

**FILE NUMBER:** Z190-333(PD) **DATE FILED:** August 12, 2020

**LOCATION:** Northeast side of Monterrey Drive, between Farola Drive and Itasca Drive

**COUNCIL DISTRICT:** 9 **MAPSCO:** 38 H

**SIZE OF REQUEST:** ±6.479 acres **CENSUS TRACT:** 127.01

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**REPRESENTATIVE:** Karl A. Crawley, MASTERPLAN

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application to amend Planned Development District No. 896 for R-7.5(A) Single Family District uses and a public school other than open-enrollment charter school.

**SUMMARY:** The applicant proposes to 1) reduce the maximum floor area from 122,500 square feet to 85,500 square feet; 2) reduce the 50,000 square foot expansion area to 9,500 square feet; 3) provide an approximately 3,300 square foot addition for a vestibule; 4) replace the existing chiller; and 5) reconfigure the concrete walkway along Farola Drive.[Casa View Elementary School]

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

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

**BACKGROUND INFORMATION:**

- The school was originally constructed in 1950 according to Dallas Central Appraisal District records.
- On December 28, 2007, a building permit was issued to add new portable classrooms.
- On February 6, 2014, a multi-phase remodel permit was completed according to permit records.
- An application was submitted for the Planned Development District to facilitate the construction of a one-story, 14,700 square foot addition and to establish setbacks, landscaping, and parking requirements different from code requirements for schools.
- As a result, PD No. 896 was established by the City Council on April 13, 2016 and allows a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses.
- The request site is developed with an elementary school use and contains approximately 72,700 square feet of floor area.
- The applicant proposes to 1) reduce the maximum floor area from 122,500 square feet to 85,500 square feet; 2) reduce the 50,000 square foot expansion area to 9,500 square feet; 3) provide an approximately 3,300 square foot addition for a vestibule; 4) replace the existing chiller; and 5) reconfigure the concrete walkway along Farola Drive

**Zoning History:** There has been one recent zoning change requests in the vicinity within the last five years.

1. **Z165-165:** On April 13, 2016, the City Council created Planned Development District No. 896 for R-7.5(A) and public school uses.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Farola Drive	Local Collector	60 ft.
Monterrey Avenue	Local Collector	60 ft.
Itasca Drive	Local Collector	53 ft.

**Traffic:**

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

**COMPREHENSIVE PLAN:**

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

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

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality.

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

**URBAN DESIGN ELEMENT**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 896	Public School
<b>Northwest</b>	R-7.5(A)	Single Family
<b>North</b>	R-7.5(A)	Single Family
<b>Northeast</b>	R-7.5(A)	Park
<b>Southeast</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>Southwest</b>	R-7.5(A)	Single Family

**Land Use Compatibility**

The request site is developed with improvements that have supported Casa View Elementary School for over 60 years. The applicant proposes to 1) reduce the maximum

floor area from 122,500 square feet to 85,500 square feet; 2) reduce the 50,000 square foot expansion area to 9,500 square feet; 3) provide an approximately 3,300 square foot addition for a vestibule; 4) replace the existing chiller; and 5) reconfigure the concrete walkway along Farola Drive. The existing chiller is approximately 25 feet in height and is not screened from the single family dwellings or park. This is a necessity of the request. The request proposes to replace the taller chiller with an approximately eight-foot chiller screened behind an eight-foot tall wall.

Surrounding uses consist of single family on all sides with the exception of a park to the north, the only other parcel on the block. Because the school's only other neighbor on the block is a park, the reductions to the setbacks are more compatible than if the site shared its block face with single family properties.

Staff supports the amendment because the school has operated within the community at this location for more than 60 years and the proposed addition will facilitate needed enlargements to accommodate the staff and students. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because of compliance with the proposed PD conditions being consistent with the regulations of an R-7.5(A) District, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

**Parking:**

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires one and one-half spaces for each elementary school classroom. At this ratio, the school is required to provide 66 off-street spaces for the existing 44 classrooms. No increase in the number of classrooms is associated with the request. Currently, the site provides the required 66 parking spaces.

**Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing

Z190-333(PD)

the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties immediately adjacent to the northwest, north, southeast, south, and southwest is located within an "H" MVA category.

**Landscaping**

Landscape requirements must comply with the revised landscape plan, per PDD No. 896.

**LIST OF OFFICERS**

**Dallas Independent School District  
Board of Trustees**

Edwin Flores, District 1  
Dustin Marshall, District 2  
Dan Micciche, District 3  
Karla Garcia, District 4  
Maxie Johnson, District 5  
Joyce Foreman, District 6  
Ben Mackey, District 7  
Miguel Solis, District 8  
Justin Henry, District 9

**CPC ACTION:  
February 4, 2021**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 896 for a public school other than an open-enrollment charter school, subject to a revised development plan, a revised landscape plan, a revised traffic management plan, and conditions on the northeast and side of Monterrey Drive between Farola Drive and Itasca Drive.

Maker: Jung  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung,  
Suhler, Schwope, Murphy, Garcia, Rubin

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

**Notices:** Area: 500 Mailed: 198  
**Replies:** For: 3 Against: 4

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None

**CPC RECOMMENDED CONDITIONS**

“ARTICLE \_\_\_\_\_.

PD \_\_\_\_\_.

**SEC. 51P- 896.101. LEGISLATIVE HISTORY.**

PD 896 was established by Ordinance No. 30061, passed by the Dallas City Council on April 13, 2016. (Ord. 30061)

**SEC. 51P- 896.102. PROPERTY LOCATION AND SIZE.**

PD 896 is established on property located at the east corner of Farola Drive and Monterrey Avenue. The size of PD 896 is approximately 6.55 acres. (Ord. 30061)

**SEC. 51P-896 .103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

**SEC. 51P- 896.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 896A: development plan.
- (2) Exhibit 896B: landscape plan.
- (s) Exhibit 896C: traffic management plan. (Ord. 30061)

**SEC. 51P- 896.105. DEVELOPMENT PLAN.**

(a) For public school, development and use of the Property must comply with the development plan (Exhibit 896A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule, do not apply.(Ord. 30061)

**SEC. 51P- 896.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. 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) The following additional main use is permitted:

-- Public school other than an open-enrollment charter school. (Ord. 30061)

**SEC. 51P-896.107. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-896.108. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Public school.

(1) Setbacks from street.

(A) Farola Drive.

(i) Minimum setback is 25 feet.

(ii) Light poles, flag poles, and similar poles are allowed in the setback area.

(B) Monterrey Drive. Minimum setback is 10 feet. Light poles are allowed in the setback area.

(C)

(D) Itasca Drive. Minimum setback is eight feet.

(2) Rear yard. Minimum rear yard is 10 feet.

(3) Side yard. No minimum side yard.

(4) Floor area. Maximum floor area is ~~422,500~~ 85,500 square feet.

**SEC. 51P- 896.109. OFF-STREET PARKING AND LOADING.**

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

(b) For a public school, off-street parking is permitted in required yards and is not required to be screened. (Ord. 30061)

**SEC. 51P- 896.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 30061)

**SEC. 51P-896.111. LANDSCAPING.**

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

(b) For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 896B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 30061)

**SEC. 51P-896.112. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30061)

**SEC. 51P-896.113. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school other than an open-enrollment charter school with the traffic management must comply with the traffic management plan (Exhibit 896C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by November 1, ~~2017~~ 2023. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(c) Amendment process.

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

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30061)

**SEC. 51P-896.114. ADDITIONAL PROVISIONS.**

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

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

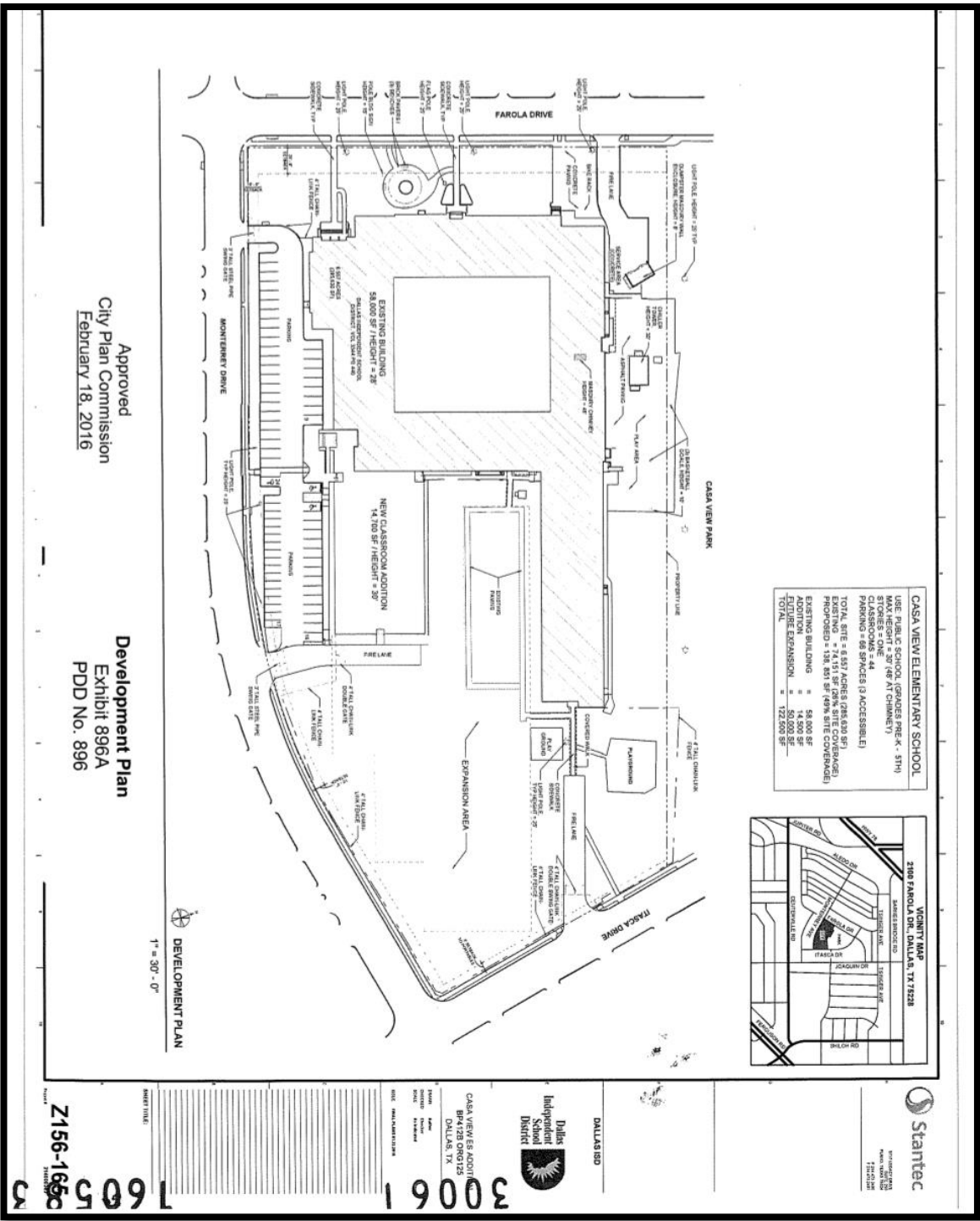
**SEC. 51P-896.115. COMPLIANCE WITH CONDITIONS.**

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

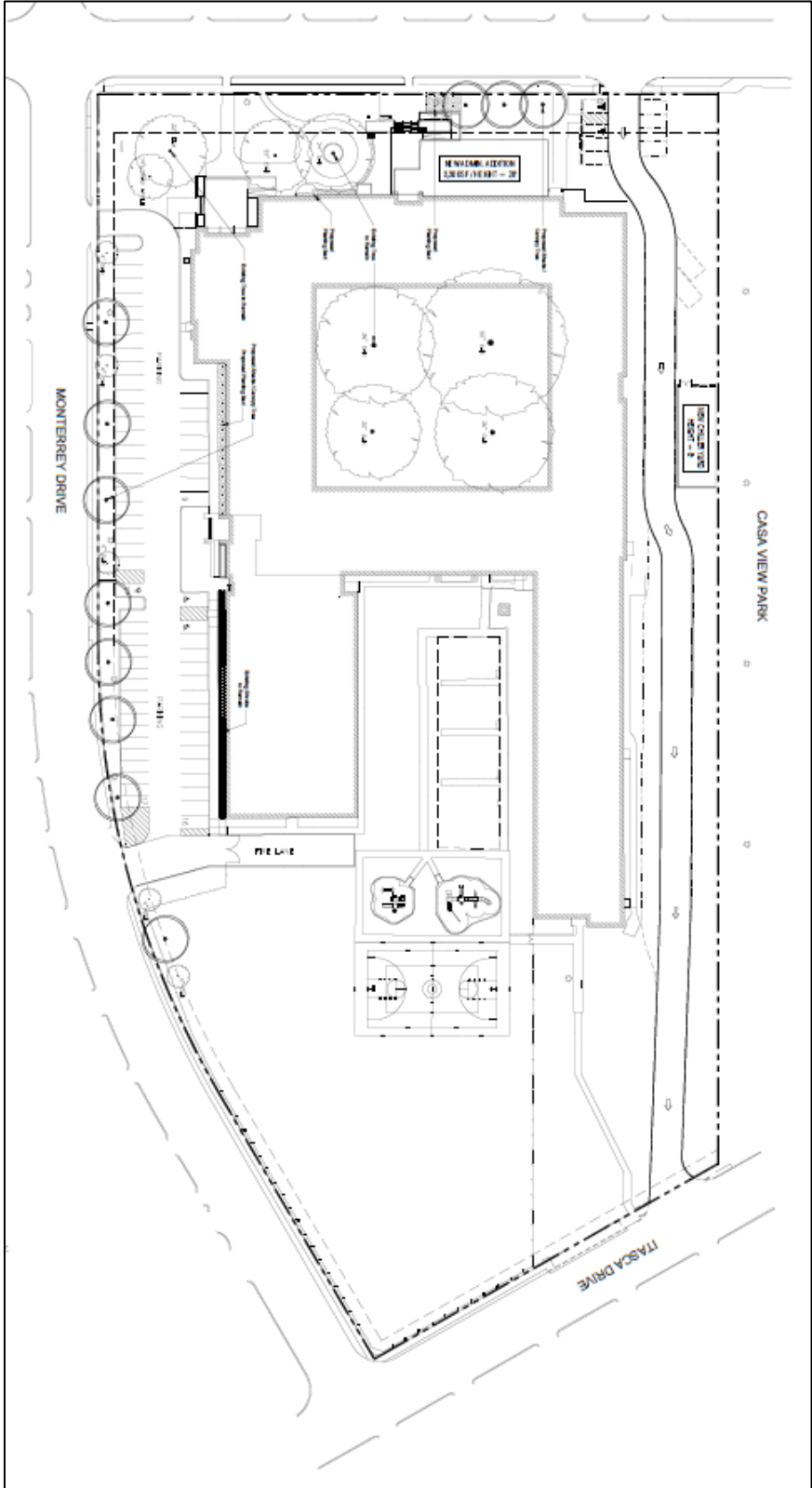
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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



**EXISTING DEVELOPMENT PLAN**



CPC APPROVED LANDSCAPE PLAN





**CPC APPROVED TRAFFIC MANAGEMENT PLAN**

**December 21, 2020**

PK# 2522-20.085

**Z190-333**

# TRAFFIC MANAGEMENT PLAN

DISD CASA VIEW ELEMENTARY SCHOOL  
CITY OF DALLAS



A handwritten signature in blue ink that reads "Hunter W. Lemley".

## *Introduction*

The services of **Pacheco Koch** (PK) were retained by Masterplan Consultants, on behalf of the **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Casa View Elementary School (the "School") located at 2100 Farola Drive in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

## *School Description*

- Type: Public Elementary School
- District: Dallas Independent School District
- Address: 2100 Farola Drive
- Grades: Pre-k – 5th
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning/Proposed Zoning: PD 896
- Existing Enrollment: 689

## *School Access*

- Adjacent Streets:
  - Farola Drive: Two lanes, two-way operation, no median
  - Itasca Drive: Two lanes, two-way operation, no median
  - Monterrey Avenue: Two lanes, two-way operation, no median



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 [www.pkce.com](http://www.pkce.com)  
TX.REG: ENGINEERING FIRM F-469  
TX. REG. SURVEYING FIRM LS-100080-00

December 21, 2020

- Projected Travel Modes (Pre-k – K/1<sup>st</sup> - 5<sup>th</sup>):
  - Bus: 40%/10%
  - Walk: 5%/25%
    - Sidewalk Connectivity appears to be sufficient for students to walk to and from School.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. All pavement markings, traffic signs, and school zones are recommended to meet current city standards. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process.

- Picked Up by Parent: 55%/65%

*\*Enrollment and Travel Mode Data provided by DISD and validated by field observations*

### ***School Administration Input Statement***

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan. Conversations having direct input from the school principal most recently occurred on Wednesday, June 17<sup>th</sup>, 2020.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment have been in-person at the school building. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

December 21, 2020



## TRAFFIC MANAGEMENT PLAN

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Most recent on-site dismissal observations were conducted on Wednesday, December 9, 2020. Other than specific information provided in the Proposed Traffic Management Operations portion of this Report, all information provided in the Existing Traffic Management Plan dated January 13, 2016 has been evaluated and validated by the summary of existing conditions stated below:

- The school is surrounded by three local streets – Farola Drive, Monterrey Avenue, and Itasca Drive. No on-site area is available for student loading and unloading and all loading/unloading occurs within public right-of-way. As a result, parent traffic is to enter the area and queue/stand on the curbside of the three surrounding streets adjacent to the school building. Dismissal queues will be dispersed into three separate areas. Surrounding streets become congested during these periods, however operations occur in an organized manner.
  - Pre-k and Kindergarten students are picked up from the Itasca Drive queue.
  - 1<sup>st</sup>-2<sup>nd</sup> grade students are picked up from the Farola Drive queue.
  - 3<sup>rd</sup>-5<sup>th</sup> grade students are picked up from the Monterrey Avenue queue.
- Staff and visitor traffic is to enter the school site from the only site entrance/exit along Monterrey Avenue.
- Staff assistance shall be present to allow students to enter the school building in a safe and efficient manner.
- Bus loading/unloading shall be located on-site within the parking lot aisle along Monterrey Avenue.

December 21, 2020

### ***Proposed Traffic Management Operations***

Proposed changes to the existing Traffic Management Plan will consist of the below:

According to the existing Traffic Management Plan, the Bus Loading Zone is to be along Monterrey Avenue in front of the school building. However, the proposed operation of the Bus Loading Zone is to be within the recessed area, within school property, along Monterrey Avenue. Existing bus zones on Farola Drive and Itasca Drive are to be removed along with the removal of curb pavement markings and/or signage associated with the bus zones.

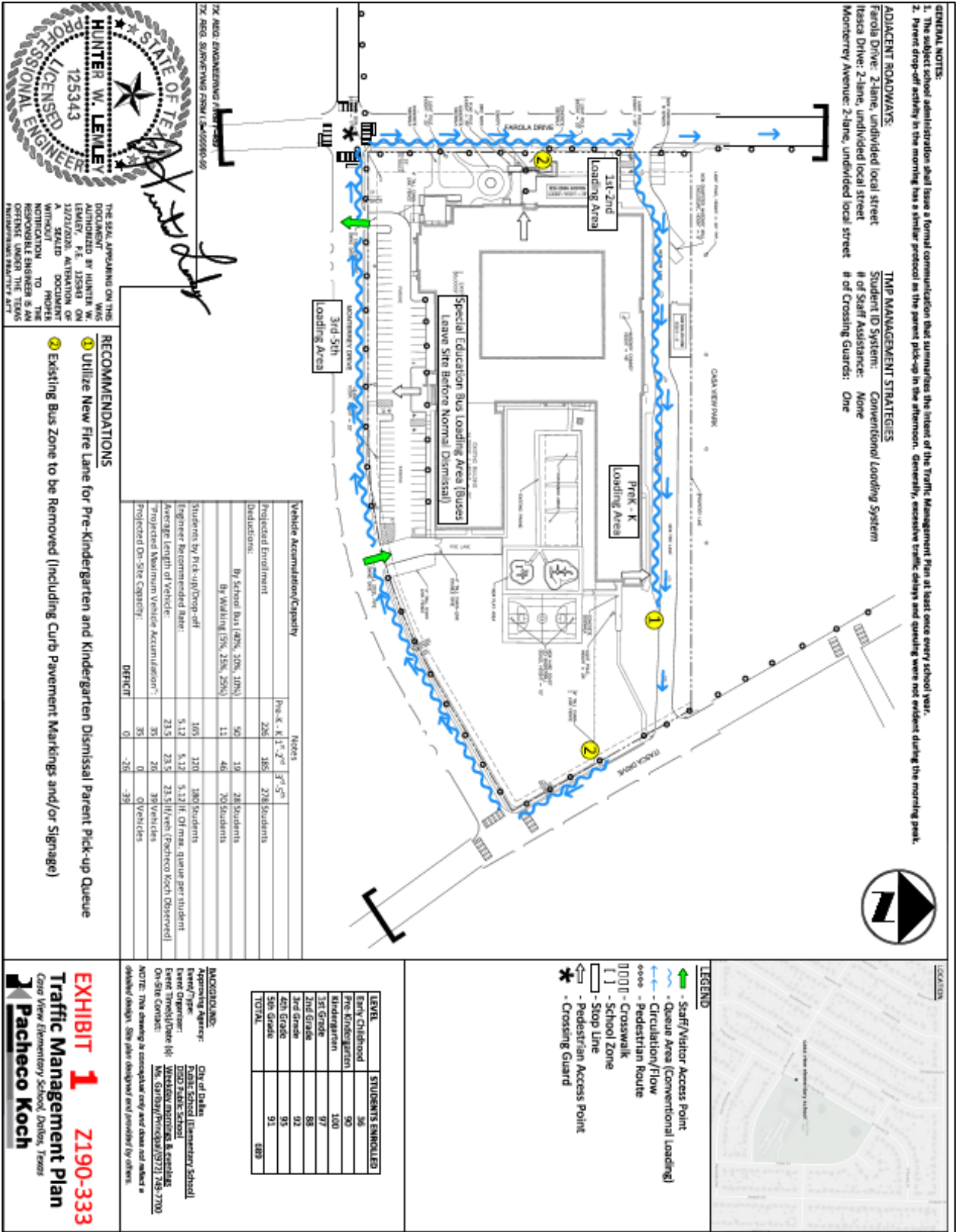
Parent traffic for Pre-kindergarten and Kindergarten students will enter the site via the northernmost driveway on Farola Drive and travel east behind the school building to enter the designated queue area. Pre-Kindergarten and Kindergarten students will be picked up from the queue area provided by the new fire lane (as shown in Exhibit 1) for queuing to relieve some queuing that currently occurs exclusively on Itasca Drive.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in Exhibit 1:

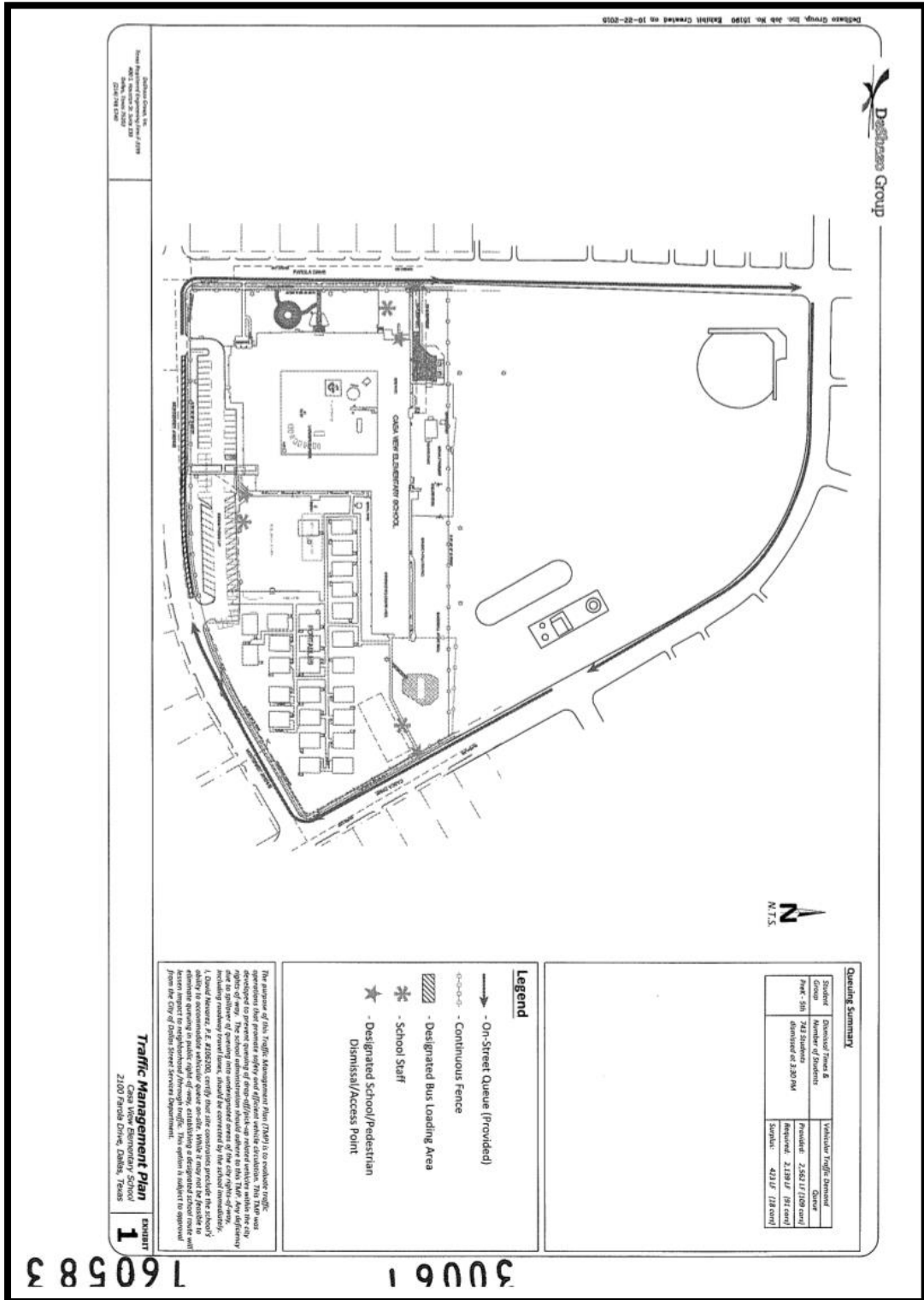
1. **Utilize New Fire Lane for Pre-Kindergarten and Kindergarten Dismissal Parent Pick-up Queue** – Utilize the new fire lane to be constructed behind the school building as part of development for Pre-Kindergarten and Kindergarten dismissal parent pick-up queue.
2. **Existing Bus Zone to be Removed (Including Curb Pavement Markings and/or Signage)**

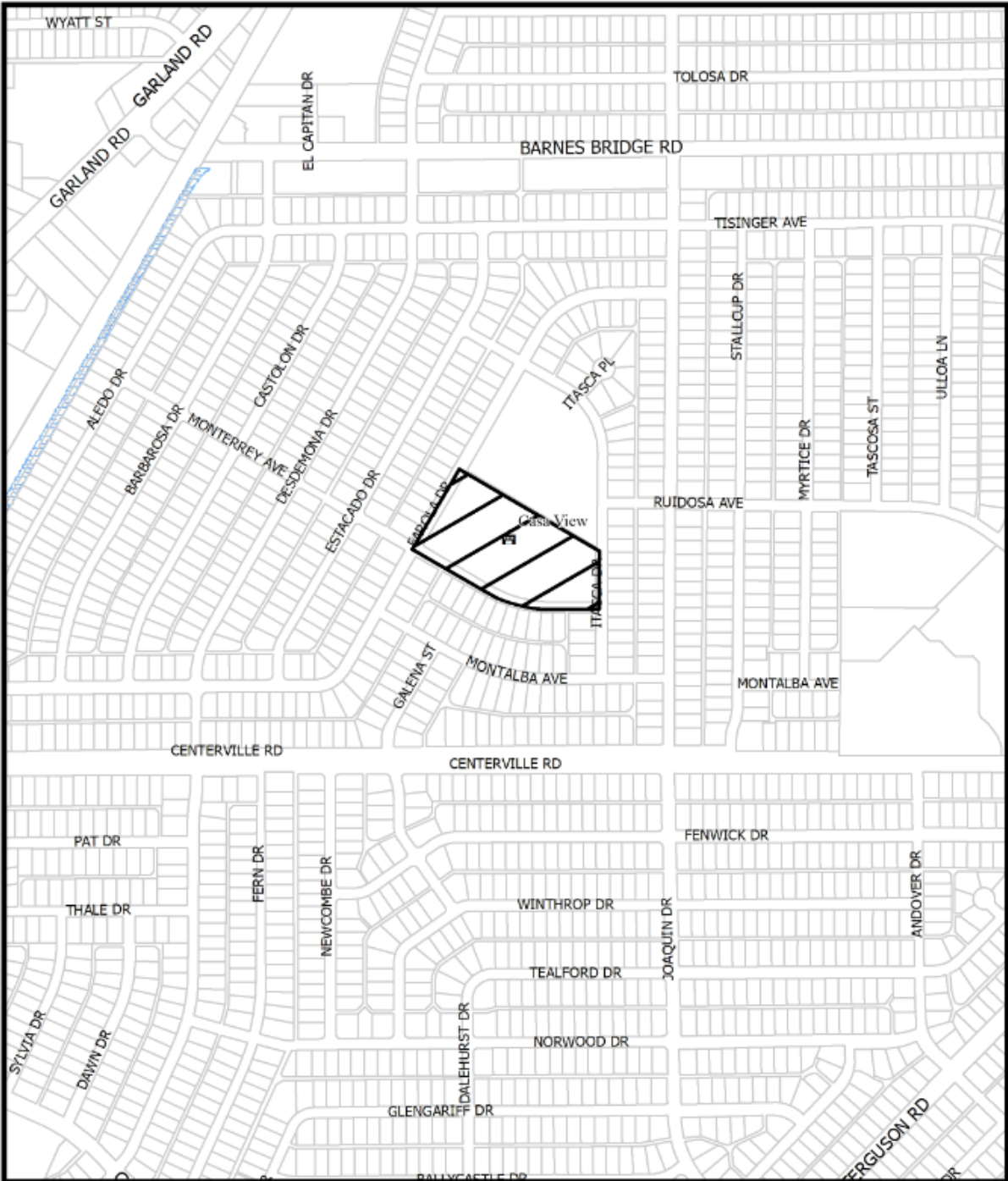


## Proposed Traffic Management Circulation Plan

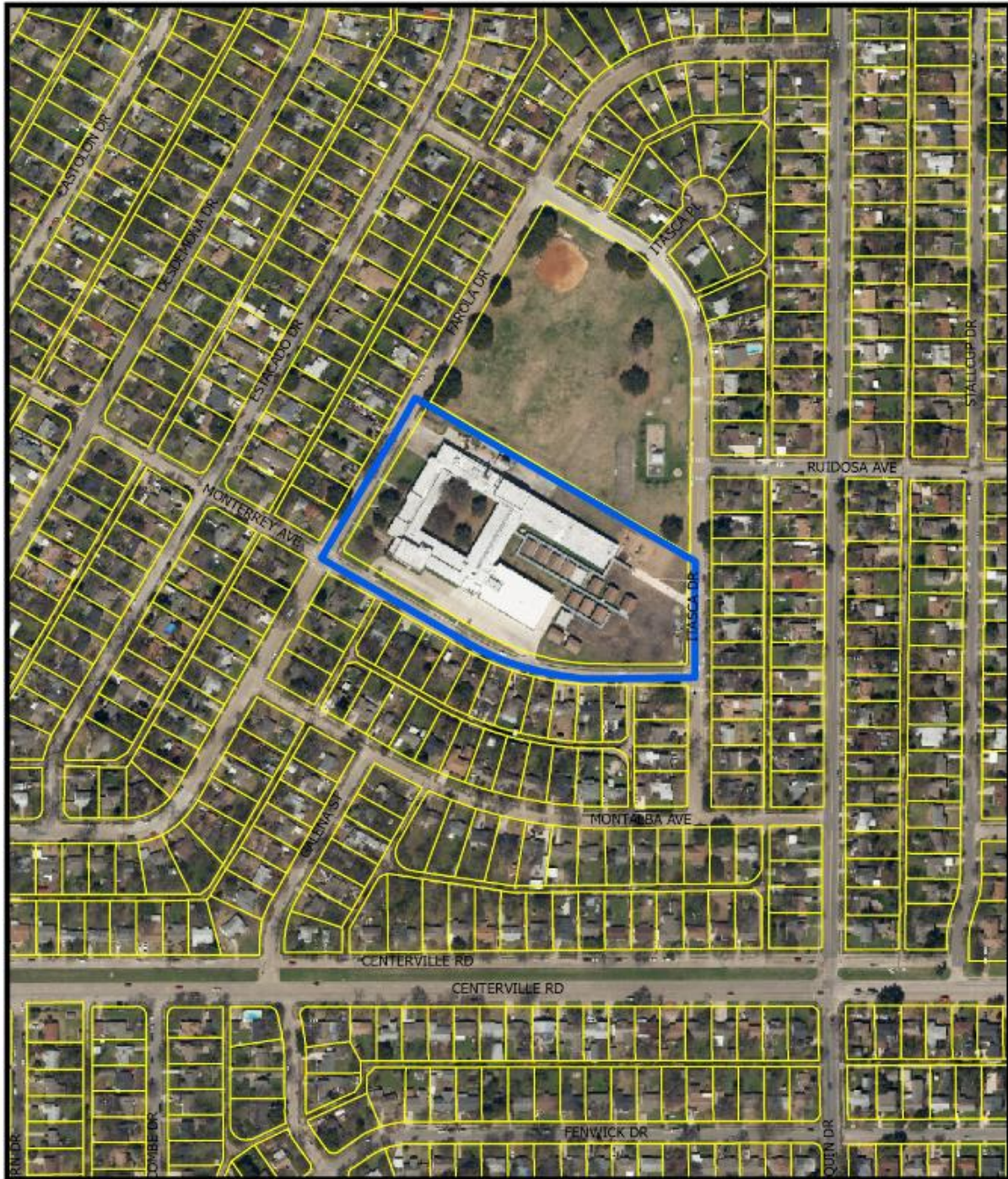


**Existing Traffic Management Circulation Plan**

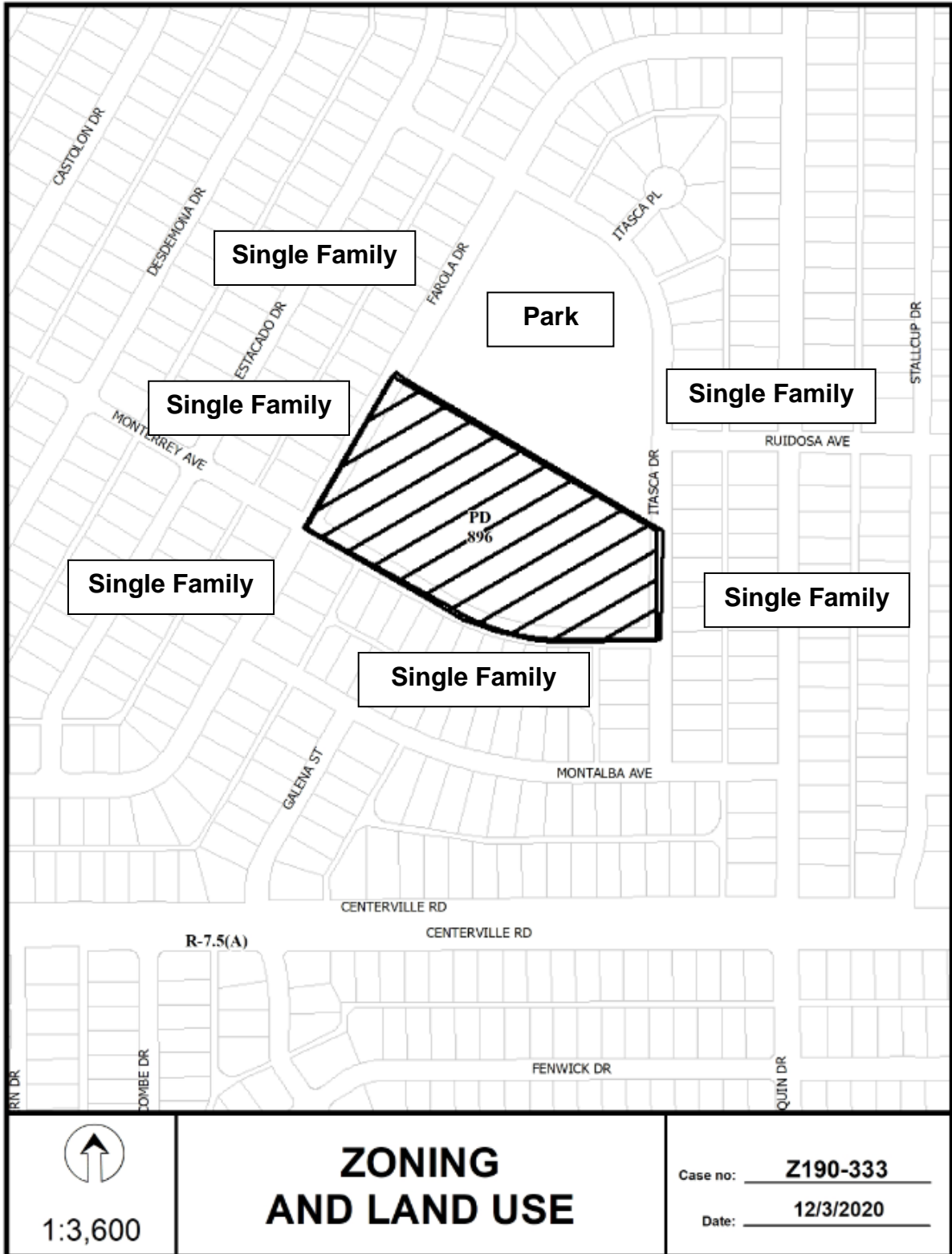





 1:7,200	<h2>VICINITY MAP</h2>	Case no: <u>    <b>Z190-333</b>    </u> Date: <u>    <b>12/3/2020</b>    </u>
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 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u>    Z190-333    </u> Date: <u>    12/3/2020    </u>
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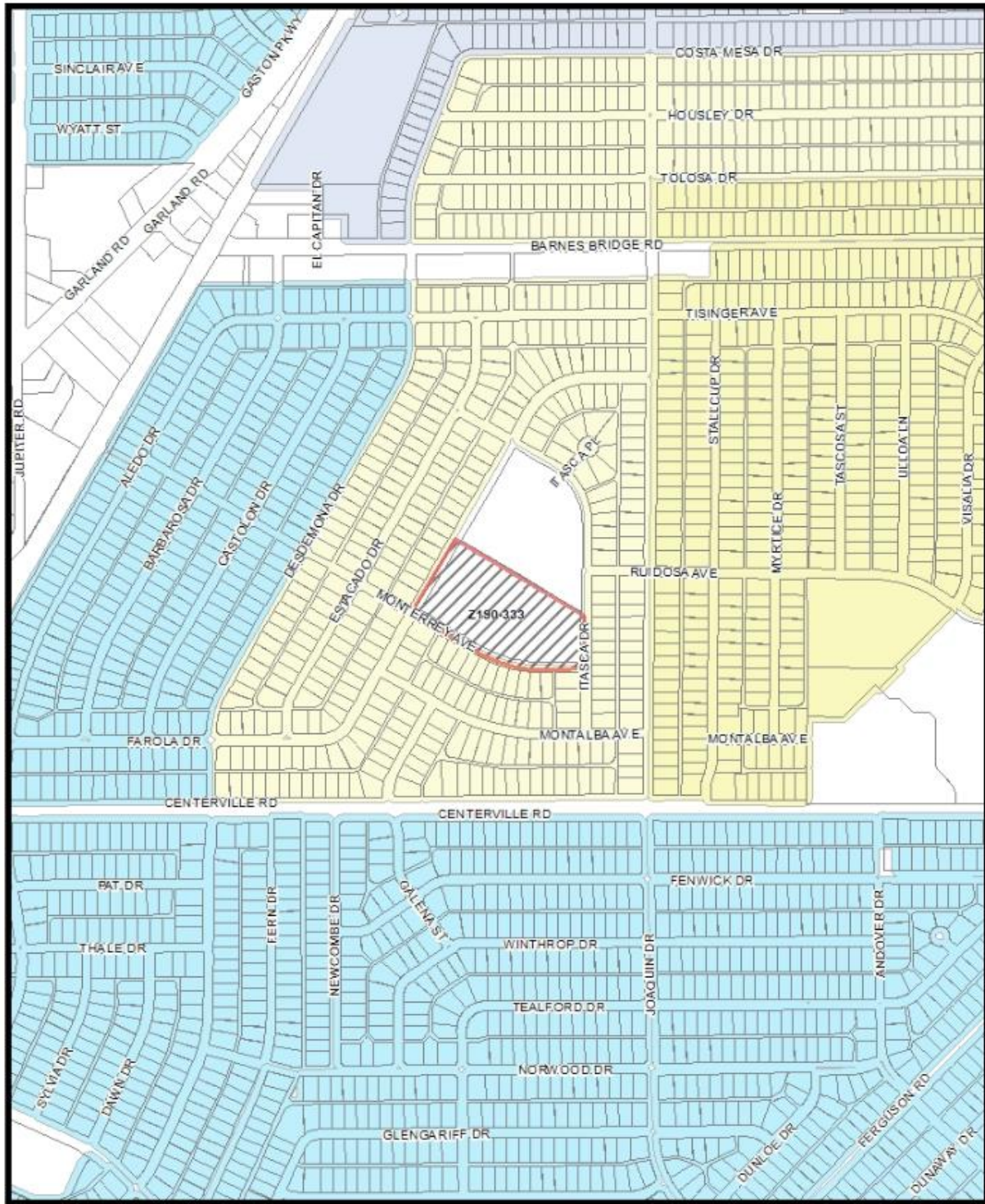




  
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# ZONING HISTORY

Case no: Z190-333  
Date: 12/3/2020



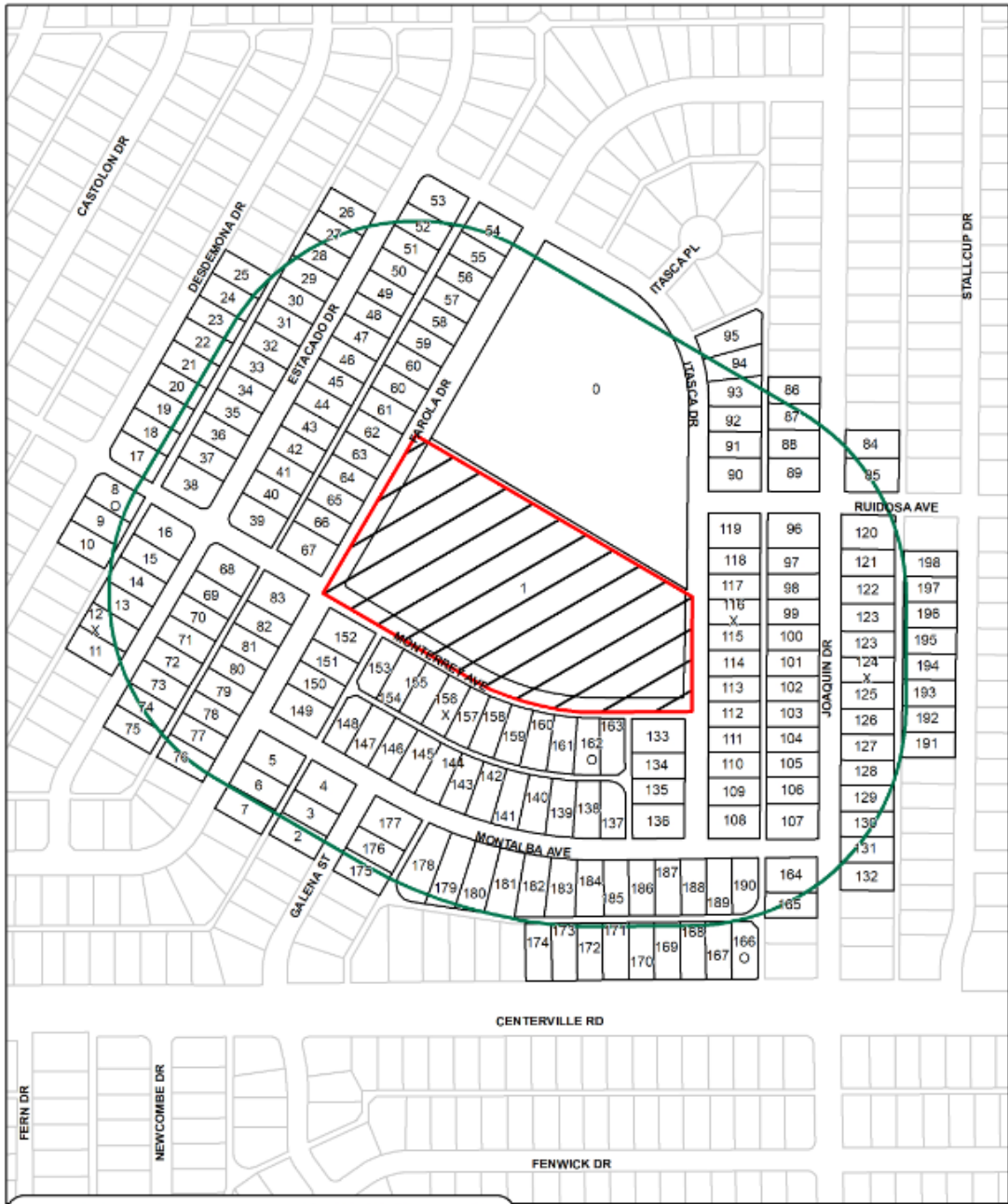
MVA Cluster A B C D E F G H I NA

1:7,200

# Market Value Analysis

Printed Date: 12/3/2020

**CPC Responses**



<b>198</b>	Property Owners Notified (201 parcels)
<b>3</b>	Replies in Favor (3 parcels)
<b>4</b>	Replies in Opposition (4 parcels)
<b>500'</b>	Area of Notification
<b>2/4/2021</b>	Date

**Z190-333**  
**CPC**



1:3,600

02/03/2021

***Reply List of Property Owners******Z190-333******198 Property Owners Notified******3 Property Owners in Favor******4 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2100 N FAROLA DR	Dallas ISD
	2	10729 GALENA ST	EARGLE WILLIAM R
	3	10733 GALENA ST	VERNON PHYLLIS
	4	10739 GALENA ST	HAGAN JAMES M
	5	2044 FAROLA DR	FOSTER ROBERT W JR &
	6	2038 FAROLA DR	BUTLER MELVIN R EST OF
	7	2034 FAROLA DR	ESCOBEDO J JESUS MARTINEZ
O	8	10942 DESDEMONA DR	HUTCHESON DONNA L
	9	10938 DESDEMONA DR	Taxpayer at
	10	10934 DESDEMONA DR	TALLENT CHARLES H III
	11	10839 ESTACADO DR	PACHECO JOSE OMAR
X	12	10845 ESTACADO DR	NIGGEBRUGGE LIVING TRUST
	13	10849 ESTACADO DR	RODARTE MARCELINO TR
	14	10853 ESTACADO DR	RUIZ ANGELINA
	15	10857 ESTACADO DR	EMORY AND JOANN MURRAY
	16	10863 ESTACADO DR	CASTILLO ISIDRO J
	17	11002 DESDEMONA DR	LUGO JOSE F VILLA
	18	11008 DESDEMONA DR	PAXTON SANDRA
	19	11012 DESDEMONA DR	POWER REALTY INVESTMENT CORP
	20	11018 DESDEMONA DR	TREJO ROGELIO & FRANCISCA
	21	11022 DESDEMONA DR	PORTILLO BLAS &
	22	11102 DESDEMONA DR	PARKER JAMES L
	23	11106 DESDEMONA DR	PIKE STEVEN RAY &
	24	11112 DESDEMONA DR	BURRIS JUANITA
	25	11116 DESDEMONA DR	VAZQUEZ JOCKYS &
	26	11203 ESTACADO DR	ARRIAGA RICARDO HERRERA &

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11117	ESTACADO DR	GUY BRUCE M & DIANE R
28	11111	ESTACADO DR	HERNANDEZ JOSE D
29	11107	ESTACADO DR	FLORES ARTEMIO P
30	11103	ESTACADO DR	ENGLAND RICHARD DEWAYNE
31	11023	ESTACADO DR	WEST GRETCHEN
32	11017	ESTACADO DR	GARCIA RAMON ESQUIVEL & NORMA ALICIA
33	11011	ESTACADO DR	ARRRIAGA LAURA
34	11007	ESTACADO DR	MUNOZ JOHANNA L
35	11003	ESTACADO DR	RAZO JOSE P &
36	10915	ESTACADO DR	GONZALEZ IRVING A &
37	10909	ESTACADO DR	FRIAS DAVID V
38	10905	ESTACADO DR	ESPINOZA ERICK &
39	10904	ESTACADO DR	SPECK LONNIE L & NANCY C
40	10908	ESTACADO DR	TOVAR RAMON
41	10914	ESTACADO DR	LANDA CECILLA
42	11002	ESTACADO DR	MARACCHINI CHRIS
43	11006	ESTACADO DR	ROMERO JOSE A
44	11012	ESTACADO DR	MENDEZGAMEZ JUAN E &
45	11016	ESTACADO DR	MUSSO NICK FRANK JR
46	11022	ESTACADO DR	SMITH MARIA I &
47	11102	ESTACADO DR	GOMEZ GUILLERMO &
48	11106	ESTACADO DR	MUNOZ LUCINO & JULIA E
49	11112	ESTACADO DR	MCKINNEY JULIE
50	11116	ESTACADO DR	HEMMI WILLIAM ANTHONY TRUST THE
51	11202	ESTACADO DR	MUNOZ MONICA
52	11206	ESTACADO DR	FLORES CRYSTAL
53	11214	ESTACADO DR	GARCIA ALEJANDRA E
54	2175	FAROLA DR	STRACENER CHARLOTTE A
55	2171	FAROLA DR	Taxpayer at
56	2165	FAROLA DR	HENRY SHIRLEY
57	2161	FAROLA DR	NIMNIC RICHARD

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58	2155	FAROLA DR	MOORE VICKEY GWYN MOORE
59	2151	FAROLA DR	4TH OF JULY PROPERTIES LLC
60	2145	FAROLA DR	HADEN JOHN D
61	2135	FAROLA DR	CHEN SHEU CHIN
62	2131	FAROLA DR	REED PATRICK K &
63	2125	FAROLA DR	ACEVEDO LUIS & MARIA L
64	2121	FAROLA DR	JUAREZ EDUARDO &
65	2115	FAROLA DR	JUAREZ SALVADOR
66	2109	FAROLA DR	Taxpayer at
67	2105	FAROLA DR	THORNTON BETTY L
68	10860	ESTACADO DR	MIRANDA ANTONIO L &
69	10854	ESTACADO DR	SANCHEZDIAZ JAIME
70	10848	ESTACADO DR	SANCHEZ ARTURO & HILARIA
71	10844	ESTACADO DR	ROSAS JUAN CARLOS
72	10840	ESTACADO DR	SANCHEZ AUGUSTO
73	10834	ESTACADO DR	R&A INVESTMENTS
74	10830	ESTACADO DR	MCSHANE MAUREEN S
75	10824	ESTACADO DR	TOVAR VICTOR MANUEL &
76	2029	FAROLA DR	MYLES CHARLES
77	2035	FAROLA DR	SHERRIN RANDALL
78	2039	FAROLA DR	YORK B J
79	2043	FAROLA DR	PEREZ RAMON
80	2047	FAROLA DR	KENNEY MARY J
81	2053	FAROLA DR	ROCHA ARNULFO
82	2057	FAROLA DR	ALAND MANAGEMENT CORP
83	2065	FAROLA DR	HAFERTEPE WILLIAM DENNIS
84	11008	JOAQUIN DR	GUERRA JAMES
85	11004	JOAQUIN DR	SAENZ LOIS
86	11019	JOAQUIN DR	BONILLA ALFREDO
87	11015	JOAQUIN DR	GALLEGOS JOSE & MARIA N
88	11009	JOAQUIN DR	HURTADO RAMIRO G

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	89	11005 JOAQUIN DR	RESENDEZ ANTONIO
	90	11004 ITASCA DR	HERNANDEZ JUANITA & PEDRO
	91	11008 ITASCA DR	IBARRA JUAN & ASHLI
	92	11014 ITASCA DR	ANGEL DANNY
	93	11018 ITASCA DR	OLIVA ELVIRA
	94	11024 ITASCA DR	GUZMAN RAMON & LAURA N
	95	11030 ITASCA DR	SANDOVAL MARGARET C
	96	10929 JOAQUIN DR	HERNANDEZ JUANITA T
	97	10923 JOAQUIN DR	MCCOLL CASSANDRA
	98	10919 JOAQUIN DR	HERNANDEZ REGULO VENCES
	99	10913 JOAQUIN DR	AZIZ MAJID & FOZIA
	100	10909 JOAQUIN DR	CARRERA IGNACIO M &
	101	10903 JOAQUIN DR	TORRES RAFAEL G
	102	10829 JOAQUIN DR	SANTOYO JUAN CARLOS GONZALEZ
	103	10825 JOAQUIN DR	JUAREZ SUSANA
	104	10819 JOAQUIN DR	CHAVEZ ALEJANDRO &
	105	10815 JOAQUIN DR	RODRIQUEZ ELOISA
	106	10811 JOAQUIN DR	BRIONES SARA
	107	10805 JOAQUIN DR	MARTINEZ YOLANDA S
	108	10804 ITASCA DR	B&B HOMES INVESTMENTS LLC
	109	10810 ITASCA DR	EMBRY NANCY
	110	10814 ITASCA DR	CAMPOS ENEDINA L
	111	10818 ITASCA DR	FRAUSTO JESUS J &
	112	10824 ITASCA DR	TRIPLETT DANNY & SABRINA
	113	10902 ITASCA DR	ROBISON KAREN
	114	10906 ITASCA DR	AYALA JOSE
	115	10912 ITASCA DR	GARCIA JOSE L
X	116	10916 ITASCA DR	HUMPHRIES KEITH A
	117	10920 ITASCA DR	CRUZ GUADALUPE
	118	10926 ITASCA DR	MENDOZA ROGELIO P &
	119	10932 ITASCA DR	SHERRIN RANDALL

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	120	10928 JOAQUIN DR	GUZMAN SALVADOR O
	121	10922 JOAQUIN DR	ALCARAZ ADRIANA
	122	10918 JOAQUIN DR	GUZMAN ANGEL & PERLA
	123	10912 JOAQUIN DR	KHAKI INVESTMENTS LLC
X	124	10902 JOAQUIN DR	ANDRADE LUCIA
	125	10826 JOAQUIN DR	RAMOS CARMEN G
	126	10822 JOAQUIN DR	NUNEZ JOSE L
	127	10816 JOAQUIN DR	FEGETTE GERALD LEE
	128	10812 JOAQUIN DR	LUNA FERNANDO
	129	10806 JOAQUIN DR	HILL STEVEN & MARY
	130	10802 JOAQUIN DR	TIDEWALKER PROPERTIES LLC
	131	10724 JOAQUIN DR	LOWRIE SCOTT W O
	132	10720 JOAQUIN DR	WILLIS TRACYE
	133	10821 ITASCA DR	PADILLA FELIPE & MARIA
	134	10815 ITASCA DR	ARAMBULA MARIA
	135	10809 ITASCA DR	GUERRERO ROMERO JUAN MANUEL
	136	10805 ITASCA DR	CARMONA FRANCISCO J
	137	2145 MONTALBA AVE	RIOS ESTEBAN
	138	2141 MONTALBA AVE	RIOS SANDRA
	139	2135 MONTALBA AVE	CERVANTES JOSE A
	140	2129 MONTALBA AVE	OGLE DAVID
	141	2125 MONTALBA AVE	WILT ANDREW C
	142	2119 MONTALBA AVE	RIOS ALFREDO & MARIA C
	143	2115 MONTALBA AVE	OVERSTREET BRENDA S
	144	2109 MONTALBA AVE	OFFIELD MATTHEW &
	145	2103 MONTALBA AVE	MORAIS JUSTIN & JUDY
	146	2025 MONTALBA AVE	GARCIA FIDELINA
	147	2019 MONTALBA AVE	WEED KELLY & KATHY
	148	2015 MONTALBA AVE	Taxpayer at
	149	2054 FAROLA DR	KOSTER PPTIES
	150	2058 FAROLA DR	LITTLE WATER INVESTMENTS LLC

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	151	2064 FAROLA DR	Taxpayer at
	152	2070 FAROLA DR	ESQUIVEL LUZ A & OLGA LINDA Z LIFE ESTATE
	153	2112 MONTERREY AVE	CAW THOMAS
	154	2116 MONTERREY AVE	ALLEN JUSTIN S
	155	2122 MONTERREY AVE	Taxpayer at
X	156	2126 MONTERREY AVE	WHITON MARLENE D
	157	2130 MONTERREY AVE	MONTEAGUDO JOSE L &
	158	2134 MONTERREY AVE	REYES MARIA S
	159	2140 MONTERREY AVE	GARCIA MIGUEL
	160	2144 MONTERREY AVE	KENTON STEPHEN WILLIAM
	161	2148 MONTERREY AVE	JUAREZ EFRAIN & AURORA
O	162	2154 MONTERREY AVE	HUTCHESON DONNA
	163	2160 MONTERREY AVE	MARTINEZ FATIMA KARINA
	164	10721 JOAQUIN DR	MENDEZ CANDI
	165	10715 JOAQUIN DR	DELACRUZ JOSE M &
O	166	2241 CENTERVILLE RD	Taxpayer at
	167	2237 CENTERVILLE RD	THOMAS DONNA L EST OF
	168	2231 CENTERVILLE RD	REISMAN HARRIET
	169	2227 CENTERVILLE RD	TONG KAY CHAN & ZHE QIAN
	170	2223 CENTERVILLE RD	AGUILERA RAUL & DOLORES P
	171	2217 CENTERVILLE RD	SOTO MARIA
	172	2211 CENTERVILLE RD	IBARRA VICENTE
	173	2207 CENTERVILLE RD	RAMOS RAMIRO &
	174	2203 CENTERVILLE RD	LEE MARLO M
	175	10726 GALENA ST	CAREY JESSE L JR
	176	10730 GALENA ST	LEE DOROTHY C
	177	10736 GALENA ST	CUNY MARY JO
	178	2114 MONTALBA AVE	CASTRO MICHAEL
	179	2118 MONTALBA AVE	SMITH ALAN
	180	2122 MONTALBA AVE	SORIANO ADELAIDA A
	181	2128 MONTALBA AVE	NAVARRO MA DOLORES

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	182	2132 MONTALBA AVE	PARKER REGINA B
	183	2136 MONTALBA AVE	RAMOS LESLY E
	184	2140 MONTALBA AVE	TREVINO LOUIS &
	185	2144 MONTALBA AVE	NICHOLAS LINDA E
	186	2150 MONTALBA AVE	LANNON MICHAEL P
	187	2154 MONTALBA AVE	GUZMAN MOISES
	188	2158 MONTALBA AVE	MOLINAS AGUSTIN
	189	2202 MONTALBA AVE	DUNCAN CAROL S
	190	2206 MONTALBA AVE	LOGAN JENNIFER
	191	10821 STALLCUP DR	BOEGLIN DAVID MICHAEL &
	192	10827 STALLCUP DR	THOMPSON ROBBIE & BRENDA
	193	10831 STALLCUP DR	CUELLAR MARTIN & PETRA G
	194	10903 STALLCUP DR	MENDOZA LIZETH G
	195	10907 STALLCUP DR	LANHAM KATHRYN M
	196	10911 STALLCUP DR	BELTRAN NOE &
	197	10917 STALLCUP DR	HERNANDEZ ADAM H &
	198	10921 STALLCUP DR	RAMIREZ FERMIN