

FILE NUMBER: Z178-343(AR)

DATE FILED: July 19, 2018

LOCATION: Generally bounded by lots on both sides of Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36 T

SIZE OF REQUEST: Approx. 125 acres

CENSUS TRACT: 11.01

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, with consideration given to amending the density requirements to allow accessory dwelling units as regulated in Section 51A-4.510.

SUMMARY: The purpose of this authorized hearing is to consider amending density requirements to allow accessory dwelling units as regulated in Section 51A-4.510.

STAFF RECOMMENDATION: Approval, subject to conditions

CPC RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION:

- On March 24, 2004, the City Council passed Ordinance No. 25530 which established Conservation District No. 12, the Belmont Addition Conservation District.
- On June 27, 2018, the City Council passed Ordinance No. 30930 which established a Board of Adjustment process to request a special exception to allow addition dwelling units and Ordinance No. 30931 which established the accessory dwelling unit overlay process.
- On August 16, 2018, the City Plan Commission initiated an authorized hearing on Conservation District No. 12 to consider amending density requirements to allow accessory dwelling units as regulated in Section 51A-4.510.
- On October 1, 2018, staff held a community meeting to inform property owners of current CD No. 12 zoning regulations, the authorized hearing process, and the proposed amendments for consideration. Approximately 24 people attended.
- On November 15, 2018, the City Plan Commission moved to recommend approval of the proposed amendments, subject to staff's recommended conditions.

Zoning History: There have been four zoning cases and five Board of Adjustment cases in the vicinity within the last five years.

1. **BDA178-126:** On November 13, 2018, the Board of Adjustment Panel A granted a special exception to the visual obstruction regulations for a fence structure in the required 20-foot visibility triangle for property at 5746 Velasco Avenue.
2. **BDA178-092:** On September 18, 2018, the Board of Adjustment Panel A granted a special exception to the rear yard setback regulations of 2' 4" for a handicapped accessible structure for property at 5722 Velasco Avenue.
3. **Z178-186:** On April 25, 2018, the City Council created a Demolition Delay Overlay for nearby properties that also included the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
4. **BDA178-031:** On March 21, 2018, the Board of Adjustment Panel B affirmed the decision of the building official and denied the applicant's request of an appeal of an administrative official's decision to deny work for fence replacement not meeting the Conservation District No. 12 criteria for property at 6007 Belmont Avenue.
5. **BDA167-070:** On June 20, 2017, the Board of Adjustment Panel A granted a variance to the front yard setback regulations of 15' for property at 2815 Greenville Avenue.
6. **Z145-140:** On October 6, 2016, the City Plan Commission recommended denial

without prejudice of an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower. The applicant did not appeal.

7. **Z145-363:** On January 13, 2016, the City Council approved an application for a Specific Use Permit for a period of three years for a tower/antenna for cellular communication limited to a monopole cellular tower.
8. **Z145-274:** On September 17, 2015, the City Plan Commission recommended denial without prejudice of an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower. The applicant did not appeal.
9. **BDA145-023:** On February 19, 2015, the Board of Adjustment Panel C denied the request for a special exception to the side yard setback regulations of 10' for a carport for property at 5837 Belmont Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension and ROW
Llano Avenue	Local Street	2 lane undivided, Variable width ROW
Skillman Street	Community Collector	4 lane undivided, 50' ROW
Belmont Avenue	Local Street	2 lane undivided, Variable width ROW
Greenville Avenue	Principal Arterial	2 lane undivided, Variable width ROW

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 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.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Comprehensive Housing Policy:

The Comprehensive Housing Policy, adopted by City Council on May 9, 2018, identified accessory dwelling units as a recommended tool to support the Housing Policy goals.

Neighborhood Plus Plan:

The City Council adopted the Neighborhood Plus Plan in 2015 which identifies gaps in affordable housing in the Dallas area.

Neighborhood Plus Plan's recommended policies include:

- **Policy 5.1** Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.
- **Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

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. The area of request is located within Category C of the MVA.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	CD No. 12, CD No. 12-MD-1	Single family, Duplex, Multifamily, Fire station
North	R-7.5(A), R-7.5(A)-MD-1, CR-MD-1	Single family, Financial Institution with Drive-in Window, Personal Service, Restaurant without Drive-in Service
East	R-7.5(A)	Single family, Public Park
South	R-7.5(A), PD No. 167, PD No. 842-MD-1	Single family, Multifamily, Restaurant without Drive-in Service, General Merchandise or Food Store >3,500 Sq. Ft
West	CD No. 15, CD No. 15-MD-1, MF-3(A)	Single family, Multifamily

GENERAL INFORMATION/STAFF ANALYSIS:

General Overview:

An Accessory Dwelling Unit (ADU) is a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.

Beginning in 1929 with the City’s first zoning ordinance, dwelling districts allowed both single family and two family dwellings. After 1946, additional dwelling units were allowed in the newly created single family districts only as "bona fide servant’s quarters not for rent." In 1965, the terminology changed and the additional units were called guest houses (without kitchens) or servant's quarters and neither could be rented. By 1973, additional dwelling units were only allowed by Board of Adjustment (BDA) approval and not for rental. From the late 1980’s to present, if BDA approves an additional dwelling unit the property owner is required to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

The Belmont Addition Conservation District has a variety of significant architectural styles including, Craftsman, Colonial Revival, Prairie, and Tudor style homes. The predominant type of architecture in the area is Craftsman. The Belmont Addition Conservation District was created to maintain the neighborhood’s distinctive aesthetic appeal and charm crafted by nearly century-old houses.

Conservation Districts are intended to conserve the architectural and physical characteristics of a neighborhood and preserve, to the greatest extent possible, a neighborhood’s existing sense of place.

Staff Analysis:

This is the first neighborhood to consider allowing accessory dwelling units since the passage of the Accessory Dwelling Unit Overlay District ordinance in June 2018. The

authorized hearing to consider changing the density requirements to allow accessory dwelling units was called because of the inability to proceed with the ADU Overlay process due to the existing CD No. 12 density regulations which do not allow the number of dwelling units on a lot to be increased.

The purpose of this authorized hearing is to amend the density requirements in CD No. 12 to allow accessory dwelling units as regulated in Section 51A-4.510, the ADU Overlay regulations. The proposed amendments to the density would allow accessory dwelling units to be located, as regulated in Section 51A-4.510, on a building site with a single family use. Accessory dwelling units in CD No. 12 would be subject to the regulations in Section 51A-4.510 and the existing CD No. 12 regulations, as applicable.

Section 51A-4.510 ADU Regulations:

- Accessory dwelling unit may not be sold separately from the main building
- If one dwelling unit is used as rental accommodation, property owner must reside on the lot, occupying either the primary dwelling unit or the ADU. The owner may be absent for one year with director approval
- A lot with an ADU may be supplied and metered by no more than two electrical services and meters
- If one dwelling unit is used as rental accommodation, the rental unit must be registered in the city single family rental program
- ADU may be attached or detached from the main single family structure
- Maximum number of stories for an ADU is one
 - If detached:
 - Cannot be located in front of the main structure
 - Minimum floor area of 200 square feet
 - Maximum floor area of the ADU cannot exceed 700 square feet or 25 percent of the floor area of the main structure, whichever is greater
 - Maximum height of the ADU cannot exceed the height of the main dwelling unit
 - If ADU is located above the garage, the height of the structure containing the ADU cannot exceed the zoning district height
 - If the height of the structure containing ADU is over 15 feet, setbacks of the zoning district shall be maintained
 - If the height of the structure containing ADU is less than 15 feet and located in the rear 30 percent of the lot, a minimum three foot side yard setback must be provided
 - If the height of the structure containing ADU is less than 15 feet, a minimum three foot rear yard setback must be provided

- If attached:
 - floor area of the ADU cannot exceed 700 square feet or 25 percent of the floor area of the main use, whichever is greater
- Parking:
 - At least one off-street parking space is required for an ADU. This is in addition to the minimum required off-street parking for the single family residence. Except that:
 - No additional parking is required if the ADU is located within 1,200 feet of a DART bus or transit stop

CD No. 12 Accessory Structures Regulations:

- Must be located to the rear of the main structure
- Attached or detached garages must be located to the rear of the main structure
- Exception from the rear location for accessory structures for five properties where the existing main structure is located toward the rear of the lot
- Color, style, design, and material of accessory structure that is visible from the street must be compatible with the main structure
- Roof slope of the accessory structure must match or comply with the architectural standard of the roof slope for the main structure if visible from the street
- If height of accessory structure is over 15 feet, minimum three foot side yard setback is required
- If height of accessory structure is less than 15 feet, no side yard setback is required
- On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure
- Accessory structure may not overhang on adjacent property
- Minimum side yard setback for garages that enter from a side street is 20 feet
- If height of accessory structure is over 15 feet, minimum five foot rear yard setback is required
- If height of accessory structure is less than 15 feet, minimum three foot rear yard setback is required
- Minimum rear yard setback for all garages, except car ports, that enter from the alley is 20 feet
- Replacement accessory structure may be built in the rear yard in the same location as an existing accessory structure even if it does not comply with the rear yard setback requirements, provided it does not project into the public right-of-way
- Existing accessory structures that are not located to the rear of the main structure may be repaired, or maintained but may not be altered, enlarged, or replaced

Conflicts:

If there is a conflict with Section 51A-4.510, the ADU Overlay regulations and Section (d)(16) of CD No. 12, the regulations in Section (d)(16) control. Staff recommends that

the CD No. 12 accessory structures regulations control if there is a conflict with the ADU Overlay regulations to ensure the intent of the existing CD No. 12 regulations are met.

Comparison	ADU Overlay regulations (Section 51A-4.510)	CD No. 12 – Accessory structure regulations (Section (d)(16))
Location of ADU/Accessory Structure	ADU may not be located in front of a main structure (unless granted BDA special exception)	Must be located to the rear of the main structure (exception for five properties listed in ordinance)
Style and Materials	No regulations	Color, style, design, and materials of accessory structure that are visible from street must be compatible with main structure
Roof slope	No regulations	If visible from street, accessory structure must either match roof slope of main structure or comply with the architectural standards for the roof slope of the main structure
Side yard setback (ADU/accessory structure less than 15')	If less than 15' in height and located in rear 30% of lot, minimum side yard is 3'	If less than 15' in height, no side yard setback (additional regulations apply)
Rear yard setback (ADU/accessory structure less than 15')	If less than 15' in height, minimum rear yard is 3'	If less than 15' in height, minimum rear yard is 3' (additional regulations apply)
Side and rear yard setback (ADU/accessory structure more than 15')	If more than 15' in height, ADU must comply with side and rear yard setbacks in base zoning	If more than 15' in height, minimum 3' side yard setback and 5' rear yard setback

Parking:

The CD No. 12 off-street parking regulations follow the use regulations in Section 51A-4.200. For a single family use in CD No. 12, one off-street parking space is required. The off-street parking regulations in Section 51A-4.510, the ADU Overlay regulations, require a minimum of one off-street parking space for an ADU unless the ADU is located within 1,200 feet of a DART bus or transit stop which in that case, no off-street parking is required. All single family properties in CD No. 12, which are eligible for an ADU, are within 1,200 feet of a DART bus or transit stop, meeting the distance requirement and therefore not required to provide off-street parking for an ADU.

CPC Action

November 15, 2018

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning, subject to conditions on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, with consideration being given to amending density requirements to allow accessory dwelling units as regulated in Section 51A-4.510 in an area generally bounded by lots on both sides of Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue.

Maker: Ridley
Second: Rieves
Result: Carried: 8 to 4

For: 8 - Rieves, Davis, Shidid, Lewis, Jung,
Housewright, Peadon, Ridley

Against: 4 - Carpenter, Schultz, Murphy, Tarpley
Absent: 1 - West
Vacancy: 2 - District 3, District 7

Notices: Area: 200 Mailed: 652
Replies: For: 35 Against: 31

Speakers: For: Jason Guynes, 5731 Velasco Ave., Dallas, TX, 75206
Greg Hunt, 6007 Goliad Ave., Dallas, TX, 75206
For (Did not speak): Harley Cozewith, 5832 Goliad Ave., Dallas, TX, 75206
Johanna Perrillo, 5912 Belmont Ave., Dallas, TX, 75206
Robert Perrillo, 5912 Belmont Ave., Dallas, TX, 75206
Against: Julia Green, 6015 Velasco Ave., Dallas, TX, 75206
Barry Sage, 6007 Belmont Ave., Dallas, Tx, 75206
Geyden Sage, 6007 Belmont Ave., Dallas, TX, 75206
Neutral: Valli Hale, 6000 Goliad Ave., Dallas, TX, 75206

CPC RECOMMENDED CONDITIONS

EXHIBIT A

BELMONT ADDITION CONSERVATION DISTRICT REGULATIONS

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EXHIBIT B: Belmont Addition Conservation District Conceptual Plan

(a) Interpretations and definitions.

- (1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A.
- (2) Unless otherwise stated, the definitions in Chapter 51A apply to this ordinance. In this ordinance:
 - (A) **ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.**
 - (B) COLONIAL REVIVAL means colonial revival architectural style as shown in Exhibit B.
 - (C) COMPATIBLE means consistent with the architecture found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (D) CONTRIBUTING means a structure listed as Colonial Revival, Craftsman, Prairie, or Tudor structure in Exhibit B.
 - (E) CORNER LOT means a lot that has frontage on two different streets.
 - (F) CORNERSIDE FACADE means a main building facade facing a side street.
 - (G) CORNERSIDE LOT LINE means the lot line on a side street.
 - (H) CORNERSIDE YARD means a side yard that abuts a street.
 - (I) CRAFTSMAN means craftsman architectural style as shown in Exhibit B.
 - (J) DIRECTOR means the director of the department of sustainable development and construction or the director's representative.
 - (K) DISTRICT means the Belmont Addition Conservation District.
 - (L) EXISTING means a structure or status that existed as of March 24, 2004, the date of creation of this conservation district.
 - (M) FRONT FACADE means the building elevation facing the front street.
 - (N) FRONT STREET means Llano Avenue, Velasco Avenue, Palo Pinto Avenue, Goliad Avenue, and Belmont Avenue.

- (O) **HARDSCAPE** means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, mulch, pavers, or stones.
- (P) **HEIGHT**, for any structure with a roof, means the vertical distance measured from grade to the peak of any roof structure, regardless of its style or form.
- (Q) **MAIN STRUCTURE** means the building on a lot intended for occupancy by the main use.
- (R) **NONCONTRIBUTING** means a structure not listed as contributing in Exhibit B.
- (S) **ONE-AND-ONE-HALF STORIES** means that the space within the roof structure of a main structure has been converted to livable space.
- (T) **ORIGINAL** means a main structure that occurred on a lot as of December 31, 1945. An “original architectural style” is the architectural style of the original main structure for that lot only.
- (U) **PARKWAY** means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (V) **PRAIRIE** means prairie architectural style as shown in Exhibit B.
- (W) **REAR YARD** means:
 - (i) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (ii) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (X) **REMODEL** means improvements or repairs that change the exterior materials or appearance of the front facade or wrap-around of the main structure.
- (Y) **RETAINING WALL** means a wall used to prevent the erosion of land.
- (Z) **SIDE STREET** means Greenville Avenue, Matilda Street, Delmar Avenue, Concho Street, and Skillman Street.

- (AA) **SIDE YARD** means any portion of a lot not occupied by a main building that is not a front yard or rear yard. “Side yard” includes “cornerside yard.”
- (BB) **TUDOR** means tudor architectural style as shown in Exhibit B.
- (CC) **WRAP-AROUND** means the area to the midpoint of each side facade.
- (b) **Conceptual plan.** The Belmont Addition Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit B. In the event of a conflict between Exhibit A, the district regulations, and Exhibit B, the conceptual plan, Exhibit A controls.
- (c) **Nonconforming structures.** Section 51A-4.704(c), “Nonconforming Structures,” applies, except:
 - (1) as otherwise provided in these regulations, or
 - (2) if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
- (d) **Development standards.** Except as otherwise provided, the development standards of the R-7.5(A) Single Family District apply. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.
 - (1) **Use.**
 - (A) Except for existing duplex uses and existing multifamily uses, the only use allowed is single-family.
 - (B) Existing duplex uses and existing multifamily uses are legal nonconforming uses. Existing duplex uses and existing multifamily uses are identified in Exhibit B.
 - (2) **Accessory uses.** As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of 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.
 - (3) **Front yard.**
 - (A) Minimum front yard is the average of the front yard of the contributing main structures on the block face as listed in Exhibit B.
 - (B) No more than 30 percent of the front yard may be paved or covered with hardscape.

- (C) The parkway may not be paved or hardscaped except for curb cuts and sidewalk extensions.
- (4) Side yard. Minimum side yard for main structures is five feet on the one side and 10 feet on the other side.
- (5) Rear yard. Minimum rear yard for main structures is 20 feet on Llano Avenue, 30 feet on Velasco Avenue, 40 feet on Palo Pinto Avenue and Goliad Avenue, and 50 feet on Belmont Avenue.
- (6) Density.
 - (A) Except as provided in this exhibit, the [The] number of dwelling units on a lot may not be increased.
 - (B) Except as provided in this exhibit, an accessory dwelling unit is allowed in accordance with the requirements for an accessory dwelling unit overlay in Section 51A-4.510(c), as amended.
 - (C) If an existing duplex use is converted to a single family use, the only use allowed thereafter is single-family.
 - (D) If the number of dwelling units in an existing multifamily use is reduced, the number of dwelling units may not thereafter be increased.
- (7) Floor area ratio. No maximum floor area ratio.
- (8) Height. Except where a lesser height is provided in this exhibit (for example, fences), maximum height for all structures is 30 feet.
- (9) Lot coverage. Maximum lot coverage is 40 percent for new construction and non-original structures. Maximum lot coverage is 45 percent for original (1945 or earlier) structures. See Exhibit B.
- (10) Lot size. Minimum lot size is 7,500 square feet.
- (11) Stories.
 - (A) Maximum number of stories above grade is two stories for Colonial Revival, Craftsman, and Prairie structures. Maximum number of stories above grade is one-and-one-half stories for Tudor structures. Maximum number of stories above grade is two stories for noncontributing structures. See Exhibit B.

- (B) The second story of Craftsman structures must be setback a minimum of five feet from the main plane of the front facade, and may not be more than 70 percent of the floor area of the first story.
- (12) Off-street parking and loading.
 - (A) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.
 - (B) Porte cocheres may not be enclosed.
- (13) Environmental performance standards. See Article VI, “Environmental Performance Standards”.
- (14) Landscaping. See Article X, “Landscape and Tree Preservation Regulations.”
- (15) Signs. See Article VII, “Sign Regulations.” This district is considered to be a non-business zoning district for purposes of sign regulations.
- (16) Accessory structures.
 - (A) Location.
 - (i) Accessory structures must be located to the rear of the main structure.
 - (ii) Garages, whether attached or detached, must be located to the rear of the main structure.
 - (iii) The following properties, where the existing main structure is located toward the rear of the lot, may have accessory structures, including accessory dwelling units, in front of the main structure, provided required setbacks are met, and provided that the accessory structures may only be built or remodeled in the Colonial Revival, Craftsman, Prairie, or Tudor style in compliance with the architectural standards for that style, or in its original (1945 or earlier) architectural style:

5919 Llano
5714 Velasco
5947 Velasco
6001 Velasco
6009 Velasco

If the existing main structure on these properties is demolished, any new construction must comply with the development standards in

(d), “development standards,” above, with any accessory structures located to the rear of the main structure. If there is a conflict between the location requirements in this subsection and Section 51A-4.510(c), the location requirements in this subsection prevail.

- (B) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the main structure.
- (C) Roof slope. If an accessory structure is visible from a street, the slope of the roof must either match the roof slope of the main structure or comply with the architectural standard for the roof slope for the style of the main structure.
- (D) Side yard setback.
 - (i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum three-foot side yard setback.
 - (ii) Except as provided in this subsection, there is no required side yard setback for accessory structures 15 feet or less in height.
 - (iii) On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure.
 - (iv) No part of an accessory structure may overhang adjacent property.
 - (v) The minimum side yard setback for garages that enter from a side street is 20 feet.
 - (vi) For accessory dwelling units, if there is a conflict between the side yard setback requirements in this subsection and Section 51A-4.510(c), the side yard setback regulations in this subsection control.
- (E) Rear yard setback.
 - (i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum five-foot rear yard setback.
 - (ii) Except as provided in this subsection, accessory structures 15 feet or less in height must have at a minimum three-foot rear yard setback.
 - (iii) The minimum rear yard setback for all garages, except car ports, that enter from the alley is 20 feet.

- (iv) A replacement accessory structure may be built in the rear yard in the same location as an existing accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.
- (F) Existing accessory structures. Existing accessory structures that are not located to the rear of the main structure may be repaired or maintained, but may not be altered, enlarged, or replaced.
- (17) Drainage. No lot-to-lot drainage is allowed.
- (18) Driveways and curbing.
 - (A) An interior lot may have driveway access from either the front street or alley, but not both. A corner lot may have driveway access from either the front street or a side street, but not both.
 - (B) Driveways must be constructed of brick, concrete, stone, or similar materials.
 - (C) Ribbon driveways are allowed.
 - (D) Circular driveways are not allowed.
 - (E) The driveway entry must be between eight and 10 feet wide.
 - (F) On corner lots, a driveway entry on the side street may be up to 24 feet wide if it is located behind the rearmost corner of the main structure and provides access to a garage.
- (19) Fences.
 - (A) Fences are not allowed in the front yard.
 - (B) Fences in the side yard must be set back at least five feet from the main plane of the front facade.
 - (C) Fences may be constructed of brick, chain link, stone, wood, wrought iron, or a combination of these materials.
 - (D) Fences in side yards may not exceed six feet in height.
 - (E) Fences in cornerside yards abutting Greenville Avenue, Matilda Street, or Skillman Street may not exceed nine feet in height.
 - (F) Fences in rear yards may not exceed nine feet in height.

- (20) Front facade.
 - (A) The facade of a main structure containing the main entrance may not face a side street.
 - (B) Satellite dishes may not be mounted on the front facade.
- (21) Foundations. Foundations must be raised at least 12 inches above grade.
- (22) Porches. Porches must have a minimum depth of eight feet.
- (23) Retaining walls.
 - (A) Retaining walls may not be more than six inches above the soil being retained.
 - (B) Retaining walls must be constructed of reinforced masonry.
- (24) Roofing materials.
 - (A) Corrugated plastic roofing is not allowed.
 - (B) Except as provided in the architectural standards for specific styles, built-up, membrane, rolled, and tar-and-gravel roofing is allowed only on roofs with a slope of 10 degrees or less.
- (25) Slope.
 - (A) The existing slope of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.
 - (B) A driveway with retaining walls may be cut into the slope of a lot provided that the driveway is straight.
 - (C) For purposes of this subsection, “slope” means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.
- (26) Steps. Existing rolling or waterfall steps leading from the sidewalk to the main structure must be retained, except that when existing rolling or waterfall steps are damaged and must be replaced, the replacement must match the rolling or waterfall steps.

- (27) Walkways.
 - (A) Walkways must be constructed of concrete, brick, stone, or a similar material.
 - (B) Walkways must lead to the front porch or front entrance.
 - (C) Walkways may be straight or curved.
- (28) Windows. The following applies to the front facade and cornerside facade.
 - (A) Only transparent glass, stained glass, or leaded glass is allowed in windows.
 - (B) Non-wood (metal or vinyl) window frames must have a finish that is indistinguishable from the finish on wood windows.
 - (C) Glass block may not be used on front facades. On the cornerside facade, glass block may be used only in bathroom windows or sidelights.
 - (D) Windows must be typical of the style of the structure. See Exhibit B.
- (e) Architectural standards for new construction.
 - (1) The front facade and wrap-around of new construction may only be built in the Colonial Revival, Craftsman, Prairie, or Tudor style in compliance with the architectural standards for that style, or in its original (1945 or earlier) architectural style. See Exhibit B.
 - (2) New construction that is built after the date of creation of this conservation district that is built in the Colonial Revival, Craftsman, Prairie, or Tudor style, or in an original architectural style, will be treated as a contributing structure.
 - (3) These architectural standards for new construction apply only to the front facade and wrap-around.
- (f) Architectural standards for remodeling.
 - (1) If a contributing structure is remodeled, the remodeling must comply with the standards for its architectural style for that element of the structure being remodeled. See Exhibit B for a list of contributing structures.
 - (2) If an original (1945 or earlier) noncontributing structure is remodeled, the remodeling must be compatible with its original (1945 or earlier) architectural style. See Exhibit B for a list of original noncontributing structures.

- (3) If a non-original (after 1945) noncontributing structure is remodeled, the remodeling must comply with the standards for the Colonial Revival, Craftsman, Prairie, or Tudor style for that element of the structure being remodeled. See Exhibit B for a list of non-original noncontributing structures. All subsequent remodeling must be in the same architectural style as the first remodeling.
 - (4) The architectural standards for remodeling apply only to the front facade and wrap-around.
- (g) Architectural standards for Colonial Revival structures.
- (1) Applicability.
 - (A) Contributing Colonial Revival structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Colonial Revival style must comply with the following standards.
 - (C) Colonial Revival structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
 - (D) These architectural standards apply only to the front facade and wrap-around.
 - (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Colonial Revival style must incorporate at least six of these features. See Exhibit B.
 - (A) Centered front gable.
 - (B) Decorative cornices.
 - (C) Double-hung windows grouped in pairs and with multiple lights in one or both of the sashes.
 - (D) Front entry feature with decorative (crown) pediment supported by pilasters or extended forward and supported by slender columns.
 - (E) Pair of carriage lights flanking the front main entrance.
 - (F) Sidelights or fanlight around the main entrance.
 - (G) Slender chimney with simple design.
 - (H) Symmetrical fenestration on the front facade with a centered front main entrance.

- (I) Symmetrical dormers on the front facade roof.
- (J) Wooden shutters.
- (3) Materials.
 - (A) Colonial Revival structures must be clad in brick, stone, stucco, wood or material that looks like wood, or a combination of these materials.
 - (B) Any materials used for remodeling must be appropriate to the Colonial Revival style in type, color, coursing, joint detailing, mortaring, size, and texture.
- (4) Roofs.
 - (A) Colonial Revival structures must have a cross-gabled or side-gabled roof with a low to moderate roof slope between 20 degrees and 45 degrees.
 - (B) The maximum roof overhang is 24 inches.
 - (C) Hipped roofs are not allowed.
 - (D) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, synthetic clay tiles, synthetic wood shingles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up, metal, and membrane.
- (5) Windows.
 - (A) Windows must be double-hung with multiple-light upper sashes.
 - (B) Windows on the front facade must be a vertical rectangle.
 - (C) Glass in windows and doors on the front facade must be clear or leaded.
 - (D) Muntins and mullions must be expressed (have a profile).
 - (E) Windows must be typical of the Colonial Revival style. See Exhibit B.
- (h) Architectural standards for Craftsman structures.
 - (1) Applicability.
 - (A) Contributing Craftsman structures are identified in Exhibit B.

- (B) New construction structures that are built in the Craftsman style must comply with the following standards.
 - (C) Craftsman structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
 - (D) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate at least six of these features. See Exhibit B.
- (A) Brick or stone exterior chimney.
 - (B) Decorative beams or braces under the gables.
 - (C) Gabled dormers.
 - (D) Half-timbering detail on gables.
 - (E) Porte cochere.
 - (F) Separate front porch roof structure with a separate front gable.
 - (G) Small, high windows on each side of an exterior chimney.
 - (H) Small window on gable.
 - (I) Solid balustrade of brick or wood on the front porch.
 - (J) Ventilation louvers on gable.
 - (K) Window boxes.
- (3) Front porches.
- (A) The front porch must be a minimum of 50 percent of the width of the front facade.
 - (B) The front porch roof must be supported by square or tapered columns with a brick or stone base.
 - (C) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.

- (D) Front porches must be open-air.
 - (E) The front entryway must have a Craftsman style wood door.
- (4) Materials.
- (A) Craftsman structures must be clad in brick, wood or material that looks like wood, or a combination of these materials. Stone accents are allowed. Stucco is allowed only in gables.
 - (B) Any materials used for remodeling must be appropriate to the Craftsman style in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Porte cocheres. Porte cochere columns must match the porch columns.
- (6) Roofs.
- (A) Craftsman structures must have a cross-gabled, front-gabled, or side-gabled roof with a shallow roof slope between 20 degrees and 30 degrees.
 - (B) The minimum roof overhang is 24 inches.
 - (C) Dormers may be gabled or shed.
 - (D) Roofs must have exposed roof rafter tails.
 - (E) Beadboard must be used under eaves.
 - (F) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, standing seam metal, synthetic clay tiles, synthetic wood shingles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up and membrane.
- (7) Windows.
- (A) Windows must be casement, double-hung with 1-over-1 lights, double-hung with multiple lights, or mission-styled. See Exhibit B.
 - (B) Windows must be grouped in clusters of two or three.
 - (C) Windows may have stained glass.
 - (D) Muntins and mullions must be expressed (have a profile).
 - (E) Windows must be typical of the Craftsman style. See Exhibit B.

(i) Architectural standards for Prairie structures.

(1) Applicability.

- (A) Contributing Prairie structures are identified in Exhibit B.
- (B) New construction structures that are built in the Prairie style must comply with the following standards.
- (C) Prairie structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
- (D) These architectural standards apply only to the front facade and wrap-around.

(2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Prairie style must incorporate at least six of these features. See Exhibit B.

- (A) Broad, short interior chimney.
- (B) Contrasting caps on porches, piers, balcony railings, and chimneys.
- (C) Contrasting wood trim between stories.
- (D) Decorative casement windows.
- (E) Decorative trim under enclosed eaves that emphasizes horizontal lines.
- (F) Dormer centered on the front facade.
- (G) Flattened pedestal urns at front entrance.
- (H) Hipped dormer.
- (I) Massive square masonry porch supports.
- (J) Tiled roof.
- (K) Window boxes.

(3) Front porches.

- (A) A front porch is required.

- (B) The front porch must be a minimum of 50 percent of the width of the front facade.
- (C) Front porches must be open-air.
- (4) Materials.
 - (A) Prairie structures must be clad in brick, stone, wood or material that looks like wood, or a combination of these materials.
 - (B) Any materials used for remodeling must be appropriate to the Prairie style in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Roofs.
 - (A) Prairie structures must have a hipped or side-gabled roof with low to moderate roof slope between 20 degrees and 40 degrees.
 - (B) The minimum roof overhang is 24 inches.
 - (C) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, standing seam metal, synthetic wood shingles, synthetic clay tiles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up and membrane.
- (6) Windows.
 - (A) Windows must be casement or double-hung and may have multi-pane upper sashes.
 - (B) Muntins and mullions must be expressed (have a profile).
 - (C) Windows must be typical of the Prairie style. See Exhibit B.
- (j) Architectural standards for Tudor structures.
 - (1) Applicability.
 - (A) Contributing Tudor structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Tudor style must comply with the following standards.
 - (C) Tudor structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.

- (D) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Tudor style must incorporate at least five of these features. See Exhibit B.
- (A) Arched front doorway.
 - (B) Chimney on the front facade with decorative patterns, twin flues, or chimney pots.
 - (C) Dormers with stained or leaded glass.
 - (D) Front porch with multiple round arches supported by columns.
 - (E) Overlapping steeply pitched cross gables with decorative half-timbering or verge board.
 - (F) Tall, narrow windows clustered in groups of three or more with stained glass, leaded glass, or multiple lights.
 - (G) Turned cast-stone front porch columns.
 - (H) Stone accents on porch columns, around doors and windows, or on the corners of the structure.
 - (I) Wooden front door.
- (3) Chimney. Tudor structures must have a massive exterior chimney of at least five feet in width on the front facade or wrap-around. See Exhibit B.
- (4) Front porches.
- (A) Front porches must be open-air.
 - (B) Front porches must be at least 25 percent and no more than 50 percent of the width of the front facade.
- (5) Materials.
- (A) Tudor structures must be clad in brick. Stone accents are allowed. Brick, stucco with wooden half-timbering, wood shingles, and wood siding are allowed in gables.

- (B) Any materials used for remodeling must be appropriate to the Tudor style in type, color, coursing, joint detailing, mortaring, size, and texture.

(6) Roofs.

- (A) Tudor structures must have a side-gabled roof with a steep roof slope between 45 degrees and 70 degrees.
- (B) The maximum roof overhang is 12 inches.
- (C) Tudor structures must have at least one front-facing gable.
- (D) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, synthetic wood shingles, synthetic clay tiles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up, membrane, and standing seam metal.
- (E) Copper roofing accents are allowed only on dormers and eyebrows of Tudor style structures.

(7) Windows.

- (A) Windows must be double-hung or casement. Stained glass windows may be any type of fixed window.
- (B) Windows must have multiple lights.
- (C) Windows must be clear, stained glass, or leaded glass.
- (D) Muntins and mullions must be expressed (have a profile).
- (E) Windows must be typical of the Tudor style. See Exhibit B.

(k) Procedures.

- (1) Review form applications. A review form application must be submitted to the Director for any exterior alteration of a front facade or wrap-around and for new construction.
- (2) Work requiring a building permit.
 - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the Director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application

by the Director must be completed within 30 days after submission of a complete review form application.

- (B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
- (C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.

(3) Work not requiring a building permit.

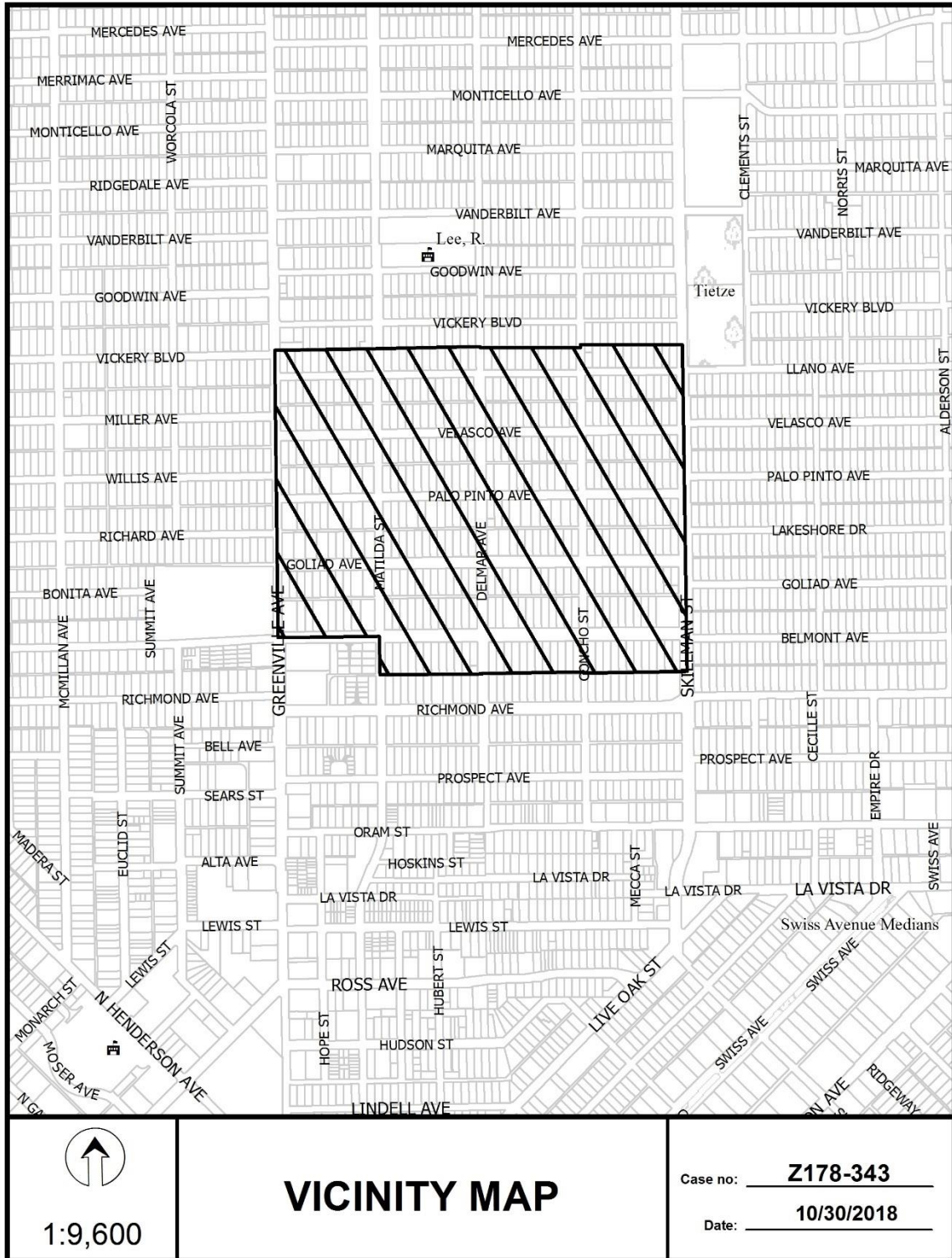
- (A) For work not requiring a building permit, the applicant must submit a review form application. The Director shall determine whether the proposed new construction or remodeling meets the standards of this ordinance. The review of the review form application by the Director must be completed within 10 days after submission of the review form application.
- (B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application and give written notice to the applicant.
- (C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

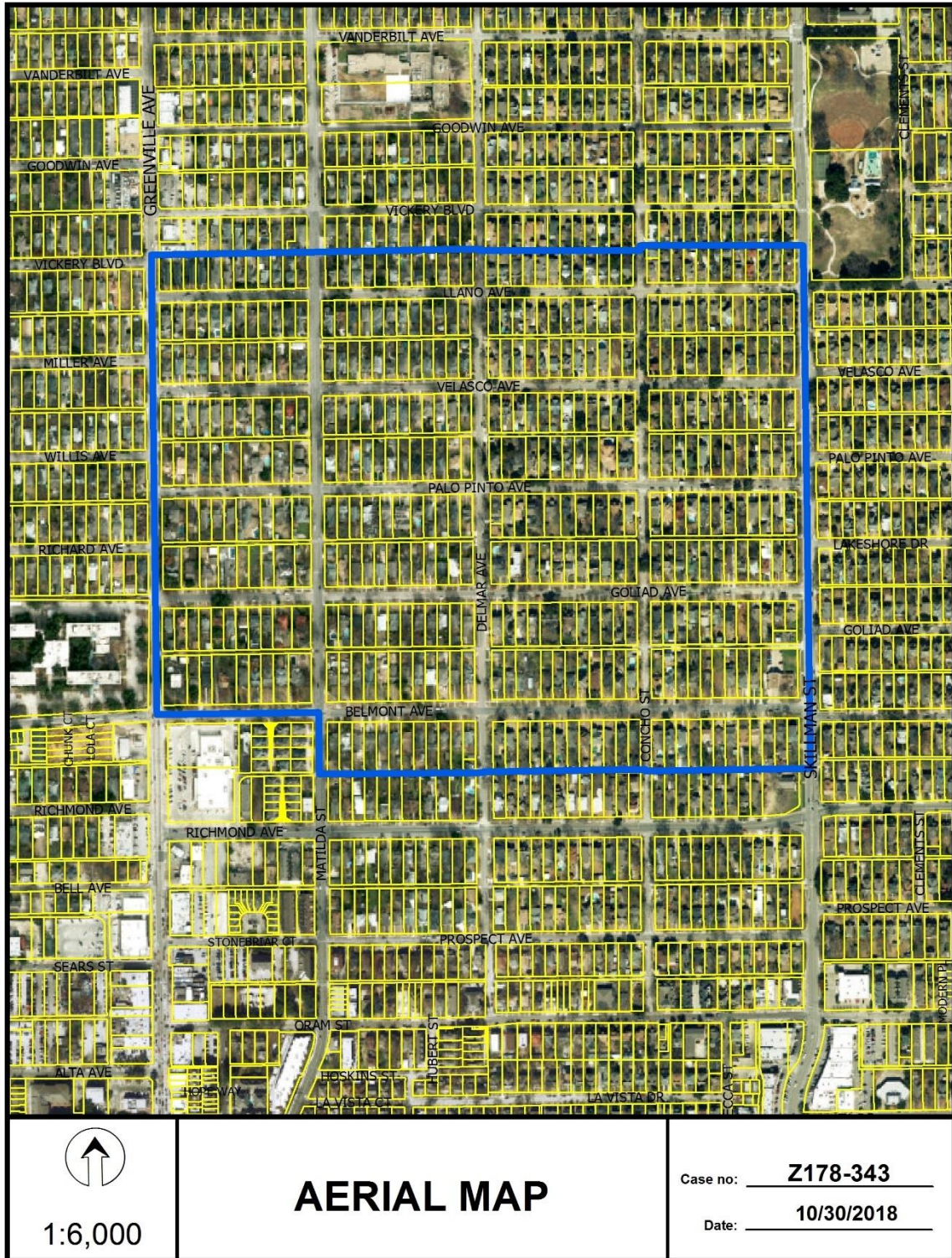
(4) Appeals.

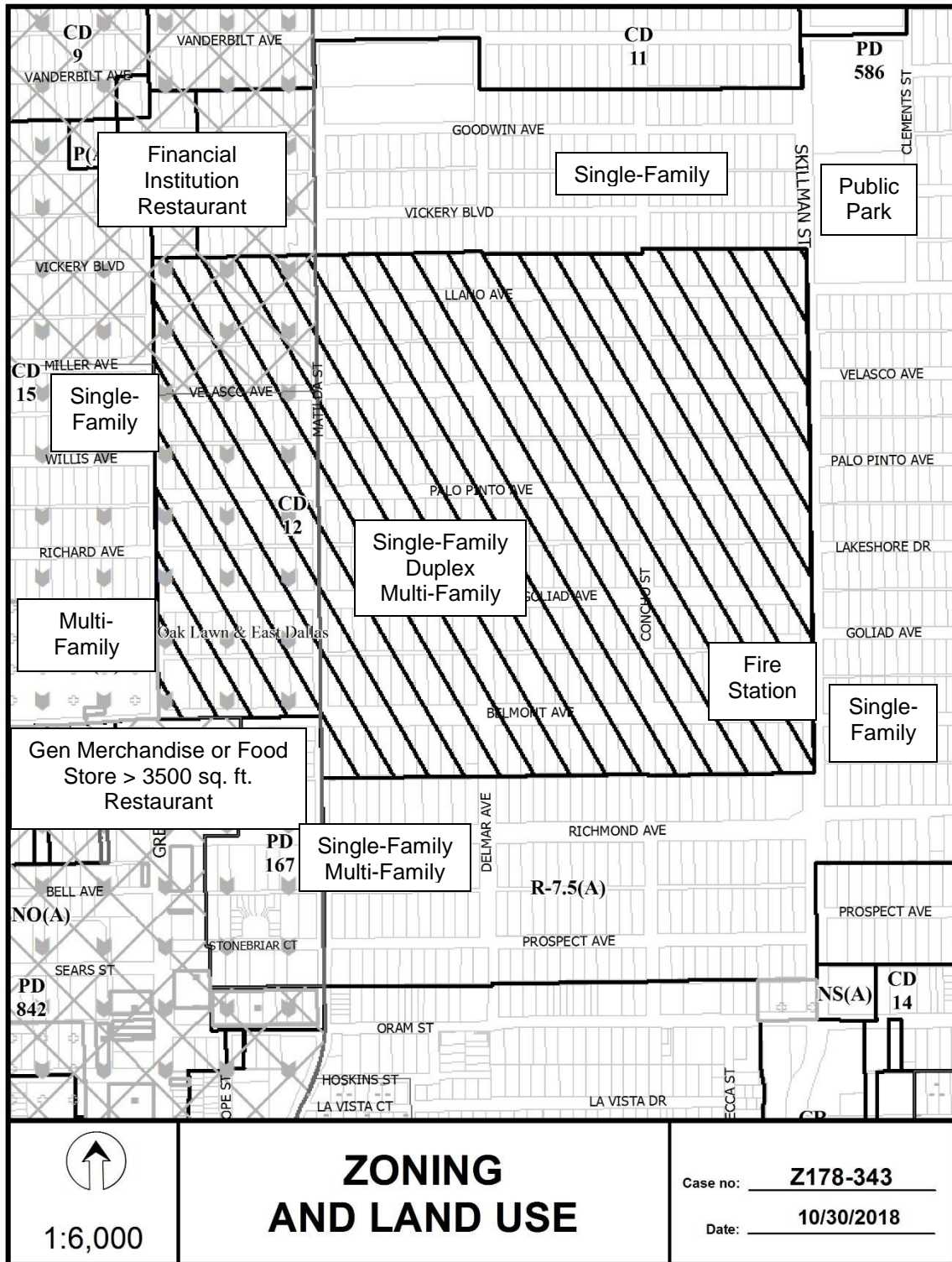
- (A) An applicant may appeal any decision made by the Director to the board of adjustment. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."

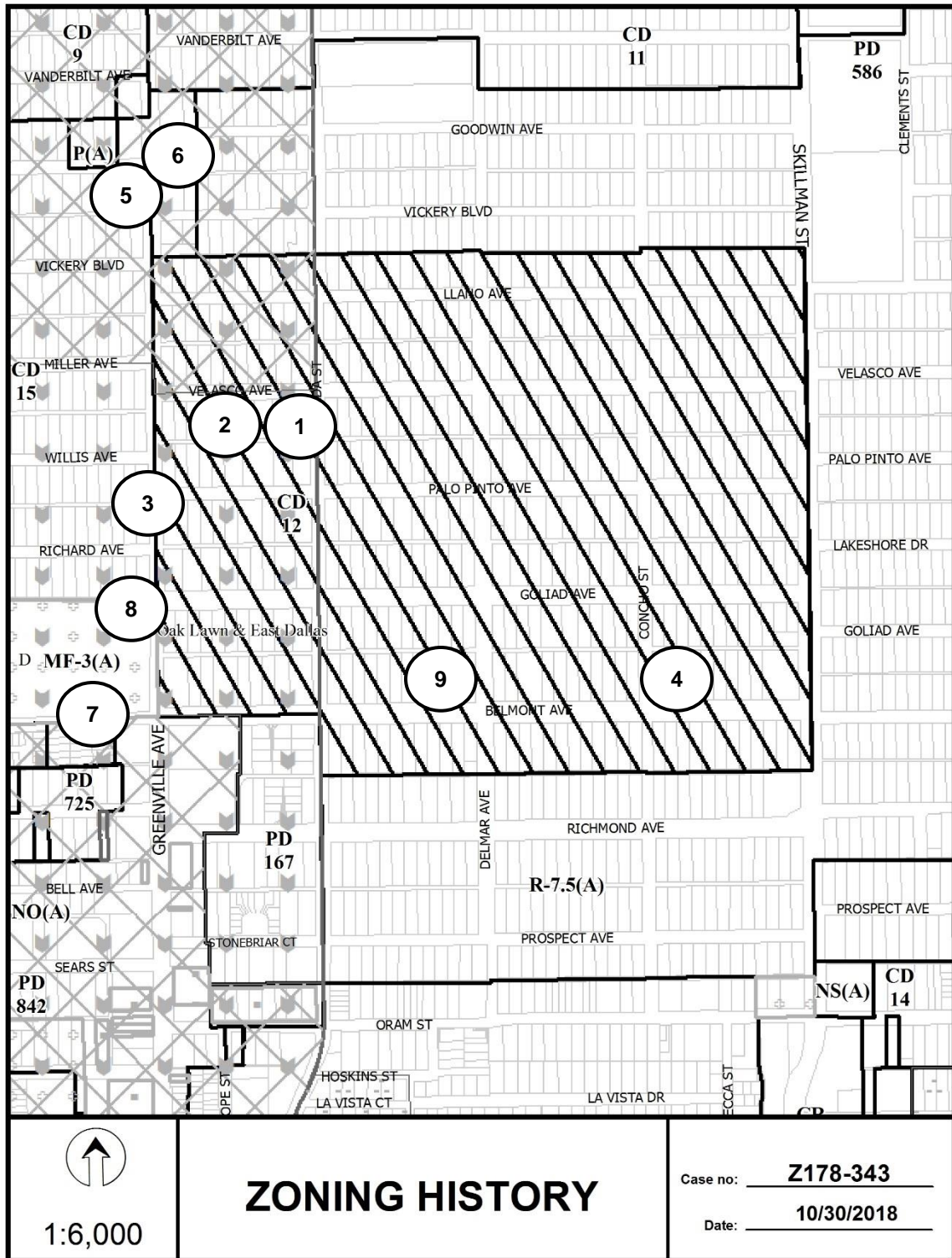
Z178-343(AR)

- (B) In considering the appeal, the sole issue before the board of adjustment is whether the Director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the Director.
- (C) Appeal to the board of adjustment is the final administrative remedy.









CPC Responses



652 Property Owners Notified (685 parcels)
35 Replies in Favor (35 parcels)
31 Replies in Opposition (31 parcels)
200' Area of Notification
11/15/2018 Date

Z178-343
CPC



1:6,000

11/14/2018

Reply List of Property Owners***Z178-343******652 Property Owners Notified******35 Property Owners in Favor******31 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5700 LLANO AVE	KEIMER TRACEY A
	2	5706 LLANO AVE	COUSINS WILLIAM RANDALL & RENEE ELIZABETH
	3	5710 LLANO AVE	GULDEN YOO EUN EMILY
	4	5714 LLANO AVE	HUDSON KEVIN & CHRISTINA
	5	5718 LLANO AVE	MATTHEWS R TRAVIS &
	6	5730 LLANO AVE	GOODE DAWN MARIE
	7	5732 LLANO AVE	WILLIAMS STUART & LEAH
	8	5740 LLANO AVE	SMITH ANDEW K
X	9	5746 LLANO AVE	LOTT AMY E
	10	5739 VELASCO AVE	ZIN LIN M & DOANH K LUONG
	11	5735 VELASCO AVE	SBRJWM LTD
	12	5731 VELASCO AVE	GUYNES JASON D
	13	5727 VELASCO AVE	LARREMORE DONNA F
	14	5721 VELASCO AVE	TREECE RUSSELL
	15	5719 VELASCO AVE	SILVA MICHAEL & SUSAN
	16	5715 VELASCO AVE	ZINSER LUIS G & EMILY A
O	17	5709 VELASCO AVE	LONG C BRENT &
	18	5705 VELASCO AVE	FREEDMAN TAMRA
	19	5701 VELASCO AVE	BAIN P LINDLEY
	20	5800 LLANO AVE	WIDELL CHRISTOPHER & JENNIE HAYES
	21	5806 LLANO AVE	CROUCH JAMES W JR
	22	5810 LLANO AVE	ALEXANDER FAMILY TRUST THE
	23	5814 LLANO AVE	FOSS ELIZABETH
	24	5818 LLANO AVE	WILLIAMS MICHAEL D &
	25	5824 LLANO AVE	SHETTY RAJESH &
	26	5826 LLANO AVE	SMITH EVAN E & KATHERINE B

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5828 LLANO AVE	STEWART JOSEPH M & SALLY P
	28	5832 LLANO AVE	SCHORLEMER PROPERTIES LLC &
	29	5836 LLANO AVE	DELGADO JANEY
	30	5842 LLANO AVE	BYRD BLAKE & NINA
	31	5846 LLANO AVE	CALLAHAN COURTNEY V
	32	5847 VELASCO AVE	PLECKAITIS JOHN T &
	33	5841 VELASCO AVE	WONG LAWRENCE & YOOJIN KIM
	34	5837 VELASCO AVE	CRYPTON LTD
	35	5833 VELASCO AVE	SYKES ANDREW
X	36	5831 VELASCO AVE	SCOTTHARRIS JANET L
	37	5827 VELASCO AVE	MCNAMARA DONNA K & TIMOTHY J
	38	5821 VELASCO AVE	PEARSON DEREK & WHITE BROOKE
	39	5819 VELASCO AVE	BURGER STAN R
	40	5815 VELASCO AVE	INBODEN LYDIA N
	41	5811 VELASCO AVE	SHAMPAIN RICHARD H
	42	5807 VELASCO AVE	PROVENCAL TERRI A
	43	5803 VELASCO AVE	HAYES OWEN
	44	5802 VELASCO AVE	ROBERTS SARAH E &
	45	5806 VELASCO AVE	DINETT KATIE CRISTINA & ANDREW
O	46	5810 VELASCO AVE	BONNEY SAMUEL R
	47	5814 VELASCO AVE	BARNARD RITA L
O	48	5818 VELASCO AVE	FARLEY PATRICK T
	49	5820 VELASCO AVE	CLARK KATHARINE
	50	5826 VELASCO AVE	SIEBER DONALD L & CONSTANCE I
	51	5828 VELASCO AVE	SERIES 1
	52	5834 VELASCO AVE	OLSEN YVAUN E
O	53	5838 VELASCO AVE	HARPER TERI
	54	5842 VELASCO AVE	FALCO PIERRE A & OLIVE ANGELA
	55	5846 VELASCO AVE	BENNETT BILL D CONSTRUCTION INC
	56	5847 PALO PINTO AVE	ALLEN THOMAS FENTON JR & VIRGINIA BONNER MEAD
	57	5841 PALO PINTO AVE	JHR INTERESTS CORP

11/14/2018

	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
		58	5839 PALO PINTO AVE	GARCIA GILBERT GREGORY & CARRIE GRAF
		59	5835 PALO PINTO AVE	MARTIN ROSS S
		60	5831 PALO PINTO AVE	CANIPE BRADLEY ELLIS & KARYN GRACE
		61	5827 PALO PINTO AVE	KOSTER ROBERT L
		62	5823 PALO PINTO AVE	SIMKO TIMOTHY J
		63	5819 PALO PINTO AVE	STIFOLTER ROBERT M
		64	5815 PALO PINTO AVE	JOHNSON PATRICK K & REBECCA TAYLOR
		65	5811 PALO PINTO AVE	DWYER JAMES R JR &
		66	5807 PALO PINTO AVE	MACKENROTH KEVIN
		67	5801 PALO PINTO AVE	FISCHER RONALD EDWARD
		68	5702 VELASCO AVE	HUDSON HENLEY PROPERTIES
		69	5706 VELASCO AVE	FLOYD CHARLES PATRICK
		70	5710 VELASCO AVE	RICHARDSON LAURA A
	O	71	5714 VELASCO AVE	JOHNS MICHELLE C & WALTER C
		72	5718 VELASCO AVE	CLARK SCOTT R
		73	5722 VELASCO AVE	GONFALONE FABRICE &
		74	5728 VELASCO AVE	ARCHER STEVEN
	X	75	5730 VELASCO AVE	EARMAN LAURA C &
		76	5738 VELASCO AVE	LOCKETT HUDSON C III &
		77	5742 VELASCO AVE	HUNTER KATHLEEN COOK & PAUL
		78	5746 VELASCO AVE	WILLIAMS ANDREW
		79	5747 PALO PINTO AVE	KIRKWOOD MARY C
		80	5737 PALO PINTO AVE	DOHERTY EDMUND H & JESSICA L BURKHARDT
		81	5729 PALO PINTO AVE	HOOPER DAVID & CARI
		82	5723 PALO PINTO AVE	BERNAL JORGE A
		83	5719 PALO PINTO AVE	WOHLFELD ROBERT N
		84	5715 PALO PINTO AVE	BOYD CHRISTOPHER & ELIZABETH
		85	5711 PALO PINTO AVE	DAUWE PHILLIP & LIZ LEVY
		86	5705 PALO PINTO AVE	FRANK S KEITH & SUSAN
		87	5703 PALO PINTO AVE	CHAN JOB CHIKONG &
		88	5702 PALO PINTO AVE	STONE SCOTT L &

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5712 PALO PINTO AVE	CHABRIA AJ & KELLI
	90	5716 PALO PINTO AVE	TRAYWICK KEITH T
	91	5718 PALO PINTO AVE	AHERN ELIZABETH
	92	5722 PALO PINTO AVE	RC ELITE BUILDERS
	93	5728 PALO PINTO AVE	SEKIN CHRISTOPHER J
	94	5734 PALO PINTO AVE	PHIPPS MARYANNA D
	95	5740 PALO PINTO AVE	KING JEFFERY C
O	96	5746 PALO PINTO AVE	SHIELDS ROBERT BRIAN
	97	5745 GOLIAD AVE	MCKEE CHRISTOPHER A &
	98	5741 GOLIAD AVE	KRAUSE TIMOTHY D & JORJA A
	99	5725 GOLIAD AVE	MERIDIAN TRUST THE
	100	5715 GOLIAD AVE	SHANKS JOHN JOSEPH &
X	101	5711 GOLIAD AVE	MCDERMOTT JAMES M &
O	102	5703 GOLIAD AVE	NORTHRUP ROY MICHAEL &
	103	5800 PALO PINTO AVE	RIGNEY DANIEL
	104	5806 PALO PINTO AVE	RILEY ELIZABETH K
	105	5808 PALO PINTO AVE	FISCHER DONALD CARL
	106	5812 PALO PINTO AVE	FISCHER CHERYL LYNN
	107	5818 PALO PINTO AVE	GRAU LAUREN &
	108	5820 PALO PINTO AVE	SPANGLER ELIZABETH ANNE
	109	5826 PALO PINTO AVE	HESTER KRISTINA &
O	110	5834 PALO PINTO AVE	WICK SARA B
	111	5838 PALO PINTO AVE	WOLF CASSANDRA
	112	5840 PALO PINTO AVE	TOSSING DANIEL J & JENNIFER
	113	5846 PALO PINTO AVE	CROUCH RYAN & JULIE
	114	5845 GOLIAD AVE	EMBRY ERIN
	115	5843 GOLIAD AVE	WILDERMAN MICHAEL & IVETTE
	116	5839 GOLIAD AVE	HORTON STEVEN
	117	5833 GOLIAD AVE	MARSHALL JOSEPH E & JULIE M
	118	5829 GOLIAD AVE	COLOSKY THOMAS J & CAITLIN E
	119	5825 GOLIAD AVE	MEGGHP LLC

11/14/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	5821 GOLIAD AVE	LAWSON HAYDEN E &
	121	5819 GOLIAD AVE	LEVIN MICHAEL & AMY COBBS
	122	5815 GOLIAD AVE	HAMM CHARLOTTE
	123	5811 GOLIAD AVE	FISCHER JUANITA LYNETTE
	124	5807 GOLIAD AVE	TRIPLETT IRVIN TODD
	125	5803 GOLIAD AVE	SWIFT STEPHEN D &
	126	5804 GOLIAD AVE	REAM STERLING
	127	5808 GOLIAD AVE	NELSON BRYANT &
	128	5812 GOLIAD AVE	OESTREICH JEFFREY A
	129	5816 GOLIAD AVE	SABEDRA GLORIA
	130	5820 GOLIAD AVE	EDES MELVIN & KATHY
	131	5824 GOLIAD AVE	HAMBURGER KENNETH
	132	5828 GOLIAD AVE	HOLMES JESSE C
	133	5832 GOLIAD AVE	BALCH BLANE &
	134	5836 GOLIAD AVE	BROWN WILLIAM RICHARD &
	135	5840 GOLIAD AVE	ANGUISH ELLEN STACY
	136	5846 GOLIAD AVE	BAILEY APRIL ALEXANDER
	137	5845 BELMONT AVE	CORCORAN THOMAS JOE III & KRISTINA
	138	5841 BELMONT AVE	FOSHEE MILISSA
	139	5837 BELMONT AVE	ONGENA PATRICK T & JUDITH A
	140	5833 BELMONT AVE	PAULETTI TIMOTHY P
	141	5829 BELMONT AVE	DRESCHER CLIFFORD T
	142	5825 BELMONT AVE	BURR LEAH D
	143	5823 BELMONT AVE	5823 BELMONT LLC
	144	5819 BELMONT AVE	CREEL ROBERT J
	145	5815 BELMONT AVE	DILL DUSTIN
O	146	5807 BELMONT AVE	WOODWARD RUTH K
	147	5805 BELMONT AVE	DELEON JOSE & CYNTHIA
	148	5803 BELMONT AVE	DELEON JOSE & CYNTHIA
	149	5702 GOLIAD AVE	VALADEZ RICARDO C
	150	5708 GOLIAD AVE	WILSON LEANN P

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	5712 GOLIAD AVE	GORMAN MARK W & MARGARET
	152	5718 GOLIAD AVE	WHITE CHRISTOPHER B
X	153	5720 GOLIAD AVE	LAMBERT GREG S &
	154	5724 GOLIAD AVE	COLEMAN BRYAN P & DORI L
	155	5728 GOLIAD AVE	MOUNTJOY BRIAN & LAURA
	156	5732 GOLIAD AVE	WOHLEKING KIMBERLY A
O	157	5736 GOLIAD AVE	KETTERSON ANDREW &
	158	5744 GOLIAD AVE	ANDERSEN LAURA & TERRY
	159	5739 BELMONT AVE	USREY CHRISTOPHER ORY
	160	5735 BELMONT AVE	CORLEY GREGORY M & PAMELA C
	161	5733 BELMONT AVE	LUCAS VICTORIA &
	162	5729 BELMONT AVE	TAJZOY YOSEF MALIK
	163	5719 BELMONT AVE	DAVISON SCOTT KEVIN
	164	5715 BELMONT AVE	MCAULAY BRIAN & JEAN
	165	5711 BELMONT AVE	SALVAGGIO CHARLES F &
	166	5701 BELMONT AVE	HILL PATRICIA D
	167	5900 LLANO AVE	GERHAUSER CAROL L
	168	5904 LLANO AVE	HAMILTON JOYCE KAY
	169	5910 LLANO AVE	OLSSON JOHN VIRGIL & MICHELLE ANN
	170	5918 LLANO AVE	HABERER STEFAN M &
	171	5922 LLANO AVE	REFRESHED R E LLC
	172	5926 LLANO AVE	PENNINGTON MICHAEL & ERIN
	173	5930 LLANO AVE	REDWOOD EQUITY LLC SERIES 5930
	174	5934 LLANO AVE	GONZALES ABEL
	175	5938 LLANO AVE	GONZALES JESSE S ESTATE OF
	176	5940 LLANO AVE	KUGLER JAMES MILTON
	177	5946 LLANO AVE	ALAVI INVESTMENTS LLC
	178	5947 VELASCO AVE	ALAVI MANI M & ELAHEH ZARCHI
	179	5943 VELASCO AVE	VANGILDER JAMES FREDERICK &
	180	5939 VELASCO AVE	MOSS CURTIS M & JENNIFER A
	181	5935 VELASCO AVE	AYOOB MICHAEL L

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	5929 VELASCO AVE	MCEVOY GERARD M
	183	5927 VELASCO AVE	BOZARTH PAUL GENE JR &
	184	5923 VELASCO AVE	ALAVI MANI M &
	185	5919 VELASCO AVE	EAGLES & HUMMINGBIRDS REVOCABLE
	186	5915 VELASCO AVE	PEREZ CATHERINE
O	187	5911 VELASCO AVE	TROSCLAIR BRADLEY W & MELISSA
	188	5907 VELASCO AVE	ROSS DAVID &
	189	6002 LLANO AVE	BOLIO BRANDON
	190	6006 LLANO AVE	FINNEY WILLIAM PRESTON
	191	6014 LLANO AVE	KEEN HOMES LLC
	192	6018 LLANO AVE	AYALA ESTEBAN
	193	6026 LLANO AVE	GUILLOT GREGORY H
	194	6030 LLANO AVE	BONOMO MICHAEL & ERIN
O	195	6034 LLANO AVE	STEFANIDES JASON
	196	6038 LLANO AVE	GRAMM WILLIAM J
	197	6042 LLANO AVE	GRAMM WILLIAM J
	198	6046 LLANO AVE	HASNAIN SYED S &
	199	6045 VELASCO AVE	DUARTE TOMAS A
	200	6043 VELASCO AVE	GRANADO ENEDINA
O	201	6039 VELASCO AVE	LEVITT DANIEL B
	202	6035 VELASCO AVE	MOLLER SALLY M &
	203	6031 VELASCO AVE	CAMERON ROBERT B
	204	6027 VELASCO AVE	SHELTON TYLER DAVID &
	205	6019 VELASCO AVE	DAVIS DARON
X	206	6015 VELASCO AVE	GREEN MICHAEL & JULIA
X	207	6009 VELASCO AVE	POHL HENRY E III &
	208	6007 VELASCO AVE	BAILEY DAVID D ETAL
	209	6001 VELASCO AVE	VINCENT BENJAMIN J
	210	6000 VELASCO AVE	DOLANCOURT HOLDINGS LLC
	211	6006 VELASCO AVE	BOSKI JONATHAN
	212	6010 VELASCO AVE	SHEEHAN BRAD & SHAMSIA W OSMAN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	213	6014 VELASCO AVE	HARTNETT KATHERINE MARIE
	214	6016 VELASCO AVE	TARANTINO GIOVANNA
	215	6022 VELASCO AVE	GUL CEYLAN E
	216	6026 VELASCO AVE	M Y A L TEXAS LLC
	217	6030 VELASCO AVE	INGRAM JEFFREY
	218	6034 VELASCO AVE	MIRELES NANCY LINDA
X	219	6038 VELASCO AVE	CAROLLO DARREN & ANGELA
	220	6042 VELASCO AVE	MCREYNOLDS JASON & RACHELLE
	221	6044 VELASCO AVE	VOSKUHL GENE W & DAVID J RODRIGUEZ
O	222	6045 PALO PINTO AVE	SAVAGE SUE ELLEN
	223	6039 PALO PINTO AVE	CANTU RAUL & STEPHANIE S
	224	6037 PALO PINTO AVE	BRIDWELL CAROLYN
	225	6033 PALO PINTO AVE	FLEWHARTY CHERYL LYN
	226	6029 PALO PINTO AVE	GUMMER CHARLES JAY &
	227	6025 PALO PINTO AVE	HEATH JAMES D
	228	6017 PALO PINTO AVE	HERRERA ESTEBAN &
	229	6013 PALO PINTO AVE	BROWN STEPHEN B
	230	6009 PALO PINTO AVE	CLOUGH BRENTON A &
	231	6005 PALO PINTO AVE	ONTIVEROS EULALIA
	232	6003 PALO PINTO AVE	BROWN TRAVIS JENNINGS
	233	5900 VELASCO AVE	ROBERTSON EDWARD T &
X	234	5906 VELASCO AVE	TURK MARK
	235	5910 VELASCO AVE	PARK WILLIAM R & MARTHA M
	236	5914 VELASCO AVE	APGAR MARGARET & DOUGLAS
	237	5918 VELASCO AVE	STERN STEVEN R
	238	5922 VELASCO AVE	BURGER STAN R & JOYANNE E
	239	5928 VELASCO AVE	EAST DALLAS EQUITIES LP
	240	5936 VELASCO AVE	AYOOB MICHAEL
	241	5938 VELASCO AVE	GAMPER JUDY
	242	5942 VELASCO AVE	BOYER CREED M
	243	5946 VELASCO AVE	SALZER JAY H

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	5943 PALO PINTO AVE	SCHULZ NORBERT JON & AMANDA J
	245	5939 PALO PINTO AVE	ALLUMS MARVIN & DAWN
	246	5935 PALO PINTO AVE	DAMICO BRAD C & AMY L
	247	5931 PALO PINTO AVE	CANALES SAMUEL I
	248	5927 PALO PINTO AVE	HILLE MICHELE & PAUL I
	249	5923 PALO PINTO AVE	WORME CLAUDIA
	250	5917 PALO PINTO AVE	SCHNEIDERMAN EMET D &
	251	5915 PALO PINTO AVE	WAGNER PETER D & KATHERINE
	252	5909 PALO PINTO AVE	GUMMELT SAMUEL & MARY
	253	5902 PALO PINTO AVE	REGITZ MICHAEL B & TAMMY L
	254	2416 DELMAR AVE	GUNN GARY K EST OF
	255	5906 PALO PINTO AVE	FIGUEREDO TEODORO
	256	5910 PALO PINTO AVE	BOBWHITE ENTERPRISES LP
	257	5914 PALO PINTO AVE	MAZUREK WILFRED
	258	5926 PALO PINTO AVE	CANIPE CARLA RUSH
	259	5930 PALO PINTO AVE	MORRELL PAMELA D
	260	5936 PALO PINTO AVE	WATSON ERIC THEODORE
	261	5942 PALO PINTO AVE	FRANKLAND WAYNE A
X	262	5946 PALO PINTO AVE	KOHLER GORDON K & ELIZABETH B
	263	5947 GOLIAD AVE	JEFF BARON HOMES LLC
	264	5943 GOLIAD AVE	LEUNG KEVIN & ROXANA
	265	5939 GOLIAD AVE	GARRETT RALPH K
	266	5935 GOLIAD AVE	MORGAN PARK LTD &
O	267	5931 GOLIAD AVE	POPE DAVID L & ELIZABETH
X	268	5927 GOLIAD AVE	HALL CARLOS
	269	5923 GOLIAD AVE	COATES DILLARD L &
	270	5919 GOLIAD AVE	BALLINGER JAMES A
O	271	5911 GOLIAD AVE	DATTALO DARREN WAYNE
	272	5909 GOLIAD AVE	SAMART SHANTALA R & AARYAN N
	273	5903 GOLIAD AVE	TURLINGTON JACK E &
	274	6002 PALO PINTO AVE	WHITE ERICA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	275	6006 PALO PINTO AVE	UNVERZAGT ANDREW &
	276	6010 PALO PINTO AVE	STECKLEIN CHARLES B & AMY
	277	6014 PALO PINTO AVE	GIBBS JENNIFER L & CHAD THIBODEAUX
	278	6016 PALO PINTO AVE	OBERMEYER PAUL R & CINDY S
	279	6020 PALO PINTO AVE	CAPPS MICHAEL L & JESSICA R
	280	6024 PALO PINTO AVE	SMITHER ALICIA
	281	6028 PALO PINTO AVE	REED JOHN D
	282	6034 PALO PINTO AVE	JOSHI RAHUL R &
	283	6036 PALO PINTO AVE	CLARK EDWARD WILLIAMS &
	284	6042 PALO PINTO AVE	BRICKER LEAH C
	285	6046 PALO PINTO AVE	APODACA MYRNA
	286	6047 GOLIAD AVE	RUSSO LEO PAUL JR
	287	6043 GOLIAD AVE	TEEPLE PHILIP K
O	288	6039 GOLIAD AVE	TAYLOR JOHN W
	289	6035 GOLIAD AVE	TILLMAN CAROLE A BAREFOOT
	290	6031 GOLIAD AVE	6031 GOLIAD LLC
	291	6027 GOLIAD AVE	ENZLER MATTHEW S & DARA D
	292	6023 GOLIAD AVE	FOSTER DANIELLE
	293	6019 GOLIAD AVE	SCHLETTER ANNABELLE ASHLEY
	294	6015 GOLIAD AVE	HERMAN CARL A
O	295	6011 GOLIAD AVE	BIONDE MARIA L
O	296	6007 GOLIAD AVE	HUNT GREG B
	297	6001 GOLIAD AVE	KARAM MARTHA ROSE
	298	6000 GOLIAD AVE	HALE BRUCE E & VALLI J
X	299	6006 GOLIAD AVE	SPARKS ANNE
O	300	6008 GOLIAD AVE	SMITH CASEY R
	301	6012 GOLIAD AVE	KANE JEFFREY
	302	6018 GOLIAD AVE	CORCORAN CAROL
	303	6022 GOLIAD AVE	CORELL JAMES
	304	6026 GOLIAD AVE	SMITH ALLISON V
	305	6030 GOLIAD AVE	TRAN KATE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	6034 GOLIAD AVE	SHIELDS REVOCABLE TRUST THE
	307	6038 GOLIAD AVE	MAI AUSTIN RICHARD
	308	6040 GOLIAD AVE	BRANNON JEFFREY M &
	309	6046 GOLIAD AVE	TWITO DANIEL &
	310	2317 SKILLMAN ST	RUSSELL CHARLENE P
	311	6033 BELMONT AVE	DAVIS LARA K & STEVEN L
	312	6031 BELMONT AVE	PAPATHANASIOU PAVLOS T
	313	6027 BELMONT AVE	MARTIN NOAH G
	314	6021 BELMONT AVE	COULTER PETER STEPHEN & JAMIE STARR
	315	6019 BELMONT AVE	MORAS ANGELA &
	316	6015 BELMONT AVE	MCNORTON KENT &
	317	6011 BELMONT AVE	ALLEN JAMES WILLIAM BONSIGNORE
X	318	6007 BELMONT AVE	SAGE BARY & GEYDEN
	319	6003 BELMONT AVE	GLOVER GRACE PETERSON
	320	5902 GOLIAD AVE	DEGIRONEMO LOUIS
X	321	5906 GOLIAD AVE	SANFORD CONNIE D
X	322	5910 GOLIAD AVE	HIROMOTO ROSA
	323	5912 GOLIAD AVE	PLASKOTA ANDRE
	324	5920 GOLIAD AVE	WEIR DANIEL R & MARTHA
	325	5924 GOLIAD AVE	HOGG ANNA M
	326	5930 GOLIAD AVE	BAILEY KEVIN &
	327	5934 GOLIAD AVE	ROBERTS TAYLOR A &
	328	5938 GOLIAD AVE	JAMISON CRYSTAL &
	329	5940 GOLIAD AVE	LAHRMAN TERRA R
O	330	5946 GOLIAD AVE	LEWIS D W
	331	5941 BELMONT AVE	NERI MICHAEL J JR &
	332	5939 BELMONT AVE	POWELL JOHN & KYLA REVOCABLE
	333	5935 BELMONT AVE	CULPEPPER KELLI L &
	334	5929 BELMONT AVE	ABBOTT RONNIE D & JENNY LYNN
O	335	5923 BELMONT AVE	SCHOLER KRISTIN &
	336	5919 BELMONT AVE	MARTINEZ HECTOR

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	337	5911 BELMONT AVE	MCLAIN H B & DOROTHY
O	338	5905 BELMONT AVE	WHITE TIMOTHY P &
	339	5901 BELMONT AVE	5901 BELMONT ACQUISITION LLC
	340	5800 BELMONT AVE	DOTTER DOUGLAS & LAURIE L
	341	5806 BELMONT AVE	ESPINOSA EARNEST B
	342	5808 BELMONT AVE	GONZALEZ ENGILBERTO
	343	5822 BELMONT AVE	JAHN ALFREDO
	344	5826 BELMONT AVE	PARSONS MATTHEW CHARLES & LAVANYA HARI
	345	5830 BELMONT AVE	BEECHERL HELEN WARREN
	346	5834 BELMONT AVE	SULLIVAN MICHAEL P & JENNIFER G
	347	5838 BELMONT AVE	VOELKER JAMES H
	348	5840 BELMONT AVE	ARENBERG LEE TODD &
	349	5844 BELMONT AVE	TATUM STACEY L &
	350	2219 DELMAR AVE	HOLMES BILLY GENE LIVING TR &
	351	5902 BELMONT AVE	WALKER ANDREW STEPHEN
	352	5904 BELMONT AVE	SORG LORI ANN & JAMES R
O	353	5908 BELMONT AVE	PITTMAN MARLA S &
	354	5912 BELMONT AVE	PERRILLO REVOCABLE TRUST
X	355	5916 BELMONT AVE	BEASLEY WILLIAM SCOTT & PAULA
	356	5922 BELMONT AVE	CLARK SCOTT &
	357	5926 BELMONT AVE	COMPLETELY HIS INC
	358	5930 BELMONT AVE	LEWIS DEBORAH B
	359	5934 BELMONT AVE	ADAMSON CAROL &
	360	5938 BELMONT AVE	CONTRERAS LETICIA
	361	5942 BELMONT AVE	ATWELL KRISTIN PAYNE
	362	6002 BELMONT AVE	RAINEY DIONNE C & WILLIAM L JR
	363	6006 BELMONT AVE	GRIMSLEY DANIEL M & TRISHA E
	364	6010 BELMONT AVE	KENNEALLY ANNE MARIA &
	365	6014 BELMONT AVE	ORLANDO JOSEPH &
	366	6016 BELMONT AVE	BARNETT DANIEL S
X	367	6022 BELMONT AVE	GUTIERREZ JUANITA M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	6026 BELMONT AVE	JOSHKO MARK J
	369	6030 BELMONT AVE	MEISTER D JOSEPH & ASHLEY A
	370	6034 BELMONT AVE	MORENO MARY LINDA &
	371	6036 BELMONT AVE	MAYER STEWART R
	372	6042 BELMONT AVE	7411 AXMINSTER LP
	373	6046 BELMONT AVE	LOZANO CONCEPCION LOPEZ
	374	5745 LLANO AVE	MAYES WENDY & EVAN Z
X	375	5743 LLANO AVE	HARSHMAN LEEANNE KATHERINE
	376	5739 LLANO AVE	DISARIO WILLIAM ANDREW &
X	377	5735 LLANO AVE	WHITE WHITLEY ANN
	378	5731 LLANO AVE	BROWN JOSH & DANIELLE
	379	5727 LLANO AVE	NORTHCUTT RYAN
	380	5723 LLANO AVE	COMLEY SCOTT
	381	5719 LLANO AVE	LEA PHILIP JACOB & MAGGIE JUNE
	382	5847 LLANO AVE	DOJO LP
	383	5843 LLANO AVE	HARTIG BRIAN J &
	384	5837 LLANO AVE	GRANITE RE HOLDINGS LLC
	385	5835 LLANO AVE	PULLMAN JOHN
	386	5829 LLANO AVE	ALLEN DAVID &
	387	5827 LLANO AVE	SHEA NATALIE A &
	388	5823 LLANO AVE	WOOD MARK A & PAMELA G
X	389	5821 LLANO AVE	WILSON MATTHEW STEVEN &
O	390	5813 LLANO AVE	CAMPAGNA ANTHONY J SR &
	391	5809 LLANO AVE	OLIFF JONATHAN W & DANESE
	392	5807 LLANO AVE	GOODALL STEVEN & LINDA K
	393	5803 LLANO AVE	LAWRENCE CRAIG &
	394	5947 LLANO AVE	SKILLING KRISTIN
	395	5943 LLANO AVE	AA LAMB REAL ESTATE LLC
	396	5937 LLANO AVE	NIBLER KEVIN W
	397	5935 LLANO AVE	THOMSEN TAMI KAY
O	398	5929 LLANO AVE	SHORT ERIC D &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	399	5927 LLANO AVE	WALDRON RICHARD C LIFE EST &
	400	5921 LLANO AVE	OLIVO HIRAM
	401	5919 LLANO AVE	SHAH SAMIR H & SHIBA
	402	5915 LLANO AVE	PADAYACHEE RAIGEN & ROBIN
	403	5911 LLANO AVE	EDWARDS KRYSTA R
	404	5907 LLANO AVE	FERNANDO JOSEPH R &
	405	5901 LLANO AVE	HALEY GREGORY J
	406	6047 LLANO AVE	GOETZELMAN SARA J
	407	6043 LLANO AVE	6043 LLANO LLC
	408	6037 LLANO AVE	OROURKE DOUGLAS P & LAURA J
	409	6035 LLANO AVE	SEIMS DOUGLAS W & BROOKE
	410	6031 LLANO AVE	CROZIER CHRISTOPHER A
	411	6027 LLANO AVE	KIRBY L WILLIAM &
X	412	6021 LLANO AVE	HOPKINS KEITH PRO &
	413	6017 LLANO AVE	MORALES ALEXANDER J
	414	6015 LLANO AVE	REDWOOD EQUITY LLC
	415	6011 LLANO AVE	NEWTON BRIAN R
	416	6007 LLANO AVE	NGUYEN AGANA & LIU YEN H
	417	2710 CONCHO ST	HILL JENNIFER
	418	6001 LLANO AVE	214 RENOVATIONS LLC
	419	5733 GOLIAD AVE	POZZI KASEY L &
	420	5731 GOLIAD AVE	SMYLY DREW
	421	5729 GOLIAD AVE	ABDULGHANI NOORI &
O	422	5800 GOLIAD AVE	CANNON BROOKSANN
O	423	5901 PALO PINTO AVE	KINGSTON MELISSA R &
	424	5715 LLANO AVE	ADAMI JO LOU
	425	5711 LLANO AVE	HILKE WILLIAM
	426	5707 LLANO AVE	VANWINKLE GREG & AMANDA
	427	5703 LLANO AVE	WILLIAMSON RHONDA E
	428	2222 GREENVILLE AVE	RASANSKY MITCHELL &
	429	5726 BELMONT AVE	BLCG HOLDINGS LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	430	5747 RICHMOND AVE	CUTCHINE PPTIES LLC
	431	5847 RICHMOND AVE	WESTLAND BRIAN J
	432	5843 RICHMOND AVE	DELEON GRACIELA
	433	5839 RICHMOND AVE	ATKINS JOLENE
	434	5835 RICHMOND AVE	PIASSICK DANIEL L & AMY WERTZ
	435	5829 RICHMOND AVE	KRANZ TREON L &
	436	5823 RICHMOND AVE	PURCELL SALLY
	437	5815 RICHMOND AVE	MARTINEZ JUVENCIO &
O	438	5811 RICHMOND AVE	DUNCAN DAVID T
	439	5807 RICHMOND AVE	DOTTER DOUGLAS A &
	440	5803 RICHMOND AVE	COMMUNITY DIGS LLC
	441	5947 RICHMOND AVE	HORNE LEAR D
	442	5943 RICHMOND AVE	OROZCO RAUL & SILVIA
	443	5939 RICHMOND AVE	MARTIN JOE MARK & MEREDITH RICHARDS
X	444	5935 RICHMOND AVE	SPILLMAN MONIQUE A
	445	5931 RICHMOND AVE	ACKLEY YVONNE VERONA
	446	5925 RICHMOND AVE	CABRERA LUCIANO P
	447	5923 RICHMOND AVE	ZARLING JOEL
	448	5917 RICHMOND AVE	FLETCHER MARTIN L &
	449	5915 RICHMOND AVE	COMBS KEVIN &
	450	5909 RICHMOND AVE	MOORE WELDON L III
	451	5907 RICHMOND AVE	BENAVIDEZ AMELIA
	452	5903 RICHMOND AVE	SKYLLINGSTAD BRETT & MORGAN
	453	6043 RICHMOND AVE	SKILLMAN BIBLE CHURCH
	454	6031 RICHMOND AVE	CLEVELAND RICHARD
	455	6027 RICHMOND AVE	JOHNSON JAMES M III &
	456	6023 RICHMOND AVE	HSU TSING & ANNE H
	457	6019 RICHMOND AVE	CAMERON CHRISTOPHER
	458	6013 RICHMOND AVE	PHELPS STEPHANIE & JERRY III
O	459	6011 RICHMOND AVE	FORAKER LESLIE L
	460	6007 RICHMOND AVE	YOUNGBLOOD STEPHEN RAY &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	461	6003 RICHMOND AVE	COCKRELL CLINTON B & ANDREA E
	462	5847 VICKERY BLVD	STARK CHANEL
	463	5843 VICKERY BLVD	HUBBELL RAMON & ELIZABETH
	464	5835 VICKERY BLVD	REYNOLDS KELLY
	465	5831 VICKERY BLVD	SMITH STACIE MARSH
	466	5827 VICKERY BLVD	SMITH MARIA ALICE
	467	5821 VICKERY BLVD	GROGAN GERALD F
	468	5813 VICKERY BLVD	SIMS STEVEN C
	469	5809 VICKERY BLVD	TGHM PROPERTIES LP
	470	5803 VICKERY BLVD	LAUDUN WILLIAM
	471	5749 VICKERY BLVD	AVES VICTOR R & STEPHANIE
	472	5743 VICKERY BLVD	LOZANO RUFINA
	473	5739 VICKERY BLVD	KARRAS DANE
	474	5733 VICKERY BLVD	CRAIN LAWSON M
	475	5731 VICKERY BLVD	NATHAN TODD D & TAYLOR CASTLE
	476	5727 VICKERY BLVD	TING REGINA RAYGIN
	477	5723 VICKERY BLVD	LAMPLIGHT PROPERTIES
	478	5717 VICKERY BLVD	AGUIRRE JUANA T
	479	5713 VICKERY BLVD	VROOM JACQUES EDWARD JR &
	480	5711 VICKERY BLVD	GRAPE BUILDING J V
	481	5714 VICKERY BLVD	WILLIAMS HARDMON III &
	482	5716 VICKERY BLVD	STRALEY JESSICA CHRISTINE
	483	5720 VICKERY BLVD	BELL WALTER J
	484	5726 VICKERY BLVD	CASHMAN LAUREL A &
	485	5730 VICKERY BLVD	DILLIN RYAN W &
	486	5734 VICKERY BLVD	BOYD KYLE S TR & BETSY JILL TR
	487	5738 VICKERY BLVD	PAYNE JAMES O JR & CATHLEEN M
	488	5742 VICKERY BLVD	DIAZ ABDENAGO GOMEZ
	489	5746 VICKERY BLVD	WHITE ROCK PPTIES INC
	490	5800 VICKERY BLVD	CARTEX COMPANY L C
	491	5806 VICKERY BLVD	KING KIMBERLY L & DEREK B

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	492	5810 VICKERY BLVD	ANDERSON FELIA S
	493	5814 VICKERY BLVD	BOYD FAMILY TRUST THE
	494	5818 VICKERY BLVD	SLOSS BRIAN & HEATHER
	495	5822 VICKERY BLVD	COUGHLIN NATHAN & CHRISTINE
	496	5824 VICKERY BLVD	EIGEL BRIAN N & LAURA M LIFE ESTATE
	497	5828 VICKERY BLVD	SIERGIEJ WENDY A
O	498	5836 VICKERY BLVD	CAMPAGNA ANTHONY J SR
	499	5842 VICKERY BLVD	DMWK LLC
	500	5844 VICKERY BLVD	MERSHON DONN DAVID
	501	6047 VICKERY BLVD	FALCON MASAE A
	502	6041 VICKERY BLVD	STEMM DAVID J & JESSICA M
	503	6039 VICKERY BLVD	EVEREST BRETT ANDREW &
	504	6035 VICKERY BLVD	MCADOO ANDREW S
	505	6029 VICKERY BLVD	RIX JAMES
	506	6027 VICKERY BLVD	FREEMAN TERRY G & JONI M
	507	6023 VICKERY BLVD	MCNAUGHTON JEFF
	508	6017 VICKERY BLVD	MUELLER MARK C
	509	6015 VICKERY BLVD	LABBE PAUL ARTHUR & JACLYN R
	510	6011 VICKERY BLVD	LOE LACUITA LYNN
	511	6007 VICKERY BLVD	WILLIAMS CHARLES C
	512	6003 VICKERY BLVD	MORAHAN JASON
	513	5947 VICKERY BLVD	HOCK JANEEN K
	514	5945 VICKERY BLVD	CUTCHINC PROPERTIES LLC
	515	5937 VICKERY BLVD	JANNEY ROBERT R
	516	5933 VICKERY BLVD	WILSON BRADLEY B
	517	5931 VICKERY BLVD	ROGERS CONOR P &
	518	5927 VICKERY BLVD	MULLEN MICHAEL S LIFE ESTATE
	519	5923 VICKERY BLVD	BARNARD BENITA
	520	5917 VICKERY BLVD	CUMBERWORTH MARTHA C TR
	521	5913 VICKERY BLVD	GORDON GREGORY ALAN & CHRISTINE BORGSTROM
	522	5909 VICKERY BLVD	SUTTON MICHAEL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	523	5907 VICKERY BLVD	NEWHOUSE LIVING TRUST
	524	5901 VICKERY BLVD	SIDERIS HARRY K
	525	5900 VICKERY BLVD	WHEELER ONEITA LA VERNE LIVING TRUST THE
	526	5906 VICKERY BLVD	EASTERFIELD INVESTMENTS LLC
	527	5908 VICKERY BLVD	BOSWORTH MARY SUE
	528	5912 VICKERY BLVD	BOSWORTH THOMAS J &
	529	5916 VICKERY BLVD	TIERNAN TIMOTHY RANDAL & CASSANDRA L
	530	5922 VICKERY BLVD	REED KATHERINE L &
	531	5924 VICKERY BLVD	WILSON JOHN DOUGLAS
	532	5932 VICKERY BLVD	HULSEY RONALD R
	533	5938 VICKERY BLVD	PARKER DORA M
	534	5942 VICKERY BLVD	BRAUN MICHAEL
	535	5946 VICKERY BLVD	BUTLER BROOKE
	536	6002 VICKERY BLVD	GARCIA ROCIO C
	537	6006 VICKERY BLVD	WARWICK KATHLEEN &
O	538	6008 VICKERY BLVD	ASHMORE JAMILE
	539	6012 VICKERY BLVD	SIMPSON T CHARMAINE
	540	6016 VICKERY BLVD	CLELAND NANCY TANIS
	541	6022 VICKERY BLVD	DEL REGNO KENNETH J &
	542	6026 VICKERY BLVD	COOK STEVEN WALTER
X	543	6030 VICKERY BLVD	LAU TONY TSZ &
	544	6034 VICKERY BLVD	GOUEL PHILIPPE ELIAS &
	545	6036 VICKERY BLVD	BUCKNER HOLDINGS LLC
	546	6040 VICKERY BLVD	NELSON LINDY
	547	6044 VICKERY BLVD	LUND ARI &
	548	2815 GREENVILLE AVE	PARK LANE PARTNERS LP &
	549	5645 VICKERY BLVD	SHERIDAN JESSICA A
	550	5643 VICKERY BLVD	DESINOR KRISTIN
	551	5637 VICKERY BLVD	HEFFLEFINGER GAY
	552	5635 VICKERY BLVD	SCHOLL KURT
	553	5634 VICKERY BLVD	TRAN ANTHONY & YUVANI S

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	554	5636 VICKERY BLVD	THOMPSON SUSAN & JAMES L
	555	5640 VICKERY BLVD	MCNEER KATHRYN
	556	5644 VICKERY BLVD	SANCHEZ CAROLYN BAXLEY
	557	5645 MILLER AVE	BELLA ESTATES I INC
	558	5643 MILLER AVE	SALESS PROPERTIES LLC
	559	5639 MILLER AVE	5639 MILLER AVE REALTY LLC
	560	5631 MILLER AVE	ABC OPTIMAL PPTIES ENTERPRISES LLC
	561	5632 MILLER AVE	BOSLER HOLLY
	562	5636 MILLER AVE	HIGHLAND EAST LTD
	563	5640 MILLER AVE	YEPEZ MARLENE
	564	5646 MILLER AVE	HATHORN CHRISTOPHER S
	565	5645 WILLIS AVE	FREED CLAYTON N & CHELSEA STAKER
	566	5641 WILLIS AVE	LOLLAR MORGAN & NGUYEN JEAN D
	567	5639 WILLIS AVE	GRANHAM CLIFTON DARYL &
	568	5635 WILLIS AVE	MICHIE BRIAN
X	569	5636 WILLIS AVE	BRIDGMAN MICHAEL & STEPHANIE
	570	5642 WILLIS AVE	GARCIA BEATRIZ &
	571	5647 RICHARD AVE	DJ DEVELOPMENT INC
	572	5643 RICHARD AVE	LORELLI JOHN JAMES
	573	5639 RICHARD AVE	GRAVES CHRISTOPHER CARTER &
X	574	5635 RICHARD AVE	HOWIE DOUGLAS M
O	575	5634 RICHARD AVE	CUNNINGHAM BRIAN W &
O	576	5638 RICHARD AVE	CUNNINGHAM NANCY L G &
	577	5642 RICHARD AVE	SAFFRON INVESTMENTS LLC
	578	5644 RICHARD AVE	BRUNI ELIZABETH L
	579	5619 BELMONT AVE	CH MF BTH I DALLAS LOWER
	580	2237 GREENVILLE AVE	CCP GREEN BELMONT LP
	581	6119 RICHMOND AVE	MARTIN LUCAS J & AMANDA LOUISE
	582	6115 RICHMOND AVE	SIMON NICHOLAS J &
	583	6107 RICHMOND AVE	AZA ELIAS C & TONI A
	584	6104 BELMONT AVE	WAGNER PETER &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	585	6110 BELMONT AVE	STETSON GLENN
	586	6114 BELMONT AVE	ORSINI DANTE J &
	587	6118 BELMONT AVE	KUMAR KIRAN ACHUT & RUPALI
	588	6117 BELMONT AVE	RUDMAN TYLER C & LEAH S
	589	6115 BELMONT AVE	GRAVES DANIEL
	590	6109 BELMONT AVE	MITZNER NATHAN ELLIOT & CLAIRE LEE
	591	6105 BELMONT AVE	OWENS RANDALL C
X	592	6106 GOLIAD AVE	FRIEDEL KIMBERLEY K
	593	6108 GOLIAD AVE	FRIEDEL MARILYN
	594	6114 GOLIAD AVE	HARTSELL STEVEN
	595	6118 GOLIAD AVE	MURRELL DAVID A & MONICA S
	596	6119 GOLIAD AVE	SCHLEIER HILARY GRACE &
	597	6115 GOLIAD AVE	BEATTY SCOTT M
	598	6111 GOLIAD AVE	WALLACE CATHERINE &
	599	6107 GOLIAD AVE	SAXTON LINDA C &
	600	6106 LAKESHORE DR	WOODWORTH ANDREA & IVAN
	601	6108 LAKESHORE DR	PAGE JOHN & MARTHA
	602	6114 LAKESHORE DR	BELLOMO JOSEPH F
	603	6118 LAKESHORE DR	GORE KYLE M & ANNETTE J
	604	6119 LAKESHORE DR	JINKERSON KENNETH R &
	605	6115 LAKESHORE DR	ASHTON THOMAS M & NICOLE
	606	6111 LAKESHORE DR	FARZAD ALI &
X	607	6107 LAKESHORE DR	VALENCIA MARY L
	608	6108 PALO PINTO AVE	ELHAJJ FADEL & JOANNA CATTANACH
	609	6110 PALO PINTO AVE	STERN CHARLES PHILIP
	610	6114 PALO PINTO AVE	FEDERAL NATL MORTGAGE ASSOC
	611	6118 PALO PINTO AVE	STETSON STEVE M
	612	6119 PALO PINTO AVE	SOSA LYDIA ET AL
	613	6115 PALO PINTO AVE	MCWHORTER MARVIN & KALLE
	614	6111 PALO PINTO AVE	BOSTIC CHARLINE J
	615	6107 PALO PINTO AVE	THACKER RICHARD E

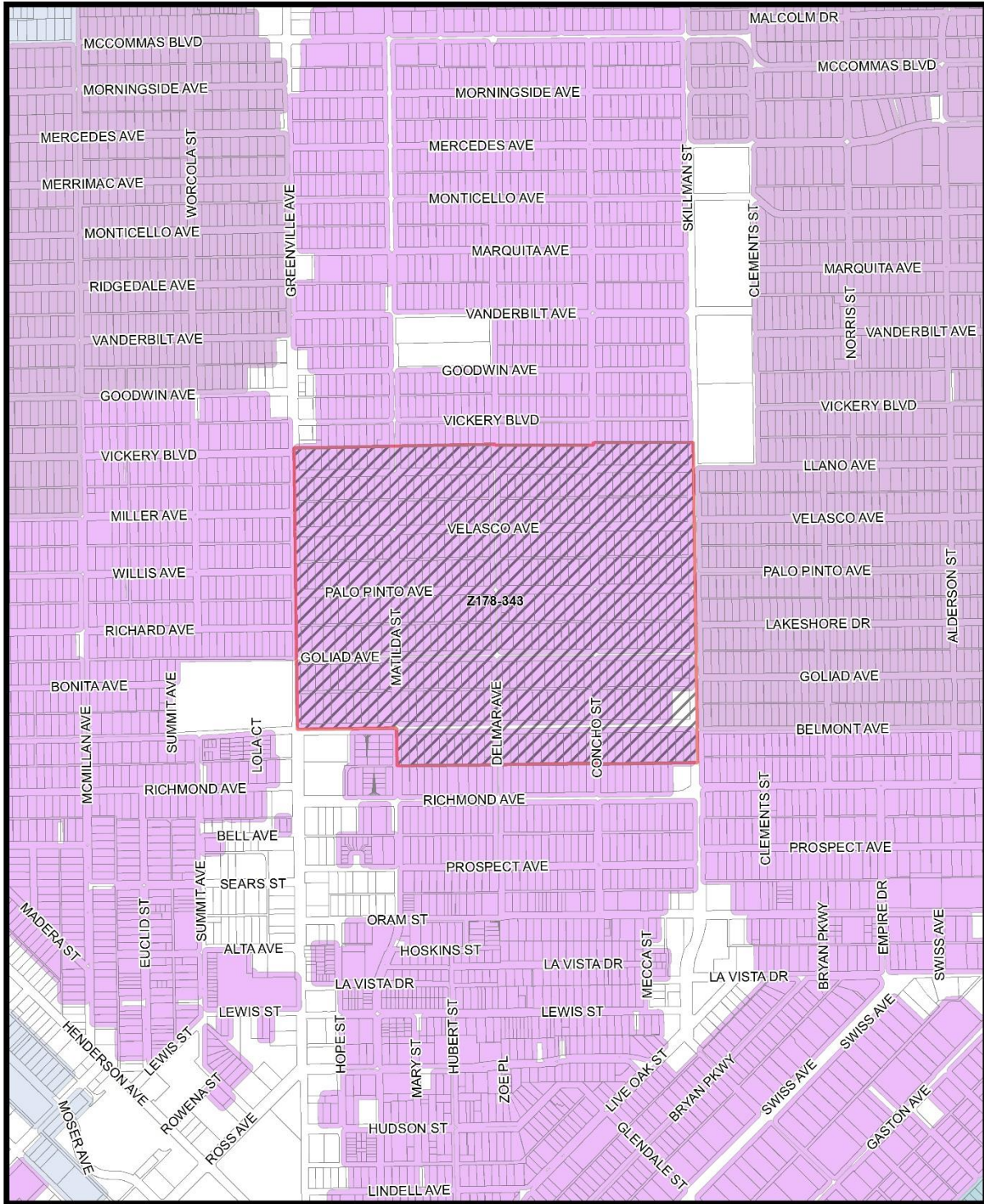
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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	616	6106 VELASCO AVE	POLLARD CHRISTOPHER STEVEN &
	617	6108 VELASCO AVE	BROWN HERB & KATHY
	618	6118 VELASCO AVE	TAPPER DINO
	619	6119 VELASCO AVE	FORD FRANK J
	620	6115 VELASCO AVE	KHOURI GEORGES I & GRACE V
	621	6111 VELASCO AVE	DEAN KENNETH & MARGARET
	622	6107 VELASCO AVE	STROPE LEIGH A
	623	6106 LLANO AVE	AUGUSTINE AARON LIVING TRUST THE
	624	6110 LLANO AVE	RUSH DARRYL
	625	6118 LLANO AVE	SPANGLER DAVID P
	626	5734 BELMONT AVE	OWENS DAVID
X	627	5738 BELMONT AVE	FISSER MATTHEW K & LAUREN P
	628	5742 BELMONT AVE	DELLAS NICHOLAS S & OLISA A P
	629	5746 BELMONT AVE	LANGDOC JOHN LACOSTE &
	630	5762 BELMONT AVE	SMOLARZ JOSEPH R & KELLI H LIVING
O	631	5758 BELMONT AVE	DIVIN MICHAEL G &
	632	5754 BELMONT AVE	OLIPHINT SUZEE LYNN
	633	5750 BELMONT AVE	BROWN MARK E
	634	2237 MATILDA ST	DEVAULT LAURA
	635	2231 MATILDA ST	RECHT RYAN
	636	2225 MATILDA ST	OCKER NICOLE &
	637	2219 MATILDA ST	MORENO JAVIER I
	638	5735 RICHMOND AVE	HAY LYNN MARIE
	639	5735 RICHMOND AVE	STAHL ANDREW KENNITH
	640	5735 RICHMOND AVE	FENG YI SING
	641	5735 RICHMOND AVE	SOOD PAUL & ERIN
	642	5735 RICHMOND AVE	BENDER TIMOTHY M &
	643	5735 RICHMOND AVE	NEELY GREGORY OBRIAN
	644	5735 RICHMOND AVE	ONEILL BRETT
	645	5735 RICHMOND AVE	CORBIN CAMILLE A
	646	5735 RICHMOND AVE	TOBOLOWSKY MICHAEL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	647	2808 GREENVILLE AVE	GRAPE BUILDING JV
	648	2724 GREENVILLE AVE	SBMT GREENVILLE LLC
	649	2714 GREENVILLE AVE	PARK LANE PARTNERS LP
	650	2208 LOLA CT	BHAKTA PALAK N & JAYA
	651	2210 LOLA CT	LAND BRETT & LACEY
	A1	5726 LLANO AVE	CAHILL TERRY



MVACluster A B C D E F G H I NA

1:9,600

Market Value Analysis

Printed Date: 10/30/2018