

FILE NUMBER: Z190-279(CT) **DATE FILED:** June 8, 2020
LOCATION: South of Muncie Avenue, between Conklin Street and Borger Street
COUNCIL DISTRICT: 6 **MAPSCO:** 44 P
SIZE OF REQUEST: ±3.2 acres **CENSUS TRACT:** 43.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: GRBK Frisco, LLC

REQUEST: An application for a Planned Development District for TH-3(A) Townhouse District Uses on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District.

SUMMARY: The purpose of the request is to allow for a townhouse development to include 37 dwelling units.

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

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

BACKGROUND INFORMATION:

- The request site is comprised of several lots consisting of a mixture of single family homes and undeveloped land.
- The applicant is proposing a Planned Development District for a TH-3(A) Townhouse District uses.

Zoning History:

There have been seven recent zoning change requests in the vicinity within the last five years.

1. **Z167-176:** An application for a Planned Development District for TH-3(A) Townhouse District was withdrawn on July 5, 2017 located on the northeast, southeast, and southwest corners of North Edgefield Avenue and Stafford Avenue.
2. **Z178-159 and Z189-189:** On August 22, 2018 and June 26, 2019, the City Council approved Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited for a concrete batch plant located on the north line of Commerce Street, west of Sylvan Avenue.
3. **Z189-241:** An authorized Hearing to consider the appropriate zoning for the area including use, development standards, parking, landscaping, signs, and other appropriate regulations in 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.
4. **Z189-301** On November 13, 2019, the City Council approved the renewal of Specific Use Permit No. 1752 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on the North line of Commerce Street, west of Sylvan Avenue.
5. **Z190-116** On May 21, 2020 the City Plan Commission recommended denial of an application for a Planned Development District for MU-3 District on the southeast corner of West Commerce Street and Neal Street.
6. **Z190-277** On September 3, 2020, City Plan Commission denied an application for an MF-2(S) Multifamily District on property zoned TH-3(A) on the south line of Bayonne Street, east of Conklin Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Borger Street	Local	Variable
Crossman Avenue	Local	55'
North Winnetka Avenue	Local	55'
Conklin Street	Local	50'

Traffic:

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

COMPREHENSIVE PLAN:

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

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.

West Dallas Comprehensive Land Use Study (2009)**Subarea 9: Western Heights/La Loma**

Subarea 9 is comprised of single family (R-5(A)), industrial (IR and IM), townhouse (TH-3), mid-range office (M)-1), multi-family (MF-2 and 4) zoned districts, with scattered vacant lots throughout those districts. The subarea has a large concentration of incompatible single family uses located south of Singleton Boulevard. There are two (2) nonconforming uses, manufactured home park and a multi-family complex located in an IR zoned district, The PDDs in Subarea 9 include Nos. 319 and 256, and the SUPs include Nos. 98 and 788.

Although, the area plan does not speak to residential development in the area, since 2009, the area has moved toward residential nature.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR TH-3(A)	Undeveloped
North	TH-3(A)	Single Family Undeveloped Church
South	IR IM SUP No. 1804; SUP No. 1752	Concrete Batch Plant Warehouse
West	TH-3(A) R-5(A)	Single Family Undeveloped
East	TH-3(A)	Single Family Undeveloped

Land Use Compatibility

The request site is currently undeveloped. The subject site is proposed to be developed with 37 townhomes. Surrounding land uses consist of residential zoning to the north comprised of single family dwellings, a church, and undeveloped lots. East of the site are more single family dwellings and undeveloped land. South of the site are the railroad line and industrial uses and west are single family dwellings and undeveloped land.

The proposed development will allow for the development of 37 dwelling unit within the PD. The proposed Planned Development District has a TH-3(A) Townhouse District base. The maximum number of dwelling units allowed is 37. The TH-3(A) allows for no minimum setbacks for single family structures and the PD also follows that standard for setbacks.

Although the land use plan does not recommend residential zoning for the area, recent zoning trends for the area are turning away from the industrial nature to residential properties. In 2014 and 2015, properties to the west (Planned Development District No. 944) and the north (Planned Development District No. 933) have been approved rezoning from IR Districts. PD No. 944 is a residential, R-5(A) based district and PD 933 is a MU-2 Mixed Use based district that is currently developed with residential developments.

Per the code, a shared access development is created by platting for no less than three and no more than 36 individual lots. Shared access development must be restricted by the plat to single family use. The proposed development is seeking 37 individual lots which is a slight deviation from the code. A minimum landscape area equal to 15 percent of the total shared access development area will be required. Also, lot sizes are proposed at 1,800 square feet which would be 200 square feet less than the minimum lot size within a TH-3(A) Townhouse District.

Staff considers the request to be compatible with the surrounding neighborhood as the property to the north is zoned TH-3(A) and single family residences are the main use surrounding the site. The area needs redevelopment, and the trend has been moving toward residential development in the area.

During the City Plan Commission hearing, additional provisions were added stating that the outdoor amenity space must remain unfenced and undeveloped and the requirement of a six-foot fence along the rear perimeter property line parallel to Crossman Avenue.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front*	Side/Rear*						
IR Industrial Research – existing	15'	30' adjacent to residential OTHER: No Min.	0.5 for retail and personal service 0.75 for any combination of lodging, office, and retail 2.0 for all uses combined	N/A	200'	80%	Proximity Slope Visual Intrusion	Industrial
TH-3(A) Townhouse – existing	No Minimum	No Min. Rear/Side for single-family structures Duplex: Side - 5' Rear -10' 10' for Other Permitted structures	12 DU/acre	2,000 sq. ft./lot	36'	60% For residential 25% for nonresidential	N/A	Single Family, Duplex
New PD – proposed	No Minimum	No minimum	37 DU (approx. 11.6 DU/acre)	1,800 sq. ft./lot	30'	60%	Open Space	Single Family

Parking:

The PD conditions will follow parking regulations contained in Division 51A-4.200 for off-street parking/loading requirements for each use. Parking requirements for single family uses in the TH-3(A) District require one space per dwelling unit. The applicant will need to meet this requirement at the permitting stage of the development.

Landscaping

Landscaping must be provided in accordance with Article X, as amended.

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 to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, properties to the north of the site are located within an “E” Category.

LIST OF OFFICERS

GRBK Frisco, LLC

James R. Brickman, CEO and Director
Richard A. Costello, CFO
Jed Dolson, President

CPC ACTION
April 8, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for TH-3(A) Townhouse District Uses, subject to a revised conceptual plan and conditions, as briefed; on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District, south of Muncie Avenue, between Conklin Street and Borger Street.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Garcia, Rubin

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

Notices: Area: 500 Mailed: 144
Replies: For: 5 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not Speak): Jennifer Hiromoto, 3904 Elm St., Dallas, TX, 75226
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 located at the south terminus of Crossman Ave, N. Winnetka Ave, and Conklin St. The size of PD ____ is approximately 3.2 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) For single family uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and a final plat, the text of this article controls.

(b) For all other uses, 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.

The only main uses permitted are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse 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 TH-3(A) Townhouse District is subject to DIR in this district; etc.

SEC. 51P- _____.108. ACCESSORY USES.

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.

SEC. 51P- _____.109. 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 the TH-3(A) Townhouse District apply.

(b) Front, side, and rear yard. No setback is required.

(c) Density. Maximum number of dwelling units is 37.

(d) Height. Maximum structure height is 30 feet.

(d) Floor area ratio. No maximum floor area ratio for residential uses.

(f) Lot size. Minimum lot size is 1,800 square feet.

(f) Lot coverage. Maximum lot coverage for residential structures is 60 percent. The shared access area may be used to determine lot coverage. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For a shared access development, landscaping must be provided in accordance with Sections 51A-10.125(a)(2).
- (c) A shared access development that has a maximum of 37 individual lots must provide a minimum of landscape area equal to 15 percent of the total shared access development area.
- (d) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.113. SIGNS.

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

SEC. 51P- _____.114. ADDITIONAL PROVISIONS.

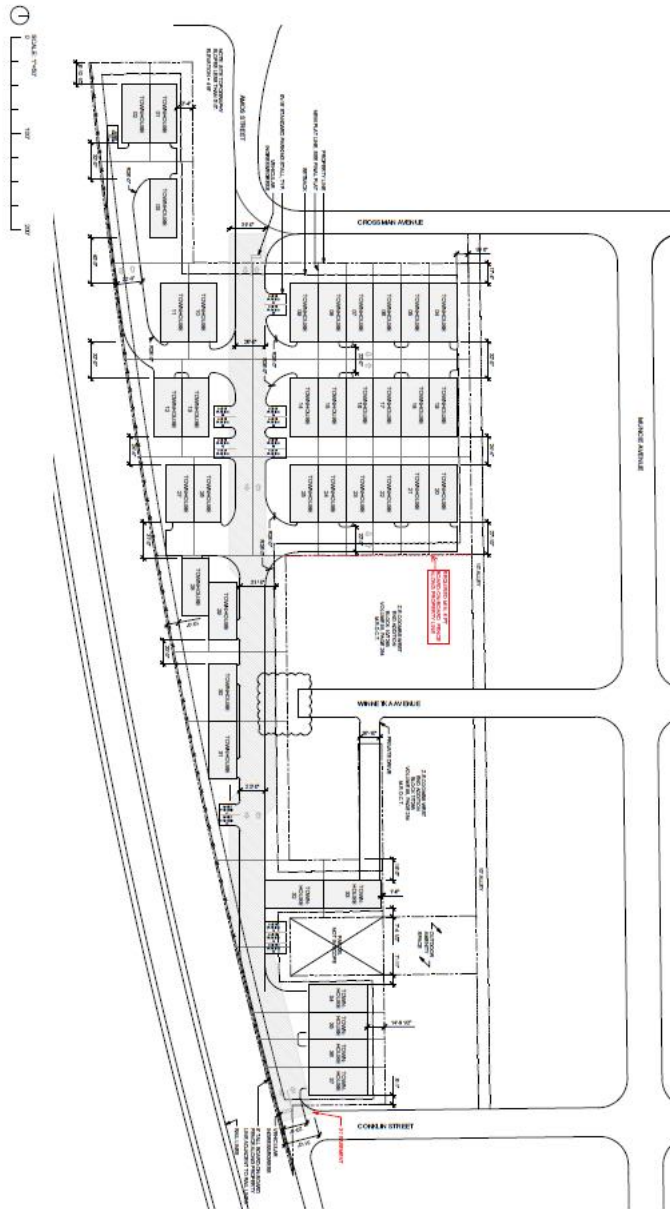
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) A shared access development may contain no more than 37 individual lots.
- (d) The area shown as outdoor amenity space on the Conceptual Plan (Exhibit ____A) must remain unfenced and undeveloped. Structures are prohibited in this area.

(e) A minimum six foot tall board-on-board wooden fence must be provided along the rear perimeter property line parallel to Crossman Avenue near the east side of the drive adjacent to townhomes number 20-25 as shown on the Conceptual Plan (Exhibit ____A).

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 city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.

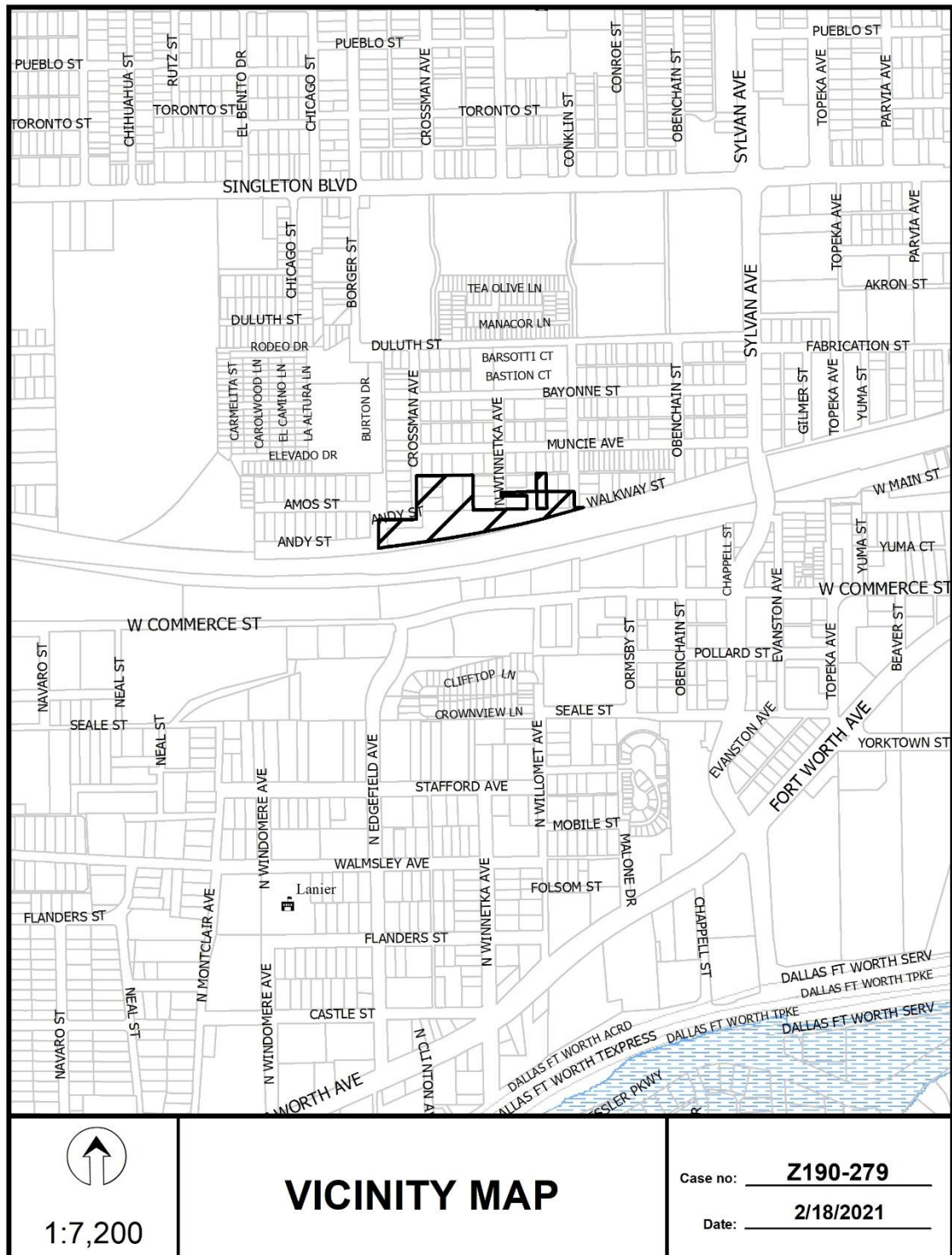


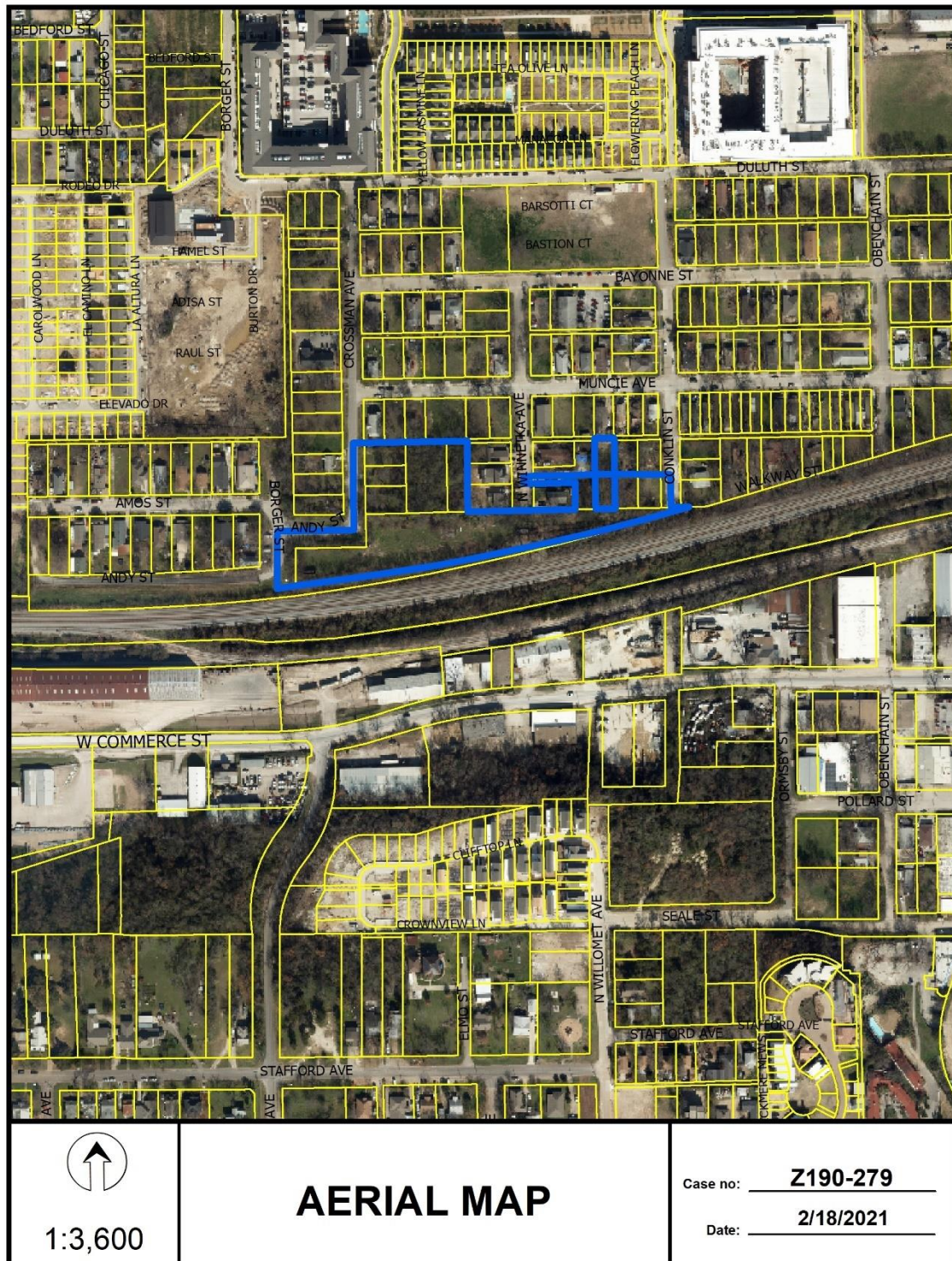
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Fayetteville, AR 72701
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bornemannstudio.com
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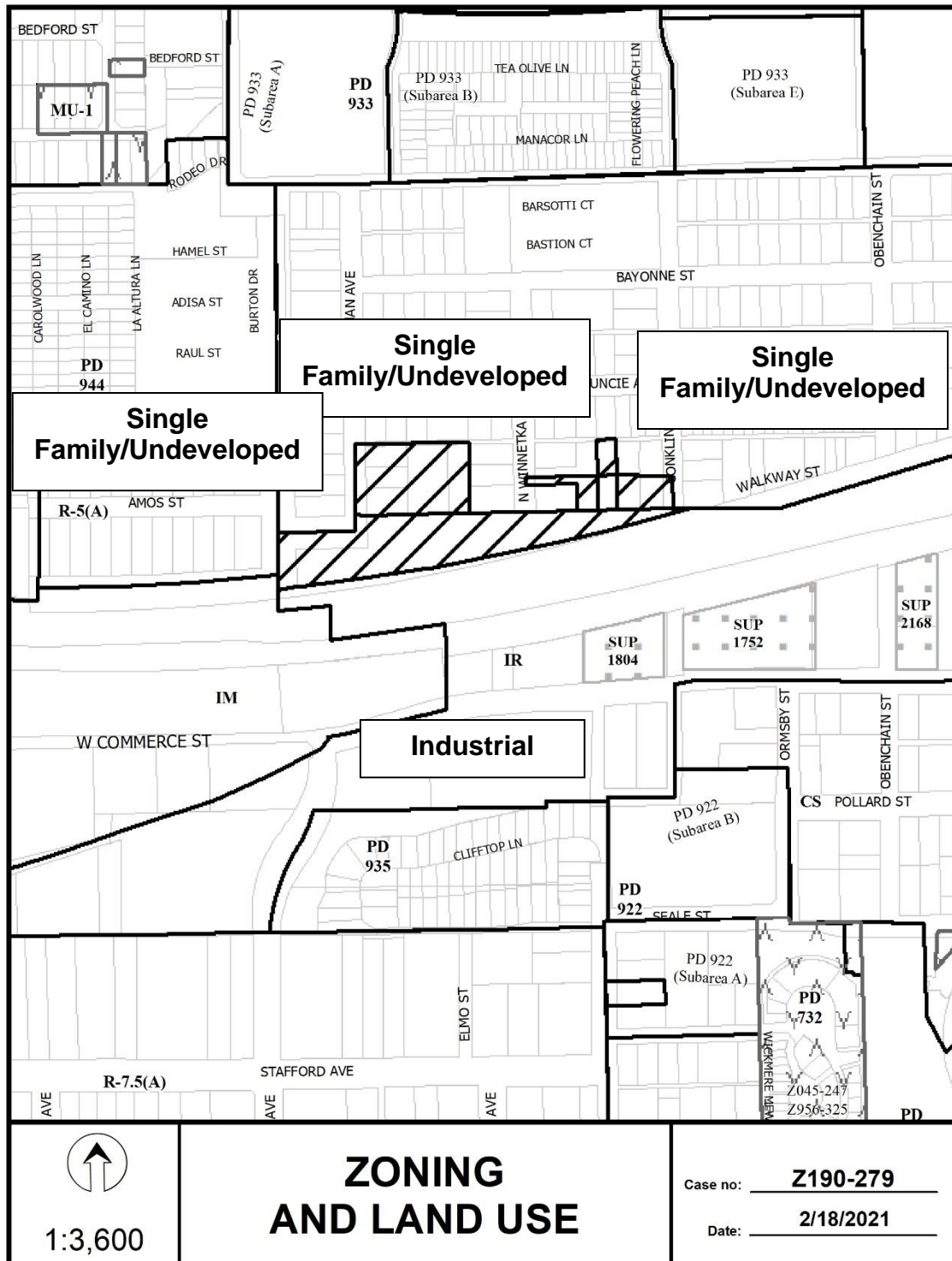
Z190-279(CT)

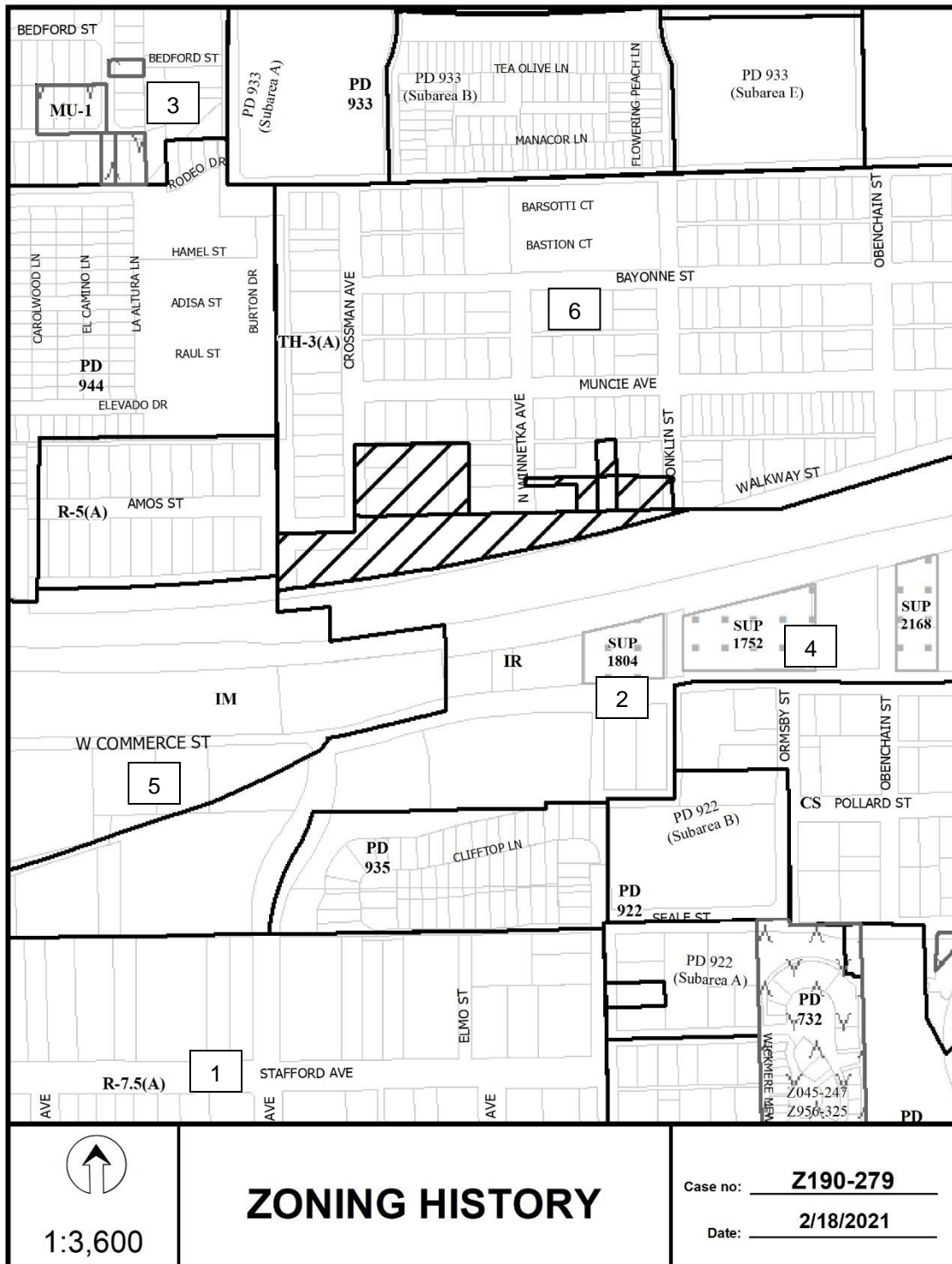
CPC RECOMMENDED CONCEPTUAL PLAN (Enlarged)











CPC RESPONSES



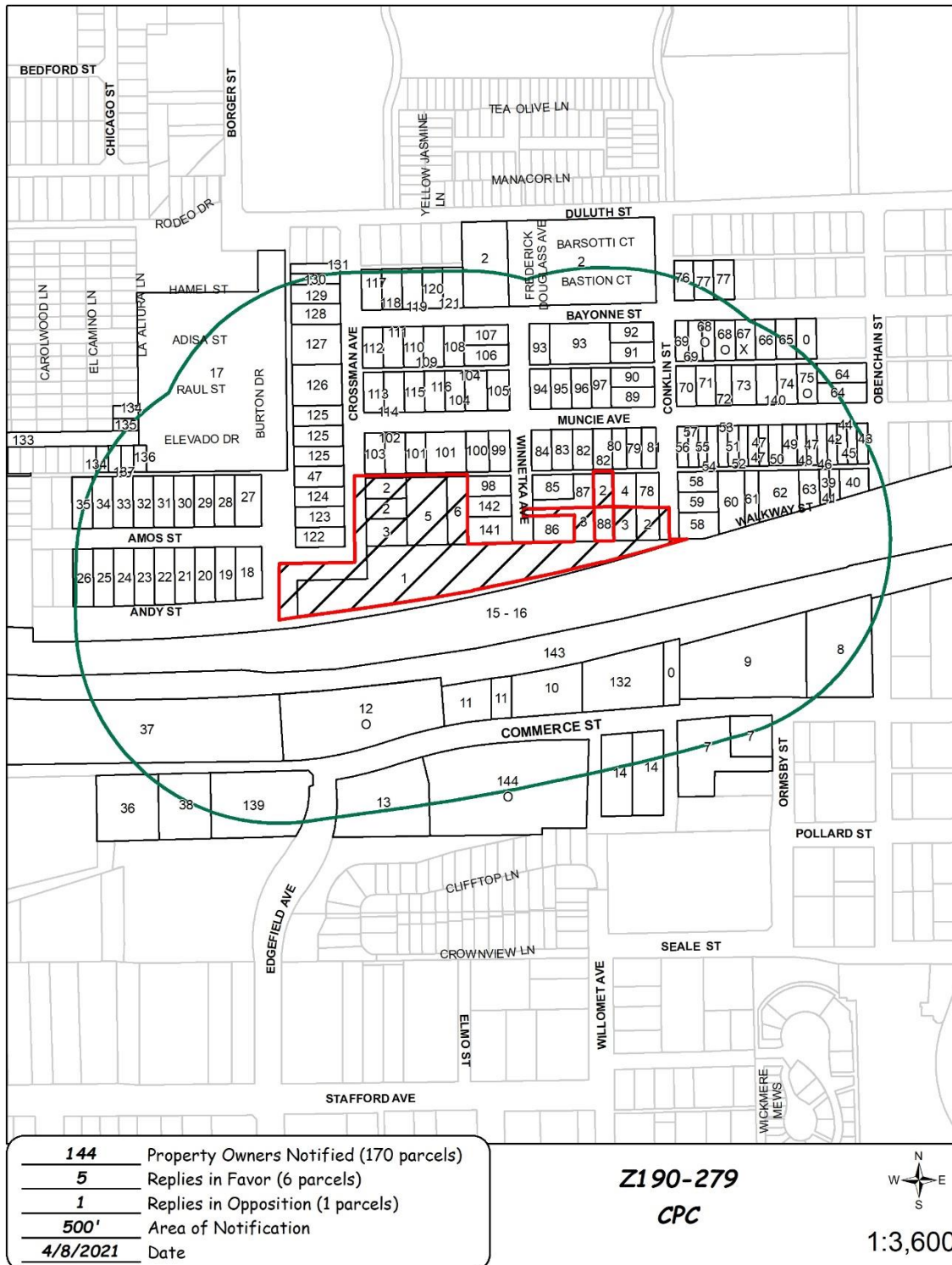
Market Value Analysis A B C D E F G H I NA

1:1,632

Market Value Analysis

Printed Date: 2/18/2021

CPC RESPONSES



04/07/2021

Reply List of Property Owners***Z190-279******144 Property Owners Notified******5 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2404 BORGER ST	Taxpayer at
	2	2403 CONKLIN ST	GRBK FRISCO LLC
	3	2405 CONKLIN ST	GRBK FRISCO LLC
	4	2409 CONKLIN ST	LATIMER LOVE
	5	2404 CROSSMAN AVE	ARNOLD WILL
	6	2404 CROSSMAN AVE	ARNOLD WILLIAM & BIRDIE
	7	1002 W COMMERCE ST	MARTINEZ JAIME
	8	921 W COMMERCE ST	921 WEST COMMERCE STREET DAL
	9	1001 W COMMERCE ST	MARTINEZ DIONICIO JR
	10	1107 W COMMERCE ST	HJ3 VENTURES
	11	1201 W COMMERCE ST	Taxpayer at
O	12	1211 W COMMERCE ST	WILLIEJAXON IV LLC
	13	1220 W COMMERCE ST	HJ3 VENTURES LLC
	14	1032 W COMMERCE ST	HUERTA AGUSTO
	15	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	16	9999 NO NAME ST	UNION PACIFIC RR CO
	17	1300 DULUTH ST	Taxpayer at
	18	1300 AMOS ST	GRIMALDO ALBERTO & ROSA
	19	1304 AMOS ST	SAMARRIPA MARCELINO &
	20	1308 AMOS ST	BURROUGHS BILLY JOE &
	21	1312 AMOS ST	DE LEON JUAN
	22	1316 AMOS ST	SOTO PHILLIP DANIEL
	23	1320 AMOS ST	IPINA FELIPE
	24	1324 AMOS ST	YBARA REYNALDO &
	25	1328 AMOS ST	TORRES ALEJANDRINO
	26	1332 AMOS ST	TORRES PEDRO &

04/07/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1301	AMOS ST	URIBE BRENDA JANET
28	1307	AMOS ST	CASTRO ENRIQUE & ELSA R
29	1309	AMOS ST	PARKS MILDRED JOHNSON
30	1315	AMOS ST	MEDINA ELIGIO
31	1317	AMOS ST	CRAYTON LATISHIA D
32	1323	AMOS ST	JOHNSON GLORIA
33	1325	AMOS ST	HAMILTON JERRY R
34	1329	AMOS ST	GRIMALDO J GUADALUPE MEJIA &
35	1333	AMOS ST	GRIMALDO ALBERTO
36	1338	W COMMERCE ST	1400 TRIPLE B HOLDINGS LP
37	1401	W COMMERCE ST	LO 1401 WEST COMMERCE LLC
38	1318	W COMMERCE ST	SMITH RAPHAEL W
39	909	WALKWAY ST	GANTZ & SCODELLER LLC
40	2403	OBENCHAIN ST	BRADFIELD MINNIE B
41	907	WALKWAY ST	CHOYCE MYZELLA
42	906	MUNCIE AVE	GONZALEZ JOSE S
43	900	MUNCIE AVE	MERIAN GROUP THE
44	904	MUNCIE AVE	Taxpayer at
45	902	MUNCIE AVE	GARCIA JUAN P &
46	908	MUNCIE AVE	SRSR INC
47	910	MUNCIE AVE	SRSR INC
48	912	MUNCIE AVE	AMERICA US OF
49	914	MUNCIE AVE	SMITH LILLIE M
50	916	MUNCIE AVE	HERNANDEZ GELACIO
51	926	MUNCIE AVE	MICHEAUX OSCAR
52	924	MUNCIE AVE	ANGELES ENRIQUE SUAREZ &
53	928	MUNCIE AVE	WACHE LLC
54	930	MUNCIE AVE	ROBIN WILLIAM
55	932	MUNCIE AVE	ARANDA PEDRO A & JOSEFINA
56	936	MUNCIE AVE	ALVARADO PORFIRIO &
57	934	MUNCIE AVE	MARTINEZ JOSE ANTONIO

04/07/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2410 CONKLIN ST	BREEDLOVE SADIE
	59	2406 CONKLIN ST	PULLAM ALBERTA EST OF
	60	925 WALKWAY ST	COLEMAN BEVERLY
	61	923 WALKWAY ST	BALLARD MARY &
	62	917 WALKWAY ST	ANDERSON CHINA
	63	913 WALKWAY ST	RYAN MATTHEW RICHARD
	64	2503 OBENCHAIN ST	FOUR WINDS BIBLE CHURCH DALLAS
	65	916 BAYONNE ST	PEREZ MARGARITA
	66	918 BAYONNE ST	DAVIS JIMMY VERNELL
X	67	922 BAYONNE ST	GENCO ELISA &
O	68	928 BAYONNE ST	CARRINGTON BRIAN
	69	934 BAYONNE ST	BAYONNE CAPITAL LLC
	70	941 MUNCIE AVE	ALVARADO PORFIRIO &
	71	937 MUNCIE AVE	CC & GB PROPERTIES LLC
	72	931 MUNCIE AVE	STAMATINA HOLDINGS LLC
	73	927 MUNCIE AVE	KHURSHUDIAN ELLEN
	74	915 MUNCIE AVE	BERNAL ENRIQUE & ELVIRA
O	75	913 MUNCIE AVE	CHESTNUT HILL HOLDINGS LLC
	76	939 BAYONNE ST	DAVIS KATHY DINH
	77	935 BAYONNE ST	ONE BAYONNE LLC
	78	2411 CONKLIN ST	DAVIS ABRAM
	79	1004 MUNCIE AVE	UGLY HOUSES R US
	80	1006 MUNCIE AVE	GONZILES JOSE S
	81	1000 MUNCIE AVE	RIVERA ANDRES GOMEZ LIFE ESTATE
	82	1010 MUNCIE AVE	MOSBY LARRY E
	83	1020 MUNCIE AVE	GUIDING LIGHT CH OF GOD
	84	1024 MUNCIE AVE	GUIDING LIGHT HOLINESS CHURCH
	85	2412 N WINNETKA AVE	SHERMAN CHAISL
	86	2402 N WINNETKA AVE	CENICEROS GRICELDA S
	87	1015 WALKWAY ST	SIGUENZA ISMAEL H & TOMAS
	88	1012 WALKWAY ST	WILLIAMS REBECCA

04/07/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2503	CONKLIN ST	ALANCO LLC
90	2507	CONKLIN ST	PIERCE MARY
91	2511	CONKLIN ST	ALVARADO PORFIRIO & ESMERALDA
92	1002	BAYONNE ST	ADVISORY PARTNERS LP
93	1010	BAYONNE ST	GREATER MOUNT PILGRIM
94	1027	MUNCIE AVE	TOLBERT GLORIA J
95	1025	MUNCIE AVE	MUNOZ ADOLFO ALVAREZ &
96	1017	MUNCIE AVE	MEDINA MARIA ROSALINA
97	1011	MUNCIE AVE	HERNANDEZ JUAN ANTONIO &
98	2415	N WINNETKA AVE	KING HOMEBUILDERS LLC
99	1102	MUNCIE AVE	SILPAVIVAT CHAVALIT
100	1106	MUNCIE AVE	TLMIG MANAGEMENT FIRM LLC
101	1112	MUNCIE AVE	SRSR INC
102	1120	MUNCIE AVE	TLMIG MANAGEMENT FIRM LLC
103	1128	MUNCIE AVE	WARE MARY
104	1107	MUNCIE AVE	MUNCIE STREET GROUP LLC
105	1103	MUNCIE AVE	KILSON BENNIE LIFE ESTATE
106	2509	N WINNETKA AVE	CORETZ ALAN &
107	2513	N WINNETKA AVE	CORETZ ALAN & HEIDI
108	1110	BAYONNE ST	MARTINEZ NESTOR J &
109	1114	BAYONNE ST	ARELLANO GERARDO &
110	1118	BAYONNE ST	VASQUEZ FRANCESA EST OF &
111	1120	BAYONNE ST	RODRIGUEZ MONICA
112	1124	BAYONNE ST	VASQUEZ ERICK
113	1127	MUNCIE AVE	HARRIS ROSA LEE
114	1121	MUNCIE AVE	ERVING FREDERICK &
115	1119	MUNCIE AVE	ENRIQUE MARQUEZ
116	1115	MUNCIE AVE	ERVING LARRY
117	1123	BAYONNE ST	ALVARADO RUBEN &
118	1121	BAYONNE ST	COLES MANOR DEV CO LP
119	1119	BAYONNE ST	EUCLID MODERN LLC

04/07/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1115 BAYONNE ST	SUSANTIO RUDY
	121	1109 BAYONNE ST	BARBOZA BONIFACIO
	122	2403 CROSSMAN AVE	Taxpayer at
	123	2405 CROSSMAN AVE	CROSSMAN CITI LLC
	124	2411 CROSSMAN AVE	BROWN PEARLIE
	125	2419 CROSSMAN AVE	CARTER TEMPLE CME CH
	126	2503 CROSSMAN AVE	CARTERS TEMPLE CME CHURCH
	127	2515 CROSSMAN AVE	CROSSMAN OF AMERICA LLC
	128	2519 CROSSMAN AVE	CROSSMAN STREET CAPITAL LLC
	129	2603 CROSSMAN AVE	BOBADILLA EDGAR &
	130	2607 CROSSMAN AVE	MENDOZA MIGUEL S
	131	2607 CROSSMAN AVE	MENDOZA MIGUEL S &
	132	1025 W COMMERCE ST	LISTOCON GROUP LLC
	133	1451 ELEVADO DR	Taxpayer at
	134	2515 LA ALTURA LN	MEGATEL SOHO SQUARE SA LLC
	135	2507 LA ALTURA LN	JONES ERICA
	136	1402 ELEVADO DR	Taxpayer at
	137	1410 ELEVADO DR	NOLAN CHRISTOPHER J
O	138	1418 ELEVADO DR	BROWN COREY & ALICIA
	139	1316 W COMMERCE ST	FIRST CLASS AUTO INC
	140	919 MUNCIE AVE	WILSON BERETTA &
	141	2407 N WINNETKA AVE	FARROW TATIANA BRESHA
	142	2411 N WINNETKA AVE	ASHITEY SARAH OGBEDEI
	143	2300 AL LIPSCOMB WAY	BNSF RAILWAY
O	144	1212 W COMMERCE ST	Taxpayer at