

**FILE NUMBER:** Z223-128(JM)

**DATE FILED:** November 9, 2022

**LOCATION:** Southwest corner of Dairy Milk Lane and Zodiac Lane

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ±2.07 acres

**CENSUS TRACT:** 48113009701

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** CKS Packaging, Inc.

**REQUEST:** An application to renew Specific Use Permit No. 2377 for a commercial motor vehicle parking on property zoned an IR Industrial/Research District.

**SUMMARY:** The applicant proposes to operate a commercial motor vehicle parking use on the site.

**CPC RECOMMENDATION:** **Approval** for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions.

**STAFF RECOMMENDATION:** **Approval** for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions.

**BACKGROUND INFORMATION:**

- On April 22, 2020, the City Council adopted an ordinance granting SUP No. 2377 for a commercial motor vehicle parking use at the site for a three-year period. A minor amendment was completed to allow drainage improvements (M201-043). The request site remains unimproved.
- Commercial motor vehicle parking is a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.
- The requested commercial motor vehicle parking use is allowed by right in an IR district; however, a commercial motor vehicle parking use requires an SUP if located within 500 feet from a residential district. An R-7.5(A) Single Family District is located 342 feet to the east of this property.

**Zoning History:** There has been one zoning change requested in the area within the last five years.

1. Z190-159: On April 21, 2020, City Council approved an application granting SUP No. 2377 for a commercial motor vehicle parking use on property zoned an IR Industrial/Research District, located on the southwest corner of Dairy Milk Lane and Zodiac Lane. [subject site]

**Thoroughfares/Streets:**

| <b>Thoroughfares/Street</b> | <b>Type</b> | <b>Existing ROW</b> | <b>Proposed ROW</b> |
|-----------------------------|-------------|---------------------|---------------------|
| Zodiac Lane                 | Local       | 60 feet             | None                |
| Dairy Milk Lane             | Local       | 60 feet             | None                |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

**Policy 2.4.2** Restore Dallas as the premier city for conducting business within the region.

The request site is located east of Harry Hines Boulevard and a Dallas Area Rapid Transit rail system. The site is centrally located within an Industrial Research District heavily concentrated with industrial type uses consisting of office showroom/warehouse and warehouse uses.

**Land Use:**

|              | <b>Zoning</b>          | <b>Land Use</b>                         |
|--------------|------------------------|---|
| <b>Site</b>  | IR Industrial Research | Undeveloped                             |
| <b>North</b> | IR Industrial Research | Office showroom/warehouse               |
| <b>South</b> | IR Industrial Research | Office showroom/warehouse               |
| <b>East</b>  | IR Industrial Research | Office showroom/warehouse and warehouse |
| <b>West</b>  | IR Industrial Research | Office showroom/warehouse               |

**Land Use Compatibility:**

The 2.07-acre site remains unimproved. The use has yet to operate since a paving and drainage permit was pending due to drainage improvements. The applicant is now ready to move forward, but the SUP requires renewal and updating of plans to allow for the necessary drainage improvements.

The requested commercial motor vehicle parking use will facilitate the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a

truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if parking is not accessory to a main use on the lot.

The request site is located within an industrial area and is adjacent to office showroom/warehouse and warehouse uses on all sides. The original site plan depicts a total of 62 off-street parking spaces dimensioned to accommodate large trucks and motor vehicles. A minor amendment in 2021 revised the layout to allow for drainage improvements to the east along Zodiac Lane. The revised plan reduced the spaces to 58, identified floodplain on the southern portion of the lot, and closed the third driveway onto Zodiac Lane, to make way for the drainage improvements. The proposed site plan aligns with the changes made in the minor amendment, while removing some extra topographic details.

A Specific Use Permit is required for a commercial motor vehicle parking use in the IR Industrial/Research District if located within 500 feet of a residential district, measured in a straight line, without regard to intervening structures or objects, from the nearest of the lot where the use is conducted to the nearest boundary of the zoning district at issue. Property to the east along Allegheny Drive is zoned an R-7.5(A) Single Family District and measures less than 350 feet from the request site. However, between the request site and the residential district lies a warehouse storage use. Staff does not believe the proposed use will pose a negative impact since an intervening warehouse storage use separates the proposed use from the nearby residential district.

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.

While the request site is within 500 feet of a residential district, staff has considered that the residential district is not immediately adjacent to the site and will not be significantly impacted by the proposed use. Additionally, the request site will provide landscape trees and 187 shrubs along both frontages. Staff recommends approval of the request for a

three-year period. While the request site is adjacent to office showroom/warehouse and warehouse uses, and these uses do back up to the residential district, the proposed use does not exist within the area. The initiation of the use at the site since the approval of the SUP was halted due to issues with drainage and floodplain. Since the use has yet to operate and integrate with this neighborhood, staff recommends a renewal of three years.

**Landscaping:**

The request will trigger landscaping requirements per Article X, as amended. Article X is triggered when a building permit for construction falls under the regulations of [Sec. 51 A-10.121](#) Application of Division. The pavement area measures about 65,000 square feet of pavement area, which is greater than the 2,000-square-foot threshold making landscaping applicable to the request.

A minor amendment in 2021 provided a revised landscape plan with the drainage improvements along the eastern Zodiac Lane frontage, driveway removed in this area, and the floodplain areas to the south. Additionally, 37 trees will be planted for mitigation requirements, 182 Buford Holly shrubs along the perimeter of the site, and about 19,265 square feet of Bermuda grass.

**Parking:**

The proposed commercial motor vehicle parking use does not require off street parking or loading. The original site plan depicts 62 off-street parking spaces for the use. The revised site plan shows 58 parking spaces (both minor amendment and proposed with this application). Per Section 51A-4.301(d)(2), for a use other than a single family, duplex, or vehicle storage lot use, each off-street parking space must be clearly and permanently identified by stripes, buttons, tiles, curbs, barriers, or another method approved by the building official.

The proposed SUP conditions include the requirement for either (A) concrete paving; or (B) hot mix asphalt paving which consists of a binder and surface course.

**Market Value Analysis**

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within an identified market type category, it is within proximity to an “E” and “F” MVA cluster to the east across Zodiac Lane.

Z223-128(JM)

**DRAFT CPC Action**  
**May 18, 2023**

**Z223-128(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2377 for commercial motor vehicle parking for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions on property zoned an IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane.

Maker: Rubin  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - Hampton, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Housewright, Treadway, Stanard, Kingston, Rubin

Against: 0  
Absent: 4 - Popken, Carpenter, Jung, Haqq  
Vacancy: 0

**Notices:** Area: 300                      Mailed: 10  
**Replies:** For: 0                              Against: 0

**Speakers:** None

**List of Officers**

**CKS PACKAGING**

Charles K. Sewell - Chairman  
John R. Sewell – President & CEO  
Scott K. Sewell – COO; Operations  
W. Drew Sewell – COO; Administration  
Dewayne Philips – Executive Vice President  
Dan Fischer – CFO  
Jim Meyman – V.P. Operations  
Lloyd Martin – V.P. Manufacturing

**CPC RECOMMENDED**  
**SUP No. 2377**  
**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
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 ~~April 22, 2023~~. **April 22, 2026**.
4. LANDSCAPING. Landscaping must comply with the attached landscape plan.
5. INGRESS/EGRESS: Ingress and egress of commercial motor vehicles is prohibited between 10:00 p.m. and 7:00 a.m. (the next day), Monday through Sunday.
6. SURFACE PAVING: Surface paving must be concrete or asphalt.
7. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENT: 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**



1

SUP SITE PLAN  
SCALE: 1" = 20'-0"



VICINITY MAP

**SITE DATA TABLE**  
2850 DAIRY MILK LANE  
IR INDUSTRIAL RESEARCH DISTRICT  
SUP FOR COMMERCIAL TRUCK PARKING

|                 |           |                           |
|-----------------|-----------|---------------------------|
| TOTAL SITE AREA | 90,230 SF | 2.07 AC                   |
| PARKING         | REQ. 0    | PROVIDED 58 TRUCK PARKING |

**SITE DATA TABLE**  
2850 DAIRY MILK LANE  
IR INDUSTRIAL RESEARCH DISTRICT  
SUP FOR COMMERCIAL TRUCK PARKING

|                 |        |                           |
|-----------------|--------|---------------------------|
| TOTAL SITE AREA | REQ. 0 | PROVIDED 58 TRUCK PARKING |
|-----------------|--------|---------------------------|

Z223-128

**Existing Site Plan  
M201-043**



1

**SUP SITE PLAN**  
SCALE: 1" = 20'-0"



**VICINITY MAP**

NOTE:  
DIMENSIONS FOR DETENTION POND TO BE OPEN SPACING MATTHIANS.

|                                  |           |                  |  |
|----------------------------------|-----------|------------------|--|
| SITE DATA TABLE                  |           |                  |  |
| 2850 DAIRY MILK LANE             |           |                  |  |
| IN INDUSTRIAL RESEARCH DISTRICT  |           |                  |  |
| SUP FOR COMMERCIAL TRUCK PARKING |           |                  |  |
| TOTAL SITE AREA                  | 90,230 SF | 2.07 AC          |  |
| PARKING                          | REQ       | PROVIDED         |  |
|                                  | 0         | 58 TRUCK PARKING |  |

APPROVED FOR THE CITY OF MOUNTAIN VIEW  
 IN ACCORDANCE WITH THE RESOLUTIONS OF  
 THE CITY COUNCIL AND THE BOARD OF PLANNING  
 DATE: 10/27/2021  
 BY: [Signature]  
 FILE NO.: 15201-043

**M201-043**

Original Site Plan

31524

20065

Site Plan

Specific Use Permit  
No. 2377

Approved  
City Plan Commission  
March 5, 2020

Z 190-159

1 SUP SITE PLAN  
SCALE: 1" = 20'-0"

2019 CITY PLAN  
AND SITE PLAN  
FOR THE PROPOSED  
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
ON THE 31524 ZODIAC LANE, DALLAS, TEXAS

| DATE       | BY  | PROJECT | STATUS |
|------------|-----|---------|--------|
| 11/20/2019 | ... | ...     | ...    |
| ...        | ... | ...     | ...    |

VICINITY MAP

2850 DAIRY MILK LANE  
CITY OF DALLAS, TEXAS

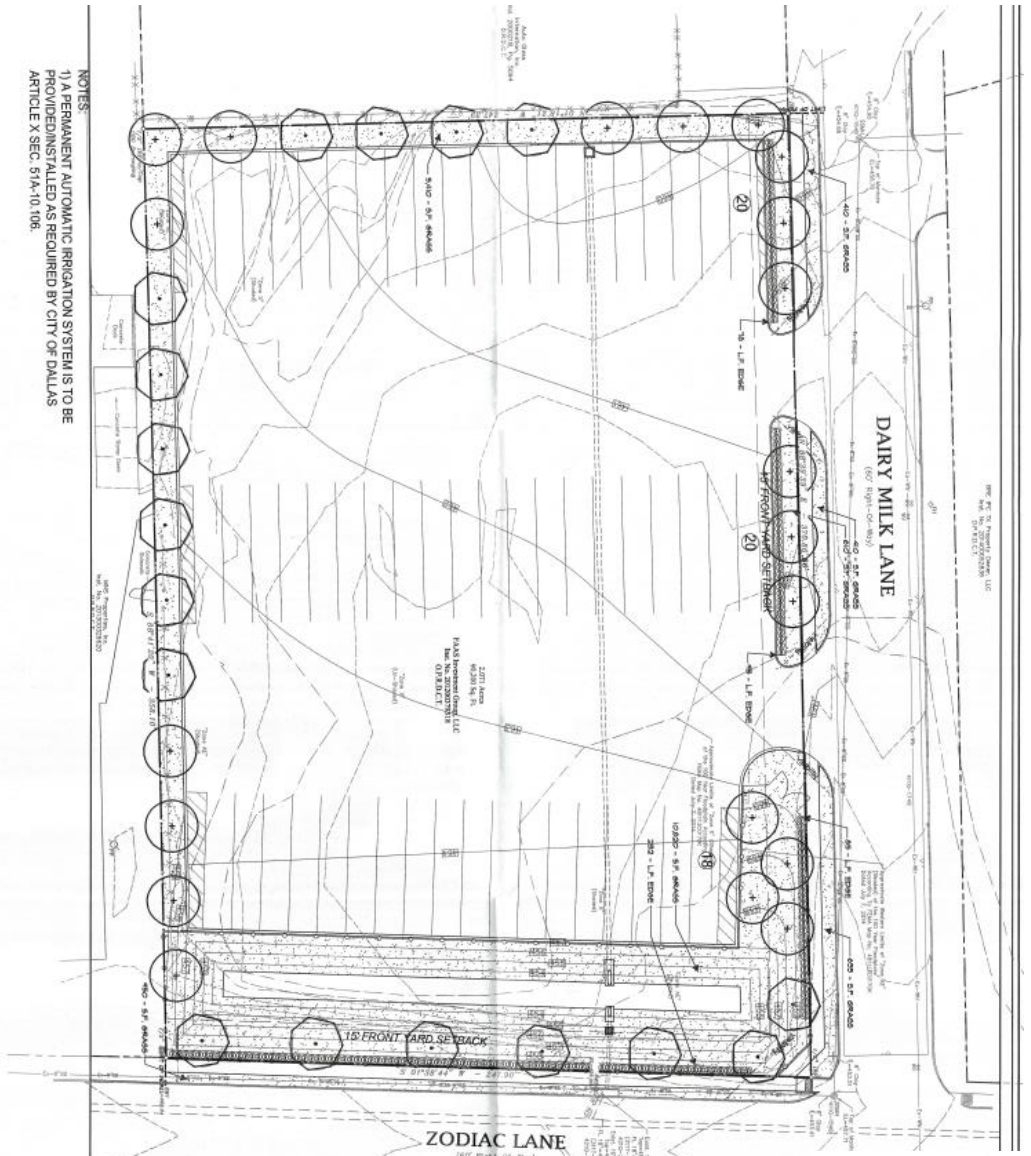
Baldwin  
Associates

BALDWIN  
ASSOCIATES

2804 Elm Street, Suite 8  
Dallas, Texas 75225  
MOBILE: 214.724.7948  
OFFICE: 214.824.7848  
rob@baldwinplanning.com

11/20/2019

# Proposed Landscape Plan



NOTES:  
 1) A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS TO BE PROVIDED/INSTALLED AS REQUIRED BY CITY OF DALLAS ARTICLE X SEC. 51A-10.106.

1 LANDSCAPE PLAN  
 SCALE: 1" = 20'-0"



## DALLAS LANDSCAPE TABULATIONS

|                           |   |
|---------------------------|---|
| <b>PARKING LOT POINTS</b> | 20 POINTS MINIMUM REQUIRED<br>OPTION #1: LARGE LEGACY TREE - PROVIDE A LARGE LEGACY TREE IN A MINIMUM 500 SQ. FT. DEDICATED OPEN SOIL AREA. TWO POINTS PER TREE FOR A MAXIMUM OF 20 POINTS. |
| <b>TREES PROVIDED</b>     | 14 TREES<br>LANDSCAPE AREA REQUIRED (800 5" X 14")<br>LANDSCAPE AREA PROVIDED<br>7,000 SQ. FT.<br>22,000 SQ. FT.  |
| <b>TREE MITIGATION</b>    | 110 CAL. INCHES<br>MITIGATION INCHES REQUIRED<br>III CAL. INCHES<br>(91 - 9" TREES OR 91 X 9 X III)   |



| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME   | SIZE & CONDITION                                    |
|----------|--------|-------------|-------------------|---|
| 11       |        | LEGACY TREE | Live perfoliate   | 8" caliper, 10' tall, 5" spread, DBH straight trunk |
| 20       |        | LIVE OAK    | American Virginia | 8" caliper, 10' tall, 5" spread, DBH straight trunk |

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION          |
|----------|--------|-------------|-----------------|-----------------------------|
| 182      |        | GRASS       | Stolonifera     | 8" spread, 2" tall, 1" deep |

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION          |
|----------|--------|-------------|-----------------|-----------------------------|
| 182      |        | GRASS       | Stolonifera     | 8" spread, 2" tall, 1" deep |

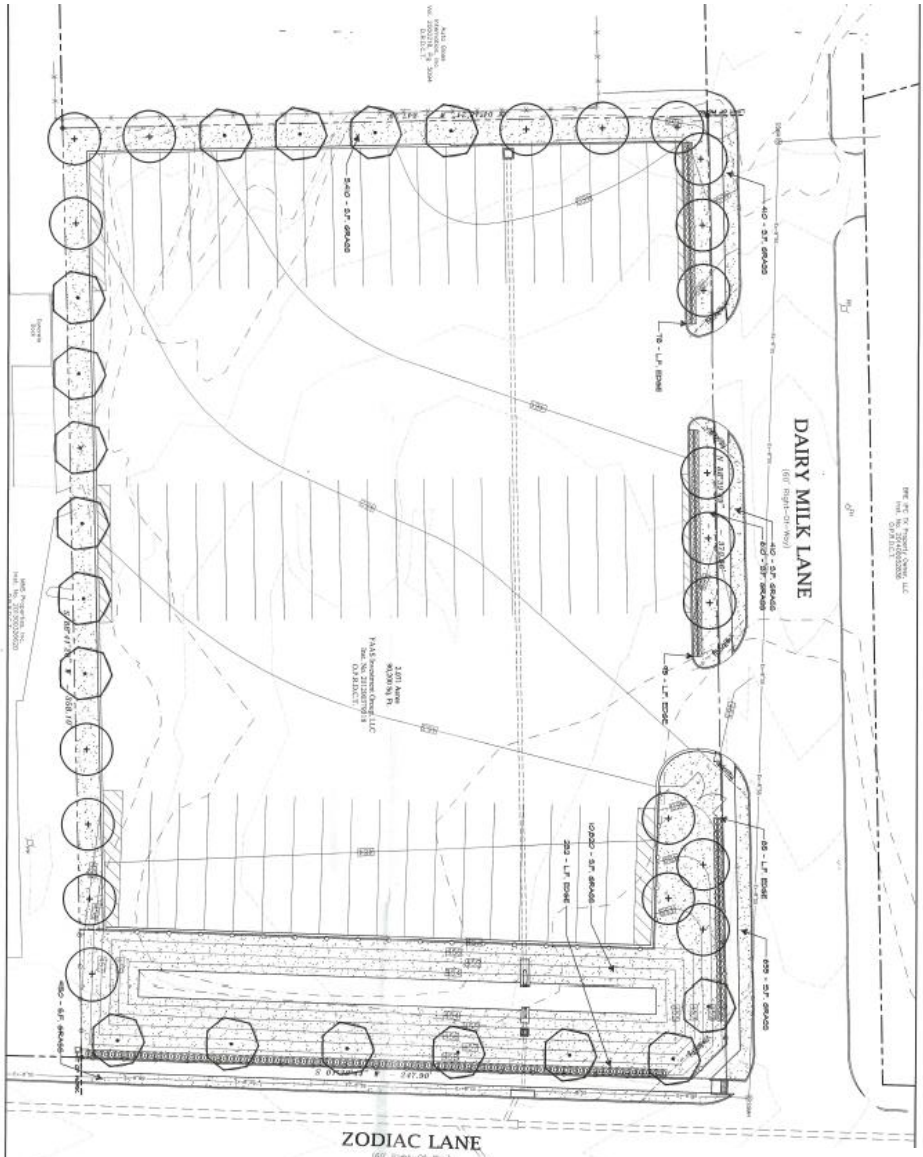
**GROUNDCOVER / MISCELANEOUS**

480 L.F. - ERINODONTIS SPERMATOPHYTES

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REPOVED THEN FILLED WITH 2" OF CONDITIONAL BEDDING SOIL FROM LIVE BARK TECHNOLOGY AND TILLED TO THE DEPTH OF 2" FROM THE SURFACE OF THE BEDDING SOIL. ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP FINE SIEVED SANDWICH MIXTURE FROM LIVE BARK TECHNOLOGY.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES

# Existing Landscape Plan M201-043



- NOTES:**
- 1) A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS TO BE PROVIDED/INSTALLED AS REQUIRED BY CITY OF DALLAS ARTICLE X SEC. 51A-10.106.
  - 2) FENCING FOR DETENTION POND TO BE OPEN FENCING MATERIALS.

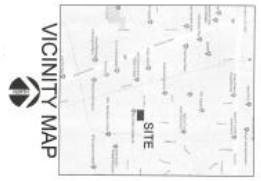
1
LANDSCAPE PLAN

SCALE: 1" = 20'-0"



### DALLAS LANDSCAPE TABULATIONS

|   |  |
|---|--|
| <p><b>PARKING LOT POINTS</b></p> <p>20 POINTS MINIMUM REQUIRED<br/>OPTION 5: LARGE LEGACY TREE - PROVIDE A LARGE LEGACY TREE IN A MINIMUM 500 SQ. FT. DEDICATED OPEN SOIL AREA. TWO POINTS PER TREE FOR A MAXIMUM OF 20 POINTS.</p> <p>TREES PROVIDED<br/>LANDSCAPE AREA PROVIDED (800 S.F. X 14 =)<br/>14 TREES<br/>7,000 S.F.<br/>22,000 S.F.</p> | <p><b>TREE MITIGATION</b></p> <p>MITIGATION INCHES REQUIRED<br/>110 CAL. INCHES<br/>III CAL. INCHES<br/>MITIGATION INCHES PROVIDED<br/>(81 - 3" TREES OR 51 X 8 III)</p> |
|---|--|



| LARGE TREES |        |             |                    |  |
|-------------|--------|-------------|--------------------|--|
| QUANTITY    | SYMBOL | COMMON NAME | SCIENTIFIC NAME    | SIZE & CONDITION   |
| 17          |        | LEGACY OAK  | Quercus sp.        | 8" DBH @ 4.5' HGT.<br>PROVIDE 10' X 10' X 10' OPEN SOIL AREA |
| 20          |        | LIVE OAK    | Quercus virginiana | PROVIDE 10' X 10' X 10' OPEN SOIL AREA                       |

| SHRUBS   |        |              |                 |   |
|----------|--------|--------------|-----------------|---|
| QUANTITY | SYMBOL | COMMON NAME  | SCIENTIFIC NAME | SIZE AND CONDITION                        |
| 102      |        | SHRUB BANANO | SHRUB BANANO    | 5 GAL. 20" X 24" HIG. 100% OPEN SOIL AREA |
| 102      |        | SHRUB BANANO | SHRUB BANANO    | 5 GAL. 20" X 24" HIG. 100% OPEN SOIL AREA |

| TURF GRASS |        |             |                 |   |
|------------|--------|-------------|-----------------|---|
| QUANTITY   | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION                        |
| 102        |        | TURF GRASS  | TURF GRASS      | 5 GAL. 20" X 24" HIG. 100% OPEN SOIL AREA |

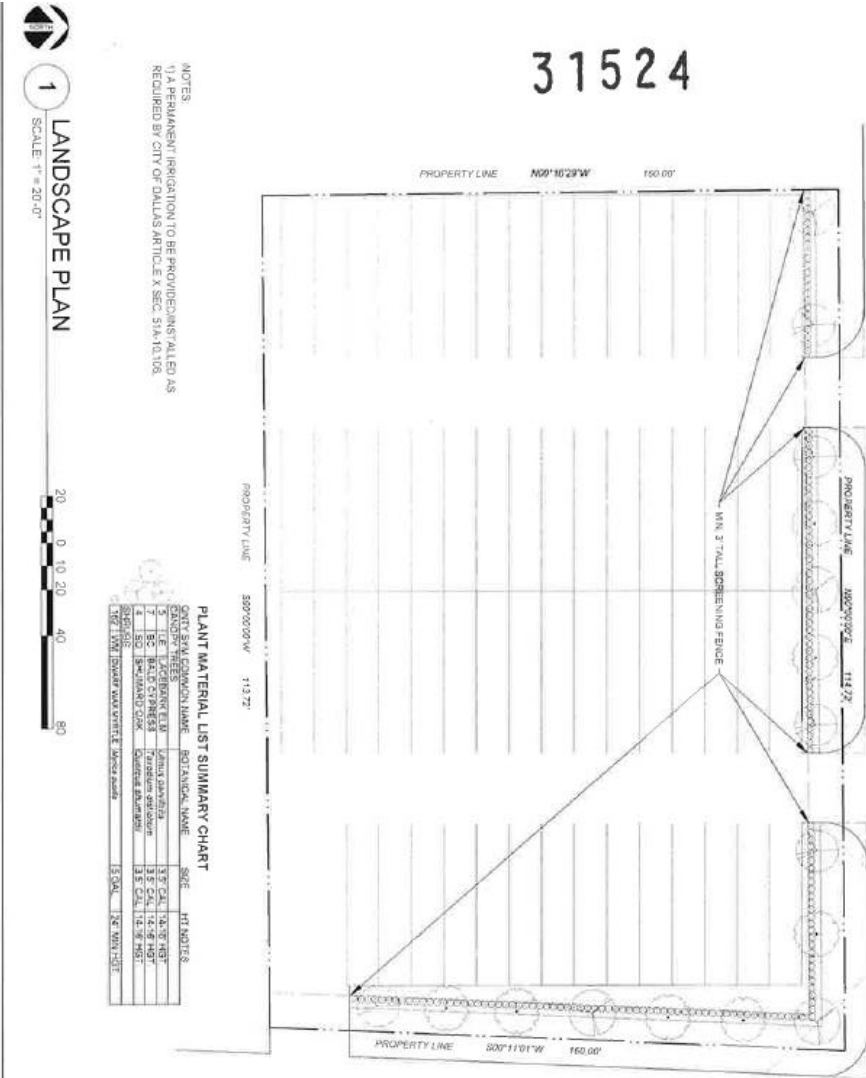
DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 DATE: 12/15/2011  
 PROJECT: M201-043  
 SHEET: 1 OF 1

Original Landscape Plan

200652

Landscape Plan  
Specific Use Permit  
No. 2377

Approved  
City Plan Commission  
March 5, 2020



NOTES:  
1) ALL PERMANENT INSTALLATION TO BE PROVIDED AND INSTALLED AS REQUIRED BY CITY OF DALLAS ARTICLE 6.8000, SIM 10.10.02

**PLANT MATERIAL LIST SUMMARY CHART**

| DATE    | PLANT SPECIFICATION NAME | REPLACEMENT NAME      | SIZE       | HT. NOTES   |
|---------|--------------------------|-----------------------|------------|-------------|
| 5/17/17 | 1" LE. LACINIAE          | Lacina glabra         | 3" 5" CAL. | 14" H. HIGH |
| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |
| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |
| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |
| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |
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| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |
| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |
| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |
| 5/17/17 | 1" LE. BALD CYPRESS      | Podocarpus neriifolia | 3" 5" CAL. | 14" H. HIGH |

1

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



ZODIAC LANE  
90' Road

DAIRY MILK LANE  
150' Road



**SITE INFORMATION**

SITE AREA: 2.27 ACRES, 98,210 SF  
SUP: COMMERCIAL TRUCK  
PARKING

**LANDSCAPE REQUIREMENTS:**

SITE TREES REQUIRED: 13  
SITE TREES PROVIDED: 16  
FRONTAGE TREES REQUIRED: 16  
FRONTAGE TREES PROVIDED: 182 LF  
FRONTAGE TREES PROVIDED: 5  
INTERIOR ZONE: N/A

**LANDSCAPE DESIGN POINTS**

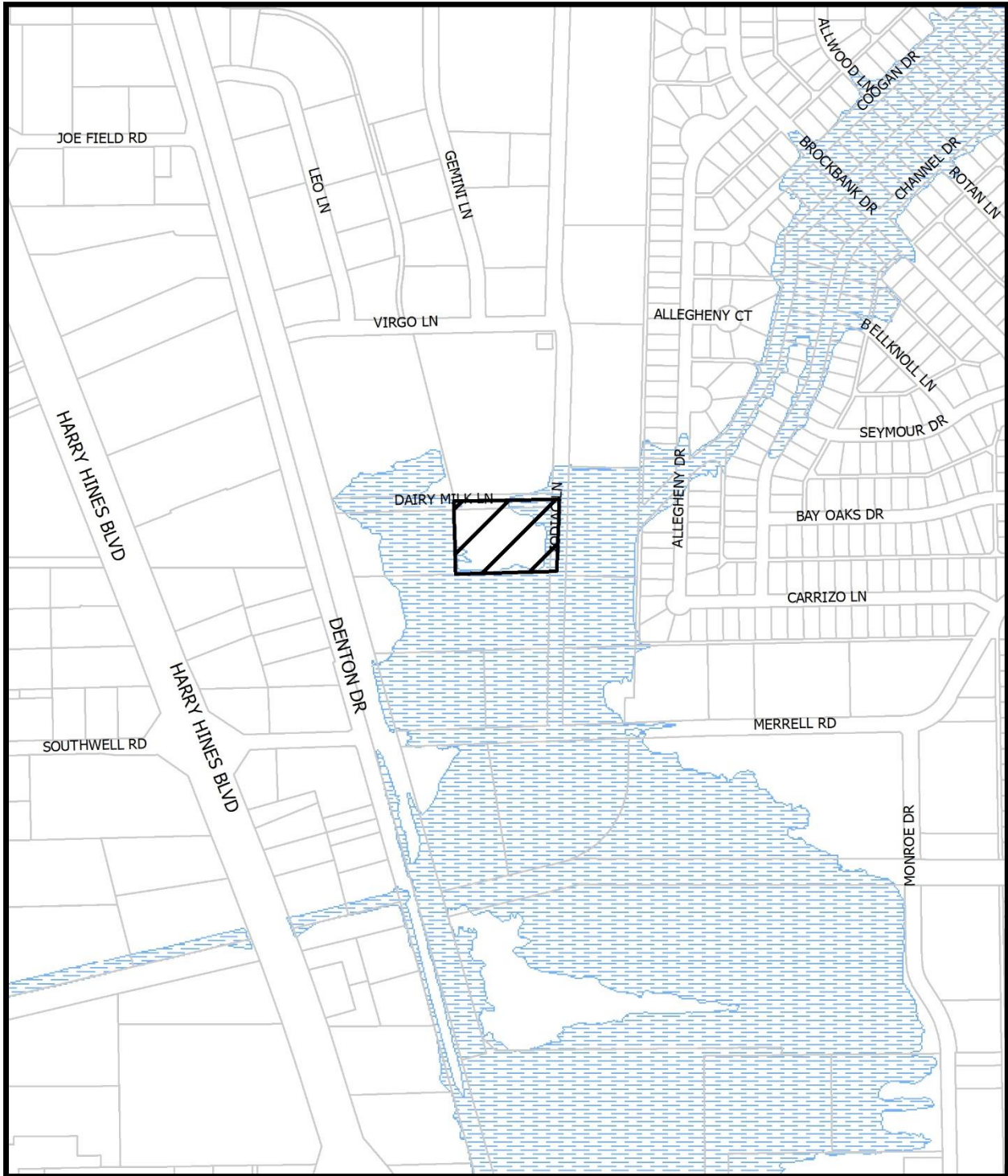
POINTS REQUIRED: 20  
1) PLANT MATERIAL GOALS  
POINTS EARNED: 5  
4) SCREENING  
POINTS EARNED: 10  
OPTION 4  
POINTS EARNED: 5  
TOTAL POINTS EARNED: 20

**2850 DAIRY MILK LANE**  
CITY OF DALLAS, TEXAS

**Baldwin**  
Associates

**BALDWIN ASSOCIATES**  
1904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

02/20/2020



1:6,000

# VICINITY MAP

Case no: **Z223-128**

Date: **5/1/2023**



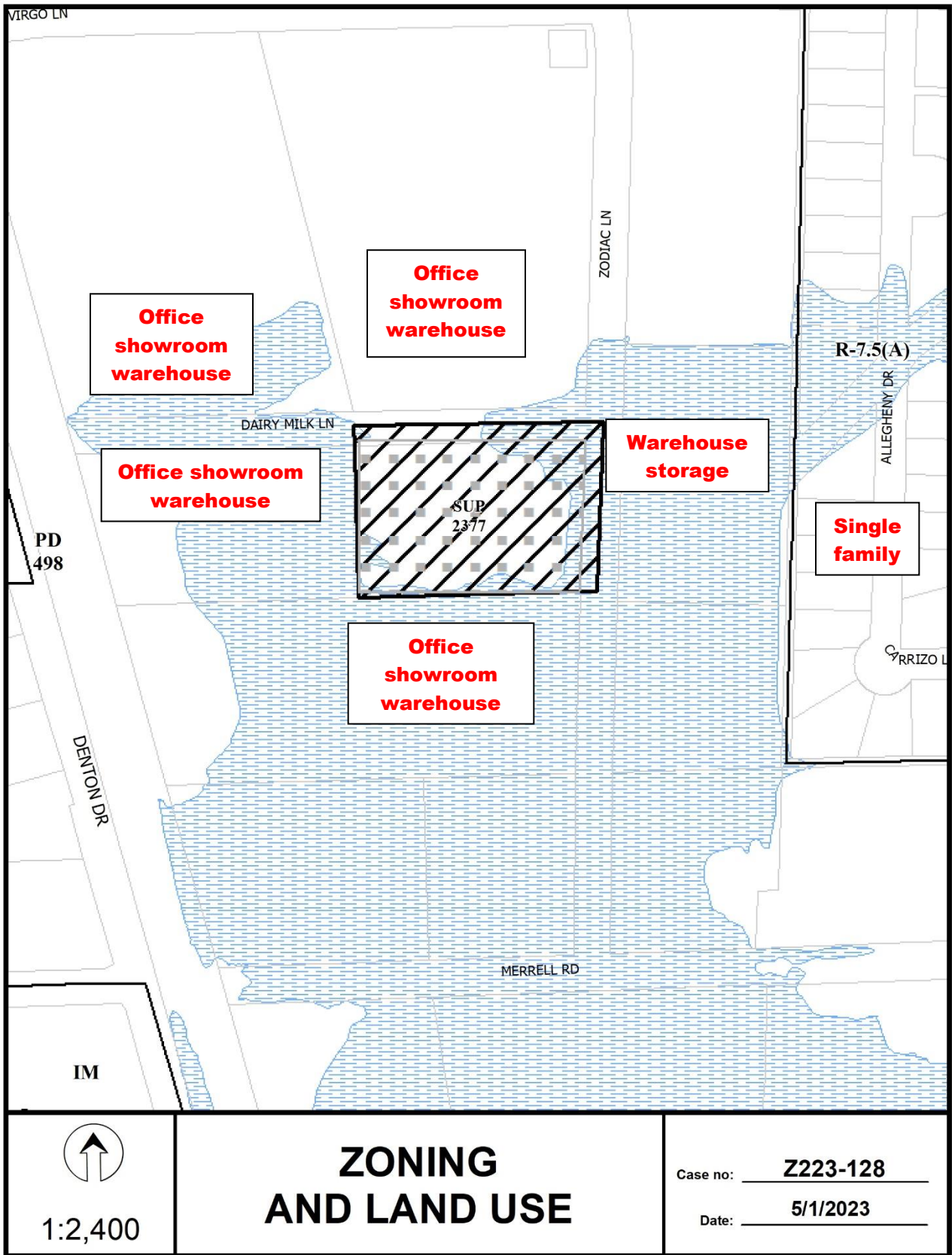
1:2,400

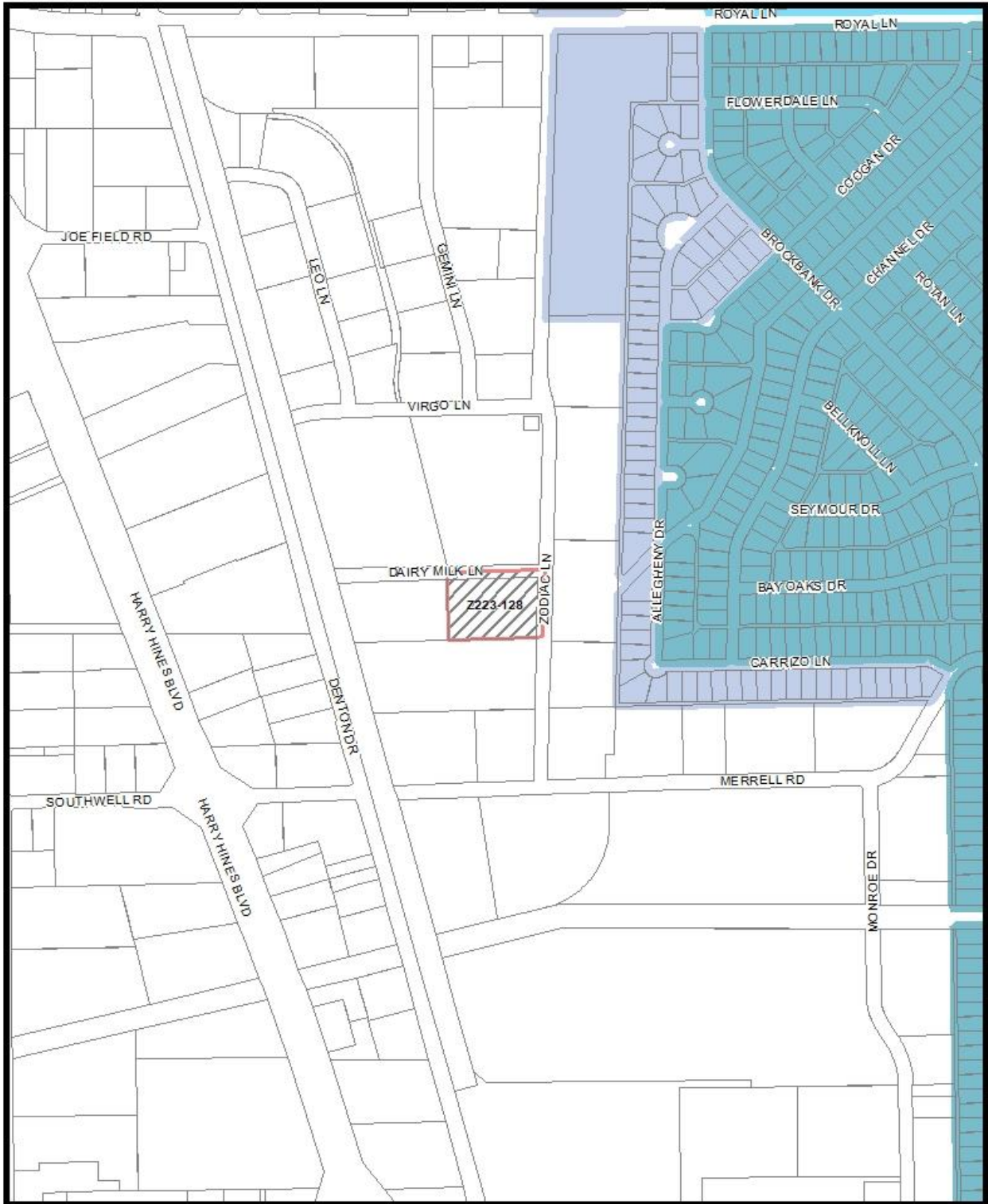
# AERIAL MAP

Case no: Z223-128

Date: 5/1/2023







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

 1:6,000

# Market Value Analysis

Printed Date: 5/1/2023

**CPC RESPONSES**



|                  |                                       |
|------------------|---------------------------------------|
| <u>10</u>        | Property Owners Notified (11 parcels) |
| <u>0</u>         | Replies in Favor (0 parcels)          |
| <u>0</u>         | Replies in Opposition (0 parcels)     |
| <u>300'</u>      | Area of Notification                  |
| <u>5/18/2023</u> | Date                                  |

**Z223-128**  
**CPC**



1:2,400

Z223-128(JM)

05/17/2023

## *Reply List of Property Owners*

**Z223-128**

**10 Property Owners Notified**

**0 Property Owners in Favor**

**0 Property Owners Opposed**

| <b>Reply Label #</b> | <b>Address</b>     | <b>Owner</b>                  |
|----------------------|--------------------|-------------------------------|
| 1                    | 2850 DAIRY MILK LN | CKS PACKAGING INC             |
| 2                    | 10310 ZODIAC LN    | Taxpayer at                   |
| 3                    | 2829 MERRELL RD    | Taxpayer at                   |
| 4                    | 2839 MERRELL RD    | WBATLAS HOLDINGS LLC          |
| 5                    | 11125 ZODIAC LN    | BRE IPC TX PROPERTY OWNER LLC |
| 6                    | 11129 ZODIAC LN    | MNS PPTIES INC                |
| 7                    | 11180 DENTON DR    | AUTO GLASS INTL INC           |
| 8                    | 11120 ZODIAC LN    | GONE CAMPING LLC              |
| 9                    | 2802 VIRGO LN      | BRE IPC TX PROPERTY OWNER LLC |
| 10                   | 11150 ZODIAC LN    | FUTERFAS FAMILY LP            |