

**FILE NUMBER:** Z212-274(JM)

**DATE FILED:** June 1, 2022

**LOCATION:** East line of Noel Road, north of Spring Valley Road

**COUNCIL DISTRICT:** 11

**SIZE OF REQUEST:** ±5.56-acre

**CENSUS TRACT:** 136.24

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**REPRESENTATIVE:** Karl Crawley, Masterplan

**APPLICANT:** Sycamore Strategies, LLC

**OWNER:** Christian Chapel CME

**REQUEST:** An application for an MF-1(A) Multifamily District on property zoned Planned Development District No. 546.

**SUMMARY:** The applicant proposes to rezone the site to a base zoning district to take advantage of development bonuses offered for providing affordable housing.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- Planned Development District No. 546 was established by the Dallas City Council on May 12, 1999 and contains 5.56 acres. This PD permits MF-1(A) Multifamily District uses and MF-1(SAH) Multifamily District (Standard Affordable Housing) development standards.
- The applicant is proposing to rezone from PD No. 546 to the base zoning of MF-1(A) Multifamily District to permit the development of affordable multifamily housing.
- There are no changes to the permitted land uses or typical development rights. However, potential development bonuses for providing affordable housing could increase the density, lot coverage, and height of the multifamily structure while providing reduced parking requirements and additional design standards.

**Zoning History:**

There have been four recent zoning requests on or within the vicinity of the request site within the last five years.

1. **Z212-163:** On June 22, 2022, City Council approved the creation of Subarea 1, within Planned Development District No. 216, located on the east line of Noel Road, south of Spring Valley Road.
2. **Z201-165:** On January 12, 2022, City Council approved the creation of Subdistrict 7A within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, at the southwest corner of Alpha Road and Noel Road.
3. **Z189-244:** On July 15 and September 5, 2019, the City Plan Commission approved an amendment to an existing development plan and an amendment to an existing landscape plan, respectively, on property zoned Planned Development District No. 216, generally located on the northeast corner of Noel Road and Southern Boulevard.
4. **Z189-357:** On August 15, 2019, a memo from CPC was received requesting consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, in an area generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ freeway on the south, and the Dallas North Tollway on the west and containing approximately 445 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. Attached is a location map for your review. [*This request is pending.*]

**Thoroughfares/Streets:**

<b>Thoroughfares/Streets</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Noel Road	Community Collector	Variable	90 feet
Montfort Drive	Minor Arterial	80 feet	90 feet

**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 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 goals and policies of the Comprehensive Plan and the following policies and actions of the Neighborhood Plus plan:

**LAND USE ELEMENT**

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**1.3.1.7** Implement zoning tools to accommodate alternative housing products.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**2.1.1.7** Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

**2.1.1.8** Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and greenfield site locations in order to attract and retain urban homeowners.

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

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

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**POLICY 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

**POLICY 5.2** Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

**POLICY 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

**Comprehensive Housing Policy:**

On May 11, 2022, the City Council amended the Comprehensive Housing Policy (CHP) which was originally adopted on May 9, 2018. The policy goals included: 1) Create and maintain available and affordable housing throughout Dallas, 2) Promote greater fair housing choices, and 3) Overcome patterns of segregation and concentrations of poverty through incentives and requirements.

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 target intervention strategies more precisely 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.

Using the MVA tool, the Mixed-Income Housing Development Bonus program (MIHDB) is a strategy to achieve the goals of the CHP for the City of Dallas. The goal of the MIHDB is to address systemic inequities by providing housing that is affordable to a broad range of income levels in all areas of the city. The program will create affordable housing in strong neighborhoods (MVA Categories A, B, and C); create mixed income communities and reduce neighborhood displacement in gentrifying and transitioning areas (MVA Categories D, E, and F); and support equitable revitalization in weaker market areas (MVA Categories G, H, and I). Likewise, the MIHDB Fund will be used to support the creation of housing least likely to be provided by the market. This property is located within MVA Category “E,” which is a transitioning market as identified in the CHP (p. 48).

The CHP plan recognizes the difficulty of meeting the housing needs and provides strategies to assist including the MIHDB program. The request to rezone this property to permit the development of the site as a mixed-income multifamily development using the base zoning and development bonuses provided in the Dallas Development Code align with the goals of the CHP and the needs for the City.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Planned Development District No. 546	Church and undeveloped
<b>North</b>	MF-1(A) Multifamily District w/deed restrictions	Multifamily
<b>East</b>	MF-1(A) Multifamily District	Multifamily and church
<b>South</b>	Planned Development District No. 460, NO(A) Neighborhood Office District w/deed restrictions, and MU-1 Mixed Use District w/deed restrictions	Retail, personal service, office, financial institution, restaurant, and multifamily
<b>West</b>	Planned Development District No. 858 and MC-2 Multiple Commercial w/deed restrictions	Multifamily and hotel

**Land Use Compatibility:**

The site contains a church use on 5.56 acres. This PD permits MF-1(A) Multifamily District uses and MF-1(SAH) Multifamily District (Standard Affordable Housing) development standards. The applicant is proposing to rezone from PD No. 546 to the base zoning of MF-1(A) Multifamily District to permit the development of affordable multifamily housing. Surrounding properties are developed with multifamily uses to the north; multifamily and church uses to the east; retail, personal service, office, financial institution, restaurant, and multifamily uses to the south; and, multifamily and hotel uses to the west.

The proposed MF-1(A) Multifamily District is consistent with the existing zoning to the north and east of the request site and adds to the housing stock in the Midtown area. The request is also consistent with the existing PD land use.

**Development Standards:**

The following is a comparison of the development standards of the existing PD No. 546 for MF-1(SAH) District and the requested MF-1(A) District. Also included for comparison are the development bonuses available in an MF-1(A) District if mixed income housing is provided as part of a multifamily development.

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD 546 for MF-1(SAH) Multifamily	15'	SF: 0'/0' Duplex: 5'/10' Other: 10'/15'	15/acre Up to 30/acre with 20%SAH	36'	Res: 60% Nonres: 25%	Proximity Slope	Multifamily, duplex, single family
Proposed: MF-1(A) Multifamily District	15'	SF: 0'/0' Duplex: 5'/10' Other: 10'/15'	Min lot 1,000 sq. ft 1,000 sq. ft – 1 BR 1,400 sq ft – 1 BR 1,800 sq ft – 2 BR	36'	Res: 60% Nonres: 25%	Proximity Slope	Multifamily, duplex, single family
<b>w/MIH development bonuses in "Category E" MVA Area</b>							
5% MIH at Income band 2			None	51'	80%	Proximity Slope	
10% MIH at Income band 2			None	66'	80%	Proximity Slope	
10% MIH at Income band 2 AND 5% at Income band 1			None	85'	85%	Proximity Slope	

The development rights applicable to the site will largely remain in place, with the exception of the ability for a mixed-income housing project. On May 11, 2022, City Council approved amendments to Dallas City Code Chapters 51A and 20A. Together, these chapters, along with the Comprehensive Housing Policy (CHP), regulate the MIHDB. If the site is developed under the MIHDB program, a Type One development is an option where additional height, density, and lot coverage are allotted for either providing on-site affordable housing or paying a fee-in-lieu. If the developer decides to take advantage of the MIHDB program with this general zone change and follow the regulations in the development code for a by-right development, up to 15 percent affordable units could be provided on-site or paid into the fee-in-lieu program to obtain a maximum development bonus of 85-feet-in-height and 85 percent lot coverage which translates into more units permitted at the property overall.

In general, the MIHDB program design standards prioritize pedestrians and follow design principles compatible with the City's Complete Streets program. This includes a

minimum unobstructed sidewalk width of five feet, with an overall minimum sidewalk width of six feet. Other design standards relate to parking lot location, screening, and lighting, doorway location requirements for street level units, and an overall 10 percent open space requirement. These standards promote urban design and improve the pedestrian experience and neighborhood look—things not required within the development standards of by-right base zoning development.

**Parking:**

Pursuant to Section 51A-4.200 of the Dallas Development Code, a multifamily use requires one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

If the site is developed under the MIHDB program and the current Chapter 51A, a multifamily use requires one-half space per dwelling unit. A minimum of 15 percent of the required parking must be available for guest parking.

**Landscaping:**

Landscaping will be required in accordance with Article X of the Dallas Development Code.

**List of Partners/Principals/Officers**

**Christian Chapel CME**

Rev. Dr. Vanessee J. Burns, Pastor  
Rev. Dr. Shazetta Thompson-Hill, Associate Pastor  
Rev. Rob Guy, Associate Pastor  
Rev. Lisa Butler, Associate Pastor  
Rev. Benyam Weldenstai, Business Manager  
Rev. Shalonda Williams, Traveling Elder  
Rev. Karl Williams, Traveling Deacon  
Min. Khaleem Brookins, Local Preacher  
Rev. Arvin Butler, Local Deacon

**Sycamore Strategies, LLC**

Jessica Krochtengel, Director



**NOVEMBER 3, 2022 – DRAFT CITY PLAN COMMISSION MINUTES**

**Z212-274(JM)**

Planner: Jennifer Muñoz

**Motion:** It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned a Planned Development District No. 546, on the east line of Noel Road, north of Spring Valley Road.

Maker: Rubin  
Second: Shidid  
Result: Carried: 9 to 3

For: 9 - Popken, Gracey, Shidid, Blair, Jung, Haqq,  
Stanard, Kingston, Rubin

Against: 3 - Hampton, Carpenter, Housewright  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 170  
**Replies:** For: 0 Against: 0

**Speakers:** For: Wilson Kerr, 2201 Main St., Dallas, TX, 75201  
Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: Rudy Beuttenmuller, 5335 Spring Valley Rd., Dallas, TX, 75254

**Existing PD Conditions**

**ARTICLE 546.**

**PD 546.**

**SEC. 51P-546.101. LEGISLATIVE HISTORY.**

PD 546 was established by Ordinance No. 23881, passed by the Dallas City Council on May 12, 1999. Ordinance No. 23881 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23881; 25163)

**SEC. 51P-546.102. PROPERTY LOCATION AND SIZE.**

PD 546 is established on property generally located on the east line of Noel Road beginning at a point approximately 150 feet north of the north line of Spring Valley Road. The size of PD 546 is approximately 5.56 acres. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 546A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.105. MAIN USES PERMITTED.**

The main uses permitted in this district are those uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MF-1(A) Multifamily District by specific use permit (SUP) only is permitted in this planned development district by SUP only. A use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this planned development district, etc. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.106. ACCESSORY USES.**

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 51A-4.217. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.107. YARD, LOT, AND SPACE REGULATIONS.**

The yard, lot, and space regulations of the MF-1(SAH) Multifamily (Standard Affordable Housing) District contained in Section 51A-4.116(a)(4) apply. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.108. 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 (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.110. LANDSCAPING.**

Landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.111. SIGNS.**

Except as provided in this section, signs must comply with the provisions for non-business zoning districts contained in Article VII. Only one detached sign is permitted on the Property, and it must be located as shown on the development plan. (Ord. Nos. 23881; 25163)

**SEC. 51P-546.112. 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. (Ord. Nos. 23881; 25163; 26102)

**SEC. 51P-546.113. COMPLIANCE WITH CONDITIONS.**

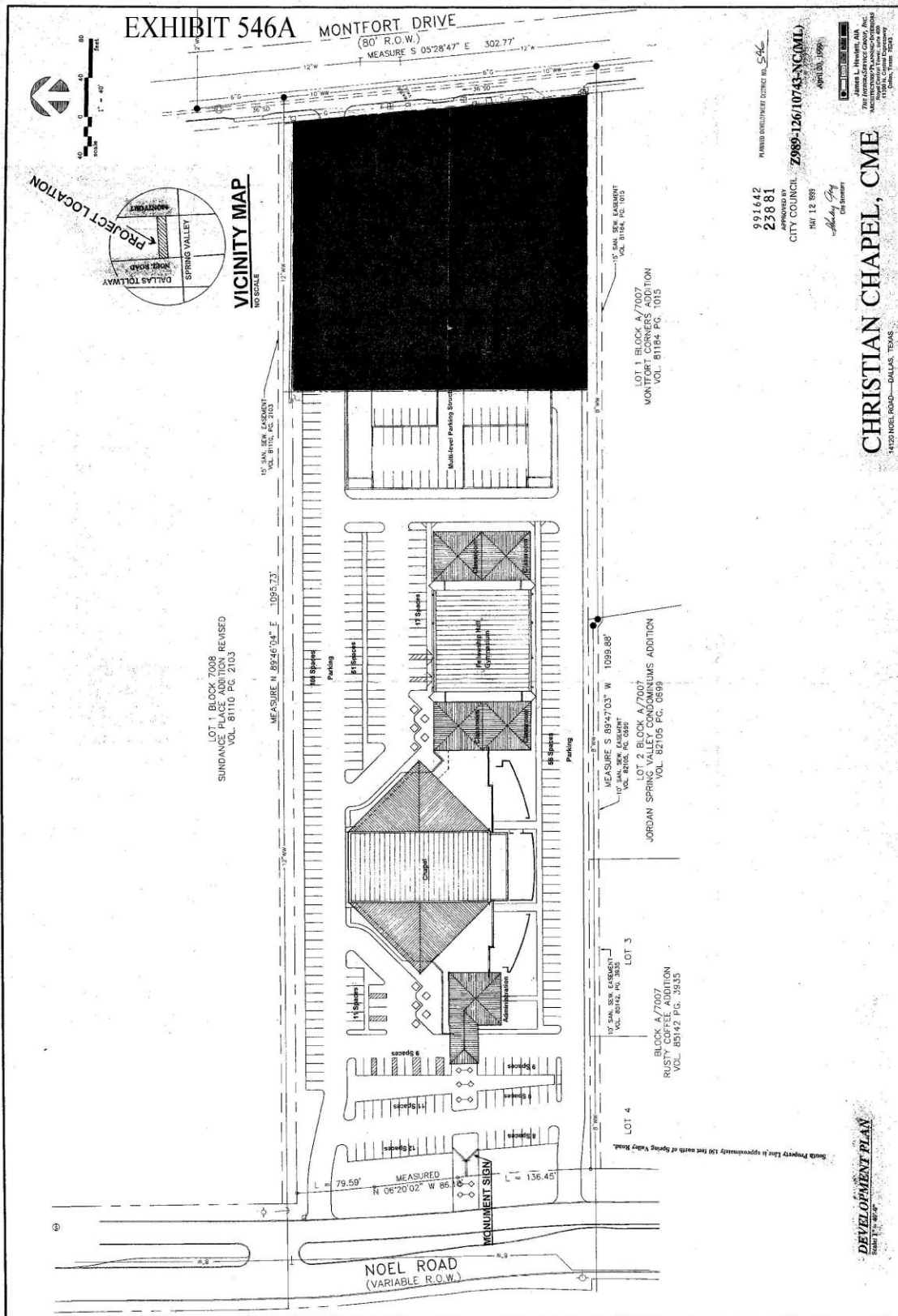
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

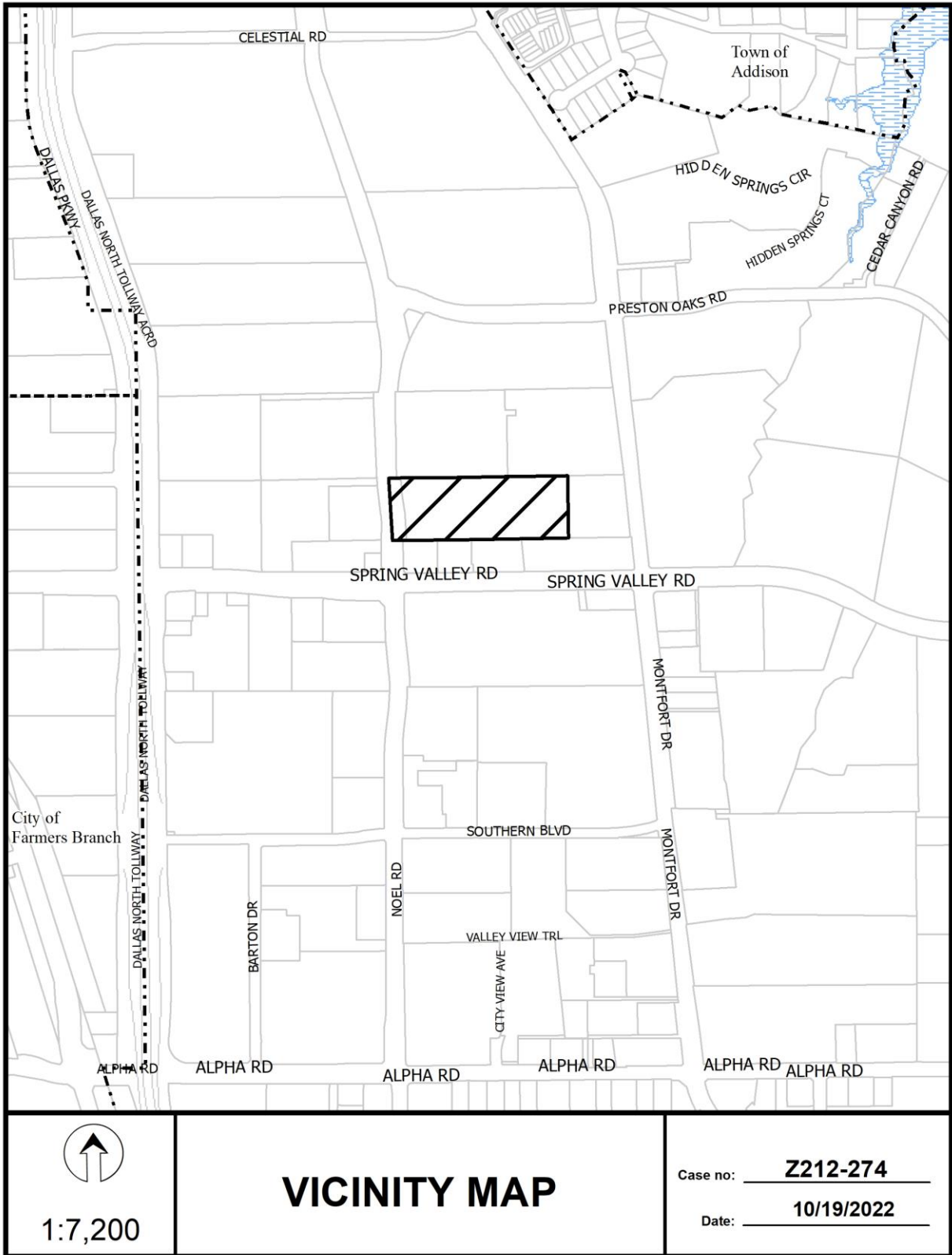
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23881; 25163; 26102)

**SEC. 51P-546.114. ZONING MAP.**

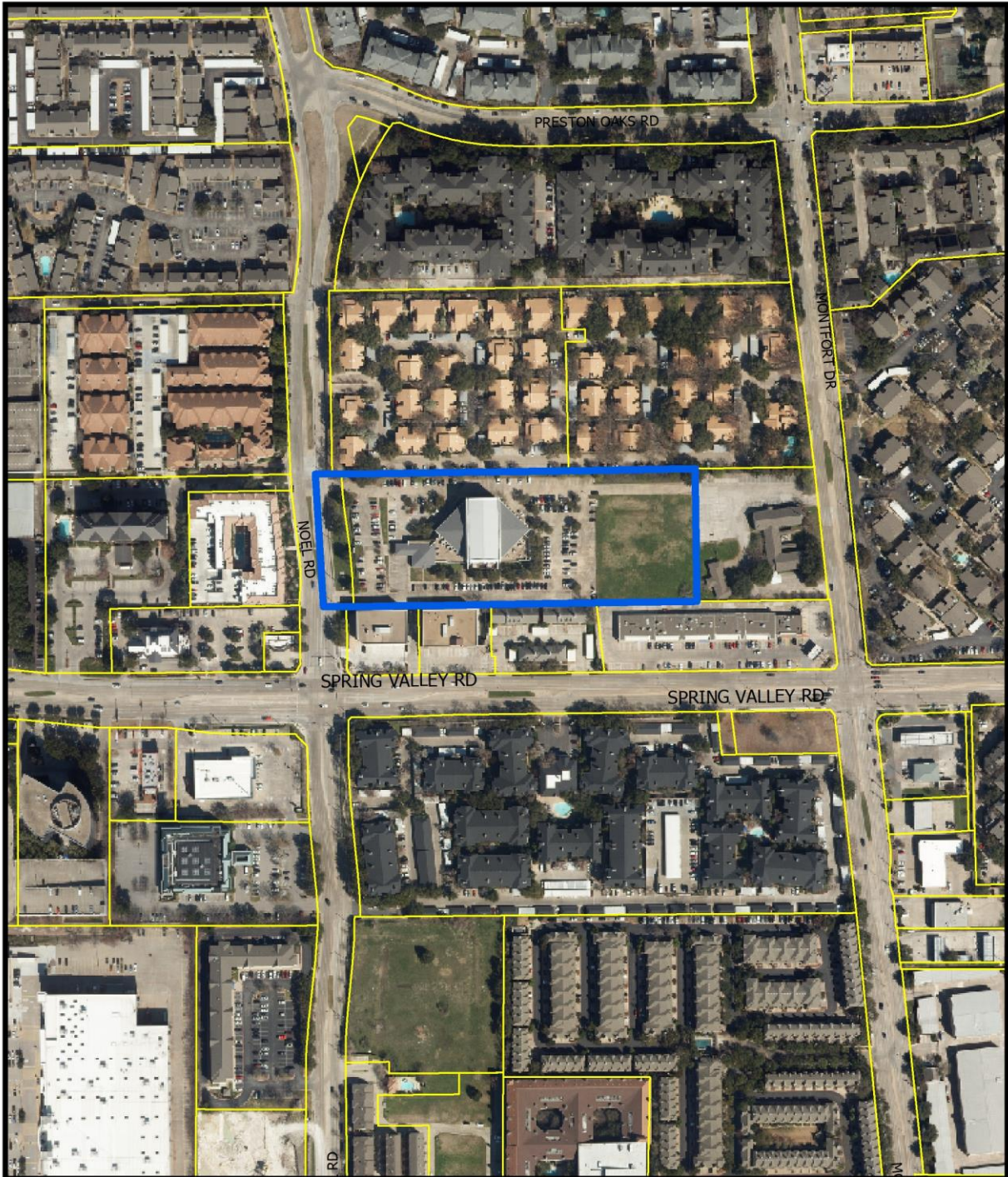
PD 546 is located on Zoning Map No. C-7. (Ord. Nos. 23881; 25163)

**Existing PD No. 546 Exhibit A**







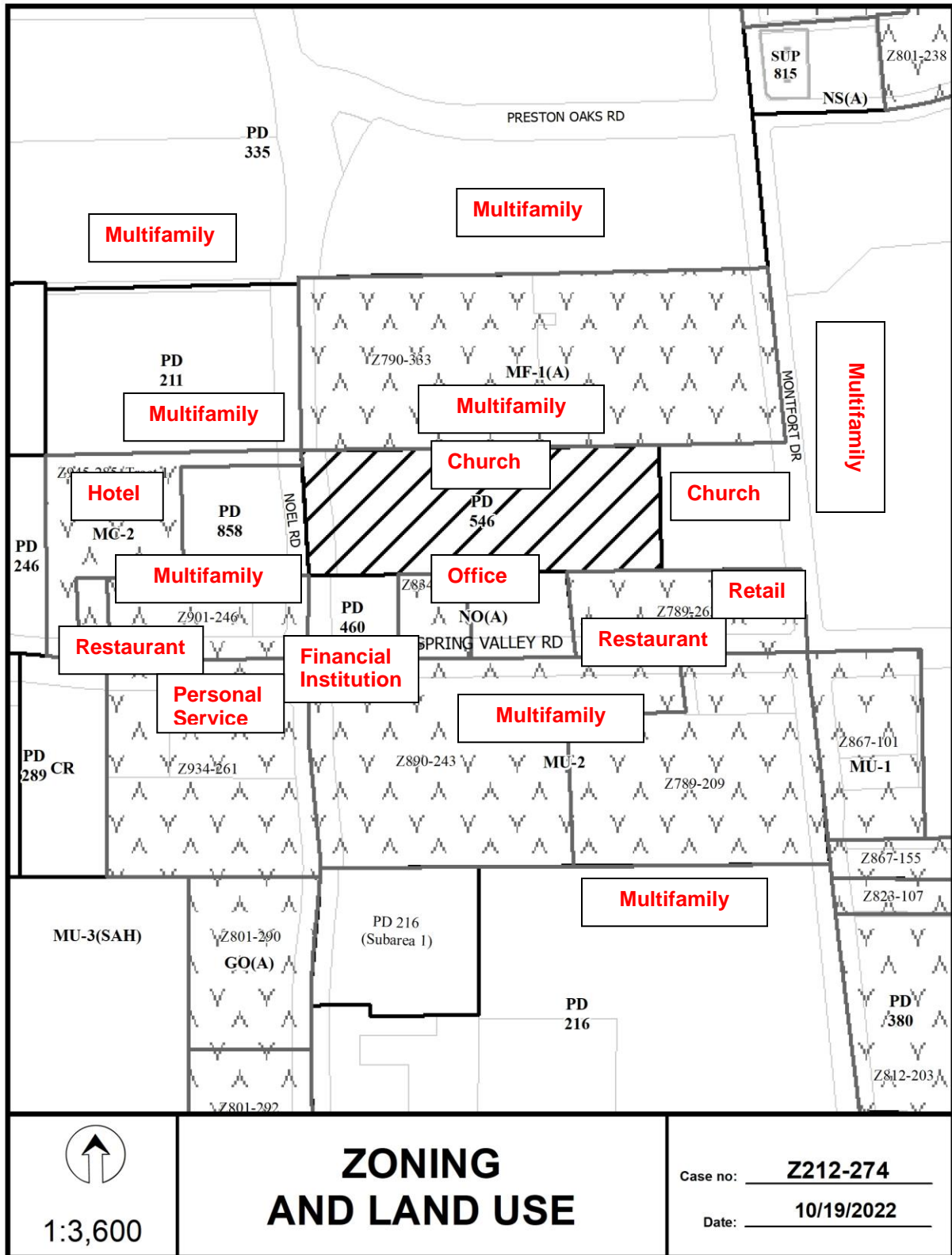


1:3,600

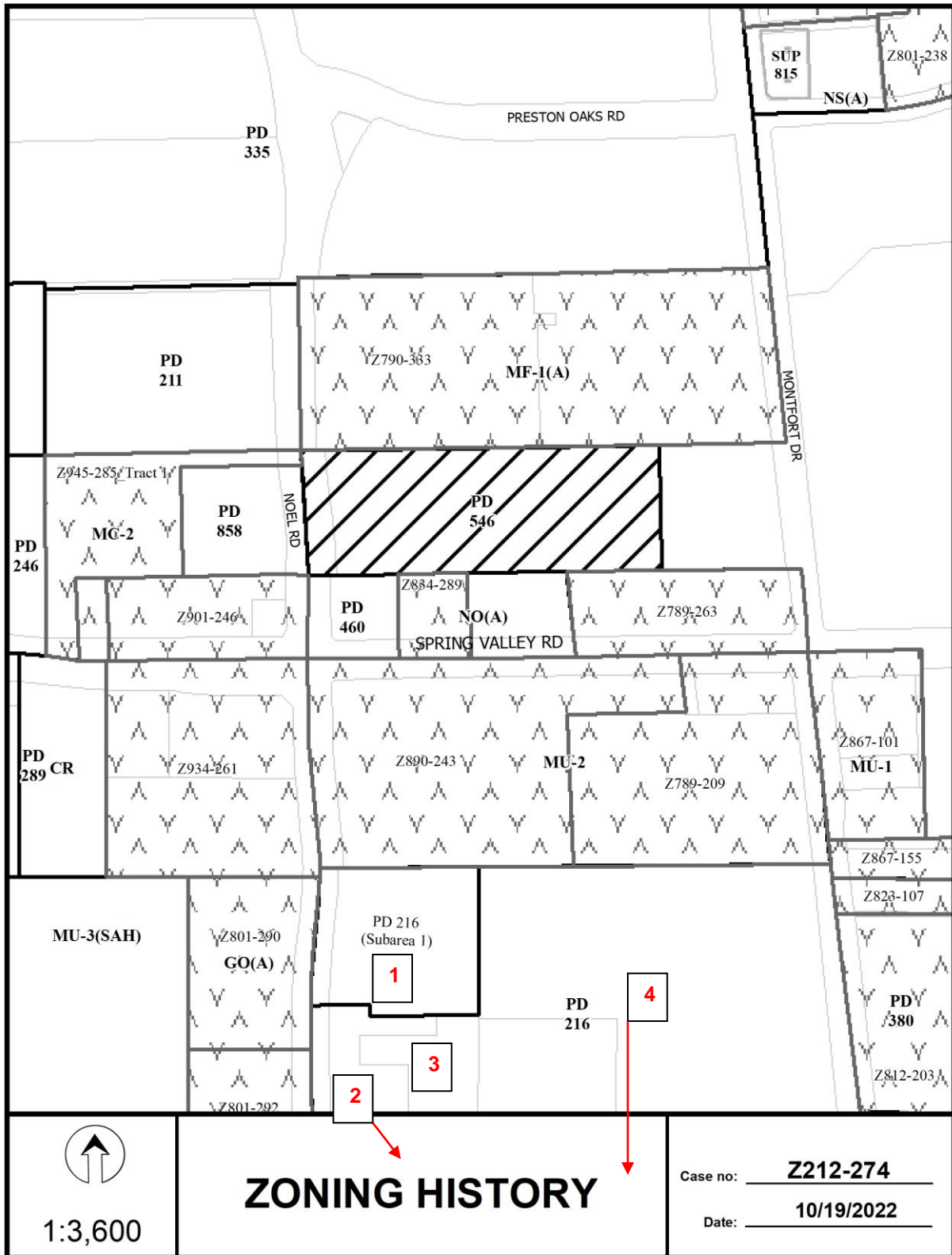
# AERIAL MAP

Case no:           Z212-274          

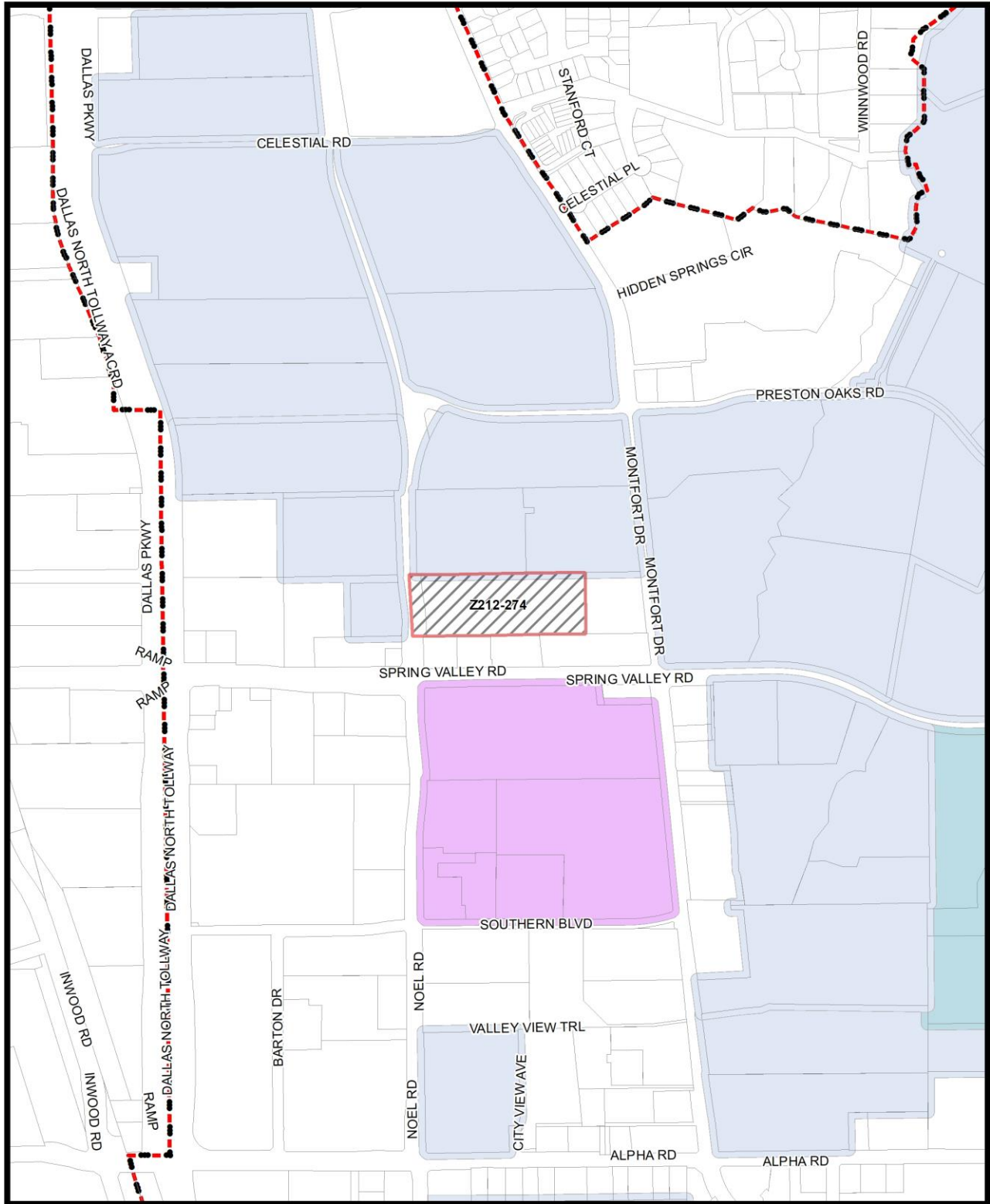
Date:           10/19/2022











MVACluster    A    B    C    D    E    F    G    H    I    NA



# Market Value Analysis

Printed Date: 10/19/2022

**CPC RESPONSES**



<u>170</u>	Property Owners Notified (19 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>400'</u>	Area of Notification
<u>11/3/2022</u>	Date

**Z212-274**  
**CPC**



1:3,600

11/02/2022

***Reply List of Property Owners******Z212-274******170 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	14120 NOEL RD	CHRISTIAN CHAPEL C M E
2	5439 SPRING VALLEY RD	ONCOR ELECTRIC DELIVERY COMPANY
3	5365 SPRING VALLEY RD	TREIS INC
4	14201 NOEL RD	S2 NEO AMP CRNT LLC
5	14100 MONTFORT DR	ASSETS OF MORNINGSTAR LLC
6	14000 NOEL RD	DORCHESTER PPTIES LTD
7	5230 SPRING VALLEY RD	SCP 2002D 4 LLC
8	5251 SPRING VALLEY RD	SV NORTH LLC
9	5275 SPRING VALLEY RD	SENA HOLDINGS LLC
10	5229 SPRING VALLEY RD	CHRISTIAN CHAPEL C M E
11	14145 NOEL RD	CHRISTIAN CHAPEL C M E
12	5331 SPRING VALLEY RD	Taxpayer at
13	5323 SPRING VALLEY RD	5323 SPRING VALLEY I LTD
14	5301 SPRING VALLEY RD	SPIRIT OF TEXAS BANK SSB
15	14151 MONTFORT DR	MALONE AARON
16	14151 MONTFORT DR	RANDALL KELLY L
17	14151 MONTFORT DR	LAINEZ SANDRA M
18	14151 MONTFORT DR	BELTRAN SAMARITANA
19	14151 MONTFORT DR	MERCER NOELLE &
20	14151 MONTFORT DR	ZIMBRON LINA ORELLANA
21	14151 MONTFORT DR	ALHADEF CORBIN REED
22	14151 MONTFORT DR	STEPHENSON MARGARET L
23	14151 MONTFORT DR	DOTTER PPTIES LLC
24	14151 MONTFORT DR	WLODARCZYK DAVID
25	14151 MONTFORT DR	GONZALEZ MANUEL FERNANDO &
26	14151 MONTFORT DR	EBAUGH MONICA C LIVING TRUST

11/02/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	14151	MONTFORT DR	FLORES SERGIO M
28	14151	MONTFORT DR	JIMMERSON LINDA
29	14151	MONTFORT DR	ZARE KOBRA
30	14151	MONTFORT DR	WANG YI
31	14151	MONTFORT DR	MAPES KIMBERLY
32	14151	MONTFORT DR	SAMUEL JOHN PARATHARAYIL &
33	14151	MONTFORT DR	PEREZ DANIEL
34	14151	MONTFORT DR	KUMAR MEGHA
35	14151	MONTFORT DR	MARSHALL SCOTT
36	14151	MONTFORT DR	TYNER CHERYL A ETAL
37	14151	MONTFORT DR	COLE TRACY K & DOUGLAS R
38	14151	MONTFORT DR	ORELLANA LINA
39	14151	MONTFORT DR	ENGELKE JONATHAN P & LYNETTE J
40	14151	MONTFORT DR	AUSTIN ANDREW
41	14151	MONTFORT DR	FISHER ARTHUR &
42	14151	MONTFORT DR	TUCKER WARREN E
43	14151	MONTFORT DR	VORSE ASHLEY NICOLE &
44	14151	MONTFORT DR	AYALEW SAMSOM
45	14151	MONTFORT DR	ANGULOCHACON CECILIA
46	14151	MONTFORT DR	GUTIERREZ BLANCA VERONICA
47	14151	MONTFORT DR	ATKINSON & BOXTON 2019
48	14151	MONTFORT DR	FLORES MELISSA
49	14151	MONTFORT DR	RC LEGAL ADVISORS LLC
50	14151	MONTFORT DR	YAYA FOOT SPA LLC
51	14151	MONTFORT DR	LOOSLEY BRADEN KYLE
52	14151	MONTFORT DR	HUMPHREY TERA
53	14151	MONTFORT DR	NGUYEN DAI
54	14151	MONTFORT DR	MORAN MARGARET
55	14151	MONTFORT DR	SALMERON CARLOS PEREZ &
56	14151	MONTFORT DR	FREEMAN RHONDA J
57	14151	MONTFORT DR	THACKER NANCY B

11/02/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	14151	MONTFORT DR	SHEIKH ZIRWA
59	14151	MONTFORT DR	SHARRANDAL LTD
60	14151	MONTFORT DR	BISHOP SHELBY
61	14151	MONTFORT DR	BUENTELLO CARLOS
62	14151	MONTFORT DR	APEX FINANCIAL CORP
63	14151	MONTFORT DR	DEMPSEY MICHELE E
64	14151	MONTFORT DR	BAE CHAN HO & SONYA UNHUI
65	14151	MONTFORT DR	MCDADE JANICE
66	14151	MONTFORT DR	WILLHITE MARY E
67	14151	MONTFORT DR	CRABTREE SAMUEL A
68	14151	MONTFORT DR	MOKHTARI MOHAMAD & AZAR
69	14151	MONTFORT DR	BETHEZ JULIE
70	14151	MONTFORT DR	GEISE AIDAN K &
71	14151	MONTFORT DR	FLOWERS MICHELLE
72	14151	MONTFORT DR	ORDONEZ FRANCISCO
73	14151	MONTFORT DR	SMITH JARED A
74	14151	MONTFORT DR	PHONG JONATHAN
75	14151	MONTFORT DR	OROZCO ELIZABETH
76	14151	MONTFORT DR	EDWARDS WENDELL MARK &
77	14151	MONTFORT DR	BSQUARED REAL PROPERTIES LLC
78	14151	MONTFORT DR	HARPER LEE O
79	14151	MONTFORT DR	WALSH SHERYL M
80	14151	MONTFORT DR	JENNINGS JEREMY
81	14151	MONTFORT DR	DEJKRAISAK VIPAVADEE
82	14151	MONTFORT DR	KATEB MINA AFSHAR &
83	14151	MONTFORT DR	TEWELDEBRHAN FREHIWET
84	14151	MONTFORT DR	DAVIS AVA CUSTER
85	14151	MONTFORT DR	MOON ROBIN K
86	14151	MONTFORT DR	PESALM JORDI
87	14151	MONTFORT DR	LEE HAESUN
88	14151	MONTFORT DR	DAVIS AVA CUSTER

11/02/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	14151 MONTFORT DR	SMITH VAN E
	90	14151 MONTFORT DR	ANGUS GREGORY
	91	14151 MONTFORT DR	JEFFRIES DAVID
	92	14151 MONTFORT DR	BROWN MICAELA
	93	14151 MONTFORT DR	CROSBY KIMBERLY D
	94	14151 MONTFORT DR	BUCHHOLZ STEPHEN & JILL
	95	14151 MONTFORT DR	ANDERSON DINA R &
	96	14151 MONTFORT DR	BERGER JOAN E
	97	14151 MONTFORT DR	MOKHTARI MOHAMAD & AZAR
	98	14151 MONTFORT DR	SESSIONS LEIGH ANNE
	99	14151 MONTFORT DR	MAGROMALO TOMAS
	100	14151 MONTFORT DR	JOSHUA SANDRA SHARON
	101	14151 MONTFORT DR	NIXON KAREN A & DALE B
	102	14151 MONTFORT DR	YARNALL KELLY
	103	14151 MONTFORT DR	NIXON DALE B &
	104	14151 MONTFORT DR	RUDD DEMOND
	105	14151 MONTFORT DR	STOKES MARY E
	106	14151 MONTFORT DR	WEAVER KATHRYN & EDWARD S
	107	14151 MONTFORT DR	SUH TRACY
	108	14151 MONTFORT DR	STEWART CHAD & NATALIE
	109	14151 MONTFORT DR	FINLEY GARY BLANCHED &
	110	14151 MONTFORT DR	ABEDIARANI REZA &
	111	14151 MONTFORT DR	SEYMOUR GENIE L
	112	14151 MONTFORT DR	ANNUNZIATO GARY
	113	14151 MONTFORT DR	HANCOCK JEFFREY ALAN
	114	14151 MONTFORT DR	SUBRAMANIAN APARNA KANAGAVALLI
	115	14151 MONTFORT DR	KROUTIL CANDISE & DAVID &
	116	14151 MONTFORT DR	ALEXANDER VERNON CLIFFORD
	117	14151 MONTFORT DR	KEHOE LAURA ANNE
	118	14151 MONTFORT DR	CASTRO OSCAR E
	119	14151 MONTFORT DR	ELMORE RONALD

11/02/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	14151	MONTFORT DR	OWEN JOHN B & DARLENE D
121	14151	MONTFORT DR	BARTUSH KATHRYN S
122	14151	MONTFORT DR	JENNINGS ANDREA T &
123	14151	MONTFORT DR	ZEPEDA NORMA PATRICIA
124	14151	MONTFORT DR	ESPINOZA LISA
125	14151	MONTFORT DR	BOYD BEVERLY
126	14151	MONTFORT DR	KIM SHARON HYOSOOON
127	14151	MONTFORT DR	MOGRAY DAVID
128	14151	MONTFORT DR	DIAZ LUISA
129	14151	MONTFORT DR	CAMPBELL LISA ANN
130	14151	MONTFORT DR	BELLAROSA REAL ESTATE
131	14151	MONTFORT DR	PIZARROCASTANEDA KARINA S
132	14151	MONTFORT DR	ROSE MARCY L
133	14151	MONTFORT DR	SEISER BETTE
134	14151	MONTFORT DR	COOK GEORGE SMITH TR &
135	14151	MONTFORT DR	ALEXANDER AMANDA
136	14151	MONTFORT DR	LONG LORI LIANE
137	14151	MONTFORT DR	THOMPSON BRAYDEN &
138	14151	MONTFORT DR	ORELLANA LINA
139	14151	MONTFORT DR	SANCHEZ RAMIRO
140	14151	MONTFORT DR	BELTRAN SAMARITANA
141	14151	MONTFORT DR	GAITHER CASEY RIGGS
142	14151	MONTFORT DR	NORTHUP ANGELA LYNN
143	14151	MONTFORT DR	ENNAOUAJI NABIL
144	14151	MONTFORT DR	FAGHIHIFAR SHAHRIAR
145	14151	MONTFORT DR	JOHNSON WILLIAM L
146	14151	MONTFORT DR	JAHADI MICHAEL R & AMINEH A
147	14151	MONTFORT DR	LUSKEY JANICE
148	14151	MONTFORT DR	BURMASTER MICHAEL
149	14151	MONTFORT DR	XUAN XIANGDONG &
150	14151	MONTFORT DR	GRIGORYEVA KARINE

11/02/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	14151	MONTFORT DR	PATRON JOSHUA
152	14151	MONTFORT DR	ASHMORE CHRISTOPHER
153	14151	MONTFORT DR	BECK MARLA GITLIN
154	14151	MONTFORT DR	PESALM JORDI
155	14151	MONTFORT DR	GHIRAN TOMA N II & ANN B
156	14151	MONTFORT DR	CIHLAR DOROTHY A
157	14151	MONTFORT DR	ODELL KEVIN &
158	14151	MONTFORT DR	HOGUE MARY JO
159	14151	MONTFORT DR	ALBERT HEATHER & MICHAEL
160	14151	MONTFORT DR	RIPPEY THOMAS A
161	14151	MONTFORT DR	SUMMERFIELD JOANN
162	14151	MONTFORT DR	FRANCIS JANE D
163	14151	MONTFORT DR	JAHANI SHAHRZAD
164	14151	MONTFORT DR	LOSE JOHN
165	14151	MONTFORT DR	OEFINGER KATHRYN E
166	14151	MONTFORT DR	WHITE BENJAMIN S
167	14151	MONTFORT DR	JAHADI MICHAEL & AMINEH A
168	14151	MONTFORT DR	PINO SYDNEY M &
169	14151	MONTFORT DR	KING KRISTEN L
170	14151	MONTFORT DR	SAMUEL JOHN P &