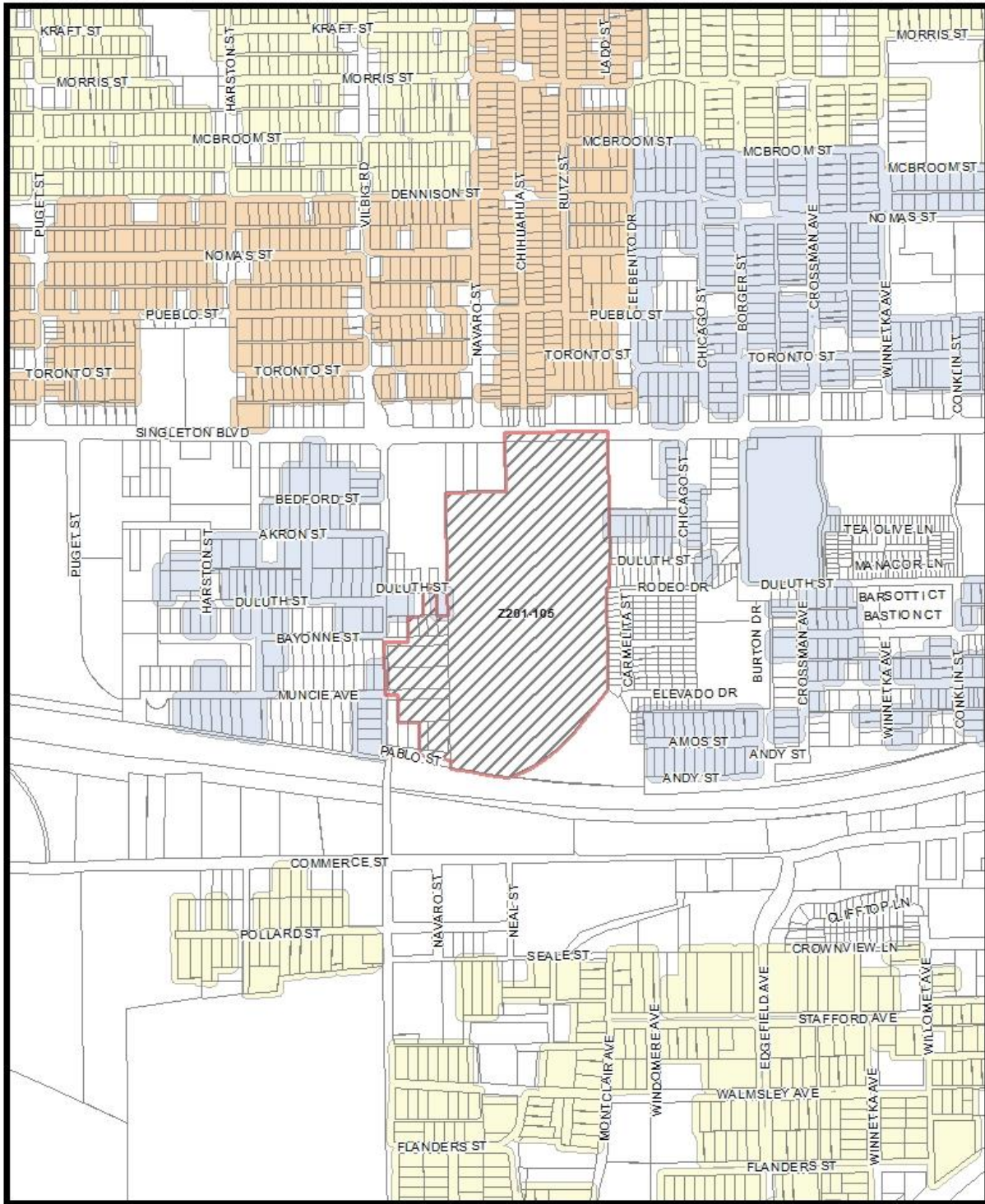
(g) A restricted pedestrian access connection with the neighborhood east of the development is allowed as shown on an approved conceptual plan.











Market Value Analysis



1:7,200

Market Value Analysis

Printed Date: 1/22/2021

A B C D E F G H I NA

CPC RESPONSES



03/03/2021

Reply List of Property Owners***Z201-105******311 Property Owners Notified 149 Property Owners in Favor 13 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	2	9999 NO NAME ST	UNION PACIFIC RR CO
O	10	2406 VILBIG RD	2406 VILBIG ROAD LLC &
	16	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	17	1511 TORONTO ST	DELEON UBALDO
	18	1515 TORONTO ST	MARCELENO MARIA MAGDALENA LF EST
X	20	1523 TORONTO ST	FRANCO ANITA Z &
	21	1510 PUEBLO ST	ONTIVEROS LARRY
	22	1514 PUEBLO ST	HERNANDEZ GONZALO
	23	1518 PUEBLO ST	HINOJOSA HILARIO
	24	3110 RUTZ ST	HINOJOSA HILARIO & CELIA
	25	3103 RUTZ ST	ANTILLON PEDRO JR
	26	3105 RUTZ ST	SOLIS SAMMY G LIFE ESTATE
	27	3109 RUTZ ST	SALAZAR ELIZABETH
O	28	1533 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
O	29	1525 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
	31	1500 TORONTO ST	BETHEL BAPTIST MISSION
	32	3000 EL BENITO DR	BETEL IGLESIA B
	34	1514 TORONTO ST	DELAGARZA MATIAS JR
	35	1518 TORONTO ST	ZEPADA FRANCES &
	37	1526 TORONTO ST	CHOVANEC ROBERT H JR
	38	1528 TORONTO ST	Taxpayer at
	39	1534 TORONTO ST	ESPARZA MARY TERESA
	40	3119 EL BENITO DR	BETHEL BAPTIST MISSION
	41	3125 EL BENITO DR	BETHEL BAPTIST MISSION
	42	1422 PUEBLO ST	LOZADA CHEVELA

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	43	1418 PUEBLO ST	NEW DIMENSION HOMES LLC
	44	1407 TORONTO ST	ROSALES JUAN &
	45	1411 TORONTO ST	MIRAMONTES MARTHA
	46	1423 TORONTO ST	ARAGON OMAR F
	47	1422 TORONTO ST	MENDEZ MIGUEL ANGEL &
	48	1420 TORONTO ST	RODRIGUEZ WILFREDO MURILLO
	49	1414 TORONTO ST	ESPARZA ANTONIA
	50	1410 TORONTO ST	MONTEMAYOR JOSEFINA G
O	51	1406 TORONTO ST	CASTILLO RAYMOND J
	52	3019 CHICAGO ST	ALONZO MARY G
	54	1405 SINGLETON BLVD	COSS LUCIA
	55	1407 SINGLETON BLVD	DESANTIAGO MARIA
	56	1409 SINGLETON BLVD	FLORIDO ELIAS
	57	1413 SINGLETON BLVD	RUELAS JOHN EST OF
	59	1423 SINGLETON BLVD	VILLANUEVA JUAN
	64	3014 CHIHUAHUA ST	DELEON EFRAIN &
	65	3018 CHIHUAHUA ST	ROJAS MILCIADES A NIMAJUAN &
	66	3022 CHIHUAHUA ST	HERNANDEZ PORFIRIO &
	67	3026 CHIHUAHUA ST	RAMIREZ JORGE
	68	3106 CHIHUAHUA ST	DELEON EFRAIN ELIZONDO
	69	3110 CHIHUAHUA ST	DELEON EFRAIN
	71	1601 SINGLETON BLVD	MALAGON ABEL OCTAVIO
	72	1603 SINGLETON BLVD	Taxpayer at
	73	1605 SINGLETON BLVD	Taxpayer at
	74	3011 CHIHUAHUA ST	RODRIGUEZ JUAN &
	75	3015 CHIHUAHUA ST	MOTSI INVESTMENTS LLC
	76	3019 CHIHUAHUA ST	DELEON RAUL
O	77	3023 CHIHUAHUA ST	VALENZUELA MARIA D &
	78	3029 CHIHUAHUA ST	TREVINO JESSICA
	79	3101 CHIHUAHUA ST	RICE RUBY JEAN &
	80	3105 CHIHUAHUA ST	QUIROZ PEDRO & GILMA FLORES

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	82	3113 CHIHUAHUA ST	CASTILLO MARCELLO
	83	1723 SINGLETON BLVD	JSM DEVELOPMENT COMPANY
	84	1713 SINGLETON BLVD	JSM DEVELOPMENT CO
	85	1701 SINGLETON BLVD	MONREAL ROGELIO
	86	3013 NAVARO ST	ANTHONY WILLIAM DOUGLAS
	87	1710 TORONTO ST	RICHARDSON JESSIE LAVANDA &
	88	1708 TORONTO ST	HERNANDEZ MARIO
	89	1714 TORONTO ST	DAVIS CARLOES LEE
	90	1718 TORONTO ST	MEADOWS ZACHARY ALAN
	91	1720 TORONTO ST	BEYENE ENYEW
	92	1719 TORONTO ST	RODRIGUEZ ANTONIO
	93	1715 TORONTO ST	GRAY LARRY JAMES &
	94	1711 TORONTO ST	DUNN BENNIE L
	95	1707 TORONTO ST	BENITEZ PATRICIO
	96	3103 NAVARO ST	DUVALL RICHARD DUANE
	98	3110 NAVARO ST	CASTILLO MARCELO
	99	3104 NAVARO ST	GEDALIA PARTNERSHIP LP
	100	3100 NAVARO ST	SESSION CLEVELAND R
	101	3020 NAVARO ST	SESSION CLEVELAND R &
	102	3018 NAVARO ST	SMITH CURTIS
	103	3012 NAVARO ST	WDA PROPERTIES LLC
	104	1837 DULUTH ST	JOHNSON JANET &
X	106	2913 VILBIG RD	DEAVILA MARIA C
	107	1815 AKRON ST	SMCCP RC
	108	2818 GUYMON ST	CHAVEZ MARY ANN
	109	1825 DULUTH ST	JOHNSON ANNIE LF EST
	110	1819 DULUTH ST	HERNANDEZ MANUEL &
	112	1811 DULUTH ST	MEDINA ANTONIA
	113	1807 DULUTH ST	MEDINA DAGABERTO
	114	1801 DULUTH ST	MEDINA DAGOBERTO
	115	1802 AKRON ST	MEDINA ANTONIO &

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	116	1806 AKRON ST	TORRES JESUS
X	117	1810 AKRON ST	HALL DOROTHY J
	118	1838 DULUTH ST	WHITE WILLIE
	119	1834 DULUTH ST	FRANKLIN L A &
	120	1828 DULUTH ST	DALLAS AREA HABITAT FOR HUMANITY INC
	121	1826 DULUTH ST	CONFIA HOMES LLC
	122	1822 DULUTH ST	MEDINA JOSE G
	123	1814 DULUTH ST	EDWARDS SILAS M &
	124	1804 DULUTH ST	VELEZ ABEL
	125	1800 DULUTH ST	MOUNTAIN TOP CONTRACTORS LLC
	126	1838 BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT&
	127	1830 BAYONNE ST	DALLAS AREA HABITAT FOR HUMANITY INC
	128	1810 BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
	129	2603 VILBIG RD	PURDIE ROBERT
	130	1809 MUNCIE AVE	DALLAS AREA HABITAT FOR HUMANITY
	131	1811 MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
	132	2513 VILBIG RD	ALVAREZ EPIFANIO & JULIA
	133	2507 VILBIG RD	MARTINEZ LORENA
	134	2503 VILBIG RD	BASORIA JOSE ABEL &
	135	2409 VILBIG RD	GALINDO DOUGLAS
	136	2405 VILBIG RD	BATRES WILIAN WALDEMAR GARCIA &
X	137	1812 MUNCIE AVE	DEAVILA MARIA CATALINA
O	138	1816 MUNCIE AVE	ABDU BINYAM K & ZEYNEB K IBRAHIM
	139	1820 MUNCIE AVE	Taxpayer at
	140	1822 MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
	141	1824 MUNCIE AVE	LAWRENCE REGINALD SR

Z201-105(CT)

	142	1828	MUNCIE AVE	SOTO JOSE A ARREOLA &
	144	1836	MUNCIE AVE	PONCE CESAR
	145	1813	W COMMERCE ST	LOTT SUSAN ELIZABETH S
	146	2800	VILBIG RD	VALDEZ JESSIE
	147	2708	VILBIG RD	MARTINEZ EJINIO EST OF
	148	1730	DULUTH ST	GEBBIA ANTHONY &
	149	1716	DULUTH ST	SHERMAN CHAISL
	150	2726	VILBIG RD	CERVANTES RAYMOND
	151	1735	BAYONNE ST	CERVANTES RAYMOND
	152	1710	SINGLETON BLVD	LEE CHONG Y
	153	1616	SINGLETON BLVD	WEST DALLAS INVESTS LP
	154	1702	SINGLETON BLVD	LEE CHONG Y &
	155	1500	SINGLETON BLVD	Dallas ISD
	156	1404	SINGLETON BLVD	ROBINSON MONA &
	157	1314	DULUTH ST	Taxpayer at
	158	1318	DULUTH ST	Taxpayer at
	159	1320	DULUTH ST	MACIAS JULIA SUAREZ
	160	1400	DULUTH ST	GALINDO JAVIER FLORENTINO L &
	161	1404	DULUTH ST	TEMPLO PENA DE HOREB
	162	1401	DULUTH ST	Taxpayer at
	163	1403	DULUTH ST	SAENZ IRMA HERNANDEZ
	164	1407	DULUTH ST	SAENZ IRMA
	165	2819	CHICAGO ST	LOPEZ FLORENTINO ET AL
	166	1404	BEDFORD ST	HERNANDEZ JENNIFER N
	167	1406	BEDFORD ST	Taxpayer at
	168	1410	BEDFORD ST	Taxpayer at
	169	1412	BEDFORD ST	RODRIGUEZ ALFREDO S
	170	1420	BEDFORD ST	ORTIZ YOLANDA
O	171	2802	CHICAGO ST	SRSR INC
O	172	2814	CHICAGO ST	BANDA ELIDIO
O	173	2818	CHICAGO ST	SRSR INC
	174	2820	CHICAGO ST	SAN SABA ROCK REAL ESTATE LLC
	175	2902	CHICAGO ST	DILLARD CHARLES E JR &
	176	2904	CHICAGO ST	ELVISARA LLC
	177	2903	CHICAGO ST	LOPEZ SEFERINA
	178	2907	CHICAGO ST	WILCHES MARCELEN A

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	179	2919 CHICAGO ST	YANEZ JORGE & MARIELA
	180	2923 CHICAGO ST	WILONSKY DOROTHY &
	181	2927 CHICAGO ST	LUNA GETRUDIS
	182	1318 SINGLETON BLVD	ZARATE ANTONIO
	183	1310 DULUTH ST	SALAZAR RICHARD EST OF
	184	1311 DULUTH ST	Taxpayer at
	185	1324 AMOS ST	YBARA REYNALDO &
	186	1328 AMOS ST	TORRES ALEJANDRINO
	187	1332 AMOS ST	TORRES PEDRO &
	188	1336 AMOS ST	VELASQUEZ ABIGAIL &
	189	1317 AMOS ST	CRAYTON LATISHIA D
	190	1323 AMOS ST	JOHNSON GLORIA
	191	1325 AMOS ST	HAMILTON JERRY R
	192	1329 AMOS ST	GRIMALDO J GUADALUPE MEJIA &
	193	1333 AMOS ST	GRIMALDO ALBERTO
	194	1337 AMOS ST	GRIMALDO MARIA
	195	1341 AMOS ST	GRIMALDO FLORENTINA
	196	1610 W COMMERCE ST	COMMERCIAL METALS COMPANY
	197	1618 W COMMERCE ST	JUNG BUCK L & HELEN W
	198	1607 W COMMERCE ST	RINGER LLC
O	199	1401 W COMMERCE ST	LO 1401 WEST COMMERCE LLC
O	200	1400 W COMMERCE ST	1400 TRIPLE B HOLDINGS LP
	201	2911 CHICAGO ST	QUINTERO MARIA EULALIA
	202	2901 BORGER ST	Taxpayer at
	259	2656 EL CAMINO LN	MEGATEL SOHO SQUARE SA LLC
	263	2647 EL CAMINO LN	MEGATEL SOHO SQUARE
	264	2639 EL CAMINO LN	WANG CLIFFORD &
	265	2631 EL CAMINO LN	TURKSON MASERA ASAMNUA &
	267	2607 EL CAMINO LN	Taxpayer at
X	268	2553 EL CAMINO LN	NAFZIGER JONATHAN &
	269	2537 EL CAMINO LN	CHOICE JAMEILE

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	271	2521 EL CAMINO LN	RICHARDSON ANN M
	272	2513 EL CAMINO LN	SPENCER EDDRICK LAWRENCE
	273	2505 EL CAMINO LN	JAROUN IBRAHIM &
X	276	2530 EL CAMINO LN	GRINNELL NEVIN E
X	278	2546 EL CAMINO LN	SEALS KARIMAH &
	279	2554 EL CAMINO LN	VIOLA SHAUN
	280	2608 EL CAMINO LN	BRYANTHARRELL TERRI
X	281	2616 EL CAMINO LN	BARCLAY MICHAEL &
	282	2632 EL CAMINO LN	WANG CHEN HAN
	283	2640 EL CAMINO LN	DIAZGARCIA EDUARDO ANTONIO &
	285	2641 LA ALTURA LN	GOODSPEED KIMBERLY & PETER
	286	2633 LA ALTURA LN	BRANSON MARQUEZ
O	289	2609 LA ALTURA LN	MCCARTHY JOHN &
X	290	2601 LA ALTURA LN	PATTERSON BRANDI
O	291	2555 LA ALTURA LN	LESNANSKY MARK & LORI
X	293	2539 LA ALTURA LN	Taxpayer at
O	294	2523 LA ALTURA LN	ANTHONY KEITH
	298	1418 ELEVADO DR	BROWN COREY & ALICIA
O	299	1434 ELEVADO DR	PROCTOR MICHAEL &
	310	2300 AL LIPSCOMB WAY	BNSF RAILWAY
	311	2300 AL LIPSCOMB WAY	BNSF RAILWAY
O	A1	2651 CARMELITA ST	Taxpayer at
O	A2	2659 CARMELITA ST	Taxpayer at
O	A3	2460 CARMELITA ST	Taxpayer at
O	A4	2468 CARMELITA ST	Taxpayer at
O	A5	2476 CARMELITA ST	Taxpayer at
O	A6	2501 CARMELITA ST	Taxpayer at
O	A7	2502 CARMELITA ST	Taxpayer at
O	A8	2503 CAROLWOOD LN	Taxpayer at
O	A9	2504 CAROLWOOD LN	Taxpayer at
O	A10	2509 CARMELITA ST	Taxpayer at

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A11	2510 CARMELITA ST	Taxpayer at
O	A12	2511 CAROLWOOD LN	Taxpayer at
O	A13	2512 CAROLWOOD LN	Taxpayer at
O	A14	2517 CARMELITA ST	Taxpayer at
O	A15	2525 CARMELITA ST	Taxpayer at
O	A16	2526 CARMELITA ST	Taxpayer at
O	A17	2533 CARMELITA ST	Taxpayer at
O	A18	2534 CARMELITA ST	Taxpayer at
O	A19	2541 CARMELITA ST	Taxpayer at
O	A20	2621 CAROLWOOD LN	Taxpayer at
O	A21	2613 CAROLWOOD LN	Taxpayer at
O	A22	2630 CAROLWOOD LN	Taxpayer at
O	A23	2605 CAROLWOOD LN	Taxpayer at
O	A24	2614 CAROLWOOD LN	MEGATEL SOHO SQUARE SA LLC
O	A25	2551 CAROLWOOD LN	Taxpayer at
O	A26	2606 CAROLWOOD LN	Taxpayer at
O	A27	2543 CAROLWOOD LN	Taxpayer at
O	A28	2552 CAROLWOOD LN	Taxpayer at
O	A29	2535 CAROLWOOD LN	Taxpayer at
O	A30	2544 CAROLWOOD LN	Taxpayer at
O	A31	2527 CAROLWOOD LN	Taxpayer at
O	A32	2536 CAROLWOOD LN	Taxpayer at
O	A33	2519 CAROLWOOD LN	Taxpayer at
O	A34	2528 CAROLWOOD LN	Taxpayer at
O	A35	2520 CAROLWOOD LN	Taxpayer at
O	A36	2645 CAROLWOOD LN	Taxpayer at
O	A37	2653 CAROLWOOD LN	Taxpayer at
O	A38	2637 CAROLWOOD LN	Taxpayer at
O	A39	2629 CAROLWOOD LN	Taxpayer at
O	A40	2654 CAROLWOOD LN	Taxpayer at
O	A41	2557 CARMELITA ST	Taxpayer at

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A42	2518 CARMELITA ST	Taxpayer at
O	A43	2452 CARMELITA ST	Taxpayer at
O	A44	1450 RODEO DR	Taxpayer at
O	A45	1451 ELEVADO DR	Taxpayer at
O	A46	1734 MUNCIE AVE	Taxpayer at
O	A47	1732 BAYONNE ST	Taxpayer at
O	A48	1727 BAYONNE ST	Taxpayer at
O	A49	1600 SINGLETON BLVD	Taxpayer at
O	A50	2444 CARMELITA ST	Taxpayer at
O	A51	2538 EL CAMINO LN	MEGATEL SOHO SQUARE
O	A52	1300 DULUTH ST	Taxpayer at
O	A53	1300 DULUTH ST	Taxpayer at
O	A54	1351 HAMEL ST	Taxpayer at
O	A55	1402 ELEVADO DR	Taxpayer at
O	A56	1442 ELEVADO DR	Taxpayer at
O	A57	1450 ELEVADO DR	Taxpayer at
O	A58	1458 ELEVADO DR	Taxpayer at
O	A59	1466 ELEVADO DR	Taxpayer at
O	A60	1474 ELEVADO DR	Taxpayer at
O	A61	1482 ELEVADO DR	Taxpayer at
O	A62	1717 BAYONNE ST	Taxpayer at
O	A63	1717 PABLO ST	Taxpayer at
O	A64	1722 DULUTH ST	Taxpayer at
O	A65	1723 BAYONNE ST	Taxpayer at
O	A66	1727 PABLO ST	Taxpayer at
O	A67	2542 CARMELITA ST	Taxpayer at
O	A68	2550 CARMELITA ST	Taxpayer at
O	A69	2649 LA ALTURA LN	Taxpayer at
O	A70	2600 VILBIG RD	Taxpayer at
O	A71	2600 VILBIG RD	Taxpayer at
O	A72	2561 EL CAMINO LN	Taxpayer at

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A73	2549 CARMELITA ST	Taxpayer at
O	A74	2604 CARMELITA ST	Taxpayer at
O	A75	2612 CARMELITA ST	Taxpayer at
O	A76	2603 CARMELITA ST	Taxpayer at
O	A77	2620 CARMELITA ST	Taxpayer at
O	A78	2611 CARMELITA ST	Taxpayer at
O	A79	2628 CARMELITA ST	Taxpayer at
O	A80	2619 CARMELITA ST	Taxpayer at
O	A81	2636 CARMELITA ST	Taxpayer at
O	A82	2627 CARMELITA ST	Taxpayer at
O	A83	2644 CARMELITA ST	Taxpayer at
O	A84	2635 CARMELITA ST	Taxpayer at
O	A85	2652 CARMELITA ST	Taxpayer at
O	A86	2643 CARMELITA ST	Taxpayer at
O	A87	3111 CHIHUAHUA ST	MORALES MARTIN
O	A88	1832 MUNCIE AVE	AMAYA J JESUS CAMACHO &
O	A89	1519 TORONTO ST	MARTINEZ JESUS
O	A90	3011 EL BENITO DR	Taxpayer at
O	A91	1539 SINGLETON BLVD	Taxpayer at
O	A92	1537 SINGLETON BLVD	1537 SINGLETON LLC
O	A93	3114 CHIHUAHUA ST	SUNSET MANOR LLC
O	A94	2625 LA ALTURA LN	PAYROVI DUSTIN
O	A95	3112 NAVARO ST	POSADA FRANCISCO & MARIA
O	A96	1813 DULUTH ST	POSADA FRANCISCO
X	A97	2615 EL CAMINO LN	Taxpayer at
X	A98	2547 LA ALTURA LN	MEGATEL SOHO SQUARE S A LLC
X	A99	2622 CAROLWOOD LN	Taxpayer at
O	A100	2522 EL CAMINO LN	RODRIGUEZ VALERIA &
O	A101	2617 LA ALTURA LN	LINK MARC W
O	A102	2624 EL CAMINO LN	MEGATEL SOHO SQUARE
O	A103	2507 LA ALTURA LN	JONES ERICA

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A104	2638 CAROLWOOD LN	MEGATEL SOHO SQUARE SA LLC
O	A105	2646 CAROLWOOD LN	MEGATEL SOHO SQUARE SA LLC
O	A106	1410 ELEVADO DR	NOLAN CHRISTOPHER J
O	A107	1510 TORONTO ST	Taxpayer at
O	A108	1522 TORONTO ST	Taxpayer at
O	A109	1419 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
O	A110	1535 SINGLETON BLVD	PINNEBOG TEMPLE PTNRS LTD
O	A111	3010 CHIHUAHUA ST	Taxpayer at
O	A112	2506 EL CAMINO LN	MEGATEL SOHO SQUARE SA LLC
O	A113	2514 EL CAMINO LN	RAZO JOSE EMMANUEL &
O	A114	2545 EL CAMINO LN	MEGATEL SOHO SQUARE SA LLC
O	A115	1403 SINGLETON BLVD	HMK LTD
O	A116	1724 TORONTO ST	HMK LTD
O	A117	1814 SINGLETON BLVD	HMK LTD
O	A118	1810 SINGLETON BLVD	HMK LTD
O	A119	1802 SINGLETON BLVD	HMK LTD
O	A120	1739 SINGLETON BLVD	HMK LTD
O	A121	1412 DULUTH ST	HMK LTD
O	A122	1414 DULUTH ST	HMK LTD
O	A123	1416 DULUTH ST	HMK LTD
O	A124	1420 DULUTH ST	HMK LTD
O	A125	1422 DULUTH ST	HMK LTD
O	A126	1426 DULUTH ST	HMK LTD
O	A127	1413 DULUTH ST	HMK LTD
O	A128	1417 DULUTH ST	HMK LTD
O	A129	1421 DULUTH ST	HMK LTD
O	A130	1423 DULUTH ST	HMK LTD
O	A131	1427 DULUTH ST	HMK LTD
O	A132	2917 VILBIG RD	HMK LTD
O	A133	1823 BEDFORD ST	HMK LTD
O	A134	2921 VILBIG RD	Taxpayer at

Z201-105(CT)

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A135	2655 EL CAMINO LN	MEGATEL SOHO SQUARE
O	A136	2529 EL CAMINO LN	NGUYEN DIANE
O	A137	2648 EL CAMINO LN	MEGATEL SOHO SQUARE SA LLC