

FILE NUMBER: Z212-262(MP) **DATE FILED:** May 4, 2022

LOCATION: On the north line of Frankford Road, northeast of the intersection of Frankford Road and Hillcrest Road

COUNCIL DISTRICT: 12

SIZE OF REQUEST: 4.4009 acres **CENSUS TRACT:** 0317.09

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Torah Day School of Dallas

REQUEST: An application for the renewal of an amendment to Specific Use Permit No. 1505 for a private school on property zoned Planned Development District 173, Tract F.

SUMMARY: The purpose of the request is to renew the SUP for the private school and to authorize additional classroom space.

STAFF RECOMMENDATION: **Approval** for five-year period with eligibility for automatic renewal for additional 10-year periods, subject to a site plan, a landscape plan, a traffic management plan, and conditions.

PLANNED DEVELOPMENT DISTRICT NO. 173:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=173>

BACKGROUND INFORMATION:

- The area of request is currently developed as a private school for Pre-K through 12^h grade [Torah Day School].
- The applicant is proposing to renew the existing Specific Use Permit No. 1505 for a private school and amend the site plan and conditions to add additional classroom space in a new building, located on the northwest portion of the site.
- The applicant proposes a new permanent 12,500 square-foot building to increase the classrooms from 47 to 49.
- The proposed use is allowable in the district only subject to a specific use permit.
- The original SUP 1505 was approved on March 5, 2003 for five years with eligibility for auto-renewal and with 42 classrooms. On February 28, 2007, the SUP was renewed and amended to allow 47 classrooms, for five years with eligibility for auto-renewal, subject to a Traffic Management Plan. On August 22, 2017, the SUP was renewed for five years with eligibility for auto-renewal subject to a TMP. On August 31, 2017, the SUP was auto renewed. The applicant did not apply for auto-renewal this year in order to amend the site plan and conditions to allow 2 additional classrooms.

Zoning History:

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Frankford Road	Principal Arterial	110' / 100' ROW
Hillcrest Road	Principal Arterial	80' / 85' ROW

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.

The updated Traffic Management Plan describes the queuing system. The TMP calls for three queues in 2 different zones of the facility. The preschool-4th queue projects 71 vehicles during peak demand, and it provides 90 spaces, a surplus of 19 spaces. The 5th-8th girls queue projects 17 vehicles during peak demand, and it provides 21 spaces, a surplus of 4 spaces. The 5th-8th girls queue projects 25 vehicles during peak demand, and it provides 44 spaces, a surplus of 19 spaces.

The new conditions add provision for continual biannual traffic studies, in keeping with modern practice for school SUPs, and should allow adaptation of operations as the site develops.

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT OPPORTUNITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
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Site	PD No. 173 Tract F	Private School
North	PD No. 173 Trac A, Trac D/E	Greenbelt, Frankford Park, Single Family
East	PD No. 173 Trac D/E	Single Family
South	R-7.5(A)	Single Family
West	PD No. 173 Tract F-1	Retail, Restaurant without Drive Through, Office

Land Use Compatibility:

The area of request is currently developed as a 46,100 square-foot private school with a recreational area in front of the main building. Properties to the north, east, and south of the site are developed with single family uses. North and northwest of the site are a greenbelt and park uses. West of the site is a retail strip with personal service uses, retail, a restaurant without a drive through, and office uses.

The existing school, Torah Day School, includes grades Pre-K through 12 within 47 classrooms. The proposed changes to the site plan and conditions only allow an increase to 49 classrooms. This change eliminates the portable building being used and locates a new classroom building on the northwest of the site.

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 supports the request because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. The

proposed SUP would not significantly alter the manner in which the subject site interacts with its environment

Staff and the applicant find that the existing conditions relating to special events, private school activities, and enrollment were outside of the scope of land use and enforceability, so these conditions were removed. The remaining conditions put in place suitable protections to ensure compatibility of the use.

Additionally, the request is consistent with the Comprehensive Plan and Neighborhood Plus plan goals to provide greater access to schools. Staff believes a time limit of five years with eligibility for automatic renewal will allow continued monitoring of the site in the future. The five-year horizon will give staff a period to analyze the operation of the site after expansion of the school. The SUP site plan grants additional oversight to building siting and traffic flow overtime. The large area of the site and the access to multiple streets help accommodate the school operations and queuing while limiting impact to nearby residential properties. The proximity to homes makes the school accessible on foot and by bike to area students. The added permanent classroom space would allow the school to replace the building with additional amenity space.

Landscaping:

Any new development on the site will require landscaping per Article X and per the proposed landscape plan. The proposed landscape plan does not differ from the existing landscape plan, approved in 2012, except for the removal of 2 bradford pear plantings and 1 lacebark elm plantings, which have died since the previous approval. The site still maintains more than the required quantity of site trees under Article X. The proposed landscape plan is not intended to offer variance from Article X, rather to specific tree protections of existing trees.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a private school is one-and-one-half spaces per elementary classroom, three and one-half spaces for each junior high/middle school classroom, and nine and one-half spaces for each junior high/middle school classroom.

The following quantities are based on the final Phase 3 build out of the facility. 32 classrooms are planned to be devoted to the elementary school, with 48 spaces being required for this use overall. 12 classrooms are planned to be devoted to the middle school with 42 spaces being required for this use overall. 5 classrooms are planned to be devoted to the high school, with 48 spaces being required for this use overall. Therefore,

the site is required to have a minimum of 138 spaces total. As illustrated on the site plan, the Phase 3 site provides 142 car spaces. The existing site plan and Phase 2 layout require 163 spaces and provide 183 car 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is within the MVA Category “B”.

LIST OF PARTNERS

Torah Day School of Dallas – List of Principals

1. Rabbi Avi Pekier – Head of School
2. Chana Ruderman – Principal
3. Becky Udman – Preschool Director
4. Shelly Gammieri

PROPOSED SUP No. 1505 CONDITIONS

1. USE: The only use authorized by this specific use permit is 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 August 22, 2022 (**FIVE YEARS from the passing of this ordinance**) but is eligible for automatic renewal for additional Ten-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.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms is 47 **49**.
6. ENROLLMENT: ~~The maximum enrollment for a private school is 425 students.~~
7. FENCING: A six-foot-tall masonry fence must be maintained along the eastern property line.
8. HOURS OF OPERATION:
 - a. Special Events: ~~Special events are all activities conducted on the Property other than accessory child-care and private school activities, and all school events, whether inside or outside, must be school-related. A maximum of six school events may be held each year. School events may not be held outside of the hours listed below. Setup before or cleaning and disassembly after a school event is limited to 30 minutes before or after these hours of operation.~~

9. Day	10. Inside Activities	11. Outside Activities
12. Monday through Friday	13. 9:00 a.m. — 10:00 p.m.	14. 8:00 a.m. — 9:00 p.m.
15. Saturday	16. 8:00 a.m. — 9:00 p.m.	17. 8:00 a.m. — 9:00 p.m.

18. Sunday	19. 8:00 a.m. — 9:00 p.m.	20. 8:00 a.m. — 9:00 p.m.
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21. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted. Security gates must be installed in the locations shown on the attached site plan. These gates must remain closed when school is not in session and special events are not being conducted. Existing concrete-filled bollards at the ingress/egress points on Frankford Road must be removed.

22. OUTDOOR PLAY AREA: An outdoor play area must be provided in the location shown on the attached site plan. The outdoor play area must be enclosed with a minimum four-foot-high fence and must be secured at all times when school is not in session or special events are not being conducted.

23. PARKING: Off-street parking must be located as shown on the attached site plan. All compact parking space should be double-striped.

24. PRIVATE SCHOOL ACTIVITIES: ~~Private school activities are limited to classroom instruction, school board or committee meetings, teacher/parent conferences, student recruitment, office or administrative activities of the school, tutoring sessions, or similar activities that involve instructors and students.~~

25. SIGNS: Signs are limited to one monument sign not exceeding eight feet in height and 50 square feet in area and one attached sign mounted on the outside wall of the school facing Frankford Road. These signs must comply with the provisions for non-business zoning districts in Article VII. No banners or portable signs are allowed.

26. TRAFFIC MANAGEMENT PLAN:

- A. In general. The operation of the use 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 October 1, 2023 or within three months after students first begin attending classes, whichever is later. 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.

1. 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 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.
2. 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.

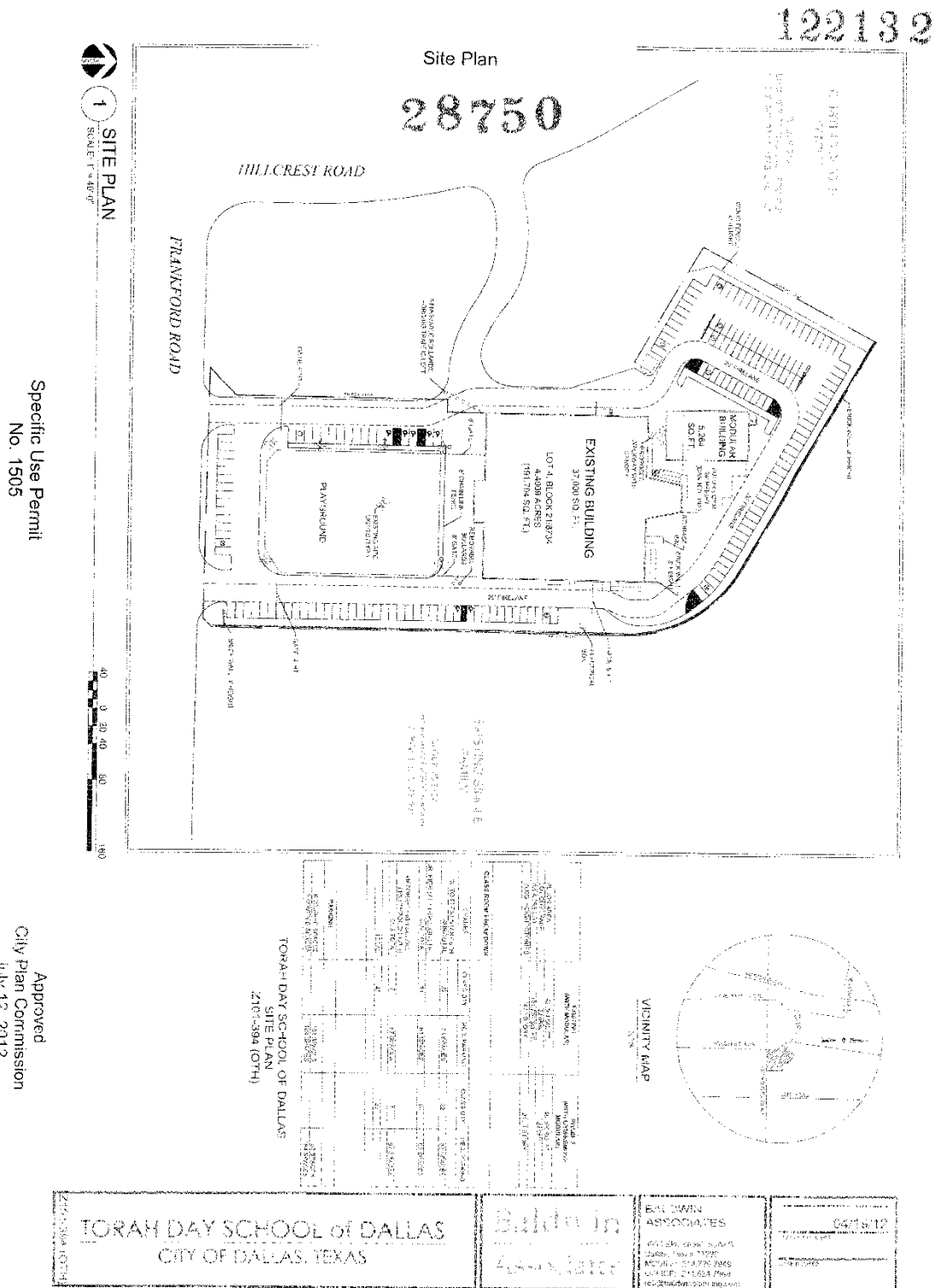
D. Amendment process.

1. 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 51 of the Dallas City Code, as amended.
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.

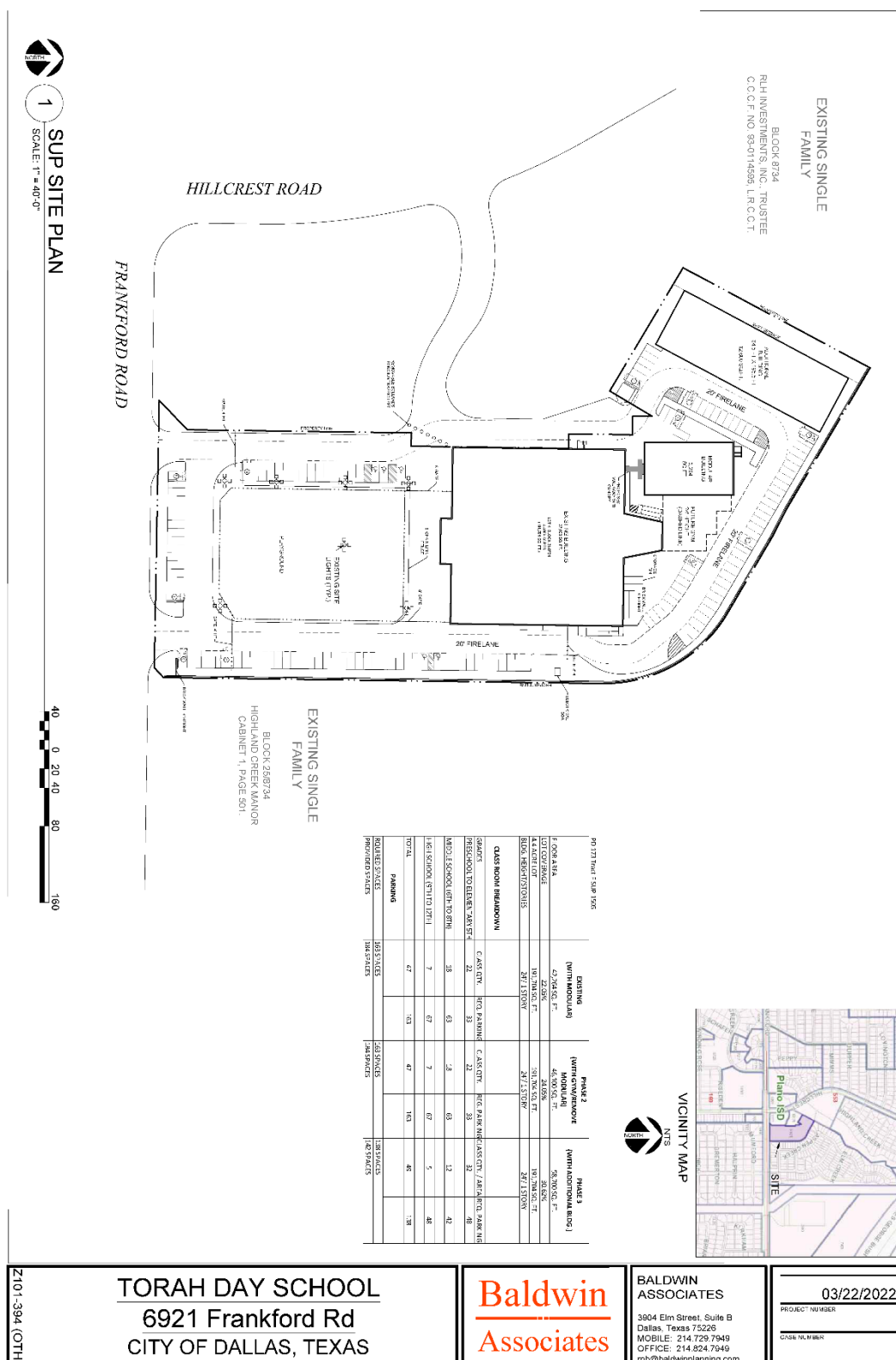
27. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

28. 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 SUP No. 1505 Site Plan

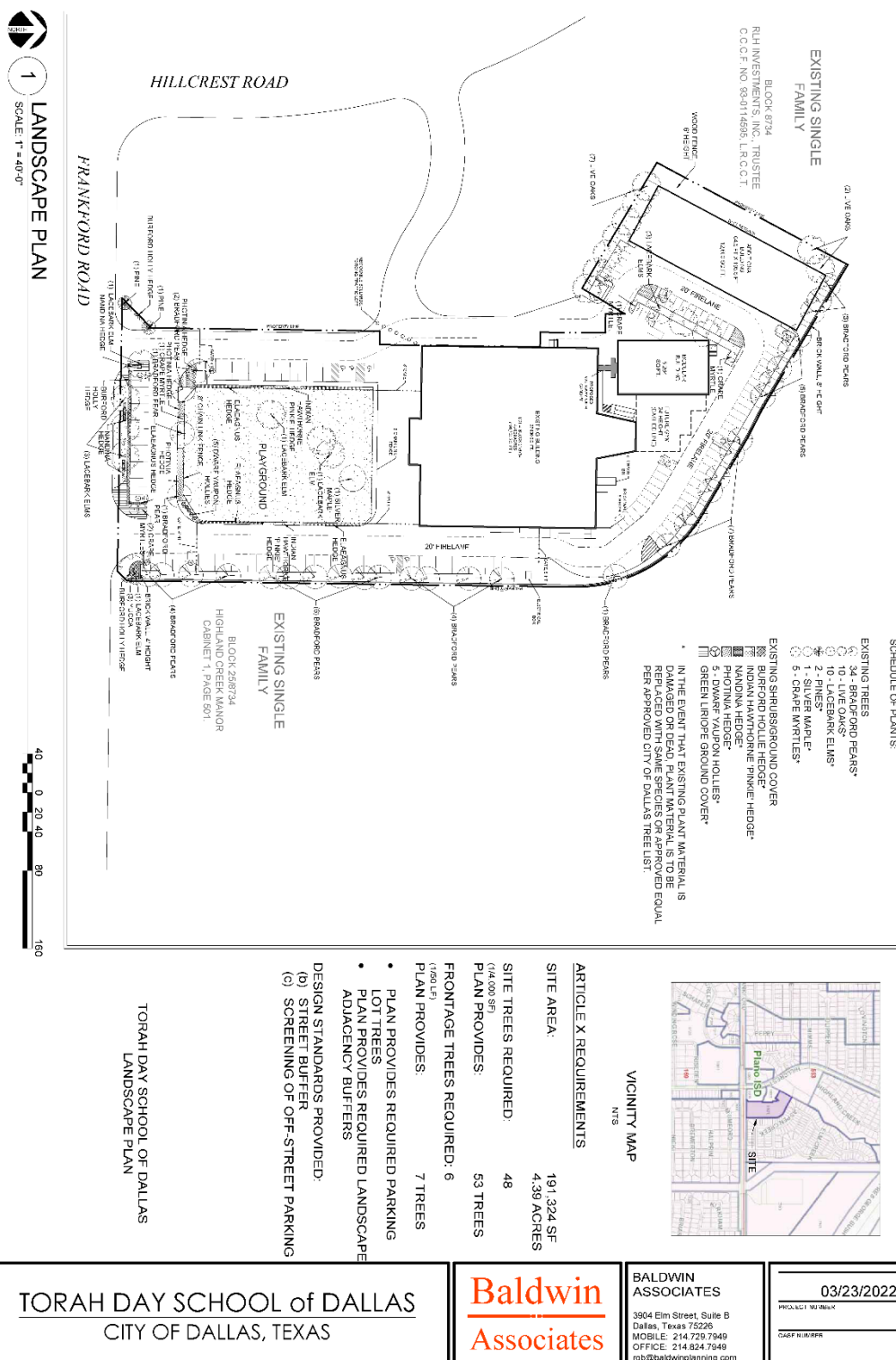


Proposed SUP No. 1505 Site Plan





Proposed SUP No. 1505 Landscape Plan



PROPOSED SUP No. 1505 TRAFFIC MANAGEMENT PLAN



Traffic Management Plan Torah Day School of Dallas



September 2, 2022

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Torah Day School of Dallas (Torah). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about Torah.

School:

- Location: 6921 Frankford Road, Dallas, Texas 75252
- School District: Private
- Current School Times: 8:00 AM – 4:00 PM
- Future School Times: Preschool – 4th: 8:00 AM – 4:00 PM; 5th – 12th: 8:00 AM – 4:20 PM

Zoning:

- Existing Zoning: SUP 1505
- Proposed Zoning: Amend SUP
- Project: Torah is adding a building to the north portion of the site for additional classrooms to be able to accommodate high school students.

Students and Staff:

- Existing Student Enrollment: 393 students in Preschool – 8th grades
- Planned Student Capacity: 870 students in Preschool – 12th grades
- Existing Staff: 72 staff members

Table 1. Student Enrollment Summary

Grades	Existing		Buildout	
	Classrooms	Students	Classrooms	Students
Preschool	7	79	6	108
K - 4 th	11	178	22	396
5 th - 8 th G	14	65	16	149
5 th - 8 th B		71		149
9 th - 12 th	--	--	4	74
Total:	32	393	48	875

G = Girls B = Boys

Table 2. Student Enrollment per Grade

Grade	Classrooms	Students
Preschool	6	108
K	5	90
1	5	90
2	4	72
3	4	72
4	4	72
PS - 4 th Total:	28	504
5	4	72
ES Total:	32	576
6	4	75
7	4	75
8	4	75
MS Total:	12	225
9	1	19
10	1	19
11	1	18
12	1	18
HS Total:	4	74
School Total:	48	875

School Access:

- Surrounding Roadways:
 - Frankford Road: Six-lane, divided roadway
 - Hillcrest Road: Four-lane, divided roadway
- Sidewalks are provided on all streets adjacent to the school

Traffic Management PlanQueue

Lambeth Engineering met with Torah staff and the school principal, Dr. Chana Ruderman, during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Tuesday, February 22, 2022 – AM Arrival
- Monday, February 28, 2022 – PM Dismissal
- Wednesday, March 2, 2022 – PM Dismissal
- Thursday, March 24, 2022 – PM Dismissal

The peak queue of parent vehicles picking up students was observed to be approximately 52 vehicles. Observations were conducted when the weather was generally pleasant.



As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus within fifteen (15) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 3** below. As shown, the proposed site plan has adequate space to accommodate the parents on-site.

Table 3. TMP Summary

Grades	Travel Modes	Loading Zone	Current Number of Students	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreSchool - 12 th Student Capacity: 875	Parents 100%	Preschool - 4 th	257	504	71 Veh. (1,669 Feet)	90 Veh. (2,115 Feet)	19 Veh. (446 Feet)
	Walkers 0%	5 th - 8 th Girls	65	149	17 Veh. (400 Feet)	21 Veh. (494 Feet)	4 Veh. (94 Feet)
	School Times: Beginning: 8:15 AM Dismissal: Pre - 4 th : 4:00 PM 5 th - 12 th : 4:20 PM	5 th - 8 th Boys & 9 th - 12 th	71	223	25 Veh. (588 Feet)	44 Veh. (1,034 Feet)	19 Veh. (446 Feet)
		Total:	393	875			

Recommendations

The current traffic flow works well for low student enrollment, under 450 students, as shown in **Exhibit**

1. As the school grows and the new building is added, the updated traffic management plan should be implemented as shown in **Exhibit 2** for the elementary school and in **Exhibit 3** for the middle and high schools.

Dismissal Times

1. The school currently has one dismissal period.
2. As the school grows, the queue may no longer be accommodated on-site with one dismissal period. At approximately 600 students, dismissal times should be staggered.

Students

3. 5th-8th Grade Female Students: Dropped off and picked up on the north side of the north modular building.
4. All other Grade Students: Dropped off and picked up on the east side of the main school building.
5. Students waiting for parents to pick them up should remain in the designated area and wait for their parents' arrival.

Parents

Torah allows 15-minute interval for drop-off and 15-minute interval for pick-up periods. It was observed that parents were following Torah's policy and did not arrive too early.

6. Parents pick up students in the following locations:
 - a. On-site:
 - i. All parents enter the western driveway on Hillcrest Road, queue through the internal access drive and queue in the parking lot. They pick up their daughters in the 5th - 8th grades on the north side of the modular building and exit via Frankford Drive.



- ii. All other students' parents queue through the internal access road and parking lot to pick up their student on the east side of the main school building and exit via Frankford Road.
 - b. Parents may not park in the visitors' parking spaces in front of the school during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces.
- 7. Parents do not currently arrive more than 10-15 minutes before school is dismissed. It is recommended the school continue to encourage parents to not arrive early.

Buses

- 8. No school buses are planned to serve Torah.

Staff

- 9. Staff should continue monitoring students at each area where parents are picking up students until all students are dismissed.
- 10. Staff should continue assisting younger students into their vehicles.
- 11. Staff should continue communicating via walkie talkie to announce which parents are arriving so the corresponding student(s) can proceed to the loading area in the proper sequence.

Licensed Peace Officers

- 12. A security officer is at Torah, Mr. Tony Tyboroski. Lambeth visited with him during site visits.
- 13. A licensed peace officer is not assigned to Torah, and one is not recommended.

Crossing Guards

- 14. There are no crossing guards at Torah, and one is not recommended.

Parking Restrictions

- 15. There are currently no parking restrictions, and none are recommended. Parents do not park on-street.

School Zones

- 16. Currently there are no school speed zones on neither Hillcrest Road nor Frankford Road.
- 17. There are existing school warning signs (S-1) prior to the school on both Frankford Road and Hillcrest Road in all directions.

On-Site Improvements

- 18. Replace the STOP signs on both driveways on Frankford Road.
- 19. Consider striping exit lanes on the eastern driveway on Frankford Road so parents consistently form two lines exiting – one for right-turning vehicles and one for left-turning vehicles.
- 20. Sometimes there is a queue of vehicles waiting to turn left at Frankford Road. If this creates problems, and vehicles have difficulty turning left onto Frankford Road as the student enrollment increases, an option would be to direct parents (signs and communicate) to only turn right onto Frankford Road. Based on observations, it is not recommended at this time.



The Torah Day School of Dallas Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and on-street, adjacent to the school, without blocking through traffic.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

END

REVIEW AND COMMITMENT

The Torah Day School traffic management plan (TMP) for was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Signature

A handwritten signature in black ink, appearing to read 'Ari Percier'.

Date

Sept. 2 22

Name

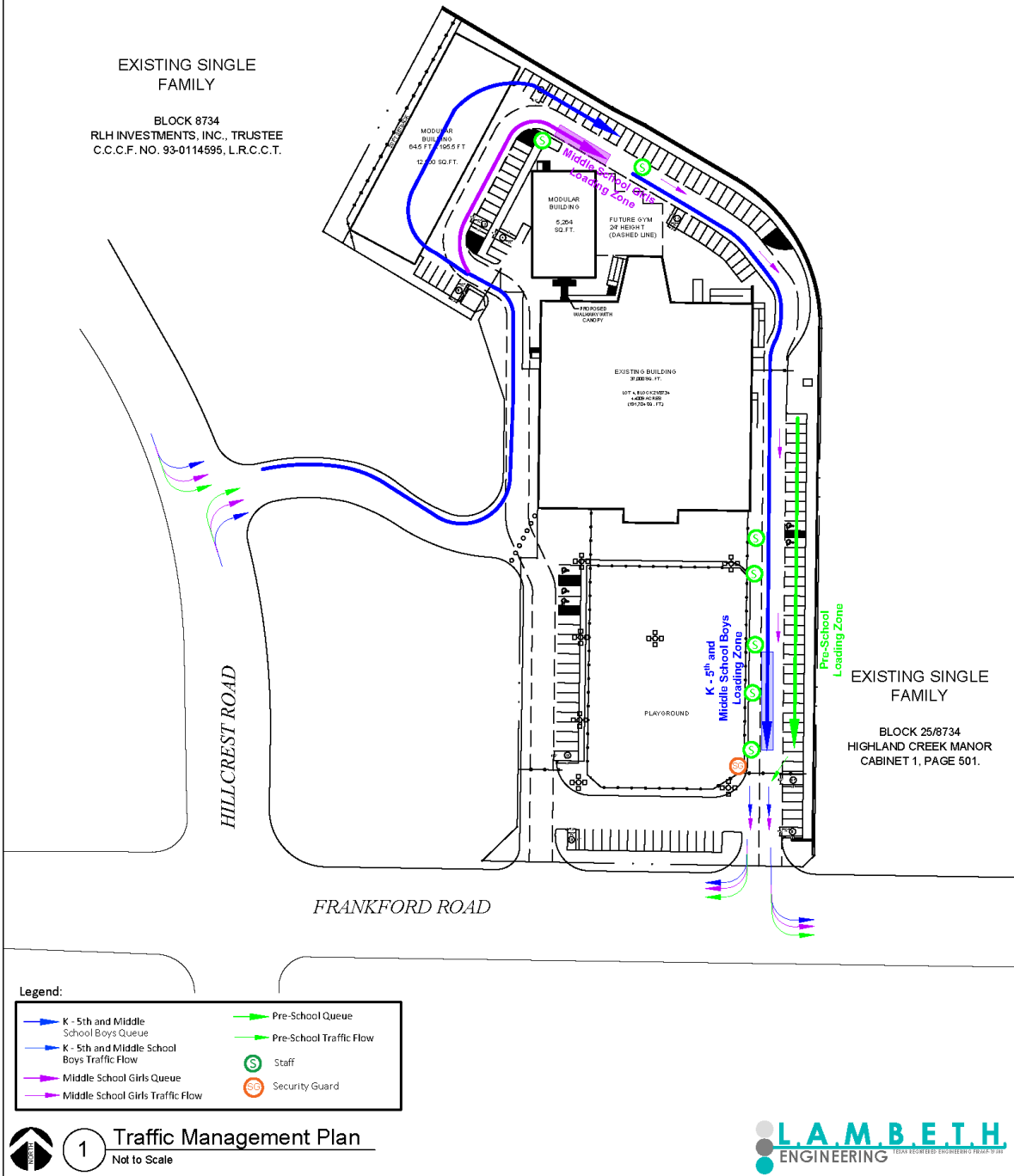
Ari Percier

Title

Head of School

Torah Day School

6921 Frankford Road, Dallas, Texas
(SUP 1505)

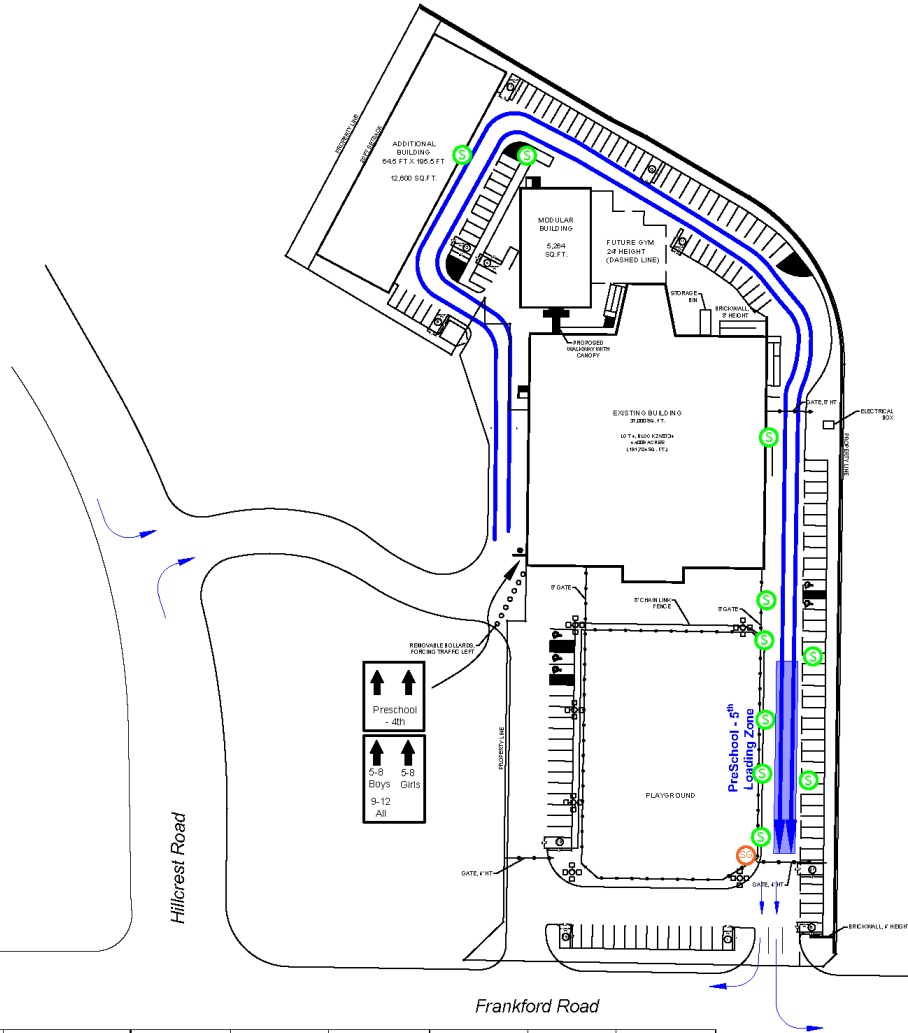


Torah Day School

6921 Frankford Road, Dallas, Texas
(SUP 1505)

Legend:

- Queue (PreSchool - 4th)
- Traffic Flow (PreSchool - 4th)
- Staff
- Security Guard



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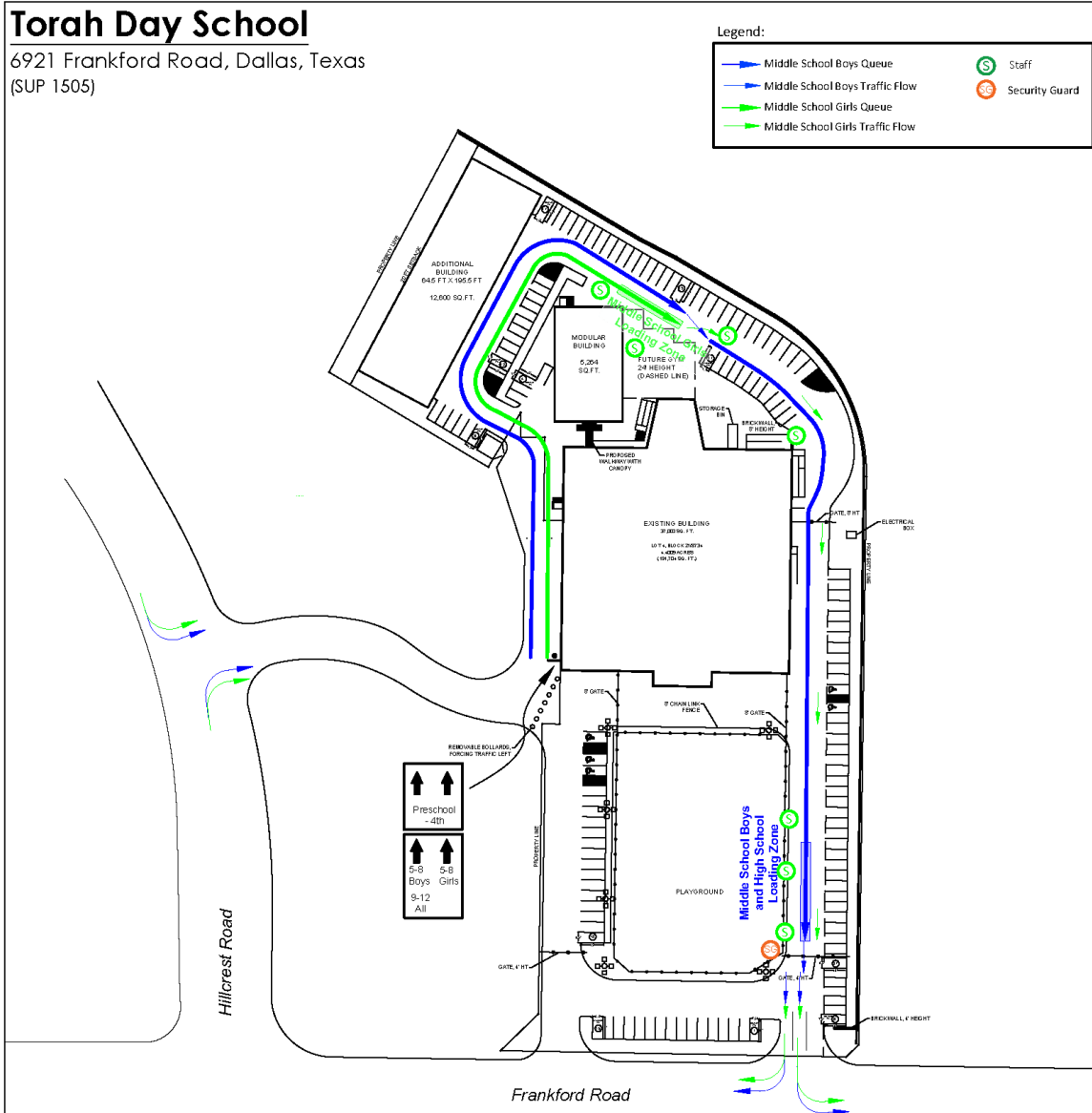
2 Traffic Management Plan - Elementary School
Not to Scale

L.A.M.B.E.T.H.
ENGINEERING
Texas Registered Engineering Firm No. 1000

02.03.20 Development Plan. Obtained from: 800-466-4646

Torah Day School

6921 Frankford Road, Dallas, Texas
(SUP 1505)



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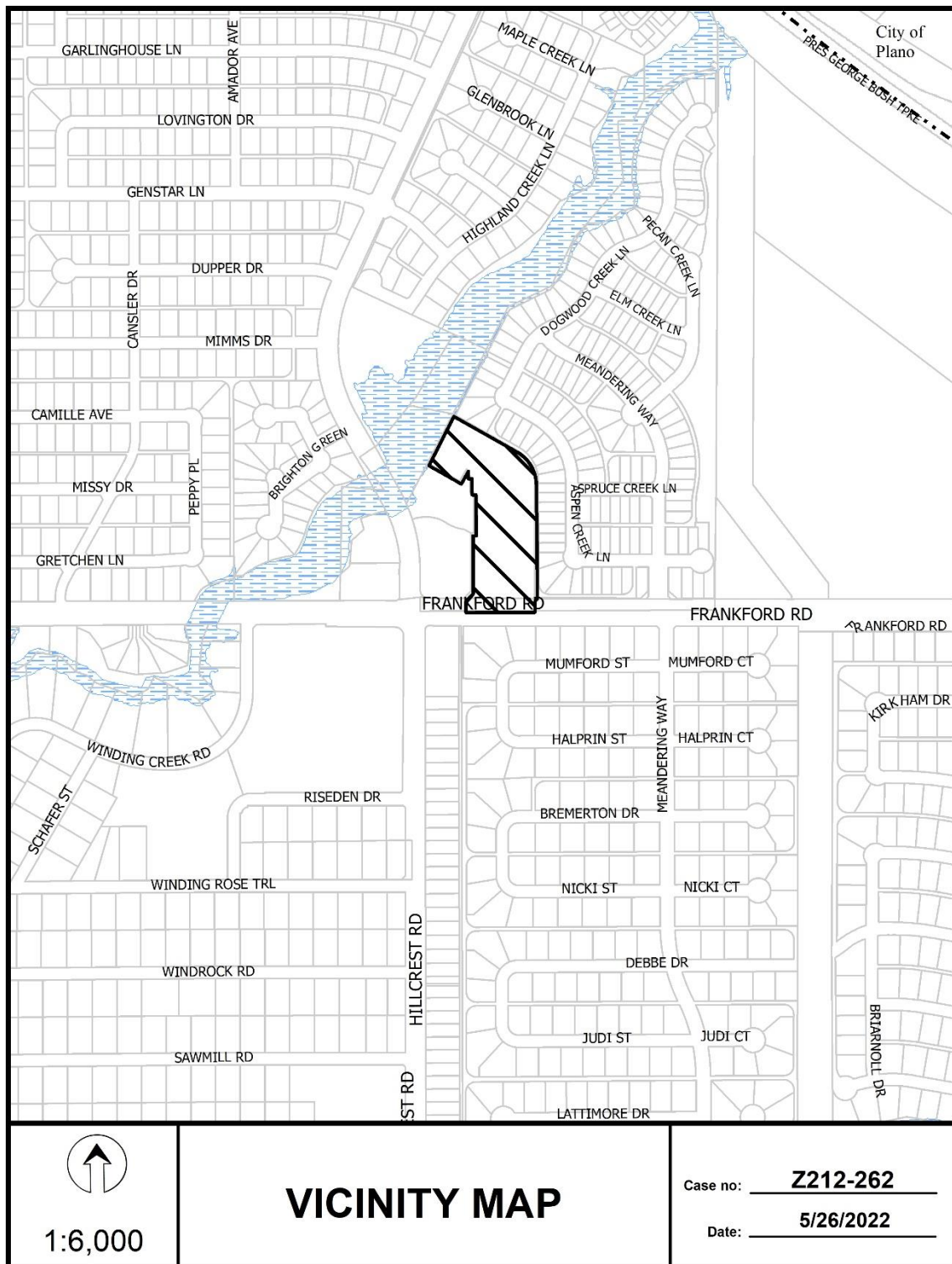
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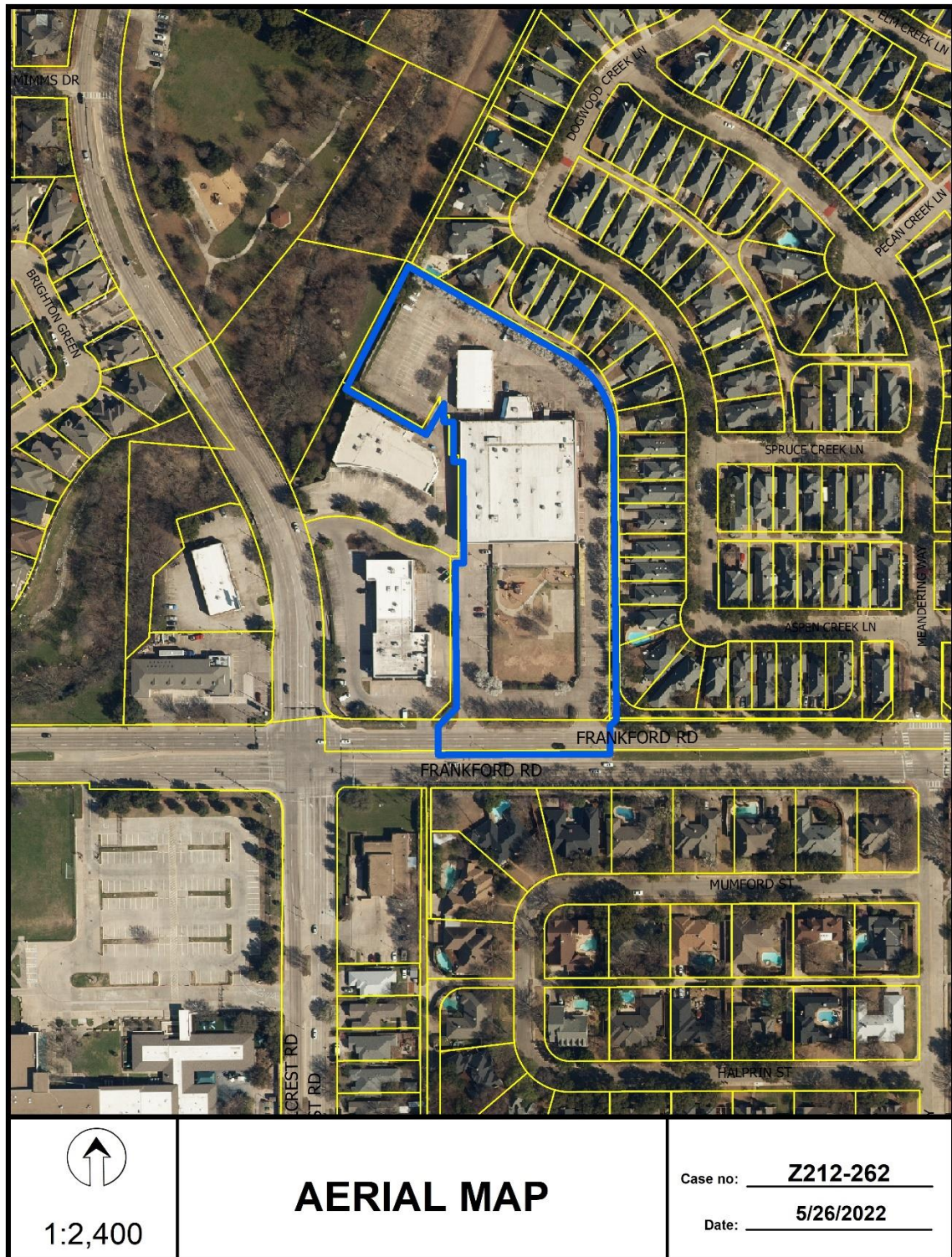
Traffic Management Plan - Middle and High School

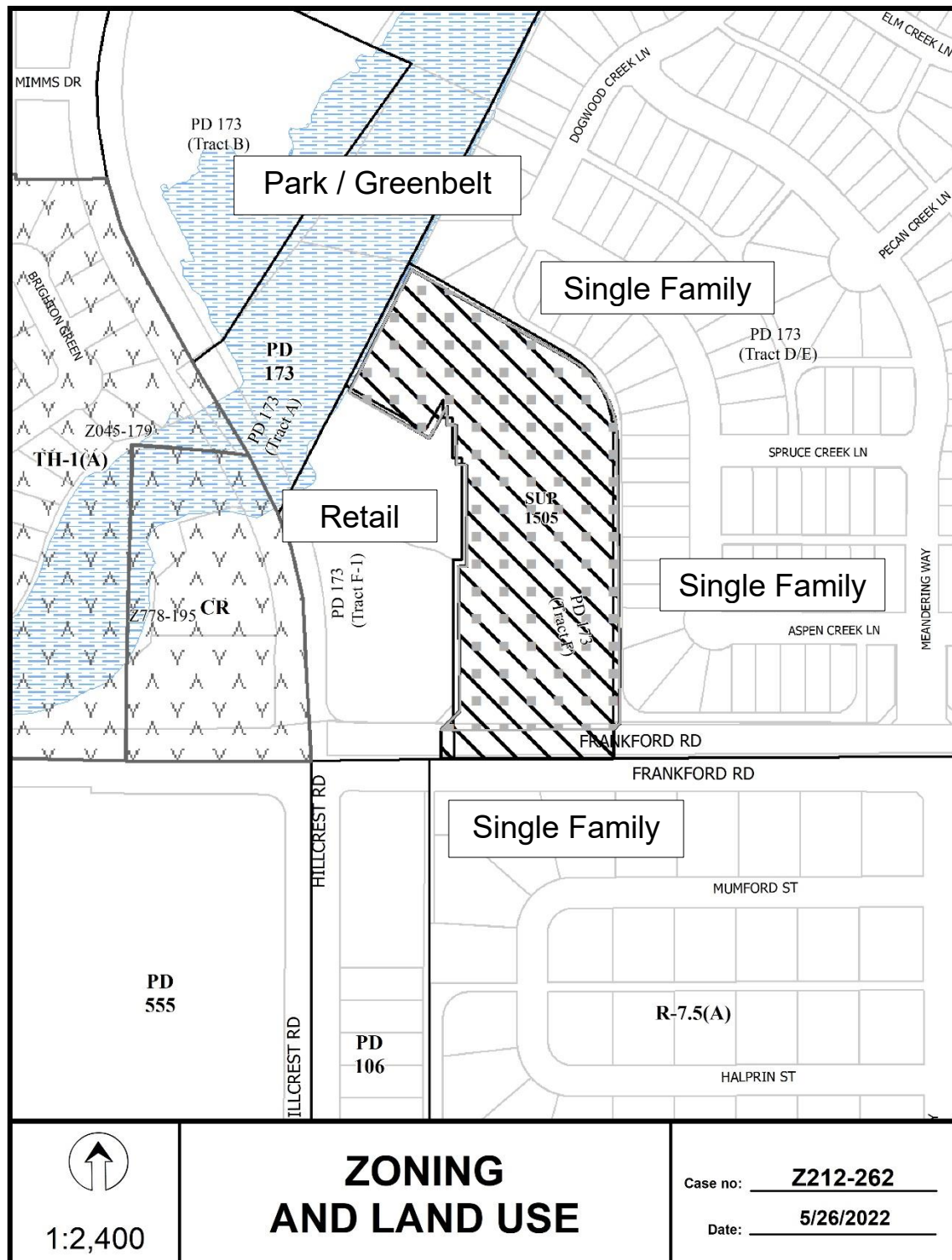
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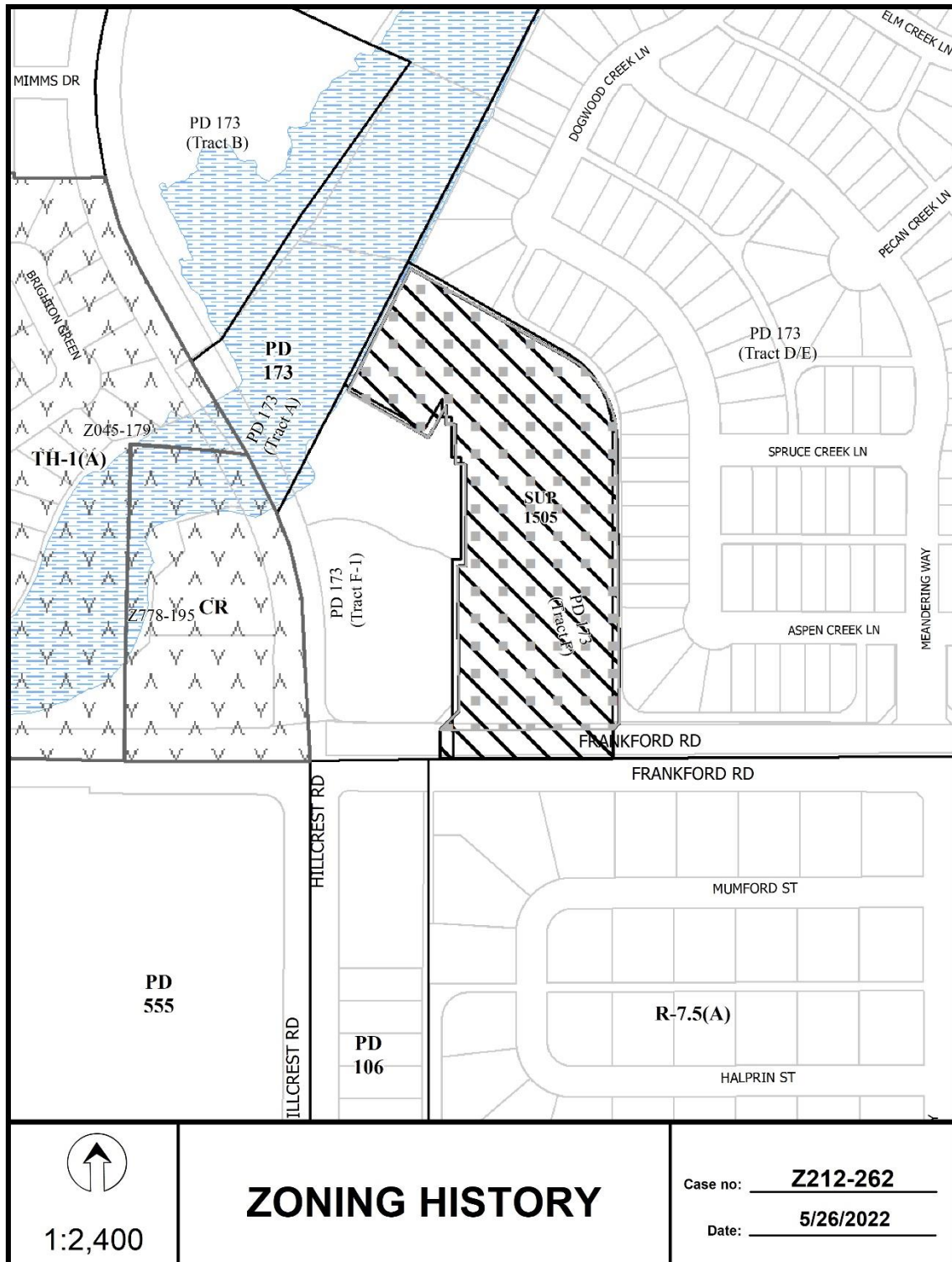


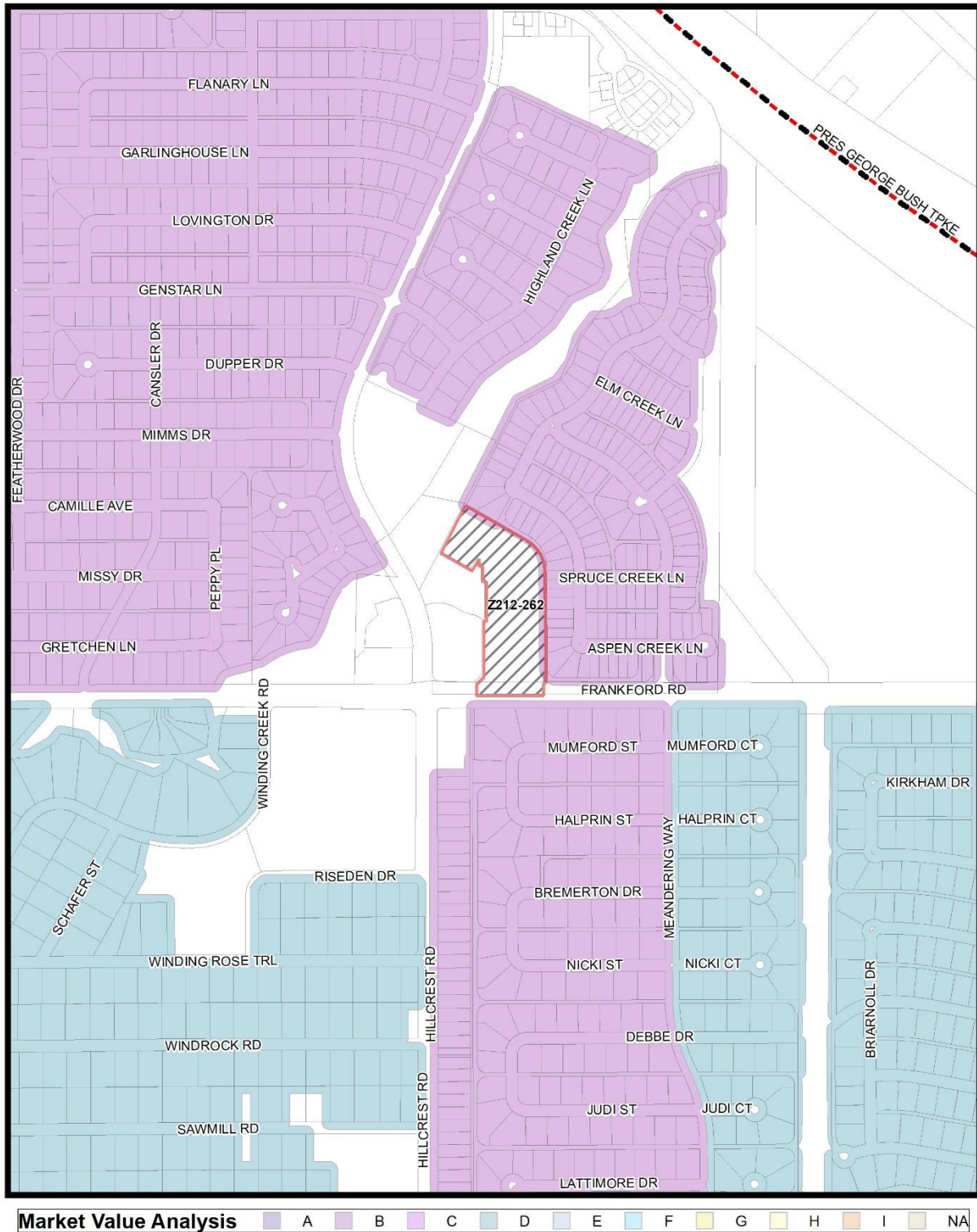
Z212-262(MP)





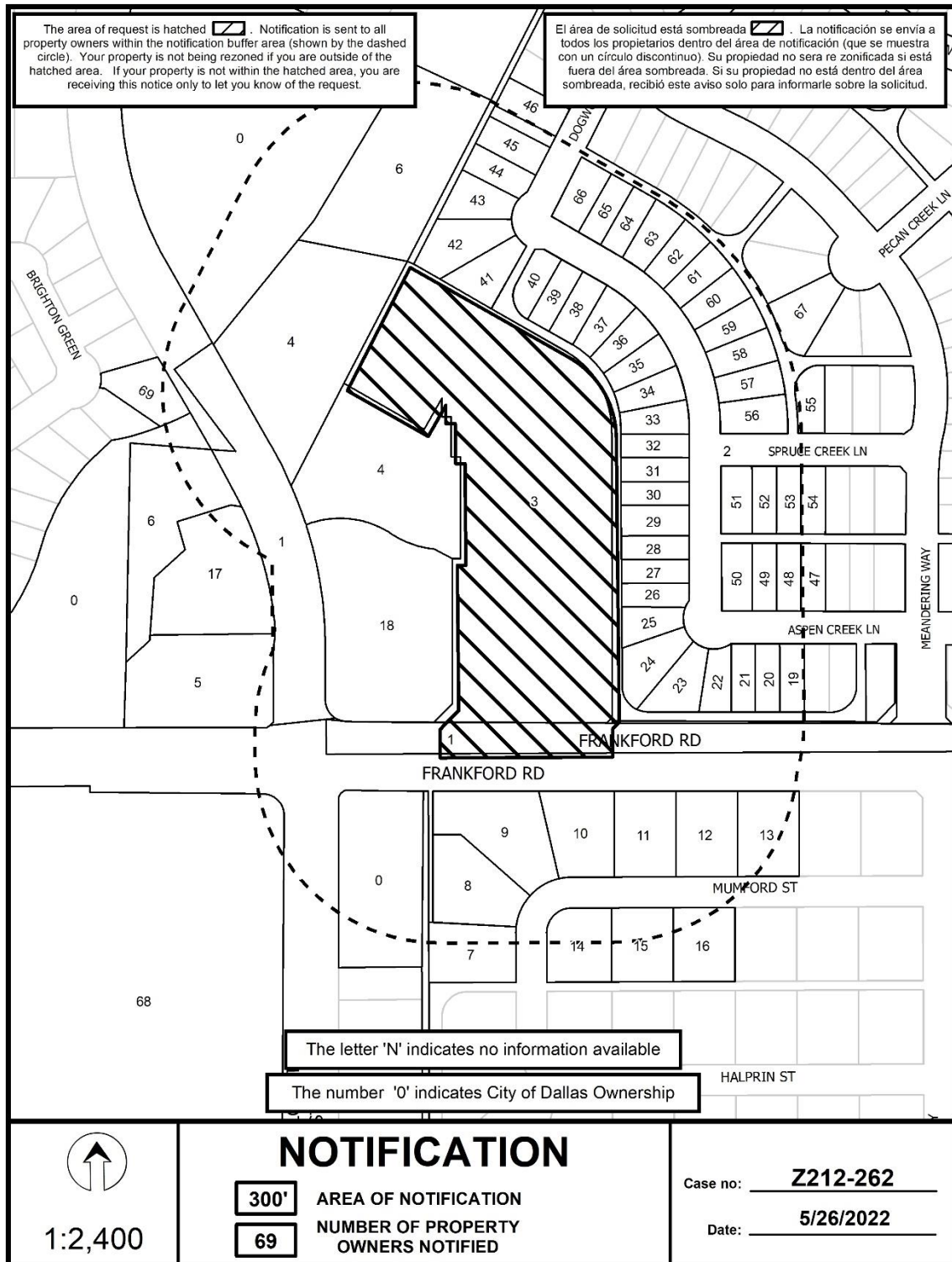






Market Value Analysis

Printed Date: 9/9/2022



05/26/2022

Notification List of Property Owners***Z212-262******69 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	HILLCREST RD	CHURCHILL GLEN LP
2		HIGHLAND CREEK MANOR HOMEOWNERS
3	6921 FRANKFORD RD	TORAH DAY SCHOOL OF DALLAS
4	18170 HILLCREST RD	BACK FORTY MANAGEMENT LLC
5	6869 FRANKFORD RD	MARGOL STUART E
6		RLH INVESTMENTS INC TRUSTEE
7	7003 MUMFORD ST	ARLINGTON KEVIN JAMES
8	7007 MUMFORD ST	BOSE TIMOTHY BLAINE
9	7011 MUMFORD ST	HARRIS IRWIN &
10	7015 MUMFORD ST	DONOHUE MICHAEL D & KATHY D
11	7019 MUMFORD ST	WARD CHRIS ALAN
12	7023 MUMFORD ST	MARSHALL KEVIN V & KAY
13	7027 MUMFORD ST	ADLER RANDY
14	7016 MUMFORD ST	PERKINS ROBERT L & GILLISS ANN M
15	7020 MUMFORD ST	NISE BENJAMIN EDWARD & LAUREN BETH
16	7024 MUMFORD ST	BOUDREAUX LYDIA RUTH & KENNETH PAUL
17	18181 HILLCREST RD	NAAN PROPERTIES LLC
18	6911 FRANKFORD RD	EF PROPERTIES ONE LP
19	7030 ASPEN CREEK LN	VANDERSLICE GERALD &
20	7024 ASPEN CREEK LN	Taxpayer at
21	7018 ASPEN CREEK LN	PEDERSEN ROBERT MICHAEL
22	7012 ASPEN CREEK LN	WAINMAN SHANE D & MELISSA
23	7006 ASPEN CREEK LN	SHI DAN
24	6994 ASPEN CREEK LN	RAMIREZ ELEAZAR & FLORES NORMA
25	6990 ASPEN CREEK LN	AMES ROBERT &
26	6986 ASPEN CREEK LN	NEARY FREDERICK RICHARD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6982 ASPEN CREEK LN	O'NEILL JACQUELINE
28	6978 ASPEN CREEK LN	SANDS EDWARD FREDERICK &
29	6974 ASPEN CREEK LN	FREEMAN L
30	6970 ASPEN CREEK LN	FUENTES RENE
31	6966 ASPEN CREEK LN	MCCAFFREY THOMAS CASEY AND TERESA ANN
32	6962 ASPEN CREEK LN	EGERMAN LISA KAYE
33	6958 ASPEN CREEK LN	QUINN JUDITH ANN
34	6954 ASPEN CREEK LN	HAGGAR JENNIFER
35	6950 ASPEN CREEK LN	RAU THOMAS ANTON &
36	6946 ASPEN CREEK LN	MORGAN LAWRENCE E & GLORIA J
37	6942 ASPEN CREEK LN	STREETMAN JEREMIAH M & JORDAN H
38	6938 ASPEN CREEK LN	GESUND REVOCABLE TRUST THE
39	6934 ASPEN CREEK LN	BEANE CYNTHIA MARIE
40	6930 ASPEN CREEK LN	GLICK MARCIA R
41	6926 ASPEN CREEK LN	COHEN GARY J
42	6922 ASPEN CREEK LN	JIN YINGQIN
43	7005 DOGWOOD CREEK LN	VALENTINE MARY JEAN
44	7011 DOGWOOD CREEK LN	NARZEM PERRY P & WENDY
45	7017 DOGWOOD CREEK LN	MJ & GS LLC
46	7023 DOGWOOD CREEK LN	REDLINE ELIZABETH N
47	7031 ASPEN CREEK LN	BARBADILLO OSCAR
48	7025 ASPEN CREEK LN	DAVIS LEVI H
49	7019 ASPEN CREEK LN	MINTON ELIZABETH A
50	7011 ASPEN CREEK LN	BASKIN OLIVIA M &
51	7012 SPRUCE CREEK LN	WERDEN SANDRA B
52	7018 SPRUCE CREEK LN	DETRICH JAMES & LEETTA
53	7024 SPRUCE CREEK LN	OVED TAMMY YEHESEL
54	7030 SPRUCE CREEK LN	CANTRELL JERALD W & JUNE D
55	7031 SPRUCE CREEK LN	WANG WEI
56	6969 ASPEN CREEK LN	MOLINA ROBERT S & SUSAN K
57	6965 ASPEN CREEK LN	BLYSTONE JAMES P &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6961 ASPEN CREEK LN	ACHTEN RANDY J
59	6957 ASPEN CREEK LN	BENAVIDES VALERIE HUTH
60	6953 ASPEN CREEK LN	MADHAVAPEDDI SRINADH
61	6949 ASPEN CREEK LN	CONKLIN ROBERT K LIVING TRUST
62	6945 ASPEN CREEK LN	TOAY TRACY J
63	6941 ASPEN CREEK LN	KAGANAS HILARY E DZODIN
64	6937 ASPEN CREEK LN	MCCOY HOLLY ANNE
65	6933 ASPEN CREEK LN	FLABIANO THYRA ANN
66	6929 ASPEN CREEK LN	FORREST CHARLES T & JOAN C
67	18223 MEANDERING WAY	SWAFFORD CLARK E & CHERYL
68	18011 HILLCREST RD	CONSERVATIVE JEWISH DAY SCHOOL OF
69	18238 BRIGHTON GRN	WESTRA KATHERINE &