

**AUGUST 27, 2014 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated August 27, 2014. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

8-22-14

Date



Edward Scott
City Controller

8/22/14

Date

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, AUGUST 27, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

RECEIVED

2014 AUG 22 PM 4: 21

CITY SECRETARY
DALLAS, TEXAS

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 55

CONSENT ADDENDUM

Items 1 - 8

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 56 - 64
Addendum Item 9

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 65 - 81
Addendum Item 10

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

City Attorney's Office

1. Authorize settlement of a claim filed by AT&T Texas, Claim No. 13471515 - Not to exceed \$100,000 - Financing: Current Funds

Housing/Community Services

2. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - Financing: No cost consideration to the City
3. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; **(2)** the sale of 33 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City - Financing: No cost consideration to the City
4. Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation (list attached) - Financing: No cost consideration to the City
5. Authorize an amendment to the agreement with Marquez Community Strategy for consulting services to the City of Dallas in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation - Not to exceed \$50,000, from \$50,000 to \$100,000 - Financing: Current Funds

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing/Community Services (Continued)

6. Authorize a public hearing to be held on October 8, 2014 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City
7. Authorize **(1)** a public hearing to be held November 12, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

Public Works Department

8. Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project - Not to exceed \$131,688, from \$31,737 to \$163,425 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

9. A resolution designating absences by Councilmember Carolyn R. Davis as being for "Official City Business" - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

10. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions
Z134-213(MW)

CORRECTIONS:

Note: Agenda Item Nos. 66, 71, 73, 74, 75, 76, & 77, to be considered as Designated Zoning Cases - Individual

Sustainable Development and Construction

66. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue
Recommendation of Staff and CPC: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions
Z134-147(RB)
71. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z134-275(WE)

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

CORRECTIONS: (Continued)

Note: Agenda Item Nos. 66, 71, 73, 74, 75, 76, & 77, to be considered as Designated Zoning Cases - Individual

Sustainable Development and Construction (Continued)

73. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z123-274(WE)
74. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z123-275(MW)
75. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z134-197(CE)
76. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z134-198(CE)

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

CORRECTIONS: (Continued)

Note: Agenda Item Nos. 66, 71, 73, 74, 75, 76, & 77, to be considered as Designated Zoning Cases - Individual

Sustainable Development and Construction (Continued)

77. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-199(CE)

**Land Bank (DHADC) Sale of Lots to
AAA Home Builder, LLC
Addendum Item # 2**

<u>Property Address</u>	<u>MapSCO</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5524 Fannie	42U	6	\$ 3,971.91
2. 1423 Rowan	46M	2	\$ 9,047.21
3. 1520 Rowan	46M	2	\$ 5,640.67
4. 4609 Silver	47N	7	\$ 4,211.26
5. 4612 Silver	47N	7	\$ 2,685.41
6. 4631 Silver	47N	7	\$ 7,381.34
7. 4831 Silver	47J	7	\$16,190.64

**Land Bank (DHADC) Sale of Lots to
Archangel Reliance, LLC
Addendum Item # 3**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3613 Colonial	46W	7	\$ 13,685.31
2. 4109 Colonial	56B	7	\$ 2,887.25
3. 4114 Colonial	56B	7	\$ 21,681.54
4. 4224 Colonial	56B	7	\$ 29,359.34
5. 4410 Colonial	56B	7	\$ 6,969.91
6. 4902 Colonial	56C	7	\$ 16,571.72
7. 5012 Colonial	56G	7	\$ 11,958.61
8. 2223 Garden	56C	7	\$ 19,190.71
9. 2403 Garden	56C	7	\$ 1,616.33
10. 2506 Hatcher	56C	7	\$ 3,677.34
11. 2522 Pine	46Y	7	\$ 20,596.49
12. 3635 Pine	46V	7	\$ 10,199.30
13. 3642 Pine	46V	7	\$ 11,654.83
14. 3802 Pine	46V	7	\$ 2,882.21
15. 3817 Pine	46V	7	\$ 0.00
16. 3906 Pine	46V	7	\$ 590.91
17. 2515 Exline	46Y	7	\$ 14,228.29
18. 2722 Exline	46Y	7	\$ 20,587.67
19. 2730 Exline	46Y	7	\$ 13,000.58
20. 2734 Exline	46Y	7	\$ 14,181.87
21. 3614 Metropolitan	46U	7	\$ 15,508.15
22. 4000 Metropolitan	46R	7	\$ 5,670.34
23. 4415 Metropolitan	46R	7	\$ 4,520.58
24. 4422 Metropolitan	46R	7	\$ 9,310.79
25. 4618 Metropolitan	46R	7	\$ 16,880.70
26. 2218 Lawrence	56C	7	\$ 12,356.88
27. 2227 Lawrence	56C	7	\$ 1,210.63
28. 2410 Lawrence	56C	7	\$ 19,545.25
29. 3510 York	46V	7	\$ 32,721.22
30. 3719 York	46V	7	\$ 4,764.08
31. 3706 Kenilworth	46V	7	\$ 9,599.96
32. 3723 Kenilworth	46V	7	\$ 19,643.57
33. 3916 Kenilworth	47S	7	\$ 13,947.22

**Land Bank (DHADC) Sale of Lots to
Commonwealth Companies, LLC**
Addendum Item # 4

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1923 Muncie	44N	6	\$ 14,125.01
2. 1515 Pueblo	44N	6	\$ 7,058.68
3. 3623 Pueblo	43K	6	\$ 13,355.88
4. 3628 Toronto	43P	6	\$ 15,214.52
5. 3719 Toronto	43N	6	\$ 11,464.96
6. 3724 McBroom	43J	6	\$ 11,955.34
7. 3561 Toronto	43P	6	\$ 13,066.86
8. 3739 Gallagher	43J	6	\$ 17,073.76
9. 3638 Bickers	43K	6	\$ 12,673.93
10. 3702 Homeland	43J	6	\$ 21,546.37
11. 3734 Bickers	43J	6	\$ 11,350.40
12. 3741 Morris	43J	6	\$ 21,500.94
13. 1718 Toronto	44N	6	\$ 13,325.77
14. 1518 Bickers	44J	6	\$ 15,030.87
15. 3803 Harlingen	42L	6	\$ 7,069.22
16. 4143 Hammerly	42H	6	\$ 10,694.21
17. 1908 Gallagher	44J	6	\$ 1,141.22
18. 4116 Pluto	42H	6	\$ 14,584.95
19. 3611 Canada	43F	6	\$ 10,731.73
20. 1923 Canada	44E	6	\$ 8,939.78
21. 1955 Angelina	44E	6	\$ 16,460.62
22. 2017 Angelina	43H	6	\$ 10,197.92
23. 2024 Angelina	43H	6	\$ 9,317.15
24. 2028 McBroom	43M	6	\$ 9,004.12
25. 3427 Bernal	43K	6	\$ 5,542.43
26. 4010 Furey	43F	6	\$ 12,687.32
27. 4103 Furey	43F	6	\$ 9,324.28
28. 2622 Iroquois	42Q	6	\$ 9,231.73
29. 2626 Lapsley	42P	6	\$ 18,088.18
30. 811 Bayonne	44P	6	\$ 18,091.08

Tax Foreclosure and Seizure Property Resale
Addendum Item # 6

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	2251 Wilhurt	Dallas Neighborhood Alliance for Habitat, Inc.	\$6,900	\$1,000.00	V	R-7.5(A)

ADDENDUM DATE August 27, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			N/A	C	ATT, ORM, TWM	\$100,000.00	NA	NA	Authorize settlement of a claim filed by AT&T Texas, Claim No. 13471515
2			2, 6, 7	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; the sale of 7 vacant lots from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City
3			7	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; the sale of 33 vacant lots from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City
4			6	C	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation
5			All	C	HOU	\$50,000.00	NA	NA	Authorize an amendment to the agreement with Marquez Community Strategy for consulting services to the City of Dallas in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation
6			4	C	HOU	NC	NA	NA	Authorize a public hearing to be held on October 8, 2014 to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any
7			1, 2, 3, 4, 5, 6, 7, 8	C	HOU	NC	NA	NA	Authorize a public hearing to be held November 12, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan
8			1	C	PBW, HOU	GT	48.79%	55.98%	Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project
9			All	I	SEC	NC	NA	NA	A resolution designating absences by Councilmember Carolyn R. Davis as being for "Official City Business"
10			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road

TOTAL \$150,000.00

ADDENDUM ITEM # 1

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Office of Risk Management
Trinity Watershed Management

CMO: Warren M.S. Ernst, 670-3491
Jill A. Jordan, P.E., 670-5299
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize settlement of a claim filed by AT&T Texas, Claim No. 13471515 - Not to exceed \$100,000 - Financing: Current Funds

BACKGROUND

Claimant filed a claim against the City seeking compensation for property damage as a result of an excavation project on September 21, 2012 involving the Trinity Watershed Management Department.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council will be briefed in Closed Session on August 20, 2014.

FISCAL INFORMATION

\$100,000 - Current Funds

August 27, 2014

WHEREAS, a claim was filed by AT&T Texas, Claim No. 13471515, seeking compensation from the City of Dallas for alleged property damage sustained in an excavation project on September 21, 2012 involving the Trinity Wastershed Management Department; and,

WHEREAS, claimant AT&T Texas, has agreed to settle this claim for the amount of \$100,000.00; **Now, Therefore**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That settlement of the claim filed by AT&T Texas, Claim No. 13471515, in an amount not to exceed \$100,000.00 is hereby approved.

Section 2. That the City Controller is authorized to pay to AT&T Texas and all other persons having an interest in the claim the amount of \$100,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3521, Vendor MVORM001.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 2, 6, 7
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 42U 46M 47J N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

AAA Home Builder, LLC has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by AAA Home Builder, LLC to the City's Land Bank, the sale of those lots from DHADC to AAA Home Builder, LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to AAA Home Builder, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by AAA Home Builder, LLC and construction financing is not closed within three years of conveyance.

AAA Home Builder, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 square feet to 1,500 square feet and from \$95,000 to \$120,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (2 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (3 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$35,000.00 for the sales price, as calculated from the 2013-14 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2014, DHADC approved the development plan and sale of 7 lots from DHADC to AAA Home Builder, LLC.

FISCAL INFORMATION

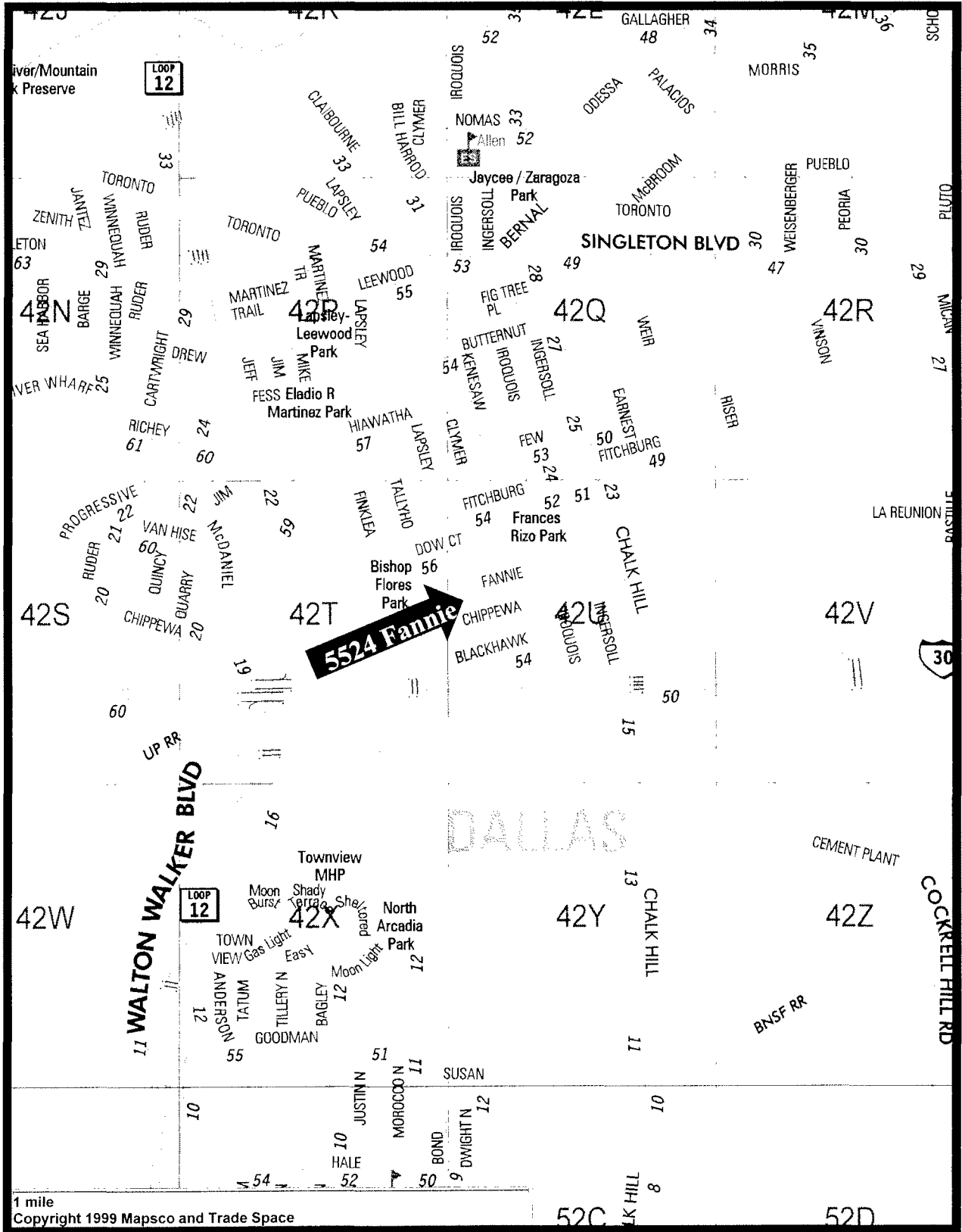
No cost consideration to the City

MAP(s)

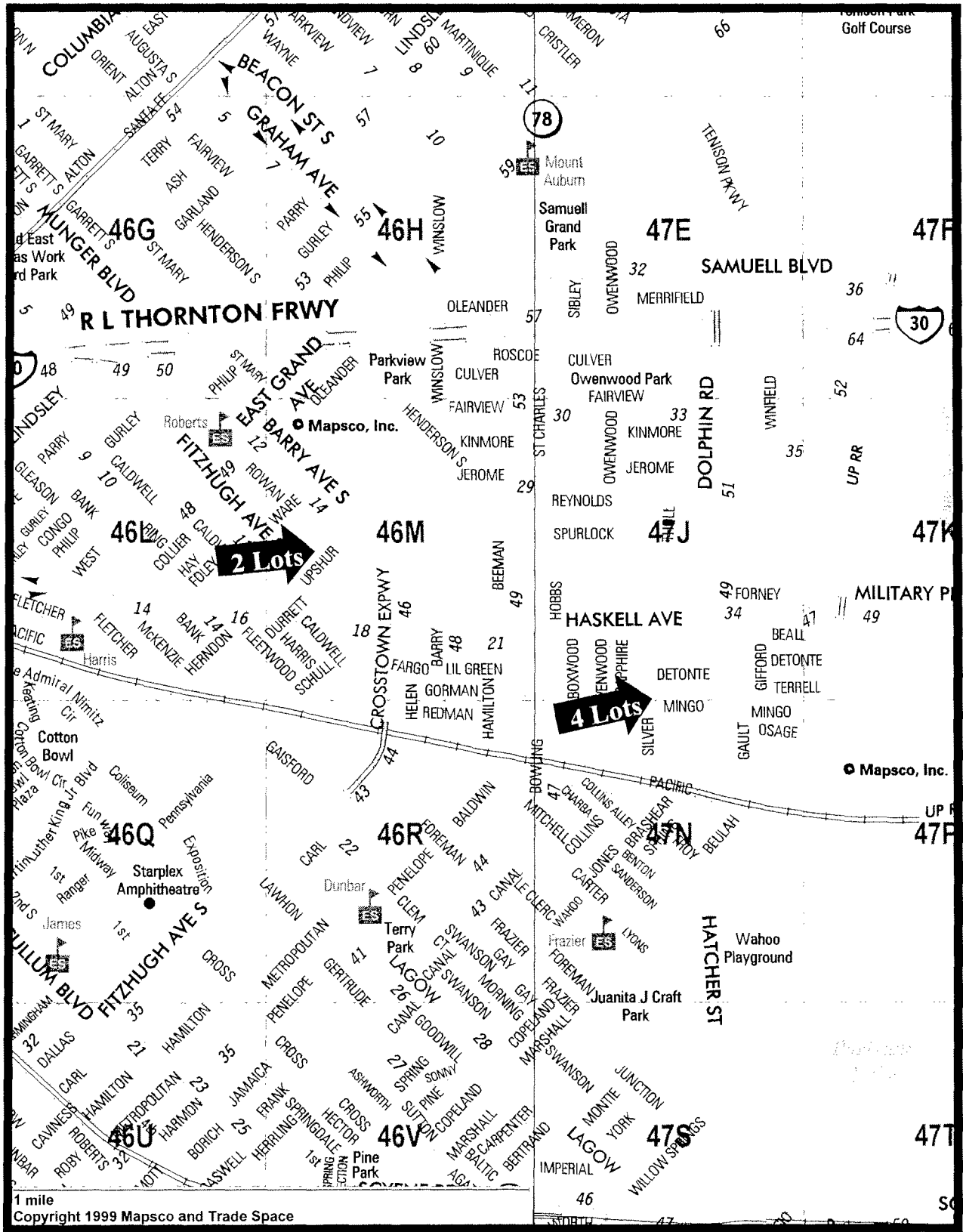
Attached

**Land Bank (DHADC) Sale of Lots
to AAA Home Builder, LLC**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5524 Fannie	42U	6	\$ 3,971.91
2. 1423 Rowan	46M	2	\$ 9,047.21
3. 1520 Rowan	46M	2	\$ 5,640.67
4. 4609 Silver	47N	7	\$ 4,211.26
5. 4612 Silver	47N	7	\$ 2,685.41
6. 4631 Silver	47N	7	\$ 7,381.34
7. 4831 Silver	47J	7	\$ 16,190.64



MAPSCO 42U



MAPSCO 46M, 47J, 47N

August 27, 2014

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, AAA Home Builder, LLC submitted a proposal and development plan to DHADC for 7 lots shown on Exhibit A and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit B submitted by AAA Home Builder, LLC and authorize the sale of the said 7 lots from DHADC to AAA Home Builder, LLC to build affordable houses;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the development plan shown on Exhibit B submitted by AAA Home Builder, LLC and the sale of 7 lots shown on "Exhibit A" from DHADC to AAA Home Builder, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit A.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
1	5524 Fannie North 128' of Lot B, Frank M. Horton Addition Block 7187	AAA Home Builder, LLC	1	\$5,000.00	
2	1423 Rowan Part of Lot 4, 40x180, D. Rowan's Addition Block 1453	AAA Home Builder, LLC	1	\$5,000.00	
3	1520 Rowan Part of Lot 18, D. Rowan's Addition Block 1451	AAA Home Builder, LLC	1	\$5,000.00	
4	4609 Silver Lot 16, White Rock Heights 2 Addition Block F/2625	AAA Home Builder, LLC	1	\$5,000.00	
5	4612 Silver Lot 11, White Rock Heights Addition Block E/2624	AAA Home Builder, LLC	1	\$5,000.00	
6	4631 Silver Lot 10, White Rock Heights Addition Block F/2625	AAA Home Builder, LLC	1	\$5,000.00	
7	4831 Silver Lot 6, White Rock Heights 2 Addition Block A/2622	AAA Home Builder, LLC	1	\$5,000.00	
TOTAL				\$35,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 7
- (2) Land Bank name for this parcel of lots. _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). attached

B. DESCRIPTION OF PROPOSED HOUSES ENTIRELY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 2
 Square Footage of each home 1200-1500
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
 Type of Exterior Veneer Brick Which includes _____
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 3
 Square Footage of each home 1200-1500
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
 Type of Exterior Veneer brick/veneer Which includes Flame/hardi
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 2
 Square Footage of each home 1200-1500
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
 Type of Exterior Veneer Brick Which includes _____
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 60 days
Completion of Construction 180 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households 360 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 46R U V W Y 47S 56B C G

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; **(2)** the sale of 33 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Archangel Reliance, LLC has submitted proposals and a development plan to DHADC for 33 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Archangel Reliance, LLC to the City's Land Bank, the sale of those lots from DHADC to Archangel Reliance, LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Archangel Reliance, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Archangel Reliance, LLC and construction financing is not closed within three years of conveyance.

Archangel Reliance, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 square feet to 1,600 square feet and from \$89,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (8 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (10 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (15 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$165,000.00 for the sales price, as calculated from the 2013-14 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2014, DHADC approved the development plan and sale of 33 lots from DHADC to Archangel Reliance, LLC.

FISCAL INFORMATION

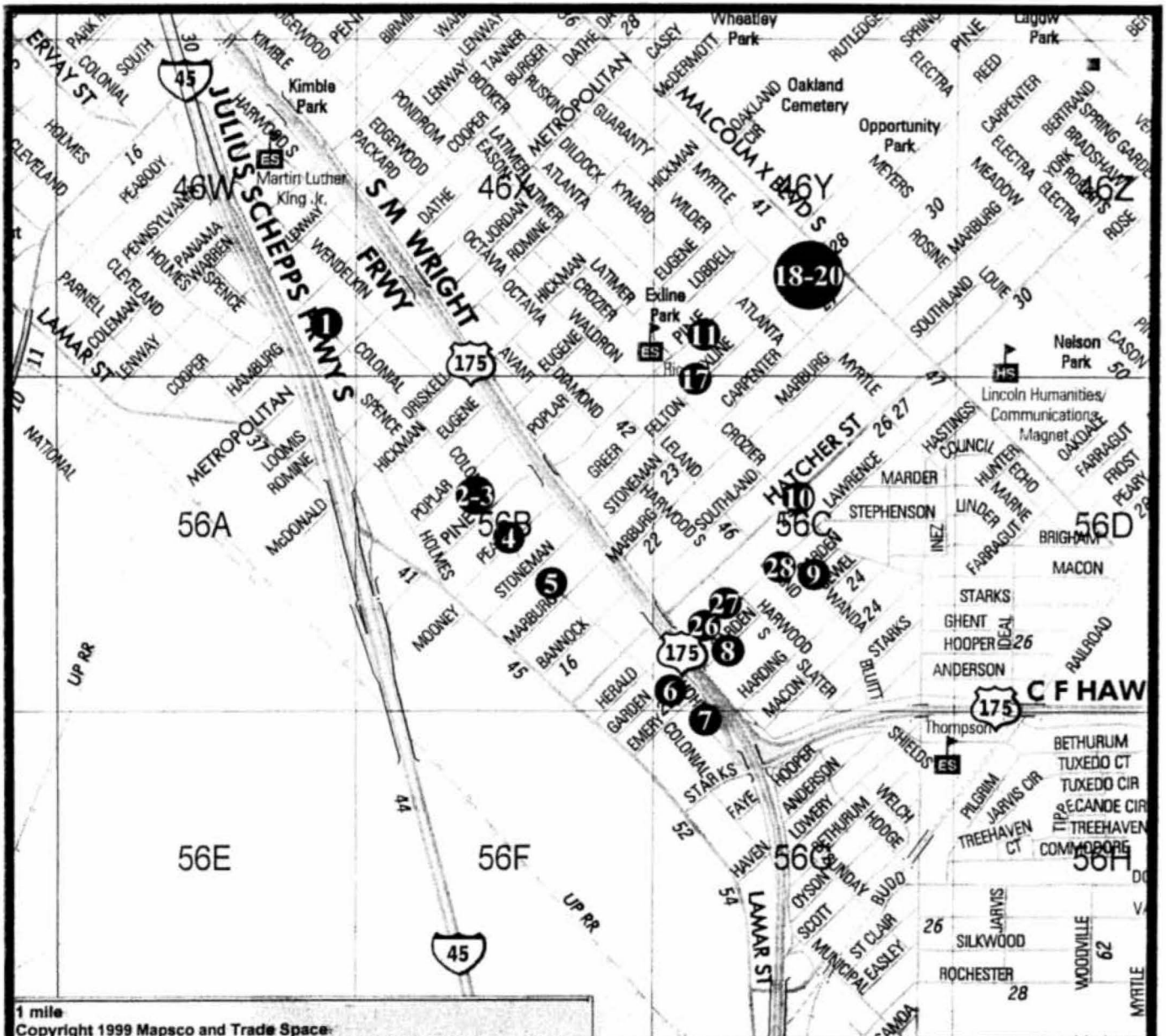
No cost consideration to the City

MAP

Attached

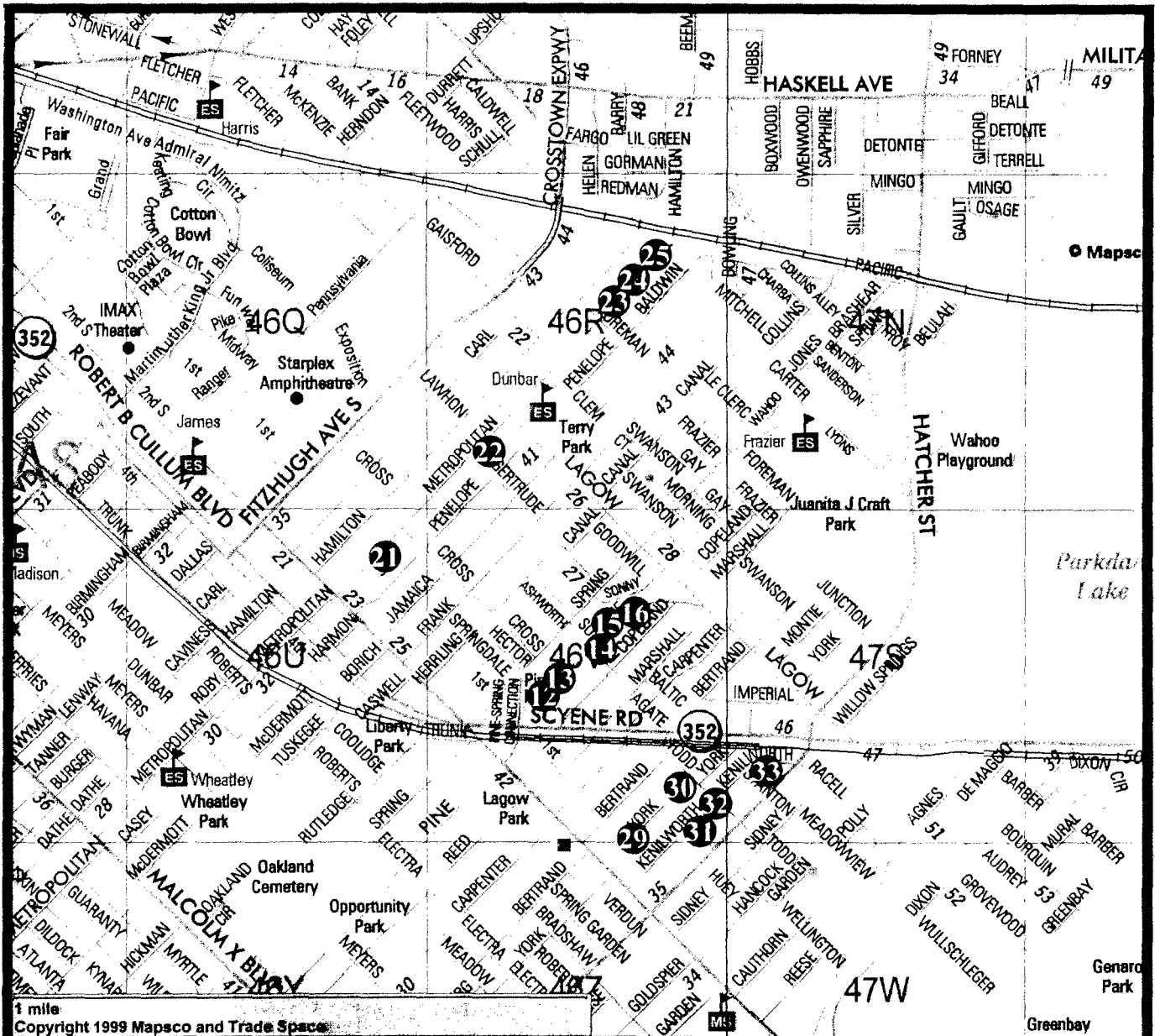
**Land Bank (DHADC) Sale of Lots to
Archangel Reliance, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3613 Colonial	46W	7	\$13,685.31
2. 4109 Colonial	56B	7	\$ 2,887.25
3. 4114 Colonial	56B	7	\$21,681.54
4. 4224 Colonial	56B	7	\$29,359.34
5. 4410 Colonial	56B	7	\$ 6,969.91
6. 4902 Colonial	56C	7	\$16,571.72
7. 5012 Colonial	56G	7	\$11,958.61
8. 2223 Garden	56C	7	\$19,190.71
9. 2403 Garden	56C	7	\$ 1,616.33
10. 2506 Hatcher	56C	7	\$ 3,677.34
11. 2522 Pine	46Y	7	\$20,596.49
12. 3635 Pine	46V	7	\$10,199.30
13. 3642 Pine	46V	7	\$11,654.83
14. 3802 Pine	46V	7	\$ 2,882.21
15. 3817 Pine	46V	7	\$ 0.00
16. 3906 Pine	46V	7	\$ 590.91
17. 2515 Exline	46Y	7	\$14,228.29
18. 2722 Exline	46Y	7	\$20,587.67
19. 2730 Exline	46Y	7	\$13,000.58
20. 2734 Exline	46Y	7	\$14,181.87
21. 3614 Metropolitan	46U	7	\$15,508.15
22. 4000 Metropolitan	46R	7	\$ 5,670.34
23. 4415 Metropolitan	46R	7	\$ 4,520.58
24. 4422 Metropolitan	46R	7	\$ 9,310.79
25. 4618 Metropolitan	46R	7	\$16,880.70
26. 2218 Lawrence	56C	7	\$12,356.88
27. 2227 Lawrence	56C	7	\$ 1,210.63
28. 2410 Lawrence	56C	7	\$19,545.25
29. 3510 York	46V	7	\$32,721.22
30. 3719 York	46V	7	\$ 4,764.08
31. 3706 Kenilworth	46V	7	\$ 9,599.96
32. 3723 Kenilworth	46V	7	\$19,643.57
33. 3916 Kenilworth	47S	7	\$13,947.22



1 mile
Copyright 1999 Mapsco and Trade Space

	<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
1.	3613 Colonial	46W	7
2.	4109 Colonial	56B	7
3.	4114 Colonial	56B	7
4.	4224 Colonial	56B	7
5.	4410 Colonial	56B	7
6.	4902 Colonial	56C	7
7.	5012 Colonial	56G	7
8.	2223 Garden	56C	7
9.	2403 Garden	56C	7
10.	2506 Hatcher	56C	7
11.	2522 Pine	46Y	7
17.	2515 Exline	46Y	7
18.	2722 Exline	46Y	7
19.	2730 Exline	46Y	7
20.	2734 Exline	46Y	7
26.	2218 Lawrence	56C	7
27.	2227 Lawrence	56C	7
28.	2410 Lawrence	56C	7



	<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
12.	3635 Pine	46V	7
13.	3642 Pine	46V	7
14.	3802 Pine	46V	7
15.	3817 Pine	46V	7
16.	3906 Pine	46V	7
21.	3614 Metropolitan	46U	7
22.	4000 Metropolitan	46R	7
23.	4415 Metropolitan	46R	7
24.	4422 Metropolitan	46R	7
25.	4618 Metropolitan	46R	7
29.	3510 York	46V	7
30.	3719 York	46V	7
31.	3706 Kenilworth	46V	7
32.	3723 Kenilworth	46V	7
33.	3916 Kenilworth	47S	7

August 27, 2014

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Archangel Reliance, LLC submitted proposals and development plans to DHADC for 33 lots shown on Exhibit A and the DHADC Board has approved the development plans and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit B submitted by Archangel Reliance, LLC and authorize the sale of the said 33 lots from DHADC to Archangel Reliance, LLC to build affordable houses;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the development plans shown on Exhibit B submitted by Archangel Reliance, LLC and the sale of 33 lots shown on Exhibit A from DHADC to Archangel Reliance, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit A.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3613 Colonial Lot 17, Ervay Street Addition Block 3/1200	Archangel Reliance, LLC	1	\$5,000.00
2	4109 Colonial Mid 50' of Lot 2, Colonial Annex Addition Block B/1603	Archangel Reliance, LLC	1	\$5,000.00
3	4114 Colonial Part of Lots 2 & 3, Colonial Annex Addition Block F/1606	Archangel Reliance, LLC	1	\$5,000.00
4	4224 Colonial Southeast 58' of Lot 4, Colonial Annex Addition Block G/1607	Archangel Reliance, LLC	1	\$5,000.00
5	4410 Colonial Lot 3, Ervay Terrace Addition Block F/1690	Archangel Reliance, LLC	1	\$5,000.00
6	4902 Colonial Lot 4, Colonial Terrace Addition Block 2/2117	Archangel Reliance, LLC	1	\$5,000.00
7	5012 Colonial Lot 61, Ervay Place Addition Block 2/249	Archangel Reliance, LLC	1	\$5,000.00
8	2223 Garden Lot 20, Woodside Addition Block A/2228	Archangel Reliance, LLC	1	\$5,000.00
9	2403 Garden Lot 6, S D Lawrence Addition Block A/2246	Archangel Reliance, LLC	1	\$5,000.00
10	2506 Hatcher Lot 2, 48x137 Hatcher, 48FR Crozier Block C/1956	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	2522 Pine Lot 1, Exline Ellis Addition Block 1745	Archangel Reliance, LLC	1	\$5,000.00
12	3635 Pine Tract 26, Thomas Lagow League Survey Block 1830	Archangel Reliance, LLC	1	\$5,000.00
13	3642 Pine Lot 36, Hurd Estate Partition Addition Block 1830	Archangel Reliance, LLC	1	\$5,000.00
14	3802 Pine Lot 1, Lagow Springs Addition Block 2/1830	Archangel Reliance, LLC	1	\$5,000.00
15	3817 Pine Lot 8, Lagow Springs Addition Block B/1836	Archangel Reliance, LLC	1	\$5,000.00
16	3906 Pine Lot 7, Lagow Springs #2 Addition Block 2/1836	Archangel Reliance, LLC	1	\$5,000.00
17	2515 Exline Part of Lot 3, 49x165 Block 1746	Archangel Reliance, LLC	1	\$5,000.00
18	2722 Exline Lot 10, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
19	2730 Exline Lot 8, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
20	2734 Exline Lot 7, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
21	3614 Metropolitan Lot 9, Harris & Browns Addition Block A/1824	Archangel Reliance, LLC	1	\$5,000.00	
22	4000 Metropolitan Lot 1, Paschalls Addition Block 1846	Archangel Reliance, LLC	1	\$5,000.00	
23	4415 Metropolitan Part of Lot 4 & Lot 5, R Humnicuts Addition Block A/2443	Archangel Reliance, LLC	1	\$5,000.00	
24	4422 Metropolitan Lot 6, Metropolitan Addition Block B/2444	Archangel Reliance, LLC	1	\$5,000.00	
25	4618 Metropolitan Lot 20, O. LeClerc's Addition Block B/2441	Archangel Reliance, LLC	1	\$5,000.00	
26	2218 Lawrence Lot 5, Woodside #1 Addition Block A/2228	Archangel Reliance, LLC	1	\$5,000.00	
27	2227 Lawrence Lot 7, Woodside Addition #2 Block 2518	Archangel Reliance, LLC	1	\$5,000.00	
28	2410 Lawrence Lot 3, Webster's South Dallas Addition Block 2/2522	Archangel Reliance, LLC	1	\$5,000.00	
29	3510 York Lot 3, Lagow School Addition Block 3/2129	Archangel Reliance, LLC	1	\$5,000.00	
30	3719 York Lot 42, Lagow School Addition Block 2/2128	Archangel Reliance, LLC	1	\$5,000.00	
TOTAL				\$50,000.00	

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
31	3706 Kenilworth Lot 2, Morningside Addition No. 2 Block C/2130	Archangel Reliance, LLC	1	\$5,000.00	
32	3723 Kenilworth Lot 23, Morningside No. 2 Addition Block A/2130	Archangel Reliance, LLC	1	\$5,000.00	
33	3916 Kenilworth Lot 4, Gardenside Addition Block 2/4463	Archangel Reliance, LLC	1	\$5,000.00	
TOTAL				\$15,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 33
 - (2) Land Bank name for this parcel of lots. _____
 - (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").
Attached
-

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 8
Square Footage of each home 1200-1450
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 89K-110K

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 15
Square Footage of each home 1200-1550
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front/sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 99K-120K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 10
Square Footage of each home 1200-1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front/both sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 99K-130K

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 60 days

Completion of Construction 120 days

Sale of first affordable housing unit to low income households 180 days

Sale of last affordable unit to low income households 360 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 42H L P Q 43F H J K M N P 44E J N P

SUBJECT

Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation (list attached) – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. On January 24, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property both under the Act or otherwise.

Commonwealth Companies, LLC previously submitted a proposal and development plan to DHADC for the purchase of 30 lots. The proposal sets the proposed square footage range from 1,250 to 1,750 and sales price range from \$85,000 to \$125,000 for the 30 lots. Commonwealth Companies, LLC has submitted an amended development plan to change the square footage range from 1,050 to 1,450 and sales price range from \$85,000 to \$145,000 for the 30 lots. The DHADC Board has approved the amended development plan, subject to City Council approval. This item will authorize City Council approval of the amended development plan submitted by Commonwealth Companies, LLC to the City's Land Bank. Commonwealth Companies, LLC will build affordable houses on the 30 lots. Total amount to be paid for the lots is \$151,153.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On May 22, 2014, DHADC approved the development plans and sale of 30 lots from DHADC to Commonwealth Companies, LLC.

On June 25, 2014, the City Council approved the sale of 30 lots from DHADC to Commonwealth Companies, LLC by Resolution No. 14-0998.

On July 24, 2014, DHADC approved the amended development plans for the 30 lots to be acquired by Commonwealth Companies, LLC from DHADC.

FISCAL INFORMATION

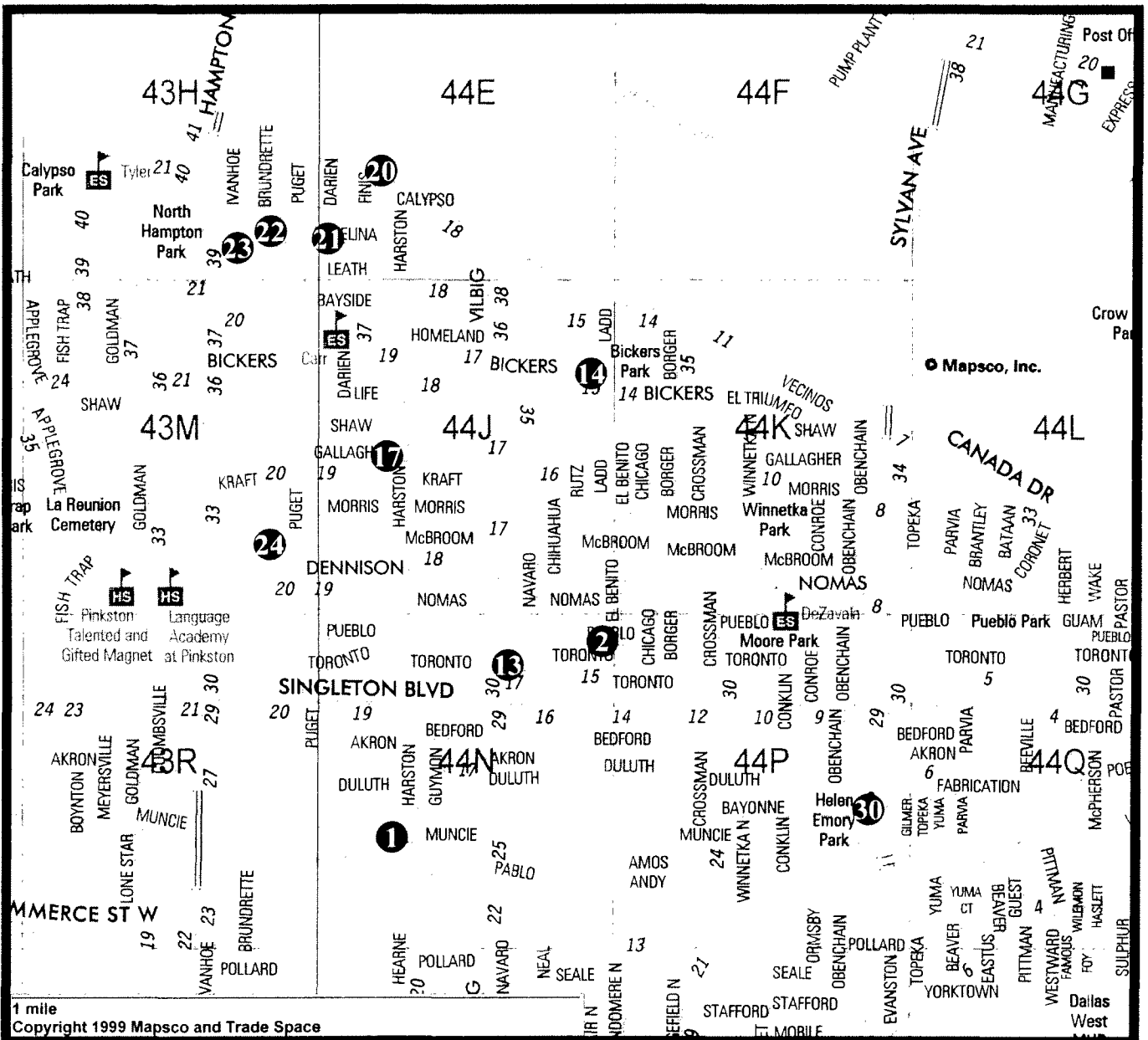
No cost consideration to the City

MAP

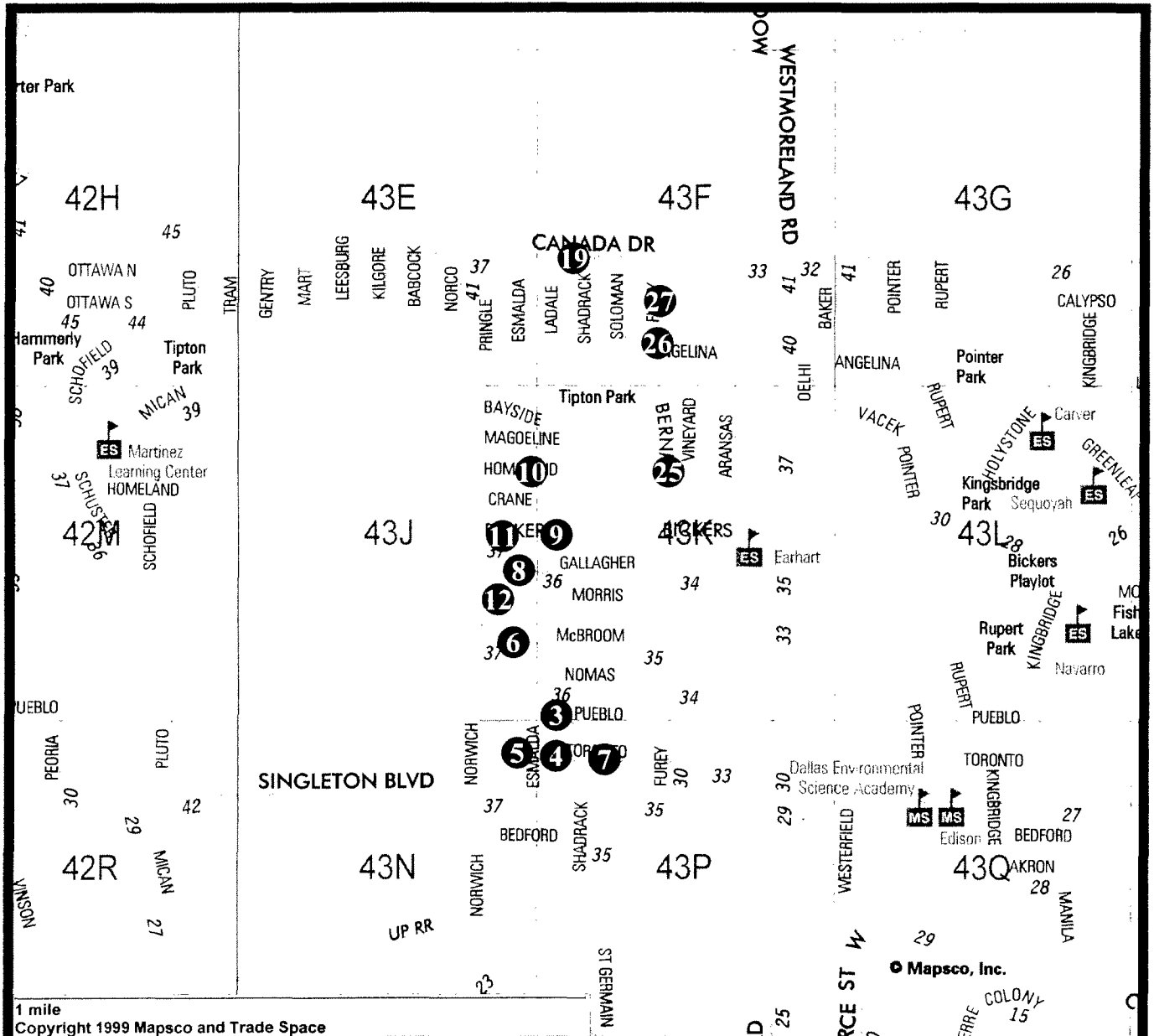
Attached

**Land Bank (DHADC) Sale of Lots to
Commonwealth Companies, LLC**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1923 Muncie	44N	6	\$14,125.01
2. 1515 Pueblo	44N	6	\$ 7,058.68
3. 3623 Pueblo	43K	6	\$13,355.88
4. 3628 Toronto	43P	6	\$15,214.52
5. 3719 Toronto	43N	6	\$11,464.96
6. 3724 McBroom	43J	6	\$11,955.34
7. 3561 Toronto	43P	6	\$13,066.86
8. 3739 Gallagher	43J	6	\$17,073.76
9. 3638 Bickers	43K	6	\$12,673.93
10. 3702 Homeland	43J	6	\$21,546.37
11. 3734 Bickers	43J	6	\$11,350.40
12. 3741 Morris	43J	6	\$21,500.94
13. 1718 Toronto	44N	6	\$13,325.77
14. 1518 Bickers	44J	6	\$15,030.87
15. 3803 Harlingen	42L	6	\$ 7,069.22
16. 4143 Hammerly	42H	6	\$10,694.21
17. 1908 Gallagher	44J	6	\$ 1,141.22
18. 4116 Pluto	42H	6	\$14,584.95
19. 3611 Canada	43F	6	\$10,731.73
20. 1923 Canada	44E	6	\$ 8,939.78
21. 1955 Angelina	44E	6	\$16,460.62
22. 2017 Angelina	43H	6	\$10,197.92
23. 2024 Angelina	43H	6	\$ 9,317.15
24. 2028 McBroom	43M	6	\$ 9,004.12
25. 3427 Bernal	43K	6	\$ 5,542.43
26. 4010 Furey	43F	6	\$12,687.32
27. 4103 Furey	43F	6	\$ 9,324.28
28. 2622 Iroquois	42Q	6	\$ 9,231.73
29. 2626 Lapsley	42P	6	\$18,088.18
30. 811 Bayonne	44P	6	\$18,091.08

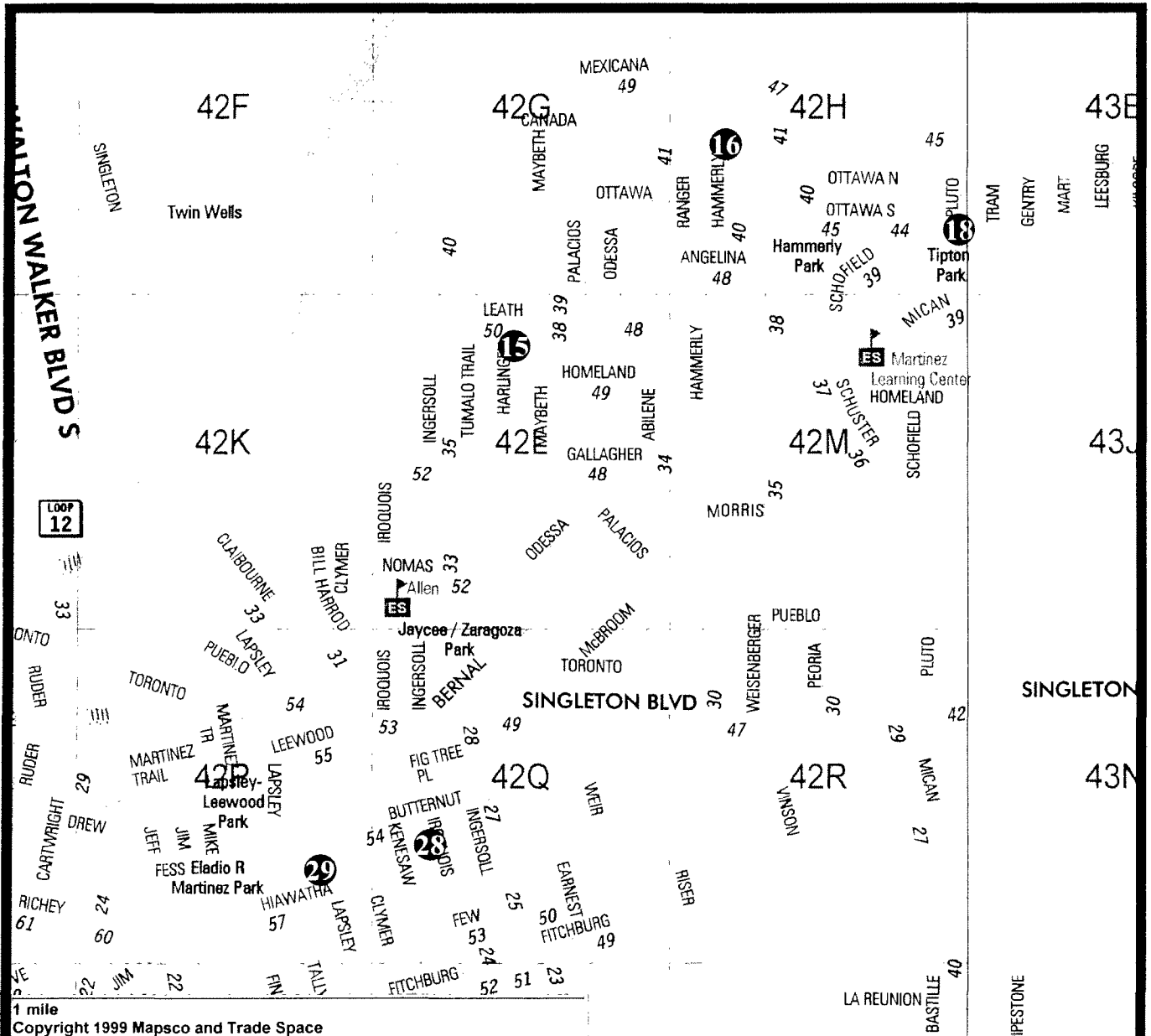


<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
1. 1923 Muncie	44N	6
2. 1515 Pueblo	44N	6
13. 1718 Toronto	44N	6
14. 1518 Bickers	44J	6
17. 1908 Gallagher	44J	6
20. 1923 Canada	44E	6
21. 1955 Angelina	44E	3
22. 2017 Angelina	43H	3
23. 2024 Angelina	43H	6
24. 2028 McBroom	43M	6
30. 811 Bayonne	44P	6



1 mile
Copyright 1999 Mapsco and Trade Space

<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
3. 3623 Pueblo	43K	6
4. 3628 Toronto	43P	6
5. 3719 Toronto	43N	6
6. 3724 McBroom	43J	6
7. 3561 Toronto	43P	3
8. 3739 Gallagher	43J	6
9. 3638 Bickers	43K	6
10. 3702 Homeland	43J	6
11. 3734 Bickers	43J	6
12. 3741 Morris	43J	6
19. 3611 Canada	43F	6
25. 3427 Bernal	43K	6
26. 4010 Furey	43F	6
27. 4103 Furey	43F	6



<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
15. 3803 Harlingen	42L	6
16. 4143 Hammerly	42H	6
18. 4116 Pluto	42H	6
28. 2622 Iroquois	42Q	6
29. 2626 Lapsley	42P	6

August 27, 2014

WHEREAS, on January 28, 2004, by Resolution No. 04-0458, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code; and

WHEREAS, on June 25, 2014, by Resolution No. 14-0998, the City Council approved the acquisition of 30 Land Bank lots by Commonwealth Companies, LLC from DHADC; and

WHEREAS, Commonwealth Companies, LLC submitted an amended development plan to change the square footage range from approximately 1,050 to 1,450 and sales price range from approximately \$85,000 to \$145,000 for the 30 lots to be acquired by the developer as shown on Exhibit A; and

WHEREAS, the City Council desires to approve the amended development plan shown on Exhibit B submitted by Commonwealth Companies, LLC;

NOW, THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the amended development plan shown on Exhibit B submitted by Commonwealth Companies, LLC for the 30 lots to be acquired by the developer as shown on Exhibit A is approved.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1923 Muncie Lot 19, College Park Riggins Addition Block 17238	Commonwealth Companies, LLC	1	\$5,051.00
2	1515 Pueblo Tract 4 (AKA Tract 2), John P. Cole Survey Abst # 242 Block C/7112	Commonwealth Companies, LLC	1	\$5,051.00
3	3623 Pueblo East 49' of Lot 1, Eagle Ford Gardens Addition Block E/7152	Commonwealth Companies, LLC	1	\$5,051.00
4	3628 Toronto Lot 4.2, Eagle Ford Gardens Addition Block A/7152	Commonwealth Companies, LLC	1	\$5,051.00
5	3719 Toronto Lot 2.1, Eagle Ford Gardens Addition Block C/7152	Commonwealth Companies, LLC	1	\$5,051.00
6	3724 McBroom Lot 7, Eagle Ford Gardens Addition Block G/7152	Commonwealth Companies, LLC	1	\$5,051.00
7	3561 Toronto Lot 3, Homeland Estates 2nd Addition Block 177147	Commonwealth Companies, LLC	1	\$5,051.00
8	3739 Gallagher West 47' of Lot 6, Homeland Estates Rev Addition Block 107151	Commonwealth Companies, LLC	1	\$5,051.00
9	3638 Bickers Lot 1B, Homeland Estates Rev Addition Block 117151	Commonwealth Companies, LLC	1	\$5,051.00
10	3702 Homeland East 1/2 of Lot 5, Homeland Estates Rev Addition Block 67151	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	3734 Bickers Lot 1B, Homelnd Estates Rev Addition Block 10/7151	Commonwealth Companies, LLC	1	\$5,051.00
12	3741 Morris Lot 6A, Homelnd Estates Rev Addition Block 12/7151	Commonwealth Companies, LLC	1	\$5,051.00
13	1718 Toronto West 40' of Lot 15, Homestead Addition Block A/7116	Commonwealth Companies, LLC	1	\$5,051.00
14	1518 Bickers Lot 9, Homestead Gardens Addition Block B/7120	Commonwealth Companies, LLC	1	\$5,051.00
15	3803 Harlingen Lot 4, Joe Irwin No. 3 Addition Block D/7164	Commonwealth Companies, LLC	1	\$5,051.00
16	4143 Hammerly Lot 16, Joe A. Irwin No. 2 Addition Block 6/7163	Commonwealth Companies, LLC	1	\$5,051.00
17	1908 Gallagher Part of Lots 30 & 31, Lake Como Place Addition Block 7128	Commonwealth Companies, LLC	1	\$5,051.00
18	4116 Pluto Lot 10, Ledbetter Gardens Addition Block 2/7155	Commonwealth Companies, LLC	1	\$5,051.00
19	3611 Canada Lot 18, Olive-Dale Addition Block 1/7149	Commonwealth Companies, LLC	1	\$5,051.00
20	1923 Canada Lot 33, Roosevelt Manor 1st Inst Addition Block 1/7130	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
21	1955 Angelina Lot 23, Roosevelt Manor 2nd Inst Addition Block 9/7130	Commonwealth Companies, LLC	1	\$5,051.00
22	2017 Angelina Lot 32, Roosevelt Manor 2nd Inst Addition Block 8/7130	Commonwealth Companies, LLC	1	\$5,051.00
23	2024 Angelina Lot 12, Roosevelt Manor 2nd Inst Addition Block 11/7130	Commonwealth Companies, LLC	1	\$5,051.00
24	2028 McBroom E. 14' Lot 1 & W. 25' Lot 2, Victory Gardens No. 5 Addition Block 21/7127	Commonwealth Companies, LLC	1	\$5,051.00
25	3427 Bernal Lot 6, Westmoreland Park No. 3 Addition Block 19/7146	Commonwealth Companies, LLC	1	\$5,051.00
26	4010 Furey Lot 3, Westmoreland Park No. 3 Addition Block 20/7143	Commonwealth Companies, LLC	1	\$5,051.00
27	4103 Furey Lot 28, Westmoreland Park No. 3 Addition Block 18/7146	Commonwealth Companies, LLC	1	\$5,051.00
28	2622 Iroquois Lot 15, Westwood No. 2 Addition Block 8/7181	Commonwealth Companies, LLC	1	\$5,051.00
29	2626 Lapsley Lot 14, Westwood No. 2 Addition Block 21/7181	Commonwealth Companies, LLC	1	\$5,051.00
30	811 Bayonne Lot 12, Z E Coombs West End Addition Block 3/7265	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 30 Lots _____
- (2) Land Bank name for this parcel of lots. West Dallas 14/1 _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). _____ see attached _____
-

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 9 _____
Square Footage of each home 1050 to 1250 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 or Carports 1 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$85k to \$125k

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 12 _____
Square Footage of each home 1150 to 1350 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 Number of Carports 0 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$115k to \$135k

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 9 _____
Square Footage of each home 1200 to 1450 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 Number of Carports 0 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$125k to \$145k

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction of first housing unit ___60___ days
Completion of Construction of first housing unit ___180___ days
Sale of first affordable housing unit to low income households ___180___ days
Sale of last affordable housing unit to low income households ___1440___ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: N/A

SUBJECT

Authorize an amendment to the agreement with Marquez Community Strategy for consulting services to the City of Dallas in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation - Not to exceed \$50,000, from \$50,000 to \$100,000 - Financing: Current Funds

BACKGROUND

Mercedes Marquez has an impressive background in housing, having served as Deputy Mayor and General Manager of Housing and Community Investment for the City of Los Angeles, Assistant Secretary of Community Planning and Development for the U.S. Department of Housing and Urban Development (HUD), General Counsel for Fair Housing and Equal Opportunity for HUD, and Housing Director for the City of Los Angeles.

Ms. Marquez' wealth of expertise and experience uniquely qualifies her to assist the City with the creation and implementation of the City's long-term Housing Plan to build communities and affirmatively further fair housing.

Upon retirement from HUD, Ms. Marquez formed a consulting firm, Marquez Community Strategy.

The scope of work for Marquez Community Strategy includes:

- Ongoing refinement of goals, objectives and scope of the long-term Housing Plan;
- Identifying best practices and case studies to gain insights on housing strategies;
- Guiding and facilitating key discussions with the City Council Housing Committee and other partners and stakeholders related to the long-term Housing Plan;

BACKGROUND (Continued)

- Framing and reviewing policies and strategies related to the long-term Housing Plan; and
- Assisting the City with ongoing communication and coordination with HUD and developing strategies to address HUD concerns, engaging HUD assistance with the long-term Housing Plan, and ensuring the Plan affirmatively furthers fair housing.

The City previously executed an agreement for consulting services with Marquez Community Strategy for compensation not to exceed \$50,000. The agency has provided services and has billed the City for those services and now the City desires to continue to have the agency provide consulting services in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 2, 2014, the Housing Committee was briefed on the Housing Plus Plan including Mercedes Marquez' background and experience and her inclusion on the team to draft and provide advice for Housing Plus Plan implementation.

FISCAL INFORMATION

Current Funds - \$50,000

Administrative Action No. 14-6077 (Current Funds): \$50,000.00

This action: (Current Funds): \$50,000.00

Total Amount of Contract: \$100,000.00

OWNER

Marquez Community Strategy

Mercedes Marquez, President

August 27, 2014

WHEREAS, on June 4, 2014, Administrative Action No. 14-6077 authorized an agreement with Marquez Community Strategy to provide thought leadership and assistance with the development of a new housing strategy and policies for the City of Dallas for \$50,000; and

WHEREAS, Ms. Marquez' wealth of expertise and experience uniquely qualifies her consulting firm, Marquez Community Strategy, to assist the City with the creation and implementation of the City's long-term Housing Plan to build communities, affirmatively further Fair Housing, and to provide guidance in communications with HUD; and

WHEREAS, the City desires and Mercedes Marquez, President, Marquez Community Strategy is willing to amend an existing agreement to add additional compensation to the terms of the agreement to provide ongoing refinement of goals, objectives and scope of the long-range Housing Plan; to identify best practices and case studies to gain insights on housing strategies; to guide and facilitate key discussions with the City Council Housing Committee and other partners and stakeholders related to the long-term Housing Plan; to frame and review policies and strategies related to the long-term Housing Plan; and to assist the City with ongoing communication and coordination with HUD concerns, engage HUD assistance in the long-term Housing Plan, and ensure that the Plan affirmatively furthers Fair Housing;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That, following approval as to form by the City attorney, the City Manager is hereby authorized to enter into an amendment to the agreement with Marquez Community Strategy for consulting services in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation not to exceed \$50,000, from \$50,000 to 100,000.

Section 2. That the City Controller is hereby authorized to disburse, in periodic payments in accordance with the terms and conditions of the amended contract from:

Marquez Community Strategy VENDOR # VC13345

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
0001	HOU	5510	3070	HOU5510H118	\$50,000

an amount not to exceed \$50,000

August 27, 2014

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 65D

SUBJECT

Authorize a public hearing to be held on October 8, 2014 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

Dallas Neighborhood Alliance for Habitat submitted a proposal to construct one (1) single-family home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$85,000 to \$95,000 with construction to begin in September 2017.

This item calls for a public hearing on October 8, 2014, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the one unimproved property to Dallas Neighborhood Alliance for Habitat. At the close of the public hearing, the City Council will be asked to authorize the sale of the property to Dallas Neighborhood Alliance for Habitat by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item has no prior action.

FISCAL INFORMATION

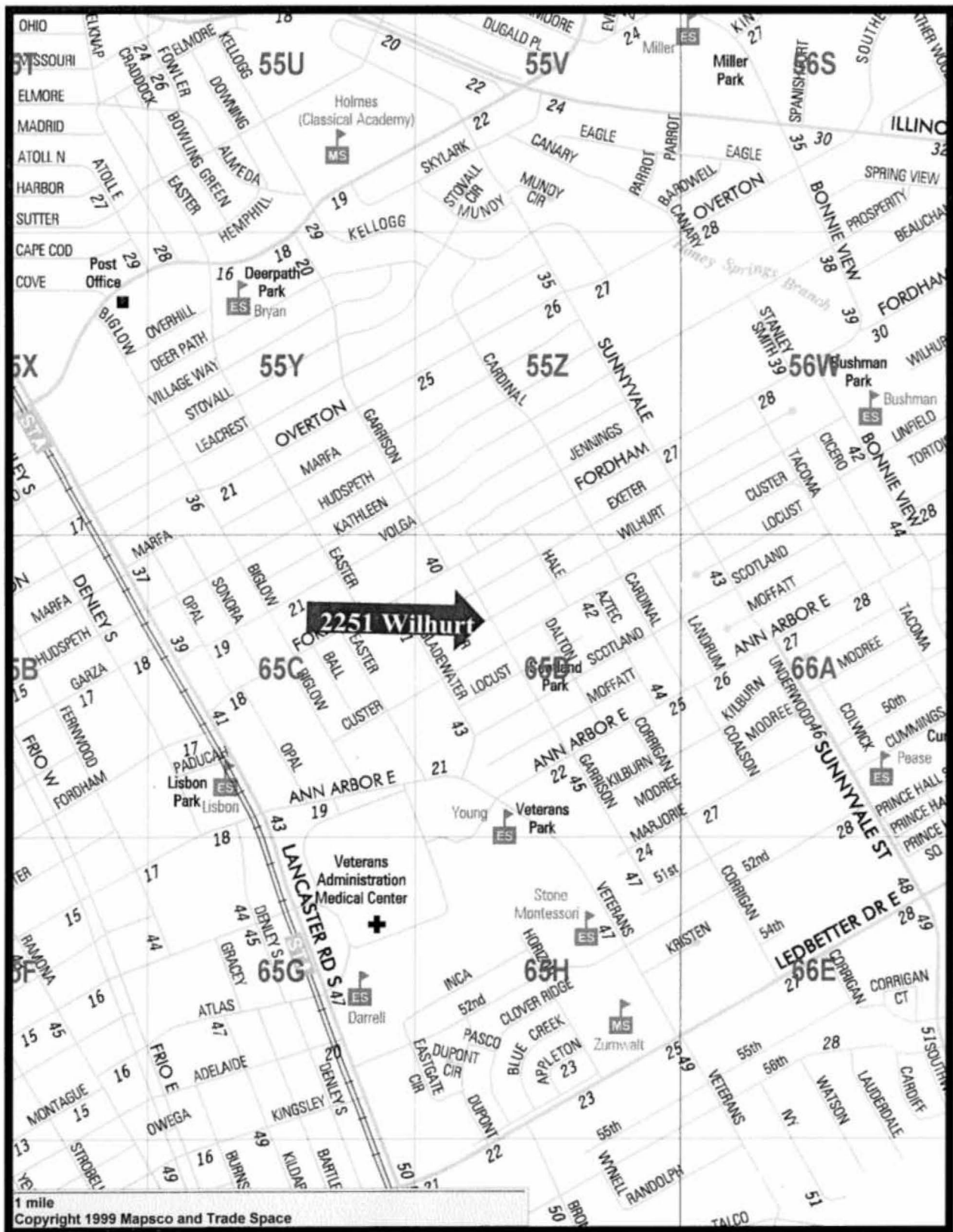
No cost consideration to the City

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	2251 Wilhurt	Dallas Neighborhood Alliance for Habitat, Inc.	\$6,900	\$1,000.00	V	R-7.5(A)



MAPSCO 65D

August 27, 2014

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Neighborhood Alliance for Habitat submitted a proposal to construct one (1) single-family home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$85,000 to \$95,000 with construction to begin in September 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

August 27, 2014

Section 1. That the public hearing shall be held at 1:00 p.m. on October 8, 2014 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of one (1) unimproved property, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

Section 3. That this resolution shall take effect immediately from and after its passage, in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A

Tax Foreclosure Property Sale

<u>Parcel No.</u>	<u>Address</u>	<u>Mapsco</u>	<u>Non-Profit Organization</u>	<u>Sale Amount</u>	<u>Council District</u>
1.	2251 Wilhurt	65D	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	4

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

Authorize **(1)** a public hearing to be held November 12, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan – Financing: No cost consideration to the City

BACKGROUND

The governing body of the municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The Plan must include a list of parcels of real property that may become eligible for sale to the land bank for affordable housing development on those parcels of real property, and the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2014-15 Plan is attached as “Exhibit A” to the resolution.

Before adopting the FY 2014-15 Annual Plan, the City of Dallas must hold a public hearing on the proposed Plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDO's) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the taxing entities and to the public beginning August 27, 2014. There must be a sixty-day public comment period prior to City Council action on the plan per state statute. A briefing on the Urban Land Bank Demonstration Program will be presented to the appropriate Council Committee prior to the public hearing.

Approval of this agenda item will call a public hearing for November 12, 2014 to consider public comment on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as “Exhibit A” to the resolution and authorizes consideration of the Plan following the hearing.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS COMMISSIONS)

On January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On October 23, 2013, the City Council approved the City of Dallas FY 2013-14 Urban Land Bank Demonstration Program Plan by Resolution No. 13-1877.

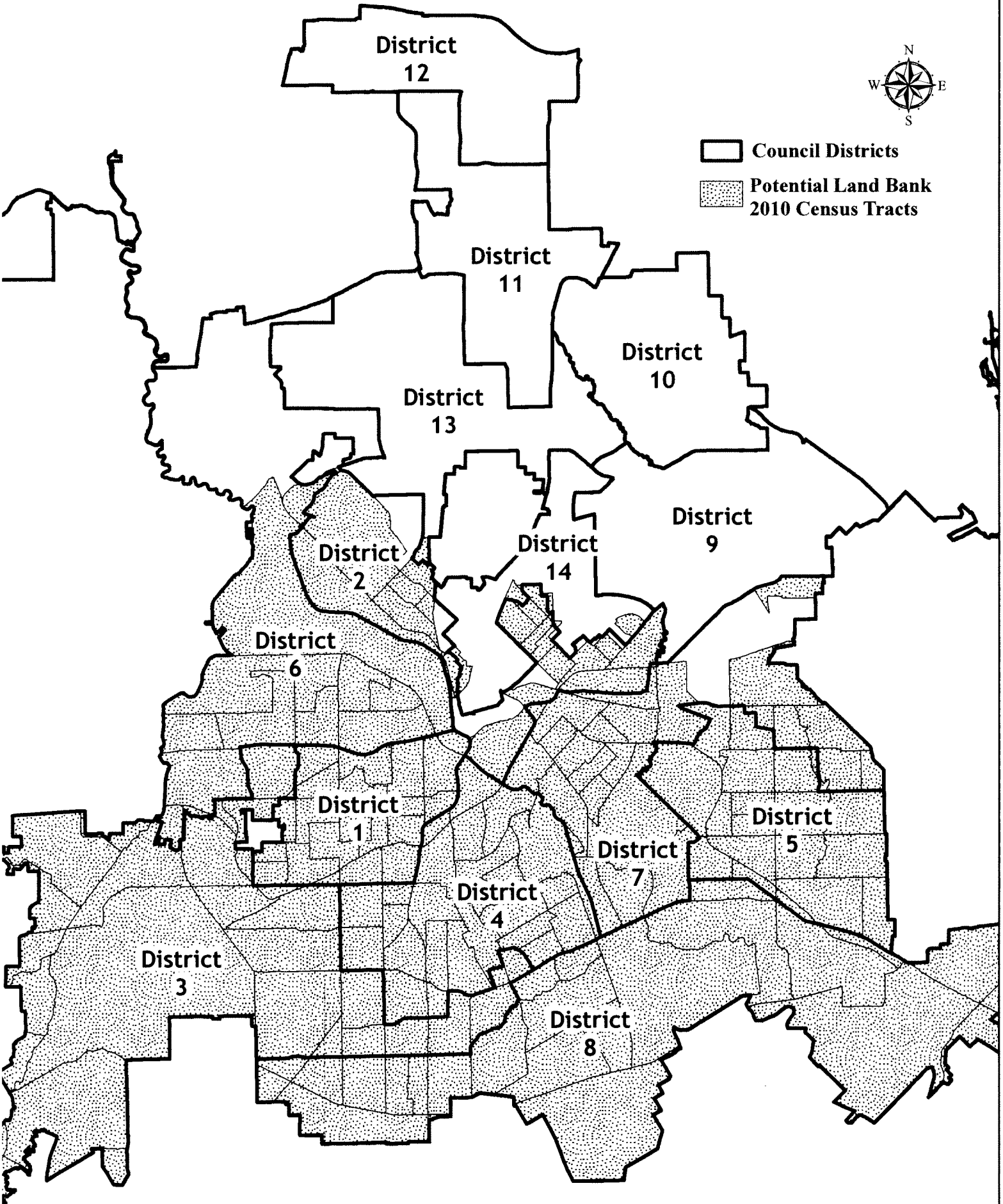
FISCAL INFORMATION

No cost consideration to the City

MAP(s)

Attached

Potential Land Bank Census Tracts 2014-2015



August 27, 2014

WHEREAS, on January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, the City of Dallas desires to operate an Urban Land Bank Demonstration Program during the Fiscal Year 2014-15, beginning October 1, 2014; and

WHEREAS, State law requires that a public hearing be held and action taken to adopt the Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, holding a public hearing on November 12, 2014 for public comment on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as Exhibit A will satisfy requirements set forth in the Urban Land Bank Demonstration Program Act;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That (1) a public hearing be held on November 12, 2014 before the Dallas City Council to receive comments from citizens on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as Exhibit A and (2) at the close of the public hearing, consider approval of the FY 2014-15 Urban Land Bank Demonstration Program Plan.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A

Urban Land Bank Demonstration Program Plan Fiscal Year 2014-15



City of Dallas

**Housing Department
1500 Marilla Street
Room 6DN
Dallas, Texas 75201**

November 12, 2014

OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2014-15 includes the following elements:

- 1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,
- 2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.
- 3) The proposed sale price of the properties anticipated to be sold to “qualified participating developers” during the plan year.
- 4) A list of community housing development organizations eligible to participate in the “right of first refusal” for acquisition and development of real property sold to the land bank,
- 5) The municipality’s plan for affordable housing development on those parcels of real property, and
- 6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2014-15 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the FY 2014-15 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2015. The performance report for the FY 2013-14 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2014.

CITY OF DALLAS' FY 2014-15 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Parcels of Property

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing or grocery store development. The acquisition of these lots will enable new single-family homeowner development ~~and rental housing~~ on the lots to house low and moderate income households and stabilize distressed communities. The lots may also contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the Land Bank during the fiscal year beginning October 1, 2014 (see Attachment C). The considerations for parcel identification included vacant residential/commercial properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing/grocery store development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the Land Bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 100 parcels of property from the attached list will be referred for tax foreclosure by the Land Bank during the 2014-15 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family

member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

Additional Use of Land Bank Property

The Land Bank may also sell property to a developer to allow the construction of a grocery store that has at least 6,000 square feet of enclosed space and that offers for sale fresh produce and other food items for home consumption. A developer is not required to be a qualified participating developer but must obtain the City's approval of a development plan for the Land Bank property.

Qualified Participating Developer

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the Urban Land Bank Demonstration Program, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the City for the Land Bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed Land Bank property to be acquired.

Community Housing Development Organizations

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a "qualified organization" under Section 379C.011 of the Code. Only "qualified organizations" as defined in the Code may engage in the "right of first refusal" for this program.

A listing of those CHDOs that may be eligible for the "Right of First Refusal" is available as Attachment A. In order to engage in the "right of first refusal" on the acquisition of a property from the Land Bank, the CHDO must also have the following to be considered a "qualified organization":

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the Land Bank is offering for sale,
2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the Land Bank and within the organization's designated geographical boundaries of operation, and
3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the “Right of First Refusal” for “qualified organizations.” The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the “qualified organizations” for the offering;
2. The time period for “right of first refusal” will be six (6) months from the date of the deed of conveyance of the property to the Land Bank;
3. During this six-month period, the Land Bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the Land Bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the Land Bank may sell the property to any other qualified developer at the same price that the Land Bank offered the property to the qualified organization);
4. After the period for the “right of first refusal” expires, the subject property will be offered to a “qualified participating developer” as defined in the Code (a “qualified participating developer” is defined as a developer who has built one ~~three~~ or more housing units within the three-year period preceding the submission of a proposal to the Land Bank and has a development plan approved by the City for the Land Bank property);
5. At the discretion of the Land Bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the Land Bank once an offer has been received and accepted from a “qualified organization or “qualified participating developer”;
6. If more than one “qualified organization” expresses an interest in exercising its “right of first refusal,” the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and
7. There will be no requirements for the Land Bank to give “right of first refusal” for “qualified organizations” if the subject property has reverted to the Land Bank after going through this entire process.
8. The “right of first refusal” applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no “right of first refusal” for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO “right of first refusal” is subject to the “right of first refusal” to an eligible adjacent property owner as provided in Code Section 379C.0106.

City of Dallas Plan for Affordable Housing Development

Based on 2010 census data, the population of the City of Dallas has grown by 9,236 since 2000. The City of Dallas has identified high priority needs in the availability and affordability of housing. One main concern is the low rate of 44.1% for homeownership in Dallas compared to the national average of 66.9%.

In order to achieve a 50% homeownership rate goal, approximately 27,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the Land Bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those Land Bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. In addition, a lease-purchase option may be used with the understanding that the purchaser must close on the house within twelve months from the date the lease-purchase begins. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 2326 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09, FY 2009-10, FY 2010-11, FY 2011-12, FY 2012-13 and FY 2013-14 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2014-15 to "qualified organizations" and "qualified participating developers" for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2014-15 to "qualified organizations" at a price of \$1,000.00 for the first 7,500 square feet of land plus another \$1,000.00 for each additional developable adjacent lot included in the parcel subject to budget allowances and Land Bank Board approval and to "qualified participating developers" at a price of \$5,000.00 for the first 7,500 square feet of land plus another \$5,000.00 for each additional developable adjacent lot included in the parcel plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. All properties will be deed restricted. Properties to be developed for

homeownership will remain deed restricted until construction is complete and sale of the affordable unit occurs.

~~Eligible properties to be developed as rental units on land acquired with 2006 general obligation bond funds will be deed restricted for 15 years for affordability to households with incomes not greater than sixty percent (60%) of area median family income ("AMFI"). Forty percent (40%) of the units would be occupied by households with incomes not greater than fifty percent (50%) of AMFI or twenty percent (20%) of the units would be occupied by households with incomes not greater than thirty percent (30%) of AMFI and as further restricted by statute.~~

All parcels will be conveyed with a right of reverter so that if the "qualified participating developer" does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the "qualified participating developer," the property will revert to the Land Bank for subsequent resale to another "qualified participating developer" or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a "qualified organization" or a "qualified participating developer," the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the Land Bank determines that the property is not appropriate for residential or grocery store development. The Land Bank may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a "qualified participating developer" if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the City of Dallas at the time of adoption of this plan.

ATTACHMENT A
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
RE-CERTIFICATION LIST FOR FY 2013-14
Updated – 10/25/13

CHDO	GEOGRAPHIC BOUNDARIES	DATE CERTIFIED
Builders of Hope CDC 7920 Elmbrook Drive, Suite 103 Dallas, Texas 75247 Office (214) 920-9850 Fax (214) 630-5155 Norman Henry, President Damon Polk, COO	West Dallas - Sylvan Avenue on the East; Trinity River on the North; IH-30 on the South; Loop 12 (Walton Walker Blvd.) on the West	12/15/1999
City Wide Community Development Corp. 3730 S. Lancaster Rd., Suite 110 Dallas, Texas 75216 Office (214) 371-0888 Fax (214) 371-0887 Sherman Roberts, President	City-wide	5/21/2007
Cornerstone Community Development Corporation 1819 Martin Luther King Jr. Blvd Dallas, Texas 75215 Office (214) 426-5468 Fax (214) 426-0512 Chris L. Simmons, Executive Director Michael Jones, Director of Development	IH-45 on the East; Lamar on the West; Martin Luther King Jr. Blvd. on the South; IH-30 on the North	09/11/2012
East Dallas Community Organization 4210 Junius St., Suite 5 th Floor Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer Rick Guerrero, Director of Operations Jesse A. Banda, Homebuyer Consultant	City-wide	10/09/1997
South Dallas/Fair Park Innerscity Community Development Corporation 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Managing Director	South Dallas/Fair Park including Zip Codes 75210 & 75215 and Census Tracts 27.01, 27.02, 28, 29, 35, 36, 37, 38, 39.01 & 39.02	08/17/1992

CHDO**GEOGRAPHIC BOUNDARIES****DATE CERTIFIED****SouthFair Community Development Corporation**

2610 Martin Luther King Blvd.
Dallas, Texas 75215
Office (214) 421-1363
Fax (214) 421-1364
Annie Jones Evans, Executive Director

Martin Luther King Jr. Blvd. on the South; Good-Latimer on the West; Dart Green Line on the North; Robert B. Cullum Blvd. on the East

02/03/1994

2000 Roses Foundation, Inc.

2000 10th Street
Dallas, Texas 75208
Office (214) 941-1333
Fax (214) 944-5331
Alonzo Harris, President
Kelly R. Wiley, Executive Director

Corinth Street on the East; Trinity River on the North; Loop 12 on the South; Hampton on the West

01/10/2013

**ATTACHMENT B
ASSISTANCE PROGRAM**

**City of Dallas Housing Department
Anticipated FY 2014-15 Assistance Programs**

The City of Dallas is required to include in its Urban Land Bank Demonstration Program Plan the sources and amounts of funding anticipated to be available from the City for development of affordable housing in Dallas, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted. This Plan is proposed for City Council adoption on October 22, 2014. The final FY 2014-15 budget for Housing Department Programs will not be adopted before October 22, 2014. Therefore, the program descriptions below include both the actual FY 2012-13, FY 2013-14 and proposed FY 2014-15 budget amounts.

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program

FY 2012-13 Actual	\$2,600,000
FY 2013-14 Actual	\$2,100,000
FY 2014-15 Proposed	\$2,100,000

Provides deferred payment loans to low-mod-income homebuyers for down payment, closing costs and principle reduction up to \$20,000 for new construction and up to \$8,500 for existing homes. (214-670-3954)

HOUSING DEVELOPMENT ASSISTANCE

Residential Development Acquisition Loan Program

FY 2012-13 Actual	\$500,000
FY 2013-14 Actual	None
FY 2014-15 Proposed	None

Provides funds for the acquisition of property for development of housing for low-income households. (214-670-3601)

Community Housing Development Organization Program

FY 2012-13 Actual	\$1,050,000
FY 2013-14 Actual	\$1,225,000
FY 2014-15 Proposed	\$1,000,000

Provides operating assistance grants and both pre-development and development loans to nonprofit City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low-income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214-670-3601)

Community Based Development Organization Program

FY 2012-13 Actual	\$300,000
FY 2013-14 Actual	\$119,000
FY 2014-15 Proposed	None

Provides vertical construction loans to Community Based Development Organizations. (214-670-3601)

Economic Development GO Bond Program for Southern Dallas

FY 2012-13 Actual	\$50,000,000
FY 2013-14 Actual	None
FY 2014-15 Proposed	None

Provides funding to promote economic development in the Southern area of the City and transit oriented development throughout the City. The funds can be used for acquisition, demolition, planning, design, construction, as well as, public streets and utilities. This includes providing funding for mixed-income residential in the Southern sector or mixed-use transit oriented development throughout the City. (214-670-3633)

Housing Development Loan Program

FY 2012-13 Actual	\$ 900,000
FY 2013-14 Actual	\$1,621,189
FY 2014-15 Proposed	\$1,200,000

Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs and rental rehabilitation. (214-670-3601)

Dallas Housing Finance Corporation Multifamily Program

Funding subject to availability of bond proceeds

Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for low- and moderate-income households. (214-671-8266)

ATTACHMENT C
FY 2014-15 LAND BANK PLAN

204	E	10TH	1720	E	11TH	2433	52ND
401	E	10TH	1825	E	11TH	2436	52ND
424	W	10TH	722	W	12TH	2522	52ND
912	E	10TH	901	W	12TH	2612	52ND
1024	E	10TH	917	E	12TH	2633	52ND
1027	E	10TH	409	E	12TH	2641	52ND
1102	E	10TH	911		18TH	2705	52ND
1124	E	10TH	2714		1ST	2727	52ND
1214	E	10TH	4216		1ST	2630	52ND
1221	E	10TH	4208		1ST	2746	52ND
1300	E	10TH	4210		1ST	618	E 5TH
1308	E	10TH	4224		1ST	817	E 6TH
1107	E	10TH	4226		1ST	918	W 7TH
1031	E	11TH	2304		2ND	115	W 8TH
1823	E	11TH	4230		2ND	406	E 8TH
2410	E	11TH	5366		2ND	513	E 8TH
1125	E	11TH	2008		3RD	521	E 8TH
1624	E	11TH	2436		51ST	1922	E 8TH
1700	E	11TH	2506		51ST	1930	E 8TH
1716	E	11TH	2611		51ST	2934	W 9TH
110	S	ACRES	2847		ALABAMA	3036	ALASKA
111	N	ACRES	2900		ALABAMA	3123	ALASKA
116	N	ACRES	2919		ALABAMA	403	ALBRIGHT
230	S	ACRES	2926		ALABAMA	405	ALBRIGHT
350	N	ACRES	2935		ALABAMA	410	ALBRIGHT
1439		ADELAIDE	2939		ALABAMA	414	ALBRIGHT
1535		ADELAIDE	3014		ALABAMA	415	ALBRIGHT
1818		ADELAIDE	3038		ALABAMA	421	ALCALDE
3907		AGNES	3042		ALABAMA	2902	ALEX
4002		AGNES	3102		ALABAMA	2907	ALEX
2210		AKRON ST	2541		ALAMAIN	2911	ALEX
1823		ALABAMA	2715		ALAMAIN	2914	ALEX
2119		ALABAMA	2723		ALAMAIN	2927	ALEX
2200		ALABAMA	2739		ALAMAIN	2055	ALHAMBRA
2206		ALABAMA	2747		ALAMAIN	1010	ALLEN
2210		ALABAMA	1514		ALASKA	4004	ALSBURY
2214		ALABAMA	1631		ALASKA	13	ALTO GARDEN
2218		ALABAMA	1706		ALASKA	1325	AMOS
2222		ALABAMA	2006		ALASKA	1333	AMOS
2226		ALABAMA	2402		ALASKA	1340	AMOS
2404		ALABAMA	2720		ALASKA	2212	ANDERSON
2412		ALABAMA	2730		ALASKA	2223	ANDERSON
2423		ALABAMA	2814		ALASKA	2227	ANDERSON
2705		ALABAMA	2914		ALASKA	2229	ANDERSON
2722		ALABAMA	2927		ALASKA	2234	ANDERSON

2831		ALABAMA	2931	ALASKA	2239	ANDERSON
2835		ALABAMA	2946	ALASKA	2241	ANDERSON
2243		ANDERSON	3922	ARANSAS	3208	ATLANTA
2251		ANDERSON	4114	ARANSAS	3619	ATLANTA
2302		ANDERSON	2111	ARDEN RD	3905	ATLANTA
2402		ANDERSON	2117	AREBA	3942	ATLANTA
2414		ANDERSON	1711	ARIZONA	3938	ATLANTA
2600		ANDERSON	1918	ARIZONA	3943	ATLANTA
2629		ANDERSON	2021	ARIZONA	1833	ATLAS
2710		ANDERSON	2201	ARIZONA	5141	AUDREY
2715		ANDERSON	2209	ARIZONA	5301	AUDREY
1815		ANGELINA	2221	ARIZONA	1906	AUTUMN MEADOW
1955		ANGELINA	2227	ARIZONA	3912	AVANT
2017		ANGELINA	2420	ARIZONA	407	AVE A
2024		ANGELINA	2430	ARIZONA	409	AVE A
2037		ANGELINA	2606	ARIZONA	415	AVE A
2914		ANGELINA	2609	ARIZONA	1619	AVE B
9414		ANGELUS	2610	ARIZONA	1703	AVE B
9422		ANGELUS	2618	ARIZONA	1710	AVE B
9430		ANGELUS	2642	ARIZONA	1727	AVE B
713		ANGUS	2716	ARIZONA	1731	AVE B
717		ANGUS	2814	ARIZONA	1	AVE D
1503	E	ANN ARBOR	2839	ARIZONA	423	AVE E
1514	E	ANN ARBOR	2914	ARIZONA	426	AVE E
1522	E	ANN ARBOR	3018	ARIZONA	444	AVE E
1719	E	ANN ARBOR	3031	ARIZONA	319	AVE F
1955	E	ANN ARBOR	3035	ARIZONA	351	AVE F
1961	E	ANN ARBOR	3047	ARIZONA	418	AVE F
1965	E	ANN ARBOR	3328	ARIZONA	323	AVE G
2107	E	ANN ARBOR	8218	ARLENE	327	AVE G
2143	E	ANN ARBOR	5511	ARLINGTON PARK	419	AVE H
2207	E	ANN ARBOR	3732	ARMOR	516	AVE H
2211	E	ANN ARBOR	3734	ARMOR	402	AVE J
2215	E	ANN ARBOR	3736	ARMOR	403	AVE J
2219	E	ANN ARBOR	3738	ARMOR	405	AVE L
2251	E	ANN ARBOR	3742	ARMOR	410	AVE L
2323	E	ANN ARBOR	5	ARMY	419	AVE L
2407	E	ANN ARBOR	20	ARMY	3962	AVOCADO
2504	E	ANN ARBOR	21	ARMY	4202	AZTEC
2516	E	ANN ARBOR	22	ARMY	4208	AZTEC
2723	E	ANN ARBOR	23	ARMY	4212	AZTEC
2773	E	ANN ARBOR	1614	ARROW	4249	AZTEC
654		ANNAROSE	4504	ASH	4306	AZTEC
710		ANNAROSE	4526	ASH	4311	AZTEC
2111		ANNEX	5407	ASH	4118	BABCOCK

803		APACHE	9566	ASH CREEK	1305	BADEN
3725		ARANSAS	1	ASHWOOD	1315	BADEN
3814		ARANSAS	2	ASHWOOD	1322	BADEN
3826		ARANSAS	600	ASPENDALE	1330	BADEN
1336		BADEN	1121	BAYONNE	3712	BEDFORD
118	S	BAGLEY	1836	BAYSIDE	5238	BEEMAN
400	N	BAGLEY	1847	BAYSIDE	1100	S BELTLINE
403	N	BAGLEY	2019	BAYSIDE	3200	S BELTLINE
1042	N	BAGLEY	605	S BEACON	4231	S BELTLINE
4019		BAKER	3313	BEALL	4233	S BELTLINE
3916		BALCH	3326	BEALL	2058	BEN HUR
3914		BALCH DR	3327	BEALL	2065	BEN HUR
4503		BALDWIN	3330	BEALL	2070	BEN HUR
4727		BALDWIN	3322	BEALL	2122	BEN HUR
4731		BALDWIN	8119	BEARDEN	2158	BEN HUR
4811		BALDWIN	3023	BEAUCHAMP	2164	BEN HUR
4819		BALDWIN	3066	BEAUCHAMP	2176	BEN HUR
4819		BALDWIN	3300	BEAUCHAMP	2182	BEN HUR
4806		BALDWIN	3302	BEAUCHAMP	2222	BEN HUR
4161		BALL	3421	BEAUCHAMP	7041	BENNING
4134		BALL	1534	BEAUFORD	2726	BENROCK
710		BANK	1553	BEAUFORD	2730	BENROCK
1114		BANK	1577	BEAUFORD	2731	BENROCK
1419		BANK	1643	BEAUFORD	2806	BENROCK
1430		BANK	1737	BEAUFORD	2807	BENROCK
1500		BANK	1739	BEAUFORD	2815	BENROCK
1515		BANK	1819	BEAUFORD	2823	BENROCK
1516		BANK	1821	BEAUFORD	2830	BENROCK
71		BANKS	12402	BEAUFORD	2906	BENROCK
78		BANKS	1409	BEAUMONT	2907	BENROCK
140		BANKS	707	N BECKLEY	2918	BENROCK
145		BANKS	719	N BECKLEY	2934	BENROCK
1615		BANNOCK	735	N BECKLEY	2938	BENROCK
1635		BANNOCK	828	N BECKLEY	2946	BENROCK
1641		BANNOCK	918	S BECKLEY	2947	BENROCK
1625		BANNOCK	1512	S BECKLEY	2954	BENROCK
1710		BANNOCK	2938	S BECKLEY	2955	BENROCK
5135		BARBER	3042	S BECKLEY	2963	BENROCK
5213		BARBER	3206	S BECKLEY	2962	BENROCK
2619		BARLOW	3302	S BECKLEY	9350	BERMUDA
2623		BARLOW	912	S BECKLEY	3401	BERNAL
2709		BARLOW	8924	BECKLEYCREST	3427	BERNAL
2717		BARLOW	9116	BECKLEYCREST	5518	BERNAL
3301		BARNARD	9421	BECKLEYCREST	5704	BERNAL
5500		BARREE	9224	BECKLEYVIEW	5708	BERNAL
5634		BARREE	9228	BECKLEYVIEW	5726	BERNAL
5734		BARREE	9228	BECKLEYVIEW	3439	BERNAL

1449	BARRY	9421	BECKLEYCREST	5726	BERNAL
805	BAYONNE	9224	BECKLEYVIEW	3614	BERTRAND
811	BAYONNE	9228	BECKLEYVIEW	3723	BERTRAND
818	BAYONNE	9228	BECKLEYVIEW	4306	BERTRAND
916	BAYONNE	209	BECKLEYWOOD	2026	BERWICK
1115	BAYONNE	336	BECKLEYWOOD	534	BETHPAGE
2026	BERWICK	4002	BIGLOW	5635	BON AIR
534	BETHPAGE	4006	BIGLOW	5643	BON AIR
630	BETHPAGE	4151	BIGLOW	5647	BON AIR
634	BETHPAGE	4155	BIGLOW	5663	BON AIR
707	BETHPAGE	4159	BIGLOW	5707	BON AIR
714	BETHPAGE	4175	BIGLOW	5711	BON AIR
2210	BETHURUM	4207	BIGLOW	5714	BON AIR
2214	BETHURUM	4214	BIGLOW	5731	BON AIR
2216	BETHURUM	4218	BIGLOW	5735	BON AIR
2302	BETHURUM	4231	BIGLOW	5739	BON AIR
2311	BETHURUM	4019	BIGLOW	1240	N BOND
2316	BETHURUM	3126	BILL HARROD	1252	N BOND
2743	BETHURUM	2615	BIRDSONG	315	BONNIE VIEW
845	BETTERTON	2401	BIRMINGHAM	327	BONNIE VIEW
900	BETTERTON	2408	BIRMINGHAM	332	BONNIE VIEW
903	BETTERTON	2501	BIRMINGHAM	345	BONNIE VIEW
1015	BETTERTON	2521	BIRMINGHAM	349	BONNIE VIEW
1101	BETTERTON	2700	BIRMINGHAM	405	BONNIE VIEW
1105	BETTERTON	2825	BIRMINGHAM	417	BONNIE VIEW
1112	BETTERTON	2901	BIRMINGHAM	426	BONNIE VIEW
1131	BETTERTON	2909	BIRMINGHAM	431	BONNIE VIEW
1139	BETTERTON	2931	BIRMINGHAM	434	BONNIE VIEW
5414	BEXAR	3020	BIRMINGHAM	440	BONNIE VIEW
6004	BEXAR	3021	BIRMINGHAM	1529	BONNIE VIEW
6018	BEXAR	3025	BIRMINGHAM	2202	BONNIE VIEW
6022	BEXAR	3034	BIRMINGHAM	2210	BONNIE VIEW
6520	BEXAR	3118	BIRMINGHAM	2214	BONNIE VIEW
6526	BEXAR	3119	BIRMINGHAM	2304	BONNIE VIEW
6702	BEXAR	3725	BLACK OAK	2538	BONNIE VIEW
6812	BEXAR	1210	BLISS	3704	BONNIE VIEW
6812	BEXAR	1214	BLISS	3815	BONNIE VIEW
6915	BEXAR	1218	BLISS	3921	BONNIE VIEW
6919	BEXAR	1222	BLISS	4114	BONNIE VIEW
7011	BEXAR	1308	BLISS	4310	BONNIE VIEW
7013	BEXAR	1314	BLISS	4431	BONNIE VIEW
1518	BICKERS	1318	BLISS	5261	BONNIE VIEW
1711	BICKERS	1022	BLUEBERRY	5603	BONNIE VIEW
1719	BICKERS	9025	BLUECREST	3508	BOOKER
1823	BICKERS	9211	BLUECREST	3515	BOOKER
1910	BICKERS	5868	BLUFFMAN	3516	BOOKER
1930	BICKERS	6002	BLUNTER	3339	BORGER

3423	BICKERS	6006	BLUNTER	3426	BORGER
3634	BICKERS	6007	BLUNTER	3434	BORGER
3638	BICKERS	6014	BLUNTER	3603	BORGER
3642	BICKERS	400	BOBBIE	1219	BOSWELL
3702	BICKERS	402	BOBBIE	1220	BOSWELL
3706	BICKERS	416	BOBBIE	1222	BOSWELL
3724	BICKERS	417	BOBBIE	6623	BOULDER
3317	BIGLOW	8329	BOHANNON	2020	BOURBON
5011	BOURQUIN	2914	BRITTON	7545	BUFORD
5104	BOURQUIN	2914	BRITTON	709	BUICK
5140	BOURQUIN	1031	BROADVIEW	115	BUNCHE
5144	BOURQUIN	1116	BROCK	125	BUNCHE
5213	BOURQUIN	1120	BROCK	126	BUNCHE
5415	BOURQUIN	1121	BROCK	224	BUNCHE
5424	BOURQUIN	1123	BROCK	2606	BURGER
4711	BOWLING	4923	BRONX	2610	BURGER
4828	BOXWOOD	1519	BROOKHAVEN	2626	BURGER
2710	BOYNTON	2119	BROOKHAVEN	2818	BURGER
2718	BOYNTON	2627	W BROOKLYN	2711	BURGER
1044	BRADFIELD	2858	W BROOKLYN	1004	BURLINGTON
4507	BRADSHAW	823	BROOKWOOD	1515	BURLINGTON
3216	BRANDON	912	BROOKWOOD	2310	BURLINGTON
4814	BRASHEAR	917	BROOKWOOD	4516	BURMA
4818	BRASHEAR	923	BROOKWOOD	4532	BURMA
4822	BRASHEAR	929	BROOKWOOD	4536	BURMA
4930	BRASHEAR	936	BROOKWOOD	4540	BURMA
4826	BRASHEAR	2007	BROWDER	4628	BURMA
4827	BRASHEAR	2009	BROWDER	4635	BURMA
1429	BRIAR CLIFF	408	E BROWNLEE	4640	BURMA
1544	BRIAR CLIFF	515	E BROWNLEE	4704	BURMA
414	BRIDGES	7720	BROWNSVILLE	4726	BURMA
6816	BRIERFIELD	7721	BROWNSVILLE	4741	BURMA
7005	BRIERFIELD	7724	BROWNSVILLE	4744	BURMA
2814	BRIGHAM	7727	BROWNSVILLE	4745	BURMA
2908	BRIGHAM	7732	BROWNSVILLE	4815	BURMA
2916	BRIGHAM	7735	BROWNSVILLE	4830	BURNSIDE
2920	BRIGHAM	7743	BROWNSVILLE	4914	BURNSIDE
2708	BRIGHAM	7807	BROWNSVILLE	5114	BURNSIDE
2807	BRIGHAM	7808	BROWNSVILLE	5154	BURNSIDE
2838	BRIGHAM	7820	BROWNSVILLE	555	BURRELL
2924	BRIGHAM	9529	BROWNWOOD	561	W BURRELL
2736	BRIGHAM	4015	BRUNDRETTE	9800	C F HAWN
700	S BRIGHTON	4018	BRUNDRETTE	10100	C F HAWN
1137	S BRIGHTON	4022	BRUNDRETTE	13800	C F HAWN
8823	BRILEY	254	N BRYAN CIR	14000	C F HAWN

2330	BRITTON	202	N	BRYAN CIR	6010	C F HAWN
2416	BRITTON	248	N	BRYAN PL	4510	C.L. VEASEY
2519	BRITTON	250	N	BRYAN WAY	4710	C.L. VEASEY
2526	BRITTON	9999	N	BUCKNER	2419	CADILLAC
2610	BRITTON	2199		BUCKSKIN CIR	2422	CADILLAC
2631	BRITTON	2313		BUDD	1521	CALDWELL
2633	BRITTON	2418		BUDD	1530	CALDWELL
2715	BRITTON	2422		BUDD	1536	CALDWELL
2822	BRITTON	15319		BUDEUDY	1542	CALDWELL
2903	BRITTON	15323		BUDEUDY	1554	CALDWELL
1613	CALDWELL	4235		CANAL	2617	CARPENTER
1615	CALDWELL	4317		CANAL	2621	CARPENTER
1618	CALDWELL	4319		CANAL	2633	CARPENTER
1614	CALDWELL	4322		CANAL	2707	CARPENTER
1534	CALDWELL	4419		CANAL	2719	CARPENTER
1425	CALDWELL	4511		CANAL	3006	CARPENTER
1423	CALDWELL	4611		CANAL	3711	CARPENTER
3332	CALHOUN	4615		CANAL	3715	CARPENTER
3431	CALHOUN	2840		CANARY	3801	CARPENTER
3502	CALHOUN	1829		CANELO	4006	CARPENTER
3506	CALHOUN	213	E	CANTY	4211	CARPENTER
9725	CALLE DEL ORO	1614		CANYON	4226	CARPENTER
1920	CALYPSO	2012		CANYON	2800	CARTER
2008	CALYPSO	2016		CANYON	2806	CARTER
2020	CALYPSO	7724		CARBONDALE	2818	CARTER
2038	CALYPSO	7728		CARBONDALE	5807	CARY
2058	CALYPSO	7824		CARBONDALE	5815	CARY
2612	CAMEL	8110		CARBONDALE	5817	CARY
2627	CAMEL	8450		CARBONDALE	413	CASCADA
2630	CAMEL	7816		CARBONDALE	10534	CASTLEROCK
2631	CAMEL	7832		CARBONDALE	3706	CAUTHORN
2634	CAMEL	4201		CARDINAL	3824	CAUTHORN
2706	CAMEL	4205		CARDINAL	3907	CAUTHORN
2708	CAMEL	4221		CARDINAL	3614	CAUTHORN
2710	CAMEL	4229		CARDINAL	3718	CAUTHORN
2732	CAMEL	4310		CARDINAL	2229	CEDAR CREST
2736	CAMEL	4410		CARDINAL	2237	CEDAR CREST
2741	CAMEL	4309		CARDINAL	2322	CEDAR CREST
2743	CAMEL	3201		CARL	2536	CEDAR CREST
2510	CAMEL	3709		CARL	2536	CEDAR CREST
2611	CAMEL	3802		CARL	3303	CEDAR LAKE
6218	CANAAN	4214		CARL	1421	CEDAR OAKS
1505	CANADA	4230		CARL	1427	CEDAR OAKS
1902	CANADA	4231		CARL	5405	CEDAR RIDGE
3018	CANADA	4245		CARL	4571	CEDARDALE

3511	CANADA	5800	CARLTON GARRETT	4736		CEDARDALE
3523	CANADA	5814	CARLTON GARRETT	4820		CEDARDALE
3845	CANADA	5902	CARLTON GARRETT	3711	S	CENTRAL
3931	CANADA	5908	CARLTON GARRETT	3713	S	CENTRAL
4023	CANADA	5914	CARLTON GARRETT	3717	S	CENTRAL
4643	CANADA	6200	CARLTON GARRETT	3741	S	CENTRAL
3837	CANADA	6205	CARLTON GARRETT	7615	S	CENTRAL EXPY
4425	CANADA	6207	CARLTON GARRETT	2103		CHALK HILL
4429	CANADA	6212	CARLTON GARRETT	2123		CHALK HILL
4443	CANADA	6306	CARLTON GARRETT	2623		CHALK HILL
4007	CANAL	6307	CARLTON GARRETT	2		CHAMBLIN
4233	CANAL	6310	CARLTON GARRETT	2711		CHARBA
1204	CHARLOTTE	3610	CHICAGO	1204		CLAUDE
1205	CHARLOTTE	2818	CHICAGO	1209		CLAUDE
1302	CHARLOTTE	2902	CHICAGO	1222		CLAUDE
1332	CHARLOTTE	2797	CHIESA RD	1229		CLAUDE
5910	CHELSEA	3314	CHIHUAHUA	1432		CLAUDIA
5918	CHELSEA	3400	CHIHUAHUA	810		CLEARFIELD
5922	CHELSEA	3429	CHIHUAHUA	944		CLEARFIELD
5934	CHELSEA	3438	CHIHUAHUA	2563		CLEARVIEW
5935	CHELSEA	3502	CHIHUAHUA	401		CLEAVES
5941	CHELSEA	3407	CHIHUAHUA	419		CLEAVES
5945	CHELSEA	2709	CHILDS	437		CLEAVES
6003	CHELSEA	5308	CHIPPEWA	438		CLEAVES
6006	CHELSEA	2723	CHOICE	439		CLEAVES
4346	CHERBOURG	2402	CHRYSLER	447		CLEAVES
4514	CHERBOURG	2411	CHRYSLER	2705		CLEVELAND
4525	CHERBOURG	2415	CHRYSLER	2814		CLEVELAND
4535	CHERBOURG	2518	CHRYSLER	2818		CLEVELAND
4549	CHERBOURG	1027	CHURCH	3216		CLEVELAND
4608	CHERBOURG	1028	CHURCH	3512		CLEVELAND
4612	CHERBOURG	1030	CHURCH	3512		CLEVELAND
4627	CHERBOURG	1033	CHURCH	3642		CLEVELAND
4636	CHERBOURG	1103	CHURCH	4100		CLEVELAND
4639	CHERBOURG	1109	CHURCH	4521		CLEVELAND
4643	CHERBOURG	1124	CHURCH	222	S	CLIFF
4647	CHERBOURG	1136	CHURCH	612	N	CLIFF
4515	CHERBOURG	1403	CHURCH	616	N	CLIFF
4545	CHERBOURG	1410	CHURCH	715	N	CLIFF
4561	CHERBOURG	1415	CHURCH	510	S	CLINTON

4611		CHERBOURG	4322		CICERO	818	S	CLINTON
4534		CHERBOURG	9		CIRCLEWOOD	1521	N	CLINTON
4538		CHERBOURG	9538		CIRCLEWOOD	2036		CLOUDCROFT
4640		CHERBOURG	3220		CLAIBOURNE	7339		CLOVERGLEN
238	E	CHERRY POINT	3222		CLAIBOURNE	2974		CLOVIS
307	E	CHERRY POINT	2612		CLARENCE	2987		CLOVIS
315	E	CHERRY POINT	2616		CLARENCE	5525		CLUB CREST
323	E	CHERRY POINT	2630		CLARENCE	2203		CLYMER
331	E	CHERRY POINT	2704		CLARENCE	2407		CLYMER
339	E	CHERRY POINT	2737		CLARENCE	2411		CLYMER
2659		CHERRY VALLEY	911	W	CLARENDON	2607		CLYMER
2919		CHERRY VALLEY	915	W	CLARENDON	3306		CLYMER
425		CHEYENNE	1316	E	CLARENDON	3310		CLYMER
1335		CHEYENNE	1403	E	CLARENDON	24		COLDBROOK
1933		CHEYENNE	914		CLAUDE	28		COLDBROOK
1939		CHEYENNE	1009		CLAUDE	2247		COLDBROOK
3102		CHICAGO	1102		CLAUDE	1216		COLEMAN
3222		CHICAGO	1104		CLAUDE	1220		COLEMAN
3338		CHICAGO	1201		CLAUDE	1307		COLEMAN
1314		COLEMAN	1208		COMANCHE	4005		COPELAND
6917		COLESHIRE	1209		COMANCHE	4104		COPELAND
4505		COLLINS	1212		COMANCHE	4114		COPELAND
4611		COLLINS	1213		COMANCHE	4210		COPELAND
4818		COLLINS	1216		COMANCHE	4302		COPELAND
4904		COLLINS	1202		COMPTON	4322		COPELAND
2815		COLONIAL	1311		COMPTON	4322		COPELAND
3600		COLONIAL	1315		COMPTON	4323		COPELAND
3613		COLONIAL	1316		COMPTON	4326		COPELAND
3717		COLONIAL	1325		COMPTON	4335		COPELAND
4522		COLONIAL	1228		COMPTON	224	S	CORINTH
4600		COLONIAL	1123		COMPTON	611	S	CORINTH
4902		COLONIAL	1522		COMPTON	615	S	CORINTH
4904		COLONIAL	7506		CONCORD	621	S	CORINTH
4919		COLONIAL	1		CONCORDIA	800	S	CORINTH
5003		COLONIAL	2403		CONKLIN	1331		CORINTH
5012		COLONIAL	2409		CONKLIN	1630		CORINTH
5019		COLONIAL	2411		CONKLIN	1910		CORINTH
5031		COLONIAL	2614		CONKLIN	1912		CORINTH
5218		COLONIAL	1612		CONNER	7440		CORONADO
5323		COLONIAL	2046		COOL MIST	3341		CORONET
3504		COLONIAL	2058		COOL MIST	4515		CORREGIDOR
3627		COLONIAL	2140		COOL MIST	4516		CORREGIDOR
3820		COLONIAL	2147		COOL MIST	4519		CORREGIDOR
3830		COLONIAL	2157		COOL MIST	4520		CORREGIDOR
3815		COLONIAL	2170		COOL MIST	4523		CORREGIDOR

4114	COLONIAL	2191	COOL MIST	4524	CORREGIDOR
4224	COLONIAL	2200	COOL MIST	4525	CORREGIDOR
4317	COLONIAL	2247	COOL MIST	4538	CORREGIDOR
4318	COLONIAL	2364	COOL MIST	4552	CORREGIDOR
4422	COLONIAL	3906	COOLIDGE	4553	CORREGIDOR
4810	COLONIAL	3907	COOLIDGE	4556	CORREGIDOR
4811	COLONIAL	3922	COOLIDGE	4559	CORREGIDOR
5007	COLONIAL	3938	COOLIDGE	4603	CORREGIDOR
5102	COLONIAL	3942	COOLIDGE	4604	CORREGIDOR
5318	COLONIAL	2704	COOMBS	4607	CORREGIDOR
202	N COLSON	2708	COOMBS	4623	CORREGIDOR
3020	COLUMBINE	2712	COOMBS	4627	CORREGIDOR
3034	COLUMBINE	2716	COOMBS	4631	CORREGIDOR
3040	COLUMBINE	2702	COOMBSVILLE	4639	CORREGIDOR
3048	COLUMBINE	1817	COOPER	4643	CORREGIDOR
1100	COMAL	2210	COOPER	4644	CORREGIDOR
1102	COMAL	2216	COOPER	4647	CORREGIDOR
1102	COMAL	3714	COPELAND	4648	CORREGIDOR
1110	COMAL	3807	COPELAND	4539	CORREGIDOR
1204	COMANCHE	3918	COPELAND	4543	CORREGIDOR
1205	COMANCHE	4003	COPELAND	4551	CORREGIDOR
4520	CORREGIDOR	9643	CROWNFIELD	2610	DATHE
4538	CORREGIDOR	9649	CROWNFIELD	2611	DATHE
4540	CORREGIDOR	4303	CROZIER	2238	DATHE
4628	CORREGIDOR	4524	CROZIER	2705	DATHE
4632	CORREGIDOR	4934	CROZIER	2810	DATHE
4636	CORREGIDOR	3907	CROZIER	2838	DATHE
4640	CORREGIDOR	3919	CROZIER	2814	DAWSON
10436	CORY	4930	CROZIER	2822	DAWSON
8926	COTTONVALLEY	2613	CRYSTAL	3804	DE MAGGIO
9008	COTTONVALLEY	601	CUMBERLAND	3806	DE MAGGIO
2718	COUNCIL	115	CUNEY	3811	DE MAGGIO
2710	COUNCIL	119	CUNEY	3900	DE MAGGIO
2731	COUNCIL	2018	CUSTER	1611	DEAN
2723	COUNCIL	2123	CUSTER	202	DEBRA
2729	COUNCIL	2127	CUSTER	203	DEBRA
800	COUNTRY CLUB PL	2130	CUSTER	7	DEEP GREEN
816	COUNTRY CLUB PL	2202	CUSTER	3506	DEL REY
4827	COWAN AVE	2214	CUSTER	3534	DEL REY
2518	CRADDOCK	2503	CUSTER	3811	DELHI
3615	CRANE	2511	CUSTER	3922	DELHI
3623	CRANE	2519	CUSTER	2510	DELL VIEW
3629	CRANE	2543	CUSTER	6283	DENHAM CIR
3639	CRANE	2623	CUSTER	100	S DENLEY
3716	CRANE	2656	CUSTER	336	N DENLEY

1		CRANFILL	1317	DACKI	419	N	DENLEY
4419		CRANFILL	3231	DAHLIA	421	N	DENLEY
4508		CRANFILL	917	DALE	425	N	DENLEY
4517		CRANFILL	22	DALVIEW	427	N	DENLEY
4525		CRANFILL	1250	DALVIEW	505	N	DENLEY
800	N	CRAWFORD	1254	DALVIEW	507	N	DENLEY
8471		CREEKWOOD	1258	DALVIEW	527	N	DENLEY
3835		CREPE MYRTLE	1307	DALVIEW	603	N	DENLEY
2523		CREST	1315	DALVIEW	632	N	DENLEY
502		CRETE	1319	DALVIEW	635	S	DENLEY
1		CRIMNSON	1428	DALVIEW	1356	S	DENLEY
3670		CRIPPLE CREEK	1435	DALVIEW	1410	S	DENLEY
2311		CROSS	353	DANIELDALE	1414	S	DENLEY
2710		CROSS	365	DANIELDALE	1438	S	DENLEY
2715		CROSS	431	DANIELDALE	1732	S	DENLEY
2719		CROSS	803	DANIELDALE	2416	S	DENLEY
2725		CROSS	1636	DANUBE DR	2719	S	DENLEY
2404		CROSSMAN	3634	DARIEN	2907	S	DENLEY
2415		CROSSMAN	4027	DARIEN	3011	S	DENLEY
2603		CROSSMAN	2225	DATHE	3910	S	DENLEY
2615		CROSSMAN	2241	DATHE	4011	S	DENLEY
3105		CROSSMAN	2403	DATHE	4019	S	DENLEY
3438		CROSSMAN	2411	DATHE	4021	S	DENLEY
4030	S	DENLEY	2716	DORRIS	2523		DYSON
4502	S	DENLEY	2718	DORRIS	2311		DYSON
4506	S	DENLEY	2825	DORRIS	2218		DYSON
4515	S	DENLEY	2901	DORRIS	812		EADS
4631	S	DENLEY	2902	DORRIS	816		EADS
4718	S	DENLEY	2909	DORRIS	818		EADS
2104		DENMARK	2914	DORRIS	2937		EAGLE
2116		DENMARK	2930	DORRIS	2941		EAGLE
2122		DENMARK	2931	DORRIS	2961		EAGLE
2171		DENMARK	3006	DORRIS	4309		EAST GRAND
2317		DENMARK	220	DOWDY FERRY	4729		EAST SIDE
1831		DENNISON	512	DOWDY FERRY	4932		EAST SIDE
1966		DENNISON	708	DOWDY FERRY	2724		EASTER
1822		DENNISON	710	DOWDY FERRY	2806		EASTER
1954		DENNISON	1344	DOWDY FERRY	4114		EASTER
2029		DENNISON	1723	DOWDY FERRY	4150		EASTER
1		DEPAUL AVE	2028	DOWDY FERRY	4162		EASTER
3322		DETONTE	2111	DOWDY FERRY	4166		EASTER
3330		DETONTE	1418	DOYLE AVE	4204		EASTER
3911		DIAMOND	1506	DOYLE AVE	4218		EASTER
3919		DIAMOND	1507	DOYLE AVE	4219		EASTER
4000		DIAMOND	1521	DOYLE AVE	4234		EASTER

1303	DICEMAN	1526	DOYLE	4246	EASTER
1418	DICEMAN	1530	DOYLE	1915	EBBTIDE
1424	DICEMAN	1111	DRAGON	2106	EBBTIDE
1429	DICEMAN	1726	DRISKELL	4930	ECHO
1125	DICEMAN	11570	DRUMMOND	4935	ECHO
3714	DILDOCK	319	DU BOIS	5018	ECHO
3521	DIXON	407	DU BOIS	5027	ECHO
3707	DIXON	523	DU BOIS	5107	ECHO
7830	DOAK	2031	DUDLEY	2054	ECHO LAKE
1026	DODD	810	DULUTH	2147	ECHO LAKE
4701	DOLPHIN	1110	DULUTH	2170	ECHO LAKE
4705	DOLPHIN	1826	DULUTH	2182	ECHO LAKE
4709	DOLPHIN	1910	DULUTH	2188	ECHO LAKE
4714	DOLPHIN	1915	DULUTH	2194	ECHO LAKE
4827	DOLPHIN	1926	DULUTH	2204	ECHO LAKE
2847	DON	3512	DUNBAR	2217	ECHO LAKE
2935	DON	8529	DUNLAP	2323	ECHO LAKE
2939	DON	8730	DUNLAP	2050	EDD
2623	DONALD	2613	DURHAM	2058	EDD
2627	DONALD	2626	DURHAM	2111	EDD
2712	DONALD	2628	DURHAM	2147	EDD
2716	DONALD	706	N DWIGHT	2341	EDD
8943	DONNYBROOK	1024	DWIGHT	2341	EDD
11626	DORCHESTER	2334	N DYSON	2347	EDD
2608	DORRIS	2400	DYSON	3041	EDD
9999	EDD	659	ELSBERRY	2015	S EWING
1222	EDGEFIELD	726	ELSBETH	2315	S EWING
317	EDGEMONT	653	ELSTON	2324	S EWING
914	EDGEMONT	711	ELSTON	2505	S EWING
1316	S EDGEMONT	3012	ELVA	2617	S EWING
1322	EDGEMONT	3108	ELVA	2625	S EWING
1421	EDGEMONT	3110	ELVA	2702	S EWING
1627	EDGEMONT	3202	ELVA	2704	S EWING
3117	EDGEWOOD	522	ELWAYNE	2731	S EWING
3410	EDGEWOOD	548	ELWAYNE	4407	S EWING
3502	EDGEWOOD	610	ELWAYNE	1318	EXETER
2829	EISENHOWER	631	ELWAYNE	1346	EXETER
3203	EISENHOWER	650	ELWAYNE	1349	EXETER
3000	EL BENITO	659	ELWAYNE	1414	EXETER
3506	EL BENITO	706	ELWAYNE	1423	EXETER
14	EL SOL ST	734	ELWAYNE	1502	EXETER
2961	EL TOVAR	746	ELWAYNE	1550	EXETER
2969	EL TOVAR	747	ELWAYNE	2322	EXETER
2973	EL TOVAR	770	ELWAYNE	2522	EXETER
6413	ELAM	759	EMBERWOOD	2538	EXETER

6419	ELAM	547	EMBREY	2626	EXETER
6520	ELAM	559	EMBREY	2631	EXETER
8300	ELAM	1303	EMILY	2743	EXETER
8314	ELAM	8400	ENDICOTT	2615	EXETER
4311	ELECTRA	1307	ENGLEWOOD	2327	EXETER
623	ELI	2720	S ERVAY ST	2726	EXLINE
33200	ELIHU	4021	ESMALDA	2730	EXLINE
1400	ELK CREEK	4048	ESMALDA	2734	EXLINE
1410	ELK CREEK	4107	ESMALDA	2735	EXLINE
1425	ELK CREEK	6519	ETHEL	2510	EXLINE
1507	ELK CREEK	1735	EUGENE	2514	EXLINE
730	ELKHART	1743	EUGENE	2534	EXLINE
619	ELLA	2226	EUGENE	2535	EXLINE
638	ELLA	2228	EUGENE	2540	EXLINE
738	ELLA	2235	EUGENE	2722	EXLINE
746	ELLA	2306	EUGENE	2731	EXLINE
1207	ELLENWOOD	6120	EVERGLADE	2515	EXLINE
915	ELMDALE	6300	EVERGLADE	2650	EXLINE
107	ELMORE	604	N EWING	526	EZEKIAL
231	E ELMORE	1202	S EWING	540	EZEKIAL
338	W ELMORE	1204	S EWING	610	EZEKIAL
1507	E ELMORE	1214	S EWING	618	EZEKIAL
1542	E ELMORE	1216	S EWING	722	EZEKIAL
1618	E ELMORE	1226	S EWING	731	EZEKIAL
1622	E ELMORE	1631	S EWING	734	EZEKIAL
1743	E ELMORE	1818	S EWING	746	EZEKIAL
1711	W ELMWOOD	1827	S EWING	747	EZEKIAL
750	EZEKIAL	2722	FATIMA	4011	FINIS
754	EZEKIAL	2723	FATIMA	2402	FINKLEA
7817	FAIRPORT	2724	FATIMA	2406	FINKLEA
7909	FAIRPORT	2737	FATIMA	2410	FINKLEA
8123	FAIRPORT	2315	FATIMA	2414	FINKLEA
5903	FAIRWAY	2403	FATIMA	2418	FINKLEA
5306	FANNIE	521	FAULK	2430	FINKLEA
5406	FANNIE	531	FAULK	4500	FIRESIDE
5410	FANNIE	508	FAULK	9305	FIRESIDE
5524	FANNIE	544	FAULK	9309	FIRESIDE
5608	FANNIE	1411	FAYETTE	1	FISH
5608	FANNIE	1415	FAYETTE	2708	FISH TRAP
2812	FARRAGUT	4629	FELLOWS	2714	FISH TRAP
2823	FARRAGUT	4724	FELLOWS	5124	FITCHBURG
2825	FARRAGUT	4728	FELLOWS	5512	FITCHBURG
2844	FARRAGUT	4732	FELLOWS	1315	FITZHUGH
2845	FARRAGUT	4736	FELLOWS	1520	S FITZHUGH
2861	FARRAGUT	4752	FELLOWS	1625	S FITZHUGH

2870	FARRAGUT	4816	FELLOWS	1627	S	FITZHUGH
2807	FARRAGUT	4820	FELLOWS	3311	S	FITZHUGH
2810	FARRAGUT	4836	FELLOWS	3608	S	FITZHUGH
2842	FARRAGUT	4844	FELLOWS	3706	S	FITZHUGH
2311	FATIMA	4533	FELLOWS	4222	S	FITZHUGH
2319	FATIMA	4812	FELLOWS	1014	S	FIVE MILE
2323	FATIMA	4832	FELLOWS	1022	W	FIVE MILE
2328	FATIMA	2414	FELTON	1531	W	FLEETWOOD
2336	FATIMA	806	FERNWOOD	1630		FLEETWOOD
2339	FATIMA	1527	FERNWOOD	304		FLEMING
2350	FATIMA	1835	FERNWOOD	312		FLEMING
2354	FATIMA	2521	FERNWOOD	1218		FLETCHER
2358	FATIMA	2526	FERNWOOD	1300		FLETCHER
2362	FATIMA	2603	FERNWOOD	1308		FLETCHER
2363	FATIMA	2639	FERNWOOD	1325		FLETCHER
2366	FATIMA	2719	FERNWOOD	1330		FLETCHER
2367	FATIMA	3001	FERNWOOD	1000		FLETCHER
2371	FATIMA	3217	FERNWOOD	1212		FLETCHER
2375	FATIMA	3922	FERNWOOD	1302		FOLEY
2407	FATIMA	3930	FERNWOOD	1310		FOLEY
2420	FATIMA	2519	FERNWOOD	2423		FONVILLE
2523	FATIMA	1835	FERNWOOD	12800		FOOTHILL
2639	FATIMA	2638	FERNWOOD	1335		FORDHAM
2709	FATIMA	2612	FERRIS	1526		FORDHAM
2714	FATIMA	2620	FERRIS	1746		FORDHAM
2717	FATIMA	301	FIDELIS	2110		FORDHAM
2718	FATIMA	8820	FILES	2218		FORDHAM
2719	FATIMA	8919	FILES	2246		FORDHAM
2720	FATIMA	4008	FINIS	2522		FORDHAM
2729	FORDHAM	4347	FRANK	2254		GARDEN DR
2733	FORDHAM	4326	FRANK	2345		GARDEN DR
2751	FORDHAM	4435	FRANK	2403		GARDEN DR
2819	FORDHAM	4431	FRANK	2407		GARDEN DR
2826	FORDHAM	4414	FRANK	2424		GARDEN DR
2839	FORDHAM	2726	FRAZIER	2425		GARDEN DR
3217	FORDHAM	2739	FRAZIER	13600		GARDEN GROVE
3223	FORDHAM	2915	FRAZIER	13826		GARDEN GROVE
3300	FORDHAM	1321	FRIENDSHIP	942		GARDENVIEW
2302	FORDHAM	4838	FRIO	4600		GARLAND
2406	FORDHAM	1000	FRONT	4611		GARLAND
2403	FORDHAM	1219	FRONT	4818		GARLAND
2227	FORDHAM	2817	FROST	4822		GARLAND
2826	FORDHAM	2834	FROST	5409		GARLAND
3304	FORDHAM	2850	FROST	4414		GARRISON
2627	FOREMAN	2858	FROST	4516		GARRISON

2923		FOREMAN	2859	FROST	4520	GARRISON
12026		FOREST GLEN CT	2859	FROST	4601	GARRISON
3407		FORNEY	2870	FROST	4602	GARRISON
3423		FORNEY	2874	FROST	4609	GARRISON
3427		FORNEY	9351	FROSTWOOD	4618	GARRISON
3511		FORNEY	3507	FUREY	4710	GARRISON
1900		FORT WORTH	3919	FUREY	4711	GARRISON
114		FRANCES	4002	FUREY	4712	GARRISON
210	N	FRANCES	4014	FUREY	4713	GARRISON
215	N	FRANCES	4015	FUREY	1523	GARZA
218	N	FRANCES	4031	FUREY	1529	GARZA
218	N	FRANCES	4109	FUREY	1610	GARZA
315	S	FRANCES	4127	FUREY	1618	GARZA
2726		FRANK	4130	FUREY	1630	GARZA
3510		FRANK	4131	FUREY	1634	GARZA
3607		FRANK	2651	GADBERRY	1730	GARZA
3714		FRANK	1843	GALLAGHER	1733	GARZA
3807		FRANK	1910	GALLAGHER	1735	GARZA
4010		FRANK	1950	GALLAGHER	1742	GARZA
4117		FRANK	2026	GALLAGHER	1823	GARZA
4328		FRANK	3404	GALLAGHER	2231	GARZA
4414		FRANK	3510	GALLAGHER	2900	GAY
4504		FRANK	3710	GALLAGHER	2909	GAY
4535		FRANK	5215	GALLAGHER	2910	GAY
4602		FRANK	2207	GALLATIN	2910	GAY
4611		FRANK	1626	GARDEN	2911	GAY
3604		FRANK	1715	GARDEN	2914	GAY
3610		FRANK	2223	GARDEN	1238	GEORGIA
3710		FRANK	2231	GARDEN	1410	GEORGIA
4303		FRANK	2238	GARDEN	1514	GEORGIA
4343		FRANK	2246	GARDEN	1537	GEORGIA
2723		GERTRUDE	2503	GOOCH	2218	GREER
2515		GHENT	2701	GOOCH	2226	GREER
2522		GHENT	2809	GOOCH	2325	GREER
2526		GHENT	2814	GOOCH	3126	GREGG
2542		GHENT	2820	GOOCH	3128	GREGG
2555		GHENT	2825	GOOCH	3141	GREGG
2634		GHENT	2412	GOOD LATIMER	620	GRIFFITH
2401		GIBBS WILLIAMS	2425	S GOOD LATIMER	1626	GRINNELL
2445		GIBBS WILLIAMS	2715	GOODWILL	1630	GRINNELL
2521		GIBBS WILLIAMS	2716	GOODWILL	10404	GROVE OAKS
3526		GIBSONDELL	2722	GOODWILL	200	E GRUBB
4513		GINGER	2723	GOODWILL	3738	GUARANTY
4539		GINGER	1900	GOULD	3212	GUNTER
2434		GIVENDALE	2608	GOULD	3224	GUNTER

2502	GIVENDALE	2700	GOULD	4845	GURLEY
2506	GIVENDALE	2716	GOULD	2811	GUYMON
2510	GIVENDALE	2724	GOULD	3325	HALLETT
9	GLADEWATER	2727	GOULD	3333	HALLETT
4116	GLADEWATER	2829	GOULD	3507	HALLETT
4126	GLADEWATER	9700	GRADY	3515	HALLETT
4154	GLADEWATER	10706	GRADY	3200	HAMILTON
4170	GLADEWATER	2703	GRAFTON	3306	HAMILTON
4227	GLADEWATER	608	GRAHAM	3523	HAMILTON
4247	GLADEWATER	702	GRAHAM	3702	HAMILTON
4327	GLADEWATER	710	GRAHAM	3706	HAMILTON
1415	GLEN	1502	GRAND	3726	HAMILTON
5722	GLEN FOREST	1507	GRAND	3815	HAMILTON
2519	GLENFIELD	1910	GRAND	3909	HAMILTON
2524	GLENFIELD	2524	GRAND	3925	HAMILTON
2711	GLENFIELD	2534	GRAND	4105	HAMILTON
2719	GLENFIELD	2723	GRAND	4309	HAMILTON
9	GLIDDEN	4309	GRAND	4343	HAMILTON
19	GLIDDEN	1101	E GRANT	4400	HAMILTON
20	GLIDDEN	1231	GRANT	4414	HAMILTON
1331	GLIDDEN	1307	GRANT	4508	HAMILTON
1338	GLIDDEN	3017	GRAYSON	4510	HAMILTON
2919	GLOYD	1	GREAT TRINITY FOREST	1858	HAMLET
2945	GLOYD	804	GREEN CASTLE	4013	HAMMERLY
2730	GOLDMAN	9999	GREENGROVE	4033	HAMMERLY
3206	GOLDSPIER	13101	GREENGROVE	3303	HAMPTON
2310	GOOCH	13305	GREENGROVE	3601	HANCOCK
2315	GOOCH	214	GREENHAVEN	3617	S HANCOCK
2333	GOOCH	234	GREENHAVEN	3621	HANCOCK
2339	GOOCH	1611	GREENLAWN	3625	HANCOCK
2346	GOOCH	1615	GREENLAWN	3906	HANCOCK
2403	GOOCH	1619	GREENLAWN	3910	HANCOCK
2420	GOOCH	1406	GREENVILLE	3926	HANCOCK
4004	HANCOCK	1644	S HASKELL	619	HELENA
24	HARBOR CT	3212	S HASKELL	731	HELENA
2301	HARDING	2310	S HASLETT	734	HELENA
2327	HARDING ST	2711	HASTINGS	747	HELENA
2343	HARDING ST	1624	HATCHER	402	HENDERSON
1522	HARLANDALE	1632	HATCHER	1311	S HENDRICKS
1735	HARLANDALE	1705	HATCHER	1327	HENDRICKS
2314	HARLANDALE	2255	HATCHER	1401	HENDRICKS
2318	HARLANDALE	2303	HATCHER	1419	HENDRICKS
2431	HARLANDALE	2503	HATCHER	1631	HERALD
2644	HARLANDALE	2525	HATCHER	1635	HERALD

2923		HARLANDALE	2541	HATCHER	1638	HERALD
3121		HARLANDALE	2551	HATCHER	1621	HERALD
3135		HARLANDALE	2561	HATCHER	1635	HERALD
3328		HARLANDALE	2600	HATCHER	3819	HERRLING
3105		HARMON	2603	HATCHER	4817	HEYWORTH
3108		HARMON	2615	HATCHER	5726	HIAWATHA
3130		HARMON	2645	HATCHER	5732	HIAWATHA
3143		HARMON	2819	HATCHER	523	HIGH
1538		HARRIS CT	3112	HATCHER	718	HIGHFALL
1550		HARRIS CT	3801	HATCHER	1960	HIGHLAND
1579		HARRIS CT	3814	HATCHER	3420	HIGHLAND WOODS
1600		HARRIS CT	3926	HATCHER	3421	HIGHLAND WOODS
1602		HARRIS CT	3930	HATCHER	3426	HIGHLAND WOODS
2315		HARRISON	533	HATTON	3430	HIGHLAND WOODS
2605		HARRISON	538	HATTON	3436	HIGHLAND WOODS
2609		HARRISON	772	HAVENWOOD	3440	HIGHLAND WOODS
2611		HARRISON	929	HAVENWOOD	3444	HIGHLAND WOODS
2819		HARSTON	4412	HAVERTY	3504	HIGHLAND WOODS
2823		HARSTON	728	HAYMARKET	3505	HIGHLAND WOODS
3631		HARSTON	1019	HAYMARKET	3510	HIGHLAND WOODS
401		HART	2021	HAYMARKET	3511	HIGHLAND WOODS
407		HART	2045	HAYMARKET	3516	HIGHLAND WOODS
409		HART	2071	HAYMARKET	3517	HIGHLAND WOODS
411		HART	2101	HAYMARKET	3521	HIGHLAND WOODS
444		HART	2161	HAYMARKET	3525	HIGHLAND WOODS
452		HART	7610	HAZEL	3526	HIGHLAND WOODS
457		HART	2003	HEARNE	3529	HIGHLAND WOODS
608		HARTSDALE	2707	HECTOR	3533	HIGHLAND WOODS
9800		HARWELL	2714	HECTOR	3536	HIGHLAND WOODS
3308		HARWOOD	2720	HECTOR	3537	HIGHLAND WOODS
3409	S	HARWOOD	4430	HEDGDON	940	HILLBURN
3513	S	HARWOOD	4511	HEDGDON	1227	HILLBURN
3521	S	HARWOOD	538	HELENA	1231	HILLBURN
4926	S	HARWOOD	542	HELENA	9999	HILLBURN
3516	S	HARWOOD	602	HELENA	227	HILLVALE
1205	S	HASKELL	611	HELENA	917	E HOBSON
1010		HOBSON	2222	HOOPER	7935	HULL
1115	E	HOBSON	2435	HOOPER	7944	HULL
1144	E	HOBSON	2615	HOOPER	7958	HULL
5019		HOHEN	2618	HOOPER	8024	HUME
5023		HOHEN	2629	HOOPER	3746	HUMPHREY
841		HOLCOMB	2622	HOOPER	4404	HUMPHREY
846		HOLCOMB	2530	HOOPER	2711	HUNTER
851		HOLCOMB	2532	HOOPER	1930	HUNTINGDON
930		HOLCOMB	2538	HOOPER	2002	HUNTINGDON

942		HOLCOMB	2555	HOOPER	2006	HUNTINGDON
950		HOLCOMB	2403	HOOPER	1321	HUTCHINS
1032	E	HOLCOMB	18	HORIZON HILLS	1401	HUTCHINS
1032		HOLCOMB	19	HORIZON HILLS	1403	HUTCHINS
1224		HOLCOMB	2	HORTENSE	1404	HUTCHINS
1224		HOLCOMB	1334	HORTENSE	1503	HUTCHINS
7459		HOLLY HILL	1342	HORTENSE	1810	IDAHO
2703		HOLMES	1506	HORTENSE	1918	IDAHO
2715		HOLMES	1510	HORTENSE	2018	IDAHO
2820		HOLMES	1511	HORTENSE	2222	IDAHO
2824		HOLMES	5406	HOUSTON SCHOOL	2223	IDAHO
2913		HOLMES	1306	HUDSPETH	2323	IDAHO
3012		HOLMES	1422	HUDSPETH	2515	IDAHO
3105		HOLMES	1607	HUDSPETH	2630	IDAHO
3522		HOLMES	1611	HUDSPETH	3110	IDAHO
3720		HOLMES	1710	HUDSPETH	3915	IDAHO
3734		HOLMES	1714	HUDSPETH	4023	IDAHO
3821		HOLMES	2135	HUDSPETH	4228	IDAHO
3826		HOLMES	2159	HUDSPETH	4407	IDAHO
3826		HOLMES	2203	HUDSPETH	1121	E ILLINOIS
3830		HOLMES	2550	HUDSPETH	2716	ILLINOIS
3833		HOLMES	2706	HUDSPETH	2720	E ILLINOIS
3847		HOLMES	2708	HUDSPETH	3437	E ILLINOIS
1722		HOMELAND	2710	HUDSPETH	2100	E INADALE
3642		HOMELAND	2733	HUDSPETH	3105	INDIANOLA
3642		HOMELAND	2735	HUDSPETH	1927	INGERSOLL
3702		HOMELAND	2820	HUDSPETH	1928	INGERSOLL
3730		HOMELAND	4702	HUEY	1930	INGERSOLL
9429		HOMEPLACE	4712	HUEY	1934	INGERSOLL
35		HONEYSUCKLE	4716	HUEY	1935	INGERSOLL
8317		HONEYSUCKLE	4718	HUEY	1938	INGERSOLL
8321		HONEYSUCKLE	4806	HUEY	1939	INGERSOLL
8327		HONEYSUCKLE	4807	HUEY	2434	INGERSOLL
8331		HONEYSUCKLE	7740	HULL	2622	INGERSOLL
8521		HONEYSUCKLE	7904	HULL	3402	INGERSOLL
8607		HONEYSUCKLE	7905	HULL	3615	INGERSOLL
8611		HONEYSUCKLE	7911	HULL	3722	INGERSOLL
8617		HONEYSUCKLE	7935	HULL	4010	INGERSOLL
4026		INGERSOLL	2502	JEFFRIES	2225	JORDAN
1503		IOWA	2505	JEFFRIES	2234	JORDAN
111		IRA	2506	JEFFRIES	2019	JORDAN VALLEY
118	N	IRA	2513	JEFFRIES	2104	JORDAN VALLEY
10899	N	IRIS	2514	JEFFRIES	429	JOSEPHINE
2507		IROQUOIS	2515	JEFFRIES	503	JOSEPHINE
2622		IROQUOIS	2517	JEFFRIES	519	JOSEPHINE

2807	IROQUOIS	2606	JEFFRIES	3610	JULIUS SCHEPPS
3520	IROQUOIS	2610	JEFFRIES	3614	JULIUS SCHEPPS
2015	IVANHOE	2621	JEFFRIES	315	JUSTIN
4010	IVANHOE	2629	JEFFRIES	2418	N KAHN
4022	IVANHOE	2636	JEFFRIES	2115	KATHLEEN
7924	IVORY	3406	JEFFRIES	2125	KATHLEEN
7927	IVORY	2741	JENNINGS	2135	KATHLEEN
7944	IVORY	2747	JENNINGS	2141	KATHLEEN
5035	IVY	2753	JENNINGS	2407	KATHLEEN
5041	IVY	2759	JENNINGS	2655	KATHLEEN
5103	IVY	3117	JESSIE BELL	2736	KAVASAR
5156	IVY	2406	JEWELL	2807	KAVASAR
1702	J B JACKSON	2402	JIM	2814	KAVASAR
1916	J B JACKSON	1250	JIM	2818	KAVASAR
1917	J B JACKSON	137	N JIM MILLER	2831	KAVASAR
1921	J B JACKSON	307	S JIM MILLER	2906	KAVASAR
944	JADEWOOD	1021	JIM MILLER	2914	KAVASAR
3526	JAMAICA	4708	N JIM MILLER	2918	KAVASAR
4018	JAMAICA	8107	N JOHN	2919	KAVASAR
4202	JAMAICA	8111	JOHN	2935	KAVASAR
4352	JAMAICA	8115	JOHN	2936	KAVASAR
4518	JAMAICA	8116	JOHN	2939	KAVASAR
4606	JAMAICA	5739	JOHNSON	2942	KAVASAR
3711	JAMAICA	5818	JOHNSON	2952	KAVASAR
3715	JAMAICA	5921	JOHNSON	2962	KAVASAR
4346	JAMAICA	9999	JOHNSON	2963	KAVASAR
4406	JAMAICA	604	JONELLE	9999	KAVASAR
4426	JAMAICA	627	JONELLE	201	E KEARNEY
4431	JAMAICA	632	JONELLE	2728	KEELER
6616	JEANE	648	JONELLE	2732	KEELER
2430	JEFF	660	JONELLE	2732	KELLER
3347	JEFFERSON	711	JONELLE	5300	KEENLAND
1601	W JEFFRIES	715	JONELLE	2913	KELLOGG
2401	JEFFRIES	746	JONELLE	2419	KEMP
2410	JEFFRIES	4731	JONES	2457	KEMP
2413	JEFFRIES	2215	JORDAN	2462	KEMP
2414	JEFFRIES	2224	JORDAN	2466	KEMP
2426	JEFFRIES	2234	JORDAN	1	KEMROCK
2431	JEFFRIES	2235	JORDAN	11	KEMROCK
2501	JEFFRIES	18	JORDAN RIDGE	6015	KEMROCK
6030	KEMROCK	4943	KILDARE	2626	KOOL
6039	KEMROCK	1231	KILLOUGH	2631	KOOL
6043	KEMROCK	1329	KILLOUGH	2635	KOOL
6107	KEMROCK	1339	KILLOUGH	2708	KOOL
6109	KEMROCK	1427	KILLOUGH	2717	KOOL

6121		KEMROCK	1505	KILLOUGH	2719		KOOL
6125		KEMROCK	1545	KILLOUGH	2726		KOOL
6131		KEMROCK	3819	KIMBALLDALE	2740		KOOL
6216		KEMROCK	2606	KIMSEY	1928		KRAFT
6222		KEMROCK	2718	KINGBRIDGE	1938		KRAFT
6311		KEMROCK	2810	KINGBRIDGE	2006		KRAFT
6411		KEMROCK	1038	KINGS	2012		KRAFT
6419		KEMROCK	2200	KINGS	2024		KRAFT
6427		KEMROCK	8325	KINGSFIELD	2031		KRAFT
6434		KEMROCK	8345	KINGSFIELD	302		KRAMER
6454		KEMROCK	8353	KINGSFIELD	322	N	KRAMER
6505		KEMROCK	3617	KINGSFORD	3420	N	KRISTEN
6511		KEMROCK	1507	KINGSLEY	3819		KYNARD
6042		KEMROCK	1511	KINGSLEY	3304		KYSER
6040		KEMROCK	1815	KINGSLEY	6810		LACY
2811		KENESAW	2522	KINGSTON	6816		LACY
3509		KENILWORTH	2503	KIRKLEY	4122		LADALE
3623		KENILWORTH	2517	KIRKLEY	3411		LADD
3706		KENILWORTH	1317	KIRNWOOD	2403		LAGOW
3723		KENILWORTH	1800	KIRNWOOD	2628		LAGOW
3916		KENILWORTH	408	KIRSAN DR	2720		LAGOW
700		KESSLER LAKE	2627	KIRVEN	2820		LAGOW
3418		KEYRIDGE	7919	KISKA	2902		LAGOW
3422		KEYRIDGE	8111	KISKA	2906		LAGOW
3511		KEYRIDGE	8112	KISKA	8322		LAKE ANNA
3515		KEYRIDGE	9030	KISSELL	421		LAKE CLIFF
3516		KEYRIDGE	5806	KITTY	7420		LAKE JUNE
1409	E	KIEST	12	KIWANIS	8745		LAKE JUNE
1700	E	KIEST	11800	KLEBERG	9501		LAKE JUNE
1713	E	KIEST	12239	KLEBERG	103		LAKE ST
1805	E	KIEST	12611	KLEBERG	405		LAKE ST
2720	E	KIEST	2438	KNIGHT	1608		LAKEVIEW
3517	E	KIEST	3733	KOLLOCH	2118		LAKEVIEW
2503	E	KILBURN	3742	KOLLOCH	2724	S	LAMAR
2606		KILBURN	3907	KOLLOCH	4910	S	LAMAR
2615		KILBURN	4308	KOLLOCH	834		LAMBERT
2623		KILBURN	4609	KOLLOCH	22		LANARK
2846		KILBURN	4720	KOLLOCH	2434		LANARK
4833		KILDARE	4726	KOLLOCH	619	S	LANCASTER
4914		KILDARE	2517	KOOL	623	N	LANCASTER
4926		KILDARE	2611	KOOL	2410	S	LANCASTER
4935		KILDARE	2622	KOOL	4226		LANCASTER
4226	S	LANCASTER	3318	LAPSLEY	2426		LAWRENCE
6318	N	LANCASTER	3319	LAPSLEY	2719		LAWRENCE
6322	S	LANCASTER	3322	LAPSLEY	2700		LAWRENCE

6326	S	LANCASTER	3323	LAPSLEY	2418	LAWRENCE
6620	S	LANCASTER	3326	LAPSLEY	2318	LAWRENCE
7422	S	LANCASTER	3327	LAPSLEY	2410	LAWRENCE
7536	S	LANCASTER	3330	LAPSLEY	336	LAWSON
13122	S	LAND	3331	LAPSLEY	3818	LE FORGE
202		LANDIS	3334	LAPSLEY	3902	LE FORGE
208		LANDIS	3335	LAPSLEY	1905	LEACREST
215		LANDIS	3338	LAPSLEY	2000	LEACREST
216		LANDIS	3339	LAPSLEY	2132	LEACREST
218		LANDIS	3342	LAPSLEY	2533	LEACREST
227		LANDIS	3345	LAPSLEY	325	LEADS ST
229		LANDIS	3346	LAPSLEY	336	LEADS ST
4202		LANDRUM	3349	LAPSLEY	6315	LEANA
4206		LANDRUM	3350	LAPSLEY	6413	LEANA
4210		LANDRUM	3354	LAPSLEY	1819	LEATH
4217		LANDRUM	3356	LAPSLEY	2035	LEATH
4220		LANDRUM	4727	LARUE	2046	LEATH
4222		LANDRUM	910	LASALLE	2711	LEBROCK
4224		LANDRUM	3015	LATIMER	2718	LEBROCK
4227		LANDRUM	3414	LATIMER	2719	LEBROCK
4233		LANDRUM	3504	LATIMER	2720	LEBROCK
4300		LANDRUM	3513	LATIMER	2724	LEBROCK
4304		LANDRUM	3521	LATIMER	2728	LEBROCK
4309		LANDRUM	3730	LATIMER	2733	LEBROCK
4317		LANDRUM	3732	LATIMER	2736	LEBROCK
4402		LANDRUM	3815	LATIMER	2737	LEBROCK
9212		LANEYVALE	3922	LATIMER	2745	LEBROCK
9219		LANEYVALE	2327	LAUREL HILL	2749	LEBROCK
9426		LANEYVALE	10	LAURELAND	2807	LEBROCK
2507		LANGDON	546	E LAURELAND	2815	LEBROCK
8502		LAPANTO	62	LAWLER RD	2822	LEBROCK
2202		LAPSLEY	51	LAWLER RD	2823	LEBROCK
2626		LAPSLEY	2422	LAWRENCE	2826	LEBROCK
3123		LAPSLEY	2503	LAWRENCE	2827	LEBROCK
3203		LAPSLEY	2601	LAWRENCE	2838	LEBROCK
3207		LAPSLEY	2628	LAWRENCE	2843	LEBROCK
3211		LAPSLEY	2710	LAWRENCE	2854	LEBROCK
3215		LAPSLEY	2711	LAWRENCE	2855	LEBROCK
3219		LAPSLEY	2535	LAWRENCE	1048	LEDBETTER
3302		LAPSLEY	2218	LAWRENCE	1915	E LEDBETTER
3306		LAPSLEY	2454	LAWRENCE	2003	E LEDBETTER
3310		LAPSLEY	2446	LAWRENCE	2007	E LEDBETTER
3314		LAPSLEY	2442	LAWRENCE	2346	E LEDBETTER
3315		LAPSLEY	2434	LAWRENCE	2615	E LEDBETTER
3307	E	LEDBETTER	3523	LOCKETT	4504	LUZON

3311	E	LEDBETTER	3527		LOCKETT	4531		LUZON
3427	E	LEDBETTER	6806		LOCKHEED	4540		LUZON
3540	E	LEDBETTER	2226		LOCUST	4623		LUZON
5538	S	LEEWOOD	2238		LOCUST	4640		LUZON
4417		LELAND	2250		LOCUST	4644		LUZON
4506		LELAND	2739		LOCUST	4647		LUZON
4519		LELAND	2266		LOLITA	4531		LUZON
4911		LELAND	2740		LOLITA	4535		LUZON
4918		LELAND	2914		LOLITA	4611		LUZON
3823		LEMAY	2915		LOLITA	4639		LUZON
3903		LEMAY	850		LONG ACRE	4504		LUZON
3915		LEMAY	319		LONGRIDGE	4528		LUZON
13328		LENOSA	1220		LONSDALE	4648		LUZON
1307		LENWAY	1233		LONSDALE	4631		LUZON
1708		LENWAY	1		LOOP 12	1410		LYNN HAVEN
1710		LENWAY	13		LOOP 12	2426		LYOLA
2412		LENWAY	14		LOOP 12	2433		LYOLA
2501		LENWAY	15		LOOP 12	2441		LYOLA
2601		LENWAY	7455		LOOP 12	2716		LYOLA
1922		LEROY	1617	S	LORIS	2726		LYOLA
2042		LEROY	1300		LOTUS	2804		LYOLA
2904		LEWISTON	1302		LOTUS	2808		LYOLA
1619		LIFE	1309		LOTUS	2814		LYOLA
1619		LIFE	1311		LOTUS	2821		LYOLA
2023		LIFE	1313		LOTUS	2838		LYOLA
1816		LINCOLN	2214		LOTUS	2845		LYOLA
7436		LINDA	2226		LOTUS	2849		LYOLA
7507		LINDA	799		LOTUS	2853		LYOLA
5002		LINDER	1300		LOTUS	2854		LYOLA
5006		LINDER	210	E	LOUISIANA	11050	N	MACARTHUR
5035		LINDER	224	E	LOUISIANA	2141		MACK
4702		LINDSLEY	300	W	LOUISIANA	2249		MACON
5319		LINDSLEY	319	W	LOUISIANA	2310		MACON
4718		LINDSLEY	1423	E	LOUISIANA	2338		MACON
2816		LINFIELD	1616		LOUISIANA	2402		MACON
3023		LINFIELD	7012	W	LOVETT	2451		MACON
3514		LINFIELD	3716		LOVINGOOD	2622		MACON
3518		LINFIELD	3810		LOVINGOOD	2633		MACON
4632		LINFIELD	2302		LOWERY	2637		MACON
4816		LINFIELD	2308		LOWERY	2711		MACON
11518		LIPPITT	2331		LOWERY	2715		MACON
4532		LIVE OAK	2406		LOWERY	2718		MACON
2631		LOBDELL	2510		LOWERY	2726		MACON
2638		LOBDELL	2605		LOWERY	2731		MACON
2539		LOBDELL	6623		LUCY	2732		MACON

3300		LOCKETT	6627	LUCY	2807	MACON
2810		MACON	3311	MARCOLE	507	S MARLBOROUGH
2826		MACON	3312	MARCOLE	902	S MARLBOROUGH
2835		MACON	3315	MARCOLE	5001	S MARNE
8233		MADDOX	3316	MARCOLE	5006	MARNE
2139		MAIL	3319	MARCOLE	5007	MARNE
2143		MAIL	3320	MARCOLE	5012	MARNE
245		MAIN	3323	MARCOLE	5021	MARNE
266	W	MAIN	3324	MARCOLE	5026	MARNE
2014		MAIN	3327	MARCOLE	5039	MARNE
4321	S	MALCOLM X	3328	MARCOLE	5102	MARNE
4400	S	MALCOLM X	3331	MARCOLE	2116	MARS RD
5003	S	MALCOLM X	3332	MARCOLE	825	S MARSALIS
5007	S	MALCOLM X	3335	MARCOLE	1331	MARSALIS
5023	S	MALCOLM X	3342	MARCOLE	1342	S MARSALIS
5031	S	MALCOLM X	2618	MARDER	1703	S MARSALIS
5041	S	MALCOLM X	2802	MARDER	1903	S MARSALIS
5124	S	MALCOLM X	1212	MARFA	2002	S MARSALIS
5307	S	MALCOLM X	1236	MARFA	2415	S MARSALIS
3815		MALDEN	1242	MARFA	2818	S MARSALIS
3014	S	MALLORY	1247	MARFA	2823	S MARSALIS
3122		MALLORY	1415	MARFA	2830	S MARSALIS
2703		MANILA	1502	MARFA	2911	S MARSALIS
6718		MANITOBA	1514	MARFA	2915	S MARSALIS
1610		MARBURG	1527	MARFA	2923	S MARSALIS
2231		MARBURG	1530	MARFA	2935	S MARSALIS
2318		MARBURG	1531	MARFA	3107	S MARSALIS
2539		MARBURG	1610	MARFA	4915	S MARSALIS
2618		MARBURG	18	MARGEWOOD	3709	MARSHALL
2727		MARBURG	20	MARGEWOOD	4002	MARSHALL
2730		MARBURG	5714	MARGEWOOD	4103	MARSHALL
2731		MARBURG	2900	MARIDEEN	4220	MARSHALL
2735		MARBURG	2934	MARIDEEN	4302	MARSHALL
2738		MARBURG	2938	MARIDEEN	4315	MARSHALL
2739		MARBURG	8619	MARIGOLD	3919	MARSHALL
3001		MARBURG	8701	MARIGOLD	4335	MARSHALL
3010		MARBURG	9	MARINE	4338	MARSHALL
2318		MARBURG	10	MARINE	4002	MARSHALL
2524		MARBURG	2431	MARJORIE	412	MARTIN LUTHER KIN JR
2614		MARBURG	2515	MARJORIE	2633	MARTIN LUTHER KIN JR
2622		MARBURG	2521	MARJORIE	2714	MARTIN LUTHER KIN JR
2706		MARBURG	2747	MARJORIE	5700	MARTINEZ
2723		MARBURG	2804	MARJORIE	515	MARTINIQUE
2827		MARBURG	3021	MARJORIE	811	MARTINIQUE

2843	MARBURG	3115	MARJORIE	3402	MARVIN D LOVE
4538	MARCELL	140	MARKS	7446	MARY DAN
3301	MARCOLE	150	MARKS	1704	MARY ELLEN
3307	MARCOLE	208	MARKS	1726	MARYLAND
2418	MARYLAND	1325	MCKENZIE	4230	S MESA GLEN
2419	MARYLAND	1332	MCKENZIE	2237	METROPOLITAN
2635	MARYLAND	1334	MCKENZIE	3514	METROPOLITAN
2915	MARYLAND	1336	MCKENZIE	3526	METROPOLITAN
4129	MARYLAND	1338	MCKENZIE	3803	METROPOLITAN
4216	MARYLAND	1428	MCKENZIE	3809	METROPOLITAN
4250	MARYLAND	1414	MCKENZIE	3905	METROPOLITAN
200	MASTERS	3018	MCNEIL	3926	METROPOLITAN
322	S MASTERS	3333	MCNEIL	4015	METROPOLITAN
1608	N MATAGORDA	2800	MEADOW	4213	METROPOLITAN
1608	MATAGORDA	2816	MEADOW	4301	METROPOLITAN
2711	MAURINE F BAILEY	2820	MEADOW	4507	METROPOLITAN
2723	MAURINE F BAILEY	3410	MEADOW	4522	METROPOLITAN
2726	MAURINE F BAILEY	4618	MEADOW	4602	METROPOLITAN
2746	MAURINE F BAILEY	2742	MEADOW DAWN	1607	METROPOLITAN
3315	MAYBETH	2816	MEADOW	1611	METROPOLITAN
3806	MAYBETH	2900	MEADOW	2240	METROPOLITAN
3930	MAYBETH	3414	MEADOW	2319	METROPOLITAN
1426	MAYWOOD	4921	MEADOW VIEW	4105	METROPOLITAN
1509	MAYWOOD	304	MEADOWCREEK	3821	METROPOLITAN
1515	MAYWOOD	428	MELBA	4339	METROPOLITAN
1413	MCBROOM	1206	MELBOURNE AVE	3614	METROPOLITAN
1414	MCBROOM	201	MELINDA	2826	METROPOLITAN
1721	MCBROOM	202	MELINDA	2821	METROPOLITAN
1729	MCBROOM	4220	MEMORY	2827	METROPOLITAN
1834	MCBROOM	4234	MEMORY	4523	METROPOLITAN
1906	MCBROOM	4400	MEMORY	4517	METROPOLITAN
1939	MCBROOM	4414	MEMORY	4515	METROPOLITAN
1956	MCBROOM	4520	MEMORY	4618	METROPOLITAN
2012	MCBROOM	1600	MENTOR	9120	METZ
2015	MCBROOM	1610	MENTOR	9211	METZ
2016	MCBROOM	1734	MENTOR	4825	MEXICANA
2017	MCBROOM	2405	MERLIN	4911	MEXICANA
2029	MCBROOM	2406	MERLIN	4934	MEXICANA
3402	MCBROOM	2412	MERLIN	5015	MEXICANA
3610	MCBROOM	2435	MERLIN	2414	MEYERS
3615	MCBROOM	2510	MERLIN	2423	MEYERS
3618	MCBROOM	2514	MERLIN	2506	MEYERS
3630	MCBROOM	2518	MERLIN	2509	MEYERS
3705	MCBROOM	2409	MERLIN	2515	MEYERS
3723	MCBROOM	2415	MERLIN	2522	MEYERS

3734	MCBROOM	2418		MERLIN	2526	MEYERS
3143	MCDERMOTT	2518		MERLIN	2527	MEYERS
3150	MCDERMOTT	2435		MERLIN	2602	MEYERS
739	MCDOWELL	206		MERRIFIELD	2609	MEYERS
1509	MCKEE	5535		MESA	2611	MEYERS
1315	MCKENZIE	5507		MESA CIR	2612	MEYERS
2621	MEYERS	2222		MOFFATT	420	N MOORE
2622	MEYERS	2226		MOFFATT	423	N MOORE
2641	MEYERS	2230		MOFFATT	424	N MOORE
3314	MEYERS	2235		MOFFATT	426	N MOORE
3519	MEYERS	2242		MOFFATT	427	N MOORE
3630	MEYERS	2246		MOFFATT	428	N MOORE
2704	MEYERSVILLE	2302		MOFFATT	501	N MOORE
1251	MICHIGAN	2303		MOFFATT	503	N MOORE
1610	MICHIGAN	2314		MOFFATT	506	N MOORE
1632	MICHIGAN	2319		MOFFATT	507	N MOORE
1735	MICHIGAN	2322		MOFFATT	508	N MOORE
2642	MICHIGAN	2327		MOFFATT	509	N MOORE
2710	MICHIGAN	2410		MOFFATT	511	N MOORE
2926	MICHIGAN	2415		MOFFATT	513	N MOORE
2938	MICHIGAN	2422		MOFFATT	515	N MOORE
3011	MICHIGAN	2431		MOFFATT	602	N MOORE
3051	MICHIGAN	2656		MOJAVE	607	N MOORE
3055	MICHIGAN	2724		MOJAVE	612	S MOORE
3302	MICHIGAN	2839		MOJAVE	2554	N MORGAN
3300	MIDDLEFIELD	2906		MOJAVE	2728	MORGAN
1015	MILDRED ST	2921		MOJAVE	3046	MORGAN
4715	MILITARY	3139		MOJAVE	3115	MORGAN
4727	MILITARY	4542		MOLER	3210	MORGAN
4819	MILITARY	345		MONTANA	3107	MORGAN
10011	MILL VALLEY	1122	E	MONTCLAIR	2738	MORNING
5625	MILLAR	1220	S	MONTCLAIR	2811	MORNING
623	MILLARD	2017	N	MONTCLAIR	3902	MORNING
808	MILLARD	2021	S	MONTCLAIR	1018	MOROCCO
813	MILLARD	4003		MONTIE	1210	N MOROCCO
825	MILLARD	4018		MONTIE	1250	N MOROCCO
2807	MILLBROOK	4311		MONTIE	1303	MORRELL
3502	MINGO	2300		MOONLIGHT	1307	MORRELL
3510	MINGO	2317		MOONLIGHT	1311	MORRELL
3531	MINGO	106	N	MOORE	1420	N MORRELL
3539	MINGO	110	S	MOORE	1722	MORRELL
3547	MINGO	114	S	MOORE	1726	MORRELL
3516	MINGO	118	S	MOORE	1735	MORRELL
3558	MINGO	122	S	MOORE	1802	MORRELL
1143	MISSOURI	135		MOORE	2803	MORRELL

1143		MISSOURI	310	S	MOORE	1506	MORRIS
1643	E	MISSOURI	329	N	MOORE	1512	MORRIS
2718	E	MITCHELL	333	N	MOORE	1516	MORRIS
2728		MITCHELL	338	N	MOORE	1714	MORRIS
8200		MOBERLY	340	N	MOORE	1901	MORRIS
2106		MOFFATT	402	N	MOORE	1912	MORRIS
2110		MOFFATT	406	N	MOORE	1920	MORRIS
2111		MOFFATT	413	N	MOORE	1925	MORRIS
1929		MORRIS	4316		MYRTLE	6534	NO NAME
2011		MORRIS	6310		MYRTLE	9011	NO NAME
2017		MORRIS	6318		MYRTLE	1224	NOAH
2020		MORRIS	123		NACHITA	1100	NOKOMIS
2030		MORRIS	2810		NAMUR	1131	NOLTE
3500		MORRIS	2825	S	NAMUR	1415	NOMAS
3506		MORRIS	3145		NANDINA	1525	NOMAS
3510		MORRIS	3244		NANDINA	1735	NOMAS
3542		MORRIS	9999		NANTUCKET VILLAGE	1842	NOMAS
3602		MORRIS	10311		NANTUCKET VILLAGE	1846	NOMAS
3606		MORRIS	2446		NAOMA	1939	NOMAS
3639		MORRIS	2506		NAOMA	1955	NOMAS
3701		MORRIS	7934		NASSAU	1966	NOMAS
3722		MORRIS	8002	S	NASSAU	2010	NOMAS
3741		MORRIS	3343	S	NAVAJO	3316	NOMAS
1		MOSSGLEN DR	3018		NAVARO	3320	NOMAS
1222		MOUNTAIN LAKE	3116		NAVARO	3321	NOMAS
1405		MOUNTAIN LAKE	3226		NAVARO	3324	NOMAS
1		MOUNTAIN SHORES	3314		NAVARO	3326	NOMAS
2		MOUNTAIN SHORES	3321		NAVARO	3407	NOMAS
3		MOUNTAIN SHORES	3503		NAVARO	3431	NOMAS
4		MOUNTAIN SHORES	5		NAVY	3529	NOMAS
5		MOUNTAIN SHORES	15		NAVY	3615	NOMAS
16		MOUNTAIN SHORES	221		NAVY	3630	NOMAS
2206		MOUSER ST	1909		NEAL	3715	NOMAS
3616		MT EVEREST	111		NECHES	3718	NOMAS
3726		MT RANIER	654		NEELY	3720	NOMAS
3623		MT ROYAL	631	W	NEOMI	5518	NOMAS
804		MUNCIE	722		NEOMI	5521	NOMAS
908		MUNCIE	726		NEOMI	5703	NOMAS
910		MUNCIE	731		NEOMI	5707	NOMAS
913		MUNCIE	9999		NEW BEDFORD	5711	NOMAS
1812		MUNCIE	9325		NEWHALL	5715	NOMAS
1911		MUNCIE	9407		NEWHALL	5719	NOMAS

1923	MUNCIE	1115	NEWPORT AVE	5723	NOMAS
1927	MUNCIE	3115	NICHOLSON	4705	NOME
119	MURDEAUX	5	NO NAME	4711	NOME
547	MURDOCK	8	NO NAME	4716	NOME
605	MURDOCK	363	NO NAME	4720	NOME
609	MURDOCK	999	NO NAME	4723	NOME
720	MURDOCK	1219	NO NAME	4732	NOME
824	MURDOCK	3515	NO NAME	4736	NOME
1624	N MURDOCK	5839	NO NAME	4744	NOME
10019	MUSKOGEE DR	6036	NO NAME	4748	NOME
3015	MYRTLE	6500	NO NAME	4812	NOME
3511	MYRTLE	6524	NO NAME	4820	NOME
3824	MYRTLE	6532	NO NAME	4832	NOME
4836	NOME	4234	OPAL	2620	PALL MALL
4843	NOME	3831	OPAL	2656	PALL MALL
4851	NOME	3810	OPAL	2660	PALL MALL
4123	NORCO	4214	OPAL	2715	PALL MALL
239	NORTH SHORE	800	OSLO	2719	PALL MALL
1201	NORTH	829	OSLO	2723	PALL MALL
1207	NORTH	76	OVERLOOK	2750	PALL MALL
1215	NORTH	1427	OVERTON	2808	PALL MALL
1310	NORTH	1607	E OVERTON	2814	PALL MALL
851	OAK FOREST	1618	E OVERTON	2815	PALL MALL
2826	OAK LN	1623	E OVERTON	2820	PALL MALL
714	OAK PARK	1651	E OVERTON	2824	PALL MALL
2328	OAK PLAZA	2307	E OVERTON	557	PALMETTO
2404	OAK PLAZA	2730	E OVERTON	2741	PALO ALTO
2419	OAK PLAZA	2803	E OVERTON	3155	PALO ALTO
2364	OAKDALE	2835	E OVERTON	3172	PALO ALTO
2370	OAKDALE	3907	OVERTON	9302	PARAMOUNT
2428	OAKDALE	4023	OVERTON	9426	PARAMOUNT
2510	OAKDALE	3915	OVERTON	9502	PARAMOUNT
2514	OAKDALE	4015	OVERTON	1805	PARK ROW
2519	OAKDALE	4007	OVERTON	1819	PARK ROW
2521	OAKDALE	4011	OVERTON	2532	PARK ROW
2542	OAKDALE	1418	OWEGA	2723	PARK ROW
2543	OAKDALE	1422	OWEGA	1409	PARK ROW
2547	OAKDALE	1426	OWEGA	1815	PARK ROW
2834	OAKDALE	1442	OWEGA	1831	PARK ROW
1306	OAKLEY	1446	OWEGA	2445	PARKCLIFF
1308	OAKLEY	1510	OWEGA	5407	PARKDALE
1406	OAKLEY	1542	OWEGA	5411	PARKDALE
1506	OAKLEY	4721	OWENWOOD	6903	PARKDALE
9999	OAKWOOD	4818	OWENWOOD	6919	PARKDALE
2403	OBENCHAIN	4822	OWENWOOD	6927	PARKDALE

4		ODESSA	4838		OWENWOOD	6938	PARKDALE
3431		ODESSA	1179		OXBOW	5008	PARKLAND
4103		ODESSA	1183		OXBOW	721	PARKVIEW
8621		ODOM	4907		PACIFIC	509	PARKWOOD
318	E	OHIO	704		PACKARD	516	PARKWOOD
1238	W	OHIO	705		PACKARD	605	PARKWOOD
1242	E	OHIO	713		PACKARD	611	PARKWOOD
1567	E	OHIO	717		PACKARD	617	PARKWOOD
114		OHIO	721		PACKARD	623	PARKWOOD
119	W	OHIO	1011	S	PACKARD	629	PARKWOOD
1538	E	OHIO	1014		PACKARD	740	PARKWOOD
219	W	OKLAUNION	3522		PACKARD	1211	PARLAY
900001		OLD MOSS	417		PAGE	1212	PARLAY
3708		OPAL	4022	W	PALACIOS	1215	PARLAY
3923		OPAL	2322		PALL MALL	1216	PARLAY
1219		PARLAY	606		PEMBERTON HILL	3049	PERSIMMON
1222		PARLAY	648		PEMBERTON HILL	3053	PERSIMMON
1223		PARLAY	1031		PEMBERTON HILL	3129	PERSIMMON
2708		PARNELL	3533		PENELOPE	3156	PERSIMMON
2722		PARNELL	3603		PENELOPE	3203	PERSIMMON
2724		PARNELL	3606		PENELOPE	4508	PHILIP
2732		PARNELL	3702		PENELOPE	4515	PHILIP
2828		PARNELL	3704		PENELOPE	4520	PHILIP
2901		PARNELL	3707		PENELOPE	4523	PHILIP
2915		PARNELL	3719		PENELOPE	4524	PHILIP
4528		PARRY	3815		PENELOPE	4531	PHILIP
4910		PARRY	3819		PENELOPE	5119	PHILIP
2708		PARSONS	3922		PENELOPE	5509	PICKFAIR CIR
2712		PARSONS	3631		PENELOPE	108	PIN OAK
2711		PARSONS	3532		PENELOPE	112	PIN OAK
3343		PARVIA	3602		PENELOPE	267	PIN OAK
5168		PATONIA	3614		PENELOPE	410	PIN OAK
1307		PEABODY	1313		PENNSYLVANIA	1600	PINE
1319		PEABODY	1317		PENNSYLVANIA	1603	PINE
1325		PEABODY	1325		PENNSYLVANIA	1609	PINE
1812		PEABODY	1415		PENNSYLVANIA	1617	PINE
2311		PEABODY	2414		PENNSYLVANIA	1725	PINE
2408		PEABODY	2504		PENNSYLVANIA	2232	PINE
2413		PEABODY	2525		PENNSYLVANIA	2233	PINE
2509		PEABODY	2710		PENNSYLVANIA	2408	PINE
2524		PEABODY	2722		PENNSYLVANIA	2506	PINE
2525		PEABODY	2812		PENNSYLVANIA	2522	PINE
2529		PEABODY	2822		PENNSYLVANIA	2538	PINE
2533		PEABODY	2834		PENNSYLVANIA	2539	PINE
2610		PEABODY	2908		PENNSYLVANIA	2603	PINE

2612		PEABODY	3105	PENNSYLVANIA	2616	PINE
1637		PEAR	3110	PENNSYLVANIA	2643	PINE
1712		PEAR	3117	PENNSYLVANIA	3218	PINE
1713		PEAR	3203	PENNSYLVANIA	3235	PINE
2819		PEARY	3423	PEORIA	3319	PINE
2823		PEARY	3717	PEORIA	3335	PINE
2859		PEARY	3722	PEORIA	3622	PINE
2875		PEARY	3738	PEORIA	3635	PINE
999		PEBBLE VALLEY	3838	PEORIA	3639	PINE
401		PECAN	3842	PEORIA	3642	PINE
402		PECAN	4528	PERRY	3702	PINE
407		PECAN	2	PERSIMMON	3710	PINE
408		PECAN	2906	PERSIMMON	3714	PINE
413		PECAN	2918	PERSIMMON	3723	PINE
416		PECAN	2937	PERSIMMON	3902	PINE
423		PECAN	3038	PERSIMMON	4002	PINE
431		PECAN	3045	PERSIMMON	4010	PINE
2002		PLAINCREEK	925	POLK	2931	PROSPERITY
2010		PLAINCREEK	9330	POLK	3018	PROSPERITY
2016		PLAINCREEK	9408	S POLK	3019	PROSPERITY
8334		PLAINVIEW	1818	S POLLARD	2931	PROSPERITY
8344		PLAINVIEW	1842	POLLARD	2745	PROSPERITY
8351		PLAINVIEW	1919	S POLLARD	2771	PROSPERITY
8401		PLAINVIEW	3915	POLLY	3710	PROSPERITY
8430		PLAINVIEW	3919	POLLY	1403	PUEBLO
134		PLEASANT MEADOWS	3924	POLLY	1515	PUEBLO
204		PLEASANT MEADOWS	3927	POLLY	1903	PUEBLO
604		PLEASANT	3933	POLLY	1922	PUEBLO
612		PLEASANT VISTA	3425	PONDROM	1933	PUEBLO
613		PLEASANT VISTA	3509	PONDROM	3318	PUEBLO
619		PLEASANT WOODS	708	PONTIAC	3329	PUEBLO
627		PLEASANT WOODS	800	PONTIAC	3423	PUEBLO
1038		PLEASANT	801	PONTIAC	3434	PUEBLO
1813		PLEASANT	903	PONTIAC	3521	PUEBLO
2267		PLEASANT	1023	PONTIAC	3525	PUEBLO
2271		PLEASANT	1624	POPLAR	3541	PUEBLO
2851		PLEASANT	1715	POPLAR	3543	PUEBLO
3105		PLEASANT	2207	POPLAR	3552	PUEBLO
1420	N	PLUM	2307	POPLAR	3622	PUEBLO
5734	N	PLUM DALE	2206	PORTERFIELD	3623	PUEBLO
5739		PLUM DALE	2210	PORTERFIELD	3624	PUEBLO
5744		PLUM DALE	2213	PORTERFIELD	3626	PUEBLO
5800		PLUM DALE	2214	PORTERFIELD	3700	PUEBLO
5801		PLUM DALE	2218	PORTERFIELD	5618	PUEBLO

5818	PLUM DALE	2221	PORTERFIELD	5622	PUEBLO
5906	PLUM DALE	800	PRAIRIE CREEK	5626	PUEBLO
5908	PLUM DALE	1002	N PRAIRIE CREEK	5630	PUEBLO
6018	PLUM DALE	1	PRAIRIE FLOWER	5633	PUEBLO
6022	PLUM DALE	8509	PRAIRIE HILL LN	5634	PUEBLO
6023	PLUM DALE	900009	PRATER	5637	PUEBLO
6031	PLUM DALE	1432	PRESIDIO	5638	PUEBLO
6035	PLUM DALE	1613	PRESIDIO	5641	PUEBLO
6039	PLUM DALE	1651	PRESIDIO	5642	PUEBLO
6043	PLUM DALE	6526	PROSPER ST	5645	PUEBLO
6047	PLUM DALE	2727	PROSPERITY	5646	PUEBLO
6051	PLUM DALE	2753	PROSPERITY	5649	PUEBLO
6055	PLUM DALE	2761	PROSPERITY	5650	PUEBLO
6059	PLUM DALE	2763	PROSPERITY	5654	PUEBLO
6067	PLUM DALE	2769	PROSPERITY	5658	PUEBLO
6071	PLUM DALE	2781	PROSPERITY	5702	PUEBLO
6072	PLUM DALE	2801	PROSPERITY	5703	PUEBLO
800	PLYMOUTH	2802	PROSPERITY	5706	PUEBLO
4114	POINSETTIA	2910	PROSPERITY	5707	PUEBLO
4105	S POINTER	2918	PROSPERITY	5802	PUEBLO
5805	PUEBLO	3038	RAMSEY	3107	REYNOLDS
5806	PUEBLO	3051	RAMSEY	3119	REYNOLDS
5809	PUEBLO	3106	RAMSEY	3239	REYNOLDS
5810	PUEBLO	3106	RAMSEY	3306	RICH ACRES
5813	PUEBLO	5700	RANCHERO	3312	RICH ACRES
5814	PUEBLO	2453	RANDOLPH	3312	RICH ACRES
5817	PUEBLO	2519	RANDOLPH	1126	RIDGEWOOD
5818	PUEBLO	2551	RANDOLPH	2623	RIPPLE
5821	PUEBLO	4020	RANGER	2627	RIPPLE
5822	PUEBLO	4024	RANGER	2631	RIPPLE
5825	PUEBLO	1411	RANIER	2637	RIPPLE
5826	PUEBLO	110	RAVINIA	2637	RIPPLE
5829	PUEBLO	202	RAVINIA	2640	RIPPLE
5830	PUEBLO	502	S RAYENELL	2641	RIPPLE
5900	PUEBLO	563	S RAYENELL	2919	RIPPLE
1414	PUEBLO	607	RAYENELL	2935	RIPPLE
1947	PUEBLO	623	RAYENELL	5618	RIVERSIDE
3324	PUEBLO	643	RAYENELL	718	RIVERWOOD
3107	PUGET	650	RAYENELL	2506	ROBERT B CULLUI
3221	PUGET	766	RAYENELL	2734	ROBERTA
4011	PUGET	802	RAYENELL	2803	ROBERTA
1201	PURITAN	821	RAYENELL	2807	ROBERTA
1205	PURITAN	2538	RAYMOND	2811	ROBERTA
1208	PURITAN	319	RED WING	3437	ROBERTS
1209	PURITAN	334	RED WING	3501	ROBERTS

1212	PURITAN	7012	REDBUD	3516	ROBERTS
8724	QUINN	7202	REDBUD	3927	ROBERTS
9039	QUINN	2808	REED	4003	ROBERTS
6606	RACINE	2835	REED	4006	ROBERTS
5404	RAILROAD	2919	REED	4010	ROBERTS
5408	RAILROAD	2923	REED	4014	ROBERTS
5412	RAILROAD	3003	REED	2601	ROCHESTER
5416	RAILROAD	3014	REED	2711	ROCHESTER
5420	RAILROAD	3018	REED	2718	ROCHESTER
5438	RAILROAD	3022	REED	2907	ROCHESTER
4219	RAMONA	3220	REED	2910	ROCHESTER
15	RAMSEY	3228	REED	2915	ROCHESTER
1609	RAMSEY	3231	REED	2922	ROCHESTER
1931	RAMSEY	3311	REED	3002	ROCHESTER
2019	RAMSEY	3327	REED	3006	ROCHESTER
2431	RAMSEY	3335	REED	3010	ROCHESTER
2614	RAMSEY	3706	REESE	3016	ROCHESTER
2615	RAMSEY	4625	REIGER	2231	ROCKEFELLER
2716	RAMSEY	4825	REIGER	2203	ROCKEFELLER
2742	RAMSEY	5533	REIGER	10726	ROCKINGHAM
2743	RAMSEY	1200	RENNER	709	ROCKWOOD
2819	RAMSEY	1315	RENNER	713	ROCKWOOD
717	ROCKWOOD	7920	SAIPAN	356	SEAGOVILLE
725	ROCKWOOD	832	SAMIA	9622	SEAGOVILLE
2715	ROGERS	2519	SAMOA AVE	10115	SEAGOVILLE
2719	ROGERS	2515	SAMOA AVE	14100	SEAGOVILLE
2731	ROGERS	3100	SAMUELL	2824	SEATON
2227	ROMINE	7534	SAN JOSE	2827	SEATON
2526	ROMINE	2812	SANDERSON	2845	S SEATON
2530	ROMINE	1104	SANE ST	2924	SEATON
3409	ROSELAND	1518	SANGER	2926	SEATON
4407	ROSELAND	1808	SANGER	2930	SEATON
5	ROSEMONT	1822	SANGER	4427	SEAY
7512	ROSEMONT	2703	SANTA CRUZ	6516	SEBRING
7922	ROSEMONT	2611	SANTA FE	6546	SEBRING
4407	ROSINE	4934	SANTA FE	8906	SEDGEMOOR
4428	ROSINE	7125	SANTA FE	9310	SEDGEMOOR
5120	ROSINE	6221	SARAH LEE	1508	SEEGAR
8003	ROTHINGTON	6227	SARAH LEE	1516	SEEVERS
8005	ROTHINGTON	1001	SARGENT	1615	SEEVERS
1401	ROWAN	2731	SCAMMEL	1723	SEEVERS
1424	ROWAN	15	SCARSDALE	1912	SEEVERS
1616	ROXANA	3902	SCHOFIELD	1918	SEEVERS
2100	ROYAL OAKS	3918	SCHOFIELD	2118	SEEVERS
2200	ROYAL OAKS	3607	SCHUSTER	2502	SEEVERS

5700	ROYAL	2203	SCOTLAND	2518	SEEVERS
10110	ROYCE	2323	SCOTLAND	2522	SEEVERS
10117	ROYCE	2414	SCOTLAND	2624	SEEVERS
4334	RUSK	2754	SCOTLAND	2714	SEEVERS
4411	RUSK	2775	SCOTLAND	2930	SEEVERS
4414	RUSK	2329	SCOTT	3054	SEEVERS
3702	RUSKIN	2341	SCOTT	1331	SELKIRK
3709	RUSKIN	2343	SCOTT	4111	SHADRACK
3724	RUSKIN	2418	SCOTT	2510	SHARON
3238	RUTLEDGE	3407	SCOUT	2512	SHARON
3300	RUTLEDGE	3517	SCOUT	2758	SHARON
3306	RUTLEDGE	4300	SCYENE	1716	SHAW
3310	RUTLEDGE	4401	SCYENE	1846	SHAW
3315	RUTLEDGE	4403	SCYENE	1910	SHAW
3322	RUTLEDGE	7225	SCYENE	1917	SHAW
3323	RUTLEDGE	7331	SCYENE	1964	SHAW
3327	RUTLEDGE	7339	SCYENE	1968	SHAW
3441	RUTZ	7800	SCYENE	2028	SHAW
8143	RYLIE	8000	SCYENE	1702	SHAW
9557	RYLIE CREST	131	SEAGOVILLE	1940	SHAW
10708	RYLIE CREST	134	SEAGOVILLE	7	SHAYNA
506	SABINE	141	N SEAGOVILLE	1222	SHEFFIELD
1020	SABINE	235	N SEAGOVILLE	1402	SHEFFIELD
1031	SABINE	340	SEAGOVILLE	1408	SHEFFIELD
3436	SHELDON	4655	SILVER	4019	SOLOMAN
3444	SHELDON	4701	SILVER	4102	SOLOMAN
3932	SHELLEY	4800	SILVER	4135	SOLOMAN
2113	SHELLHORSE	4806	SILVER	4029	SONNY CIR
2123	SHELLHORSE	4807	SILVER	3703	SONORA
2130	SHELLHORSE	4820	SILVER	3934	SONORA
2140	SHELLHORSE	4831	SILVER	3935	SONORA
2206	SHELLHORSE	9406	SILVER FALLS	1802	SOUTH
2212	SHELLHORSE	4020	SILVERHILL	1804	SOUTH
2218	SHELLHORSE	2411	SIMPSON STUART	1901	SOUTH
23	SHEPHERD	2417	SIMPSON STUART	2516	SOUTH
3906	SHINDOLL	2955	SIMPSON STUART	2524	SOUTH
1711	SHORE	5327	SIMPSON STUART	2934	SOUTH
1715	SHORE	5711	SINGLETON	3101	SOUTH
1719	E SHORE	9700	SKILLMAN	3116	SOUTH
1619	SICILY	14000	SKYFROST	222	SOUTH SHORE
1702	E SICILY	14300	SKYFROST	625	SOUTHEAST
1702	SICILY	14515	SKYFROST	1717	SOUTHERLAND
1715	SICILY	2403	SKYLARK DR	3158	SOUTHERN OAKS
3517	SIDNEY	8746	SLAY	3202	SOUTHERN OAKS
3521	SIDNEY	8752	SLAY	3234	SOUTHERN OAKS

3527	SIDNEY	1514	SMOKE TREE	3292	SOUTHERN OAKS
3529	SIDNEY	1703	SMOKE TREE	2202	SOUTHLAND
3533	SIDNEY	1707	SMOKE TREE	2241	SOUTHLAND
3534	SIDNEY	1711	SMOKE TREE	2319	SOUTHLAND
3601	SIDNEY	1717	SMOKE TREE	2515	SOUTHLAND
3603	SIDNEY	1732	SMOKE TREE	2522	SOUTHLAND
3607	SIDNEY	1852	SMOKE TREE	2607	SOUTHLAND
3621	SIDNEY	1903	SMOKE TREE	2622	SOUTHLAND
3622	SIDNEY	1940	SMOKE TREE	2623	SOUTHLAND
3711	SIDNEY	1948	SMOKE TREE	2631	SOUTHLAND
3802	SIDNEY	3760	SOFT WIND	2714	SOUTHLAND
3926	SIDNEY	3623	SOFTCLOUD	2731	SOUTHLAND
2614	SILKWOOD	4510	SOLAR	2826	SOUTHLAND
2618	SILKWOOD	4534	SOLAR	2838	SOUTHLAND
2620	SILKWOOD	4534	SOLAR	405	SPARKS
2701	SILKWOOD	4535	SOLAR	418	SPARKS
2718	SILKWOOD	4542	SOLAR	433	SPARKS
2726	SILKWOOD	4543	SOLAR	442	SPARKS
2727	SILKWOOD	4550	SOLAR	505	SPARKS
2730	SILKWOOD	4553	SOLAR	622	SPARKS
2802	SILKWOOD	4557	SOLAR	624	SPARKS
2811	SILKWOOD	4600	SOLAR	421	SPARKS
2814	SILKWOOD	4603	SOLAR	6530	SPEIGHT
2818	SILKWOOD	4624	SOLAR	3707	SPENCE
2819	SILKWOOD	4002	SOLOMAN	3809	SPENCE
4635	SILVER	4006	SOLOMAN	3810	SPENCE
3818	SPENCE	4603	SPRING GARDEN	3919	STANLEY SMITH
3819	SPENCE	4611	SPRING GARDEN	6625	STARKEY
3827	SPENCE	4631	SPRING GARDEN	2331	STARKS
3835	SPENCE	5508	SPRING VALLEY	2441	STARKS
3905	SPENCE	2714	SPRINGDALE	2510	STARKS
4006	SPENCE	3021	SPRINGVIEW	2511	STARKS
11521	SPENCE	3026	SPRINGVIEW	2538	STARKS
6105	SPORTSMANS	3211	SPRINGVIEW	2707	STARKS
6111	SPORTSMANS	3240	SPRINGVIEW	2315	STARKS
6115	SPORTSMANS	3327	SPRINGVIEW	2331	STARKS
6121	SPORTSMANS	3337	SPRINGVIEW	2336	STARKS
6125	SPORTSMANS	3347	SPRINGVIEW	2412	STARKS
6131	SPORTSMANS	3350	SPRINGVIEW	2424	STARKS
6135	SPORTSMANS	3360	SPRINGVIEW	2425	STARKS
6141	SPORTSMANS	3361	SPRINGVIEW	2702	STARKS
6145	SPORTSMANS	2865	SPRUCE VALLEY	2635	STARKS
6151	SPORTSMANS	2925	SPRUCE VALLEY	2627	STARKS
6155	SPORTSMANS	2925	SPRUCE VALLEY	2344	STARKS
6165	SPORTSMANS	2925	SPRUCE VALLEY	2415	STARKS

6171	SPORTSMANS	348	S	ST AUGUSTINE	2404	STARKS
6181	SPORTSMANS	1101		ST AUGUSTINE	2406	STARKS
6211	SPORTSMANS	1337		ST AUGUSTINE	2410	STARKS
6221	SPORTSMANS	1619	S	ST AUGUSTINE	2440	STARKS
6231	SPORTSMANS	1925	S	ST AUGUSTINE	319	STARR
6241	SPORTSMANS	2237	N	ST AUGUSTINE	3731	STATE OAK
3303	SPRING	2945	S	ST AUGUSTINE	816	STELLA
3304	SPRING	5259		ST CHARLES	1315	STELLA
3310	SPRING	2411		ST CLAIR	1406	STELLA
3319	SPRING	2415	S	ST CLAIR	1451	STELLA
3331	SPRING	2416		ST CLAIR	2522	STEPHENSON
3335	SPRING	2425		ST CLAIR	2529	STEPHENSON
3524	SPRING	2434		ST CLAIR	2711	STEPHENSON
3619	SPRING	2437		ST CLAIR	2727	STEPHENSON
3623	SPRING	2439		ST CLAIR	4	STILLWELL
3627	SPRING	2521		ST CLAIR	5	STILLWELL
3804	SPRING	2517		ST CLAIR	1425	STIRLING
3808	SPRING	2425		ST CLAIR	1444	STIRLING
3900	SPRING	2421		ST CLAIR	4611	STOKES
3905	SPRING	2413		ST CLAIR	4616	STOKES
4237	SPRING	2414		ST CLAIR	4640	STOKES
4304	SPRING	2422		ST CLAIR	4646	STOKES
4326	SPRING	2428		ST CLAIR	4648	STOKES
4334	SPRING	2506		ST CLAIR	4708	STOKES
4335	SPRING	2418		ST CLAIR	4716	STOKES
4723	SPRING	407		ST MARY	4719	STOKES
4803	SPRING	3820		STANLEY SMITH	4720	STOKES
4927	SPRING	3914		STANLEY SMITH	4723	STOKES
4729	STOKES	2404		SYLVIA	5232	TERRY
4735	STOKES	2432		SYLVIA	2049	THEDFORD
4743	STOKES	2517		SYLVIA	909	THELMA
4748	STOKES	2517		SYLVIA	3209	THOMAS
4751	STOKES	2429		TALCO DR	2431	THROCKMORTON
4752	STOKES	2210		TALLYHO	216	S TILLERY
4803	STOKES	2214		TALLYHO	218	N TILLERY
4804	STOKES	2403		TALLYHO	802	N TILLERY
8123	STONEHURST	2407		TALLYHO	1116	TILLERY
1741	STONEMAN	2410		TALLYHO	1120	TILLERY
1010	STONEWALL	2411		TALLYHO	3502	S TIOGA
1	STRAUS RD	2415		TALLYHO	3312	N TOKAY
1038	STRICKLAND	2419		TALLYHO	3316	TOKAY
1402	STRICKLAND	2430		TALLYHO	3317	TOKAY
1404	STRICKLAND	2435		TALLYHO	3320	TOKAY
1411	STRICKLAND	503		TAMA	3321	TOKAY
4500	STROBEL	524		TAMA	3324	TOKAY

4907	STROBEL	100	TAMALPAIS	3325	TOKAY
4915	STROBEL	99999	TAMALPAIS	3328	TOKAY
4919	STROBEL	2603	TANNER	3329	TOKAY
4	STRONG	2636	TANNER	3332	TOKAY
2416	SUE	2643	TANNER	3333	TOKAY
8116	SUETELLE	812	TARRYALL	3336	TOKAY
1861	SUMMIT	818	TARRYALL	3337	TOKAY
1725	SUNBEAM	925	TARRYALL	3341	TOKAY
1807	SUNBEAM	101	TATUM	3342	TOKAY
2322	SUNBEAM	703	TATUM	3345	TOKAY
2324	SUNBEAM	6907	S TAYLOE	3346	TOKAY
2424	SUNBEAM	8773	N TEAGARDEN	3349	TOKAY
2426	SUNBEAM	6309	TEAGUE	3352	TOKAY
2427	SUNBEAM	6311	TEAGUE	12	TOLUCA
2428	SUNBEAM	6317	TEAGUE	1710	TOLUCA
2430	SUNBEAM	6418	TEAGUE	1720	TOLUCA
2516	SUNBEAM	6419	TEAGUE	3230	TOPEKA
2550	SUNBEAM	6510	TEAGUE	1718	TORONTO
3218	SUNNYVALE	6530	TEAGUE	1731	TORONTO
3814	SUNNYVALE	3906	TELEPHONE	1835	TORONTO
18	SUNSET VILLAGE	1302	TEMPEST	1836	TORONTO
237	SUNSET	1306	TEMPEST	1848	TORONTO
2807	SUTTON	1454	TEMPEST	1950	TORONTO
2819	SUTTON	2940	TERMINAL	2009	TORONTO
2823	SUTTON	116	TERRACE	2014	TORONTO
2728	SWANSON	239	TERRACE	3402	TORONTO
2803	SWANSON	3431	TERRELL	3403	TORONTO
2806	SWANSON	3535	TERRELL	3407	TORONTO
3354	SYLVAN	4801	TERRY	3423	TORONTO
4244	SYLVESTER	5102	TERRY	3519	TORONTO
3540	TORONTO	2561	TUNE	3806	VANDERVOORT
3548	TORONTO	2566	TUNE	3810	VANDERVOORT
3561	TORONTO	2574	TUNE	3914	VANDERVOORT
3618	TORONTO	21	TURFWAY	4010	VANDERVOORT
3619	TORONTO	3107	TUSKEGEE	3129	VANNERSON
3624	TORONTO	3112	TUSKEGEE	3141	VANNERSON
3632	TORONTO	3114	TUSKEGEE	7342	VECINO
3719	TORONTO	3208	TUSKEGEE	114	VENTURA
5803	TORONTO	3217	TUSKEGEE	2	VERDE
900063	TOWNE HOUSE	3224	TUSKEGEE	4	VERDE
6030	TRACY	3226	TUSKEGEE	4610	VERDUN
6034	TRACY	3228	TUSKEGEE	4635	VERDUN
6102	TRACY	1110	TYLER	801	VERMONT
6314	TRACY	2526	TYLER	813	VERMONT
6316	TRACY	5406	UNIVERSITY HILLS	1013	VERMONT

6342	TRACY	9	S	UNKNOWN	1126	VERMONT
9711	TRAVIS	3007		URBAN	5029	VETERANS
9715	TRAVIS	3107	S	URBAN	5143	VETERANS
9719	TRAVIS	3115		URBAN	4213	VICTOR
9723	TRAVIS	2611		VALENTINE	4616	VICTOR
9727	TRAVIS	2726		VALENTINE	9999	VIDA
9731	TRAVIS	2802		VALENTINE	13000	VIDA
4709	TREMONT	2811		VALENTINE	2726	VILBIG
3300	TRINITY GATE	2814		VALENTINE	3106	VILBIG
3400	TRINITY GATE	2822		VALENTINE	3110	VILBIG
7903	TROJAN	2907		VALENTINE	3118	VILBIG
7912	TROJAN	2926		VALENTINE	3205	VILBIG
7928	TROJAN	3027		VALENTINE	3401	VILBIG
7931	TROJAN	3041		VALENTINE	3510	VILBIG
7936	TROJAN	3015		VALENTINE	3705	VILBIG
7955	TROJAN	2702		VALENTINE	3722	VILBIG
7959	TROJAN	2823		VALENTINE	1730	VILBIG
7960	TROJAN	1301		VALLEY	3300	VILBIG
2813	TROY	1303		VALLEY	3502	VILBIG
2819	TROY	1306		VALLEY	3335	VILBIG
2823	TROY	1307		VALLEY	3339	VILBIG
1708	TRUNK	1314		VALLEY	3831	VINEYARD
1818	TRUNK	1316		VALLEY	3922	VINEYARD
1822	TRUNK	1335		VALLEY	4006	VINEYARD
4011	TRUNK	40		VALLEY MILLS	4011	VINEYARD
4042	TUMALO	42		VALLEY MILLS	3826	VINEYARD
1702	TUNE	45		VALLEY MILLS	3906	VINEYARD
1925	TUNE	47		VALLEY MILLS	1413	W AIRPORT FWY
2329	TUNE	9652		VALLEY MILLS	322	W BROWNLEE
2402	TUNE	820		VAN BUREN	202	W MAIN ST
2446	TUNE	5611		VAN WINKLE	1335	WACO
2471	TUNE	3716	N	VANDERVOORT	1415	WACO
1522	WACO	1104		WAYNE ST	2874	WESTRIDGE
1611	WACO	373	N	WEAVER	9013	WESTSIDE
1614	WACO	3122	S	WEISENBERGER	9014	WESTSIDE
1706	WACO	3519		WEISENBERGER	15	WESTWAY
8822	WADLINGTON	3916		WEISENBERGER	1294	WHISPERING
5006	WADSWORTH	3813		WEISENBERGER	1	N WHISPERING OAK
4503	WAHOO	3017		WEISENBERGER	1507	WHITAKER
4515	WAHOO	4026		WEISENBERGER	1503	WHITAKER
4519	WAHOO	4130		WEISENBERGER	8916	WHITEHALL
4523	WAHOO	2521		WELLS	9216	WHITEHALL
4535	WAHOO	2527		WELLS	9222	WHITEHALL
4531	WAHOO	2531		WELLS	9428	WHITEHALL
3808	WALDRON	2533		WELLS	920	WHITEHALL

3918		WALDRON	2519	WELLS	2837	WHITEWOOD
4039		WALKER	2517	WELLS	1110	WHITLEY
907		WALKWAY	3217	WENDELKIN	1000	WILD BRICK
1012		WALKWAY	3317	WENDELKIN	3806	WILDER
1621		WALMSLEY	3401	WENDELKIN	2234	WILHURT
54		WALNUT	3417	WENDELKIN	2235	WILHURT
1715		WARREN	3624	WENDELKIN	2243	WILHURT
2409		WARREN	3741	WENDELKIN	2246	WILHURT
2413		WARREN	3425	WENDELKIN	2247	WILHURT
2614		WARREN	3514	WENDELKIN	2251	WILHURT
2617		WARREN	3518	WENDELKIN	2314	WILHURT
2625		WARREN	3636	WENDELKIN	2318	WILHURT
2631		WARREN	3722	WENDELKIN	2414	WILHURT
2701		WARREN	3730	WENDELKIN	2507	WILHURT
3021		WARREN	8103	WES HODGES	2515	WILHURT
2625		WARREN	8107	WES HODGES	2535	WILHURT
2631		WARREN	8111	WES HODGES	2607	WILHURT
3004		WARREN	8119	WES HODGES	2619	WILHURT
1627		WARSAW	8120	WES HODGES	2631	WILHURT
1337		WASCO	8123	WES HODGES	2747	WILHURT
1345		WASCO	8124	WES HODGES	2921	WILHURT
1346		WASCO	8127	WES HODGES	2926	WILHURT
1349		WASCO	8128	WES HODGES	3400	WILHURT
1365		WASCO	8131	WES HODGES	3529	WILHURT
1438		WASCO	8132	WES HODGES	9025	WILLOUGHBY
10327		WATERBURY	4242	WESTCLIFF	9031	WILLOUGHBY
5043		WATSON	24	WESTERHAM	121	WILMER KLEBERG
5102		WATSON	25	WESTERHAM	5522	WILSON
5127		WATSON	33	WESTERHAM	5526	WILSON
5018		WATSON	34	WESTERHAM	5530	WILSON
235	S	WAVERLY	35	WESTERHAM	5534	WILSON
902	S	WAVERLY	36	WESTERHAM	5703	WILSON
1009		WAVERLY	4105	WESTMORELAND	5707	WILSON
1703		WAVERLY	3125	N WESTMORELAND	5711	WILSON
5805		WILSON	603	E WOODIN	4226	YORK
5809		WILSON	822	E WOODIN	434	YOUNGSTOWN
5813		WILSON	907	E WOODIN	525	YOUNGSTOWN
5903		WILSON	915	E WOODIN	8316	YUKON
5907		WILSON	1125	WOODIN	8320	YUKON
5919		WILSON	1227	WOODIN	8324	YUKON
6105		WIN ONLY	1229	E WOODIN	8325	YUKON
6106		WIN ONLY	1239	E WOODIN	8328	YUKON
6110		WIN ONLY	1531	E WOODIN	8332	YUKON
6111		WIN ONLY	1615	E WOODIN	8338	YUKON
6115		WIN ONLY	1619	E WOODIN	8339	YUKON

6116	WIN ONLY	1623	E	WOODIN	8343	YUKON
6121	WIN ONLY	1627	E	WOODIN	8344	YUKON
6122	WIN ONLY	9999	E	WOODLEAF	8350	YUKON
6125	WIN ONLY	515		WOODMONT	8357	YUKON
6130	WIN ONLY	647		WOODMONT	8360	YUKON
6131	WIN ONLY	5316	E	WOODSBORO	708	ZANG
6135	WIN ONLY	1931		WOODY	4705	ZEALAND
6136	WIN ONLY	500		WORTH	4737	ZEALAND
6140	WIN ONLY	5115		WYNELL	4741	ZEALAND
6141	WIN ONLY	5117		WYNELL	4745	ZEALAND
6146	WIN ONLY	5119		WYNELL	4807	ZEALAND
6150	WIN ONLY	9011		WORTH	4812	ZEALAND
6156	WIN ONLY	4511		YANCY	4816	ZEALAND
6160	WIN ONLY	4531		YANCY	4820	ZEALAND
6161	WIN ONLY	4536		YANCY	4824	ZEALAND
6164	WIN ONLY	4543		YANCY	4828	ZEALAND
6165	WIN ONLY	4544		YANCY	3331	ZELMA
6170	WIN ONLY	4548		YANCY		
6171	WIN ONLY	4709		YANCY		
1	WINNETKA	4739		YANCY		
1614	N WINNETKA	4749		YANCY		
1618	N WINNETKA	4754		YANCY		
2411	N WINNETKA	4758		YANCY		
2509	N WINNETKA	4766		YANCY		
3331	N WINNETKA	4808		YANCY		
904	N WINSTON	3510		YORK		
4835	N WISTERIA	3518		YORK		
820	WIXOM	3531		YORK		
830	WIXOM	3615		YORK		
905	WOODACRE	3616		YORK		
508	WOODBINE	3618		YORK		
559	WOODBINE	3622		YORK		
623	WOODBINE	3624		YORK		
709	WOODBINE	3701		YORK		
520	WOODBINE	3703		YORK		
26	WOODED GATE	3719		YORK		

ATTACHMENT D
2244 POTENTIAL LAND BANK LOTS SUBMITTED
FY 2003-04 TO FY 2013-14

4210	1 ST	2314	EXETER	2423	MEYERS
4215	1 ST	2319	EXETER	2505	MEYERS
4226	1 ST	2322	EXETER	2506	MEYERS
2714	1 ST	2327	EXETER	2509	MEYERS
329	E 10 TH	2510	EXETER	2522	MEYERS
405	E 10 TH	2522	EXETER	2602	MEYERS
627	W 10 TH	2530	EXETER	2609	MEYERS
1031	E 11 TH	2538	EXETER	2612	MEYERS
1709	4 TH	2602	EXETER	2641	MEYERS
1916	4 TH	2610	EXETER	3523	MEYERS
618	E 5 TH	2614	EXETER	3055	MICHIGAN
2436	51 ST	2626	EXETER	1143	MISSOURI
2506	51 ST	2631	EXETER	1643	E MISSOURI
2627	52 ND	2743	EXETER	2728	MITCHELL
3217	52 ND	2515	EXLINE	2111	MOFFATT
2516	56 TH	2534	EXLINE	2211	MOFFATT
316	E 6 TH	2603	EXLINE	2222	MOFFATT
401	E 8 TH	2607	EXLINE	2226	MOFFATT
521	E 8 TH	2622	EXLINE	2230	MOFFATT
424	W 9 TH	2722	EXLINE	2235	MOFFATT
701	W 9 TH	2725	EXLINE	2242	MOFFATT
731	W 9 TH	2726	EXLINE	2302	MOFFATT
1439	ADELAIDE	2730	EXLINE	2303	MOFFATT
3907	AGNES	2731	EXLINE	2314	MOFFATT
4002	AGNES	2734	EXLINE	2322	MOFFATT
2722	ALABAMA	526	EZEKIAL	2410	MOFFATT
2847	ALABAMA	618	EZEKIAL	2427	MOFFATT
2900	ALABAMA	731	EZEKIAL	2431	MOFFATT
2926	ALABAMA	746	EZEKIAL	1403	MONTAGUE
2935	ALABAMA	747	EZEKIAL	2017	N MONTCLAIR
2939	ALABAMA	750	EZEKIAL	2021	N MONTCLAIR
3038	ALABAMA	754	EZEKIAL	4003	MONTIE
3042	ALABAMA	1339	FAIRVIEW	4018	MONTIE
1514	ALASKA	1510	FAIRVIEW	4022	MONTIE
1631	ALASKA	5403	FANNIE	4311	MONTIE
2006	ALASKA	5406	FANNIE	329	N MOORE
2720	ALASKA	5410	FANNIE	333	N MOORE
2927	ALASKA	5524	FANNIE	406	N MOORE
3036	ALASKA	2810	FARRAGUT	410	N MOORE
3123	ALASKA	2812	FARRAGUT	413	N MOORE
403	ALBRIGHT	2315	FATIMA	424	N MOORE
405	ALBRIGHT	2323	FATIMA	501	N MOORE
410	ALBRIGHT	2403	FATIMA	503	N MOORE
414	ALBRIGHT	2639	FATIMA	508	N MOORE
415	ALBRIGHT	424	FAULK	523	S MOORE

2221	ANDERSON	508	FAULK	603	S MOORE
2239	ANDERSON	532	FAULK	607	N MOORE
2241	ANDERSON	540	FAULK	612	S MOORE
2245	ANDERSON	544	FAULK	613	S MOORE
2402	ANDERSON	545	FAULK	614	S MOORE
2629	ANDERSON	1407	FAYETTE	734	S MOORE
2663	ANDERSON	1415	FAYETTE	2738	MORNING
2715	ANDERSON	4533	FELLOWS	2811	MORNING
1815	ANGELINA	4728	FELLOWS	1722	MORRELL
1832	ANGELINA	4752	FELLOWS	1726	MORRELL
1834	ANGELINA	4812	FELLOWS	1506	MORRIS
1838	ANGELINA	4816	FELLOWS	1512	MORRIS
1855	ANGELINA	4820	FELLOWS	1710	MORRIS
1922	ANGELINA	4832	FELLOWS	1714	MORRIS
1941	ANGELINA	2415	FELTON	1838	MORRIS
1955	ANGELINA	728	FERNWOOD	1847	MORRIS
1962	ANGELINA	2521	FERNWOOD	1901	MORRIS
1966	ANGELINA	2638	FERNWOOD	1912	MORRIS
1967	ANGELINA	2709	FERNWOOD	1920	MORRIS
1974	ANGELINA	2712	FERNWOOD	1925	MORRIS
2005	ANGELINA	2719	FERNWOOD	1929	MORRIS
2017	ANGELINA	2900	FERNWOOD	2011	MORRIS
2024	ANGELINA	3001	FERNWOOD	2017	MORRIS
2027	ANGELINA	3217	FERNWOOD	2020	MORRIS
2028	ANGELINA	301	FIDELIS	2026	MORRIS
2032	ANGELINA	1311	S FITZHUGH	3420	MORRIS
2037	ANGELINA	1331	S FITZHUGH	3542	MORRIS
2059	ANGELINA	1625	S FITZHUGH	3606	MORRIS
1503	ANN ARBOR	3706	S FITZHUGH	3610	MORRIS
1514	ANN ARBOR	1527	FLEETWOOD	3639	MORRIS
1522	ANN ARBOR	1625	FLEETWOOD	3701	MORRIS
1955	ANN ARBOR	1634	FLEETWOOD	3741	MORRIS
1959	ANN ARBOR	1336	FLETCHER	4731	MORRIS
1961	ANN ARBOR	1322	FOLEY	4853	MORRIS
1965	ANN ARBOR	1526	FORDHAM	1809	MUNCIE
2107	ANN ARBOR	1531	FORDHAM	1922	MUNCIE
2219	E ANN ARBOR	1554	FORDHAM	1923	MUNCIE
2251	ANN ARBOR	1555	FORDHAM	4316	MYRTLE
2528	ANN ARBOR	2110	FORDHAM	6318	MYRTLE
2723	ANN ARBOR	2118	FORDHAM	2446	NAOMA
2773	ANN ARBOR	2246	FORDHAM	3116	NAVARO
3827	ARANSAS	2302	FORDHAM	3226	NAVARO
4103	ARANSAS	2406	FORDHAM	3234	NAVARO
4114	ARANSAS	2806	FORDHAM	3406	NAVARO
2111	ARDEN	2807	FORDHAM	731	NEOMI

2119	AREBA	1223	FORESTER	1	NO NAME
2609	ARIZONA	3510	FRANK	531	NOMAS
2914	ARIZONA	3604	FRANK	1418	NOMAS
3047	ARIZONA	3607	FRANK	1525	NOMAS
3328	ARIZONA	3714	FRANK	1710	NOMAS
4510	ASH	3807	FRANK	1714	NOMAS
5407	ASH	4117	FRANK	1730	NOMAS
3604	ATLANTA	4215	FRANK	1816	NOMAS
3619	ATLANTA	4303	FRANK	1970	NOMAS
5301	AUDREY	4314	FRANK	2010	NOMAS
229	AVE A	4326	FRANK	2014	NOMAS
315	AVE A	4343	FRANK	2021	NOMAS
323	AVE A	4347	FRANK	3316	NOMAS
331	AVE A	4409	FRANK	3320	NOMAS
426	AVE A	4414	FRANK	3321	NOMAS
427	AVE A	4415	FRANK	3324	NOMAS
430	AVE A	4418	FRANK	3431	NOMAS
431	AVE A	4431	FRANK	3528	NOMAS
441	AVE A	4435	FRANK	3529	NOMAS
1703	AVE B	4504	FRANK	3615	NOMAS
1721	AVE B	4507	FRANK	3715	NOMAS
1727	AVE B	4535	FRANK	3718	NOMAS
1731	AVE B	4602	FRANK	4705	NOME
1742	AVE B	4711	FRANK	4711	NOME
1806	AVE B	4726	FRANK	4723	NOME
324	AVE E	2719	FRAZIER	4744	NOME
355	AVE E	2726	FRAZIER	4832	NOME
402	AVE E	2915	FRAZIER	4836	NOME
414	AVE E	4838	FRIO	4843	NOME
419	AVE E	3507	FUREY	4748	NOME
426	AVE E	4002	FUREY	1326	OAKLEY
435	AVE E	4010	FUREY	1330	OAKLEY
444	AVE E	4015	FUREY	1406	OAKLEY
418	AVE F	4103	FUREY	3021	OBENCHAIN
323	AVE G	4109	FUREY	3713	ODESSA
607	AVE G	4127	FUREY	3719	ODESSA
418	AVE H	4130	FUREY	4103	ODESSA
419	AVE H	1723	GALLAGHER	4142	ODESSA
516	AVE H	1823	GALLAGHER	1242	E OHIO
523	AVE H	1835	GALLAGHER	1539	E OHIO
402	AVE J	1843	GALLAGHER	1547	E OHIO
403	AVE J	1908	GALLAGHER	3708	OPAL
431	AVE J	1911	GALLAGHER	3710	OPAL
316	AVE L	1913	GALLAGHER	3714	OPAL
323	AVE L	1955	GALLAGHER	3723	OPAL

506	AVE L	1961	GALLAGHER	3801	OPAL
510	AVE L	1967	GALLAGHER	3810	OPAL
518	AVE L	3710	GALLAGHER	3816	OPAL
4202	AZTEC	3739	GALLAGHER	3822	OPAL
4249	AZTEC	1107	GALLOWAY	3831	OPAL
3914	BALCH	2223	GARDEN	4117	OPAL
4422	BALDWIN	2231	GARDEN	4207	OPAL
4423	BALDWIN	2238	GARDEN	4214	OPAL
4507	BALDWIN	2246	GARDEN	4234	OPAL
4518	BALDWIN	2254	GARDEN	4243	OPAL
4701	BALDWIN	2403	GARDEN	4507	N OTTAWA
4707	BALDWIN	2407	GARDEN	1618	E OVERTON
4712	BALDWIN	2424	GARDEN	1623	OVERTON
4715	BALDWIN	2425	GARDEN	2307	OVERTON
4723	BALDWIN	4529	GARLAND	2730	OVERTON
4727	BALDWIN	4531	GARLAND	2835	OVERTON
4735	BALDWIN	4600	GARLAND	3418	OVERTON
4803	BALDWIN	4611	GARLAND	1418	OWEGA
4806	BALDWIN	5409	GARLAND	1442	OWEGA
4823	BALDWIN	4513	GARRISON	1510	OWEGA
4863	BALDWIN	4516	GARRISON	4617	OWENWOOD
4869	BALDWIN	4602	GARRISON	4705	OWENWOOD
4134	BALL	1523	GARZA	4818	OWENWOOD
4161	BALL	1525	GARZA	4822	OWENWOOD
1118	BALLARD	1529	GARZA	1414	PADGITT
710	BANK	1618	GARZA	1534	PADGITT
1401	BANK	1630	GARZA	3612	PALACIOS
1420	BANK	1634	GARZA	3719	PALACIOS
1429	BANK	1635	GARZA	4003	PALACIOS
1641	BANNOCK	1719	GARZA	2652	PALL MALL
1407	BARRY	1723	GARZA	2656	PALL MALL
1437	BARRY	1730	GARZA	2719	PALL MALL
1449	BARRY	1733	GARZA	2723	PALL MALL
1501	BARRY	1739	GARZA	1805	PARK ROW
4844	BARTLETT	1742	GARZA	1819	PARK ROW
805	BAYONNE	1751	GARZA	2723	PARK ROW
811	BAYONNE	1815	GARZA	2708	PARNELL
818	BAYONNE	2911	GAY	2722	PARNELL
916	BAYONNE	1238	GEORGIA	2724	PARNELL
1610	BAYSIDE	1410	GEORGIA	2820	PARNELL
1619	BAYSIDE	1514	GEORGIA	3510	PARNELL
1623	BAYSIDE	1537	GEORGIA	4831	PARRY
1702	BAYSIDE	2711	GERTRUDE	4907	PARRY
1711	BAYSIDE	2515	GHENT	4910	PARRY
1715	BAYSIDE	2519	GHENT	2611	PARSONS

1834	BAYSIDE	2526	GHENT	2703	PARSONS
1836	BAYSIDE	2542	GHENT	2708	PARSONS
1843	BAYSIDE	2622	GHENT	2712	PARSONS
1847	BAYSIDE	4116	GLADEWATER	2715	PARSONS
1909	BAYSIDE	4126	GLADEWATER	2723	PARSONS
1911	BAYSIDE	4154	GLADEWATER	9999	PARSONS
1918	BAYSIDE	4170	GLADEWATER	3333	PARVIA
2019	BAYSIDE	4227	GLADEWATER	1307	PEABODY
3326	BEALL	5722	GLEN FOREST	1313	PEABODY
3330	BEALL	1306	GLIDDEN	1325	PEABODY
3435	BEALL	1327	GLIDDEN	1404	PEABODY
3023	BEAUCHAMP	3206	GOLDSPIER	1709	PEABODY
3067	BEAUCHAMP	3211	GOLDSPIER	1812	PEABODY
3421	BEAUCHAMP	2310	GOOCH	2300	PEABODY
724	N BECKLEY	2403	GOOCH	2408	PEABODY
728	N BECKLEY	2701	GOOCH	2413	PEABODY
3712	BEDFORD	2825	GOOCH	2525	PEABODY
5238	BEEMAN	2715	GOODWILL	2529	PEABODY
3427	BERNAL	2722	GOODWILL	1637	PEAR
3439	BERNAL	2723	GOODWILL	1713	PEAR
3508	BERTRAND	2700	GOULD	400	PECAN
3520	BERTRAND	2710	GOULD	402	PECAN
3614	BERTRAND	2712	GOULD	410	PECAN
3723	BERTRAND	2716	GOULD	411	PECAN
4302	BERTRAND	2724	GOULD	413	PECAN
4306	BERTRAND	2727	GOULD	416	PECAN
4318	BERTRAND	2733	GOULD	606	PEMBERTON
4322	BERTRAND	2703	GRAFTON	3533	PENELOPE
634	BETHPAGE	608	GRAHAM	3602	PENELOPE
2208	BETHURUM	702	GRAHAM	3603	PENELOPE
2214	BETHURUM	710	GRAHAM	3627	PENELOPE
2216	BETHURUM	1822	GRAND	3631	PENELOPE
2218	BETHURUM	2524	GRAND	3718	PENELOPE
2302	BETHURUM	1215	GRANT	3719	PENELOPE
2311	BETHURUM	1309	GRANT	3815	PENELOPE
2313	BETHURUM	1313	GRANT	3819	PENELOPE
2336	BETHURUM	1326	GRANT	3922	PENELOPE
2743	BETHURUM	1345	GRANT	4337	PENELOPE
903	BETTERTON	1361	GRANT	1308	PENNSYLVANIA
6520	BEXAR	3224	GUNTER	1313	PENNSYLVANIA
6526	BEXAR	4538	GURLEY	1317	PENNSYLVANIA
6702	BEXAR	3306	HAMILTON	1325	PENNSYLVANIA
6812	BEXAR	3523	HAMILTON	2525	PENNSYLVANIA
1518	BICKERS	3702	HAMILTON	2710	PENNSYLVANIA
1526	BICKERS	3706	HAMILTON	2722	PENNSYLVANIA

1531	BICKERS	3726	HAMILTON	2812	PENNSYLVANIA
1606	BICKERS	3909	HAMILTON	2822	PENNSYLVANIA
1615	BICKERS	3912	HAMILTON	2836	PENNSYLVANIA
1623	BICKERS	3925	HAMILTON	3105	PENNSYLVANIA
1626	BICKERS	4105	HAMILTON	4508	PHILIP
1719	BICKERS	4226	HAMILTON	4515	PHILIP
1822	BICKERS	4309	HAMILTON	4520	PHILIP
1831	BICKERS	4314	HAMILTON	4523	PHILIP
1906	BICKERS	4321	HAMILTON	4524	PHILIP
1910	BICKERS	4343	HAMILTON	4530	PHILIP
1918	BICKERS	4403	HAMILTON	4531	PHILIP
1930	BICKERS	4410	HAMILTON	4603	PHILIP
1956	BICKERS	4414	HAMILTON	4717	PHILIP
3634	BICKERS	4418	HAMILTON	4911	PHILIP
3638	BICKERS	3123	HAMMERLY	5119	PHILIP
3642	BICKERS	3408	HAMMERLY	1617	PINE
3702	BICKERS	4013	HAMMERLY	2232	PINE
3734	BICKERS	4017	HAMMERLY	2233	PINE
3738	BICKERS	4033	HAMMERLY	2522	PINE
3317	BIGLOW	4123	HAMMERLY	3218	PINE
3907	BIGLOW	4143	HAMMERLY	3319	PINE
4002	BIGLOW	3601	HANCOCK	3335	PINE
4151	BIGLOW	3811	HANCOCK	3635	PINE
4155	BIGLOW	3926	HANCOCK	3642	PINE
4159	BIGLOW	2327	HARDING	3710	PINE
4175	BIGLOW	2340	HARDING	3714	PINE
4207	BIGLOW	2344	HARDING	3802	PINE
4208	BIGLOW	2414	HARDING	3817	PINE
4231	BIGLOW	1423	HARLANDALE	3902	PINE
2408	BIRMINGHAM	1907	HARLANDALE	3906	PINE
2521	BIRMINGHAM	2314	HARLANDALE	4002	PINE
2825	BIRMINGHAM	2431	HARLANDALE	4010	PINE
2931	BIRMINGHAM	2915	HARLANDALE	5908	PLUM DALE
3020	BIRMINGHAM	3014	HARLANDALE	5918	PLUM DALE
3025	BIRMINGHAM	3328	HARLANDALE	6043	PLUM DALE
3836	BLACK OAK	3714	HARLINGEN	6047	PLUM DALE
5868	BLUFFMAN	3803	HARLINGEN	4116	PLUTO
400	BOBBIE	3130	HARMON	3915	POLLY
403	BOBBIE	2122	HARRELL	3919	POLLY
406	BOBBIE	2819	HARSTON	3927	POLLY
412	BOBBIE	401	HART	3425	PONDROM
417	BOBBIE	407	HART	1619	POPLAR
418	BOBBIE	409	HART	1717	POPLAR
5662	BON AIR	413	HART	1651	PRESIDIO
315	BONNIE VIEW	445	HART	2727	PROSPERITY

345	BONNIE VIEW	448	HART	2759	PROSPERITY
349	BONNIE VIEW	449	HART	2763	PROSPERITY
405	BONNIE VIEW	452	HART	2771	PROSPERITY
406	BONNIE VIEW	455	HART	2802	PROSPERITY
426	BONNIE VIEW	3513	S HARWOOD	3022	PROSPERITY
431	BONNIE VIEW	3521	S HARWOOD	3706	PROSPERITY
434	BONNIE VIEW	3212	S HASKELL	3710	PROSPERITY
438	BONNIE VIEW	3311	S HASKELL	1403	PUEBLO
443	BONNIE VIEW	2701	HASTINGS/Maurine F. Bailey	1414	PUEBLO
1011	BONNIE VIEW	2711	HASTINGS/Maurine F. Bailey	1515	PUEBLO
1235	BONNIE VIEW	2718	HASTINGS/Maurine F. Bailey	1720	PUEBLO
3515	BOOKER	2727	HASTINGS/Maurine F. Bailey	1726	PUEBLO
3516	BOOKER	2506	HATCHER	1815	PUEBLO
3508	BOOKER	3515	HATCHER	1818	PUEBLO
3426	BORGER	2703	HECTOR	1822	PUEBLO
3607	BORGER	2715	HECTOR	1903	PUEBLO
3623	BORGER	542	HELENA	1933	PUEBLO
3627	BORGER	734	HELENA	1947	PUEBLO
5011	BOURQUIN	1331	HENDRICKS	1973	PUEBLO
5104	BOURQUIN	1352	HENDRICKS	2024	PUEBLO
5424	BOURQUIN	1405	HENDRICKS	3314	PUEBLO
4711	BOWLING	1612	HERALD	3329	PUEBLO
3320	BRANTLEY	1621	HERALD	3423	PUEBLO
4826	BRASHEAR	3819	HERRLING	3521	PUEBLO
4930	BRASHEAR	602	HIGH	3525	PUEBLO
6816	BRIERFIELD	3536	HIGHLAND WOODS	3623	PUEBLO
7005	BRIERFIELD	1115	E HOBSON	3626	PUEBLO
2702	BRIGHAM	2703	HOLMES	3700	PUEBLO
2708	BRIGHAM	2708	HOLMES	4727	PUEBLO
2806	BRIGHAM	2716	HOLMES	3112	PUGET
2807	BRIGHAM	2814	HOLMES	3116	PUGET
2814	BRIGHAM	2820	HOLMES	3118	PUGET
2838	BRIGHAM	2824	HOLMES	3535	PUGET
2906	BRIGHAM	2828	HOLMES	4011	PUGET
2918	BRIGHAM	2902	HOLMES	4802	RAMONA
2924	BRIGHAM	2913	HOLMES	2453	RANDOLPH
1137	BRIGHTON	3012	HOLMES	2519	RANDOLPH
2114	BRITTON	3016	HOLMES	2531	RANDOLPH
2416	BRITTON	3221	HOLMES	2551	RANDOLPH
2519	BRITTON	3412	HOLMES	4016	RANGER
2522	BRITTON	3522	HOLMES	563	RAYNELL
2526	BRITTON	3526	HOLMES	607	RAYNELL
2610	BRITTON	3734	HOLMES	650	RAYNELL

2631	BRITTON	3833	HOLMES	2835	REED
2633	BRITTON	1510	HOMELAND	2923	REED
2715	BRITTON	1527	HOMELAND	3014	REED
2814	BRITTON	1631	HOMELAND	3018	REED
2822	BRITTON	1716	HOMELAND	3022	REED
2903	BRITTON	1722	HOMELAND	3215	REED
3106	BRITTON	1811	HOMELAND	3220	REED
1116	BROCK	1815	HOMELAND	3228	REED
1120	BROCK	1831	HOMELAND	3231	REED
1123	BROCK	1835	HOMELAND	3327	REED
118	E BROOKLYN	1850	HOMELAND	3335	REED
122	E BROOKLYN	1854	HOMELAND	3600	REESE
7720	BROWNSVILLE	1918	HOMELAND	3706	REESE
7721	BROWNSVILLE	1927	HOMELAND	1403	RENNER
7724	BROWNSVILLE	3702	HOMELAND	1505	RENNER
7727	BROWNSVILLE	2230	HOOPER	2906	REYNOLDS
7735	BROWNSVILLE	2246	HOOPER	3006	REYNOLDS
7736	BROWNSVILLE	2403	HOOPER	3107	REYNOLDS
7807	BROWNSVILLE	2431	HOOPER	3239	REYNOLDS
7820	BROWNSVILLE	2434	HOOPER	730	RIDGE
4018	BRUNDRETTE	2439	HOOPER	1221	RING
2313	BUDD	2445	HOOPER	2640	RIPPLE
2418	BUDD	2510	HOOPER	3501	ROBERTS
2711	BURGER	2514	HOOPER	3516	ROBERTS
4635	BURMA	2530	HOOPER	3927	ROBERTS
4704	BURMA	2531	HOOPER	4003	ROBERTS
4726	BURMA	2532	HOOPER	4006	ROBERTS
4744	BURMA	2535	HOOPER	4010	ROBERTS
4745	BURMA	2555	HOOPER	4014	ROBERTS
4914	BURNSIDE	2563	HOOPER	2617	ROCHESTER
4710	C.L. VEASEY	2607	HOOPER	2711	ROCHESTER
1217	CALDWELL	2615	HOOPER	2718	ROCHESTER
1231	CALDWELL	2622	HOOPER	2803	ROCHESTER
1403	CALDWELL	1306	HUDSPETH	2815	ROCHESTER
1419	CALDWELL	1314	HUDSPETH	2827	ROCHESTER
1423	CALDWELL	1323	HUDSPETH	2910	ROCHESTER
1425	CALDWELL	1326	HUDSPETH	2915	ROCHESTER
1521	CALDWELL	1415	HUDSPETH	2918	ROCHESTER
1530	CALDWELL	1438	HUDSPETH	2932	ROCHESTER
1534	CALDWELL	1527	HUDSPETH	3000	ROCHESTER
1536	CALDWELL	1606	HUDSPETH	3002	ROCHESTER
1542	CALDWELL	1607	HUDSPETH	3006	ROCHESTER
1554	CALDWELL	1642	HUDSPETH	3014	ROCHESTER
1614	CALDWELL	1710	HUDSPETH	612	ROCKWOOD
1814	CALYPSO	2003	HUDSPETH	709	ROCKWOOD

2022	CALYPSO	2135	HUDSPETH	713	ROCKWOOD
2054	CALYPSO	2159	HUDSPETH	717	ROCKWOOD
2058	CALYPSO	7904	HULL	725	ROCKWOOD
2510	CAMEL	7905	HULL	2715	ROGERS
2611	CAMEL	7911	HULL	2719	ROGERS
2614	CAMEL	3607	HUMPHREY	2731	ROGERS
2630	CAMEL	3727	HUMPHREY	5120	ROSINE
2732	CAMEL	3731	HUMPHREY	5132	ROSINE
2736	CAMEL	3735	HUMPHREY	1423	ROWAN
6218	CANAAN	3746	HUMPHREY	1448	ROWAN
6906	CANAAN	1930	HUNTINGDON	1520	ROWAN
6910	CANAAN	2002	HUNTINGDON	1530	ROWAN
1615	CANADA	2006	HUNTINGDON	3709	RUSKIN
1622	CANADA	832	HUTCHINS	3238	RUTLEDGE
1923	CANADA	836	HUTCHINS	3300	RUTLEDGE
3343	CANADA	910	HUTCHINS	3314	RUTLEDGE
3511	CANADA	1230	HUTCHINS	3315	RUTLEDGE
3611	CANADA	1403	HUTCHINS	3323	RUTLEDGE
3837	CANADA	2323	IDAHO	3122	RUTZ
4007	CANAL	1918	IDAHO	3524	RUTZ
4215	CANAL	4527	IMPERIAL	2515	SAMOA
4235	CANAL	4622	IMPERIAL	2517	SAMOA
4317	CANAL	4630	IMPERIAL	2519	SAMOA
4319	CANAL	1938	INGERSOLL	5424	SANTA FE
4322	CANAL	2622	INGERSOLL	4807	SAPPHIRE
4328	CANAL	4010	INGERSOLL	4811	SAPPHIRE
4338	CANAL	1934	INGERSOLL	2203	SCOTLAND
4611	CANAL	1503	IOWA	2211	SCOTLAND
4615	CANAL	2622	IROQUOIS	2410	SCOTLAND
2012	CANYON	2807	IROQUOIS	2754	SCOTLAND
2016	CANYON	4003	IVANHOE	2775	SCOTLAND
2018	CANYON	4014	IVANHOE	2341	SCOTT
2024	CANYON	4018	IVANHOE	2343	SCOTT
5127	CARDIFF	4026	IVANHOE	2930	SEATON
4201	CARDINAL	7915	IVORY	1331	SELKIRK
4205	CARDINAL	7924	IVORY	1702	SHAW
4221	CARDINAL	7927	IVORY	1707	SHAW
3204	CARL	7944	IVORY	1811	SHAW
3208	CARL	5035	IVY	1818	SHAW
3605	CARL	5041	IVY	1826	SHAW
3607	CARL	5103	IVY	1917	SHAW
3614	CARL	1917	J.B. JACKSON	1927	SHAW
3709	CARL	3526	JAMAICA	1940	SHAW
3724	CARL	3711	JAMAICA	1942	SHAW

3802	CARL	3715	JAMAICA	1943	SHAW
3814	CARL	3803	JAMAICA	1964	SHAW
4211	CARL	3807	JAMAICA	1976	SHAW
4214	CARL	4018	JAMAICA	2013	SHAW
4215	CARL	4114	JAMAICA	2020	SHAW
4218	CARL	4343	JAMAICA	2124	SHELLHORSE
4230	CARL	4346	JAMAICA	2130	SHELLHORSE
4245	CARL	4352	JAMAICA	2140	SHELLHORSE
5809	CARLTON GARRETT	4406	JAMAICA	1619	SICILY
5814	CARLTON GARRETT	4427	JAMAICA	1623	SICILY
5902	CARLTON GARRETT	4431	JAMAICA	1627	SICILY
5908	CARLTON GARRETT	4518	JAMAICA	1631	SICILY
6205	CARLTON GARRETT	4526	JAMAICA	1707	SICILY
6207	CARLTON GARRETT	4606	JAMAICA	3517	SIDNEY
6212	CARLTON GARRETT	4705	JAMAICA	3521	SIDNEY
6307	CARLTON GARRETT	1323	E JEFFERSON	3529	SIDNEY
6310	CARLTON GARRETT	2401	JEFFRIES	3533	SIDNEY
2621	CARPENTER	2405	JEFFRIES	3603	SIDNEY
2647	CARPENTER	2410	JEFFRIES	3621	SIDNEY
2719	CARPENTER	2414	JEFFRIES	3622	SIDNEY
2731	CARPENTER	2426	JEFFRIES	1002	SIGNET
2819	CARPENTER	2431	JEFFRIES	1006	SIGNET
3006	CARPENTER	2502	JEFFRIES	2614	SILKWOOD
3205	CARPENTER	2505	JEFFRIES	2618	SILKWOOD
3206	CARPENTER	2506	JEFFRIES	2620	SILKWOOD
3303	CARPENTER	2514	JEFFRIES	2718	SILKWOOD
3531	CARPENTER	2517	JEFFRIES	2726	SILKWOOD
3711	CARPENTER	2518	JEFFRIES	2727	SILKWOOD
3715	CARPENTER	2602	JEFFRIES	2730	SILKWOOD
3801	CARPENTER	2636	JEFFRIES	2802	SILKWOOD
4007	CARPENTER	3406	JEFFRIES	2808	SILKWOOD
4211	CARPENTER	2406	JEWELL	2811	SILKWOOD
4226	CARPENTER	604	JONELLE	2814	SILKWOOD
4229	CARPENTER	627	JONELLE	2819	SILKWOOD
4233	CARPENTER	648	JONELLE	2820	SILKWOOD
1446	CARSON	4614	JONES	2906	SILKWOOD
1506	CARSON	4731	JONES	2922	SILKWOOD
1527	CARSON	2215	JORDAN	4600	SILVER
2806	CARTER	2224	JORDAN	4604	SILVER
2810	CARTER	2225	JORDAN	4605	SILVER
2818	CARTER	2115	KATHLEEN	4609	SILVER
2818	CASEY	2125	KATHLEEN	4612	SILVER
3510	CAUTHORN	2141	KATHLEEN	4631	SILVER
3614	CAUTHORN	2407	KATHLEEN	4701	SILVER
3718	CAUTHORN	2607	KATHLEEN	4800	SILVER

1321	CEDAR HAVEN	2716	KEELER	4806	SILVER
2707	CHARBA	2728	KEELER	4807	SILVER
2711	CHARBA	2732	KEELER	4812	SILVER
4514	CHERBOURG	6019	KEMROCK	4831	SILVER
4515	CHERBOURG	6434	KEMROCK	4835	SILVER
4525	CHERBOURG	6435	KEMROCK	4838	SILVER
4534	CHERBOURG	6505	KEMROCK	2403	SKYLARK
4538	CHERBOURG	6511	KEMROCK	4542	SOLAR
4545	CHERBOURG	3509	KENILWORTH	4002	SOLOMAN
4549	CHERBOURG	3623	KENILWORTH	4006	SOLOMAN
4608	CHERBOURG	3706	KENILWORTH	4019	SOLOMAN
4631	CHERBOURG	3723	KENILWORTH	4102	SOLOMAN
4636	CHERBOURG	3916	KENILWORTH	4135	SOLOMAN
4639	CHERBOURG	3432	KEYRIDGE	4013	SONNY
4640	CHERBOURG	3504	KEYRIDGE	3934	SONORA
4643	CHERBOURG	3508	KEYRIDGE	3935	SONORA
4647	CHERBOURG	3515	KEYRIDGE	3703	SONORA
3610	CHICAGO	3516	KEYRIDGE	3835	SONORA
3615	CHICAGO	1306	KIEST	3843	SONORA
3523	CHIHUAHUA	2606	KILBURN	3116	SOUTH
5426	CHIPPEWA	2607	KILBURN	1526	SOUTHERLAND
2723	CHOICE	2623	KILBURN	2623	SOUTHLAND
2724	CHOICE	2639	KILBURN	2646	SOUTHLAND
939	CHURCH	2836	KILBURN	2714	SOUTHLAND
1030	CHURCH	4833	KILDARE	2826	SOUTHLAND
1103	CHURCH	4914	KILDARE	405	SPARKS
1109	CHURCH	4926	KILDARE	441	SPARKS
1124	CHURCH	4935	KILDARE	442	SPARKS
1403	CHURCH	4943	KILDARE	443	SPARKS
1410	CHURCH	1507	KINGSLEY	615	SPARKS
1415	CHURCH	1511	KINGSLEY	617	SPARKS
4322	CICERO	2522	KINGSTON	622	SPARKS
2700	CLARENCE	1610	KINMORE	624	SPARKS
2704	CLARENCE	1632	KINMORE	3707	SPENCE
919	CLAUDE	2517	KIRKLEY	3809	SPENCE
1010	CLAUDE	7919	KISKA	3810	SPENCE
1201	CLAUDE	4310	KOLLOCH	3818	SPENCE
1217	CLAUDE	2517	KOOL	3835	SPENCE
1314	CLAUDE	2611	KOOL	3905	SPENCE
1339	CLAUDE	2631	KOOL	4006	SPENCE
1422	CLAUDE	1826	KRAFT	3303	SPRING
401	CLEAVES	1834	KRAFT	3304	SPRING
402	CLEAVES	1842	KRAFT	3331	SPRING
412	CLEAVES	1933	KRAFT	3524	SPRING
435	CLEAVES	1938	KRAFT	3905	SPRING

437	CLEAVES	2024	KRAFT	4304	SPRING
439	CLEAVES	2031	KRAFT	4326	SPRING
2705	CLEVELAND	318	KRAMER	4334	SPRING
2706	CLEVELAND	322	KRAMER	4335	SPRING
2712	CLEVELAND	3819	KYNARD	2714	SPRINGDALE
2818	CLEVELAND	3432	LADD	4603	SPRINGGARDEN
3216	CLEVELAND	2403	LAGOW	3027	SPRINGVIEW
3224	CLEVELAND	2628	LAGOW	3103	SPRINGVIEW
3512	CLEVELAND	2720	LAGOW	3347	SPRINGVIEW
3605	CLEVELAND	421	LAKE CLIFF	3350	SPRINGVIEW
3634	CLEVELAND	826	LAMBERT	3360	SPRINGVIEW
3306	CLYMER	2118	LAMONT	3361	SPRINGVIEW
3310	CLYMER	421	N LANCASTER	3367	SPRINGVIEW
1212	COLEMAN	601	N LANCASTER	2421	ST CLAIR
1307	COLEMAN	609	N LANCASTER	2506	ST CLAIR
6917	COLESHIRE	618	N LANCASTER	2521	ST CLAIR
4505	COLLINS	208	LANDIS	3814	STANLEY SMITH
4708	COLLINS	218	LANDIS	3820	STANLEY SMITH
2731	COLONIAL	4220	LANDRUM	2331	STARKS
2807	COLONIAL	4222	LANDRUM	2344	STARKS
2815	COLONIAL	4224	LANDRUM	2404	STARKS
3613	COLONIAL	4227	LANDRUM	2410	STARKS
3717	COLONIAL	4301	LANDRUM	2412	STARKS
3815	COLONIAL	4304	LANDRUM	2415	STARKS
4102	COLONIAL	4309	LANDRUM	2430	STARKS
4106	COLONIAL	4317	LANDRUM	2441	STARKS
4109	COLONIAL	2626	LAPSLEY	2538	STARKS
4114	COLONIAL	3513	LATIMER	2543	STARKS
4224	COLONIAL	3922	LATIMER	2555	STARKS
4318	COLONIAL	2218	LAWRENCE	2559	STARKS
4410	COLONIAL	2227	LAWRENCE	2563	STARKS
4422	COLONIAL	2318	LAWRENCE	2627	STARKS
4522	COLONIAL	2410	LAWRENCE	2702	STARKS
4902	COLONIAL	2422	LAWRENCE	319	STARR
4919	COLONIAL	2446	LAWRENCE	1439	STELLA
5012	COLONIAL	2454	LAWRENCE	1627	STELLA
5031	COLONIAL	2503	LAWRENCE	2522	STEPHENSON
1118	COMPTON	2530	LAWRENCE	2529	STEPHENSON
1228	COMPTON	2628	LAWRENCE	2544	STEPHENSON
1231	COMPTON	2700	LAWRENCE	2714	STEPHENSON
1232	COMPTON	2710	LAWRENCE	1444	STIRLING
1522	COMPTON	2711	LAWRENCE	4611	STOKES
1530	COMPTON	2719	LAWRENCE	4720	STOKES
2403	CONKLIN	2806	LE CLERC	4723	STOKES
2411	CONKLIN	2810	LE CLERC	1728	STONEMAN

2614	CONKLIN	2818	LE CLERC	1741	STONEMAN
3907	COOLIDGE	2822	LE CLERC	605	S STOREY
3918	COOLIDGE	1905	LEACREST	2450	STOVALL
3938	COOLIDGE	2000	LEACREST	1035	STRICKLAND
3943	COOLIDGE	335	LEADS	1038	STRICKLAND
4006	COOLIDGE	6610	LEANA	1223	STRICKLAND
2214	COOPER	1819	LEATH	1418	STRICKLAND
3819	COPELAND	1846	LEATH	4915	STROBEL
3910	COPELAND	1847	LEATH	2427	SUE
3918	COPELAND	2003	LEATH	2703	SWANSON
4003	COPELAND	2006	LEATH	2728	SWANSON
4114	COPELAND	2034	LEATH	2432	SYLVIA
4227	COPELAND	2046	LEATH	4720	TACOMA
4302	COPELAND	2050	LEATH	2429	TALCO
4335	COPELAND	2605	LEDBETTER	10	TAMA
615	CORINTH	3307	E LEDBETTER	2643	TANNER
618	CORINTH	4502	LELAND	6214	TEAGUE
3329	CORONET	4506	LELAND	6510	TEAGUE
4523	CORREGIDOR	4911	LELAND	3535	TERRELL
4524	CORREGIDOR	4918	LELAND	4801	TERRY
4525	CORREGIDOR	1610	LIFE	5102	TERRY
4538	CORREGIDOR	1619	LIFE	5232	TERRY
4539	CORREGIDOR	1923	LIFE	5420	TERRY
4540	CORREGIDOR	1935	LIFE	3230	TOPEKA
4548	CORREGIDOR	1941	LIFE	3234	TOPEKA
4551	CORREGIDOR	1949	LIFE	1718	TORONTO
4559	CORREGIDOR	1967	LIFE	1731	TORONTO
4632	CORREGIDOR	5002	LINDER	1733	TORONTO
4636	CORREGIDOR	5006	LINDER	1737	TORONTO
4644	CORREGIDOR	4702	LINDSLEY	1741	TORONTO
4817	CORRIGAN	4718	LINDSLEY	1804	TORONTO
2710	COUNCIL	5319	LINDSLEY	1818	TORONTO
2718	COUNCIL	2820	LINFIELD	1839	TORONTO
2723	COUNCIL	3514	LINFIELD	1950	TORONTO
2729	COUNCIL	2210	LOCUST	2009	TORONTO
2731	COUNCIL	2214	LOCUST	2014	TORONTO
4525	CRANFILL	2226	LOCUST	2026	TORONTO
2319	CREST	2739	LOCUST	3332	TORONTO
2523	CREST	1300	LOTUS	3402	TORONTO
518	CRETE	1302	LOTUS	3403	TORONTO
535	CRETE	1309	LOTUS	3407	TORONTO
539	CRETE	1311	LOTUS	3411	TORONTO
2710	CROSS	1203	E LOUISIANA	3415	TORONTO
2603	CROSSMAN	1226	E LOUISIANA	3423	TORONTO
2615	CROSSMAN	1415	E LOUISIANA	3519	TORONTO

3404	CROSSMAN	1423	E LOUISIANA	3548	TORONTO
4524	CROZIER	1426	E LOUISIANA	3561	TORONTO
4922	CROZIER	2334	LOWERY	3618	TORONTO
4930	CROZIER	2509	LOWERY	3619	TORONTO
4934	CROZIER	2510	LOWERY	3624	TORONTO
216	CUMBERLAND	4531	LUZON	3628	TORONTO
2018	CUSTER	4535	LUZON	3711	TORONTO
2022	CUSTER	4540	LUZON	3719	TORONTO
2031	CUSTER	4611	LUZON	3725	TORONTO
2202	CUSTER	1325	LYNN HAVEN	7903	TROJAN
2402	CUSTER	1410	LYNN HAVEN	7912	TROJAN
2502	CUSTER	2441	LYOLA	7928	TROJAN
2511	CUSTER	2225	MACON	7931	TROJAN
2543	CUSTER	2254	MACON	7936	TROJAN
2607	CUSTER	2310	MACON	7955	TROJAN
2623	CUSTER	2337	MACON	7960	TROJAN
2627	CUSTER	2338	MACON	2813	TROY
2656	CUSTER	2451	MACON	2823	TROY
3231	DAHLIA	2455	MACON	1818	TRUNK
3634	DARIEN	2459	MACON	1822	TRUNK
2238	DATHE	2518	MACON	4011	TRUNK
2326	DATHE	2633	MACON	4015	TUMALO
2810	DATHE	2637	MACON	3131	TUSKEGEE
3804	DE MAGGIO	2641	MACON	2611	VALENTINE
3808	DE MAGGIO	2702	MACON	2619	VALENTINE
3811	DE MAGGIO	2718	MACON	2625	VALENTINE
3922	DELHI	2731	MACON	2722	VALENTINE
6283	DENHAM	2732	MACON	2726	VALENTINE
421	N DENLEY	2807	MACON	2727	VALENTINE
425	N DENLEY	2810	MACON	2802	VALENTINE
427	N DENLEY	2826	MACON	2810	VALENTINE
505	N DENLEY	2833	MACON	2811	VALENTINE
527	N DENLEY	2835	MACON	2813	VALENTINE
603	N DENLEY	2837	MACON	2814	VALENTINE
607	N DENLEY	5007	MALCOLM X	2822	VALENTINE
610	N DENLEY	5023	MALCOLM X	2825	VALENTINE
614	N DENLEY	5031	S MALCOLM X	2907	VALENTINE
628	N DENLEY	5041	S MALCOLM X	2914	VALENTINE
1408	DENLEY	5307	S MALCOLM X	2926	VALENTINE
1412	DENLEY	3122	MALLORY	3015	VALENTINE
1414	DENLEY	3429	MALLORY	3027	VALENTINE
1502	DENLEY	2319	MARBURG	3035	VALENTINE
1508	DENLEY	2524	MARBURG	3041	VALENTINE
1527	DENLEY	2539	MARBURG	3720	VANDERVOORT
2404	S DENLEY	2706	MARBURG	3806	VANDERVOORT

2416	S	DENLEY	2735	MARBURG	3810	VANDERVOORT
2629	S	DENLEY	3010	MARBURG	3917	VANDERVOORT
2907	S	DENLEY	2618	MARDER	3923	VANDERVOORT
2930	S	DENLEY	2802	MARDER	4635	VERDUN
3011	S	DENLEY	1242	MARFA	1126	VERMONT
3910	S	DENLEY	1247	MARFA	1226	VERMONT
3930	S	DENLEY	1313	MARFA	1230	VERMONT
4021	S	DENLEY	1415	MARFA	5029	VETERANS
4030	S	DENLEY	1419	MARFA	5143	VETERANS
4101	S	DENLEY	1503	MARFA	2	VILBIG
4215	S	DENLEY	1530	MARFA	1730	VILBIG
4403	S	DENLEY	1531	MARFA	3106	VILBIG
4502	S	DENLEY	1610	MARFA	3203	VILBIG
4506	S	DENLEY	1634	MARFA	3220	VILBIG
4515	S	DENLEY	1642	MARFA	3401	VILBIG
4631	S	DENLEY	2134	MARFA	3502	VILBIG
4718	S	DENLEY	2603	MARJORIE	3510	VILBIG
1703		DENNISON	2736	MARJORIE	3514	VILBIG
1729		DENNISON	2747	MARJORIE	3540	VILBIG
1813		DENNISON	2747	MARJORIE	3614	VILBIG
1822		DENNISON	2981	MARJORIE	3705	VILBIG
1823		DENNISON	507	S MARLBOROUGH	3714	VILBIG
1831		DENNISON	5001	MARNE	3722	VILBIG
1911		DENNISON	5006	MARNE	3721	VINEYARD
1954		DENNISON	5007	MARNE	3806	VINEYARD
1962		DENNISON	5012	MARNE	3826	VINEYARD
1966		DENNISON	5021	MARNE	3906	VINEYARD
2014		DENNISON	5027	MARNE	2015	VOLGA
2023		DENNISON	5034	MARNE	2130	VOLGA
2029		DENNISON	5039	MARNE	1438	WACO
3310		DETONTE	5102	MARNE	1706	WACO
3315		DETONTE	3709	MARSHALL	1727	WACO
3322		DETONTE	3919	MARSHALL	4515	WAHOO
3330		DETONTE	4002	MARSHALL	4519	WAHOO
3411		DETONTE	4103	MARSHALL	3809	WALDRON
4709		DOLPHIN	4302	MARSHALL	2625	WARREN
4815		DOLPHIN	4334	MARSHALL	2631	WARREN
4819		DOLPHIN	4335	MARSHALL	3004	WARREN
2623		DONALD	4338	MARSHALL	5127	WATSON
2627		DONALD	4136	MART	5131	WATSON
2714		DORRIS	515	MARTINIQUE	5139	WATSON
2716		DORRIS	811	MARTINIQUE	5043	WATSON
2718		DORRIS	1704	MARY ELLEN	1338	WAWEENOC
2813		DORRIS	3921	MARYLAND	3122	WEISENBERGER
2825		DORRIS	4030	MARYLAND	3322	WEISENBERGER

2902	DORRIS	4250	MARYLAND	3813	WEISENBERGER
2909	DORRIS	1407	MAYWOOD	4016	WEISENBERGER
2914	DORRIS	1610	MAYWOOD	4026	WEISENBERGER
2918	DORRIS	1715	MCBROOM	2517	WELLS
2922	DORRIS	1729	MCBROOM	2519	WELLS
2930	DORRIS	1835	MCBROOM	2521	WELLS
3017	DORRIS	1838	MCBROOM	2527	WELLS
3023	DORRIS	1930	MCBROOM	2531	WELLS
3026	DORRIS	1934	MCBROOM	2533	WELLS
3028	DORRIS	1948	MCBROOM	3417	WENDELKIN
3029	DORRIS	1956	MCBROOM	3514	WENDELKIN
3030	DORRIS	2015	MCBROOM	3518	WENDELKIN
1406	DOYLE	2016	MCBROOM	3636	WENDELKIN
1409	DOYLE	2017	MCBROOM	3722	WENDELKIN
1419	DOYLE	2022	MCBROOM	1503	WHITAKER
1502	DOYLE	2027	MCBROOM	1538	WHITAKER
1503	DOYLE	2028	MCBROOM	2234	WILHURT
1506	DOYLE	3402	MCBROOM	2235	WILHURT
1507	DOYLE	3430	MCBROOM	2243	WILHURT
1510	DOYLE	3431	MCBROOM	2246	WILHURT
1515	DOYLE	3610	MCBROOM	2247	WILHURT
1521	DOYLE	3615	MCBROOM	2251	WILHURT
1525	DOYLE	3618	MCBROOM	2314	WILHURT
319	DU BOIS	3630	MCBROOM	2318	WILHURT
1110	DULUTH	3705	MCBROOM	2326	WILHURT
1826	DULUTH	3723	MCBROOM	2410	WILHURT
1910	DULUTH	3724	MCBROOM	2414	WILHURT
1912	DULUTH	3734	MCBROOM	2418	WILHURT
1915	DULUTH	1210	MCKENZIE	2507	WILHURT
1926	DULUTH	1304	MCKENZIE	2515	WILHURT
3634	DUNBAR	1315	MCKENZIE	2535	WILHURT
3738	DUNBAR	1336	MCKENZIE	2603	WILHURT
2311	DYSON	1410	MCKENZIE	2606	WILHURT
2400	DYSON	1414	MCKENZIE	2607	WILHURT
2218	DYSON	2816	MEADOW	2619	WILHURT
2226	DYSON	2820	MEADOW	2631	WILHURT
2437	EASLEY	3604	MEADOW	2635	WILHURT
2441	EASLEY	3622	MEADOW	2747	WILHURT
4930	ECHO	3624	MEADOW	2411	WINNETKA
5015	ECHO	4921	MEADOW VIEW	3611	N WINNETKA
5018	ECHO	1610	MENTOR	1618	N WINNETKA
5027	ECHO	1734	MENTOR	511	WOODBINE
5107	ECHO	2405	MERLIN	515	WOODBINE
5118	ECHO	2418	MERLIN	520	WOODBINE
1400	EDGEMONT	2510	MERLIN	530	WOODBINE

1627	EDGEMONT	2514	MERLIN	555	WOODBINE
3218	EL BENITO	2518	MERLIN	635	WOODBINE
3227	EL BENITO	2237	METROPOLITAN	709	WOODBINE
6419	ELAM	2240	METROPOLITAN	603	E WOODIN
4311	ELECTRA	3142	METROPOLITAN	1226	E WOODIN
4503	ELECTRA	3514	METROPOLITAN	1239	E WOODIN
638	ELLA	3614	METROPOLITAN	1554	E WOODIN
738	ELLA	3615	METROPOLITAN	1615	E WOODIN
1542	E ELMORE	3622	METROPOLITAN	1619	E WOODIN
1507	E ELMORE	3715	METROPOLITAN	5117	WYNELL
1743	E ELMORE	3803	METROPOLITAN	5119	WYNELL
659	ELSBERRY	3809	METROPOLITAN	3510	YORK
522	ELWAYNE	3905	METROPOLITAN	3518	YORK
610	ELWAYNE	3926	METROPOLITAN	3531	YORK
650	ELWAYNE	4000	METROPOLITAN	3615	YORK
734	ELWAYNE	4011	METROPOLITAN	3618	YORK
1323	EMILY	4106	METROPOLITAN	3622	YORK
2226	EUGENE	4223	METROPOLITAN	3624	YORK
2228	EUGENE	4301	METROPOLITAN	3719	YORK
2235	EUGENE	4415	METROPOLITAN	3807	YORK
609	N EWING	4422	METROPOLITAN	4226	YORK
619	N EWING	4427	METROPOLITAN	4705	ZEALAND
906	N EWING	4507	METROPOLITAN	4737	ZEALAND
1216	S EWING	4515	METROPOLITAN	4741	ZEALAND
2324	S EWING	4517	METROPOLITAN	4742	ZEALAND
4407	S EWING	4523	METROPOLITAN	4745	ZEALAND
1318	EXETER	4602	METROPOLITAN	4807	ZEALAND
1349	EXETER	4606	METROPOLITAN	4812	ZEALAND
1414	EXETER	4618	METROPOLITAN	4816	ZEALAND
1423	EXETER	2414	MEYERS	4820	ZEALAND
1502	EXETER	2422	MEYERS	4824	ZEALAND

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1

DEPARTMENT: Public Works Department
Housing/Community Services

CMO: Jill A. Jordan, P.E., 670-5299
Theresa O'Donnell, 671-9195

MAPSCO: 54D

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project - Not to exceed \$131,688, from \$31,737 to \$163,425 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds

BACKGROUND

On May 28, 2013, Administrative Action No. 13-5816 authorized a professional services contract with LCA Environmental, Inc. for environmental services for the North Zang Boulevard at West Davis Street Median Enhancement project. This action will authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks (UST's) and remaining subsurface components of a hydraulic lift at 138 West Davis Street property for the North Zang Boulevard at West Davis Street Median Enhancement project.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2014
Complete Design	December 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2010-11 Community Development Block Grant Reprogramming Funds - \$131,688

Design	\$ 6,744.25
Supplemental Agreement No. 1	\$ 24,993.00
Supplemental Agreement No. 2 (this action)	<u>\$131,688.00</u>
Total Project Cost	\$163,425.25

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

LCA Environmental, Inc.

Hispanic Female	0	Hispanic Male	0
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	2	White Male	9

OWNER

LCA Environmental, Inc.

Mary Ann Clark, President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project - Not to exceed \$131,688, from \$31,737 to \$163,425 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds

LCA Environmental, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$64,253.00	48.79%
Non-local contracts	\$67,435.00	51.21%
TOTAL THIS ACTION	\$131,688.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Xenco	HMMB59377Y1114	\$8,963.00	13.95%
LCA Environmental, Inc.	WFDB60707Y0315	\$55,290.00	86.05%
Total Minority - Local		\$64,253.00	100.00%

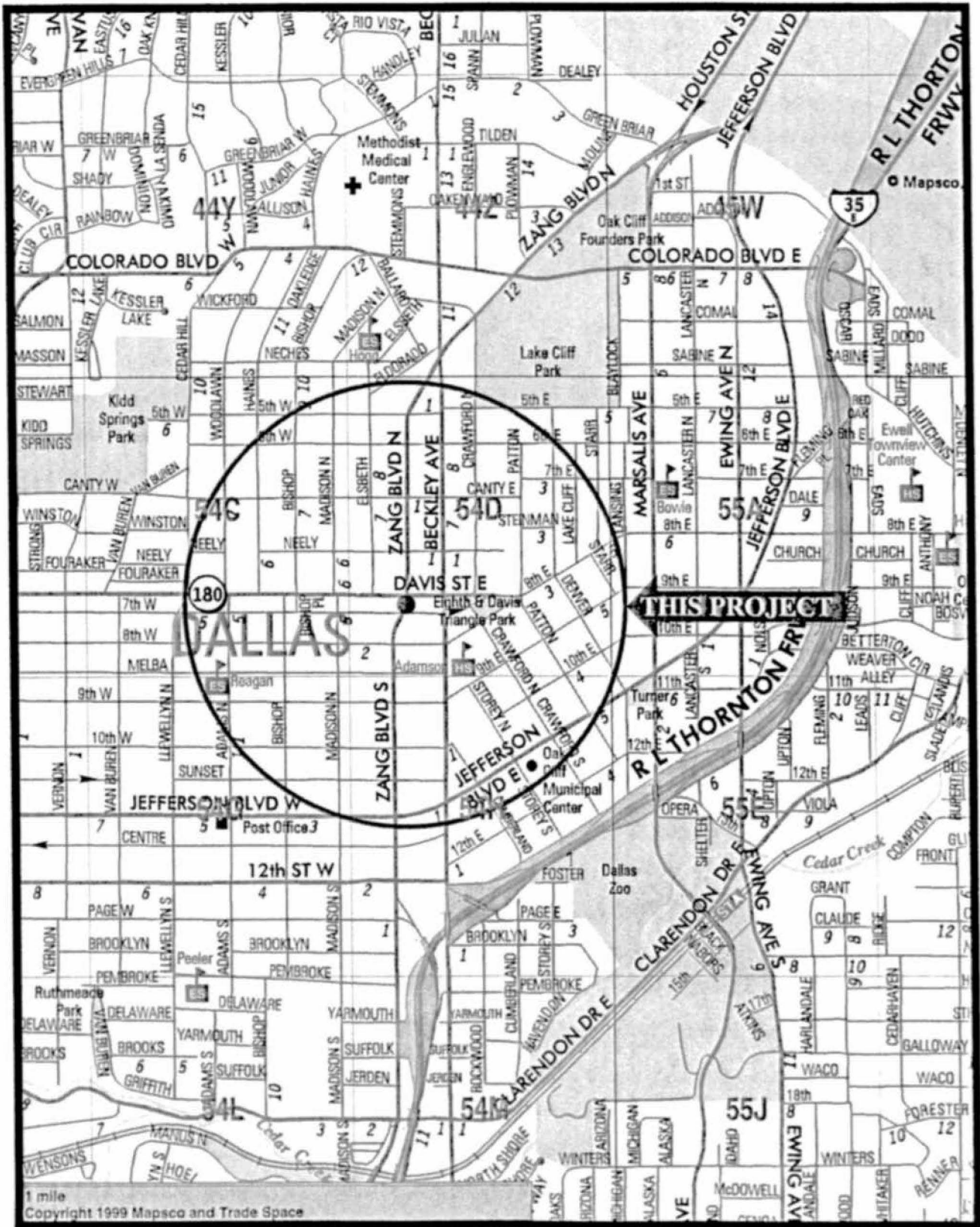
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$8,963.00	6.81%	\$9,463.00	5.79%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$55,290.00	41.99%	\$82,027.25	50.19%
Total	\$64,253.00	48.79%	\$91,490.25	55.98%

MEDIAN ENHANCEMENT NORTH ZANG BOULEVARD AT WEST DAVIS STREET



MAPSCO 54D

August 27, 2014

WHEREAS, on May 28, 2013, Administrative Action No. 13-5816 authorized a professional services contract for environmental services for the North Zang Boulevard at West Davis Street Median Enhancement project; and,

WHEREAS, on July 25, 2014, Administrative Action No. 14-6441 authorized Supplemental Agreement No. 1 to the contract with LCA Environmental, Inc. for additional environmental services to remove oily fluids from underground storage tanks in preparation of the demolition activities at 138 West Davis Street property in an amount not to exceed \$24,993.00, from \$6,744.25 to \$31,737.25.

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 2 to the contract with LCA Environmental, Inc. for additional environmental services for the removal of petroleum underground storage tanks (UST's) and remaining subsurface components of a hydraulic lift at 138 West Davis Street property for the North Zang Boulevard at West Davis Street Median Enhancement project in an amount not to exceed \$131,688.00, from \$31,737.25 to \$163,425.25;

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for additional environmental services for the removal of petroleum underground storage tanks (UST's) and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project in an amount not to exceed \$131,688.00, from \$31,737.25 to \$163,425.25, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

FY 2010-11 Community Development Block Grant Reprogramming Fund
Fund 10RP, Dept. HOU, Unit 807D, Act. HO93
Object Code 3099, Program #PBCD0004, CT PBWCD0004H1
Vendor #342318, in an amount not to exceed \$131,688

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 9

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-5654

MAPSCO: N/A

SUBJECT

A resolution designating absences by Councilmember Carolyn R. Davis as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

BACKGROUND (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

August 27, 2014

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Councilmember Carolyn R. Davis participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required her to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted in Exhibit A; **Now, Therefore,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

August 27, 2014

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in Exhibit A, by Councilmember Carolyn R. Davis because of her participation in any event(s) and/or meeting(s) will not be counted against her in determining her annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence will not count against Councilmember Carolyn R. Davis in determining her annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence by Councilmember Carolyn R. Davis as described in Exhibit A, was for "official city business," and no further city council action or approval of those minutes is required.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A
CITY COUNCIL MEMBER(S)
REQUEST ABSENT AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	TRIP/EVENT	LOCATION	DATE	PURPOSE	MEETING(S) MISSED	ABSENCE TYPE
Carolyn R. Davis	Attended the Texas Department/S.M. Wright Phase I Project at the TxDot Dallas District-Dal Tran.	Dallas, TX	8/12/2014	Representing District 7	City Council Budget Briefing	Absent more than 50%

ADDENDUM ITEM # 10

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 69 G

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions
Z134-213(MW)

FILE NUMBER: Z134-213(MW)

DATE FILED: April 4, 2014

LOCATION: East side of Tufts Road, north of Rylie Road

COUNCIL DISTRICT: 8

MAPSCO: 69-G

SIZE OF REQUEST: ±4.23

CENSUS TRACT: 116.02

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: A+ Team

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate an open-enrollment charter school serving grades pre-K through six (6) within an existing church building, which is currently vacant.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing building and use is compatible in scale and character with the surrounding uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed open-enrollment charter school is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

BACKGROUND INFORMATION:

- The ±4.23-acre request site is developed with a ±12,500-square foot church building, which will be utilized as an open-enrollment charter school, and a ±2,225-square foot parsonage, which will be used for storage. No new construction is proposed by this application.
- The proposed charter school will have 10 classrooms and will serve approximately 167 students.
- The proposed hours of operation are Monday through Friday from 7:45 am to 3:30 pm for normal school activities.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ellenwood Drive	Local	50 feet
Mulberry Street	Local	50 feet
Tufts Road	Local	60 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development Construction and has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. Traffic circulation will be regulated through the traffic management plan included in this report.

Surrounding Land Use:

	Zoning	Land Use
North	R-7.5(A)	Single family; undeveloped
East	R-7.5(A)	Mobile homes
South	R-7.5(A)	Undeveloped
West	R-7.5(A) with SUP No. 1339	Open enrollment charter school

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within a *Residential Neighborhood Building Block*. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The applicant’s proposal is consistent with the following goals and policies of the Comprehensive Plan.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the off-street parking requirement for a school is 1.5 spaces per elementary classroom; the off-street parking requirement for a warehouse is one space per 1,000 square feet of floor area. Therefore, the proposed 10-classroom open-enrollment charter school requires 15 parking spaces; the storage warehouse requires two spaces. The 17 required spaces are depicted on the site plan.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

CPC Action: August 21, 2014:

Motion No. 1: It was moved to recommend **approval** of the suspension of the CPC Rules of Procedure to allow reconsideration of Z134-213(MW).

Maker: Lavallaisaa
Second: Bagley
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 3 – Anantasomboon, Culbreath, Shellene
Vacancy: 0

Motion No. 2: It was moved to recommend **approval** of the reconsideration of action taken on June 19, 2014, which was to move to recommend approval of a Specific Use Permit for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road.

Maker: Lavallaisaa
Second: Abtahi
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 3 – Anantasomboon, Culbreath, Shellene
Vacancy: 0

Motion No. 3: It was moved to recommend **approval** of an application for a Specific Use Permit for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road.

Maker: Lavallaisaa
Second: Bagley
Result: Carried: 12 to 0

Z134-213(MW)

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0

Absent: 3 – Anantasomboon, Culbreath, Shellene

Vacancy: 0

Notices: Area: 300 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

Z134-213(MW)

Partners/Principals/Officers:

APPLICANT/OWNER: A+ Team

Theda Marie Green, President
Ernest Crowley, Member
Charles Oliver, Secretary
Jeanne Campell, Member
Karen Belknap, Member/Founder
Dr. Jim Lang, Chief Administrative Officer

Z134-213
CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is 10.

5. GRADE LEVELS: Grade levels are limited to Pre-K through six.

6. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by (six months from beginning operations). After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by that date every other year.

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

a. ingress and egress points;

- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

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

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

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

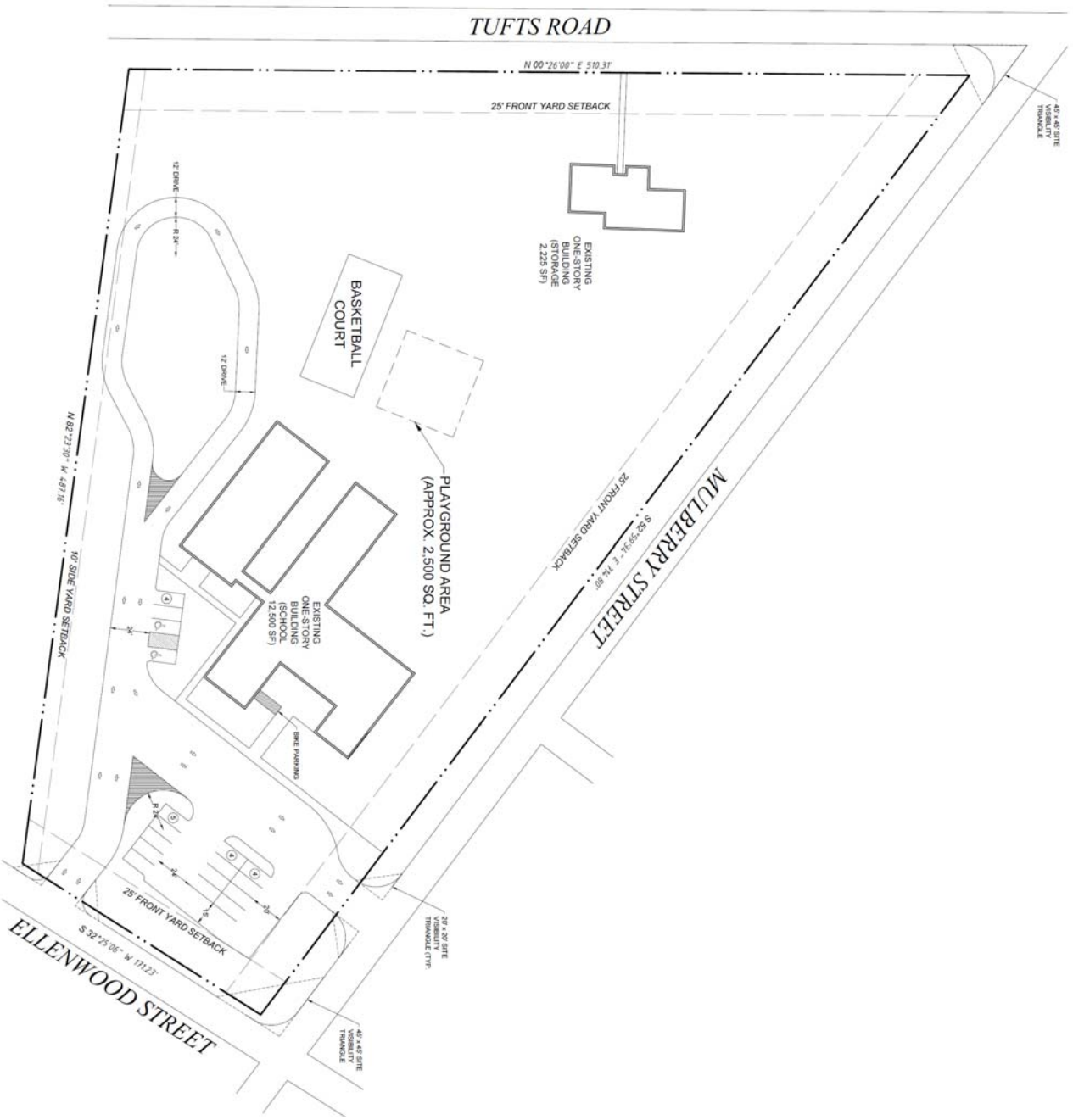
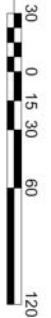
ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

7 MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan


SUP SITE PLAN
SCALE: 1" = 30'-0"



**TRAFFIC MANAGEMENT PLAN FOR
A+ ACADEMY-EARLY CHILDHOOD DEVELOPMENT
DALLAS, TEXAS**

Prepared for:
A+ Charter Schools
8225 Bruton Road
Dallas, TX 75217

Prepared by:
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
Engineers • Planners
400 South Houston Street
Suite 330 • Union Station
Dallas, Texas 75202
Phone 214/748-6740

April 3, 2014

 **DeShazo Group**
Traffic. Transportation Planning. Parking. Design.

DeShazo #14037

Traffic Management Plan for
A+ Academy-Early Childhood Development
< DeShazo Project No. 14037 >

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EXHIBIT 1 – SITE PLAN	
EXHIBIT 2 – RECOMMENDED SITE CIRCULATION PLAN	



Traffic. Transportation Planning. Parking. Design.

400 S. Houston Street, Suite 330
Dallas, TX 75202
ph. 214.748.6740
deshazogroup.com

Technical Memorandum

To: *Mr. Tony Valdez* — A+ Charter Schools
CC: *Audra Buckley* — Permitted Development
From: *Steve E. Stoner, P.E., PTOE* — DeShazo Group, Inc.
Date: April 3, 2014
Re: Traffic Management Plan for the A+ Academy-Early Childhood Development in Dallas, Texas
DeShazo Project No. 14037

INTRODUCTION

The services of **DeShazo Group, Inc. (DeShazo)** were retained by **A+ Charter Schools** to provide a requisite Traffic Management Plan (TMP) for a proposed new charter school campus located at 1000 Ellenwood Street in Dallas, Texas. **DeShazo** is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering.

The school is referred to herein as the A+ Academy-Early Childhood Development. A Specific Use Permit will be required to operate the school. The requested SUP will allow the school to enroll up to 167 students in Grades Pre-K through 6th. The existing building on the site (previously used as a church) will be retrofitted for use by the school. A preliminary site plan, prepared by Baldwin Associates, is provided in **Exhibit 1** and shows the proposed site improvements. The property is currently zoned R-7.5(A).

As part of the approval process for an SUP, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. A TMP is intended to assess the existing and/or anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP submittal, the school is agreeing to the strategies presented herein for which the school will be held self-accountable until and unless the City of Dallas deems further measures are appropriate.

TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system

*A+ Academy-Early Childhood Development
Traffic Management Plan
Page 1*

should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations. [NOTE: In this report the term “parent” refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.]

School Operational Characteristics

Table 1 summarizes the anticipated operational characteristics for A+ Academy-ECD school assumed in this analysis:

Table 1. School Operational Characteristics

	Proposed Conditions
Maximum Enrollment:	167 students (all grades)
Grades:	Pre-K through 6th
Daily Start/End Schedule	Start: 7:45 AM (all grades) End: 3:30 PM (all grades)
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: <i>none</i> By Walking: <i>none</i> By Other: <i>negligible</i>

NOTE: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Existing Traffic Conditions

Site Access and Circulation

The subject site will provide one driveway on Ellenwood Street and one driveway on Mulberry Street. During the drop-off and pick-up times, the Ellenwood driveway shall be used for ingress traffic and the Mulberry driveway shall be used for egress traffic. Once inside the site, all traffic will flow, clockwise, around an internal loop road and approach the curbside loading area adjacent to the building. Queuing and traffic congestion is appreciably more pronounced during the afternoon period.

Passenger Unloading/Loading and Vehicle Queuing

During the afternoon pick-up period, A+ Academy-ECD will utilize a semi-managed loading protocol in which vehicles enter and circulate through the site via a generally prescribed route and form a systematic queue. Students are released from school en masse and individually locate their parent’s vehicle. School staff provides general oversight and as-needed assistance but does not actively control the operations. Once passengers are loaded, vehicles exit the site individually along a prescribed route. Due to the on-site queue area being a single lane in most areas, entry and exit will generally follow the first-in/first-out protocol.

Since the school will be a new facility, an existing campus was not available to conduct traffic observations. However, the school will be operated by A+ Charter Schools, which operates other campuses that DeShazo has studied. According to school representatives, the A+ Academy-ECD school will operate similar to the Inspired Vision Elementary School at 8421 Bohannon Drive in Dallas. DeShazo conducted on-site observations at that school on January 23, 2014. The ratio of the total peak number of parent-vehicles on site during the afternoon pick-up period to the number of students enrolled was determined and applied to the proposed A+ Academy-ECD school. A summary of the peak number of vehicles is provided in Table 2.

*Table 2. Peak Vehicles Parked and In Queue
During Afternoon Pick-Up Period*

	Projected Conditions
Peak Number of Parent-Vehicles	57 (for maximum enrollment of 167 students)

Recommendations

The following recommendations are provided by DeShazo to A+ Academy-ECD school for the management of vehicular traffic generated by the school during peak traffic conditions. [NOTE: Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations; however the school may opt to implement some or all of the procedures during the morning period.]

General

To maximize personal safety, any passenger loading (or unloading) within the public right-of-way should be avoided at all times.

To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.

To the extent possible, all queuing and parking of parent-vehicles should also be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with the City of Dallas staff members responsible for traffic operations in the area should take place so that appropriate traffic control devices can be installed.

The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the duties and expectations pertaining to the Plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

Site Circulation Plan

Based upon DeShazo's review of the proposed site conditions and the anticipated needs of traffic during peak conditions, the site traffic circulation plan depicted in **Exhibit 2** is recommended. This plan was designed with the intent of optimizing the on-site vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency.

The recommended plan provides approximately 1,260 linear feet of on-site vehicular queuing (i.e., storage for up to 57 vehicles @ 22 feet per vehicle). This capacity within the site is expected to accommodate the projected peak vehicle demand during the afternoon pick-up period that corresponds to an enrollment for up to 167 students.

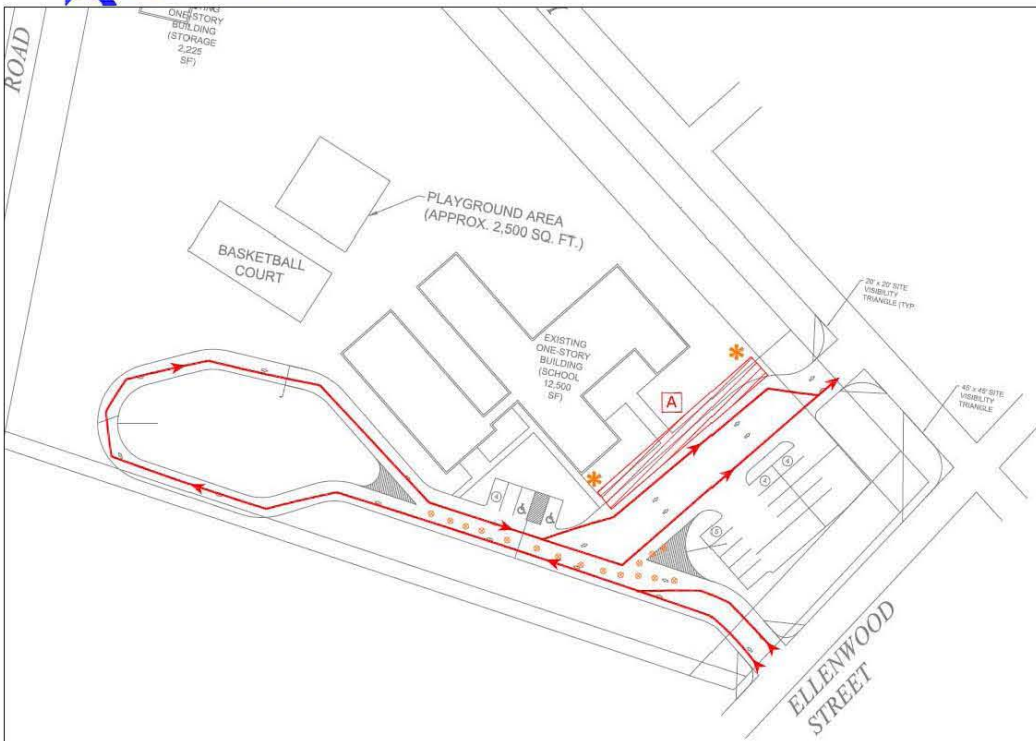
The plan includes recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

Any school staff directing traffic within the site should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

SUMMARY

This TMP is to be used by A+ Academy-ECD to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO



NOTE: This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the city right-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city right-of-way, including roadway travel lanes, should be corrected by the school immediately.

Projected Vehicle Demand At Peak:	
	Cumulative (167 Total Students)
Total Demand* (Vehicles)	57
Total Capacity	57
Total Surplus	0

*NOTE: Vehicular queue in linear feet is calculated at 22 ft. per passenger vehicle.

Legend

- Circulation Path (Inbound)
- Circulation Path (Outbound)
- Passenger Vehicle Queue (1,260')
- Supplemental Queue (N/A)
- Drop-off/Pick-up Area
- Staff Assistance
- Temporary Traffic Cones

School Information

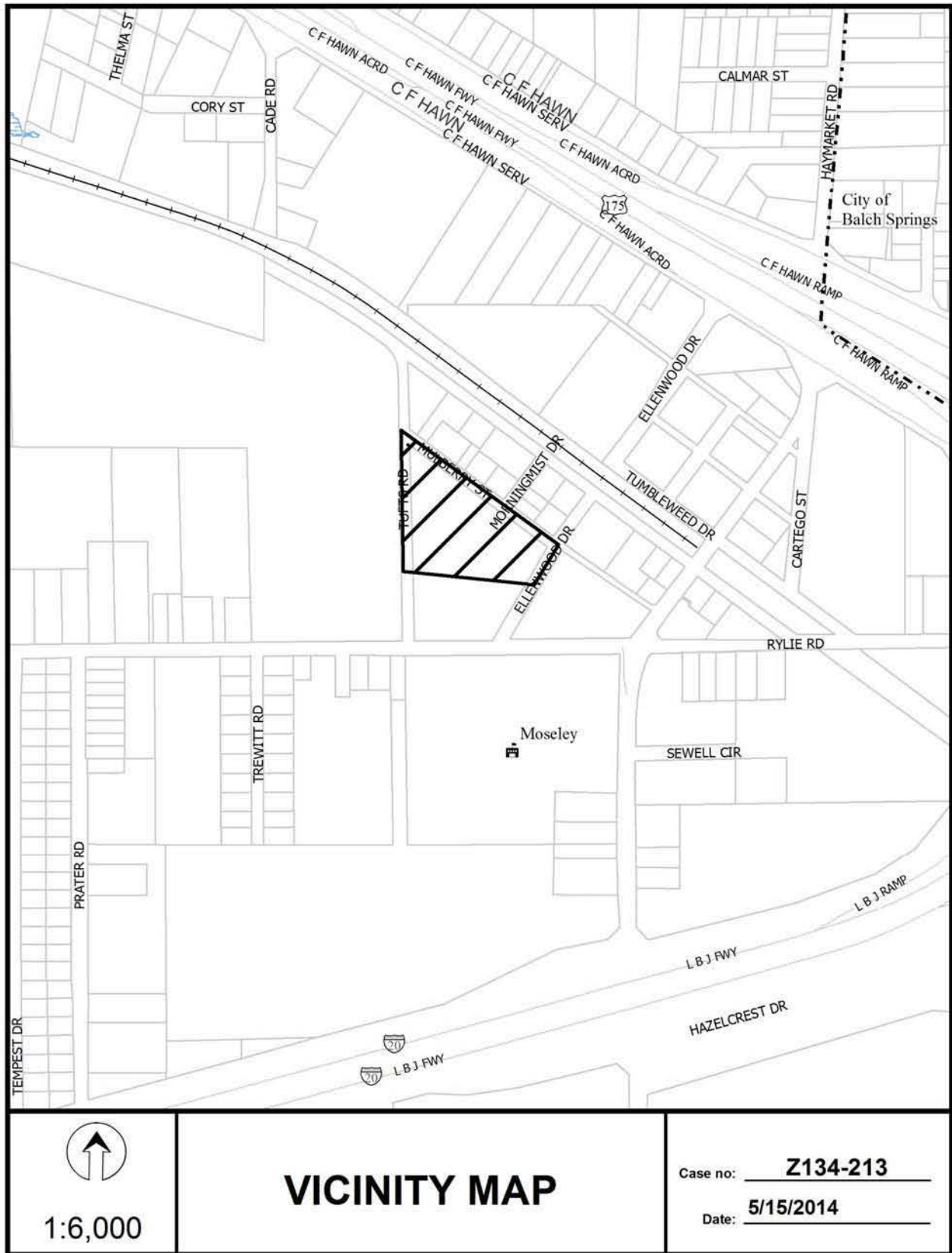
Total Enrollment (Future):	167 Students
Hours (Future):	7:45 AM - 3:30 PM

TRAFFIC MANAGEMENT PLAN: Recommended Queue Circulation Plan for Afternoon Pick-up

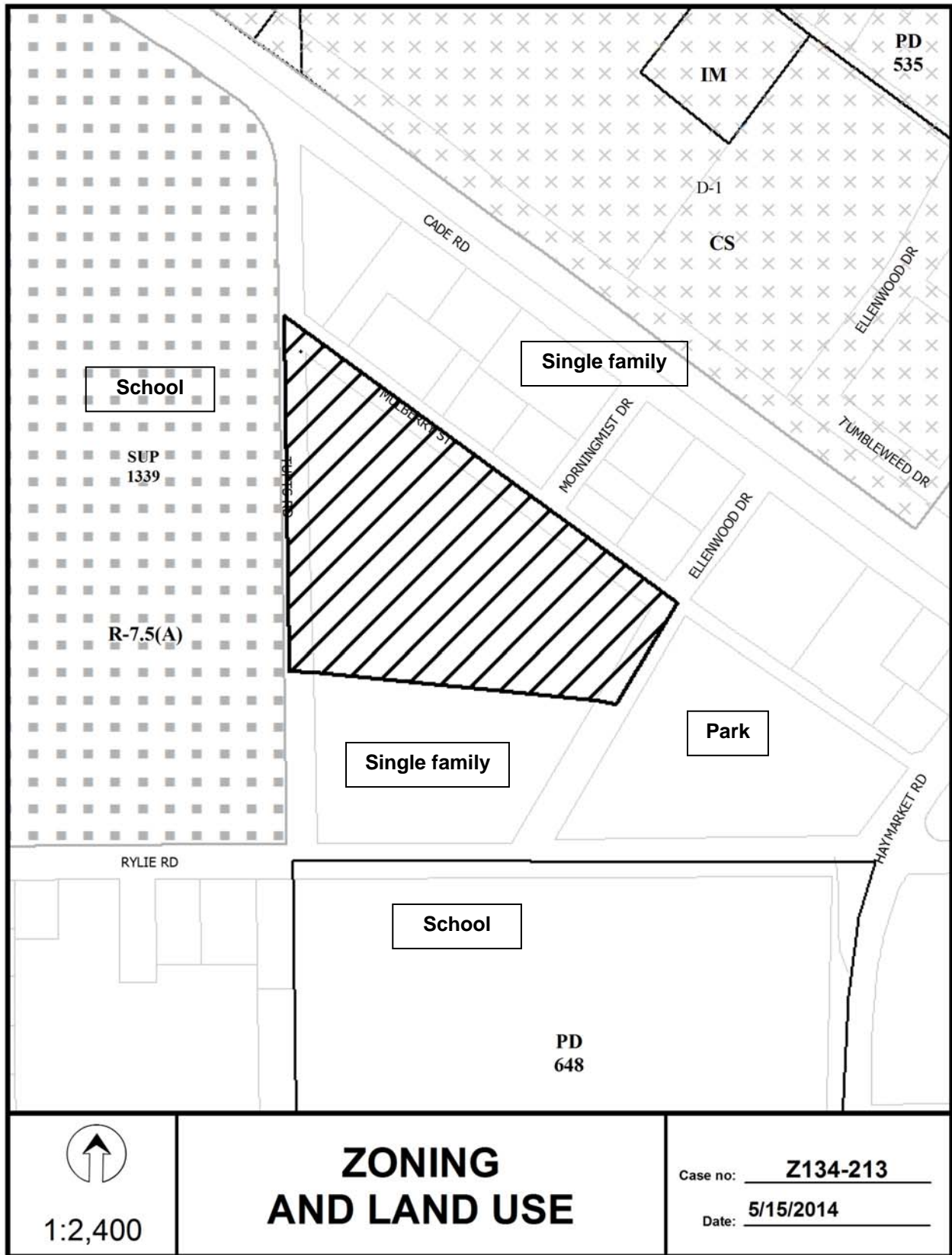
A+ Academy Traffic Management Plan

EXHIBIT
1





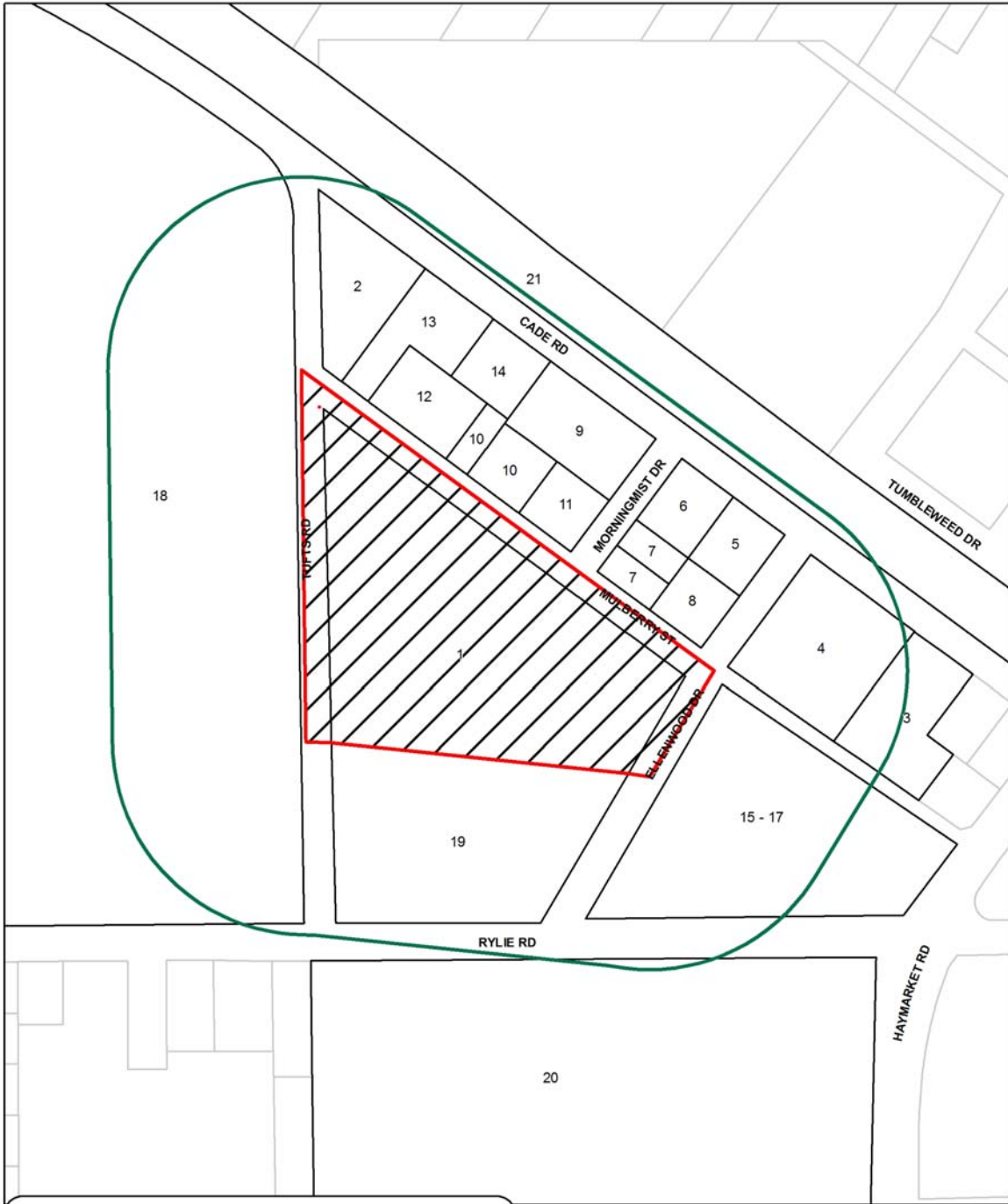




ZONING AND LAND USE

Case no: Z134-213
Date: 5/15/2014

CPC Responses



<u>21</u>	Property Owners Notified (21 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>8/21/2014</u>	Date

Z134-213
CPC

N
W E
S
1:2,400

6/19/2014

Reply List of Property Owners

Z134-213

21 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	1000	ELLENWOOD DR	DALLAS CHRISTIAN COLLEGE
2	10600	CADE RD	BACCARO ANNA
3	10900	CADE RD	NEW LIFE FELLOWSHIP
4	10712	CADE RD	PEREZ ENRIQUE
5	10710	CADE RD	LEE FANNIE
6	10707	MULBERRY ST	HERRON CYNTHIA RENEE
7	1207	ELLENWOOD DR	BARNER JUDD H
8	10620	CADE RD	GASKILL BOBBIE S
9	10615	MULBERRY ST	BUTLER TREVELYAN A
10	1207	MORNINGMIST DR	BARRON JUAN JAVIER
11	10801	MULBERRY ST	BARRON JUAN &
12	10606	CADE RD	SHUBERT GLENNA F GENTHNER
13	10614	CADE RD	DAVIS OLEN T SR
14	1221	HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
15	10850	MULBERRY ST	RYLIE MOBILE HOME PARK
16	10850	MULBERRY ST	VASQUEZ ROSA ELENA
17	10327	RYLIE RD	RYLIE FAITH FAM ACADEMY
18	10410	RYLIE RD	RILEY CEMETERY ASSOC

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 35 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue
Recommendation of Staff and CPC: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions
Z134-147(RB)

FILE NUMBER: Z134-147(RB)

DATE FILED: December 20, 2013

LOCATION: McKinney Avenue and Hester Avenue, South Corner

COUNCIL DISTRICT: 14

MAPSCO: 35-R

SIZE OF REQUEST: Approx. 1.3 Acres

CENSUS TRACT: 7.02

APPLICANTS/OWNERS: See attached

REPRESENTATIVE: Tommy Mann

REQUEST: An application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193.

SUMMARY: The purpose of the request is to provide for a mixed use development with an increase in development rights for the residential portion of the request.

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

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

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request, subject to the attached plans and conditions based upon:

1. *Performance impacts upon surrounding property* – Due to the intensity of the proposed development, impact on adjacent properties (lighting, noise, odor) could exist.
2. *Traffic impact* – With the introduction of nonresidential uses, along with the anticipated increase in density, the proposed development will create an increase in trip generations.
3. *Comprehensive Plan or Area Plan Conformance* – The concept of a mixed use development, exclusive of the requested development rights, is in compliance with the designated Building Block for the area. Additionally, the request as recommended by staff in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment.
4. It should be noted staff supports the vision of the redevelopment, inclusive of the attached design criteria and streetscape requirements, but has determined the proposed scale of development in relation to the site’s dimensional controls is not in character with the area.

BACKGROUND INFORMATION:

- The request site is currently developed with a multiple family use and a carwash use (existing PDS No. 71 boundary), with the expansion area also developed with multiple family dwellings.
- The applicant is requesting an amendment to and expansion of PDS No. 71 in order to introduce retail uses (GR Subdistrict Uses) as well as permitting an increase in development rights.

Zoning History:

File Number	Request, Disposition, and Date
1. Z867-264	In January, 1988, the City Council approved an MF-3 Subdistrict subject to volunteered deed restrictions that prohibit certain uses, limit floor area, structure height, and density.
2. Z045-141	On June 22, 2005, the City Council denied an MF-3 Subdistrict on property zoned an MF-2 Subdistrict.

Z134-147(RB)

Thoroughfare/Street

Existing & Proposed ROW

McKinney Avenue

Minor Arterial; 80' & 80' ROW

Hester Avenue

Local; 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction reviewed a traffic impact analysis submitted in conjunction with the request and has determined the proposed development will not significantly impact the level of service of adjacent streets.

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The site is developed with multiple family dwellings and a car wash at the southern end of the site. The applicant is proposing to remove all improvements to support a multiple family development with ground level retail.

The applicant has worked with staff to achieve closure on the above stated objectives. Nos. 1, 2, and 3 are provided for in the applicant's redevelopment of the property. Lack of compliance with Nos. 4 and 6 due to the significant increase in structure height and density of the project. With respect to No. 7, staff has determined the attached landscape plan is consistent with the spirit of PDD No. 193, thus this objective is not applicable to the applicant's submission.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples

Z134-147(RB)

include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The existing PDS No. 71 property is developed with multiple family dwelling units situated on the northern 35,750 square feet of the site with a car wash on the southern portion of the site (approx. 7,150 square feet of land area). The expansion area (approx. 14,300 square feet of land area) is developed with two story multiple family uses as provided by the MF-2 Subdistrict.

The applicant is proposing to remove all improvements and redevelop the site with a mix of multiple family uses and ground level retail uses. The requested amendment/expansion of PDS No. 71 will consider the following: 1) revise permitted uses from an MF-2 Multiple Family Subdistrict to a GR General Retail Subdistrict; 2) revise building setbacks; 3) deletion of additional setbacks for structure heights greater than 36 feet; 4) encroachments of certain structural elements into the required yards; 5) increase in structure height; 6) increase in dwelling unit density; 7) introduction of floor area to provide for nonresidential uses; 8) increase in lot coverage; 9) alternate landscape requirements.

Surrounding land use predominately consists of multiple family residential uses west and north of the site. Nonresidential uses are found on properties to the east/southeast that have frontage on Insurance Lane and/or the southbound service road of North Central Expressway. Expansion of an adjacent multiple family development that fronts along the southbound service road of North Central Expressway at Hester Avenue is currently under construction [84 foot structure height inclusive of parking, 208 dwelling units (approx. 130 du/acre)]. Retail and restaurant uses are found along Knox Street, as well as the parcels along both sides of McKinney Avenue between Knox Street and the applicant's southern property line.

While staff is appreciative of the applicant's willingness to garner support from the Oak Lawn Committee, area property owners, as well providing various levels of consideration to staff's suggestions related to design criteria and streetscape improvements, there are certain development standards that cannot be supported due to the site's physical boundary in relation to the requested increase in development rights (i.e., minimal depth to permit separation of building from adjacent residential). For comparison purposes, the

Z134-147(RB)

adjacent MF-3 Subdistrict development possesses approximately three times the depth as that of the request site, and is further deed restricted to a maximum height of 58 feet and 42 feet (depending on site orientation) and a maximum density of approximately 73 dwelling units per acre. This site boundary permits the additional setbacks required by PDD No. 193 (2:1 ratio for structures exceeding 36 feet).

With respect to the increase in density, staff has determined this project is not considered a transit oriented development in that the lack of close proximity to a transit station does not exist. Specifically, Mockingbird Station is situated approximately 6,600 feet northeast of the site while CityPlace Station is situated approximately 7,715 feet to the south. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours.

Lastly, the requested traffic impact analysis was based on a build-out of 200 multiple family dwelling units and 17,700 square feet of floor area for retail uses. The development standards noted in the attached conditions are within these studied limits.

It should be noted that staff does support the vision of the applicant's request; however, differences do remain and are noted in the attached conditions, referenced as 'CPC recommended'.

Landscaping: The applicant has worked with the city's arborist to address a presence of connectivity between hardscape requirements and proposed building mass with anticipated pedestrian/tenant/retail patron activity. To that result, the attached landscape plan has been reviewed and is supported by staff.

CPC Minutes

May 22, 2014

Motion: In considering an application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Ridley
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Soto*, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Z134-147(RB)

Notices: Area: 500 Mailed: 140
Replies: For: 6 Against: 0

Speakers: For (Did not speak): Charles Jones, 4 Los Arboles Ct., Dallas, TX, 75230
Against: None

July 10, 2014

Motion I: In considering an application for an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue, it was moved to hold this case under advisement until July 24, 2014.

Maker: Ridley
Second: Emmons
Result: Failed: 5 to 8

For: 5 - Emmons, Rodgers, Bagley, Lavallaisaa, Ridley

Against: 8 - Anglin, Culbreath, Shidid, Anantasomboon,
Tarpley, Schultz, Peadon, Abtahi
Absent: 2 - Shellene, Murphy
Vacancy: 0

Motion II: It was moved to recommend approval of an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a revised development plan, landscape plan, roof plan, and staff's revised recommended conditions with the modification to remove "retail stores other than listed" under Retail Uses on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue.

Maker: Ridley
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 140
Replies: For: 6 Against: 0

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Speakers:
75201

For: Tommy Mann, 500 Winstead Bldg., Dallas, TX,

Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201

Frank Stich, 4228 N. Hall St., Dallas, TX, 75219

Against: None

ZONING/ MAP NO.	PDS 71 (existing)	MF-2 (expansion area)	PROPOSED
LAND AREA	42,900 SF	14,300 SF	1.31 ACRES
USES	MF-2 MULTIPLE FAMILY SUBDISTRICT	MULTIPLE FAMILY	CERTAIN GR SUBDISTRICT USES
F/S/R SETBACKS	15'/10'/10' PLUS ADDL. SETBACK >36' OF STR. HT.	15'/10'/15'	NO ADDL SETBCKS >36' STRUCTURE HT.
DENSITY	70 DWELLING UNITS (71 DU/ACRE)	NO MAXIMUM (GENERALLY, 28-32 DU/ACRE)	205 DU'S (158 DU/ACRE)
FLOOR AREA	NO MAXIMUM	NO MAXIMUM	14,000 SF FOR NONRES.; MULTIPLE FAMILY-NO MAXIMUM
HEIGHT	60' + 12' /MECHANICALS	36'	85' + 12'/MECHANICALS (75' AND 85' SECTIONS)
STORIES	FOUR	NO MAXIMUM	NO MAXIMUM
LOT COVERAGE	60%	60%-RESIDENTIAL	85% (70% AT ≥ 20' ABOVE GRADE)
LANDSCAPE	PDD 193	PDD 193	ALTERNATE REGS (SEE ATTACHED LP)
OFF-STREET PARKING	2 SPACES/DU	CODE	CODE PLUS ALTERNATE LOADING SPACE DESIGN
SIGNS	NON-BUSINESS	NON-BUSINESS	BUSINESS
MISC	N/A	N/A	SIDEWALK CONNECTIVITY, DESIGN CRITERIA, PRIVATE OPEN SPACE

OFFICERS AND DIRECTORS

Applicants/

Prospective Buyers:

TCDFW DEVELOPMENT, INC.

Director: Scott A. Dyche
Director: Michael Duffy

TCDFW ACQUISITIONS, LLC

Managing Member: TCDFW Development, Inc.
-Director: J. Christopher Kirk
-Director: Michael Duffy

Owners:

COURTYARDS AT KNOX PARK, LTD.

General Partner: RBT, Inc.
-President: Tim L. Cantrell
-Vice President: Bridgette Semmler

BPKK, LTD.

General Partner: BPKK Management, LLC
-Manager: Peggy M. O'Boyle

JAMES D. & SUZANNE S. GABERINO, LTD.

General Partner: Gaberino Management Company, Inc.
-President: James D. Gaberino
-Director: James D. Gaberino
-Vice President: Suzanne S. Gaberino

SFA 73, LTD.

General Partner: SFA 73 Management, LLC
-Manager: Cynthia Anne Nelson

**APPLICANT REQUESTED/CPC RECOMMENDED AMENDING CONDITIONS
Division S-71. Subdistrict 71.**

SEC. S-71.101. LEGISLATIVE HISTORY.

PD Subdistrict 71 was established by Ordinance No. 26344, passed by the Dallas City Council on May 10, 2006.

SEC. S-71.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 71 is established on property located on the south corner east side of McKinney Avenue and south of Hester Avenue, ~~and north of Knox Street~~. The size of PD Subdistrict 71 is approximately 1.313 acres. ~~42,900 square feet of land.~~

SEC. S-71.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division: [-]

(1) SUBDISTRICT means a subdistrict of PD 193.

(2) PRIVATE OPEN SPACE means an area that is open to all occupants of the building and is unobstructed to the sky but structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed

(3) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level façade.

~~(c d)~~ Unless otherwise stated, all references to articles, divisions, or sections in this division-ordinance are to articles, divisions, or sections in Chapter 51.

~~(d e)~~ This subdistrict is considered to be a residential zoning district. ~~(Ord. 26344)~~

SEC. S-71.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-71A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-71.105. MAIN USES PERMITTED.

~~(a) The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict subject to the same conditions applicable in the MF-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict by specific use permit (SUP) is permitted in this~~

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~~subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this subdistrict; etc.~~

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

(1) Residential Uses.

-- Multiple family.

(2) Utility and Service Uses.

-- Local utilities.

(3) Community Service Uses.

-- Child-care facility [*SUP*].

(4) Medical Uses.

-- Medical Clinic.

-- Optical shop.

-- Medical appliance fitting and sales.

(5) Religious Uses.

-- Church.

(6) Educational Uses.

-- Library, art gallery, or museum.

(7) Bar and Restaurant Uses.

-- Restaurant without drive-through service.

-- Catering service.

(8) Professional, Personal Service, and Custom Craft Uses.

-- Office.

-- Bank or saving and loan office [*drive-in window service for customers in motor vehicles is prohibited.*]

-- Barber and beauty shop.

-- Health studio.

-- Laundry or cleaning pickup and receiving station.

-- Shoe repair.

-- Tailor, custom sewing, and millinery.

-- Travel bureau.

-- Broadcasting or recording studio.

-- Instructional arts studio.

-- Handcrafted art work studio.

-- Photography studio.

(9) Retail Uses.

- Antique shop.
- Retail food store.
- Bakery or confectionery shop
- Book and stationery store.
- Camera shop.
- Cigar, tobacco, and candy store.

- Clothing store.
- Drug store.
- Florist store.
- Pet shop.
- Furniture store *[off-site deliveries of furniture or appliance purchases is prohibited.]*
- Second hand store *[SUP]*.
- Sporting goods store.
- Hobby and art supplies store.
- Paint and wallpaper store.

(10) Commercial Uses.

- Diamond and precious store sales (wholesale only).

Applicant requested:

(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m., Saturday.

CPC recommended:

(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday.

SEC. S-71.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict 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 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.

SEC. S-71.107.7 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 Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the ~~MF-2 Multiple-Family~~ GR General Retail Subdistrict apply in this subdistrict.

~~(b) Multiple family uses. The following restrictions apply to multiple-family uses.~~

(b) Front yard. Except as provided in this subsection, minimum front yard ~~Minimum front yard must be provided as shown on the development plan.~~ is ten feet.

(1) No additional setback for any portion of a building over 36 feet in height.

(2) Canopies and awnings may project to the property line on McKinney Avenue subject to a minimum clearance of eight feet from the sidewalk.

(3) The northwest building corner may encroach into the required front yard, limited in the location as shown on the development plan.

~~(c) Side and Rear Yard. Minimum side and rear yards must be provided as shown on the development plan.~~

(1) Minimum side and rear yard is ten feet.

(2) No additional setback is required for any portion of a building over 36 feet in height.

(3) Cantilevered roof eaves and balconies may project up to five feet into the required side and rear yards.

(d) Density. Maximum number of dwelling units is ~~70~~ 205.

(e) Height.

Applicant requested:

<u>(A 1) Except as provided in this section, m Maximum structure height is 60 <u>75</u> feet, except in the location noted on the development plan.</u>

CPC recommended:

Retain maximum structure height of 60 feet.

~~(B) The following structures may project a maximum of 12 feet above the maximum structure height: elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylights, clerestory, visual screens which surround roof-mounted mechanical equipment, chimney and vent stacks.~~

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(C) ~~Parapet walls may project a maximum of four feet above the maximum structure height.~~

Applicant requested:

(2) Maximum structure height for mezzanine levels is 85 feet and limited to the locations shown on the roof plan.

CPC recommended:

Retain maximum structure height of 60 feet.

(3) The following may project a maximum of 12 feet above the maximum height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room(s).

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

(F) Skylights.

(G) Observation deck.

(H) Clerestory.

(I) Visual screens which surround roof mounted mechanical equipment.

(J) Chimney and vent stacks.

(4) Parapet walls may project a maximum of ~~four~~ six feet above the maximum structure height.

(f) Lot coverage.

(1) Except as provided in this subsection, m Maximum lot coverage is 60 ~~85~~ percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) For a multiple family use, maximum lot coverage as measured from a point equal to or greater than 20 feet above grade is 70 percent, exclusive of private open space.

(g) Floor Area.

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(1) Except as provided in this subsection, maximum floor area for all nonresidential uses is 14,000 square feet.

(A) Maximum floor area for all restaurant uses is 8,000 square feet.

(B) No maximum floor area for multiple family uses.

SEC. S-71.108. OFF-STREET PARKING AND LOADING.

~~(a) For multiple family uses, two spaces per dwelling unit are required.~~

(a) Except as provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

~~(b) For all other uses, off-street parking and loading must be provided in accordance with Part I of this article.~~

(b) Large and medium off-street loading spaces may have a minimum width of 10 feet.

SEC. S-71.109. URBAN DESIGN STANDARDS.

(a) For a building on the Property greater than three stories in height, the following regulations apply.

(b) Minimum eight foot-wide sidewalks with a minimum 6 feet unobstructed along McKinney Avenue. Minimum six foot-wide sidewalks along Hester Avenue. Tree wells are allowed within the sidewalk at a maximum spacing of 30 feet on-center with pedestrian street lamps spaced at 45 feet to 60 feet spacing with the exception of visibility triangles and vehicular drives.

(c) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue street frontage:

(1) benches,

(2) trash receptacles, and

(3) bicycle racks.

(d) Facades.

(1) Street-facing facades must have building articulation with a minimum depth of one foot every 75 feet of length.

(2) A minimum of two different facade materials must be provided on each street facing facade.

(e) Architectural Elements. Architectural elements, such as the following, must be provided at all public entry points:

- (1) Architecturally prominent public entrances,
- (2) Canopies,
- (3) Awnings,
- (4) Attached towers, or
- (5) Turrets.

(f) Ground level residential entrances. For residential uses on the ground level, direct access from the sidewalk must be provided for at least 75 percent of the dwelling units.

(g) Ground level transparency. Except as provided in this subsection, facades facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 12 feet in height. A minimum of 60 percent of the required minimum transparency must allow views into the ground-story use to a minimum depth of four feet. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. Spandrel glass and backpainted glass are not considered transparent for purposes of this requirement. This provision does not apply to parking structures.

(h) Street level nonresidential uses.

(1) A minimum of 10,000 square feet of floor area on the ground level of any building must contain at least one of the following use categories:

- (A) Restaurant uses.
- (B) Retail uses.

(C) Professional, personal service and custom craft uses [maximum 8,500 square feet of office uses].

(2) The following uses are prohibited within 85 feet of the north property line located along Hester Avenue as shown on the development plan.

- (A) Bar and Restaurant uses.
- (B) Retail uses.
- (C) Professional, personal service and custom craft uses.
- (D) Medical uses.

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(E) Motor vehicle related uses.

(F) Commercial uses.

(i) Minimum private open space. For a development on the Property containing 100 or more dwelling units, a minimum of 6,000 square feet of private open space must be provided. Private open space may be located on top of a parking structure. A portion of the private open space must be oriented along the McKinney Avenue frontage and be configured with a minimum linear dimension of 80 feet.

SEC. S-71.109 10. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended. (~~Ord. 26344~~)

SEC. S-71.110 11. LANDSCAPING.

(a) ~~Landscaping and screening must be provided in accordance with Part I of this article.~~ Landscaping must be provided as shown on the landscape plan.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26344)

SEC. S-71.114 2. SIGNS.

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

(b) No signage may be illuminated within 85 feet of the north property line located along Hester Avenue.

SEC. S-71.112 3. ADDITIONAL PROVISIONS.

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

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

(c) Development and use of the Property much comply with Part I of this article.

SEC. S-71.113 14. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage

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structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this ~~subdistrict~~ Subdistrict until there has been full compliance with this division, the Dallas

Development Code, the construction codes, and all other ordinances, rules, and regulations of the city, as applicable. ~~(Ord. 26344)~~

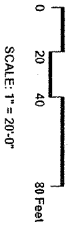
~~SEC. S-71.114~~

~~ZONING MAP.~~

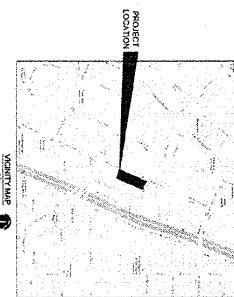
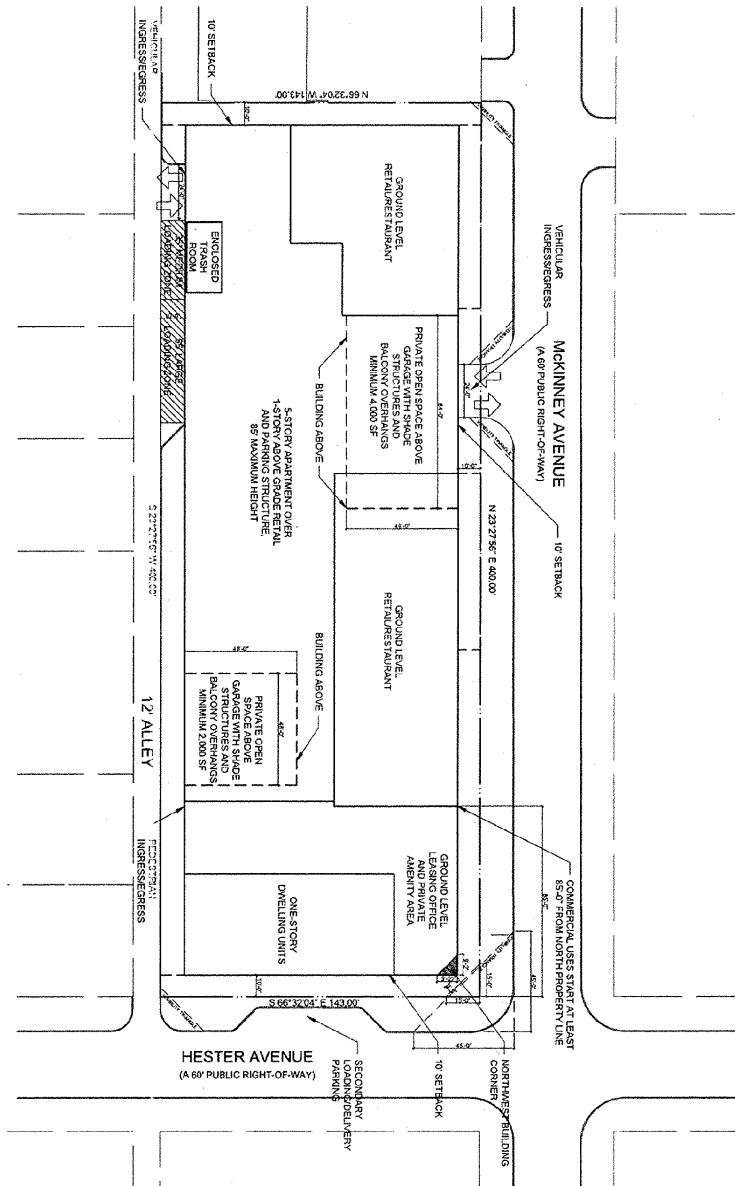
~~PD Subdistrict S-71 is located on Zoning Map No. H-7.~~

DEVELOPMENT PLAN
 McKinney and Hester
 Dallas, Texas

Job # 13343
 Title: Site Development Plan-12.8.19
 Date: 06/26/2019
 Drawn by: BR, BT



Good Fulton & Farrell Architects
 2000 Ross Avenue, Suite 200
 Dallas, Texas 75201
 214.402.0274
 www.goodfulton.com



PROJECT DATA TABLE	
SITE	57,208 SF, 1.31 AC
SETBACK	24' (FROM NORTH PROPERTY LINE)
VEHICULAR INGRESS/EGRESS	20' AND GREATER ABOVE GRADE
STRUCTURE HEIGHT	70' MAX
NONRESIDENTIAL FLOOR AREA	13,320 SQ FT
RESIDENTIAL FLOOR AREA	203,692 SQ FT
MINIMUM SIDE YARD SETBACK	10'
MINIMUM PRIVATE DRIVEWAY	6000 SQ FT

USE CATEGORY	AREA (SQ. FEET)	PERCENTAGE OF TOTAL	R.F.T.O.
RESIDENTIAL	203,692	35.6%	300
COMMERCIAL	13,320	23.3%	300
PARKING	23,196	40.5%	300
TRASH	8,200	14.3%	30'
UNASSIGNED	5,300	9.3%	35'
Other Uses (VA)	0	0%	0
TOTAL	572,080	100%	300'

Percentage of Total of Building Height

HEIGHT	PERCENTAGE OF TOTAL
0 - 10'	77.2%
10 - 20'	22.7%
TOTAL	100%

MAXIMUM USE PARKING DESIGN TO BE DETERMINED AT TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION

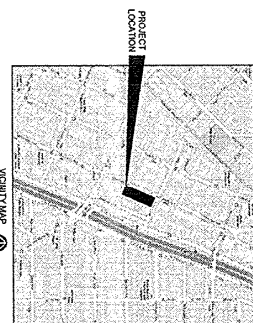
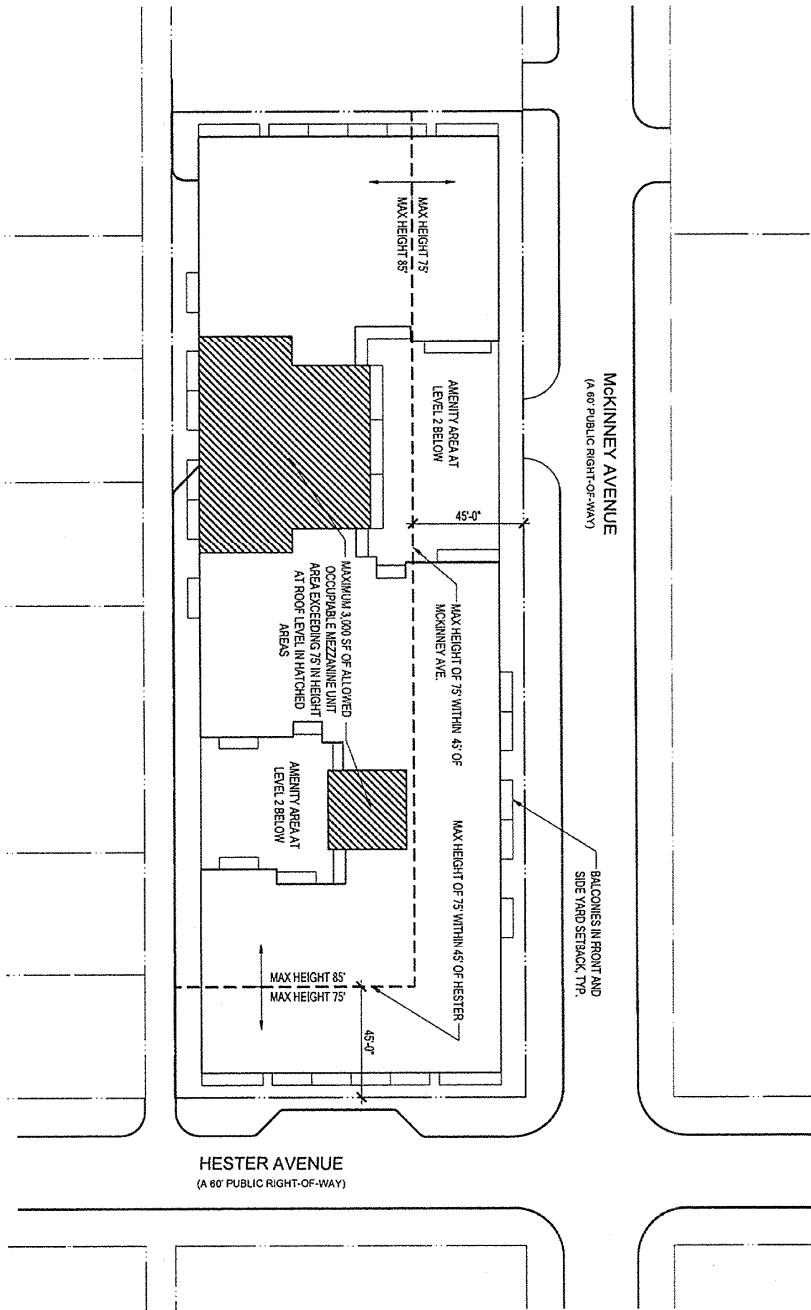
ROOF PLAN
 McKinney and Hester
 Dallas, Texas

Job #: 13248
 Pkx Urban Development Plan 1/9.dwg
 Date: 03/14/2014
 Drawn by: ELS, BT



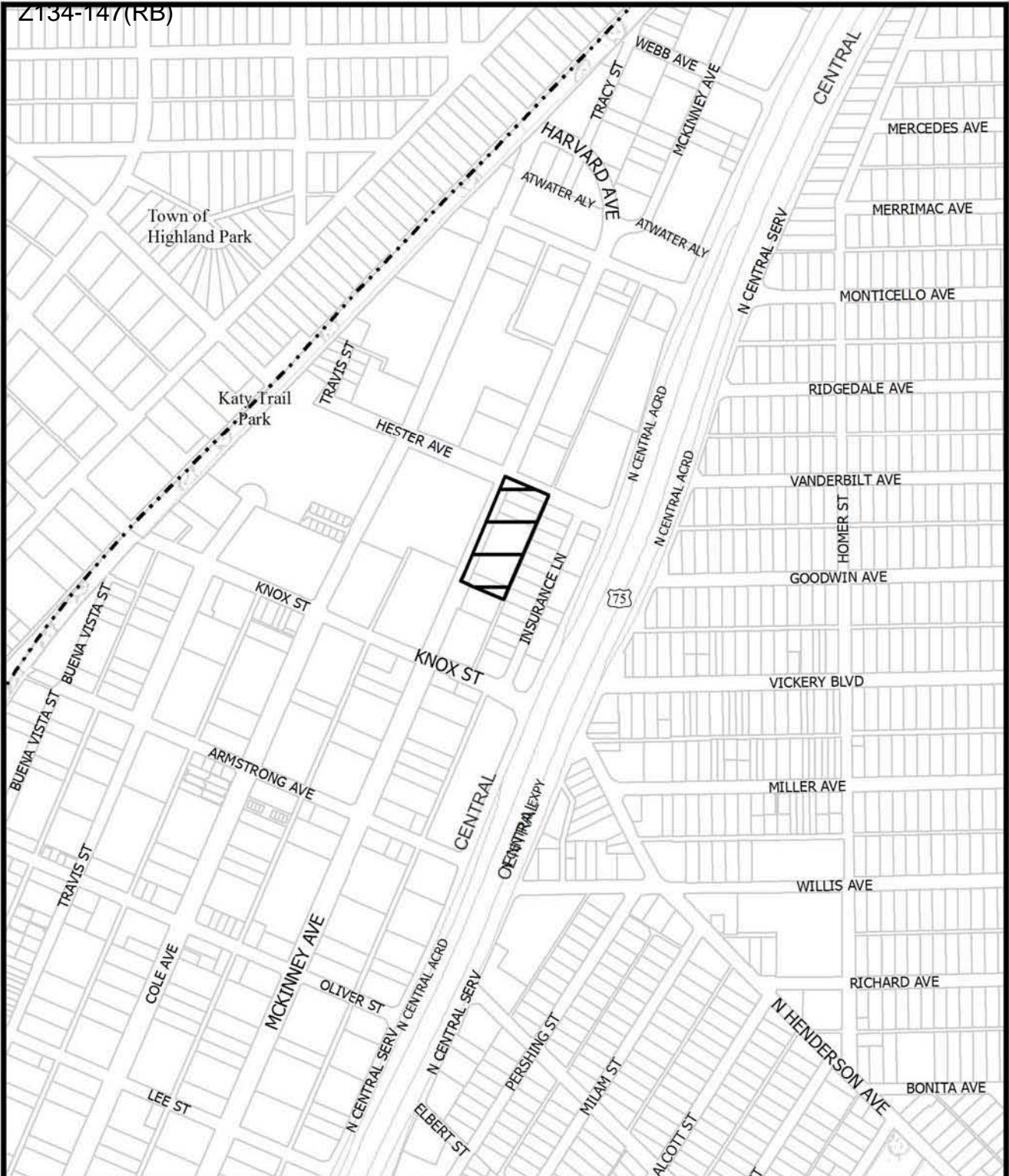
Good Fibers & Farrell Architects
 2000 Sherman Blvd.
 Suite 300
 Dallas, Texas 75201
 214.451.5276
 info@gfa.com

Z123-147



Proposed Roof Plan

Z134-147(RB)



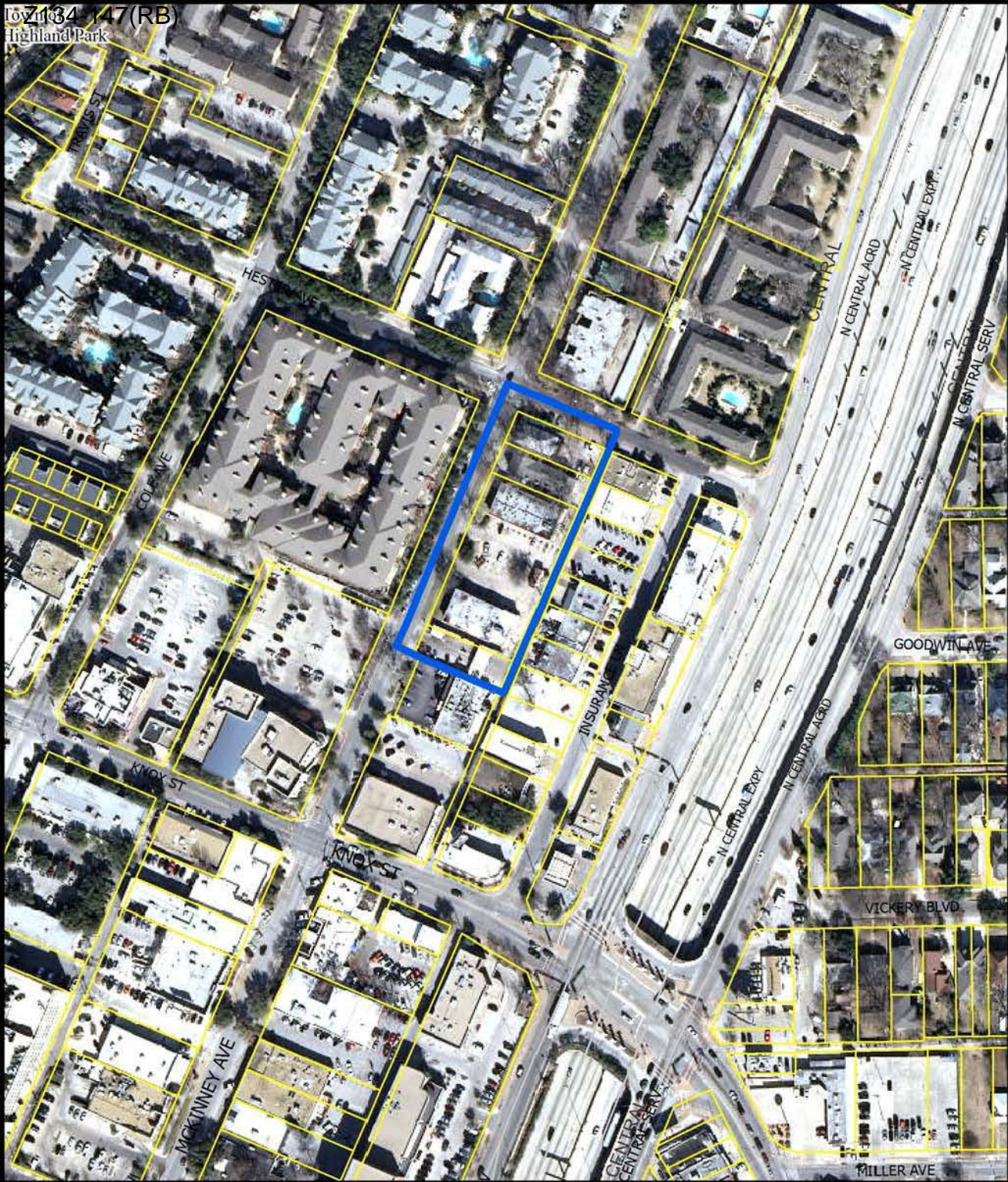
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VICINITY MAP

Case no: Z134-147

Date: 2/27/2014

Z134-147(RB)
Highland Park

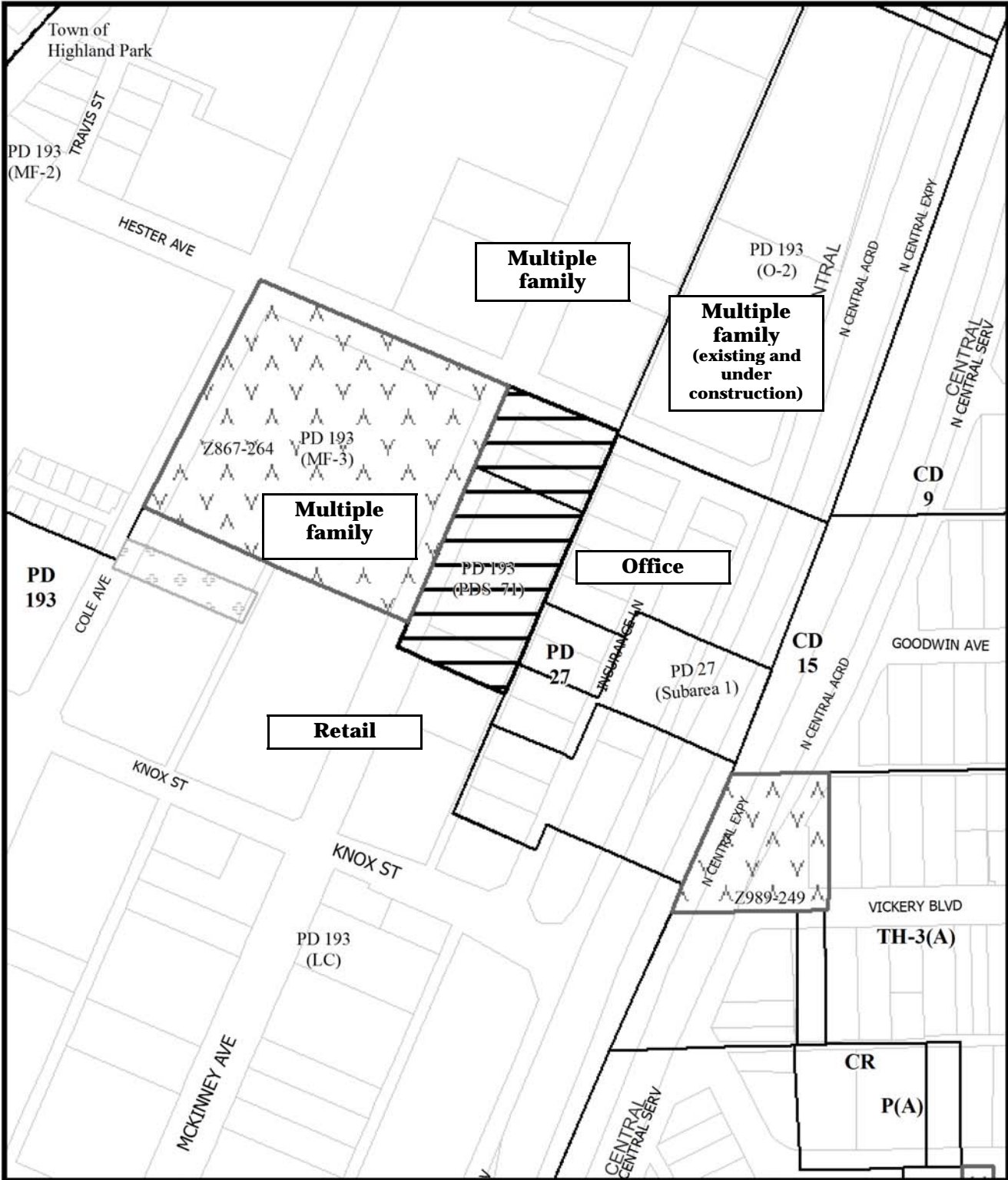


1:2,400

AERIAL MAP

Case no: Z134-147

Date: 2/27/2014

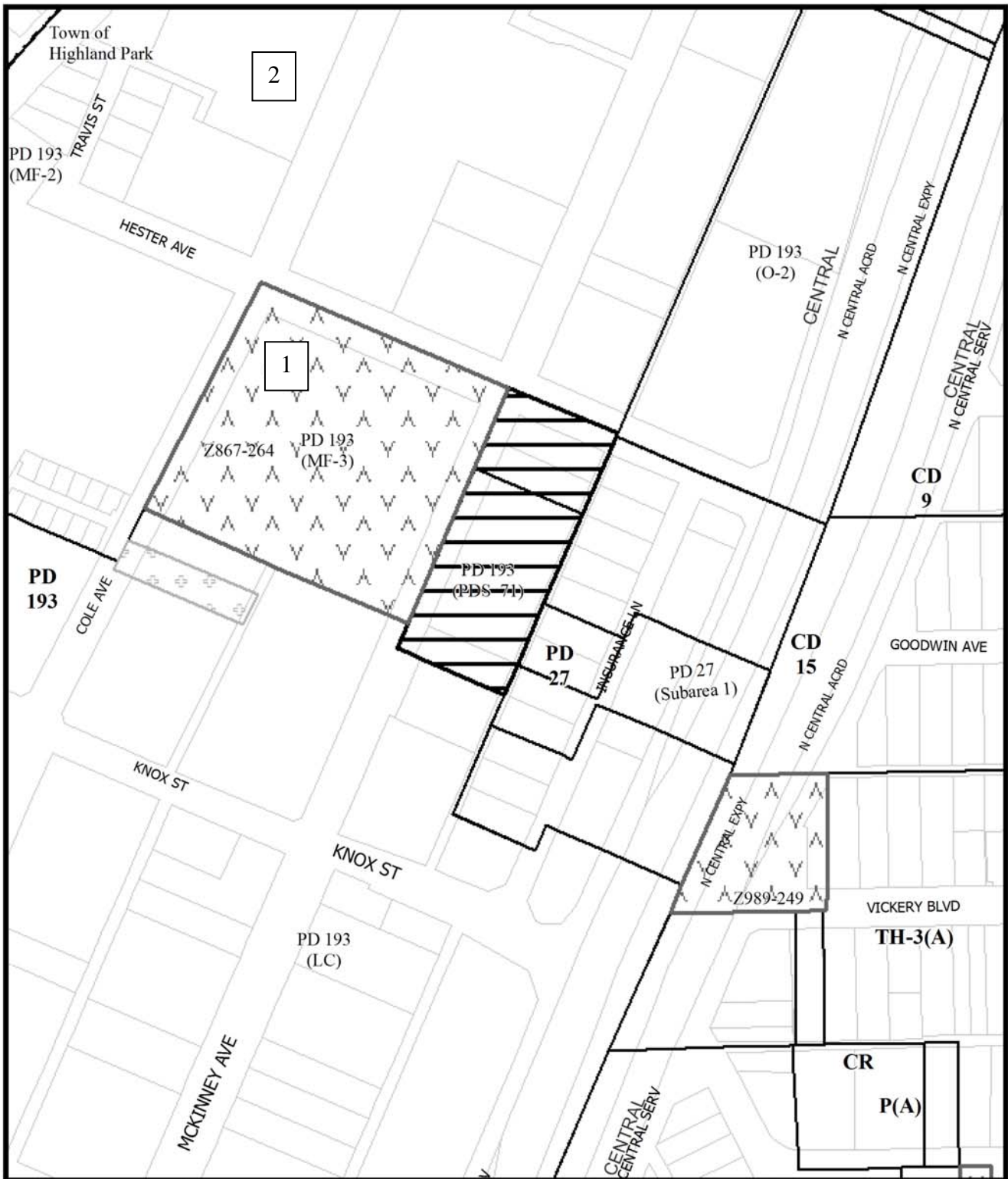


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ZONING AND LAND USE

Case no: Z134-147

Date: 2/27/2014



1:2,400

ZONING HISTORY

Case no: Z134-147

Date: 2/27/2014

Z134-147(RB)

CPC RESPONSES



<u>140</u>	Property Owners Notified (51 parcels)
<u>6</u>	Replies in Favor (6 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>7/10/2014</u>	Date <u>5/22/2014</u> Under Advisement

Z134-147
CPC



1:2,400

5/30/2014

Reply List of Property Owners***Z134-147***

140 Property Owners Notified ***6 Property Owners in Favor*** ***0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4626 MCKINNEY AVE	GILLON CARUTH I LTD
	2	4630 MCKINNEY AVE	CASA MONTERREY PS II ETAL
	3	4654 MCKINNEY AVE	COURTYARDS AT KNOX PARK
	4	4650 MCKINNEY AVE	ALDER WILLIAM JAC
	5	4650 MCKINNEY AVE	GABERINO JAMES D &
	6	4650 MCKINNEY AVE	TERSELICH METKA
	7	4650 MCKINNEY AVE	WILLIAMS JAMES H
	8	4650 MCKINNEY AVE	SHEPHERD REGINALD
	9	4650 MCKINNEY AVE	ALDER JAC
	10	3015 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	11	3025 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	12	4531 MCKINNEY AVE	GILLILAND PPTIES II LTD
	13	3107 KNOX ST	BUZZINI LP
	14	3113 KNOX ST	SOUTHERLAND CATHERINE S
	15	3119 KNOX ST	HILL HENRY L JR
	16	4600 MCKINNEY AVE	KNOX STREET VILLAGE
	17	4616 MCKINNEY AVE	MCKINNEY KNOX JOINT
	18	4655 INSURANCE LN	ELIZABETH ANNE PPTIES LLC
	19	4649 INSURANCE LN	ROBERT E LUNA FAMILY
	20	4647 INSURANCE LN	4645 NORTH CENTRAL LLC
	21	4639 INSURANCE LN	SUMMERS STEPHEN J ET AL
O	22	4633 INSURANCE LN	BEAIRD DAN INC
O	23	4631 INSURANCE LN	BEAIRD DAN L
	24	4625 INSURANCE LN	MIHALOPOULOS FRANK
O	25	4619 INSURANCE LN	ARMSTRONG BUILDING LLC
O	26	4617 INSURANCE LN	TRIANGLE CHAPTER AMORC

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4611 INSURANCE LN	TRIANGLE LODGE AMORC
	28	4617 CENTRAL EXPY	730 WEST SPRING VALLEY
	29	4627 INSURANCE LN	KNOX CENTRAL CORP
O	30	4655 CENTRAL EXPY	ZANDER JAMES P
	31	4703 CENTRAL EXPY	KNOX APARTMENTS OWNER LLC
	32	4714 MCKINNEY AVE	KNIGHT WILLIAM R
	33	4719 COLE AVE	TRAVIS COLE APARTMENTS 2012 LP
	34	3001 KNOX ST	J EVANS FAMILY PARTNERSHIP KNOX LTD
	35	3101 KNOX ST	GILLILAND PROPERTIES LTD
	36	3230 KNOX ST	KNOX STREET VILLAGE I INC
	37	4647 COLE AVE	CIM/4649 COLE AVENUE LP
	38	4625 COLE AVE	MODY PRASHANT
	39	4625 COLE AVE	BLOOM KARYN
	40	4625 COLE AVE	4625 COLE TOWNHOMES OWNER
	41	4650 COLE AVE	AMLI RESIDENTIAL PPTIES
	42	3104 KNOX ST	KNOX STREET VILLAGE INC
O	43	3010 KNOX ST	VALLEY OAK INVESTMENTS LP
	44	4611 CENTRAL EXPY	ORR VENTURE LTD
	45	4701 MCKINNEY AVE	MONTICELLO DEVELOPMENT
	46	4722 MCKINNEY AVE	JAZZ IRREVOCABLE TRUST THE JAZZ
	47	4728 MCKINNEY AVE	TIMMERMAN MICHAEL A & SUSAN H
	48	4728 MCKINNEY AVE	NUNEZ RAUL &
	49	4728 MCKINNEY AVE	WEISFELD RONALD A
	50	4728 MCKINNEY AVE	KNOBLER DONALD R
	51	4802 MCKINNEY AVE	KNIGHT WILLIAM RAY
	52	4728 MCKINNEY AVE	GALLAGHER KATHLEEN C
	53	4728 MCKINNEY AVE	WEISERT TARI
	54	4728 MCKINNEY AVE	GIANNASI TAYLOR
	55	4728 MCKINNEY AVE	STANTON LIVING TRUST
	56	4722 MCKINNEY AVE	BUCK JAMES L
	57	4728 MCKINNEY AVE	SCHIMMING VERNON H &

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4728 MCKINNEY AVE	ROCHESTER SARAH
	59	4728 MCKINNEY AVE	VILLANUEVA JORGE A
	60	4722 MCKINNEY AVE	CASSADA ROBERT HOWARD JR & CHARLOTTE MCI
	61	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
	62	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
	63	4728 MCKINNEY AVE	CRUZ MANUEL
	64	4728 MCKINNEY AVE	CUELLAS JOSHUA J
	65	4728 MCKINNEY AVE	CRONK JOHN A
	66	4728 MCKINNEY AVE	PISPIDIKIS RENA
	67	4728 MCKINNEY AVE	MALINA JAMES
	68	4728 MCKINNEY AVE	SCHUTZ ERIK R
	69	4728 MCKINNEY AVE	FANNIE MAE
	70	4728 MCKINNEY AVE	SYNODIS DONNA L &
	71	4728 MCKINNEY AVE	KILGORE CHRISTOPHER H
	72	4722 MCKINNEY AVE	ROZIER PETER B
	73	4722 MCKINNEY AVE	MCDONALD BILLY LANE
	74	4722 MCKINNEY AVE	KNIGHT WILLIAM R
	75	4722 MCKINNEY AVE	KNIGHT WILLIAM
	76	4722 MCKINNEY AVE	GAUKLER JOSEPH E & LYNNE
	77	4717 MCKINNEY AVE	MCCUTCHEN MARK D
	78	4717 MCKINNEY AVE	BERRON CLAUDIA
	79	4717 MCKINNEY AVE	SCHAFFER CHRISTOPHER & TRACI R
	80	4717 MCKINNEY AVE	POLSON JULIE E
	81	4717 MCKINNEY AVE	ROHLEDER MARCIE M
	82	4717 MCKINNEY AVE	ODONNELL GARY & JULIE
	83	4717 MCKINNEY AVE	TRIMMELL JOHN D & SUSAN J
	84	4719 MCKINNEY AVE	MURRY SCOTT M
	85	4719 MCKINNEY AVE	HABIBI KAMIL
	86	4719 MCKINNEY AVE	MATTHEWS AMANDA L
	87	4719 MCKINNEY AVE	BUSH DARLA S
	88	4719 MCKINNEY AVE	TRAN HONG

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4719	MCKINNEY AVE	AYATS MAS OTILIA
90	4719	MCKINNEY AVE	BAUMANN RACHEL K
91	4803	CENTRAL EXPY	HOPKINS DIANA P
92	4805	CENTRAL EXPY	VANSTRAATEN MARINUS P
93	4807	CENTRAL EXPY	PHILLIPS DAVID G &
94	4809	CENTRAL EXPY	CHUNG YU LIN
95	4811	CENTRAL EXPY	CLINE MARY M
96	4815	CENTRAL EXPY	BARTELL ANGELLE
97	4817	CENTRAL EXPY	BERRY LISA E &
98	4819	CENTRAL EXPY	FRANKLIN CHARLESZETTA
99	4821	CENTRAL EXPY	PHILLIPS ANN
100	4823	CENTRAL EXPY	VAN STRAATEN M P
101	4825	CENTRAL EXPY	GARCIA PATRICIA E
102	4827	CENTRAL EXPY	VAN STRAATEN MARINUS P
103	4829	CENTRAL EXPY	MORRIS TAMECA
104	4831	CENTRAL EXPY	KING CHRISTEN C ET AL
105	4833	CENTRAL EXPY	CERVANTES JULIO CESAR
106	4837	CENTRAL EXPY	COSBY DIANA &
107	4839	CENTRAL EXPY	LINE WINSTON B
108	4839	CENTRAL EXPY	LEE MICHAEL EDWARD
109	4839	CENTRAL EXPY	CODDINGTON CAROLYN P
110	4839	CENTRAL EXPY	GARCIA WAYNE
111	4841	CENTRAL EXPY	PECK ROBBIN M
112	4841	CENTRAL EXPY	SUMLIN RICHARD K
113	4841	CENTRAL EXPY	ROSE GREGORY D
114	4841	CENTRAL EXPY	COSBY DIANA C
115	4843	CENTRAL EXPY	JJ REAL ESTATE LLC
116	4843	CENTRAL EXPY	MARCOULIDES JAMES E
117	4843	CENTRAL EXPY	KNOBLER DONALD G
118	4843	CENTRAL EXPY	MORALES ADRIANA
119	4845	CENTRAL EXPY	THRESHER BRENDA ANN

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4845 CENTRAL EXPY	LEWIS DON V
	121	4847 CENTRAL EXPY	CLORE CHRISTINE W &
	122	4847 CENTRAL EXPY	KRAUSE MARTHA H
	123	4847 CENTRAL EXPY	SMITH REBECCA KAY
	124	4847 CENTRAL EXPY	LOPEZ BENJAMIN
	125	4849 CENTRAL EXPY	COSBY COLE THOMAS &
	126	4849 CENTRAL EXPY	COSBY DIANA
	127	4849 CENTRAL EXPY	SPARKS KRISTEN A
	128	4708 MCKINNEY AVE	COWAN GERALDINE
	129	4708 MCKINNEY AVE	APPLE JAROLD LEE
	130	4708 MCKINNEY AVE	GRAY JUSTIN L
	131	4708 MCKINNEY AVE	J & O BLAKE FAMILY LLC
	132	4708 MCKINNEY AVE	CHAKRABORTY INDRANEEL
	133	4708 MCKINNEY AVE	VEVERA MARK C
	134	4708 MCKINNEY AVE	KOCSI WILLIAM & KATHLEEN
	135	4708 MCKINNEY AVE	LANDON LANA K
	136	4704 MCKINNEY AVE	TORRES ALFREDA
	137	4704 MCKINNEY AVE	SUTLIFF ELIZABETH
	138	4704 MCKINNEY AVE	MUELLER JASON E &
	139	4708 MCKINNEY AVE	OWENS GARY ALLEN
	140	4704 MCKINNEY AVE	LOERA SANDRA V

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 12
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 6 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z134-275(WE)

ACM: Theresa O'Donnell

FILE NUMBER: Z134-275(WE) **DATE FILED:** June 9, 2014
LOCATION: East line of Coit Road, north of Cullum Street
COUNCIL DISTRICT: 12 **MAPSCO:** 6-K
SIZE OF REQUEST: Approx. 162.83 acres **CENSUS TRACT:** 318.04

APPLICANT: Centurion American

OWNER: Texas A & M University

REPRESENTATIVES: Halff Associates and Cumulus Design

REQUEST: An application for a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses.

SUMMARY: The purpose of this request is to allow for the construction of a single family development. The single family development will consist of a mix of lot sizes that will range from 2,730 to 7,200 square foot lots.

CPC RECOMMENDATION: Approval, subject a conceptual plan and conditions

STAFF RECOMMENDATION: Approval, subject a conceptual plan and conditions

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed single family development is adjacent to and is surrounded by a mix of uses, such as retail and personal service, office and residential uses (senior living facility). The Texas A&M Agrilife Center is located south of the request site. The proposed residential development will be developed in several phases. There are two ingress/egress points into the development from Coit Road. The proposed development will be built primarily as single family detached but will provide approximately 180 townhouses within subarea 3 of the development. The proposed 900 unit single family development should have a positive impact from a land use and economic impact on the surrounding area.

The proposed 900 single family development will also reduce the development rights that are currently permitted in Planned Development District No. 850. In June 2011, the City Council approved PDD No. 850 for a mixed use development. The development rights within Planned Development District No. 850 permitted a maximum of 250 lodging uses, 2,000 single family uses, 745,000 square feet of commercial and business services, industrial, office and office showroom/warehouse uses and 135,000 square feet of institutional and community service and retail and personal service uses. Even though the intent of PDD No. 850 was to provide for the development of a research facility for sustainable development, the reduction in the development rights as it relates to density, scale and structure height could create a pedestrian friendly, walkable community that is supported by the research that is being conducted by the University.

2. *Traffic impact* – The Engineering Section of the Department Sustainable development and Construction has determined that the increased density will not have a detrimental impact upon the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The request site is located within a Residential Neighborhood Building Block.
4. *Justification for a Planned Development District as opposed to a straight zoning district* – The request site is located within two zoning districts: PDD No. 850 and R-7.5(A) Single Family. The proposed Planned Development District will provide the flexibility in the development rights and standards to modify the yard, lot and space regulations, and landscape requirements for the proposed single family development. A straight zoning district will not permit the flexibility that is allowed by a Planned Development District.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The proposed single family development will wrap around a portion of the Texas A&M University Research area. This area will remain a research center for the University.

Zoning History: There has not been any recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Coit Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 850, R-7.5(A)	Undeveloped
North	PDD No. 895	Senior Living
South	City of Richardson	Surface parking
East	PDD No. 780 w/dr, LI w/dr, NO(A)	Offices, Undeveloped
West	CR w/SUP No. 1017, PDD No. 367, MU-1, R-7.5(A)	Offices, Retail, Commercial Amusement, Texas A&M research

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 Plan identifies the request site being within a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The proposed request is in compliance with the *forwardDallas! Comprehensive Plan*. The applicant proposes to development the ±162 acre tract with approximately 900 single family dwellings. The proposed development is located adjacent to the City of Richardson and is in close proximately to the City of Plano city limits.

STAFF ANALYSIS:

Land Use Compatibility: The 162.83 acre site is undeveloped and is adjacent to the variety of mixed uses, such as retail and personal service, office and residential uses (senior living facility) and the Texas A&M Agrilife Center. The proposed 900-single family development will be constructed with approximately 720-single family detached unit and approximately 180 townhouses and at a maximum height not to exceed 36 feet. In addition, the proposed development will wrap around a portion of the University’s research area.

Staff’s recommendation is for approval, subject to a conceptual plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
PDD No. 850 -existing	15' –Coit Otherwise no min.	No. min.	2,000 units 0.89 FAR	160' 12 stories	36%		Residential, Retail and personal services
PDD - proposed Single family	varies'	varies'	Subarea A – 160 units Subarea B – 210 units Subarea C – 340 units Subarea E – 190 units	36'	60%		Single family, accessory community center, townhouses

Landscaping: Landscaping of any development must be in accordance with Article X, as amended. However, staff is modifying the number of site trees that are required for each lot. The number of site trees for the proposed development for each subarea is:

- (1) For Subareas 1, 2, and 4. Two trees per lot are required for each individual lot. A minimum of one of the two trees must be a large canopy tree.
 - (i) Type E lots. For Type E lots only, at least three trees per lot are required.
- (2) For Subarea 3.
 - (i) Type A lots. For Type A lots only, one tree per lot is required.

The landscaping requirement for Article X regarding the tree for residential uses is 3 trees per lot. Staff believes that the applicant would not be able to meet the 3 trees per lot requirement in subarea 3 and lot containing less than 5,750 square feet after discussing the proposed development with the applicant’s representative. Only Type E lots with a minimum lot size of 7,200 square feet will be required to comply with Article X requirements. The Planting and maintaining proper growth and maturity of the trees on each lot was a concern in discussing the tree requirements for the proposed single family development.

Traffic: The Engineering Section of the Department of Development Services has reviewed the request and determined that the proposed single family development will not have a detrimental impact upon the surrounding street system.

CPC Action (August 7, 2014)

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single family district uses, subject a revised conceptual plan and revised conditions on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street.

Maker: Peadon
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons*, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 32
Replies: For: 5 Against: 0

Speakers: For: Dennis Chovan, 1201 N. Bowser Rd, Richardson, TX, 75081
For (Did not speak): Phillip Ray, 301 Tarrow, College Station, TX, 77840
Against: None

**LIST OF OFFICERS
Centurium American**

Please see below the list of Partners and Principals for Centurium American;

Mehrdad Moayedi	President and CEO
Brad Biber	Executive Vice President
Jeff Shirley	Senior Vice President – Finance
Jack Dawson	Senior President – Development
Sean Terry	Vice President – Entitlements
Dustin Warren	Vice President Finance
Vance McMurry	General Counsel
Casey Ford	Chief Financial Officer

**LIST OF OFFICERS
Texas A&M University**

Please see below the list of Chairman and Presidents of the Board of Regents for Texas A&M University;

Richard Coke	Archibald Johnson Rose	Sterling C. Evans
Richard B. Hubbard	Frank A. Reichardt	H. C. Heldenfels
Oran Milo Roberts	Marion Sansom	L. F. Peterson
Edward B. Pickett	K. K. Legett	Clyde H. Wells
James D. Thomas	W. A. Trenckmann	H. R. Bright
George Pfeuffer	Walton Peteet	David G. Eller
W. R. Cavitt	Edward Benjamin Cushing	William A. McKenzie
Christopher C. Garrett	John I. Guion	Ross D. Margraves, Jr.
Laurence Joseph Hart	Wilfred T. Doherty	Mary Nan West
F. Marion Law	Henry B. Zachry	Donald E. Powell
George Rollie White	Eugene B. Darby	Erle Nye
Lowry Mays	John D. White	Bill Jones
Morris E. Foster	Richard A. Box	Phil Adams

**CPC PROPOSED PDD
CONDITIONS**

ARTICLE ____.

PD ____.

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

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____, 2014.

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

PD ____ is established on property located on the east side of Coit Road, north of McCullum Road. The size of PD ____ is approximately 163.0 acres.

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

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

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

(c) CORNERSIDE YARD means a side yard that abuts a street

(d) TYPE A LOTS means a minimum lot size of 2,730 square feet with a minimum lot width of 26 feet and a minimum lot depth of 105 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 80 feet

(e) TYPE B LOTS means a minimum lot size of 5,750 square feet with a minimum lot width of 50 feet and a minimum lot depth is 115 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 90 feet.

(f) TYPE C LOTS means a minimum lot size of 4,400 square feet with a minimum lot width is 40 feet and a minimum lot depth is 110 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 85 feet.

(g) TYPE E LOTS means a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet and a minimum lot depth is 120 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 95 feet.

(h) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBIT. The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

SEC. 51P- ____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- ____.106. DEVELOPMENT PLAN.

(a) A development plan that complies with the conceptual plan and this article must be submitted for each phase of development and must be approved by the city plan commission prior to the issuance of a building permit for that phase.

(b) All development plans must include a label for each lot indicating lot type (Type A thru E as defined in this article) and must include a tabulation box including the total for each lot type in compliance with this article.

SEC. 51P- ____.107. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted in this district are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) Accessory community center (private) *[(Subarea 3), maximum 2,500 square feet air conditioned space]*

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

(a) 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.

(b) Guard Houses *[Two guard houses are permitted, one at each access point]*

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

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations contained in Section 51A-4.112, R-7.5(A) Single Family District, apply to this planned development district.

(b) Cornerside yard. Minimum cornerside yard is 15 feet.

(c) Guard house. A maximum of two guard houses are permitted in the front yard as shown on the conceptual plan.

(d) Subarea 1

(1) Front yard. Minimum front yard is:

(a) Type B lots, minimum front yard is 20 feet.

(b) Type C lots, minimum front yard is 20 feet.

(c) Type E lots, minimum front yard is 25 feet.

(2) Side yard. Minimum side yard is 5 feet

(3) Rear yard. Minimum rear yard is 5 feet

(4) Density. Total maximum number of dwelling units is 170

(a) Type B lots. Maximum number of dwelling units is 70.

(b) Type C lots. Maximum number of dwelling units is 65.

(c) Type E lots. Maximum number of dwelling units is 35.

(5) Height. Maximum structure height is 36 feet.

(6) Lot Size.

(a) Type B. Minimum lot size is 5,750 square feet.

(b) Type C. Minimum lot size is 4,400 square feet.

(c) Type E. Minimum lot size is 7,200 square feet.

(7) Stories. Maximum number of stories above grade is 2.

(e) Subarea 2 – Type B Lots

(1) Front yard. Minimum front yard is 20 feet.

(2) Side yard. Minimum side yard is 5 feet:

(3) Rear yard. Minimum rear yard is 5 feet.

(4) Density. Maximum number of dwelling units is 215.

(5) Height. Maximum structure height is 36 feet.

(6) Lot size. Minimum lot area is 5,750 square feet.

(7) Stories. Maximum number of stories is 2.

(f) Subarea 3

(1) Front yard. Minimum front yard is:

(a) Type A lots, minimum front yard is 25 feet.

(b) Type C lots, minimum front yard is 10 feet.

(2) Side yard. Minimum side yard is:

(a) Type A lots, minimum side yard is 0 feet.

(b) Type C lots, minimum side yard is 5 feet.

(3) Rear yard. Minimum rear yard is:

(1) Type A lots, minimum rear yard is 5 feet

(2) Type C lots, Minimum rear yard is 20 feet.

(i) For cul-de-sacs, minimum rear yard is 5 feet.

(4) Density. Total maximum number of dwelling units is 345.

(a) Type A lots. Maximum number of dwelling units is 180.

- (b) Type C lots. Maximum number of dwelling units is 165.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot size.
 - (a) Type A. Minimum lot size is 2,730 square feet.
 - (b) Type C. Minimum lot size is 4,400 square feet.
- (7) Stories. Maximum number of stories above grade is 2.
- (g) Subarea 4
 - (1) Front yard. Minimum front yard is:
 - (a) Type B lots, minimum front yard is 20 feet.
 - (b) Type C lots, minimum front yard is 20 feet.
 - (c) Type E lots, minimum front yard is 20 feet.
 - (2) Side yards. Minimum side yard is 5 feet.
 - (3) Rear yard. Minimum rear yard is:
 - (a) Type B lots. Minimum rear yard is 5 feet
 - (b) Type C lots. Minimum rear yard is 20 feet
 - (c) Type E lots. Minimum rear yard is 5 feet
 - (4) Density. Total maximum number of dwelling units is 185.
 - (a) Type B lots. Maximum number of dwelling units is 95.
 - (b) Type C lots. Maximum number of dwelling units is 70.
 - (c) Type E lots. Maximum number of dwelling units is 20.
 - (5) Height. Maximum structure height is 36 feet.

(6) Lot size.

- (a) Type B. Minimum lot size is 5,750 square feet.
- (b) Type C. Minimum lot size is 4,400 square feet.
- (b) Type E. Minimum lot size is 7,200 square feet.

(7) Stories. For single family uses, maximum number of stories above grade is 2.

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

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

(b) An accessory community center (private), Subarea 3 only. Off-street parking ratio for an accessory community center (private) is one space per 200 square feet of floor area. A minimum of 15 spaces is required.

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

See Article VI.

SEC. 51P-____.112. LANDSCAPING AND TREE MITIGATION.

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

(b) Accessory community center (private). For an accessory community center (private), landscaping must be in accordance with Article X, as amended.

(c) Single family uses. The following tree requirements apply.

(1) For Subareas 1, 2, and 4. Two trees per lot are required for each individual lot. A minimum of one of the two trees must be a large canopy tree.

(i) Type E lots. For Type E lots only, at least three trees per lot are required. A minimum of one tree must be a large canopy tree.

(2) For Subarea 3.

(i) Type A lots. For Type A lots only, one tree per lot is required.

(d) Common areas. Common areas must be landscaped in accordance with the development plans.

(e) Street Trees.

(1) Street trees must be provided along the main street and provided at one tree per 50 linear feet of street.

(2) Trees must be evenly distributed along both sides of the street and at a consistent depth within 10-feet of the back of curb.

(3) The installation of street trees must be completed with the completion of each subarea addition.

SEC. 51P-____.113. FENCES

(a) A minimum six-foot-high perimeter fence is required as shown on the conceptual plan. The fence material could consist of oriental metal, masonry, or wood or any combination.

(b) Pedestrian or vehicular access gates are prohibited on the exterior or interior fences.

SEC. 51P-____.114. SIGNS.

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

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

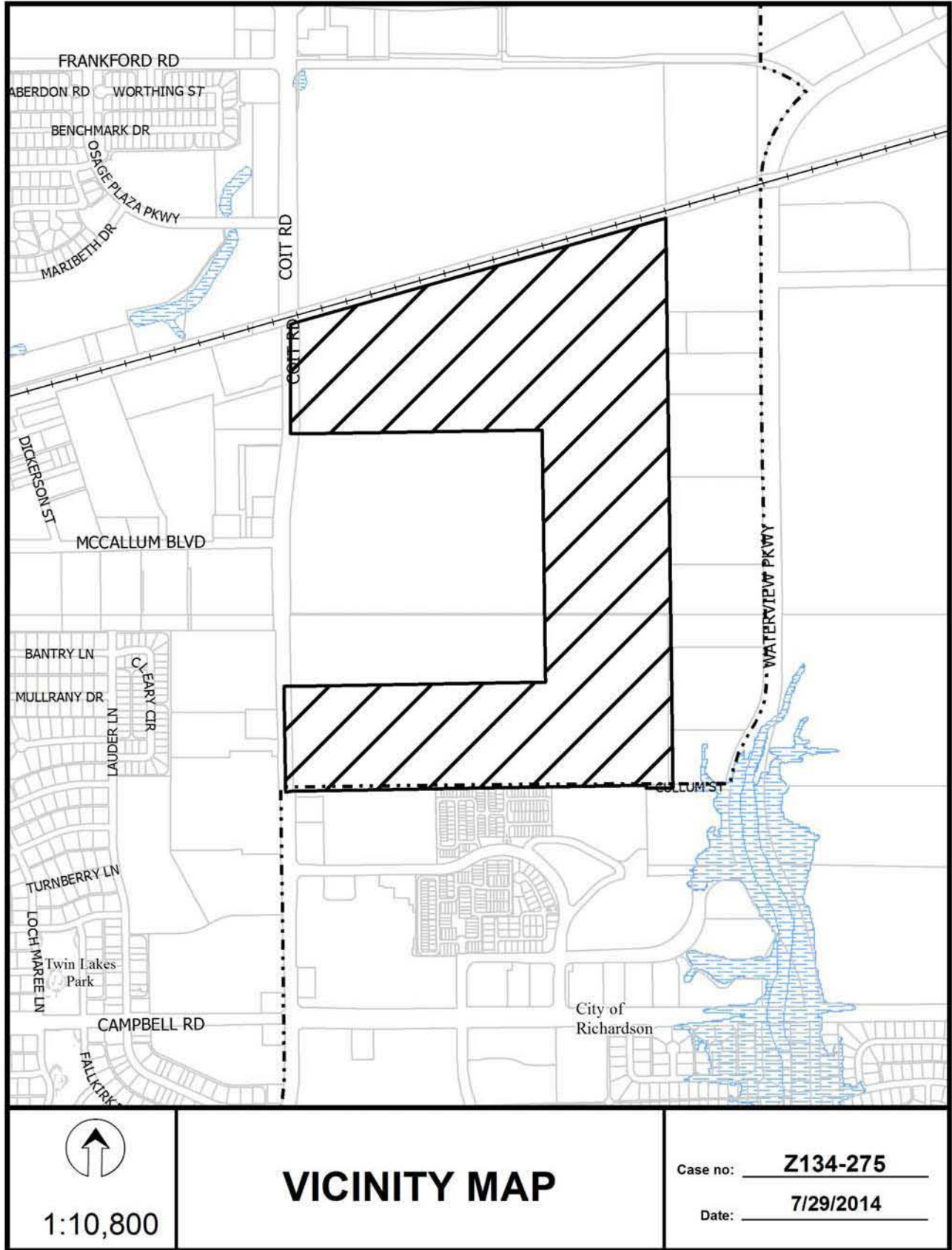
(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(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-____.116. COMPLIANCE WITH CONDITIONS.

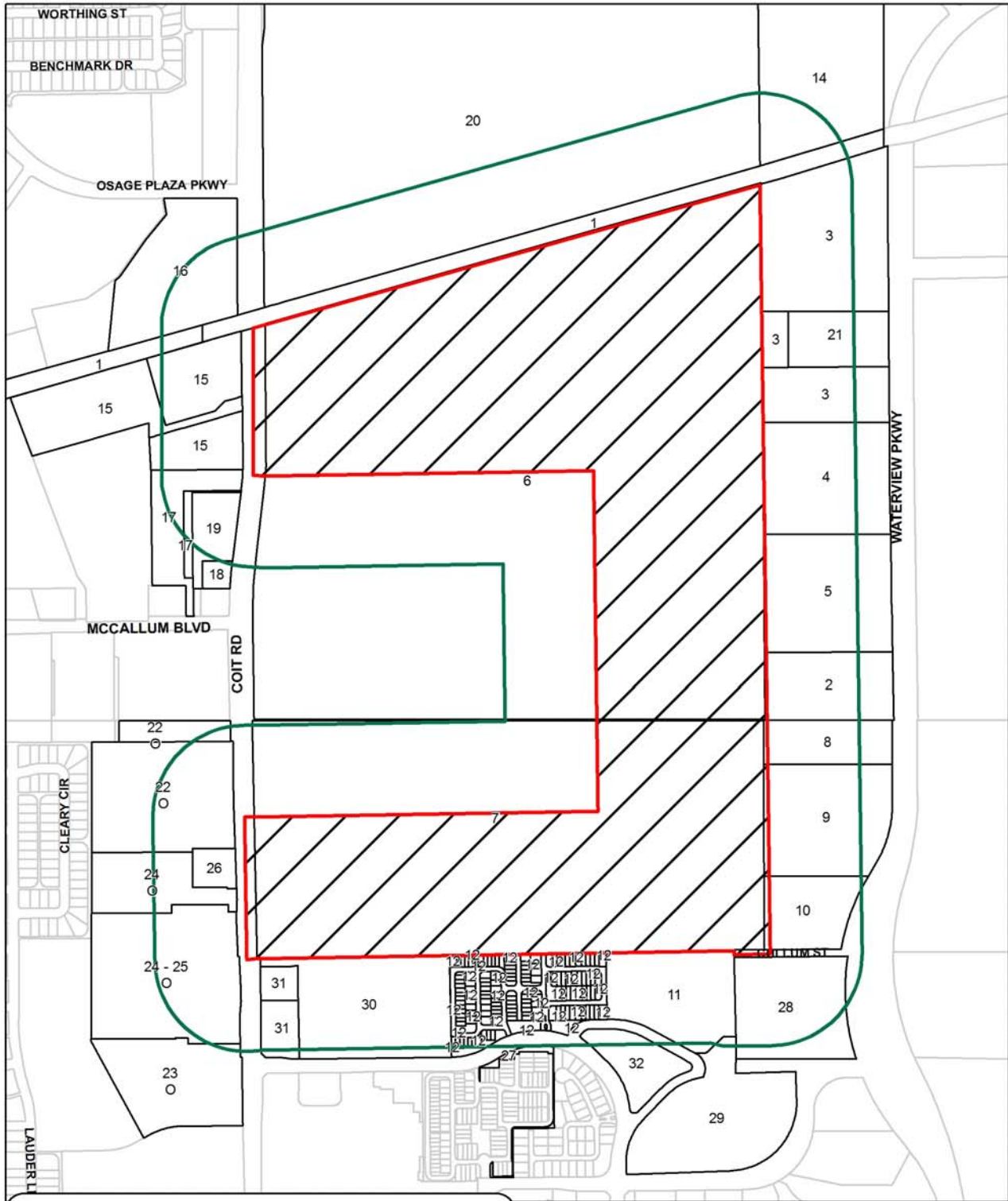
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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





CPC RESPONSES



<u>32</u>	Property Owners Notified (186 parcels)
<u>5</u>	Replies in Favor (5 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>8/7/2014</u>	Date

Z134-275
CPC



1:8,400

Notification List of Property Owners

Z134-275

32 Property Owners Notified

4 Property Owners in Favor 0

Property Owners Opposed

Reply	Label #	Address	Owner
	1		DALLAS AREA RAPID TRANSIT
	2	17217 WATERVIEW	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
	3	WATERVIEW	DALLAS INTERNATIONAL SCHOOL
	4	17787 WATERVIEW	INTERVOICE INC
	5	17655 WATERVIEW	GVAOI/SR WATERVIEW VENTURE LLC
	6	17300 COIT	TEXAS A&M UNIVERSITY
	7	17100 COIT RD	TEXAS A & M UNIVERSITY
	8	17217 WATERVIEW	BOARD OF REGENTS OF THE UNIVERSITY
	9	17201 WATERVIEW	DIGITAL WATERVIEW LLC
	10	17111WATERVIEW	ECLIPSE ELECTRONIC SYSTEMS INC
	11	2140 LAKE PARK	BTMU CAPITAL LEASING & FINANCE INC
	12	1354 CASPIA LN	LAKE PARK TOWNHOMES II LTD
	13	1322 CASPIA LN	LAKE PARK TOWNHOMES II LTD
	14	18325 WATERVIEW	PRIME DIAMOND INVESTMENT LTD
	15	17713 COIT	HILDERBRAND PARTNERSHIP THE
	16	17817 COIT	HUNTER'S RUN APARTMENTS LP
	17	17613 COIT	FRIENDLY ACCESS SELF STORAGE LTD
	18	17501 COIT	ROSSMORE ENTERPRISES
	19	17509 COIT	HH SUNSHINE INVESTMENT TX LP
	20	8000 FRANKFORD	REDWOOD-ERC DALLAS LLC
	21	17919WATERVIEW	BOARD OF REGENTS OF THE
O	22	17001 COIT RD	PAVILLION MCCALLUM
O	23	16623 COIT RD	PAVILLION COURT HOLDINGS
O	24	16731 COIT RD	PAVILLION COURT HOLDING
O	25	16731 COIT RD	TARGET CORPORATION

Z134-275(WE)

08/08/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	26	16831 COIT RD	PAVILLION COURT HOLDING
	27	1209 LAKE VISTA LN	LAKE PARK TOWNHOMES LTD
	28	2201 WATERVIEW	LENNOX COMMERCIAL REALTY
	29	2100 LAKE PARK WAY	LENNOX COMMERCIAL
	30	2220 COIT RD	HD DEVELOPMENT PPTIES LP
	31	2230 COIT RD	DIABLO INVESTMENT CO
	32	2125 LAKE PARK BLVD	UNIVERSITY WORLD OWNERS

AGENDA ITEM # 73

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 52 B; F

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-274(WE)

ACM: Theresa O'Donnell

FILE NUMBER: Z123-274 (WE) **DATE FILED:** April 29, 2013

LOCATION: East line of North Walton Walker Freeway, south of West
Jefferson Boulevard

COUNCIL DISTRICT: 6 **MAPSCO:** 52- B & F

SIZE OF REQUEST: Approx. 0.76 acres **CENSUS TRACT:** 107.04

APPLICANT/ OWNER: David & Hector Varela

REPRESENTATIVE: Santos Martinez, MasterPlan

REQUEST: An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of retail type uses on the site.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

STAFF RECOMMENDATION: Denial

DESIGNATED ZONING CASE

BACKGROUND INFORMATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District may have a negative impact on the residential uses due to the type of uses that are permitted within the RR District such as machinery, heavy equipment or truck sales and services, outside sales, and vehicle display, sales and services. These uses are not compatible or conducive to a low-density residential development but are more suitable to serve a regional area.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the applicant’s request will not have a negative impact on the street system. The request site fronts on the Walton Walker frontage Road and North Ira Avenue. However, any utilization of the internal streets to access this site (North Ira Avenue) could have a negative impact upon the residential neighborhood dependent upon the type of RR Regional Retail District uses.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The plan shows the request site located in a Residential Building Block. NS(A) Neighborhood Service District or low-intensity office districts could be more compatible because the Comprehensive Plan envisions some of these low-intensity uses at certain locations along major roadways adjoining residential neighborhoods.

BACKGROUND INFORMATION:

- The applicant’s request for an RR Retail Regional District will allow for a variety of retail and personal services uses on the site. The applicant has expressed that the site may be used for vehicle overflow from a proposed vehicle display, sales and service. A zoning case is being proposed to permit a vehicle display, sales and service use on a property located on Jefferson Boulevard (companion case).
- The applicant has held several meetings within the community to discuss the proposed zoning case. As a result of the meetings, the attendees recommended that certain uses are prohibited from being developed on the site. The applicant has agreed to volunteered deed restrictions that reflects the community’s recommendation to prohibit specific uses on the site.
- The request site is adjacent to an R-7.5(A) Single Family District where the development is primarily single family uses. The property north of the site is undeveloped.

Zoning History: There are two zoning changes requested in the area.

1. **Z123-275** An application for an RR-D Regional Retail District and deed restrictions volunteered by the applicant with retention of a D Overlay on property zoned a CR-D Community Retail District (companion case).
2. **Z134-201** An application for a CS-D Commercial Service District with retention of a D Overlay on property zoned a CR-D Community Retail District. (not shown on the history map)

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped, Single Family
North	R-7.5(A)	Undeveloped
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Walton Walker Freeway

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 Plan identifies the request site as being in a Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The request site is located within an area that limits office uses and is in close proximity to residential uses. The RR District is a more intensive district than the surrounding LO-3 District. The proposed RR Regional Retail District could have a negative impact on the adjacent uses even though the request site is adjacent to a frontage road.

STAFF ANALYSIS:

Land Use Compatibility: A portion of the 0.76-acre site is undeveloped with the remainder of the site being developed with single family uses. The site is located in a residential area where a portion of the street frontage is on North Walton Walker Service Road and several residential streets.

The applicant’s request for an RR regional Retail District will allow for the development of various retail and personal service uses. Certain uses that are permitted within the RR District are not compatible when adjacent to low residential uses.

Even though the applicant has volunteered deed restrictions that prohibit the development of certain uses on site, staff is concerned with the impact the remaining intrusive use may have on the adjacent residential uses. Uses such as a machinery, heavy equipment or truck sales and services, auto service center or a vehicle or engine repair or maintenance use could potential have a negative impact on a stable residential area.

Staff is also concerned that any encroachment of the RR Regional Retail District into a residential area could have a negative impact on the surrounding uses. Even though the site has street frontage on a service road and residential street and will be limited in the structure height due to the residential adjacency, an RR Regional Retail District is intended to “provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low-density residential development.” There is an undeveloped tract of land that is zoned for CR-D Community Retail District uses that is located north of the request site at the southeast corner of North Walton Walker Freeway and West Jefferson Boulevard that could be developed to serve the adjacent neighborhood.

Staff’s recommendation is for denial. However, On July 10, 2014, the City Plan Commission recommended approval, subject to the deed restrictions volunteered by the applicant.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Walton Walker	Variable lane widths		
North Ira Avenue	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

CPC Action (December 5, 2013)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until February 6, 2014.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 12 to 0

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa, Tarpley, Shellene, Bernbaum, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

CPC Action (February 6, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until March 20, 2014.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid, Hinojosa, Bagley*, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (March 20, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until April 17, 2014.

Maker: Anantasomboon
 Second: Shidid
 Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,
 Anantasomboon, Bagley, Lavallaisaa, Tarpley,
 Schultz, Peadon, Murphy*, Ridley, Alcantar

Against: 0
 Absent: 2 - Culbreath, Shellene
 Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (April 17, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until May 8, 2014.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley*,
Shellene, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

CPC Action (May 8, 2014)

Motion: In considering an application for an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until May 22, 2014.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (May 22, 2014)

Motion: In considering an application for an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until June 19, 2014.

Maker: Anantasomboon
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid*,
Anantasomboon, Bagley*, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy*, Ridley, Abtahi*

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (June 19, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Abtahi

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: For: Sharon Graham, 115 North Tatum Ave., Dallas, TX, 75211
Against: None

CPC Action (July 10, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until July 24, 2014.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

CPC Action (July 24, 2014)

Motion: It was moved to recommend **approval** of an RR Regional Retail District, subject to revised deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz,
Peadon, Murphy, Ridley, Abtahi

Against: 1 - Bagley
Absent: 2 - Rodgers, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official].

Office uses.

- Alternate financial establishment.

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

- College dormitory, fraternity, or sorority house.

Retail and personal service uses.

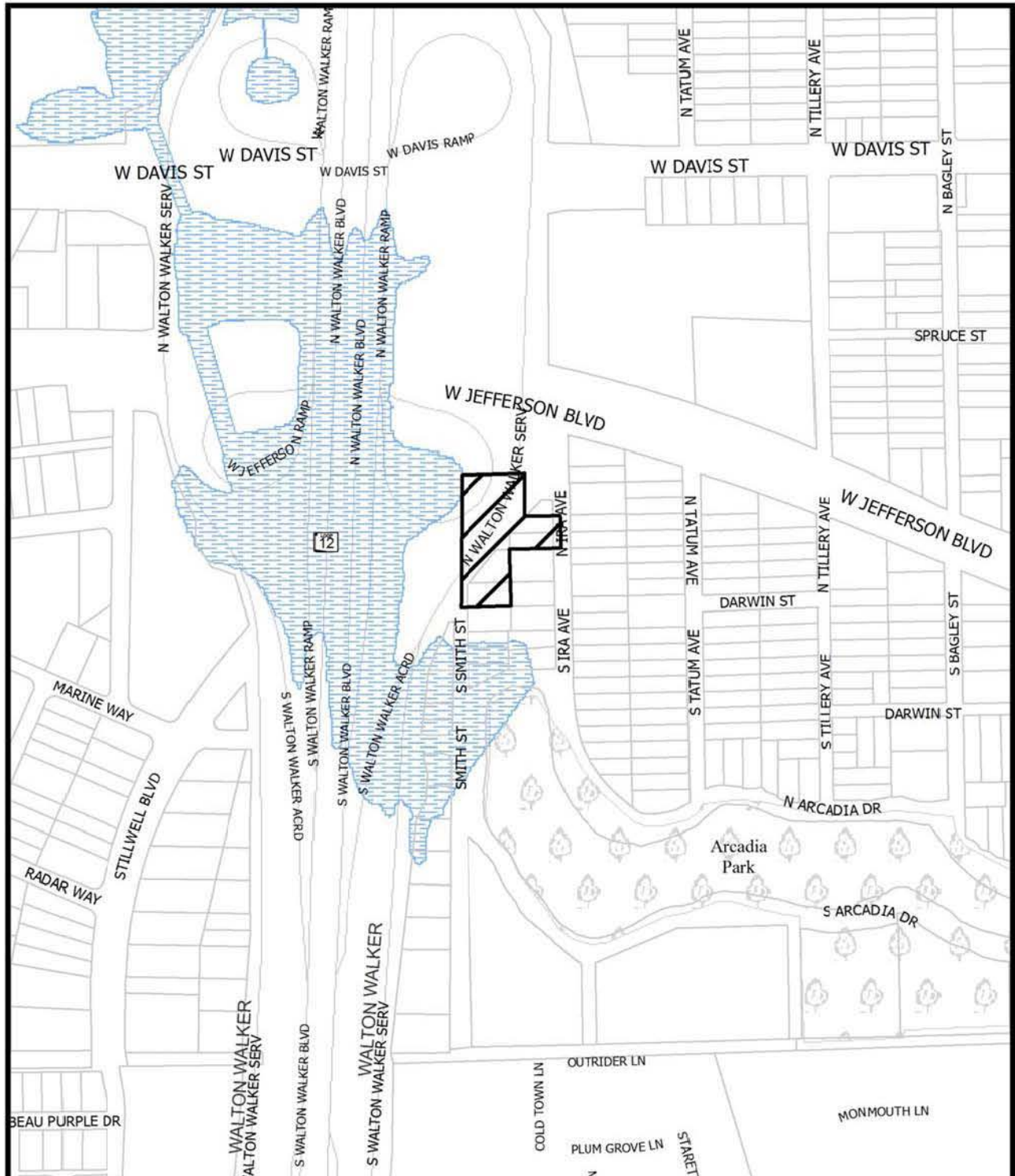
- Alcoholic beverage establishment.
- Car wash [limited to a tunnel service use only].
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Liquor store.
- Pawn shop.
- Swap or buy shop.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

Wholesale, distribution, and storage uses.

- Recycling buy back center.

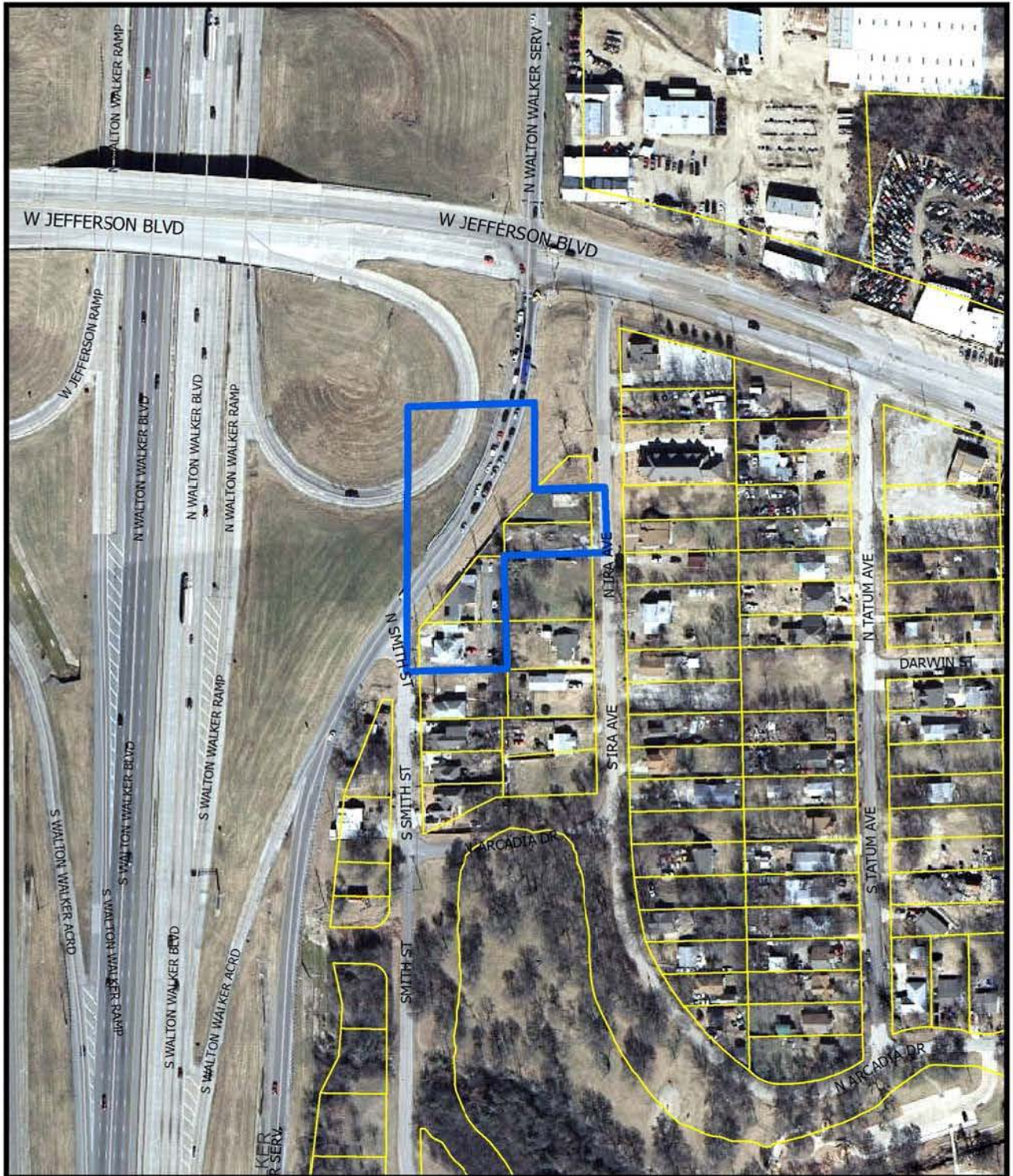


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VICINITY MAP

Case no: Z123-274

Date: 11/12/2013

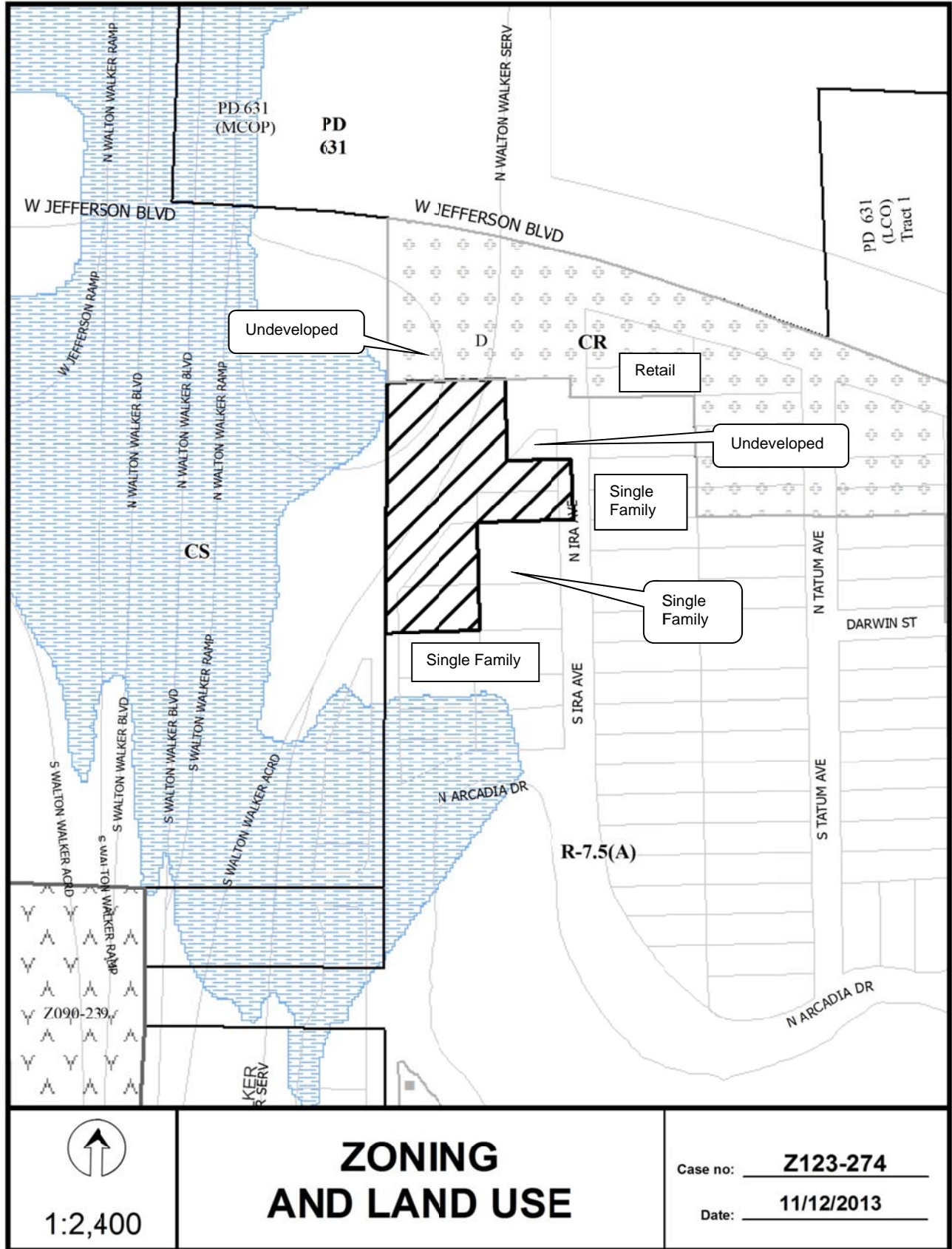


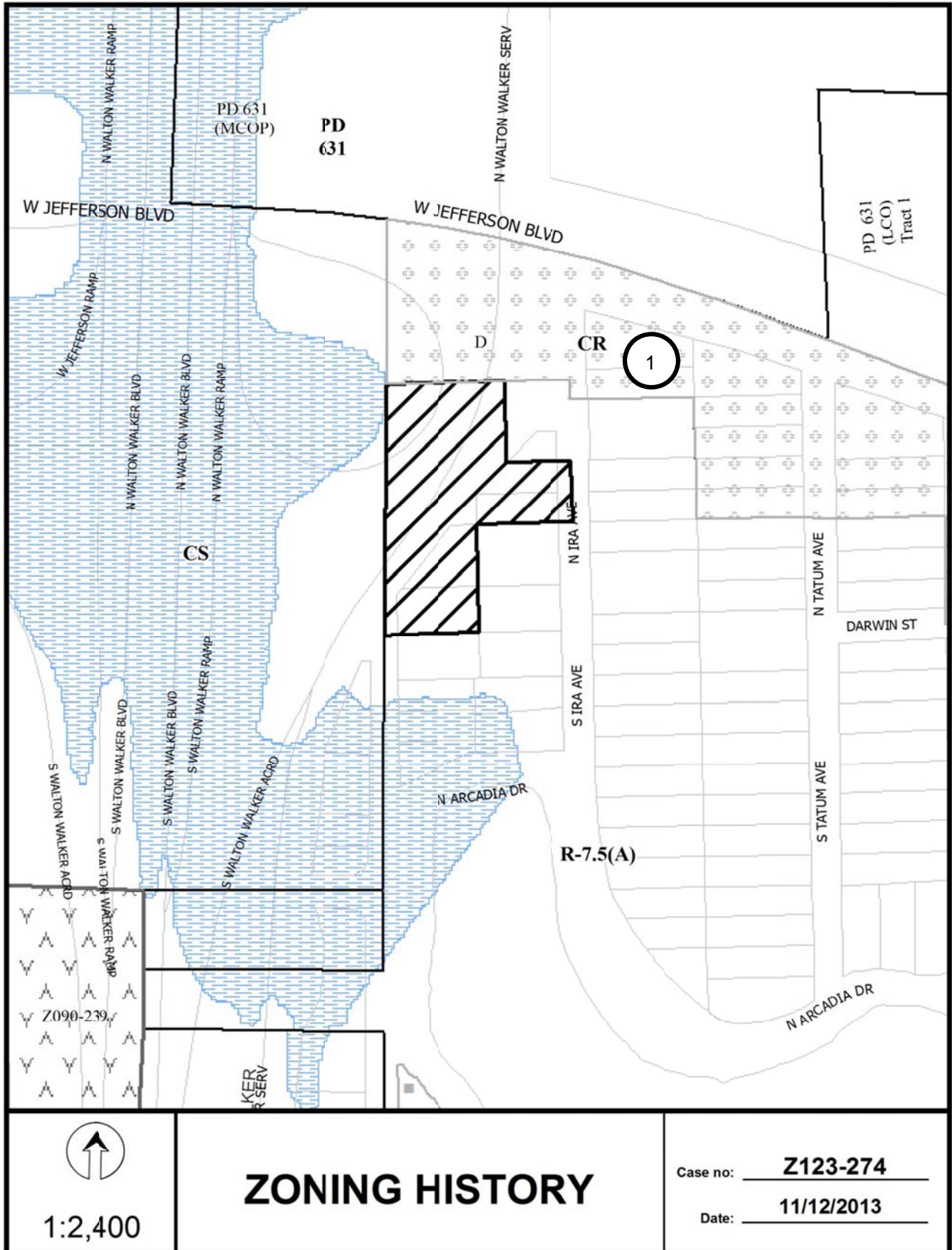
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AERIAL MAP

Case no: Z123-274

Date: 11/12/2013





1:2,400

ZONING HISTORY

Case no: Z123-274

Date: 11/12/2013

CPC RESPONSES



<u>21</u>	Property Owners Notified (25 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>7/24/2014</u>	Date <u>7/10/2014</u> Under Advisement

Z123-274
CPC



1:2,400

Notification List of Property Owners

Z123-274

21 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	119	IRA AVE	VARELA DAVID
2	206	IRA AVE	VARELA DAVID
3	108	SMITH ST	VARELA HECTOR & SANDRA
4	110	IRA AVE	COUCH TAWANA
5	106	IRA AVE	CENTRO DE ADORACION
6	106	IRA AVE	MENDEZ PATRICIA
7	110	IRA AVE	ALEMAN LINDA
8	118	IRA AVE	JONES LEROY A
9	111	IRA AVE	FOSTER CLEOPLE &
10	103	IRA AVE	LERMA DIONISIO ARROYO
11	104	SMITH ST	ESPARZA RAUL TORRES &
12	101	IRA AVE	ALVAREZ JOSE DE JESUS &
13	106	SMITH ST	MORALES MARIA GUILLERMINA
14	107	IRA AVE	COOK JOHN H
15	115	IRA AVE	VILLANEDA MARIA GUADALUPE
16	110	SMITH ST	ANDRADE HILARIO LEIVA &
17	114	SMITH ST	GONZALEZ MARIA LUISA
18	103	SMITH ST	TARRANT JOAN SMITH
19	103	SMITH ST	WEBSTER LOLA B
20	107	SMITH ST	STARNES ALTON L
21	202	IRA AVE	GONZALES BERNARDINO O

AGENDA ITEM # 74

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 52 B; F

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-275(MW)

FILE NUMBER: Z123-275 (MW) **DATE FILED:** April 29, 2013

LOCATION: South side of West Jefferson Boulevard, east side of North Ira Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 52-B, F

SIZE OF REQUEST: ± 0.472 acre **CENSUS TRACT:** 107.04

APPLICANT/OWNER: David and Hector Varela

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

SUMMARY: The applicant intends to utilize the site for vehicle display, sales and service and has volunteered deed restrictions to prohibit certain uses that are objectionable to the neighborhood. The D Liquor Control Overlay will be retained.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Denial.

DESIGNATED ZONING CASE

BACKGROUND INFORMATION:

Staff recommends denial based upon the following:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District is not intended to be located in areas of low density residential development and has the potential to negatively impact the surrounding property due to the intensity of the uses that are permitted such as vehicle or engine repair or maintenance and vehicle display, sales and service. The applicant has volunteered deed restrictions to prohibit some of the more intense uses allowed in both the CR Community Retail and RR Regional Retail Districts. However, the volunteered deed restrictions do not address the yard, lot, and space regulations, which allow for more intense development rights on the request site than would typically be found adjoining a residential neighborhood.
2. *Traffic impact* – The Engineering Section has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this more intense zoning district. However, from a land use perspective, the addition of more intense uses could increase traffic on Ira Avenue, the residential street from which the request site is accessed.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request does not comply with the Comprehensive Plan, which identifies the request site as in a “Residential Building Block”. The existing CR Community Service is intended to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.

BACKGROUND INFORMATION:

- The ±0.475-acre request site is developed with ±1,064-square-foot building which operates as an office use [dba Auto Titulus de Texas].

Zoning History:

1. **Z123-274** An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District. The City Plan Commission will consider this case on June 19, 2014. Staff has also recommended denial of this request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Ira Avenue	Local	50 feet
West Jefferson Boulevard	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this more intense zoning district.

Surrounding Land Use:

	Zoning	Land Use
North	PDD No. 631	Auto-related use
East	CR-D	Converted residence; outside storage
South	R-7.5(A)	Single family
West	CR-D	Walton Walker Boulevard right-of-way

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 Plan identifies the request site as being in a “Residential Building Block”.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The applicant’s request for an RR Regional Retail District in this area of the City is not consistent with the Comprehensive Plan.

Land Use Compatibility:

The ±0.475-acre request site is developed with a ±1,064-square-foot building which operates as an office use [dba Auto Titulus de Texas] and surrounded by what appears to be an auto-related use to the north; a converted residence, which appears to be occupied with a non-residential use with outside storage to the east; single family residential to the south and Walton Walker Boulevard right-of-way to the west.

The existing CR Community Retail District is intended to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The requested RR Regional Retail District will allow for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low density residential development. Planned Development District No. 631, the West Davis Special Purpose District, adjacent to the north of the request site, is intended to accommodate single family residential, light to medium commercial and office uses and mixed use development.

The applicant has volunteered deed restrictions to prohibit certain uses that are objectionable to the neighborhood, as determined in a neighborhood meeting. However, the volunteered deed restrictions do not address the yard, lot, and space regulations, which allow for more intense development rights on the request site. The requested RR Regional District is considered incompatible with the adjacent single family residential development. Therefore, staff does not support the applicant’s request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	RPS Visual Intrusion	Retail and personal service, office
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	RPS U-form setback Visual Intrusion	Retail and personal service, office

Landscaping:

New development on the site will require landscaping in accordance with Article X of the Dallas Development Code.

CPC Action: July 24, 2014:

Motion: It was moved to recommend **approval** of an RR Regional Retail District with deed restrictions volunteered by the applicant, subject to revised deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz, Peadon,
Murphy, Ridley, Abtahi

Against: 1 - Bagley
Absent: 2 - Rodgers, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 1

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, David Varela ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Enoch Horton Survey, Abstract No. 613 , City Block 20/8342 , City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Robert Winford Cason, by deed dated October 25, 2000, and recorded in Instrument Number 200020803304, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following main uses are prohibited:

Commercial and business service uses.

- Machinery, heavy equipment, or truck sales and service.
- Vehicle or engine repair or maintenance.

Industrial uses.

- Gas drilling and production
- Temporary concrete or asphalt batching plant.

Institutional and community services uses.

- Halfway house.

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

Miscellaneous uses.

- Carnival or circus (temporary).

Office uses.

- Alternate financial establishment.

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

- College dormitory, fraternity, or sorority house.

Retail and personal service uses.

- Alcoholic beverage establishment.
- Auto service center.
- Car wash.
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Liquor store.
- Pawn shop.
- Swap or buy shop.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

Wholesale, distribution, and storage uses.

- Recycling buy back center.

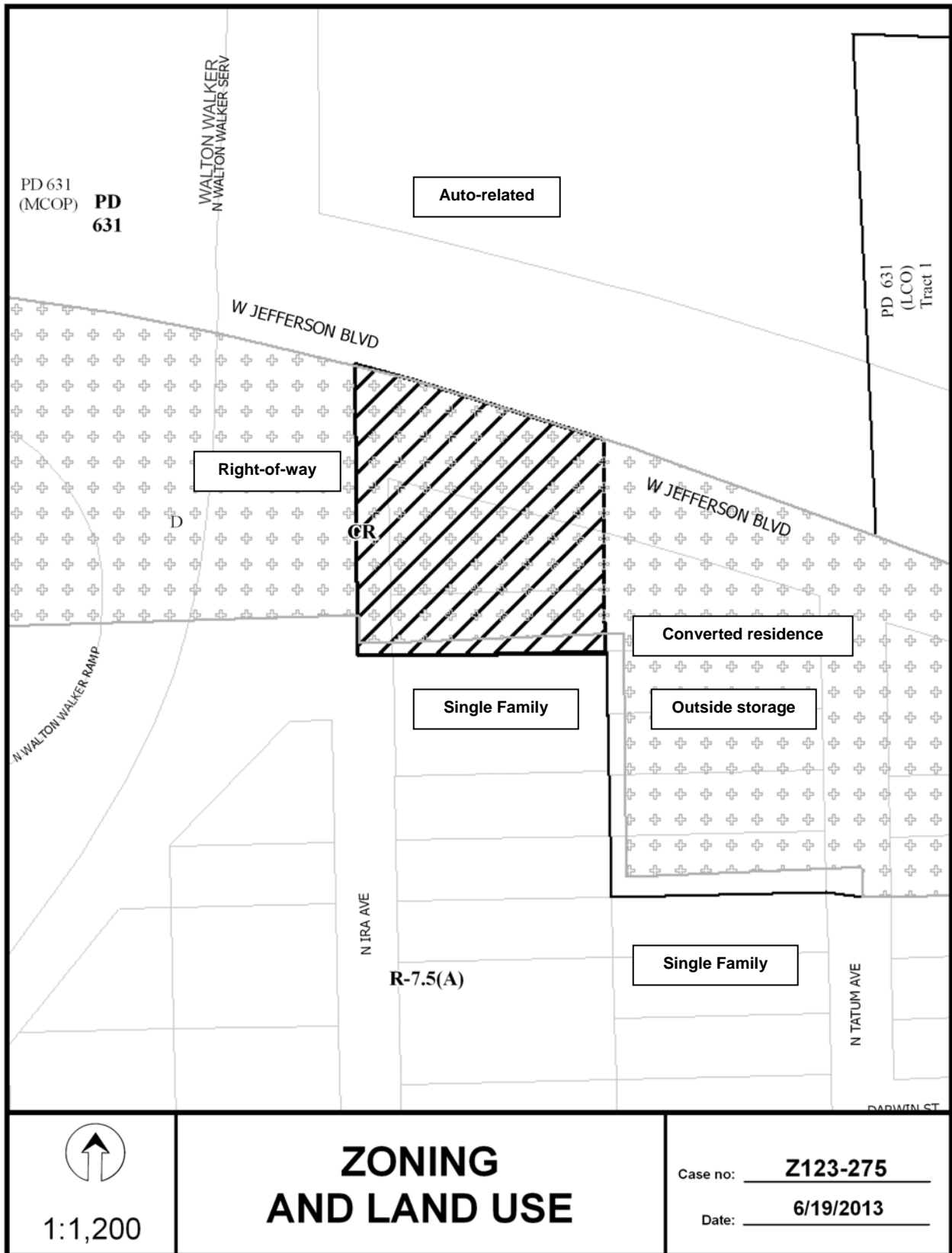


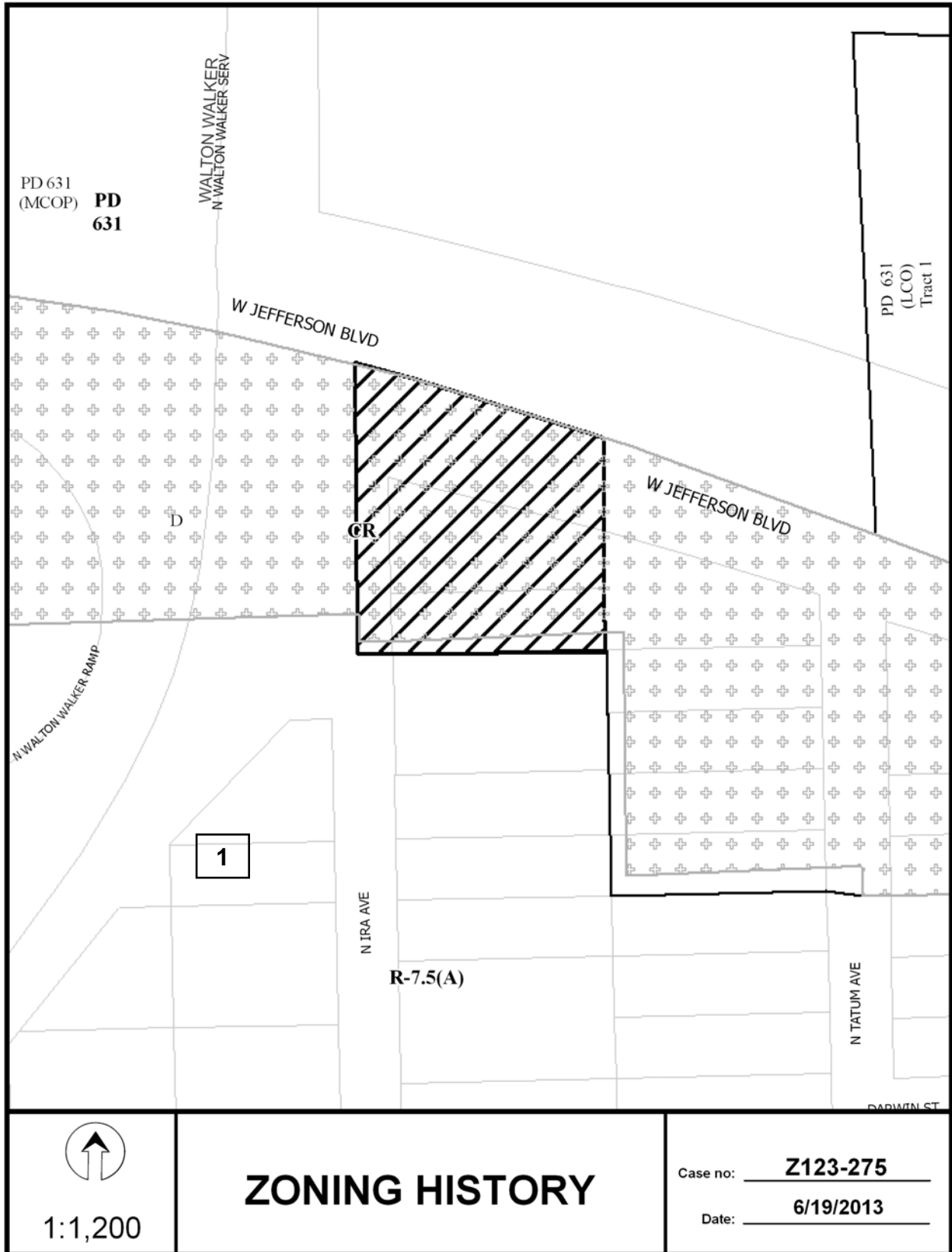
1:1,200

AERIAL MAP

Case no: Z123-275

Date: 6/3/2014







<u>9</u>	Property Owners Notified (15 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>7/24/2014</u>	Date <u>7/10/2014</u> Under Advisement

Z123-275
CPC



1:1,200

Reply List of Property Owners

Z123-275

***9 Property Owners Notified
Owners Opposed***

1 Property Owners in Favor

1 Property

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	206 IRA AVE	VARELA DAVID
O	2	5601 JEFFERSON BLVD	MARSHALL FREDERICK S
	3	5500 JEFFERSON BLVD	GONZALES GUSTAVO
	4	115 TATUM AVE	WALKER MANITA
X	5	111 TATUM AVE	MUNOZ CHRIS
	6	110 IRA AVE	ALEMAN LINDA
	7	118 IRA AVE	JONES LEROY A
	8	119 IRA AVE	VARELA DAVID
	9	202 IRA AVE	GONZALES BERNARDINO O

AGENDA ITEM # 75

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-197(CE)

FILE NUMBER: Z134-197(CE) **DATE FILED:** March 20, 2014
LOCATION: South of May Hall Street along the west line of Sparks Street
COUNCIL DISTRICT: 4 **MAPSCO:** 55-B
SIZE OF REQUEST: Approx. 0.2867 acres **CENSUS TRACT:** 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. While the property comprises 4 lots, a preliminary plat has been approved to replat the lots into 2 lots so that the applicant can construct 2 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Undeveloped, Single family
South	R-5(A)	Single Family
West	PDD No. 571 SD 2	Undeveloped

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 Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays ‘Residential – Neighborhood Infill’ to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the “The Bottom Urban Structure and Guidelines” will be presented to City Council in the near future. The plan will address “the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision”. Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant’s request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood’s vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-7.5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

Z134-197(CE)

CPC Minutes – July 10, 2014

Z134-197(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 46
Replies: For: 1 Against: 0

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

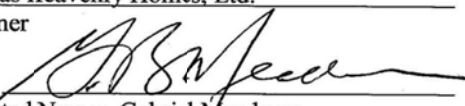
XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 19th day of March, 2014.

Texas Heavenly Homes, Ltd.
Owner
By: 
Printed Name: Gabriel Meadows
Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee
By: _____
Printed Name: _____
Title: _____

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet. Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

Z134-197(CE)

List of Partners/Principals/Officers

List of Partners/Principals/Officers

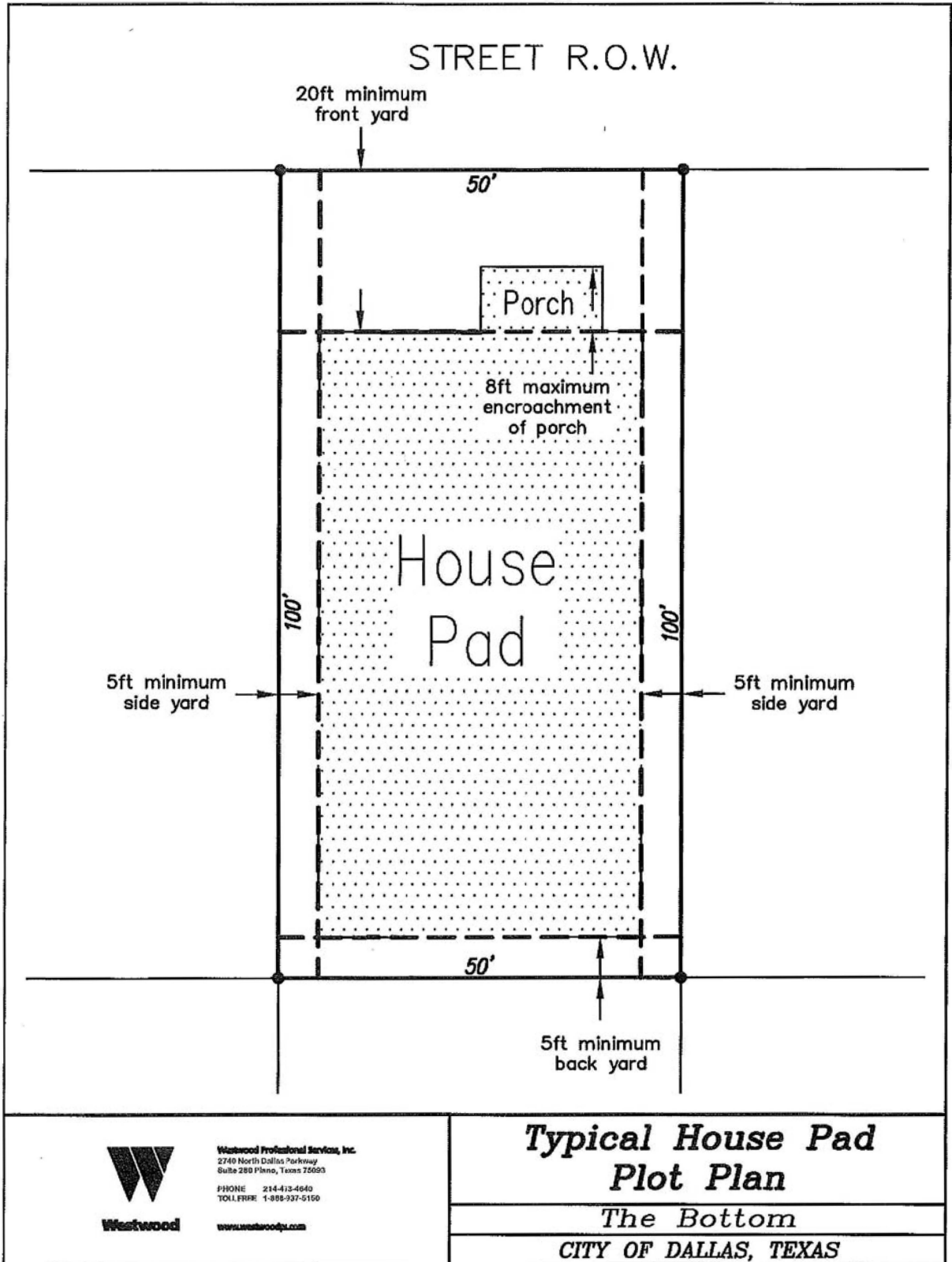
Texas Heavenly Homes, Ltd

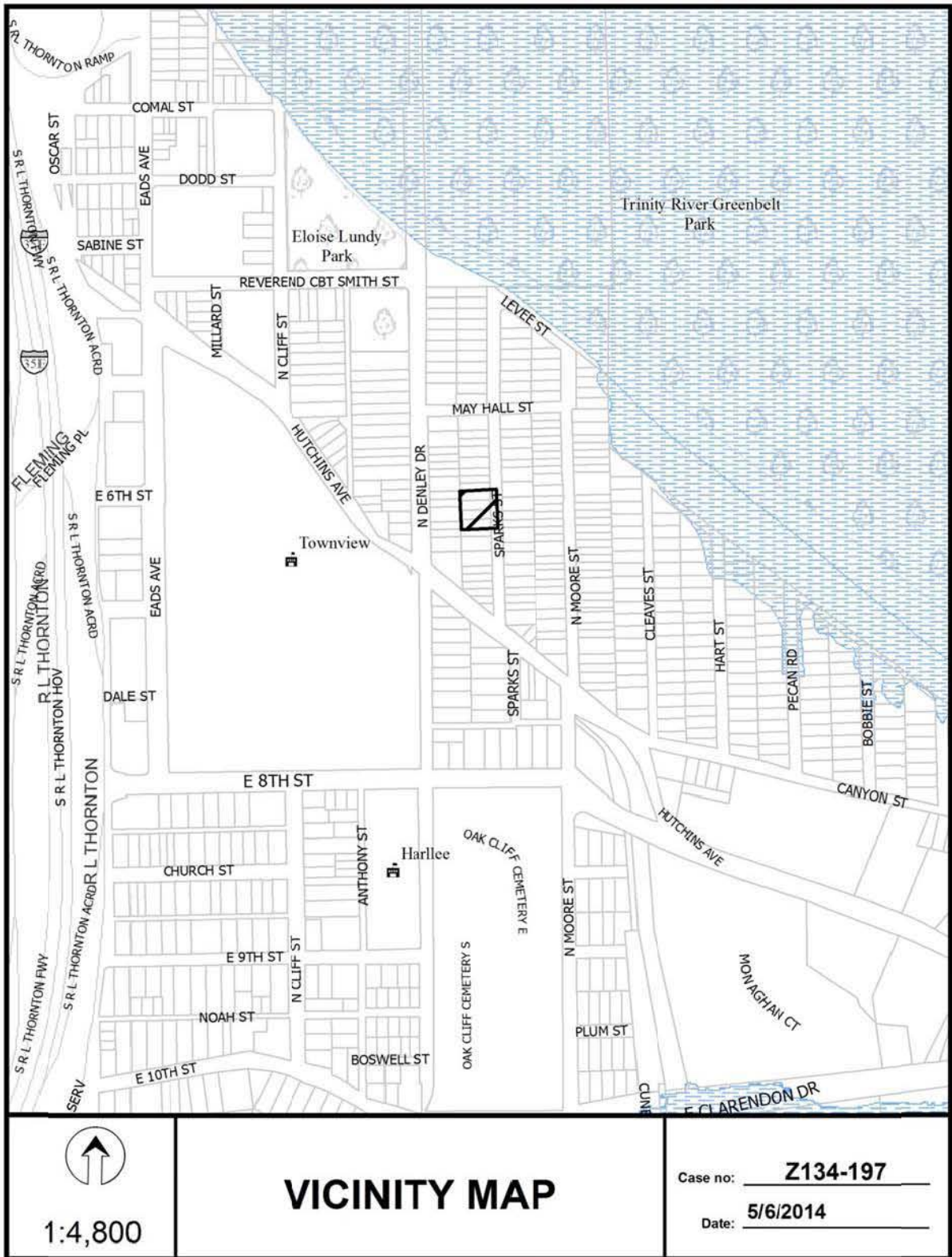
Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

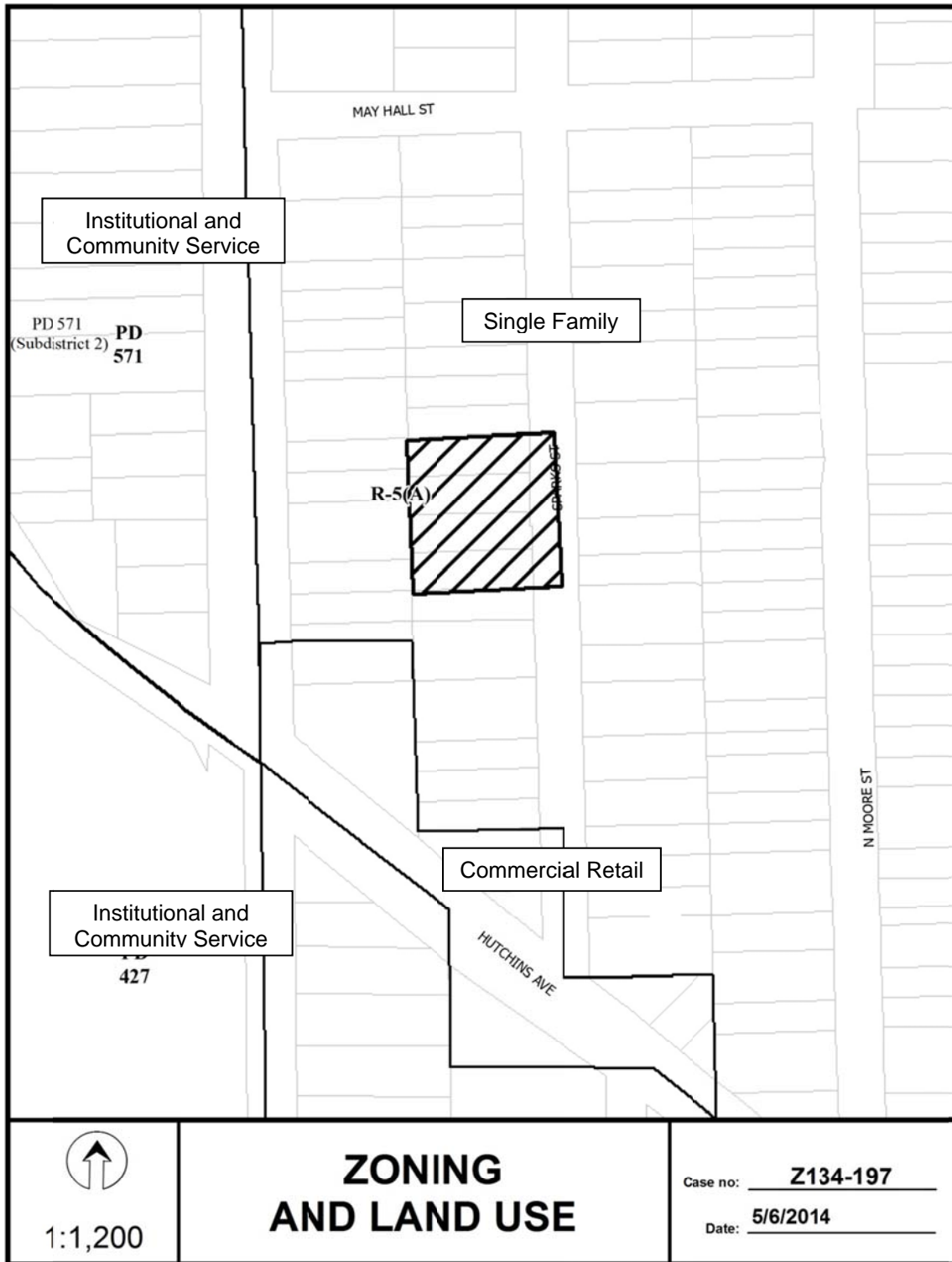
No other partners/ principal

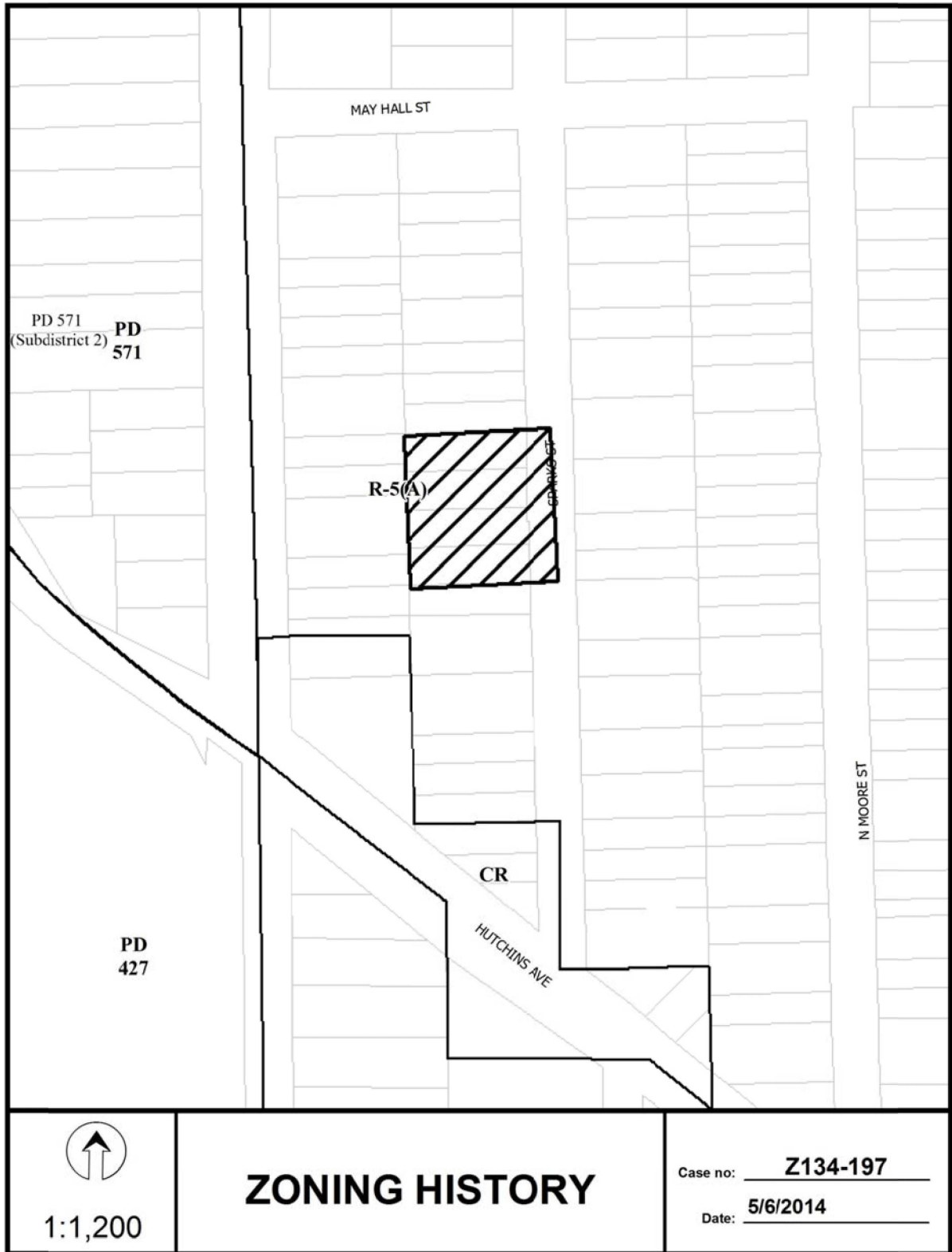
Z134-197













<u>46</u>	Property Owners Notified (75 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>7/10/2014</u>	Date <u>6/19/2014</u> Under Advisement

Z134-197
CPC



1:1,200

Reply List of Property Owners***Z134-197******46 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	423 SPARKS ST	FELDER ROBERT CARL
	2	429 DENLEY DR	TEXAS HEAVENLY HOMES LTD
	3	429 SPARKS ST	TEXAS HEAVENLY HOMES
	4	505 DENLEY DR	WASHINGTON DAVID
	5	501 DENLEY DR	SPARKS FANNIE
	6	425 DENLEY DR	CARTER JAMES
	7	427 DENLEY DR	HOOPER ROSA LEE
	8	419 DENLEY DR	WALKER BENNY B &
	9	421 DENLEY DR	SAKKINEN WILLIAM U ETAL
	10	422 DENLEY DR	THOMAS RONNIE LEE
	11	418 DENLEY DR	HAYNES EMMA ET AL
	12	410 DENLEY DR	MANUEL BERNET
	13	400 DENLEY DR	BAKER LEATHA
	14	405 SPARKS ST	MERCER ARTHUR E SR &
	15	413 SPARKS ST	AVERY MARJORIE J
	16	415 SPARKS ST	BLACKMON CHARLETHA
	17	421 SPARKS ST	FELDER ROBERT CARL &
	18	435 SPARKS ST	CORIA DAVID &
	19	439 SPARKS ST	LOWERY TASHA M
	20	441 SPARKS ST	WOODS NEAL
	21	443 SPARKS ST	JONES CHARLES E
	22	452 SPARKS ST	WYNN DIANE
	23	442 SPARKS ST	WRIGHT KATHERINE
	24	438 SPARKS ST	COBBS CLYDE B SR
	25	436 SPARKS ST	MOORE MRS LORAIN
	26	432 SPARKS ST	NEDD ETHEL

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	422 SPARKS ST	WATSON BEATRICE &
	28	420 SPARKS ST	POLK MARIAN L
	29	418 SPARKS ST	BARBEE DOVER C
	30	414 SPARKS ST	BARBEE DOVER C EST OF
	31	405 MOORE ST	SLAUGHTER ROSIE ET AL
	32	407 MOORE ST	ZAPATA MARGARET
	33	411 MOORE ST	HMK LTD
	34	413 MOORE ST	DALLAS HOUSING ACQUISITION & DEV CORP
	35	415 MOORE ST	JONES ALBERT EARL
O	36	417 MOORE ST	CALDWELL EVA MAE
	37	419 MOORE ST	SIMMONS MARY ELLEN
	38	421 MOORE ST	HEAVENLY HOMES LTD THE
	39	423 MOORE ST	JOHNSON WILLIE
	40	425 MOORE ST	TRUE PURPOSE CHURCH TR
	41	427 MOORE ST	TEXAS HEAVENLY HOMES LTD
	42	501 MOORE ST	ATCHELY CHARLES E SR
	43	503 MOORE ST	DUNN KAYE REVELLE
	44	505 MOORE ST	HUBERT PEARLIE
	45	509 MOORE ST	GANT ZELMA
	46	1201 EIGHTH ST	Dallas ISD

AGENDA ITEM # 76

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-198(CE)

FILE NUMBER: Z134-198(CE)

DATE FILED: March 20, 2014

LOCATION: South of May Hall Street between North Denley Drive and Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.5739 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. The property comprises 7 lots. A preliminary plat has been approved to replat 4 of the lots into 2 lots so that the applicant can construct 2 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
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3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
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 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped, Single Family
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Single family
South	R-5(A)	Undeveloped, Single Family
West	PDD No. 571 SD 2	Undeveloped

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 Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

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Area Plans:

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Pending Plan:

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Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
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Proposed							
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Existing							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

Z134-198(CE)

CPC Minutes – July 10, 2014

Z134-198(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 50
Replies: For: 2 Against: 1

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

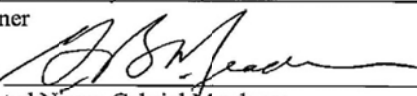
The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

Z134-198

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 20th day of March, 2014.

Texas Heavenly Homes, Ltd.
Owner
By: 
Printed Name: Gabriel Meadows
Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee
By: _____
Printed Name: _____
Title: _____

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

2134-198

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet.
Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

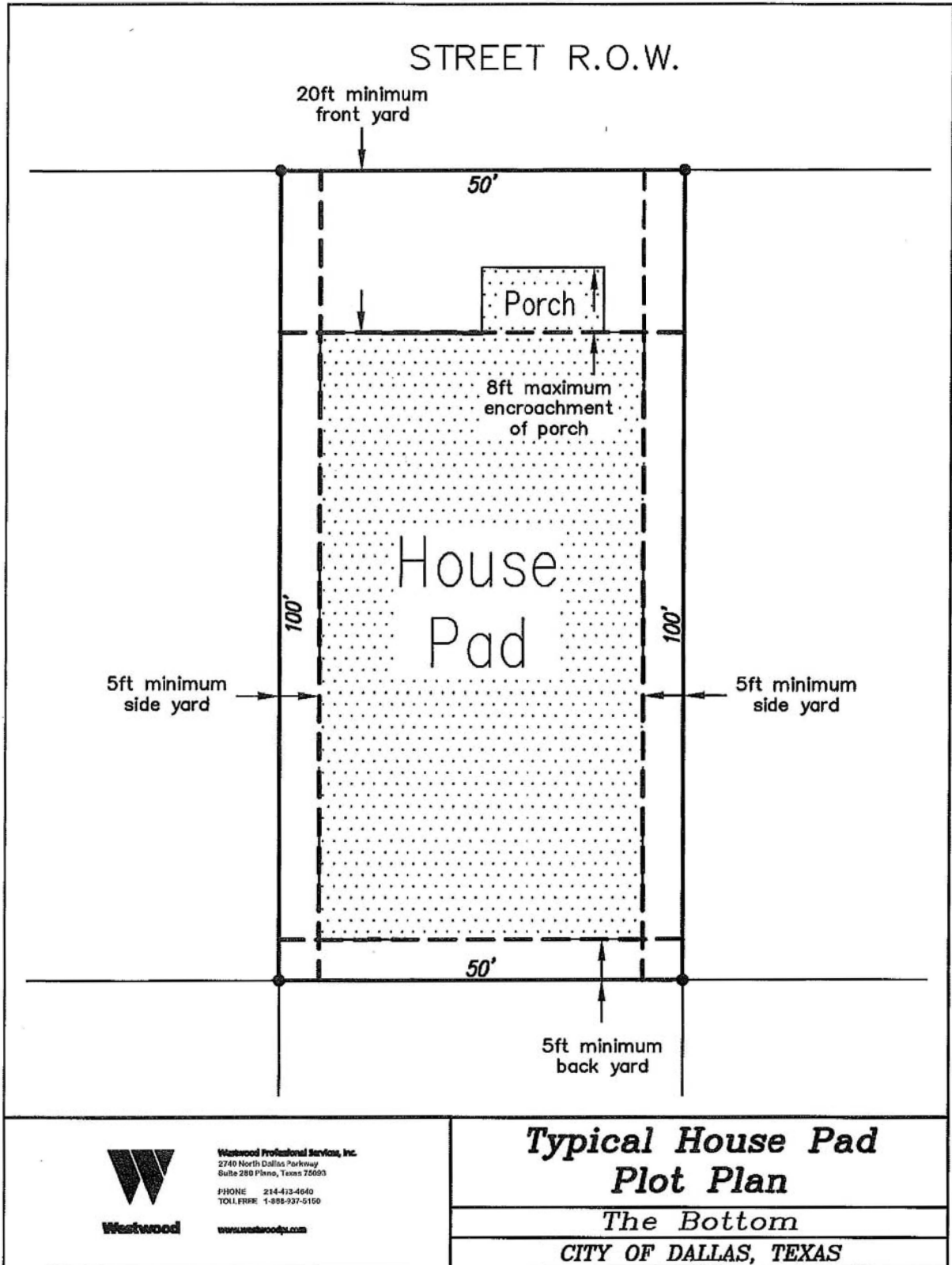
Texas Heavenly Homes, Ltd

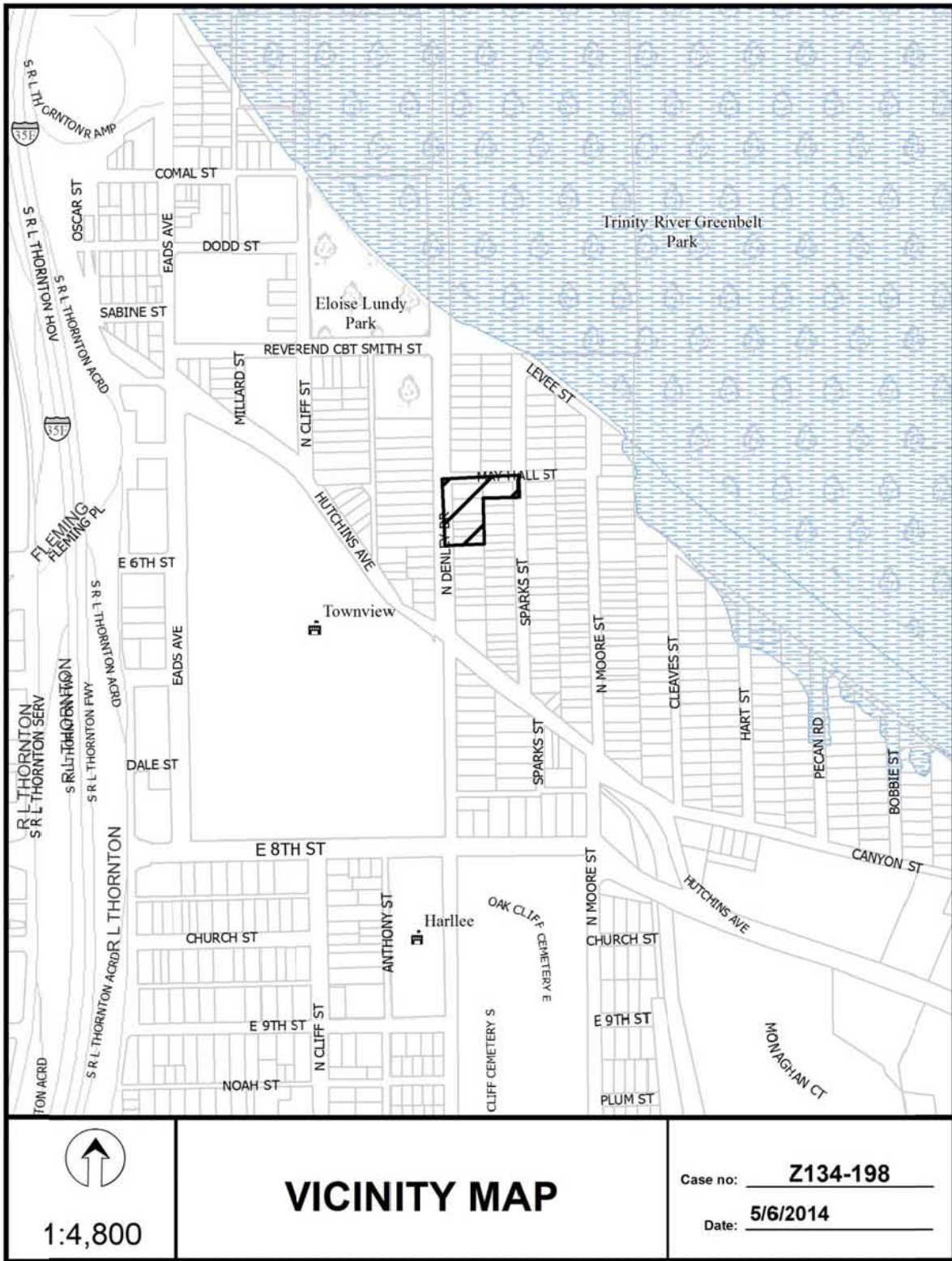
Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

No other partners/ principal

Z134198





1:4,800

VICINITY MAP

Case no: Z134-198

Date: 5/6/2014

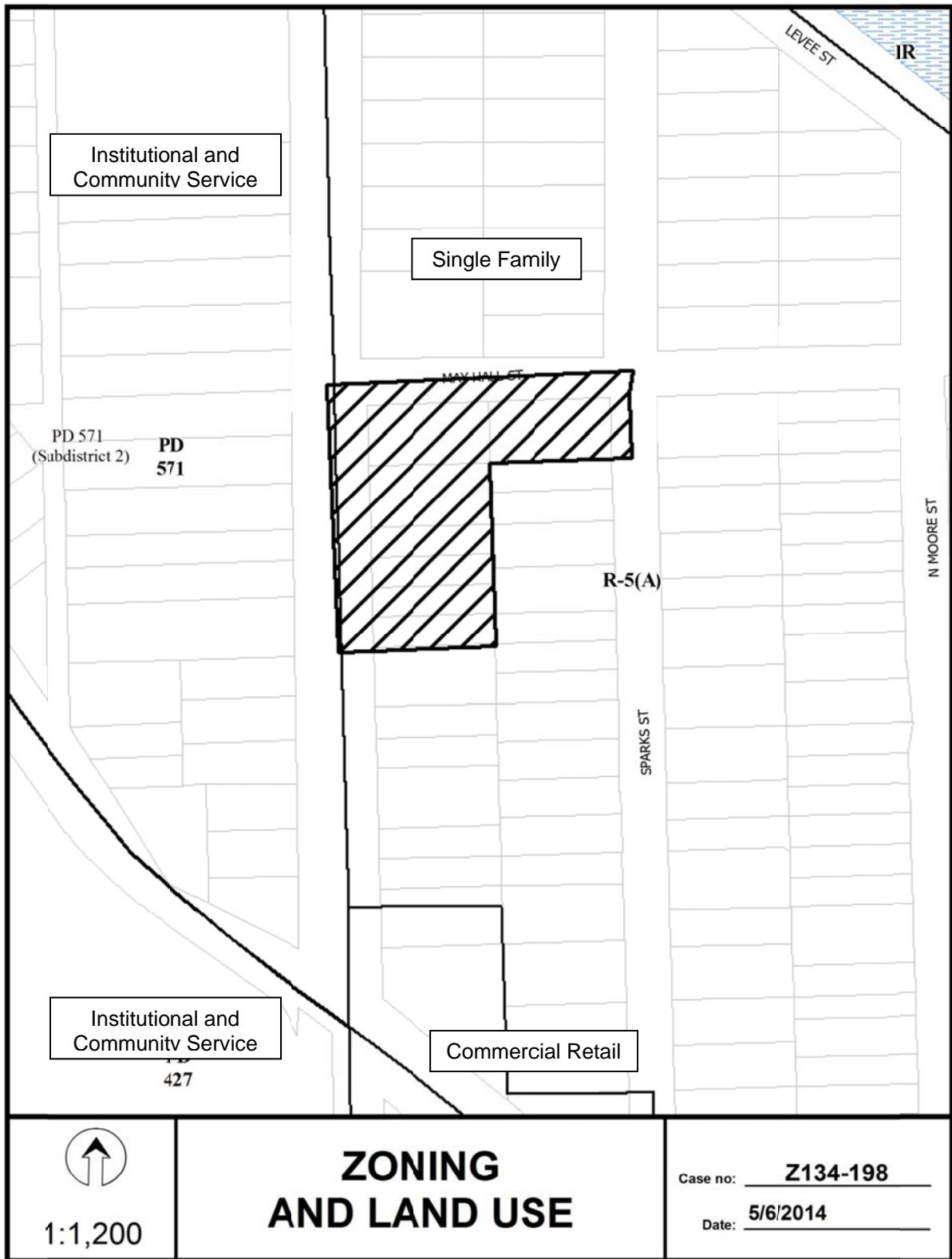


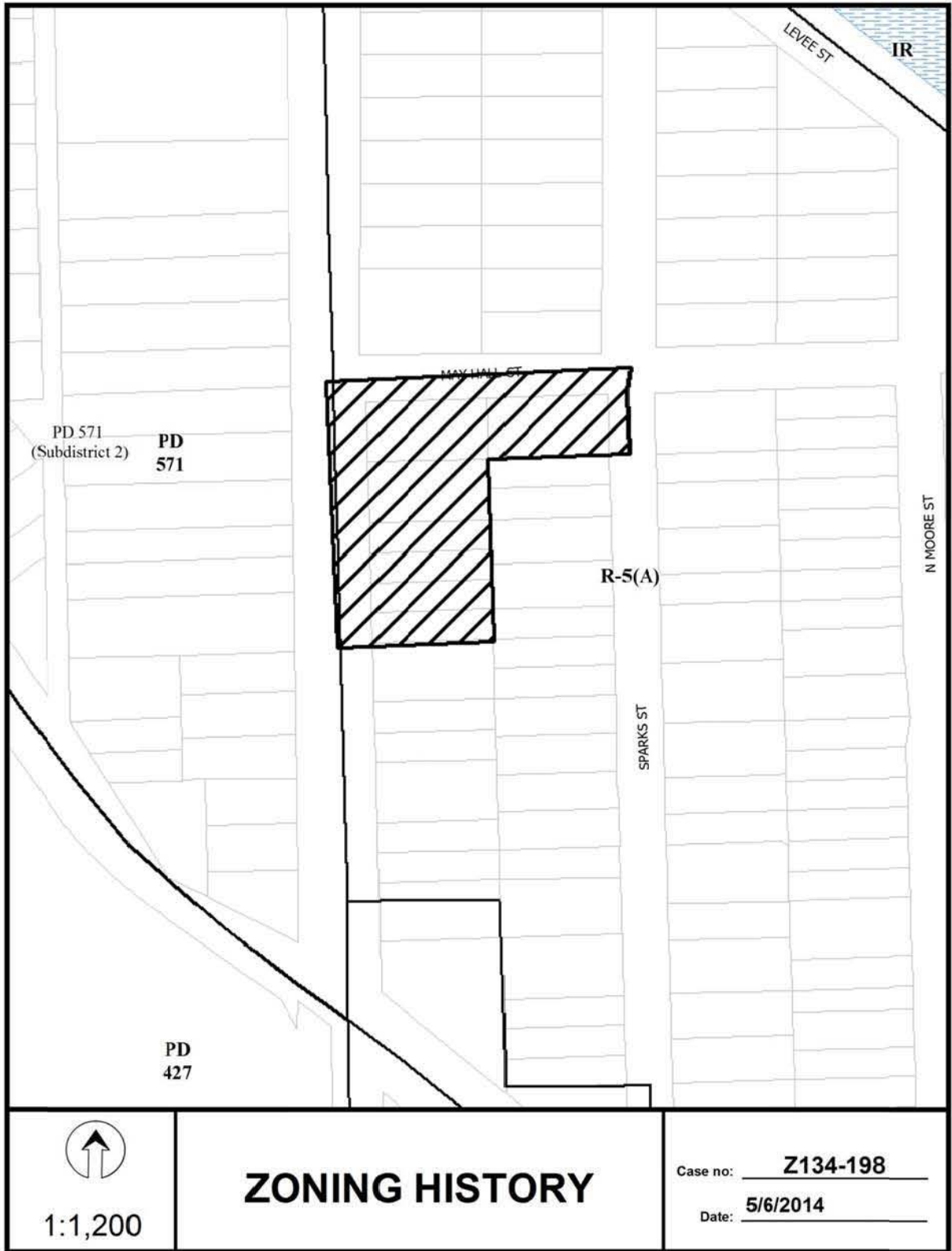
1:1,200

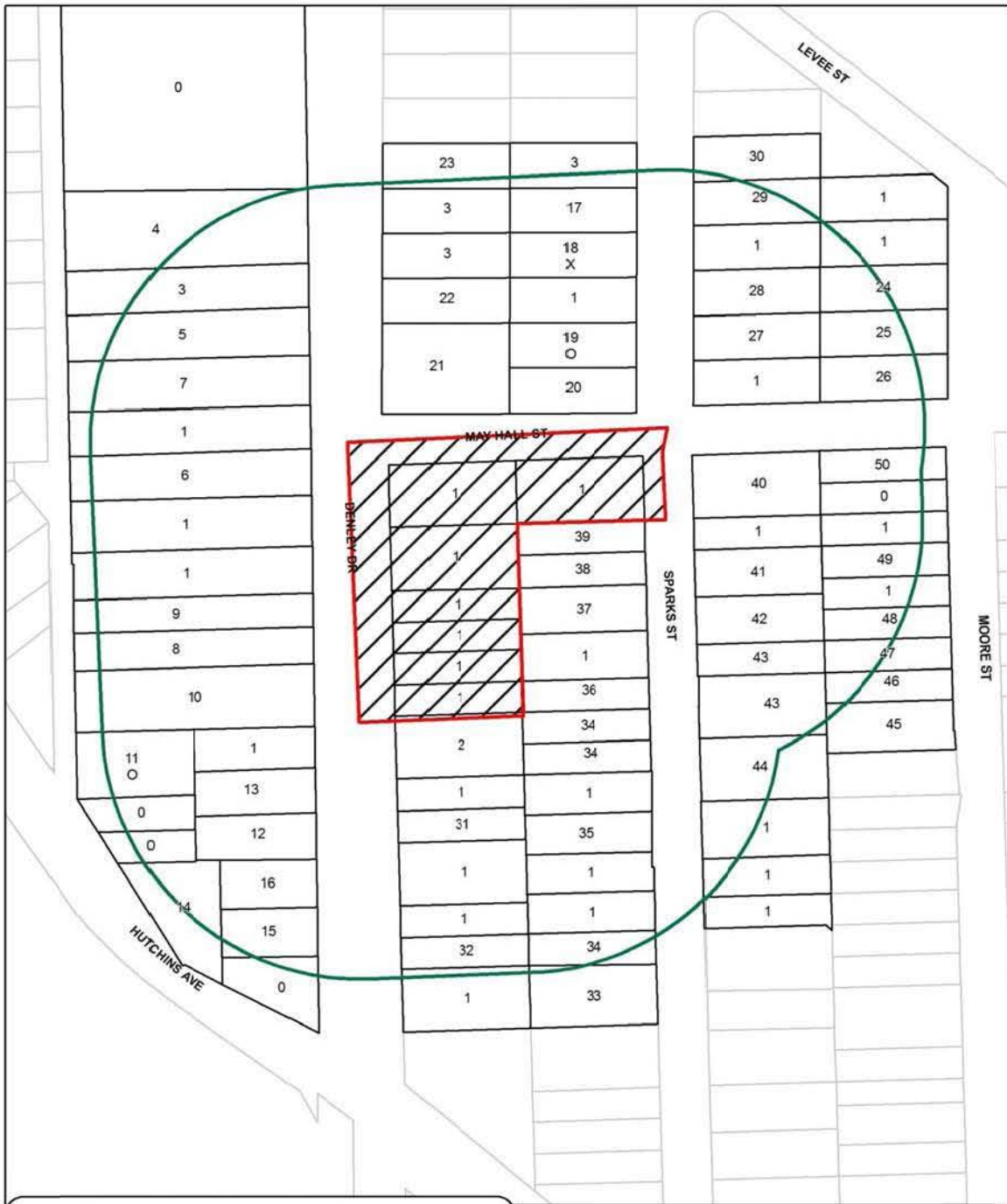
AERIAL MAP

Case no: Z134-198

Date: 5/6/2014







<u>50</u>	Property Owners Notified (90 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>7/10/2014</u>	Date <u>6/19/2014</u> Under Advisement

Z134-198
CPC



1:1,200

Reply List of Property Owners**Z134-198****50 Property Owners Notified****2 Property Owners in Favor****1 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	523 DENLEY DR	TEXAS HEAVENLY HOMES LTD
	2	422 DENLEY DR	THOMAS RONNIE LEE
	3	607 DENLEY DR	TEXAS HEAVENLY HOMES BUILDERS LTD
	4	611 DENLEY DR	YANCY HELEN
	5	603 DENLEY DR	WILKINS CLIFTON
	6	521 DENLEY DR	JOHNSON SIRDELLIA EST OF
	7	527 DENLEY DR	YANCY JAMES
	8	505 DENLEY DR	WASHINGTON DAVID
	9	507 DENLEY DR	GLOBAL HARVESTERS FDN
	10	501 DENLEY DR	SPARKS FANNIE
O	11	1223 HUTCHINS AVE	EDWARDS NELLA DELOIS
	12	425 DENLEY DR	CARTER JAMES
	13	427 DENLEY DR	HOOPER ROSA LEE
	14	1239 HUTCHINS AVE	WALKER ELMORE L
	15	419 DENLEY DR	WALKER BENNY B &
	16	421 DENLEY DR	SAKKINEN WILLIAM U ETAL
	17	613 SPARKS ST	HOPKINS AUGUSTINE
X	18	509 SPARKS ST	SCOTT DORIS
O	19	503 SPARKS ST	EDWARDS NELLA D
	20	501 SPARKS ST	HOPKINS OLISTENE
	21	604 DENLEY DR	PHILLIPS BILLY F
	22	608 DENLEY DR	HILL VERLINE
	23	616 DENLEY DR	BURKS MARVIN
	24	607 MOORE ST	BRAGGS JOYCE MARIE ET AL
	25	605 MOORE ST	JONES DORIS JEAN
	26	601 MOORE ST	TEXAS HEVENLY HOMES LTD

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	504 SPARKS ST	JONES PAUL DOUGLAS
	28	508 SPARKS ST	TEXAS HEAVENLY HOMES, LTD
	29	622 SPARKS ST	HAYES LEE JR
	30	624 SPARKS ST	VAUGHN JAMES
	31	418 DENLEY DR	HAYNES EMMA ET AL
	32	410 DENLEY DR	MANUEL BERNET
	33	421 SPARKS ST	FELDER ROBERT CARL &
	34	423 SPARKS ST	FELDER ROBERT CARL
	35	429 SPARKS ST	TEXAS HEAVENLY HOMES
	36	435 SPARKS ST	CORIA DAVID &
	37	439 SPARKS ST	LOWERY TASHA M
	38	441 SPARKS ST	WOODS NEAL
	39	443 SPARKS ST	JONES CHARLES E
	40	452 SPARKS ST	WYNN DIANE
	41	442 SPARKS ST	WRIGHT KATHERINE
	42	438 SPARKS ST	COBBS CLYDE B SR
	43	436 SPARKS ST	MOORE MRS LORAIN
	44	432 SPARKS ST	NEDD ETHEL
	45	427 MOORE ST	TEXAS HEAVENLY HOMES LTD
	46	501 MOORE ST	ATCHELY CHARLES E SR
	47	503 MOORE ST	DUNN KAYE REVELLE
	48	505 MOORE ST	HUBERT PEARLIE
	49	509 MOORE ST	GANT ZELMA
	50	515 MOORE ST	MUSSLEWHITE DAVID

AGENDA ITEM # 77

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-199(CE)

FILE NUMBER: Z134-199(CE)

DATE FILED: March 20, 2014

LOCATION: North of May Hall Street between North Denley Drive and Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.4824 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. While the property comprises 6 lots, a preliminary plat has been approved to replat the lots into 3 lots so that the applicant can construct 3 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped, Single Family
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Undeveloped, Single family
South	R-5(A)	Undeveloped, Single family
West	PDD No. 571 SD 2	Community Service

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 Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays 'Residential – Neighborhood Infill' to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the "The Bottom Urban Structure and Guidelines" will be presented to City Council in the near future. The plan will address "the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision". Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant's request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood's vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

Z134-199(CE)

CPC Minutes – July 10, 2014

Z123-199(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 1

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 20th day of March, 2014.

Texas Heavenly Homes, Ltd.
Owner
By: [Signature]
Printed Name: Gabriel Meadows
Title: Limited Partner & President

CONSENT AND CONCURRENCE OF LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee
By: _____
Printed Name: _____
Title: _____

~~APPROVED AS TO FORM:~~
THOMAS B. PERKINS, JR., City Attorney *Update CA*

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

2134-199

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet. Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

List of Partners/Principals/Officers

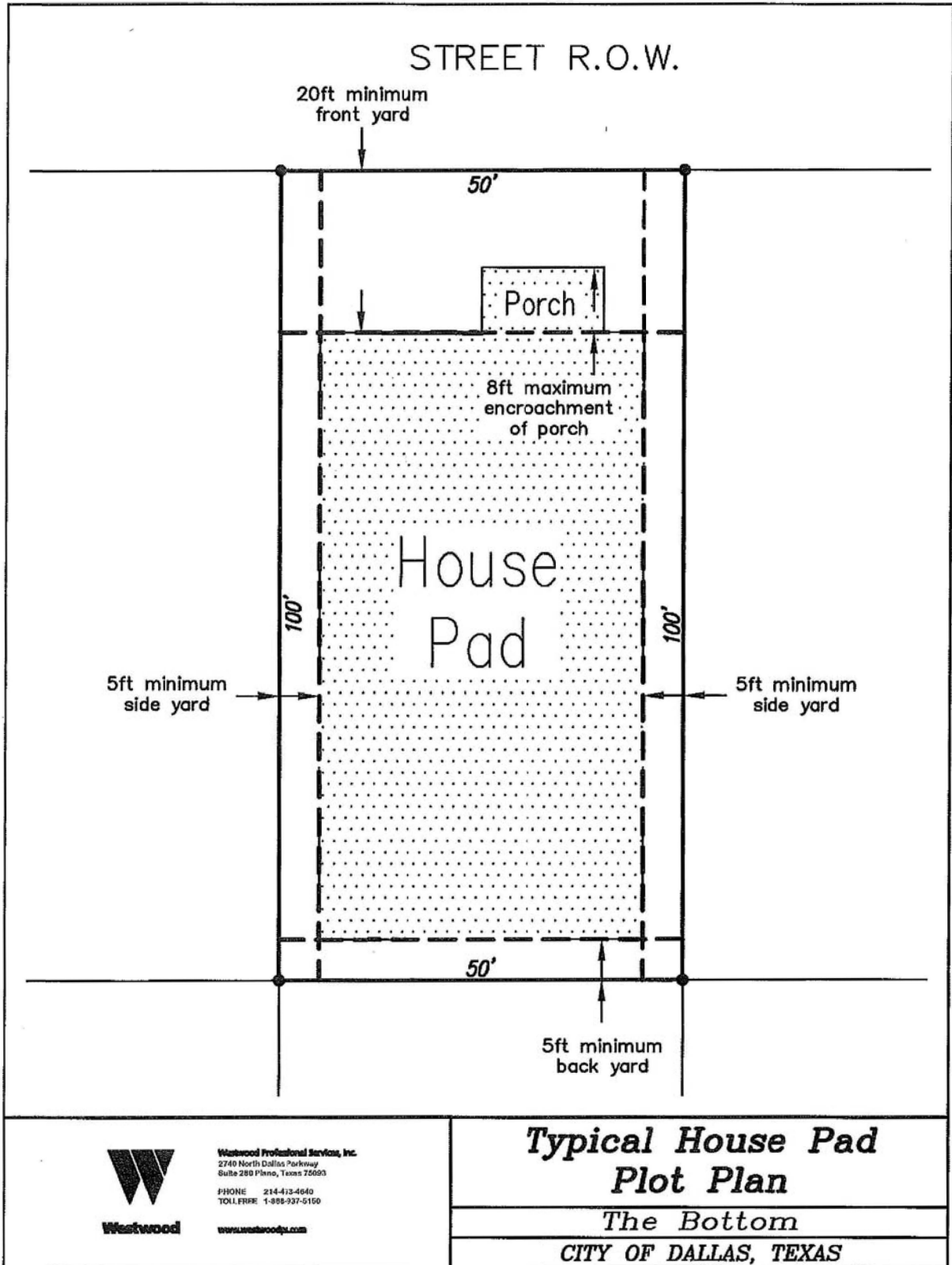
Texas Heavenly Homes, Ltd

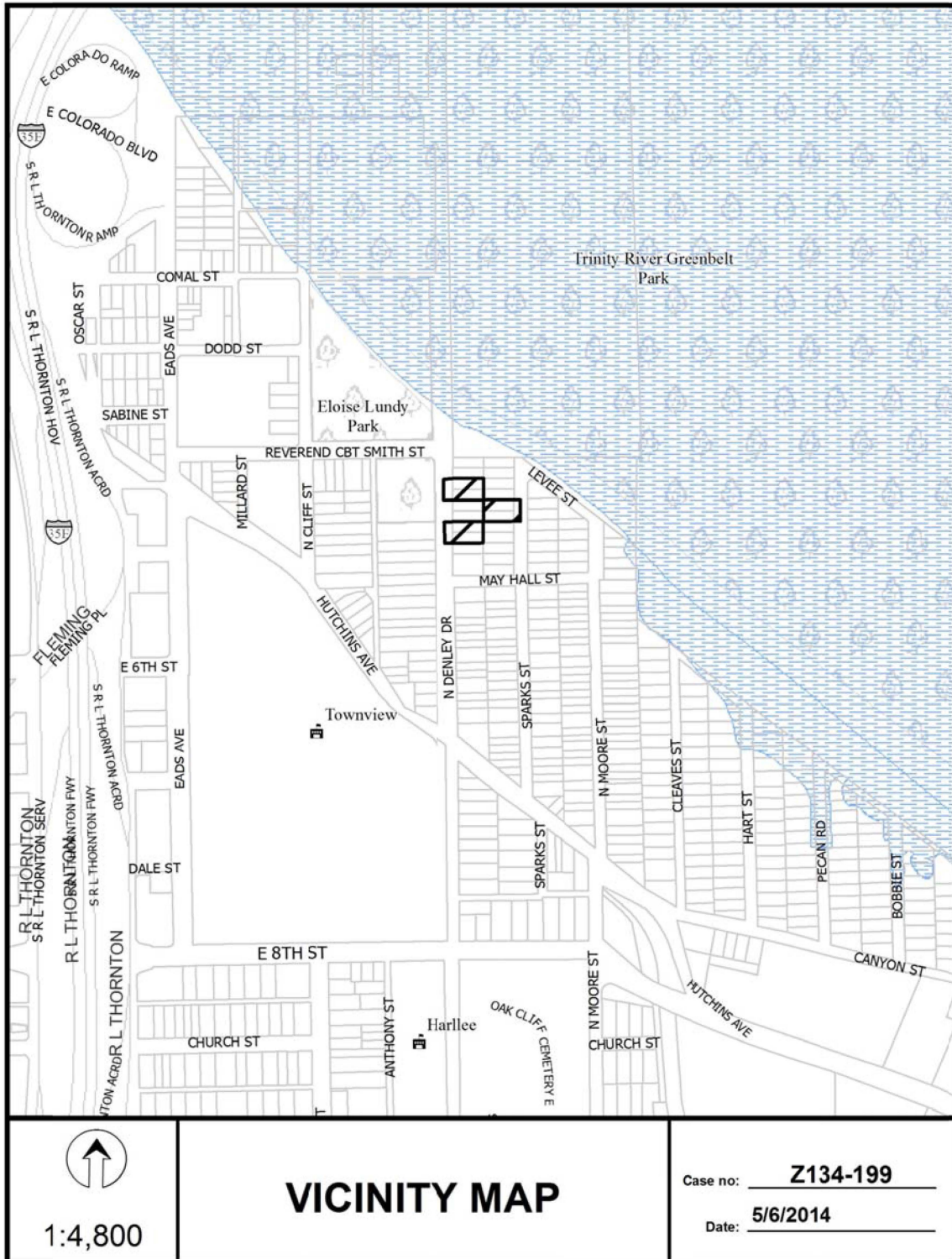
Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

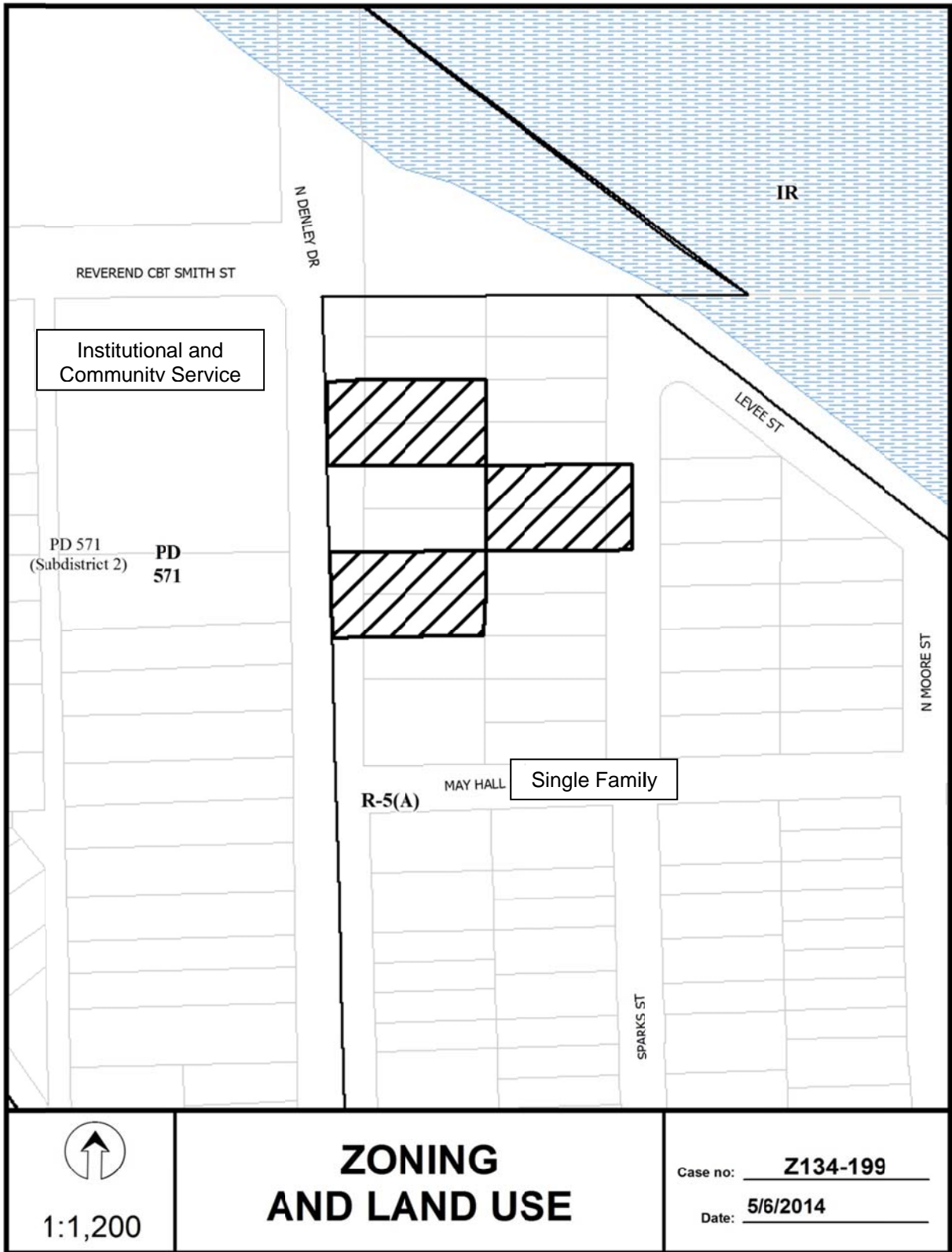
No other partners/ principal

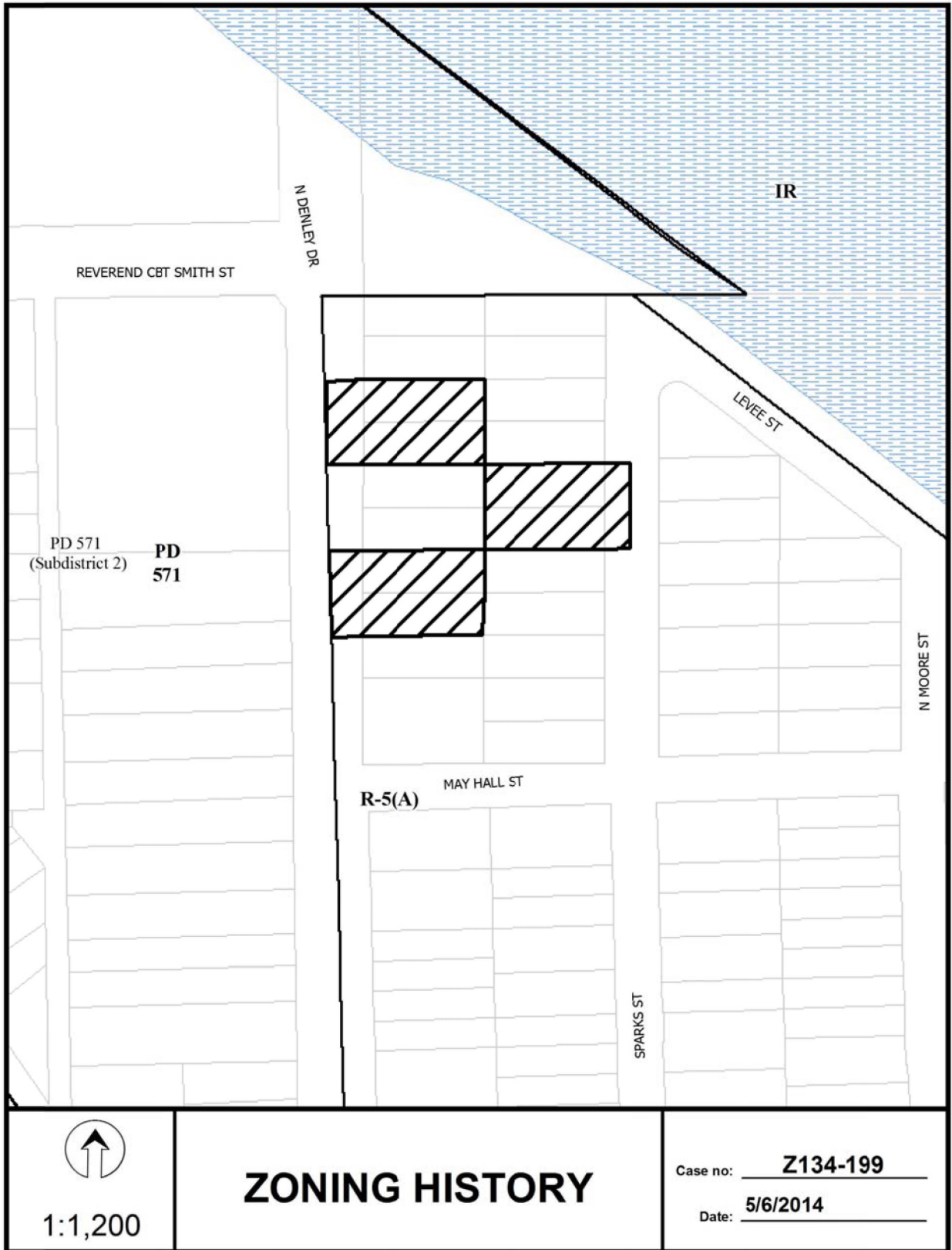
Z134-199











Reply List of Property Owners***Z134-199******32 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	607 DENLEY DR	TEXAS HEAVENLY HOMES BUILDERS LTD
	2	523 DENLEY DR	TEXAS HEAVENLY HOMES LTD
	3	611 DENLEY DR	YANCY HELEN
	4	603 DENLEY DR	WILKINS CLIFTON
	5	521 DENLEY DR	JOHNSON SIRDELLIA EST OF
	6	527 DENLEY DR	YANCY JAMES
	7	633 SPARKS ST	TRISTAN TARA H
	8	629 SPARKS ST	WRIGHT SCESRELL EST OF
	9	625 SPARKS ST	BRADLEY ETHEL LEE EST OF
	10	621 SPARKS ST	GRANTHAM CHARLES W JR
	11	613 SPARKS ST	HOPKINS AUGUSTINE
X	12	509 SPARKS ST	SCOTT DORIS
O	13	503 SPARKS ST	EDWARDS NELLA D
	14	501 SPARKS ST	HOPKINS OLISTENE
	15	604 DENLEY DR	PHILLIPS BILLY F
	16	608 DENLEY DR	HILL VERLINE
	17	616 DENLEY DR	BURKS MARVIN
	18	618 DENLEY DR	DANIEL YVONNE B
	19	628 DENLEY DR	TEXAS HEAVENLY HOME BUILDERS LTD
	20	632 DENLEY DR	TENTH STREET
	21	617 MOORE ST	JBIII INV INC
	22	607 MOORE ST	BRAGGS JOYCE MARIE ET AL
	23	605 MOORE ST	JONES DORIS JEAN
	24	601 MOORE ST	TEXAS HEVENLY HOMES LTD
	25	504 SPARKS ST	JONES PAUL DOUGLAS
	26	508 SPARKS ST	TEXAS HEAVENLY HOMES, LTD

Z134-199(CE)
6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	622	SPARKS ST	HAYES LEE JR
28	624	SPARKS ST	VAUGHN JAMES
29	626	SPARKS ST	HERNS THEOPHIA &
30	443	SPARKS ST	JONES CHARLES E
31	452	SPARKS ST	WYNN DIANE
32	101	CADIZ ST	CITY & COUNTY LEVEE