
FILE NUMBER:	Z201-192(LG)	DATE FILED:	February 23, 2021
LOCATION:	Southeast line of Metropolitan Avenue, between Meyers Street and Havana Street		
COUNCIL DISTRICT:	7	MAPSCO:	46 U
SIZE OF REQUEST:	±1.76 acres	CENSUS TRACT:	37.00

REPRESENTATIVE: David Martin & Tommy Mann, Winstead PC

APPLICANT/OWNER: Cornerstone Crossroads Academy

REQUEST: An application for a Planned Development District for R-5(A) Single Family District uses and Private School, Community Service Center, and Child-care Facility uses on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with H/61 Phyllis Wheatley Elementary School Historic Overlay and H/100 Wheatley Place Historic District Overlay.

SUMMARY: The purpose of the request is to continue operation of the existing private school and including additional uses to be permitted by right. [Cornerstone Crossroads Academy].

CPC RECOMMENDATION: Approval, subject to a development plan, a traffic management plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan, a traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-5(A) Single Family District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with H/61 Phyllis Wheatley Elementary School Historic Overlay and H/100 Wheatley Place Historic District Overlay.
- The site consists of two buildings (25,980 square feet and 4,250 square feet) that were constructed in 1929 and is currently named Phyllis Wheatley Elementary School.
- The building was designated a landmark by the City of Dallas in 1993 due to its Spanish-style architecture. The residential area within the vicinity of the site, Wheatley Place, has also been listed on the National Register of Historic Places since 1991.
- In addition to the renovations of the existing buildings, the applicant proposes to construct two classrooms and cap enrollment to 50 students.
- The applicant also proposes to add a private school, community center and childcare facilities as uses permitted by right in the newly proposed planned development district. The private school use requires a specific use permit in an R-5(A) Single Family District and a community center and child care facility are not permitted uses in an R-5(A) Single Family District.

Zoning History:

There has been one new zoning request in the area in the past five years.

1. **Z189-345** On January 8, 2020, the City Council approved an application for a general zoning change from Planned Development District No. 595 R-5(A) Single Family District to Planned Development District 595 MF-2(A) Multifamily District with deed restrictions volunteered by applicant.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Metropolitan Avenue	Local Street	40 feet
Meyers Street	Local Street	40 feet
Havana Street	Local Street	40 feet

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.

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.

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.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plans

The area of request is located within the boundaries of the South Dallas/Fair Park Economic Development Corridor plan which was adopted in September 2001. The study area consists of southeast of the I-30 HOV, south of S Haskell Ave, west of Hatcher St, east of S Lamar St and just north of William Blair Jr. Park. It includes landmarks such as the South Boulevard Park- Park Row Historic District, Fair Park, the Cotton Bowl Stadium, and the Starplex Pavilion.

Land Use:

	Zoning	Land Use
Site	PD No. 595R-5(A) Single Family District, H/61 and H/100	Public School (vacant)
North	PD No. 595 R-5(A) Single Family District, H/100	Single Family
East	PD No. 595 R-5(A) Single Family District, H/100, PD No. 595 R-5(A) Single Family with SUP No. 121	Public Park, Cemetery
South	PD No. 595, R-5(A) Single Family District, H/100	Single Family
West	PD No. 595 R-5(A) Single Family District, H/100	Single Family

Land Use Compatibility:

The area of request is currently the site of a former public school. A public or private school use is only permitted with a Specific Use Permit in an R-5(A) district, the applicant proposes a private school is allowed by right within the proposed PD. A community center or childcare facility are not permitted uses in an R-5(A) Single Family District. Since the proposed site is surrounded by mostly single family homes and a public park, staff believes the proposed uses as a private school, community center and childcare facilities are compatible with surrounding land uses.

Developmental Standards

The table on the following page compares the current PD. No. 595 R-5(A) Single Family District with H/61 and H/100 Districts and the proposed PD conditions with an R-5(A) Single Family District base.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD No. 595 R-5(A) Single Family District with H/61 & H/100	20'	5'	1 DU/5,000 SF	30'	45%	None	Single family, Public School with SUP
Proposed: PD with PD No. 595 R-5(A) uses	20'	5'	1 DU/5,000 SF	30'	35%	Steps, handrails, and parking for public school may encroach in front yard	Private School, Community Center, and childcare facility

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a public school is 1.5 spaces for each kindergarten or elementary school classroom. The site has a total of 29 classrooms and would be required to have 44 spaces. The site is currently developed with 23 parking spaces. With the applicant's proposal, there will be a total of two classrooms on site. Therefore, the total number of spaces for the classrooms would be three spaces.

The applicant also proposes to add a childcare facility and community center uses. For a childcare facility, the parking requirement is one space per 500 square feet of floor area. A community center requires one space per 200 square feet of floor area. The applicant has not finalized how many square feet will be allocated for each use. The applicant also submitted a traffic management plan for the proposed school, which is included in this report.

Market Value Analysis:

Market Value Analysis 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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is considered to be uncategorized. Properties to the north, south, east, and west of the area of request is a "I" MVA category.

List of Partners/Principals/Officers

**Cornerstone Crossroads Academy
Board of Directors, 2020-2021**

- Carla Moss, Chairperson/Strategy & Vision
- Peggy Griege, Secretary, Donor Care & Events
- Matt Moss, Treasurer & Finance Projections
- Bo Estes, Building Design & Construction
- Destanie Sykes Okwumabua, Community Development
- Pastor Chris Simmons, Community Vision
- Bill McMillan, Development
- Keila Selders, JD, Human Resources
- Jason Shyung, JD, Legal
- Matt McReynolds, Partnership & Community Engagement
- Anthony Gregory, Phyllis Wheatley School Project Manager
- Wayne Sims, School Principal
- Kristi Lichtenberg, Ed.D., Standing Member

**CPC ACTION
MAY 6, 2021**

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses and Private School, Community Service Center, and Child-care Facility uses, subject to a development plan, a traffic management plan, and conditions on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with H/61 Phyllis Wheatley Elementary School Historic Overlay and H/100 Wheatley Place Historic District Overlay, on the southeast line of Metropolitan Avenue, between Meyers Street and Havana Street.

Maker: Jackson
Second: Suhler
Result: Carried: 13 to 0

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

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

Notices: Area: 500 Mailed: 183
Replies: For: 10 Against: 1

Speakers: For: None

FOR (Did not speak): David Wright, 1431 Greenway Dr., Irving, TX, 75038
Jon Rollins, 2808 Fairmount St., Dallas, TX, 75201
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Kristi Lichtenberg, 2815 S. Ervay St., Dallas, TX, 75215
Wayne Sims, 2815 S. Ervay St., Dallas, TX, 75215
Todd Atkins, 3918 Crozier St., Dallas, TX, 75215

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 located at the southwest corner of the intersection of Metropolitan Avenue and Meyers Street. The size of PD __ is approximately 1.76 acres.

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

- (a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P -__.104 PURPOSE.

The Phillis Wheatley Elementary School building existing on the Property as of the date of this article is of historical, architectural, and cultural importance, and this article is intended to encourage its reuse and preservation.

SEC. 51P -__.105. DEVELOPMENT PLAN.

- (a) For a private school use, development and use of the Property must comply with the development plan (Exhibit ____ A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P - __.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single-Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single-Family 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 R-5(A) Single-Family District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

- Private school.
- Community service center.
- Child-care facility.

SEC. 51P - __.107. 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 - __.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 41A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls).

(a) Except as otherwise provided in this section, the yard, lot, and space regulations for the R-5(A) Single-family District apply.

(b) Height. Maximum height is 30 feet.

(c) Lot Coverage.

(1) Maximum lot coverage for nonresidential uses is 35%.

(2) Surface parking and sidewalks do not count toward lot coverage.

SEC. 51P - __.109. OFF-STREET PARKING AND LOADING.

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

(b) Private school, community service center, and child-care facility uses with mutually exclusive or compatibly overlapping hours of operation may share existing on-site parking spaces such that one parking space may be counted toward minimum required parking for each use.

(c) In this article, permitted hours of operation for a private school use are mutually exclusive from or compatibly overlapping with permitted hours of operation for a community service center and child-care facility.

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

See Article VI.

SEC. 51P - __.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a private school use, landscaping must be provided as shown on the landscape plan (Exhibit ____B).

(c) 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 contained in Article VII.

SEC. 51P - __.113. FENCES.

An 8-foot chain link fence may be located on the Property in the area shown on the development plan.

SEC. 51P - __.114. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a private school must comply with the traffic management plan (Exhibit __C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the

sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2024**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each **even-numbered year**.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the City Plan Commission.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P - __.115. ADDITIONAL PROVISIONS.

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

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

(c) Notwithstanding anything herein to the contrary, the building and associated improvements existing on the Property as of the date of this article are allowed by right and are not subject to amortization.

(d) Hours of operation.

(1) Private school. A private school may operate only between the hours of 8:00am and 3:30pm.

(2) Community service center. A community service center may operate only between the hours of 3:45pm and 9:00pm.

(3) Child-care facility. A child-care facility may operate only between the hours of 3:45pm and 7:00pm.

(e) Enrollment. Maximum daily enrollment for a private school is 50 students.

SEC. 51P - __.116. COMPLIANCE WITH CONDITIONS.

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

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

CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN



Traffic Management Plan Cornerstone Crossroads Academy 2908 Metropolitan Avenue Dallas, TX 75215

Introduction

The Cornerstone Crossroads Academy (CCA) is a proposed redevelopment of the former Phillis Wheatley School located on Metropolitan Avenue between Havana Street to the west and Meyers Street to the east. This building is located in a residential neighborhood. Surrounding streets are all two-lane, urban cross sections with sidewalks and some on-street parking. Two-way and four-way stop control is utilized at the intersections in the neighborhood.

The existing school consists of two buildings, with a total of 30,220 square feet of interior space. The two-story school building has a total of 25,980 square feet (12,990 square feet per floor) along with the one-story building of 4,250 feet.

No changes to the existing building sizes are anticipated. Revisions to the existing parking lot layout and the addition of a new outdoor basketball court are proposed. **Figure 1** shows the proposed site plan and **Figure 2** is the site location map.

The City of Dallas requires submittal of a School Traffic Management Plan to provide guidance on managing all modes of transportation at the proposed school in a safe and efficient manner. This plan is intended to assess anticipated traffic conditions and present strategies to satisfy the needs of the proposed operation.

School Operational Characteristics Parking Demand

Cornerstone Crossroads Academy seeks to solidify and expand services at the Phillis Wheatley School Site. For over a decade, they have been providing a second chance high-school education serving a 25+ student population in a 1500 sq ft space. These students typically are 16 to 25 years old, who utilize mass transit for transportation purposes. Additionally, 8-10 staff, 2-3 volunteers, and a random number of graduates would be present simultaneously. It was common to have 40 people in the 1-room space at any given time.

Relocating the current program to the Phillis Wheatley School, with no change to the operational parameters, provides space to serve students more adequately. Phase 1 will continue to serve 25-30 students located in 2 classrooms, along with graduates who come from time to time, or after hours for meetings, along with 8-10 staff and 2-3 volunteers. The maximum number of cars utilizing the facility given the above, historically has been 15.

Very few of the students drive cars. Over the past 12 years, the most student parking needed with the 25-student capacity is 3 parking spaces. With parking for staff, volunteers, and students, approximately 15 parking spaces have historically been adequate.

All of the students receive a DART bus pass, which is how most of them get to and from school. **Figure 3** shows the bus and rail stations in the area and potential pedestrian routes to/from the school site. The regular school hours are from 8:00 am to 3:30 pm, Monday through Friday.



The *ITE Parking Demand Manual, 5th Edition*, uses an average rate of 0.26 spaces per student for the Land Use #530 "High School", as shown on **Figure 5** which is the closest approximate use. The future second chance high school use would require $0.26 \text{ spaces/student} \times 30 \text{ students} = 8 \text{ parking spaces}$.

Additionally, the City Code requires 9.5 spaces per 9th through 12th grade classroom. This would calculate to 19 parking spaces for the proposed two classrooms.

The parking lot at the school has 25 spaces, which meets both demand calculations.

It is anticipated that community service center uses will occur on-site in the future. Operating hours for community service uses will be limited to between 3:45 pm and 9:00 pm. Because the operating hours of the school and community service center are mutually exclusive and/or compatibly overlapping, existing on-site parking spaces will be shared to satisfy minimum parking requirements for each use.

Site Access and Circulation

A total of two driveways serve the 25-space school parking lot from Meyers Street. As shown on **Figure 1**, Access A is a 22 ft. driveway with a gate and Access B is a 24 ft. driveway with gate. Given the small volume of cars accessing the site, along with no drop-offs or pick-ups occurring, and staggered arrival and departure times, it is anticipated that no queuing of arriving or departing vehicles will occur. If the need for drop-off or pick-ups occurs, there is space for 4 vehicles as shown on **Figure 1**. The existing parking lot of 25 vehicles will be adequate for the anticipated parking demand based on the future Phase 2 programs.

Pedestrian access will be provided through the existing entrance from Metropolitan Avenue.

Mitigation Strategies - Recommendations

In order to raise awareness in the neighborhood that the school is in operation, it is recommended to enhance the markings and signage in the immediate area around the school. This includes the addition of speed limit signs, based on some complaints of speeding vehicles in the area. Also, the conversion of the two-way stop condition at Metropolitan Avenue and Meyers Street to a four-way stop condition with the addition of two new stop signs. This change in addition to crosswalk markings on all four crossings at both Meyers Street and Havana Street (existing), and advanced crosswalk warning signs for all crossings should improve safety for pedestrians as they approach the school building. **Figure 4** provides a suggested signage and marking plan.

Summary

This plan was developed with direct input from individuals who have been involved in the operation of this second chance high-school program and future neighborhood programs with direct knowledge of the general characteristics of the traffic needs of this operation. The contact for the Cornerstone Crossroads Academy is Kristi Lichtenberg, Executive Director (kristi@cornerstonecrossroads.com).



School TMP Review and Commitment

The school traffic management plan (TMP) for **Cornerstone Crossroads Academy** was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. A concerted effort and full participation of the school administration are essential to maintain safe and efficient traffic operations.

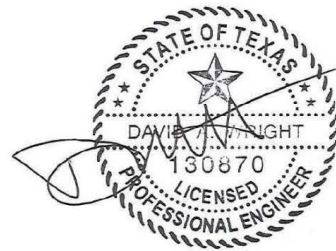
By consent of this submittal, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary through a minor amendment.

Signature

Date

Name: Kristi Lichtenberg
Title: Executive Director

Prepared by:
Traffic Impact Group, LLC
David A. Wright, PE, PTOE
1431 Greenway Drive, Suite 800
Irving, TX 75038
312.343.2151



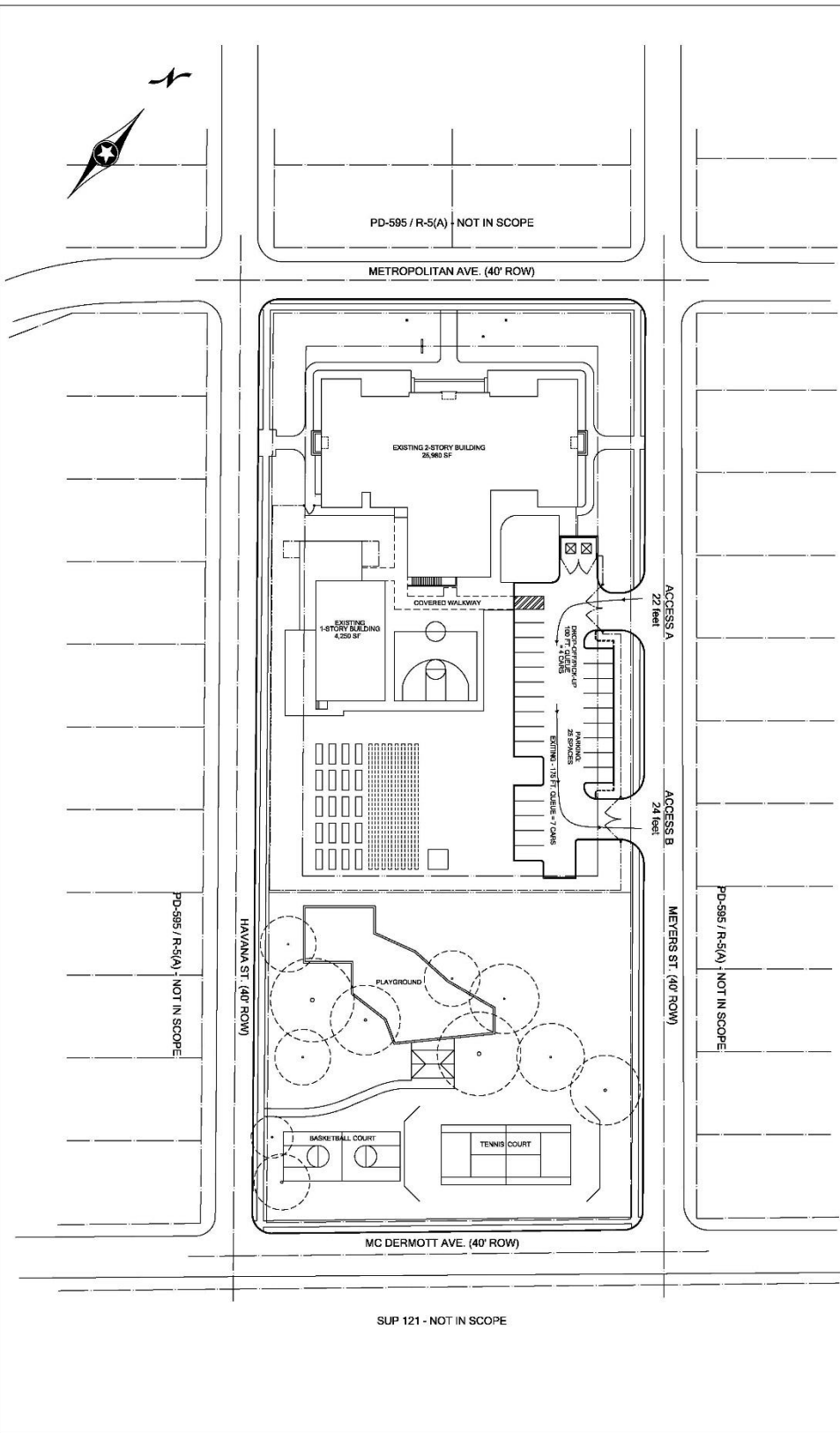
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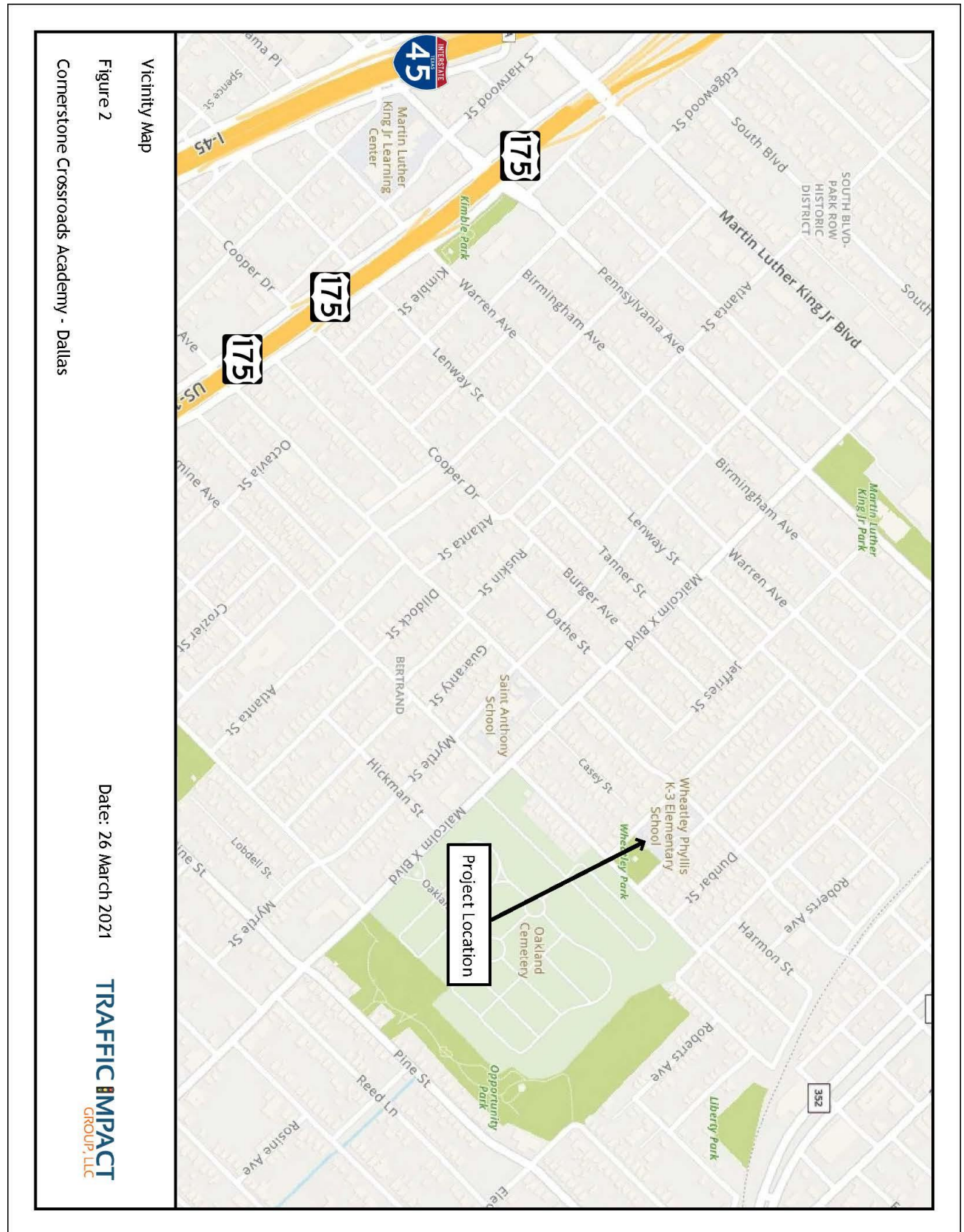
Cornerstone Crossroads Academy
Figure 1
Proposed Site Plan

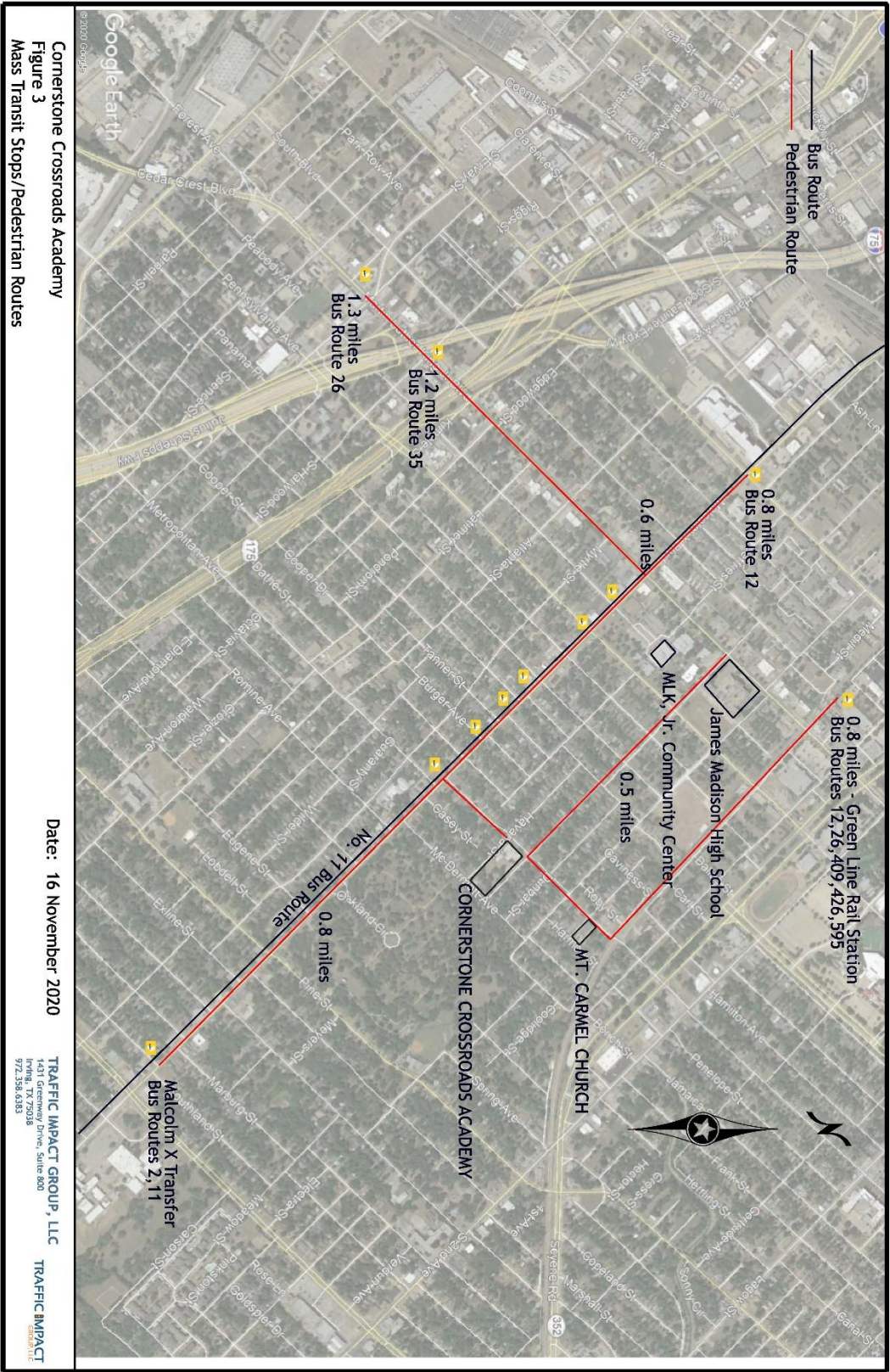
Date: 26 March 2021

TRAFFIC IMPACT GROUP, LLC
1431 Greenway Drive, Suite 800
Irving, TX 75038
972.358.6383

TRAFFIC IMPACT
GROUP, LLC







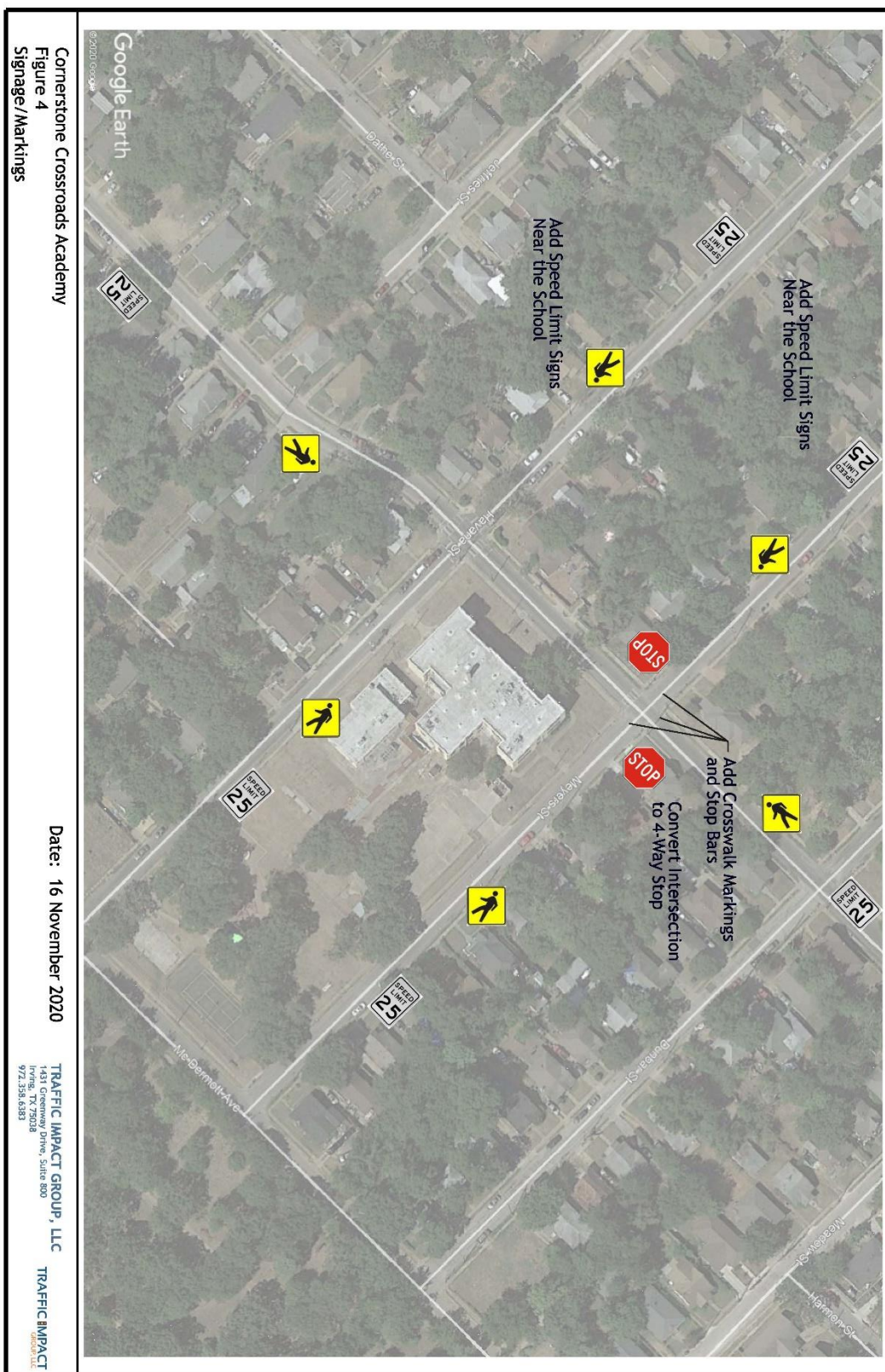


Figure 5

High School (530)

Peak Period Parking Demand vs: Students

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.

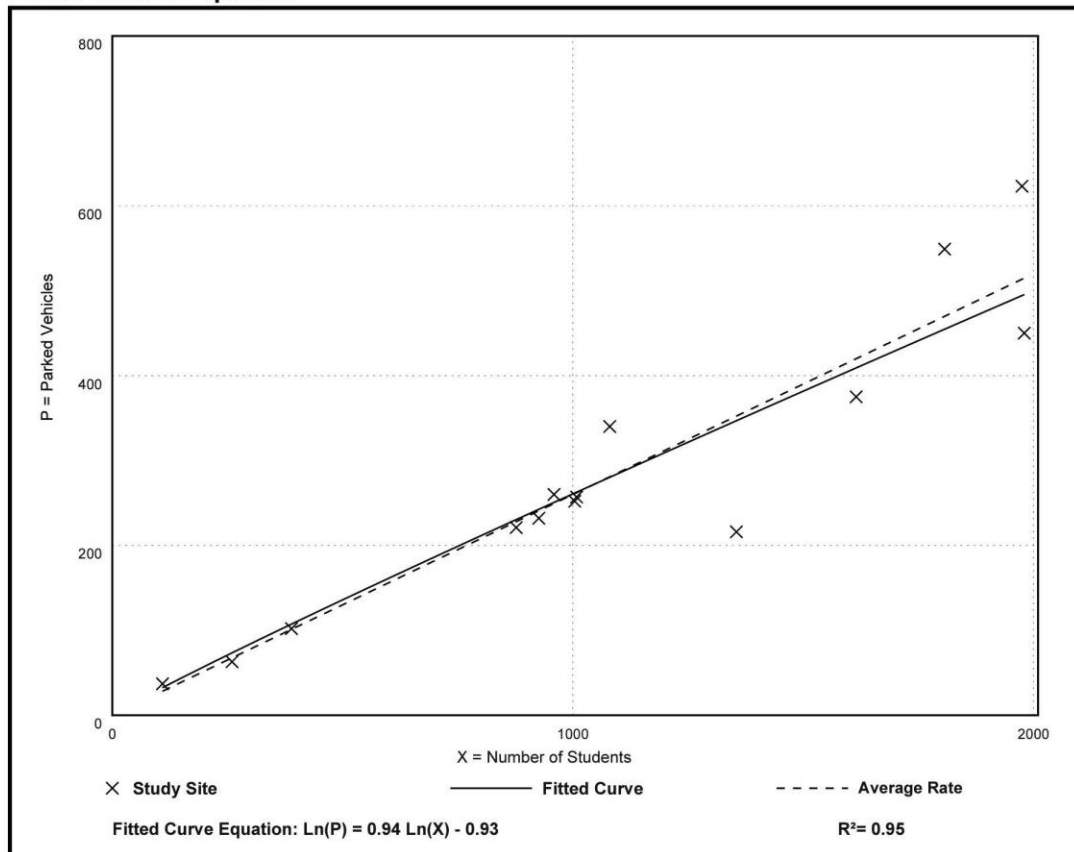
Number of Studies: 14

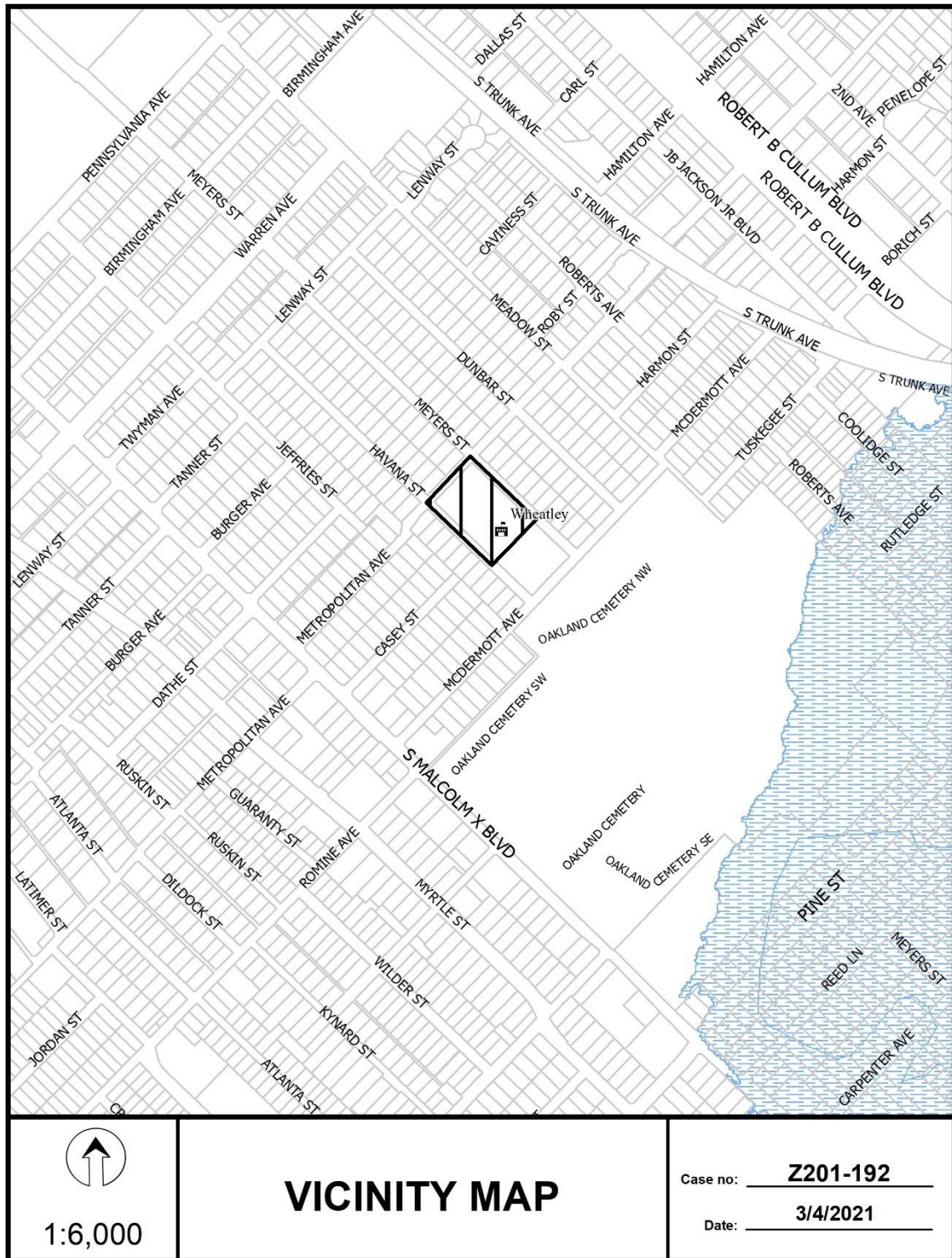
Avg. Num. of Students: 1096

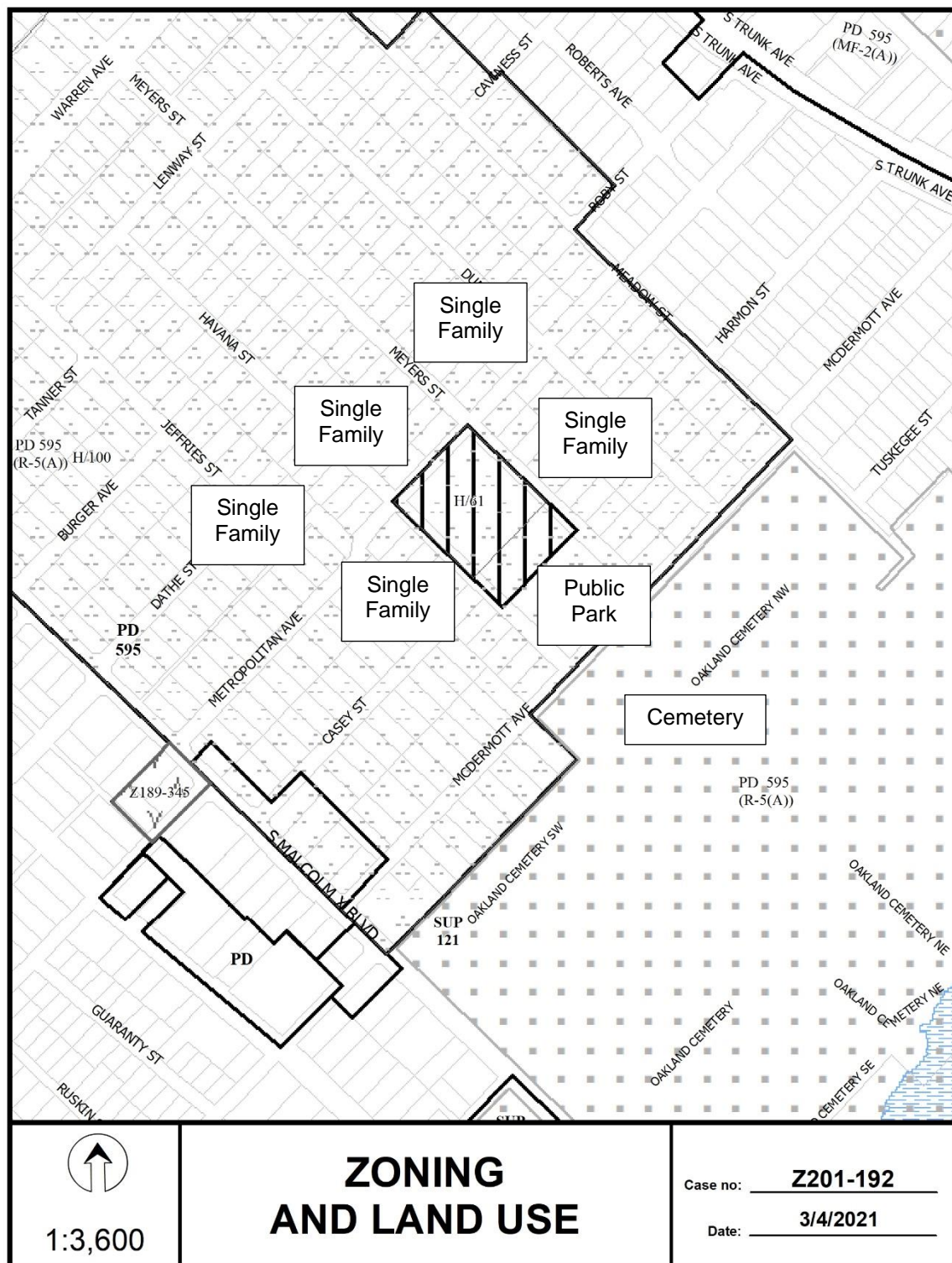
Peak Period Parking Demand per Student

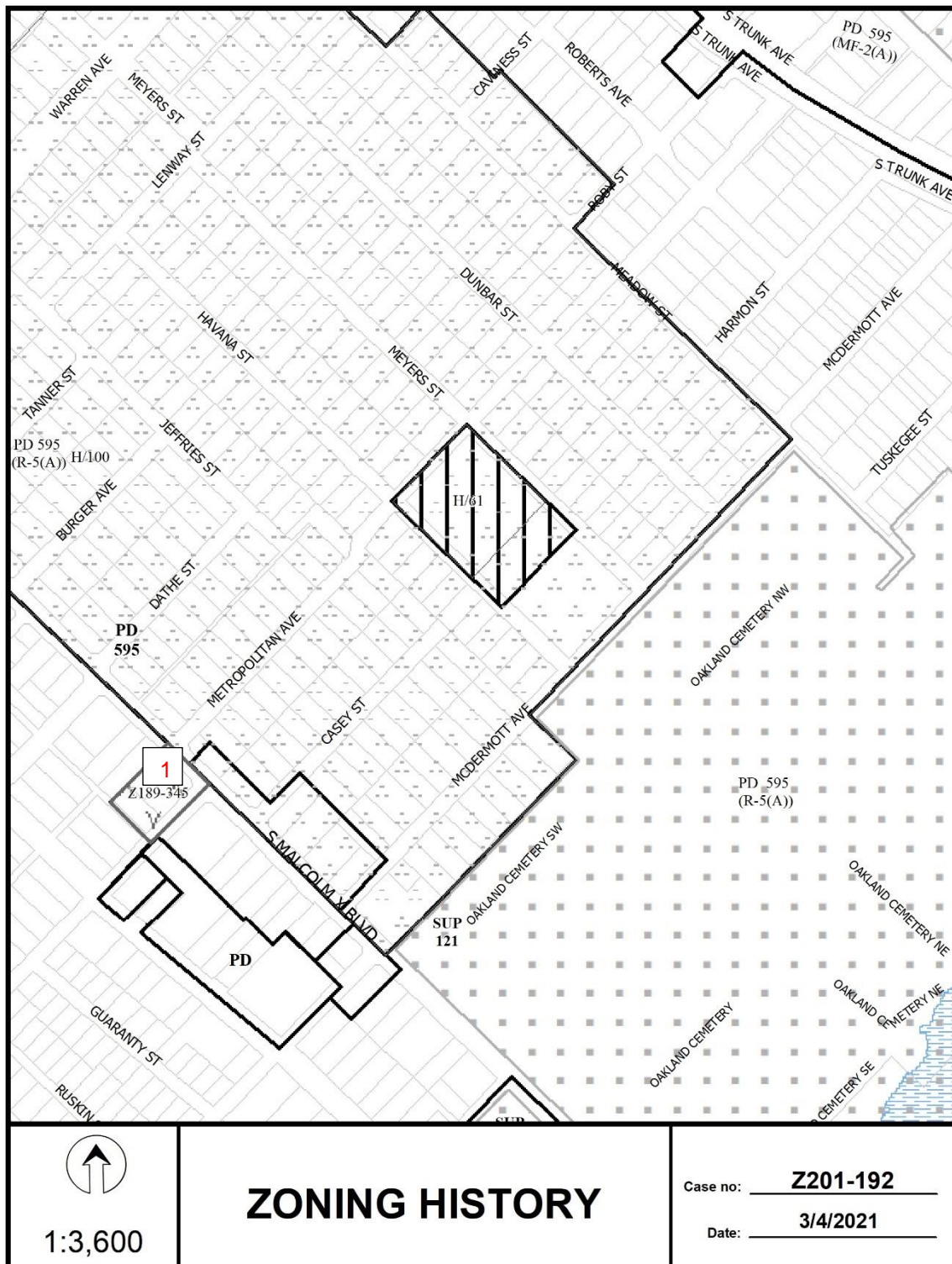
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.26	0.16 - 0.34	0.25 / 0.32	***	0.05 (19%)

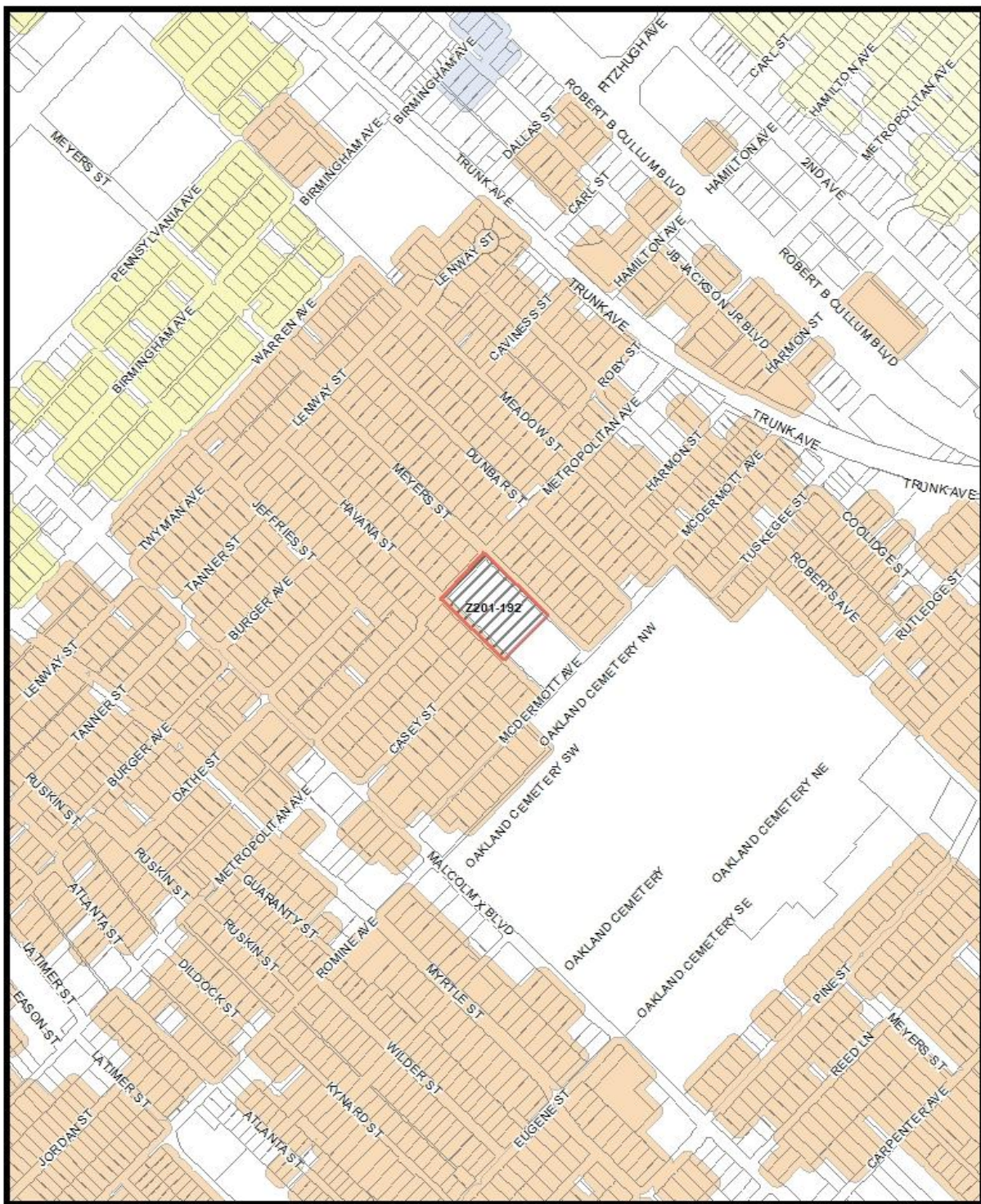
Data Plot and Equation











Market Value Analysis

A	B	C	D	E	F	G	H	I	NA
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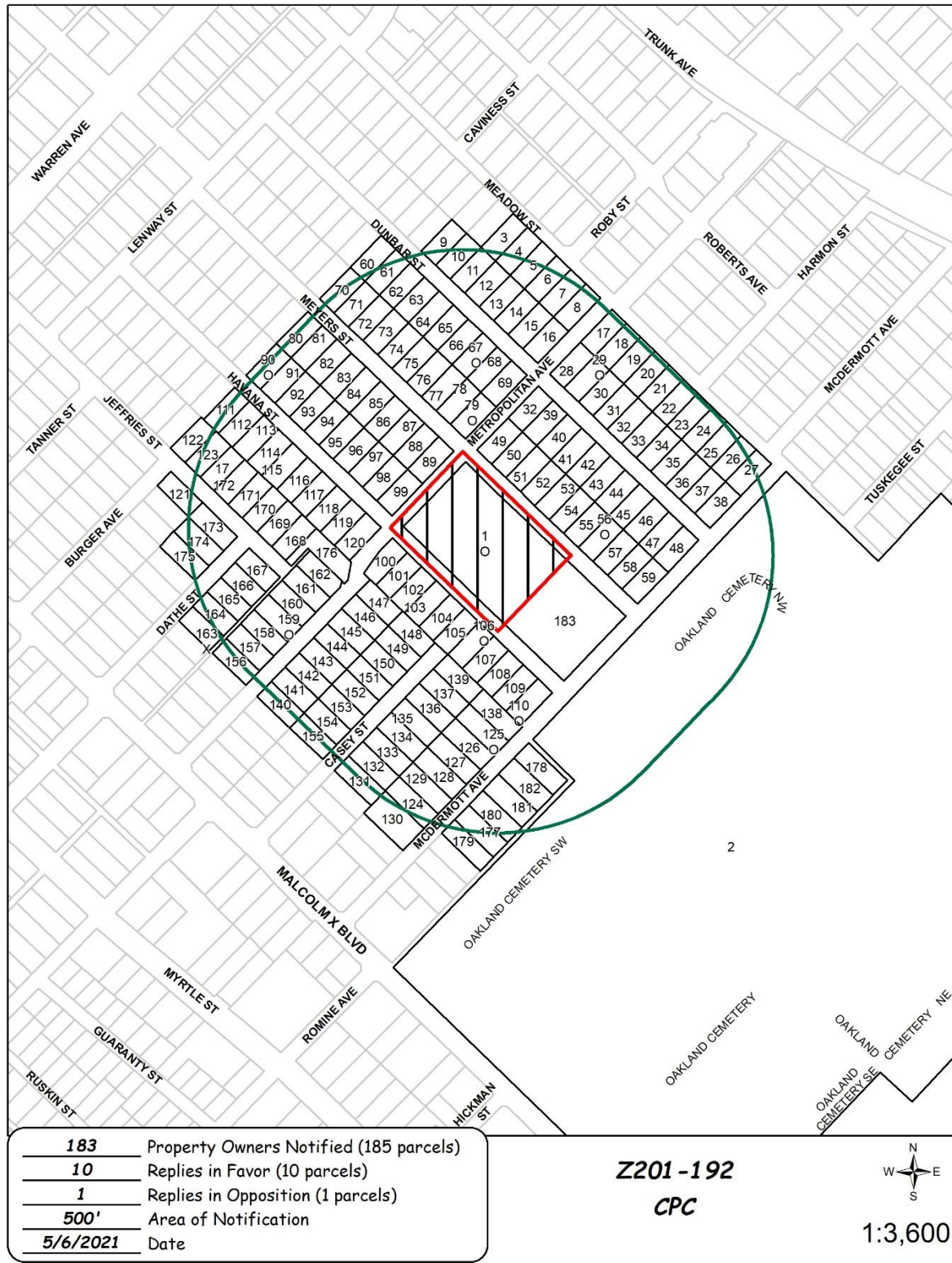


1:6,000

Market Value Analysis

Printed Date: 3/4/2021

CPC RESPONSES



05/05/2021

Reply List of Property Owners

Z201-192

183 Property Owners Notified 10 Property Owners in Favor 1 Property Owner Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2908 METROPOLITAN AVE	CORNERSTONE CROSSROADS ACADEMY
	2	3902 S MALCOLM X BLVD	OAKLAND CEMETERY
	3	3615 MEADOW ST	MP LIMITED HOLDING LLC
	4	3617 MEADOW ST	RAMIREZ JOSE
	5	3623 MEADOW ST	STAMATINA HOLDINGS LLC
	6	3627 MEADOW ST	TURNER CAROL
	7	3631 MEADOW ST	WILLIAMS MONICA
	8	3635 MEADOW ST	HUNT TOMMIE D ET AL
	9	3606 DUNBAR ST	SHEPARD DELANIE VICTORIA
	10	3610 DUNBAR ST	SHOCKLEY JAMES EDWARD &
	11	3614 DUNBAR ST	TILLMAN FLORINE
	12	3618 DUNBAR ST	MACK RICHARD & MAMIE NELL
	13	3622 DUNBAR ST	ALCARAZ ANTONIO &
	14	3628 DUNBAR ST	OROZCO GUADALUPE
	15	3630 DUNBAR ST	MCNEELY RODNEY D
	16	3634 DUNBAR ST	AUSTIN STEPHEN II
	17	3701 MEADOW ST	JBIII INVESTMENT INC
	18	3707 MEADOW ST	O NEAL FLORENCE EST OF
	19	3711 MEADOW ST	MCGEE KEENAN
	20	3715 MEADOW ST	SMITH CEDRICK
	21	3719 MEADOW ST	SMITHESTELL VALLIE JO
	22	3723 MEADOW ST	KING HARRIET
	23	3727 MEADOW ST	TOWNSEND TENIQUA
	24	3731 MEADOW ST	DUKES LEE ELLA EST OF
	25	3735 MEADOW ST	NASH DAMON
	26	3739 MEADOW ST	S D HOME DESIGN LLC SERIES C

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3743 MEADOW ST	CHEN WENDY
	28	3702 DUNBAR ST	Taxpayer at
O	29	3706 DUNBAR ST	MCCOY KENNETH &
	30	3710 DUNBAR ST	GONZALEZ JOSE ANTONIO MONTERO
	31	3714 DUNBAR ST	SANTIBANEZ RENE A & BIRDIANA
	32	3718 DUNBAR ST	JB III INVESTMENTS INC
	33	3722 DUNBAR ST	JBIII INVESTMENTS INC &
	34	3728 DUNBAR ST	JACKSON CARLAS
	35	3732 DUNBAR ST	SPJ REAL ESTATE LLC
	36	3734 DUNBAR ST	DAVIS MRS L W
	37	3738 DUNBAR ST	CURL LEVI
	38	3742 DUNBAR ST	Taxpayer at
	39	3707 DUNBAR ST	MCKINZIE WAYMON &
	40	3711 DUNBAR ST	MONJARAZ JUAN & PAULA
	41	3715 DUNBAR ST	HENDERSON ALFREDIA
	42	3719 DUNBAR ST	Taxpayer at
	43	3723 DUNBAR ST	Taxpayer at
	44	3727 DUNBAR ST	CHERRY PAULA
	45	3729 DUNBAR ST	DILLARD IVORY JR EST OF
	46	3735 DUNBAR ST	SKYFOX REALTY GROUP LLC
	47	3739 DUNBAR ST	WORKS G W & CO
	48	3743 DUNBAR ST	SNEED JACQUELINE
	49	3702 MEYERS ST	SIMS SHIRLEY A
	50	3706 MEYERS ST	WOOD ANTHONY WAYNE
	51	3710 MEYERS ST	DIAZ JUAN CARLOS
	52	3714 MEYERS ST	WAMSLEY CORDELIA ANN
	53	3718 MEYERS ST	JOHNSON H J & ELNORA
	54	3722 MEYERS ST	SPJ REAL ESTATE LLC
	55	3726 MEYERS ST	GRAVES EVELYN ELSIE EST
O	56	3730 MEYERS ST	ADAMS CARMENA H
	57	3734 MEYERS ST	Taxpayer at

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	58	3738 MEYERS ST	LEE GLORIA JEAN
	59	3742 MEYERS ST	Taxpayer at
	60	3535 DUNBAR ST	WEATHERSBY WILLIAM W JR
	61	3603 DUNBAR ST	MEYES JESSIE ROSE
	62	3607 DUNBAR ST	WEATHERSBY WILLIAM
	63	3611 DUNBAR ST	RAGSDALE DIANE
	64	3615 DUNBAR ST	REVEST PROPERTIES
	65	3617 DUNBAR ST	CONTRERAS ARTURO COLMENERO
	66	3623 DUNBAR ST	ALCARAZ ANTONIO
O	67	3627 DUNBAR ST	CRUZ CASTILLO TIBURCIA
	68	3631 DUNBAR ST	SATUIT INC
	69	3635 DUNBAR ST	RODRIGUEZ JUAN
	70	3534 MEYERS ST	DITECH FINANCIAL LLC
	71	3602 MEYERS ST	MARQUEZ JORGE
	72	3606 MEYERS ST	LAVIOLETTE HENRIETTA &
	73	3610 MEYERS ST	STARKS ERICA LAIN
	74	3614 MEYERS ST	BFO LLC
	75	3618 MEYERS ST	HEDGE JAMES & KAREN
	76	3622 MEYERS ST	HARRISON PAMELA M
	77	3626 MEYERS ST	Taxpayer at
	78	3630 MEYERS ST	LIPSCOMB ZELDA
O	79	3632 MEYERS ST	BROWN FLOYD DAVID &
	80	3535 MEYERS ST	Taxpayer at
	81	3601 MEYERS ST	ARTEAGA-SALAS JOSE LUIS &
	82	3607 MEYERS ST	PANNELL LELIA VEONA ESTATE
	83	3611 MEYERS ST	HOLLOWAY GERROD
	84	3615 MEYERS ST	HOWARD LEROY
	85	3617 MEYERS ST	TOGIAK INVESTMENTS LLC
	86	3621 MEYERS ST	NGUYEN NGOC
	87	3627 MEYERS ST	JOHN DSILVA LLC
	88	3629 MEYERS ST	BRADLEY CAROLYN L

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3631 MEYERS ST	HILTON HEAD FINANCE LLC
O	90	3534 HAVANA ST	JAMES WILLIAM M & COGER
	91	3602 HAVANA ST	TOPLETZ INVESTMENTS
	92	3606 HAVANA ST	EDMOND MICHELLE M
	93	3610 HAVANA ST	YOUNG JACQUELINE
	94	3614 HAVANA ST	MOLIERE CHANTEL
	95	3618 HAVANA ST	Taxpayer at
	96	3622 HAVANA ST	CASTILLO GLORIA CRUZ &
	97	3626 HAVANA ST	PATEL TRUPTI
	98	3630 HAVANA ST	Taxpayer at
	99	3634 HAVANA ST	ALFONSO ISELA I &
	100	3703 HAVANA ST	ALFONSO ISELA I &
	101	3707 HAVANA ST	DALLAS SKYFALL LLC SERIES
	102	3711 HAVANA ST	DUENEZ MONICA MARTINEZ &
	103	3715 HAVANA ST	LANDIN CECILIO & MARTHA
	104	3719 HAVANA ST	Taxpayer at
	105	3723 HAVANA ST	CARAWAY ANTHONY
O	106	3727 HAVANA ST	MITCHELL W H
	107	3731 HAVANA ST	WAMSLEY CORDELIA A
	108	3735 HAVANA ST	PONCE ELIAS
	109	3739 HAVANA ST	DALLAS SKYFALL LLC SERIES
O	110	3743 HAVANA ST	WILLIAMS JAMES EST OF
	111	3601 HAVANA ST	HALL ALICE EDDINGTON
	112	3603 HAVANA ST	Taxpayer at
	113	3607 HAVANA ST	WEST GREGORY JR
	114	3611 HAVANA ST	TUDON MAXIMINO GARCIA & MARIA G
	115	3615 HAVANA ST	DAMETIE TADELE
	116	3619 HAVANA ST	CONTRERAS JOSE I &
	117	3623 HAVANA ST	TEKELEMARIYAM YEWUBDAR A &
	118	3627 HAVANA ST	JONES JEWEL ESTATE OF
	119	3631 HAVANA ST	STEWART IRREVOCABLE TRUST

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	120	3635 HAVANA ST	TEFFERA BINIAM
	121	2838 BURGER AVE	MURPHY RICHARD
	122	3534 JEFFRIES ST	BLACK JACQUELINE
	123	3602 JEFFRIES ST	STILL DEIDRE CADILLA
	124	2827 MCDERMOTT AVE	Taxpayer at
O	125	2847 MCDERMOTT AVE	WHITTENBURG TERESA &
	126	2841 MCDERMOTT AVE	SCOTT JOSEPH F
	127	2839 MCDERMOTT AVE	JONES LEOLA EST OF
	128	2835 MCDERMOTT AVE	JOHNSON FRANCES D &
	129	2831 MCDERMOTT AVE	THOMPSON EDITH M EST OF &
	130	2823 MCDERMOTT AVE	HOLLEY OZIE MARIE
	131	2822 CASEY ST	Taxpayer at
	132	2826 CASEY ST	Taxpayer at
	133	2828 CASEY ST	FAST INVESTOR FUNDING LP
	134	2834 CASEY ST	TRINITY REAL ESTATE HOLDINGS LLC
	135	2838 CASEY ST	MOSELY ELMARLINE
	136	2842 CASEY ST	MARSHALL ORA
	137	2846 CASEY ST	ALEXANDER KIMBERLY G &
	138	2851 MCDERMOTT AVE	HARRIS ROSA P
	139	2850 CASEY ST	BENJAMIN JEWEL ARLINDA
	140	2822 METROPOLITAN AVE	PELTON GLADYS M EST OF
	141	2826 METROPOLITAN AVE	A TO Z BASICS LLC
	142	2830 METROPOLITAN AVE	NEIGHBORHOOD PARTNER INC
	143	2834 METROPOLITAN AVE	VASQUEZ MICAELA &
	144	2838 METROPOLITAN AVE	LAMBRIGHT CAMILLE
	145	2842 METROPOLITAN AVE	THOMPSON AMIE EST
	146	2846 METROPOLITAN AVE	MCCLELLAN ANNA C EST OF
	147	2850 METROPOLITAN AVE	EDWARDS VIRGIL DEON &
	148	2851 CASEY ST	Taxpayer at
	149	2847 CASEY ST	MCCLELLAN ANNA LEE
	150	2843 CASEY ST	WILLIAMS EBONEKE L

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2839 CASEY ST	ANDERSON DAVID C JR
	152	2835 CASEY ST	MILES COTILLION
	153	2831 CASEY ST	TSEGU RUSOM
	154	2827 CASEY ST	GUR ZEEV
	155	2825 CASEY ST	TATE VEADA ESTATE OF
	156	2821 METROPOLITAN AVE	LAGOW DEVELOPMENT PROJECT LLC
	157	2827 METROPOLITAN AVE	AUSTIN STEPHEN II
	158	2831 METROPOLITAN AVE	BAILEY BOBBY H
O	159	2835 METROPOLITAN AVE	DAVIS MARY A
	160	2839 METROPOLITAN AVE	BLESS HOUSING LLC
	161	2843 METROPOLITAN AVE	BROWN DAMEON TYRONE
	162	2847 METROPOLITAN AVE	AVILA MARIA G
X	163	2822 DATHE ST	RANDOLPH ROSE MARIE
	164	2826 DATHE ST	WIGGINS MARTIN
	165	2830 DATHE ST	CHASE IRMA HARRIS
	166	2834 DATHE ST	SPRING BILLY C
	167	2838 DATHE ST	SMITH SAUL ETCETERA
	168	3626 JEFFRIES ST	VALDEZ PATRICIA P &
	169	3622 JEFFRIES ST	MOSLEY MARY A EST OF
	170	3618 JEFFRIES ST	BOWMAN CLAUDIA
	171	3614 JEFFRIES ST	RIDGE MICHAEL JAMES &
	172	3610 JEFFRIES ST	HAYDEN MARY
	173	2837 DATHE ST	Taxpayer at
	174	2835 DATHE ST	MORALES JOSE MANUEL FLORES &
	175	2831 DATHE ST	GIBBS DOROTHY A
	176	2851 METROPOLITAN AVE	STAFFORD JO ELLA
	177	2834 MCDERMOTT AVE	JEFFCOAT METLEEN TURNER
	178	2850 MCDERMOTT AVE	CRAWFORD JOSEPH
	179	2830 MCDERMOTT AVE	ROY MICHAEL
	180	2838 MCDERMOTT AVE	WHITE LEVELLE & CELIA SHADIA
	181	2842 MCDERMOTT AVE	JOHNSON PAUL III

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182	2844	MCDERMOTT AVE	WOLLOS VESTANA C
183	2908	METROPOLITAN AVE	Dallas ISD