

**HONORABLE MAYOR AND CITY COUNCIL      WEDNESDAY, NOVEMBER 11, 2020**  
**ACM: Dr. Eric A. Johnson**

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**FILE NUMBER:** Z190-246(PD)

**DATE FILED:** April 17, 2020

**LOCATION:** West side of Skillman Street, north of Woodcrest Lane

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36 G

**SIZE OF REQUEST:** ± 1.04 acres

**CENSUS TRACT:** 2.02

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT/OWNER:** Martinez Wallace, LLC.

**REQUEST:** An application for (1) an amendment to Planned Development District No. 493, and (2) amendment to and renewal of Specific Use Permit No. 1976 for child-care facility and private school uses on property zoned Planned Development District No. 493.

**SUMMARY:** The purpose of the request is to 1) remove the private school use, 2) further decrease Article X landscape requirements, 3) allow an internal sidewalk along the eastern portion of the property, 4) reconfigure the off-street parking layout, and 5) relocate the trash receptacle and enclosure for an amendment to the SUP, 6) increase the enrollment by 60 students for a total enrollment of 180 students from 120 and 7) allow a structure to encroach into the side yard and rear yard setbacks for an amendment to the PD, and 8) further decrease Article X landscape requirements for an amendment to the PD. [Spanish House]

**CPC RECOMMENDATION:** **Approval** of (1) an amendment to Planned Development District No. 493, subject to a revised development plan; and **approval** of (2) an amendment to and renewal of Specific Use Permit No. 1976 for a child-care facility and private school uses for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

**STAFF RECOMMENDATION:** **Approval** of (1) a revised development plan for Planned Development District No. 493; and **approval** of (2) an amendment to and renewal of Specific Use Permit No. 1976 for a child-care facility and private school uses for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's recommended conditions.

**BACKGROUND INFORMATION:**

- On December 10, 1997, the City Council approved PD No. 493 to be a nonresidential zoning district with 18 permitted uses, most of which are allowed by SUP.
- On August 8, 2012, the City Council approved SUP No. 1976 for a child-care facility use for a three-year period with five-year automatic renewals.
- On June 16, 2015, the City Council approved an amendment to SUP No. 1976 to allow dual uses on the site, that of a child-care facility use and a private school use. Additionally, the request increased the floor area from 12,265 square feet by 930 square feet for a total of 13,195 square feet of floor area. The SUP was also renewed for a five-year period with five-year automatic renewals.
- The request seeks to 1) remove the private school use, 2) further decrease Article X landscape requirements, 3) allow an internal sidewalk along the eastern portion of the property, 4) reconfigure the off-street parking layout, and 5) relocate the trash receptacle and enclosure for an amendment to the SUP, 6) increase the enrollment by 60 students for a total enrollment of 180 students from 120 and 7) allow a structure to encroach into the side yard and rear yard setbacks for an amendment to the PD, and 8) further decrease Article X landscape requirements for an amendment to the PD.

**Surrounding Zoning History:** There have been no zoning requests within the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Skillman Street	Collector	70 feet

**Traffic:**

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the amendment and renewal will not significantly impact the surrounding roadway system.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The request complies with three of the following land use policies except providing the appropriate transitions between non-residential use and neighborhoods. The PD requires a minimum side and rear yard setback with a landscape buffer to further separate the use(s) from the residential district. However, the request seeks to further encroachment into the minimum setbacks and further decrease the landscape requirements established by the PD to protect the neighborhood.

**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.

**1.1.5.3** Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

**1.1.5.4** Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 493, SUP No. 1976	Child-Care Facility, Private School
<b>North</b>	MF-1(A), PD No. 873	Trail, DART, Multifamily
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Single Family

**Land Use Compatibility:**

The site is surrounded by low-density residential uses to the west, south and east across Skillman Street and abuts the elevated portion of the DART right-of-way (Blue Line) and the Katy Trail Extension to the north.

The request seeks to 1) remove the private school use, 2) further decrease Article X landscape requirements, 3) allow an internal sidewalk along the eastern portion of the property, 4) reconfigure the off-street parking layout, and 5) relocate the trash receptacle and enclosure for an amendment to the SUP, 6) increase the enrollment by 60 students for a total enrollment of 180 students from 120 and 7) allow a structure to encroach into the side yard and rear yard setbacks for an amendment to the PD, and 8) further decrease Article X landscape requirements for an amendment to the PD.

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.

Staff recommends approval of an amendment to remove the private school use, to reconfigure the off-street parking layout, to relocate the trash receptacle and enclosure, to allow an internal sidewalk along the eastern portion of the property for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's conditions. Staff does not support the amendment of the PD for the encroachments of a structure into the required side and rear yards because the original setback is intended to buffer the non-residential use from the surrounding single-family dwellings. The setback standard encourages placement and separation of the two uses. The setback is intended to provide and encourage relief to neighbors to enjoy private outdoor living spaces without the visibility of structures peering above the screening fence and through landscape buffers and provide building separation for fire protection. Additionally, the request does not provide a definitive number of structures allowed to encroach into the setbacks. Therefore, staff also does not recommend changes in the landscaping as the proposed plan removes landscape screening walls buffering the use from the immediately adjacent residential use.

The City Plan Commission recommended approval of 1) an amendment to Planned Development No. 493, subject to a revised development plan to include and allow encroachment of the rear and side yard setbacks for the accessory structure; and approval of 2) an amendment to and renewal of Specific Use Permit No. 1976 for a child-care facility and private school uses for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, compliance with existing landscape plan and conditions noting the following: 1) the addition of landscaping strip along the west fence line as described on the original 2015 plan with shrubs, grasses or other appropriate landscaping; 2) the planting of shrubs in the parking lot area in the front as shown in the original 2015 plan that were not planted

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or were lost; and 3) the removal of the parallel parking stripes along the western fence line of the parking lot on property

**Development Standards:**

District	Setbacks		Density FAR	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
PD No. 493	22'	10'/11'	15,000 sq. ft	30'	35%	School, Childcare, Recreational Uses.

**Parking:**

The off-street parking requirement for a child-care facility is one space for every 500 square feet of floor area. The approximately 13,195 square foot use requires 26 off-street parking space with the site providing 43 spaces.

**Landscaping:**

The revised PD No. 493 landscape plan reduces the landscape requirement and ensures noncompliance of Article X. The 2012 PD landscape plan was approved by Council with reduced buffer zone noncompliant with the minimum width of ten feet existing next to an R-7.5(A) Single Family District. The primary reduction in landscaping is identified on the west side of the parking lot. The landscape along the western portion of the property, adjacent to the parking lot has not been planted. Also, the internal plantings (i.e. flowers, bushes, shrubs) have not been planted within the parking lot. After the 2012 approval, the property altered the area from landscaping to surface for vehicular parking and/or stacking. Since staff does not find any physical changes to tree conditions that warrant a change or further reductions in the requirement, staff cannot support the request to further reduce landscape requirements. As a result, the City Plan Commission supported staff recommendation and recommended compliance with the existing landscape plan approved in 2012.

**Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA category. However, the request site is adjacent to an “C” MVA category to the west, south, and east along Woodcrest Lane; and an “E” MVA category to the north along Skillman Street.

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**List of Officers**

Owner: Matinez Wallace, LLC

Catherine Wallace, Sole Owner

**CPC ACTION**  
**October 1, 2020**

**Motion:** It was moved to recommend **approval** of 1) an amendment to Planned Development No. 493, subject to a revised development plan to include and allow encroachment of the rear and side yard setbacks for the accessory structure; and **approval** of 2) an amendment to and renewal of Specific Use Permit No. 1976 for a child-care facility and private school uses for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, compliance with existing landscape plan and conditions noting the following: 1) the addition of landscaping strip along the west fence line as described on the original 2015 plan with shrubs, grasses or other appropriate landscaping; 2) the planting of shrubs in the parking lot area in the front as shown in the original 2015 plan that were not planted or were lost; and 3) the removal of the parallel parking stripes along the western fence line of the parking lot on property zoned Planned Development District No. 493, on the west side of Skillman Street, north of Woodcrest Lane.

Maker: Garcia  
Second: MacGregor  
Result: Carried: 13 to 0

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

Against: 0  
Absent: 1 - Hampton  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 93  
**Replies:** For: 3 Against: 2

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None  
Staff: Philip Erwin, Chief Arborist, Dallas Building Inspection

**CPC RECOMMENDED PD CONDITIONS**

**ARTICLE 493.**

**PD 493.**

**SEC. 51P-493.101. LEGISLATIVE HISTORY.**

PD 493 was established by Ordinance No. 23374, passed by the Dallas City Council on December 10, 1997. Ordinance No. 23374 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

**SEC. 51P-493.102. PROPERTY LOCATION AND SIZE.**

PD 493 is established on property generally located along the west line of Skillman Street, north of the north line of Woodcrest lane. The size of PD 493 is approximately 1.04 acres.

**SEC. 51P-493.103. 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 nonresidential zoning district.

**SEC.51P-493.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 493A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

**SEC. 51P-493.105. MAIN USES PERMITTED.**

- (a) Agricultural uses.
  - Crop production.
- (b) Commercial and business service uses.
  - None permitted.
- (d) Industrial uses.
  - None permitted.
- (d) Institutional and community service uses.



- Child-care facility. [SUP]
- Church.
- Community service center. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]

(e) Lodging uses.

None permitted.

(f) Miscellaneous uses.

- Temporary construction or sales office.

(g) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(h) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(i) Residential uses.

None permitted.

(j) Retail and personal service uses.

None permitted.

(k) Transportation uses.

- Transit passenger shelter.

(l) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Utility or government installation other than listed. [SUP]

(m) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(IL2) are not satisfied.]

**SEC.51P-493.106. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51 A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Home occupation.
- Private stable.

**SEC 51P-493.107. YARD, LOT, AND SPACE REGULATIONS.**

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the NO(A) Neighborhood Office District apply.

(b) Front yard. Minimum front yard is 22 feet.

**CPC's Recommendation:**

(c) <u>Side and rear yard.</u> Minimum side yard is 10 feet. Minimum rear yard is 11 feet. <u>An accessory structure less than 150 square feet may encroach into the side and rear setback.</u>
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**Staff's Recommendation:**

(c) <u>Side and rear yard.</u> Minimum side yard is 10 feet. Minimum rear yard is 11 feet.
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(d) Floor area. Maximum floor area is 15,000 square feet.

(e) Height. Except as provided in Section 51A-4.408(a)(2), maximum structure height is 30 feet.

(f) Lot coverage. Maximum lot coverage is 35 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Stories. Maximum number of stories above grade is two.

**SEC. 51P-493.108. OFF-STREET PARKING AND LOADING.**

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51 A-4.300) for information regarding off-street parking and loading generally.

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**SEC. 51P-493.109. ENVIRONMENTAL PERFORMANCE STANDARDS.  
See Article VI.**

**SEC.51P-493.110. LANDSCAPING.**

(a) Landscaping must be provided as shown on the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

**SEC.51P-493.111. SCREENING.**

A minimum six-foot-tall solid screening fence must be maintained along the western property line as shown on the development plan.

**SEC.51P-493.112. SIGNS.**

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

**SEC.51P-493.113. LIGHTING.**

All outdoor lighting must be operational and maintained in accordance with the Dallas Development Code and must be directed away from adjoining properties.

**SEC. 51P-493.114. 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.493.115. PAVING.**

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.

**SEC. 51P-493.116. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**CPC RECOMMENDED SUP CONDITIONS**

1. USE: The only uses authorized by this specific use permit are a child-care facility and a private 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, 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 applications for automatic renewal is strictly enforced.) ~~June 17, 2020~~
4. LANDSCAPING: Landscaping must be provided and maintained as shown on the attached site plan.
5. ~~CLASSROOMS: For a private school, the maximum number of classrooms is five.~~
6. ENROLLMENT: Enrollment in the child-care facility may not exceed ~~420~~ 180 children.
7. FLOOR AREA: The maximum floor area is 15,000 square feet in the location shown on the attached site plan.
  - a. ~~For a child-care facility, maximum floor area is 8,284 square feet.~~
  - b. ~~For a private school, maximum floor area is 3,981 square feet.~~
8. HOURS OF OPERATION:
  - a. The child-care facility and private school may only operate between 7:30 a.m. and 6:00 p.m., Monday through Friday.
  - b. Use of the outdoor play area is prohibited before 9:00 a.m., Monday through Friday.
9. QUEUING: Queuing is prohibited within city rights-of-way.
10. TRAFFIC CIRCULATION:

a. Curbside drop-off.

- (1) Curbside drop-off may only occur between 8:20 a.m. and 9:20 a.m.
- (2) Four teachers must be outside during drop-off to unload students.
- (3) One staff member must be at the front desk to sign in students, and two staff members must be at the front door to walk students to classrooms.

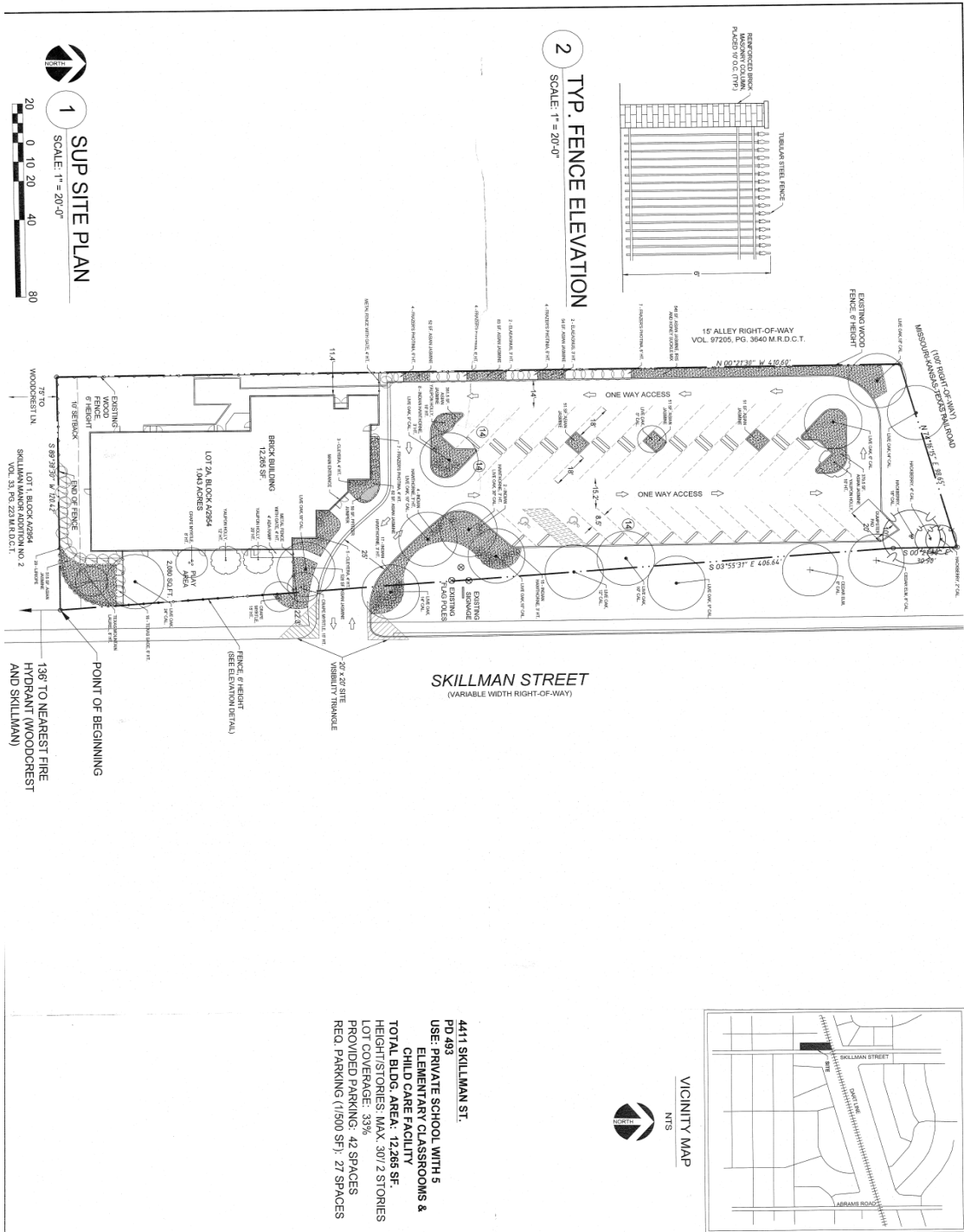
b. Curbside pick-up.

- (1) Curbside pick-up may only occur between 2:40 p.m. and 3:20 p.m.
- (2) One staff member must be outside at the entrance to message to staff members with names of students read for pick-up.
- (3) Two staff members must take students to the front door.
- (4) Six teachers must be outside to load students into their vehicles.

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

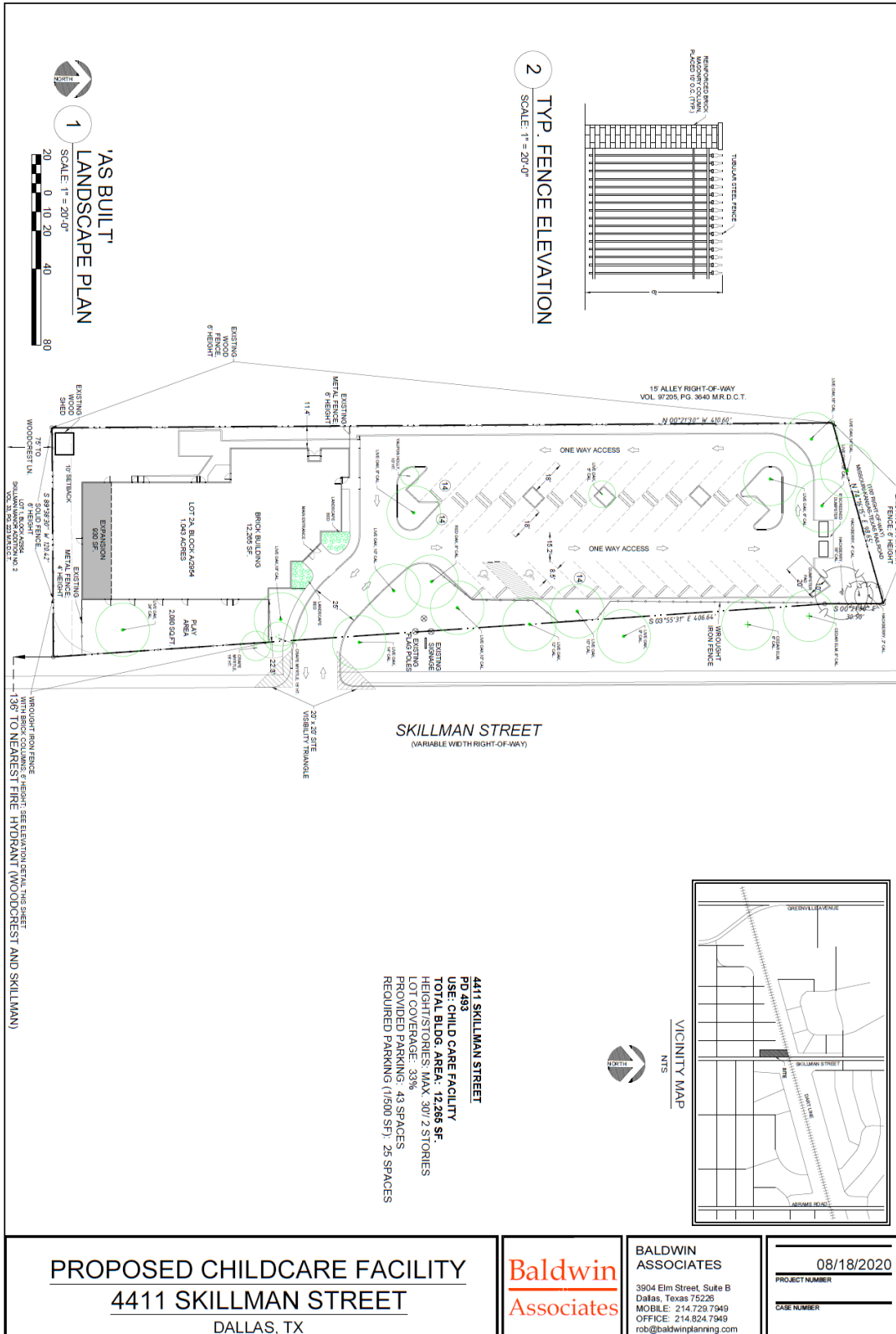
12. General Requirements: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**EXISTING DEVELOPMENT/LANDSCAPE PLAN**

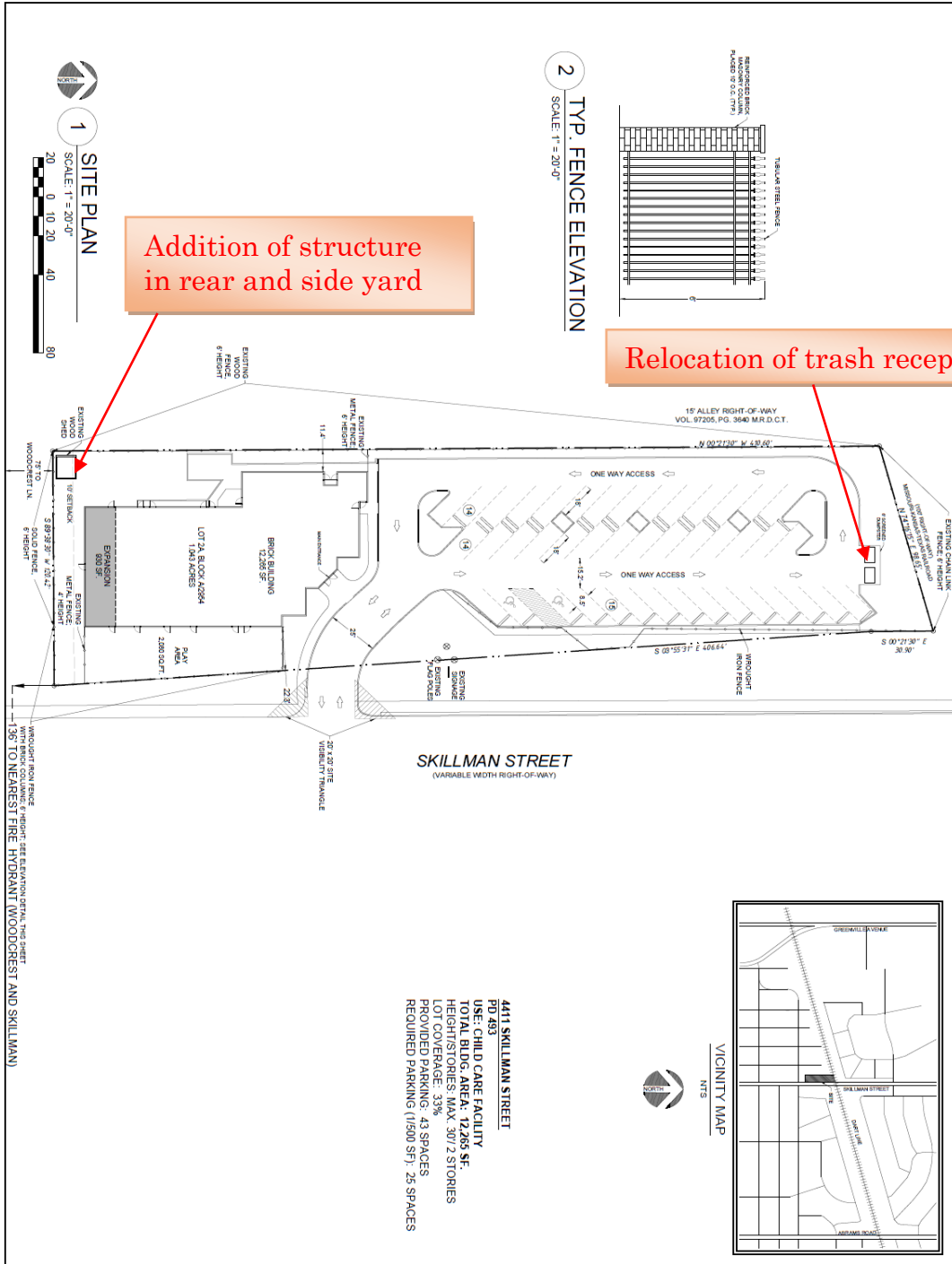


Z145-216

**CPC RECOMMENDED DEVELOPMENT/LANDSCAPE**



**CPC RECOMMENDED SUP SITE PLAN**

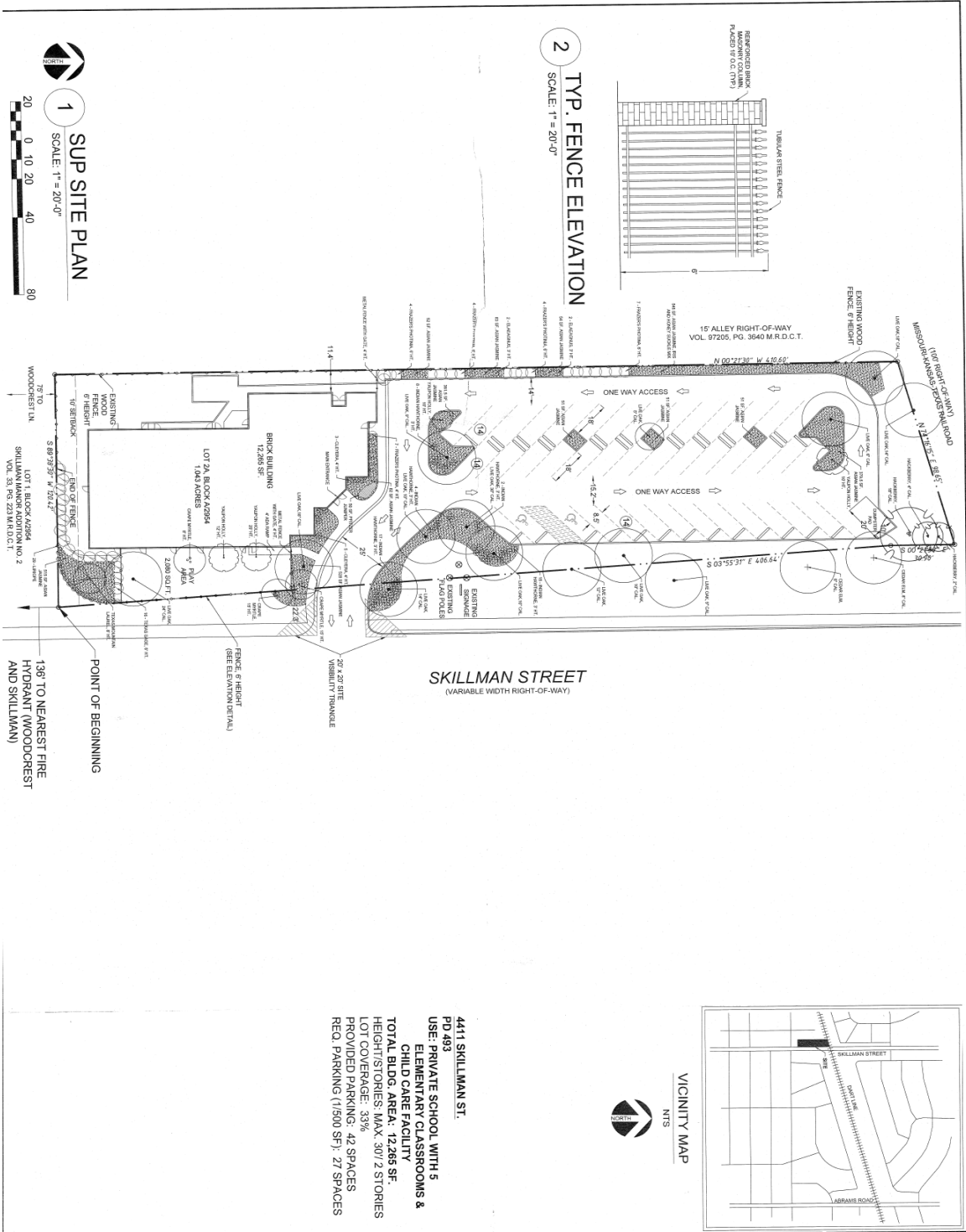


Addition of structure in rear and side yard

Relocation of trash receptacles



**CPC RECOMMENDED SUP SITE/LANDSCAPE PLAN**



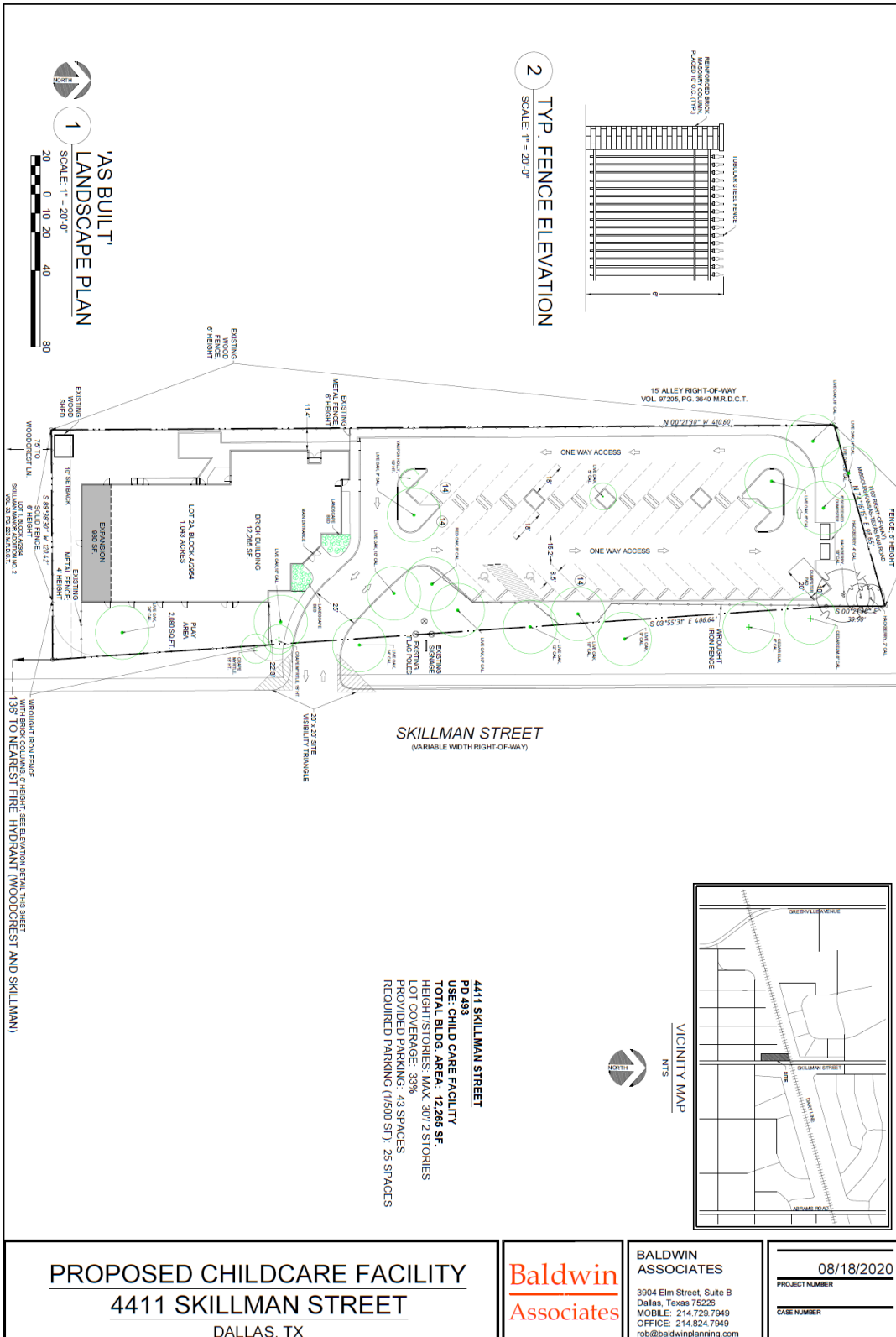
**4411 SKILLMAN STREET**  
CITY OF DALLAS, TEXAS

**Baldwin Associates**  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

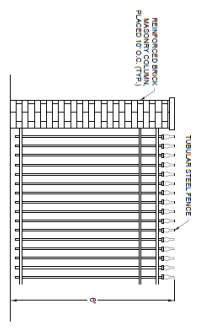
**03/18/15**  
PROJECT NUMBER

**03/18/15**  
CASE NUMBER

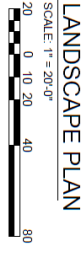
**PROPOSED LANDSCAPE PLAN**



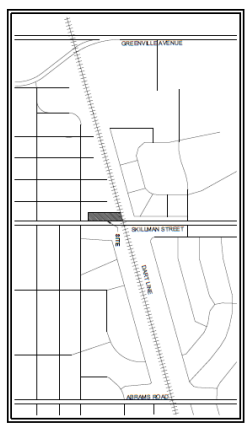
**2 TYP. FENCE ELEVATION**  
SCALE: 1" = 20'-0"



**1 AS BUILT LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**SKILLMAN STREET**  
(VARIABLE WIDTH RIGHT-OF-WAY)



**4411 SKILLMAN STREET**  
 PD 493  
 USE: CHILD CARE FACILITY  
 TOTAL BLDG. AREA: 12,266 SF.  
 HEIGHT/STORIES: MAX. 307 1/2 STORIES  
 LOT COVERAGE: 33%  
 PROVIDED PARKING: 43 SPACES  
 REQUIRED PARKING (1/500 SF): 25 SPACES

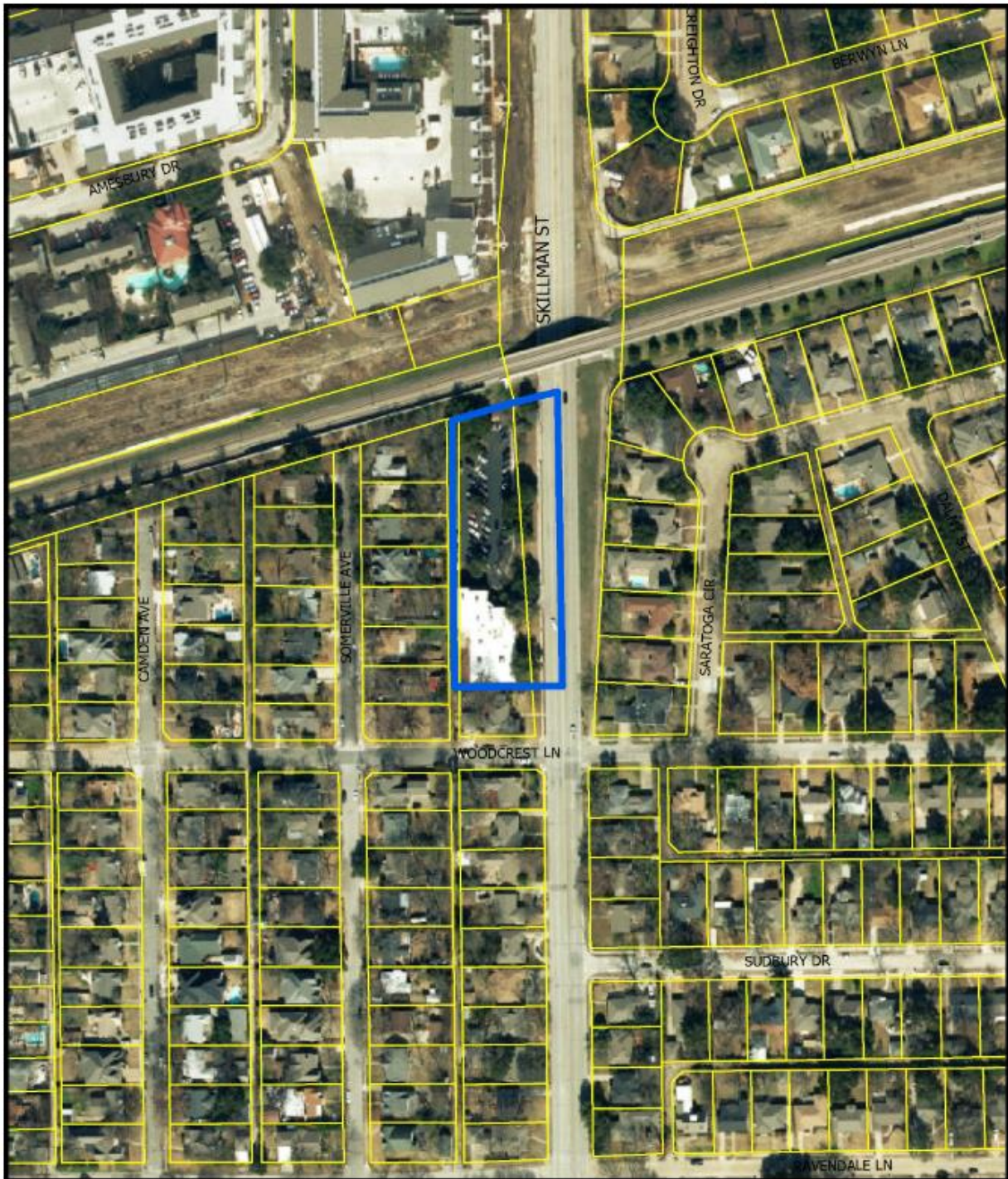
**PROPOSED CHILDCARE FACILITY**  
**4411 SKILLMAN STREET**  
 DALLAS, TX

**Baldwin Associates**

**BALDWIN ASSOCIATES**  
 3504 Elm Street, Suite B  
 Dallas, Texas 75226  
 MOBILE: 214.729.7949  
 OFFICE: 214.824.7949  
 rob@baldwinplanning.com

08/18/2020  
 PROJECT NUMBER  
 CASE NUMBER



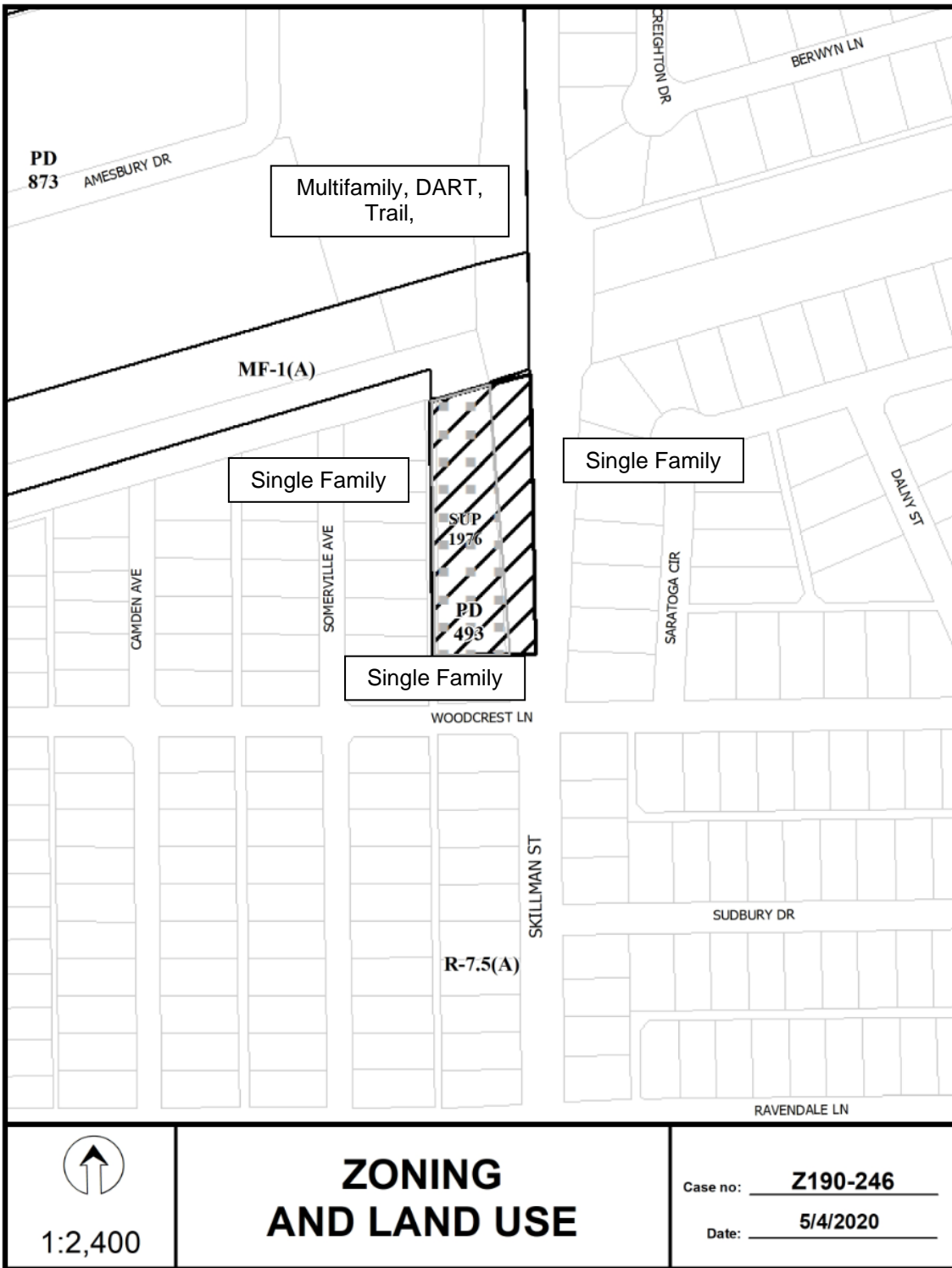


1:2,400

# AERIAL MAP

Case no: Z190-246

Date: 5/4/2020





**Market Value Analysis**    A   B   C   D   E   F   G   H   I   NA



# Market Value Analysis

Printed Date: 5/4/2020

CPC Responses



<u>93</u>	Property Owners Notified (108 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>2</u>	Replies in Opposition (2 parcels)
<u>500'</u>	Area of Notification
<u>10/1/2020</u>	Date

**Z190-246**  
**CPC**



1:2,400

09/30/2020

***Reply List of Property Owners***

***Z190-246***

***93 Property Owners Notified***

***3 Property Owners in Favor***

***2 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	4411 SKILLMAN ST	MARTINEZWALLACE LLC
	2	4346 SOMERVILLE AVE	TAYLOR ROBERT S IV & HILLARY P
	3	4338 SOMERVILLE AVE	CHAPMAN KATHLEEN A
O	4	4336 SOMERVILLE AVE	PRENTICE BRIAN
	5	4326 SOMERVILLE AVE	SMITH KAREN R
	6	4322 SOMERVILLE AVE	HOOKER LUCY ANN
	7	4316 SOMERVILLE AVE	KOVAR RYAN &
	8	4347 SOMERVILLE AVE	BLIGH ANDREW J
	9	4343 SOMERVILLE AVE	JC LEASING LLP
	10	4335 SOMERVILLE AVE	STEELY ROBERT W &
O	11	4331 SOMERVILLE AVE	PRENTICE BRIAN
O	12	4327 SOMERVILLE AVE	NAGY JENNIFER &
	13	4323 SOMERVILLE AVE	SRUNGARAM PRAVEEN RANGA &
	14	4346 CAMDEN AVE	ARTERBURN WILLIAM T
	15	4340 CAMDEN AVE	ZEPLIN ERICA L
	16	4330 CAMDEN AVE	BOND JOHN D & DONNA L
	17	4326 CAMDEN AVE	HANCOCK SHAWN &
	18	4434 SOMERVILLE AVE	JOHNSON ERIC W
	19	4430 SOMERVILLE AVE	JORDAN JAMES MICHAEL &
	20	4426 SOMERVILLE AVE	COOK SCOTT C
	21	4422 SOMERVILLE AVE	JOHNSON MATTHEW S & JENNIFER L
	22	4418 SOMERVILLE AVE	ACEVEDO CHAD & DIANA
	23	4412 SOMERVILLE AVE	JLD CUSTOM HOMES LP
	24	4406 SOMERVILLE AVE	IN BUMBLESNOUT WE TRUST
	25	4402 SOMERVILLE AVE	KELPIE PROPERTIES LLC
	26	4431 SOMERVILLE AVE	JOHNSON ERIC



09/30/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	4427 SOMERVILLE AVE	JAVADI KAREN S
X	28	4413 SOMERVILLE AVE	DANIELSON STEVEN JON
	29	4407 SOMERVILLE AVE	HARRIS DEBORAH KAY
	30	4403 SOMERVILLE AVE	LEE HUNTER P
	31	4420 CAMDEN AVE	ROME CHANTEL &
	32	4416 CAMDEN AVE	WESLEY DUSTIN A & LAUREN V GREGA
	33	4410 CAMDEN AVE	GLEISER KATHERINE L
	34	4406 CAMDEN AVE	FILES JAMES B
	35	4402 CAMDEN AVE	TOMPKINS JAMES B ETAL
	36	4419 CAMDEN AVE	JOHNSON TRAVIS & ALEXIS M
	37	4417 CAMDEN AVE	BARCENAS DIANA
	38	4407 CAMDEN AVE	SCHMELTZ ANDREW &
	39	4403 CAMDEN AVE	WISSE JOHN P & SANDRA
	40	4315 SKILLMAN ST	ACKERMAN BETTY
	41	4321 SKILLMAN ST	RODRIGUEZ CONSTANCE
	42	4325 SKILLMAN ST	STARNES PAUL
	43	4331 SKILLMAN ST	CISNEROS ROGELIO & FLOR
	44	4335 SKILLMAN ST	PAYAN ROMAN C & CHRISTIE M
	45	4341 SKILLMAN ST	WELLS LYLE P &
	46	4345 SKILLMAN ST	BUSTAMANTE VICENTE &
	47	6131 SUDBURY DR	PARTIN JANICE E
	48	6123 SUDBURY DR	YOUNG WARREN A & KATHLEEN H
	49	6117 SUDBURY DR	KING JAMES LEE
	50	6111 SUDBURY DR	ROWAN REBECCA T & GARLAND P ROWAN JR
	51	4334 SKILLMAN ST	MCVEAN KAREN D
	52	4340 SKILLMAN ST	MCVEAN KAREN D ETAL
	53	4344 SKILLMAN ST	ANDERSON ALEXANDER B &
	54	6114 WOODCREST LN	REA PAULINE F
	55	6118 WOODCREST LN	LINCOLN ANNE E &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
56	6122	WOODCREST LN	BAYNE ANDREW CRAIG &
57	6128	WOODCREST LN	MCDONALD CHARLTON T II
58	6132	WOODCREST LN	PIERCE KATHERINE
59	6138	WOODCREST LN	KALENDER NIMET
60	6100	SUDBURY DR	COXE CHARLES
61	6112	SUDBURY DR	STEPHENS MARISA REED
62	4405	SKILLMAN ST	MURPHY ANTHONY
63	6161	SARATOGA CIR	GAROL SHARON L & JOHN R
64	6155	SARATOGA CIR	LIPSEY SCOTT F
65	6151	SARATOGA CIR	CHERRY SUSIE MELISSA
66	6145	SARATOGA CIR	NELSON ROBERT L &
67	6141	SARATOGA CIR	LEOS BENJAMIN
68	6137	SARATOGA CIR	PATE CHARLES ANDREW &
69	6133	SARATOGA CIR	PINGELTON JOHN A & NICOLE K
70	6129	SARATOGA CIR	MCCLURE BARI LEE
71	6123	SARATOGA CIR	MEMZDORF SCOTT &
72	6111	SARATOGA CIR	FRAZER JORDAN & JOANNA
73	6105	SARATOGA CIR	RICHARDSON LAURA L
74	6133	WOODCREST LN	SNEED ROBERT L &
75	6129	WOODCREST LN	FRANK ANDREW C & KATHERINE T
76	6119	WOODCREST LN	HEART OF HOPE MISSION LLC
77	6118	SARATOGA CIR	NCRS LLC
78	6124	SARATOGA CIR	ARNONE LAURA F
79	6128	SARATOGA CIR	BELL BENJAMIN CLAYTON III &
80	4437	DALNY ST	HARRISON PATRICIA LYNN
81	4433	DALNY ST	LARROCA EDWARD A & JANET
82	4427	DALNY ST	GREEN ALLISON MICHELLE &
83	4417	DALNY ST	BAJRAMI SHKUMBIN
84	4530	GREENVILLE AVE	ONCOR ELECRCIC DELIVERY COMPANY
85	4609	CREIGHTON DR	GILLIGAN SEAN
86	4603	CREIGHTON DR	HARVEY KYLEY & AMELIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	87	6108 BERWYN LN	MDS 6108 LLC
	88	6114 BERWYN LN	FORD FAMILY REVOCABLE
	89	6132 SARATOGA CIR	KELEMEN RUSSELL M &
	90	4670 AMESBURY DR	JLB RIDGEWOOD PARTNERS LP
	91	4646 AMESBURY DR	JLB ASH AT THE BRANCH PARTNERS LP
	92	401 S BUCKNER BLVD	DART
	93	401 S BUCKNER BLVD	DART