

FILE NUMBER: Z201-271(LG)

DATE FILED: June 1, 2021

LOCATION: Southeast corner of Scurry Street and North Carroll Avenue

COUNCIL DISTRICT: 2

MAPSCO: 46 A

SIZE OF REQUEST: ±0.684 acres

CENSUS TRACT: 15.03

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Carroll & Bryan, LLC

APPLICANT: Vita Real Estate Group

REQUEST: An application for an amendment to Planned Development District No. 324, Tract II, on property zoned Planned Development District No. 324, Tract II.

SUMMARY: The purpose of the request is to allow for a multifamily use to be permitted by right, to modify development standards primarily in relation to yard, lot, and space regulations and landscaping requirements, and to amend the Tract II Development Plan.

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

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

BACKGROUND INFORMATION:

- The area of request is currently developed with one structure on the property. The original building was probably constructed sometime between 1972 (electrical permit) and 1990 (building permit) based on records from the Building Inspections Department.
- The applicant proposes to develop the site with 24 multifamily units ranging from 1650 square feet to 1850 square feet in size.
- Currently, multifamily is a permitted use in Tracts I and III of PD No. 324. The only permitted uses in Tract II are office, industrial and warehouse uses.
- The applicant proposes to remove these uses and allow multifamily use by right, as well as handicapped group dwelling unit, local utilities and single family (same uses are permitted in Tract III).
- The applicant also proposes to provide mews style open space on the development plan; modify the setback regulations for Tract II; remove the maximum floor area requirements for Tract II; and submit a separate development plan for Tract II.

Zoning History:

There has been four zoning requests in the surrounding area in the past five years:

1. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.
2. **Z189-353:** An application for a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District on the north corner of Bryan Street and North Haskell Ave. [Pending CPC Action]
3. **Z190-237:** On Wednesday, January 27, 2021, the City Council approved an application for an amendment to Planned Development District No. 298, the Bryan Area Special Purpose District on the north, west and south corners of Burlew Street and Scurry Street.
4. **Z190-281:** On Wednesday, March 24, 2021, the City Council approved an application for an amendment Tract 1 within Planned Development District No. 324, located on the west corner of North Carroll Avenue and Bryan Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Carroll Avenue	Local Street	60 feet
Scurry Street	Local Street	-

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 request complies with land use goals and policies of the Comprehensive Plan.

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.

NEIGHBORHOOD PLUS PLAN

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

Area Plan:

Although the plan listed below is for Planned Development District No. 298, the area of request is within Bryan Place, which was approved in 2004. The proposed project abuts parcels that within Planned Development District No. 298 Subarea 9, so a brief description of the plan, sub area, and the preferred land uses are included in this report.

BRYAN PLACE (Planned Development District 298 Bryan Area Study), (2004)**Vision:**

The recommendations were developed to help improve PD 298's development potential, increase the appeal of the district, and encourage investment into the area. They were also given to help improve the pedestrian activity throughout the district and create a more vibrant community.

Sub-area 9: Carroll, Swiss, Peak, San Jacinto area — Residential and retail development, cultural enhancement area.

Overall, the proposed project is compatible with the preferred land uses listed in Bryan Place.

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 324, Tract 2	Warehouse
West	Planned Development District No. 298 Subarea 9 – MF-2(A)	Undeveloped Land (Under Construction)
Northwest	Planned Development District No. 298 Subarea 9 – MF-2(A)	Multifamily
Northeast	Planned Development District No. 298 Subarea 9-MU-1	Retail and Personal Service Uses
East/ Southeast	Planned Development District No. 324, Tract 1	Warehouse
South	Planned Development District No. 324, Tract 1	Multifamily
Southwest	Planned Development District No. 324, Tract 3	Multifamily

Land Use Compatibility:

The area of request is currently developed with a two-story building that has been used historically as a warehouse. A warehouse use is also to the east and southeast. Multifamily uses exist to the northwest, south and southwest of the site. Retail and personal service uses also exist to the northeast of the site.

The applicant proposes the following changes to the proposed Tract II:

1. Replacement of the development plan for Tract II.
2. The addition of multifamily, single family, local utilities, handicapped group dwelling unit as permitted uses by right for Tract II and the removal of office, warehouse and industrial uses.

3. Changing the density of Tract II from 15,047 square feet to a maximum of 24 dwelling units for the entire development.

4. A reduction in the front yard setbacks from 15 feet (existing PD No. 324 Tract II requirements) to 5 feet along Scurry Street and 10 feet along North Carroll Avenue.

5. The addition of design standards that include modifications to surface parking, street facing entrances, and fencing, such as prohibiting surface parking between the street-facing facade and the property line; street access on the street level and street facing units, and a maximum height of 6 feet for the fence with 50% opacity.

At the September 2, 2021 City Plan Commission meeting, the CPC recommended the following additional conditions:

1. Tract II front yard encroachments will be limited to 2.5 feet;
2. All dwelling units fronting on North Carroll Street must have individual entries that face the street and access the street with an improved path connecting to the sidewalk. All other dwelling units must have individual entries that access an improved path connecting to the sidewalk along Scurry Street;
3. Tract II development standards to address compatibility with Tract I Legacy building. Exterior building materials are recommended to be masonry, cast stone, stucco or similar materials; and
4. Street trees must be planted within the area parallel to and between two and one-half and ten feet from the back of the projected curb with a minimum parkway width of four feet.

The design standards are complimentary to the surrounding multifamily units and the addition of PD condition that include front entrances on North Carroll Avenue that will provide connectivity to the sidewalks within the community. The conditions are consistent with the surrounding PD conditions for PD No. 298 Subarea 9A MF-2(A) uses and the surrounding MF-2(A) lots in the vicinity. Staff believes the proposed development is compatible with surrounding uses and therefore in support of the request.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD No. 324, Tract 2	15'	5'/5'	Max Floor Area: 15,047 SF	36'	80%	N/A	Office, Industrial (Inside), Warehouse
Proposed: PD No. 324, Tract 2	5' along Scurry Street; 10' along North Carroll Avenue	5'/5'	24 units max	36'	80%	N/A	Multifamily, Single Family, local utilities, handicapped group dwelling unit
Base: MF-2(A) (for comparison purposes only)	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Residential Proximity Slope	Multifamily, duplex, and single family

Parking:

Pursuant to the proposed development plan, one space per bedroom will be required with a maximum of two spaces per unit, and 0.25 spaces unassigned off-street parking for guests. The applicant will provide 6 on street spaces for up to 24 units and up to 48 parking spaces for the proposed development for a total of up to 54 spaces. Staff is supportive of this request, however, recommended it to be included in the PD conditions and the applicant has agreed to this condition.

Landscaping:

Landscaping will be provided in accordance with Article X. The applicant has included additional landscaping conditions in the proposed request. The conditions include an enhanced street buffer zone and building façade planting area. The Chief Arborist has stated no objections to the proposed landscaping.

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 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 to orange, representing the weakest markets. The subject site is uncategorized. Properties to the northeast are within MVA Category "H."

CPC ACTION
September 2, 2021

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 324 Tract II, subject to a revised development plan and revised conditions; as briefed, with the following additional conditions: 1) Section 106 Tract II front yard encroachments limited to 2.5 feet; 2) Section 110.2 Tract II development standards: Entrances. All dwelling units fronting on North Carroll Street must have individual entries that face the street and access the street with an improved path connecting to the sidewalk. All other dwelling units must have individual entries that access an improved path connecting to the sidewalk along Scurry Street; 3) Section 110.2 Tract II development standards Add: "To be compatible with Tract I Legacy building, exterior building materials are recommended to be masonry, cast stone, stucco or similar materials."; and 4) Section 112 Landscaping, item (c) Tract II (1) Street Trees (C) to be: "Street trees must be planted within the area parallel to and between two and one-half and ten feet from the back of the projected curb with a minimum parkway width of four feet." on property zoned Planned Development District No. 324 Tract II, on the southeast corner of Scurry Street and North Carroll Avenue.

Maker: Hampton
Second: Rubin
Result: Carried: 13 to 0

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 86
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

List of Partners/Principals/Officers

Carroll & Bryan, LLC

NPMAM, LLC, Manager

Neal Morris, Manager

Mickey's Ventures, LLC, Manager

Grant Guest, Manager

Vita Real Estate Group

Trevor Sheenhan, member

Andy O. Yaltir, member

CPC RECOMMENDED PD CONDITIONS

**ARTICLE
324.**

PD 324.

SEC. 51P-324.101. LEGISLATIVE HISTORY.

PD 324 was established by Ordinance No. 20484, passed by the Dallas City Council on October 25, 1989. Ordinance No. 20484 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-324.102. PROPERTY LOCATION AND SIZE.

PD 324 is established on property generally located at the west corner of Carroll Avenue and Bryan Street. The size of PD 324 is approximately 1.914 acres.

SEC. 51P-324.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and provisions in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A. In this article,

(1) **CUSTOM ARCHITECTURAL DETAILING FABRICATION** means the fabrication of architectural elements, such as lamps, railings, embellishments, decorative ceilings, crown moldings and architectural details. The fabrication is small scale and totally within an enclosed space. The primary materials used in the fabrication include but are not limited to, metal, plaster, wood, composition, stone or similar materials. This use also contains office areas as well as a showroom to display products.

(2) **LEGACY BUILDING** means a building constructed prior to 1930 that maintains the original street-facing facades within 20-feet of the public right-of-way along Carroll Avenue and Brian Street.

(3) **LIVE/WORK UNIT** means interior space that combines a residential and an office or retail and personal service use. A live/work unit is considered a residential use.

(4) **STOOP** means a small porch leading to the entrance of a residence.

(c) Tract I is ~~and H are~~ considered to be a non-residential zoning district.

(d) Tracts II and III are ~~[is]~~ considered to be a residential zoning district.

SEC. 51P-324.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 324A: Tract I development plan.

(2) Exhibit 324B: Tract II development plan.

(3) Exhibit 324C: Tract III development/landscape plan.

(4) Exhibit 324D: landscape plan. (Ord. Nos. 30191; 31806)

SEC. 51P-324.104. DEVELOPMENT PLANS.

(a) Tracts I. Development and use of the Property must comply with the Tract I development plan (Exhibit 324A). If there is a conflict between the text of this article and the Tract I development plan, the text of this article controls.

(b) Tract II. Development and use of the Property must comply with the Tract II development plan (Exhibit 324B). If there is a conflict between the text of this article and the Tract II development plan, the text of this article controls.

(c) Tract III. Development and use of the Property must comply with the Tract III development/landscape plan (Exhibit 324C). If there is a conflict between the text of this article and the Tract III development/landscape plan, the text of this article controls.

SEC.51P-324.104.1. TRACT I PURPOSE.

The general objectives of the standards for Tract 1 are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

(a) Preserve and enhance the historical, cultural, and architectural significance of the area; and

(b) Strengthen the neighborhood identity. (Ord. 31806)

SEC. 51P-324.105. MAIN USES PERMITTED.

(a) Tract I.

(1) Except as provided in this subsection, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the

MU-1 Mixed Use 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 MU-1 Mixed Use District is subject to DIR in this district; etc.

(2) The following additional main uses are permitted:

- Custom architectural detailing fabrication. *[Allowed in legacy buildings only.]*
- Live/work unit. *[Allowed in legacy buildings only.]*

(b) Tracts **II and III**. The following uses are the only main uses permitted:

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-209(b)(3) is not met.]*
- Local utilities.
- Multifamily.
- Single family. (Ord. Nos. 20484; 25850; 30191; 31806)

SEC. 51P- 324.105.1. 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-324.106. 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) Setbacks.

(1) Tract I.

(A) Minimum front yard is five feet. Encroachments such as awnings, balconies, ramps, retaining walls, stairs, and stoops are allowed into the required front yard and do not need to be shown on the development plan.

(B) No minimum side and rear yard setbacks.

(2) Tract II.

(A) Minimum front yard is ~~five~~45 feet along Scurry Street and 10 feet along North Carroll Avenue. Encroachments such as awnings, balconies, ramps, retaining walls, stairs, and stoops may project a maximum of 2.5 feet into the required front yard and do not need to be shown on the development plan.

(B) Minimum side and rear yard setback is five feet.

(3) Tract III.

(A) Minimum front yard is five feet.

(B) Minimum side and rear yard setback is five feet.

(b) Density.

(1) Tract I. Maximum number of dwelling units is 38.

(2) Tract II. Maximum number of dwelling units is 24.

(3) Tract III. Maximum number of dwelling units is 10.

(c) Floor area.

(1) Maximum floor area for non-residential uses. Total floor area for non-residential uses is 66,677 square feet.

(2) Tract I. Maximum floor area is 45,000 square feet.

(3) Tract II.

(A) Maximum floor area for all uses combined is 15,047 square feet.

(B) Maximum floor area for each use is:

<u>Use Category</u>	<u>Maximum Floor Area</u>
<u>(in square feet)</u>	
Office	800
Industrial (inside)	15,047
Warehouse	14,247

(d) Height.

(1) In general. Except as provided in this subsection, maximum structure height is 36 feet.

(2) Tract II. Maximum height is 36 feet. In addition to the ordinary height projections listed in 51A-4.408(a)(2), a stairway bulkhead that covers a maximum of 50 percent of the roof area may project up to 12 feet above the maximum height.

(e) Lot coverage.

(1) Tracts I and II. Maximum lot coverage is 80 percent.

(2) Tract III. Maximum lot coverage is 60 percent. For purposes of this subsection, Tract III is considered to be one lot.

(3) Parking. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

SEC. 51P-324.107. OFF-STREET PARKING.

(a) Tract I.

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

(2) Legacy building uses. The following uses within a legacy building require the following parking.

(A) Custom architectural detailing fabrication. One space per 1,000 square feet of floor area is required.

(B) Live/work unit. One space per dwelling unit is required.

(C) Multifamily. One space per dwelling unit is required.

(D) Office. One space per 500 square feet of floor area is required.

(b) Tract II. One off-street parking space per bedroom is required with a maximum of two spaces per dwelling unit. In addition, 0.25 unassigned off-street parking spaces per dwelling unit must be provided for use by visitors or residents. The six on-street parking spaces as shown on the Development Plan may be counted toward off-street parking requirement for use by visitors or residents. Parking for any future development not shown on the Tract II development plan and for any expansion or conversion of the existing uses must be provided in accordance with the Dallas Development Code.

(c) Tract III. Two off-street parking spaces per dwelling unit are required. In addition, 0.25 unassigned off-street parking spaces per dwelling unit must be provided for use by visitors or residents.

SEC. 51P-324.108. TRACT I ON STREET PARKING REDUCTION.

(a) Except as provided in this section, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space. On street parking must be striped in accordance with standard city specifications.

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

(c) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = \text{one-third}$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space. (Ord. 31806)

SEC. 51P-324.110.1. TRACT III DEVELOPMENT.

(a) Except as provided in this section, a shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) Ingress and egress from the Property must be provided in the locations shown on the Tract III development/landscape plan. No other ingress or egress is permitted.

(c) The driveway or shared access area must have a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of pavement to the edge of pavement.

SEC. 51P-324.110.2. TRACT II DEVELOPMENT.

(a) Design standards for residential uses. The following design standards apply to new

construction.

(1) Surface parking location. Surface parking is prohibited between the street-facing facade and the property line. For the purposes of this paragraph, surface parking means at grade parking not within or under a structure.

(2) Entrances. All dwelling units fronting on North Carroll Street must have individual entries that face the street and access the street with an improved path connecting to the sidewalk. All other dwelling units must have individual entries that access an improved path connecting to the sidewalk along Scurry Street.

(3) Non-required fences. Except for required screening, all fences along a street or trail must have a surface area that is a minimum of 50 percent open and are limited to a maximum of six feet in height.

(4) To be compatible with Tract I Legacy building, exterior building materials are recommended to be masonry, cast stone, stucco or similar materials.

SEC. 51P-324.110. LEGACY BUILDINGS.

(a) Solid to void ratios.

(1) In general. Except as provided in this subsection, legacy buildings must maintain existing solid to void ratios.

(2) Exceptions.

(A) The front entrance may be modified.

(B) Additional entrances may be added.

(C) Void areas may be increased.

(b) Maintenance. Windows and doors may be replaced and repaired as provided in this subsection.

(1) Windows. The size and number of panes must be maintained or increased.

(2) Entry door along Carroll Avenue. The architectural canopy must be maintained or increased in size. (Ord. 31806)

SEC. 51P- 324.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-324.112. LANDSCAPING.

(a) Tracts I and H. Landscaping must be provided as shown on the landscape plans (Exhibit 324D).

(b) Tract III. Landscaping must be provided as shown on the Tract III

development/landscape plan (Exhibit 324 C).

(c) Tract II. Except as provided, landscaping must comply with Article X.

(1) Street buffer zone.

(A) One large or medium street buffer tree is required for each 40 feet of linear frontage, excluding driveways and visibility triangles.

(B) When existing conditions prohibit planting large or medium trees, the building official may approve one small tree be substituted for each large or medium tree.

(C) Street trees must be planted within the area parallel to and between two and one-half and ten feet from the back of the projected street with a minimum parkway width of four feet.

(2) Design standard. Design options in 51A-10.126 are not required. A building façade planting area must be provided with a minimum depth of four feet, a maximum depth of ten feet, and an average depth of six feet, and extend along at least 50 percent of the portion of the total foundation that faces a street. A minimum of two perennial plant species and water conservation irrigation method are required

(e d) Maintenance. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-324.113. SIGNS.

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

(b) For a shared access development, monument signs are prohibited.

SEC. 51P-324.114. ADDITIONAL PROVISIONS.

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

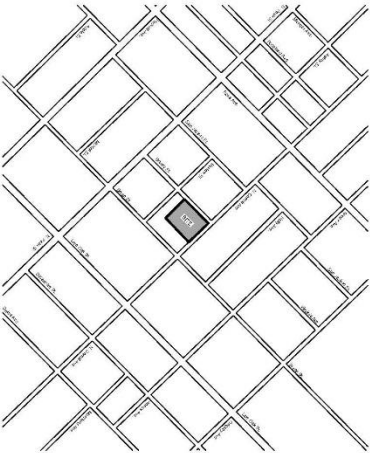
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-324.115. 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.

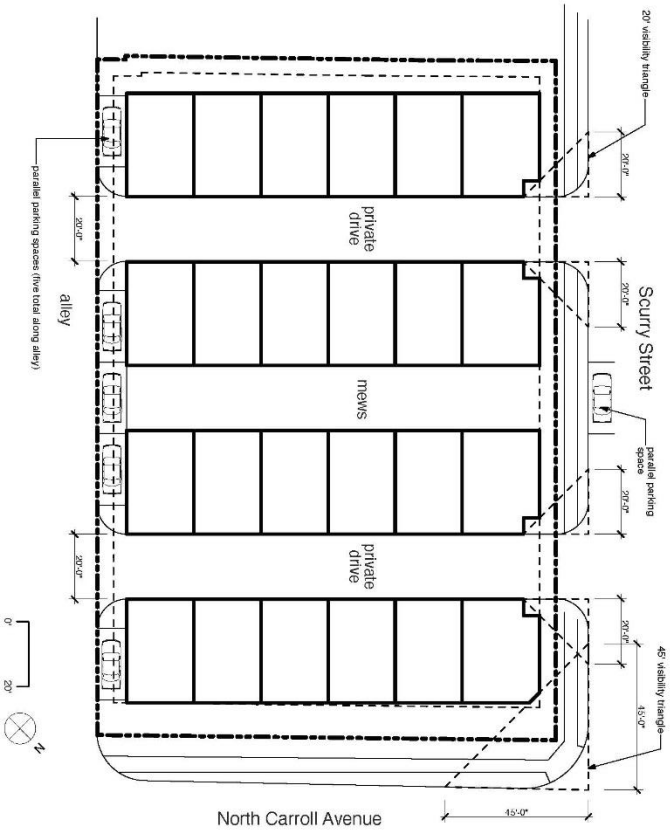
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

CPC RECOMMENDED DEVELOPMENT PLAN



SITE DATA TABLE

TOTAL SITE AREA	0.61 acres
LAND USE	Residential
MAX DENSITY	24 units
BUILDING HEIGHT	maximum
LOT COVERAGE	45 FT
MINIMUM SETBACKS	80%
FRONT YARD	5 feet on Scurry St. 10 feet on N. Carroll Ave
SIDE YARD	5 feet
REAR YARD	5 feet
ALLOWED ENCROACHMENTS	5 feet
PARKING	1 space / bedroom; maximum 2 spaces / unit
GUEST PARKING	0.25 spaces / unit
OPEN SPACE	10%

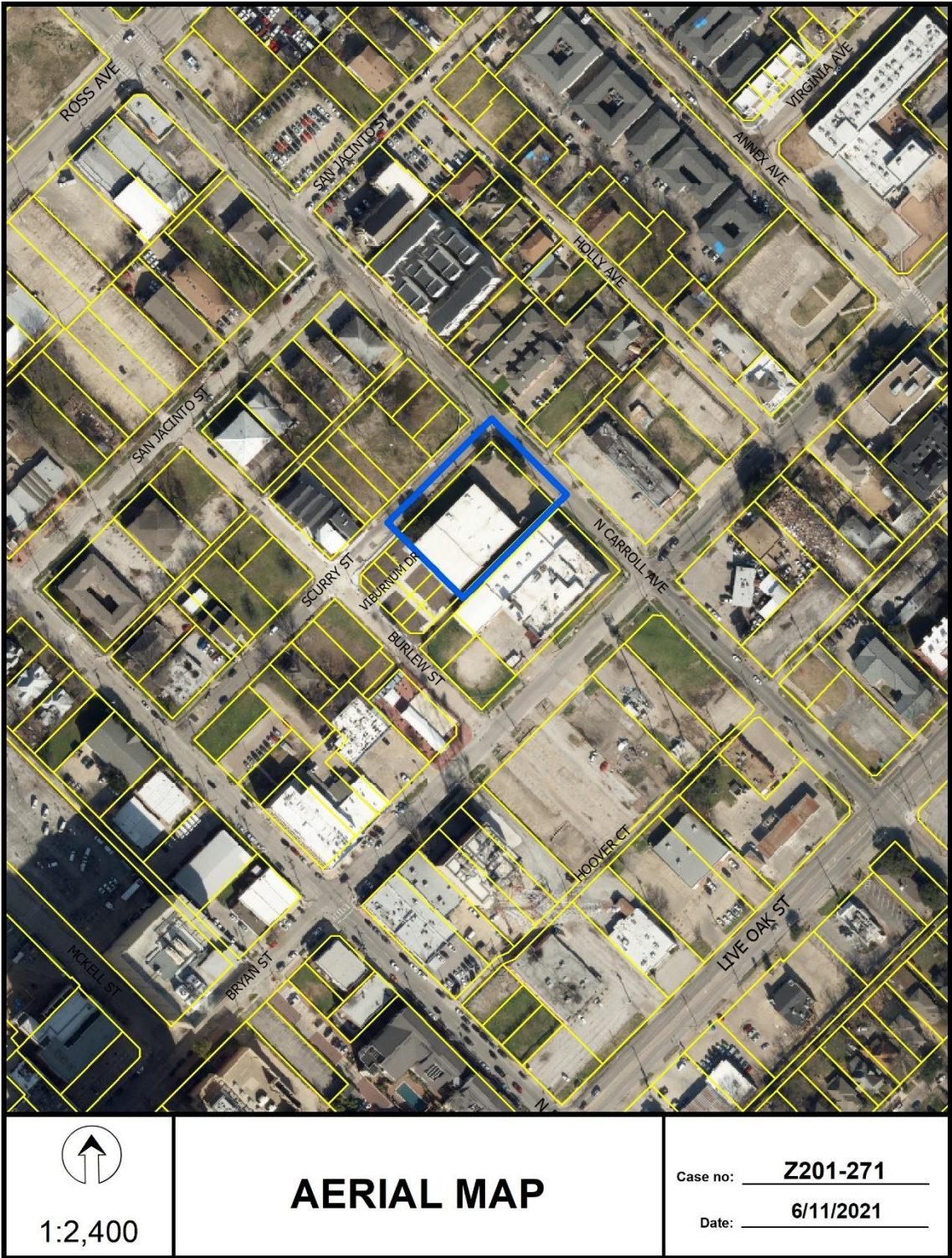


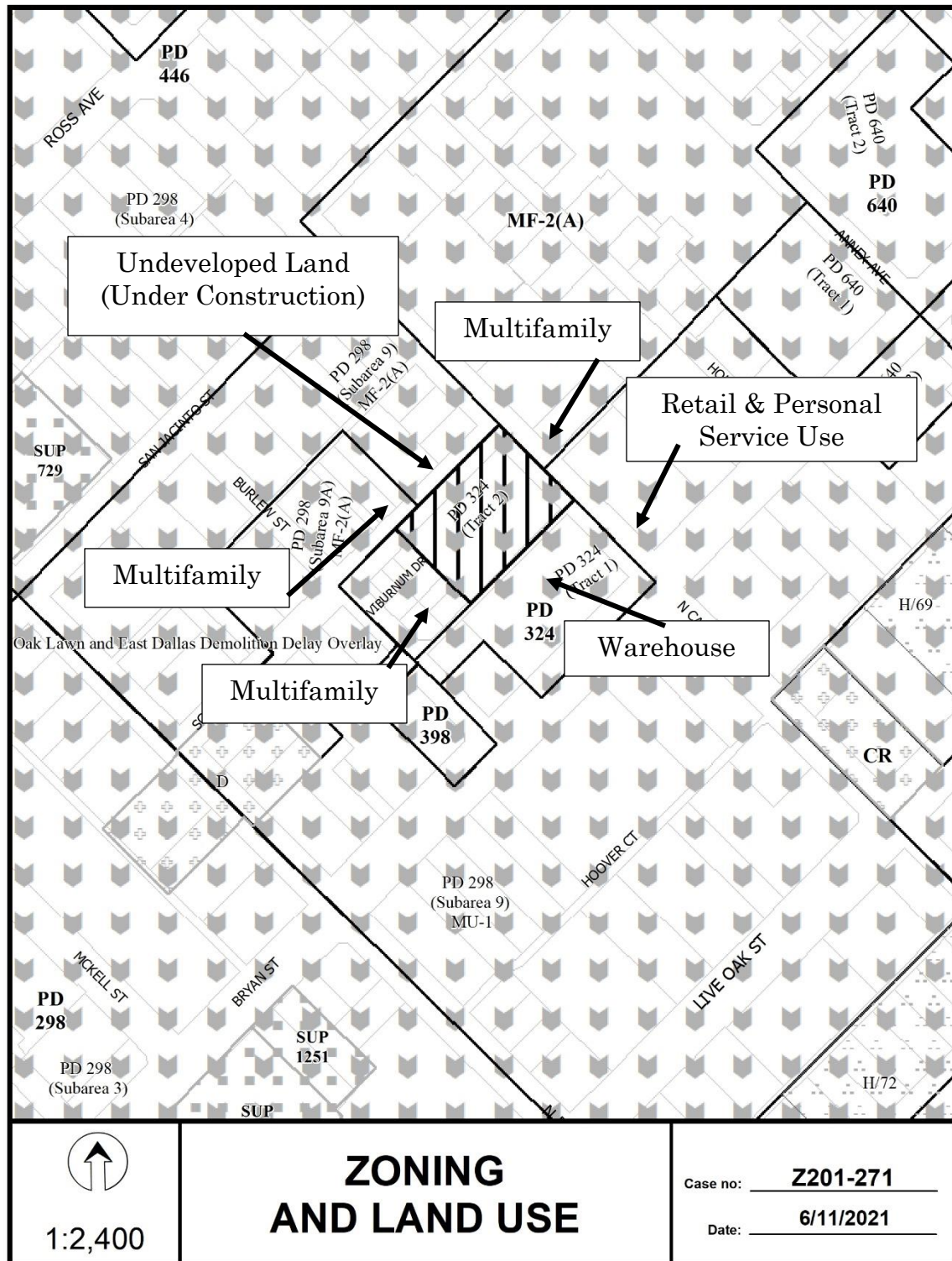
Development Plan - 1423 North Carroll Avenue
25 August 2021

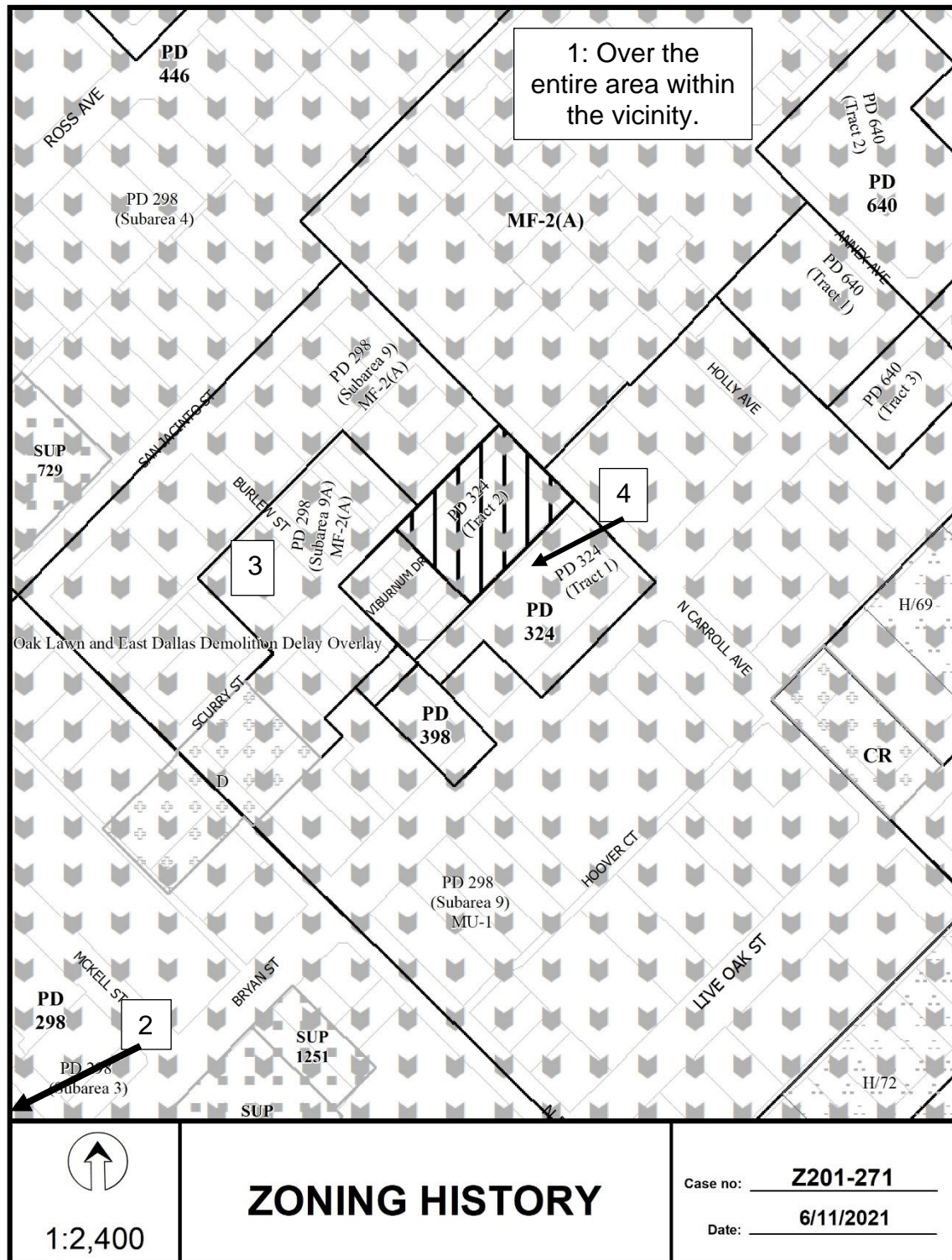
© 2021 DSGN Associates, Inc.
Not for regulatory approval.
permitted or construction.
Issued under the authority of
Robert L. Macknessel, FAIA

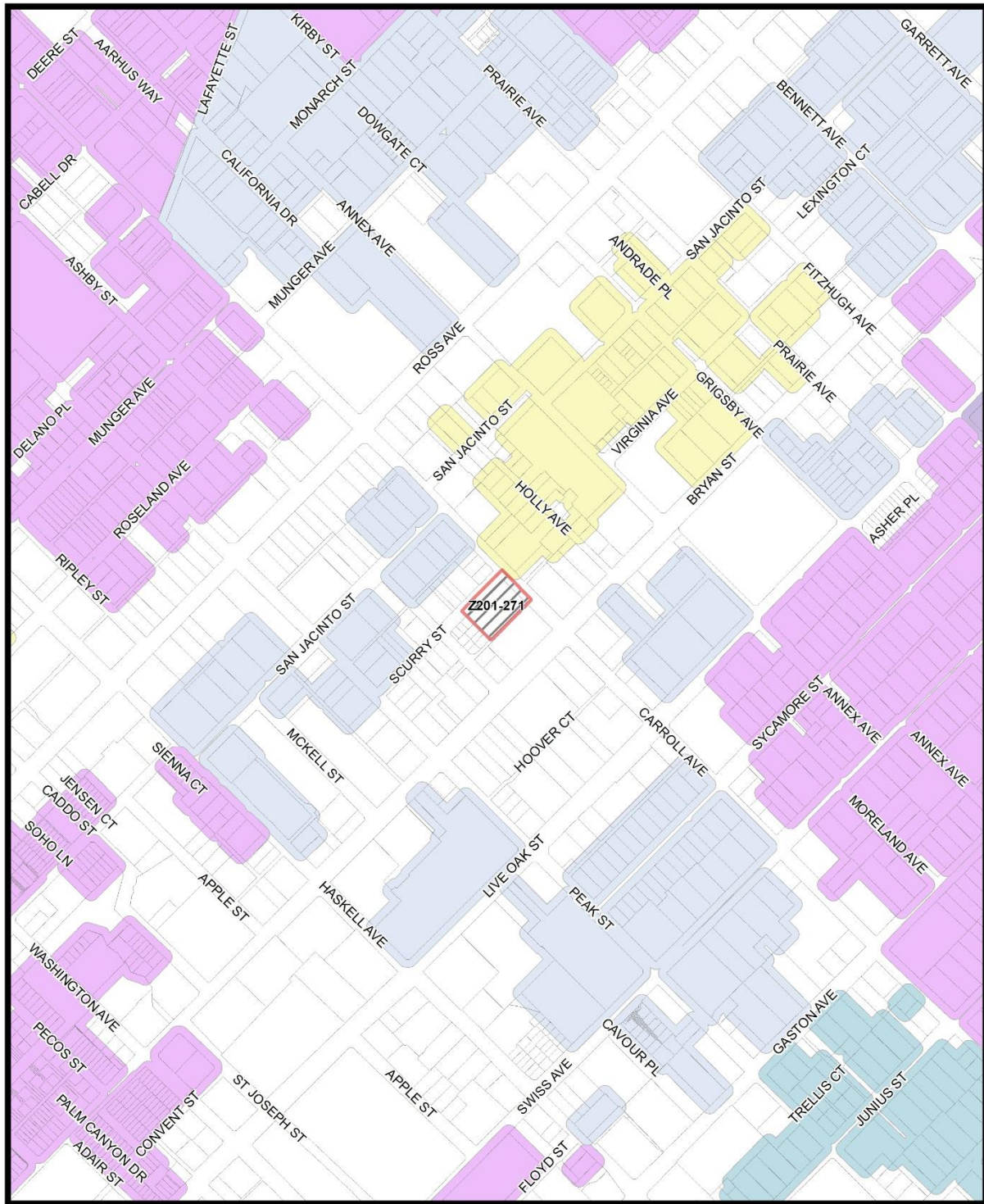


Z201-271









Market Value Analysis

A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 6/11/2021

CPC RESPONSES



09/01/2021

Reply List of Property Owners***Z201-271******86 Property Owners Notified******0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1401	N CARROLL AVE	CARROLL & BRYAN LLC
2	4403	SAN JACINTO ST	PSREG ROSS AVENUE OWNERS LLC
3	1607	N CARROLL AVE	Taxpayer at
4	4407	SAN JACINTO ST	Taxpayer at
5	4411	SAN JACINTO ST	ROUSAN APARTMENTS LLC
6	4415	SAN JACINTO ST	PYLON HOMES CO
7	4323	SAN JACINTO ST	PSREG ROSS AVENUE OWNER LLC
8	4319	SAN JACINTO ST	EMANUEL LUTHERAN CHURCH
9	4501	SAN JACINTO ST	CITY CHURCH INTERNATIONAL
10	1532	HOLLY ST	Taxpayer at
11	1528	HOLLY ST	Taxpayer at
12	1524	HOLLY ST	Taxpayer at
13	1520	HOLLY ST	Taxpayer at
14	1519	HOLLY ST	GAMEZ SIXTO
15	1527	HOLLY ST	ROJAS JOSE GAMEZ &
16	1519	ANNEX AVE	HOLLYVALE RENTAL HOLDINGS LLC
17	1517	HOLLY ST	ESPINOZA MARICRUZ
18	1416	N CARROLL AVE	HOUSE MONEY LLC
19	1500	N CARROLL AVE	JWANG INVESTMENTS II LLC
20	1510	N CARROLL AVE	QUINTERO BERTIN
21	4521	BRYAN ST	JAC FRENCH PROPERTIES LLC
22	4515	BRYAN ST	UPLIFT EDUCATION
23	1412	N CARROLL AVE	YONG & JD INC
24	1514	HOLLY ST	HUNT ROBERT VILLAREAL &
25	1510	HOLLY ST	HUNT ROBERT V
26	1414	HOLLY ST	ROBERT B BURKS & JUDITH A

09/01/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1410	HOLLY ST	MEDINA JOSE M &
28	1413	HOLLY ST	ESPINOZA ARMANDO SR
29	1505	HOLLY ST	MENDEZ JESUS G &
30	1511	HOLLY ST	GUAJARDO LUIS A
31	1515	HOLLY ST	PAREDES URIEL
32	1502	HOLLY ST	LAND ETEBARI HOLDINGS LLC
33	1505	N CARROLL AVE	EAST VILLAGE HEIGHTS LLC
34	4415	SCURRY ST	TWO MAD OX LLC
35	1515	N CARROLL AVE	ANA SAN JACINTO LLC
36	4406	SAN JACINTO ST	CANSTATE LLC
37	4400	SAN JACINTO ST	AFLALO TEXAS LLC
38	4321	SCURRY ST	SCURRY PARTNERS LLC
39	4313	SCURRY ST	PACHECO MARIA
40	4311	SCURRY ST	GOMEZ AUGUSTINE
41	1508	N PEAK ST	PEAK 1508 LLC
42	1502	N PEAK ST	BROADMINDED TEXAS LLC
43	4319	BRYAN ST	Taxpayer at
44	4315	BRYAN ST	Taxpayer at
45	4324	SCURRY ST	ONE MAD OX LLC
46	4320	SCURRY ST	ONE MAD OX LLC
47	1413	BURLEW ST	SUN LAND RESERVE OF AMERICA INC
48	1416	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
49	4301	BRYAN ST	RECONCILIATION OUTREACH MINISTRIES INC
50	1412	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
51	1420	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
52	4305	BRYAN ST	RECONCILIATION OUTREACH MINISTRIES INC
53	4404	SCURRY ST	Taxpayer at
54	1305	N CARROLL AVE	Taxpayer at
55	4318	BRYAN ST	BORDERCOMM PARTNERS LP
56	4321	LIVE OAK ST	MILLER TRIPLETS
57	4409	LIVE OAK ST	BILLINGSLY L B INV CO

09/01/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4316	BRYAN ST	4316 BRYAN ST LP
59	4308	BRYAN ST	RISING STAR RESOURCE DEVELOPMENT CORP
60	4302	BRYAN ST	CASS DON E TR
61	1316	N CARROLL AVE	BURGER KING CORPORATION
62	4502	BRYAN ST	BOBBY DOG LLC
63	4510	BRYAN ST	QUANTUM BUILDING
64	4514	BRYAN ST	AN@5025 SAN JACINTO LLC
65	4518	BRYAN ST	MOJO REALTY LLC
66	4509	LIVE OAK ST	SANTA MONICA CAPITAL LLC
67	4503	LIVE OAK ST	BURGER KING 202
68	4301	SAN JACINTO ST	EMANUEL LUTHERAN CHURCH
69	1518	N CARROLL AVE	PPNC PROPERTY LLC
70	1406	HOLLY ST	WOODARD NONA S
71	4403	VIBURNUM DR	GRBK FRISCO LLC
72	4419	VIBURNUM DR	CENTRE LIVING CADDO LLC
73	4427	VIBURNUM DR	HWANG JINSUB KEVIN
74	1406	BRONSON CT	PINKERTON SAMUEL JAMIESON &
75	1421	BRONSON CT	BARGER BRIAN H
76	1413	BRONSON CT	LANDRUM EUSEBIO
77	4423	LIVE OAK ST	LUCKY JAMAL USA LLC
78	1321	N CARROLL AVE	1250 WDT LTD
79	4408	BRYAN ST	BSDTX
80	4536	BRYAN ST	UPLIFT EDUCATION
81	4416	BRYAN ST	Taxpayer at
82	4401	SCURRY ST	POEHLMAN KIRK &
83	1504	BURLEW ST	BRANAM FORREST ALLEN &
84	1504	BURLEW ST	SONG EUNJU &
85	4401	SCURRY ST	ROLGINES SHOW JUMPERS LLC
86	4401	SCURRY ST	OXER INVESTMENTS LLC