

FILE NUMBER: M223-016(TB)

DATE FILED: March 29, 2023

LOCATION: On the northeast corner of Frankford Road and Hillcrest Road

COUNCIL DISTRICT: 12

SIZE OF REQUEST: 4.409 ± acres

CENSUS TRACT: 17.09

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Rob Baldwin, Baldwin Associate

OWNER/ APPLICANT: Torah Day School of Dallas

REQUEST: An application for a minor amendment to an existing site plan and landscape plan for Specific Use Permit No. 1505 and a minor amendment to an existing development plan for a private school on property zoned Tract F within Planned Development District No.173.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 173

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20173.pdf>

PD No. 173 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/173A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/173C.pdf>

Additional PD No. 173 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/173B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/173D.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/173E.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/173F.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/173F.pdf>

BACKGROUND INFORMATION:

PD 173 was established by Ordinance No. 18221, passed by the Dallas City Council on April 11, 1984. Ordinance No. 18221 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 18221 was amended by Ordinance No. 20890, passed by the Dallas City Council on February 27, 1991; Ordinance No. 22106, passed by the Dallas City Council on June 22, 1994; Ordinance No. 22795, passed by the Dallas City Council on June 26, 1996; and Ordinance No. 23276, passed by the Dallas City Council on September 24, 1997. (Ord. Nos. 10962; 18221; 20890; 22106; 22795; 23276; 25508; 25822)

The **conceptual plan** (Exhibit 173A) consists of a conceptual plan approved by the City Plan Commission for PD 173, with modifications to the conceptual plan for Tract C-1 approved by city council. (Ord. Nos. 22106; 23276; 25508; 25822)

On July 6, 1996, the **development plan (Exhibit 173C)** was approved by City Council. (Ord. No. 25508)

An ordinance amending Ordinance No. 25204, passed by the Dallas City Council on March 5, 2003, as amended by Ordinance No. 26594, passed by the Dallas City Council on February 28, 2007, as amended by Ordinance No. 28751, passed by the Dallas City Council on August 22, 2012, which amended the zoning ordinances of the City of Dallas, and **granted Specific Use Permit No.1505 for a private school.**

On November 9, 2022, Dallas City Council approved an ordinance amending the conditions for SUP No. 1505, providing a revised site plan, providing a revised landscape plan, and providing a revised traffic management plan.

REQUEST DETAILS:

The purpose of this request is to amend the existing site plan and landscape plan for SUP 1505 and the existing development plan for PD No. 173 to reflect the expansion of the footprint of an existing modular building and show the existing rear parking lot. The “additional building” reflected on the plans at the rear of the property was never constructed. The proposed SUP site and landscape plans, and proposed development plan reflect the rear parking lot as it currently exists.

The Engineering Division of Development Services reviewed the existing Traffic Management Plan recorded with SUP 1505 ordinance No.32351. Staff does not have objections to the proposed changes on the property requested by the minor amendment. The TMP will not change as a result of this minor amendment.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved

M223-016(TB)

Staff has determined that the request meets the minor amendment criteria for an SUP site plan and landscape plan and a development plan and does not violate other applicable code requirements.

List of Officers

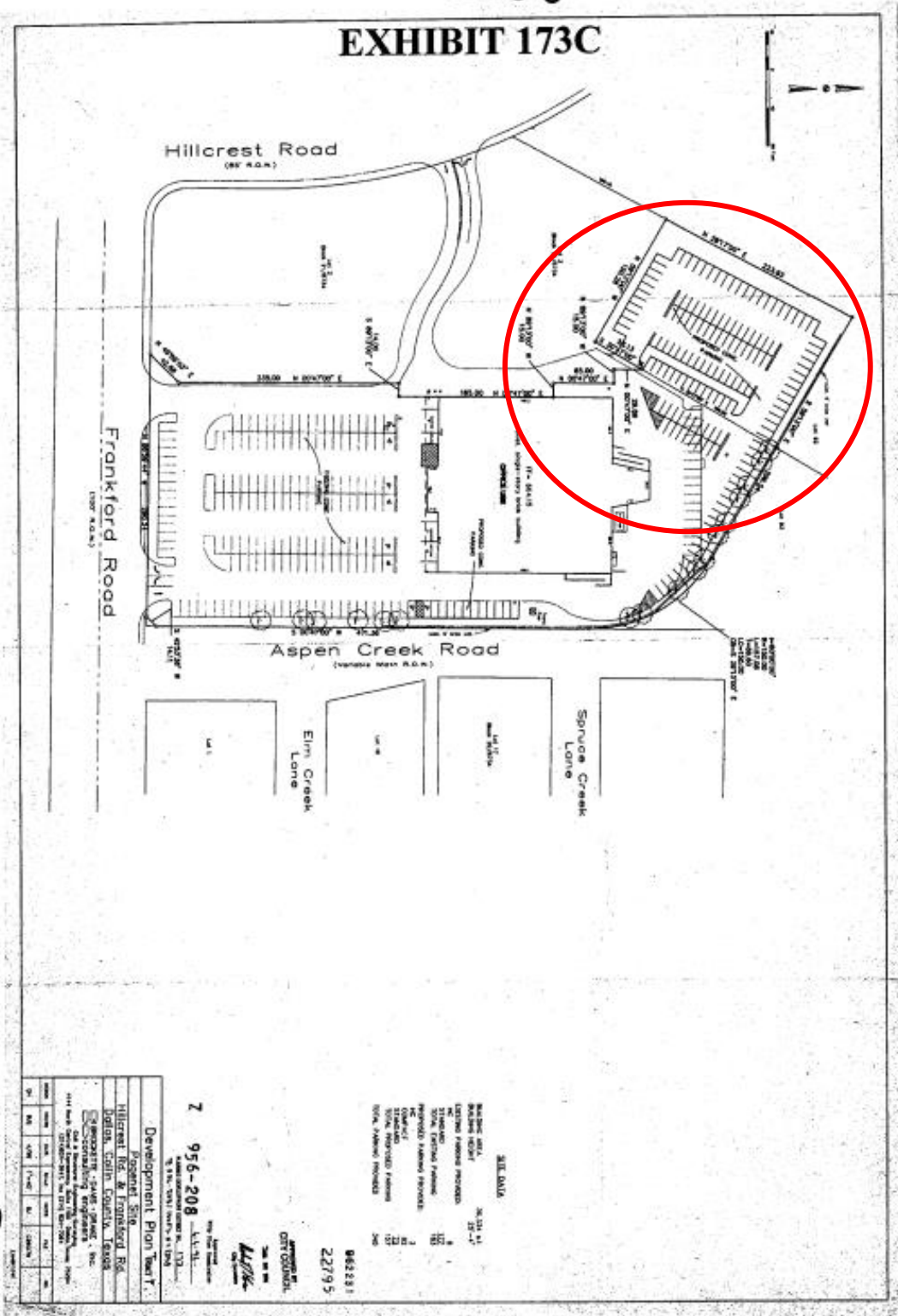
Torah Day School of Dallas - List of Principals

1. Rabbi Avi Pekier - Head of School
2. Chana Ruderman - Principal
3. Yehudah Abrams- Executive Director
4. Becky Udman - Preschool Director
5. Shelly Gammier

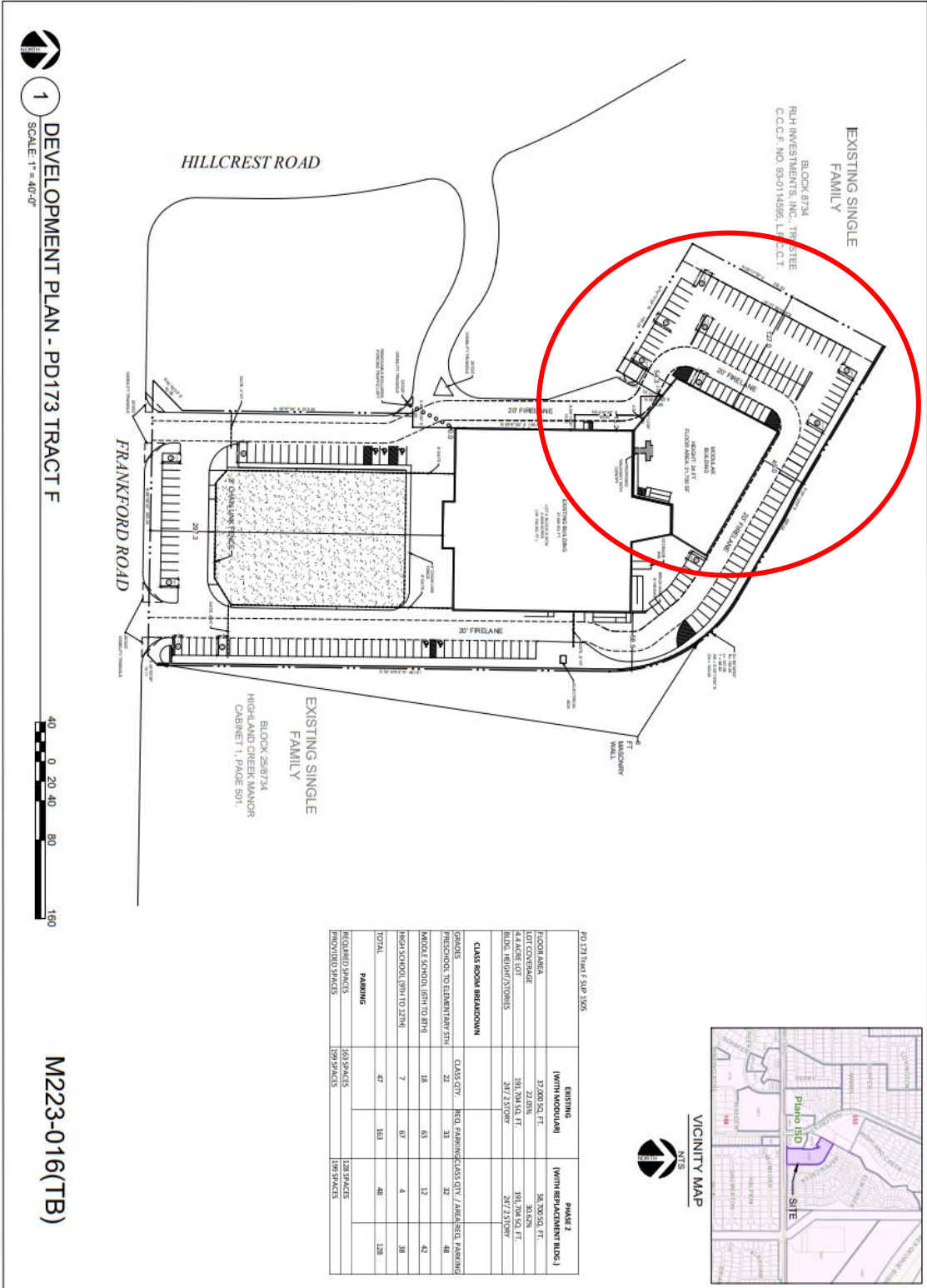
Existing Development Plan - PD No. 173
(Exhibit 173C)

25508

040781



Proposed Development Plan – PD No. 173



1

DEVELOPMENT PLAN - PD173 TRACT F

SCALE: 1" = 40'-0"



M223-016(TB)

PD 173 Tract F, Sub 196		EXISTING	PHASE 2
		(WITH MODULAR)	(WITH REPAVEMENT BLOCK)
FLOOR AREA		37,000 SQ. FT.	58,700 SQ. FT.
LOT COVERAGE		22.85%	30.82%
MAX. LOT SIZE		161,345 SQ. FT.	191,790 SQ. FT.
MAX. LOT WIDTH		871.63 FT.	837.23 FT.
CLASS ROOM BREAKDOWN			
CLASS CITY		22	32
PRE-SCHOOL, TO ELEMENTARY 5TH		33	48
WADSWORTH SCHOOL (9TH TO 8TH)		18	12
HIGH SCHOOL (9TH TO 12TH)		7	4
TOTAL		47	48
PARKING			
REQUIRED SPACES		163 SPACES	128 SPACES
PROVIDED SPACES		199 SPACES	199 SPACES



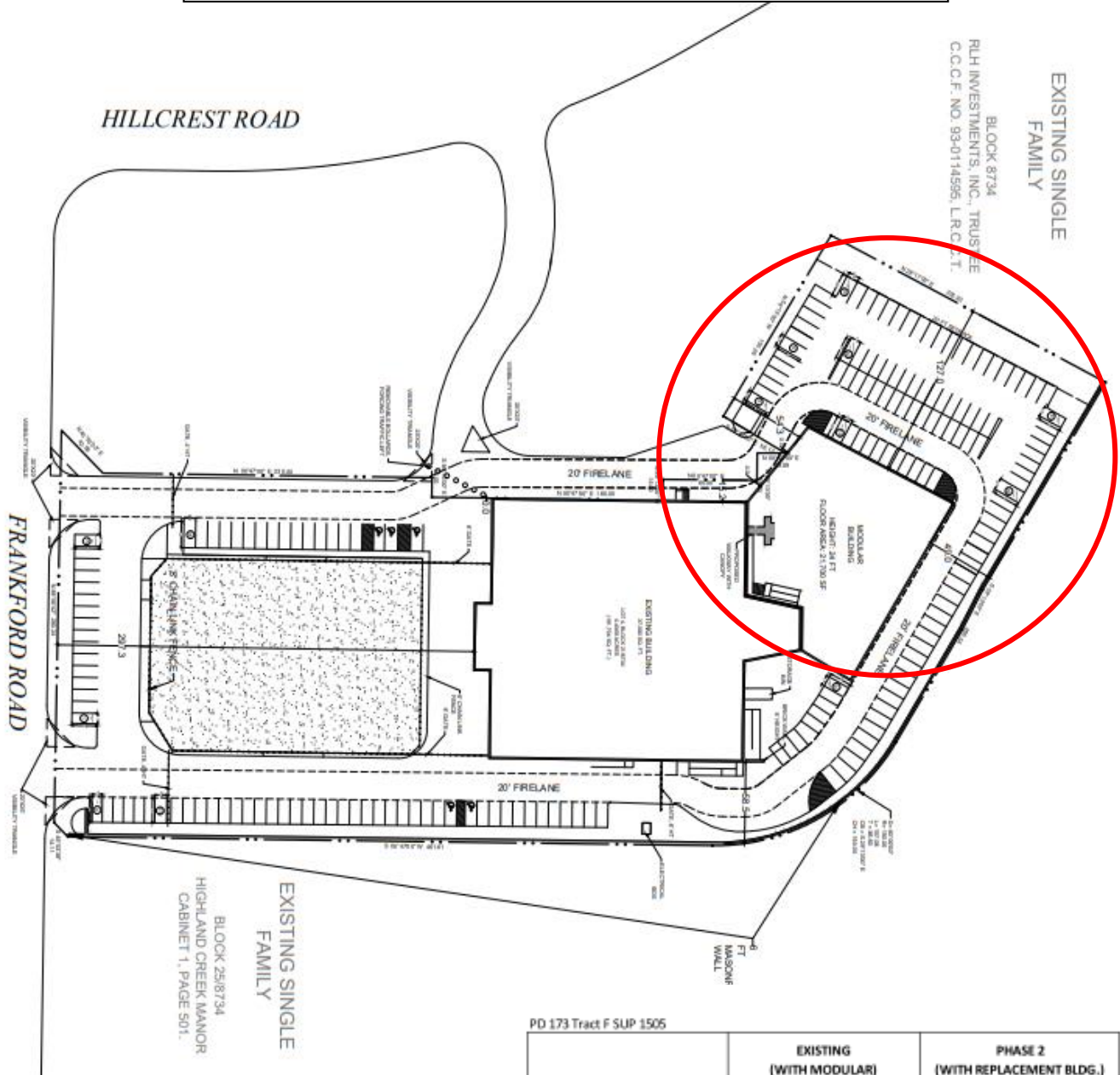
TORAH DAY SCHOOL
6921 Frankford Rd
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rdb@baldwinplanning.com

08/28/2023
PROJECT NUMBER
DATE NUMBER

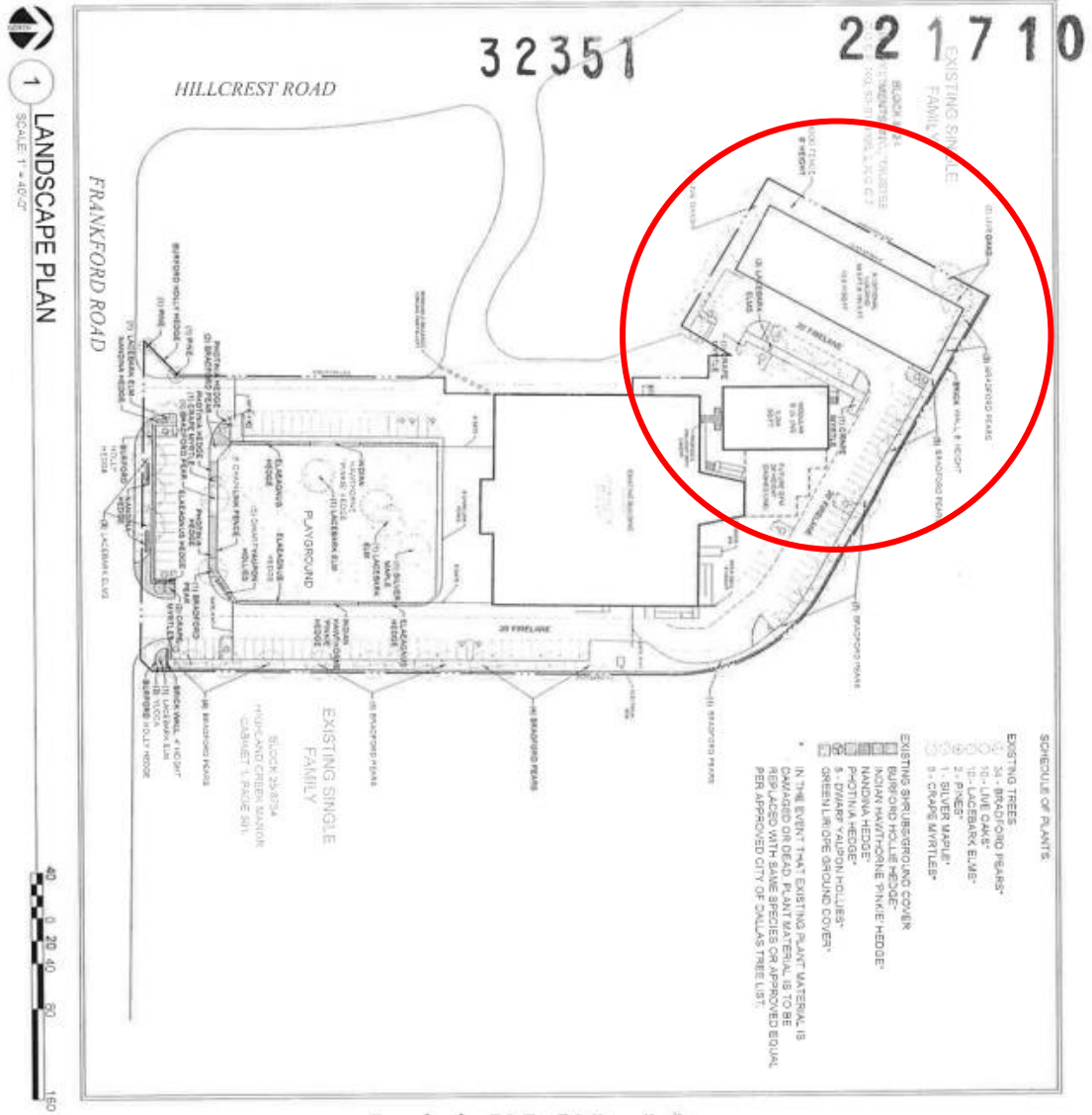
Proposed Development Plan - Enlarged – PD No. 173



PD 173 Tract F SUP 1505

	EXISTING (WITH MODULAR)		PHASE 2 (WITH REPLACEMENT BLDG.)	
FLOOR AREA	37,000 SQ. FT.		58,700 SQ. FT.	
LOT COVERAGE	22.05%		30.62%	
4.4 ACRE LOT	191,704 SQ. FT.		191,704 SQ. FT.	
BLDG. HEIGHT/STORIES	24'/ 2 STORY		24'/ 2 STORY	
CLASS ROOM BREAKDOWN				
GRADES	CLASS QTY.	REQ. PARKING	CLASS QTY. / AREA	REQ. PARKING
PRESCHOOL TO ELEMENTARY 5TH	22	33	32	48
MIDDLE SCHOOL (6TH TO 8TH)	18	63	12	42
HIGH SCHOOL (9TH TO 12TH)	7	67	4	38
TOTAL	47	163	48	128
PARKING				
REQUIRED SPACES	163 SPACES		128 SPACES	
PROVIDED SPACES	199 SPACES		199 SPACES	

Existing SUP Landscape Plan – SUP 1505



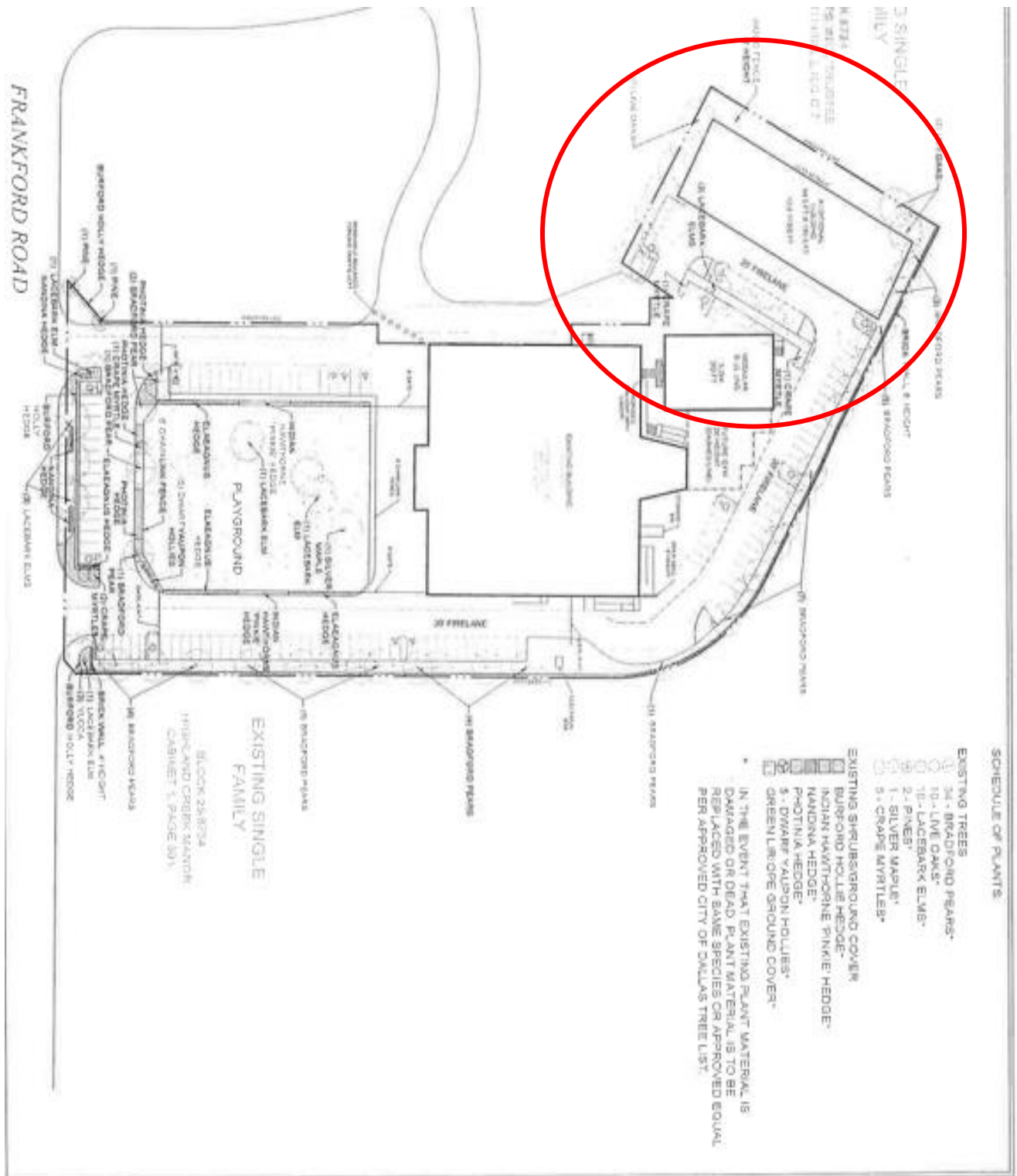
- ARTICLE X REQUIREMENTS**
- SITE AREA: 191,324 SF / 4.39 ACRES
 - SITE TREES REQUIRED: 48
 - FRONTAGE TREES REQUIRED: 6
 - PLAN PROVIDES: 7 TREES
 - PLAN PROVIDES REQUIRED PARKING
 - PLAN PROVIDES REQUIRED LANDSCAPE ADJACENCY BUFFERS
 - DESIGN STANDARDS PROVIDED:
 - (d) STREET BUFFER
 - (e) SCREENING OF OFF-STREET PARKING

SUP No. 1505 Landscape Plan
 Approved
 City Plan Commission
 October 6, 2022

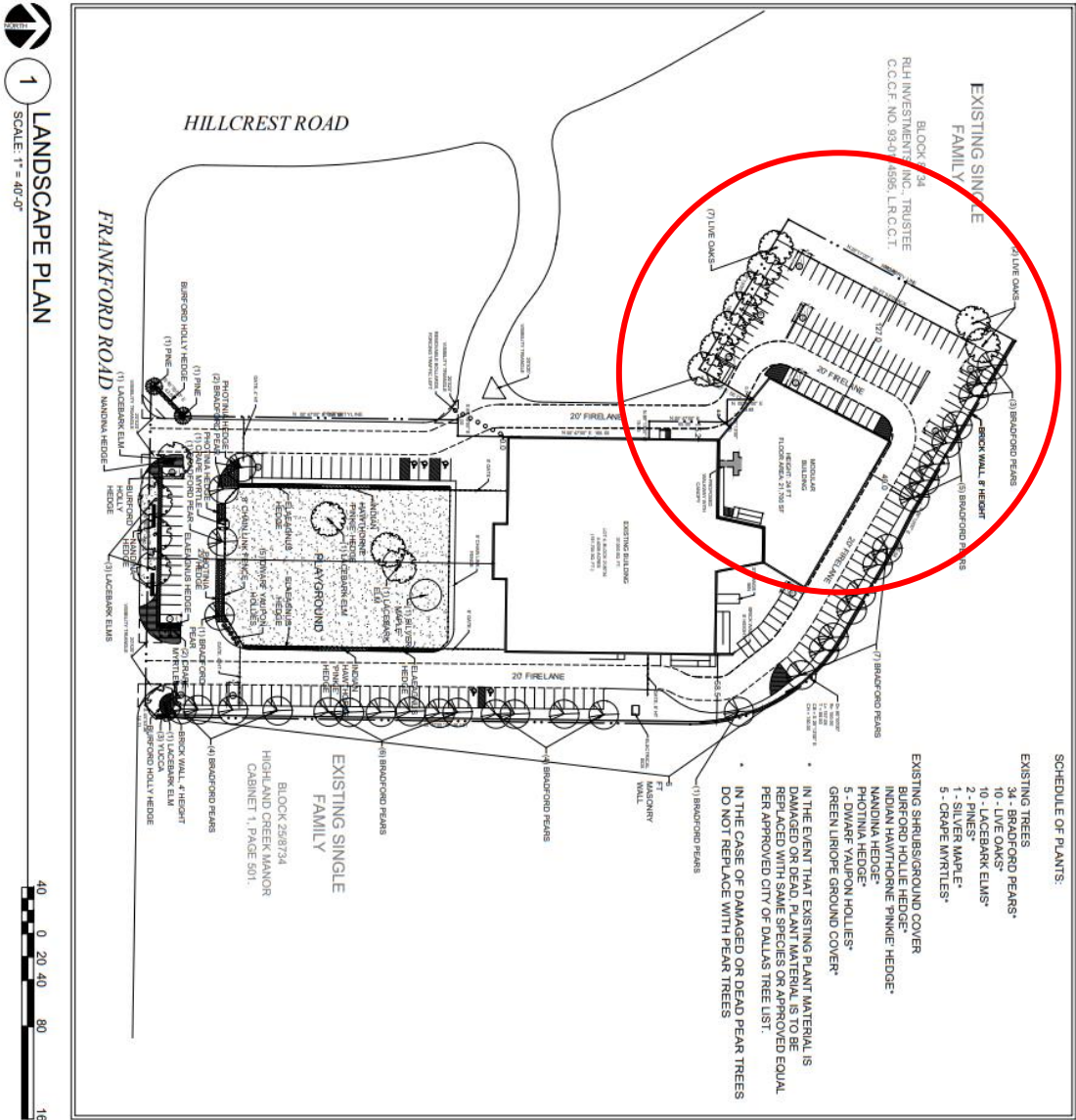
TORAH DAY SCHOOL OF DALLAS
 LANDSCAPE PLAN

<p>TORAH DAY SCHOOL of DALLAS CITY OF DALLAS, TEXAS</p>	<p>Baldwin Associates</p>	<p>BALDWIN ASSOCIATES 3904 Elm Street, Suite B Dallas, Texas 75226 MOBILE: 214-729-7949 OFFICE: 214-824-7549 info@baldwinassociates.com</p>	<p>03/23/2022 PROJECT NUMBER DATE NUMBER</p>
---	--------------------------------------	--	--

Existing SUP Landscape Plan – Enlarged – SUP 1505



Proposed SUP Landscape Plan – SUP 1505



LANDSCAPE PLAN
SCALE: 1" = 40'-0"



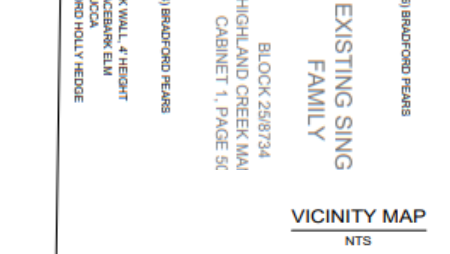
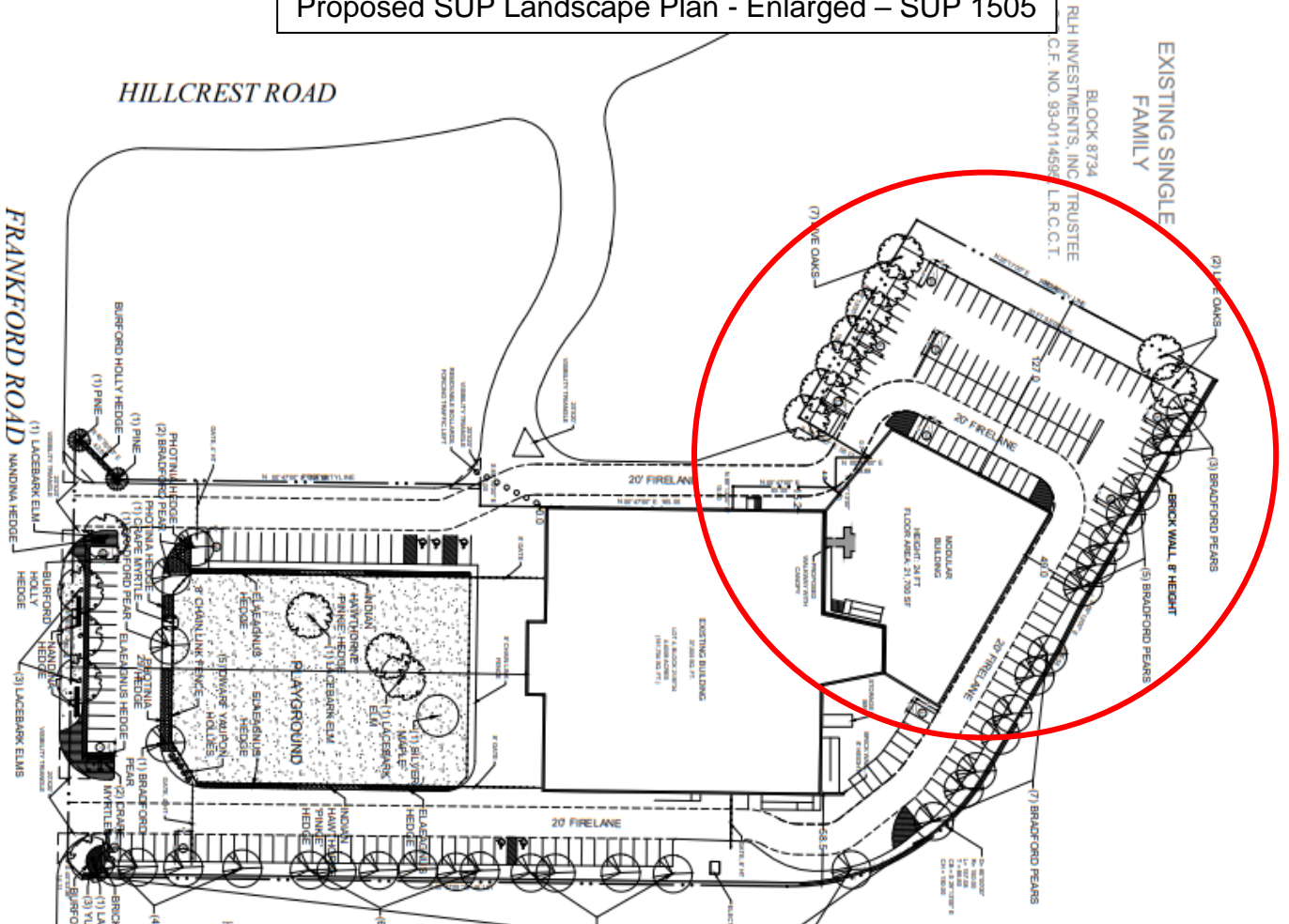
- ARTICLE X REQUIREMENTS**
- SITE AREA:** 191,324 SF
4.39 ACRES
- SITE TREES REQUIRED:** 48
(14,000 SF)
- PLAN PROVIDES:** 53 TREES
- FRONTAGE TREES REQUIRED:** 6
(1,850 LF)
- PLAN PROVIDES:** 7 TREES
- PLAN PROVIDES REQUIRED PARKING
 - LOT TREES
 - PLAN PROVIDES REQUIRED LANDSCAPE ADJACENCY BUFFERS
- DESIGN STANDARDS PROVIDED:**
- (b) STREET BUFFER
 - (c) SCREENING OF OFF-STREET PARKING

M223-012(TB)

TORAH DAY SCHOOL OF DALLAS
LANDSCAPE PLAN

<p>TORAH DAY SCHOOL of DALLAS CITY OF DALLAS, TEXAS</p>	<p>Baldwin Associates</p> <p>BALDWIN ASSOCIATES 3904 Elm Street, Suite B Dallas, Texas 75226 MOBILE: 214.729.7949 OFFICE: 214.824.7949 rob@baldwinplanning.com</p>	<p>08/28/2023 PROJECT NUMBER</p> <p>CASE NUMBER</p>
---	---	---

Proposed SUP Landscape Plan - Enlarged – SUP 1505



ARTICLE X REQUIREMENTS

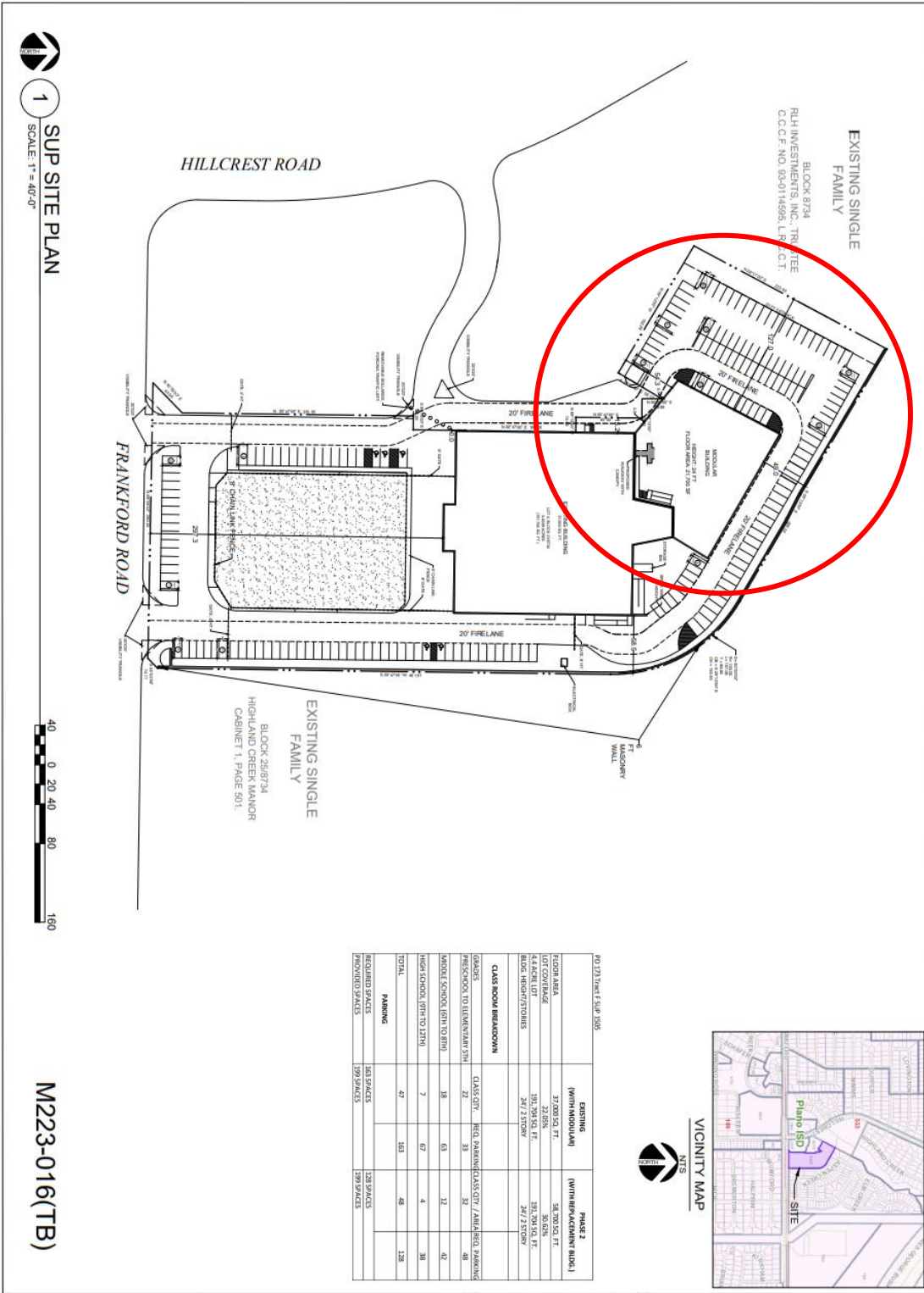
SITE AREA:	191,324 SF 4.39 ACRES
SITE TREES REQUIRED: (1/4,000 SF)	48
PLAN PROVIDES:	53 TREES
FRONTAGE TREES REQUIRED: (1/50 LF)	6
PLAN PROVIDES:	7 TREES

- PLAN PROVIDES REQUIRED PARKING LOT TREES
- PLAN PROVIDES REQUIRED LANDSCAPE ADJACENCY BUFFERS

- DESIGN STANDARDS PROVIDED:**
- (b) STREET BUFFER
 - (c) SCREENING OF OFF-STREET PARKING

- SCHEDULE OF PLANTS:**
- EXISTING TREES**
- 34 - BRADFORD PEARS*
 - 10 - LIVE OAKS*
 - 10 - LACEBARK ELMS*
 - 2 - PINES*
 - 1 - SILVER MAPLE*
 - 5 - GRAPE MYRTLES*
- EXISTING SHRUBS/GROUND COVER**
- BURFORD HOLLY HEDGE*
 - INDIAN HAWTHORNE 'PINKIE' HEDGE*
 - MANDINA HEDGE*
 - PHOTINA HEDGE*
 - 5 - DWARF YAUPOH HOLLIES*
 - GREEN LIRIOPE GROUND COVER*
- IN THE EVENT THAT EXISTING PLANT MATERIAL IS DAMAGED OR DEAD, PLANT MATERIAL IS TO BE REPLACED WITH SAME SPECIES OR APPROVED EQUAL PER APPROVED CITY OF DALLAS TREE LIST.**
- IN THE CASE OF DAMAGED OR DEAD PEAR TREES DO NOT REPLACE WITH PEAR TREES**

Proposed SUP Site Plan – SUP 1505



1 SUP SITE PLAN
SCALE: 1" = 40'-0"



M223-016(TB)

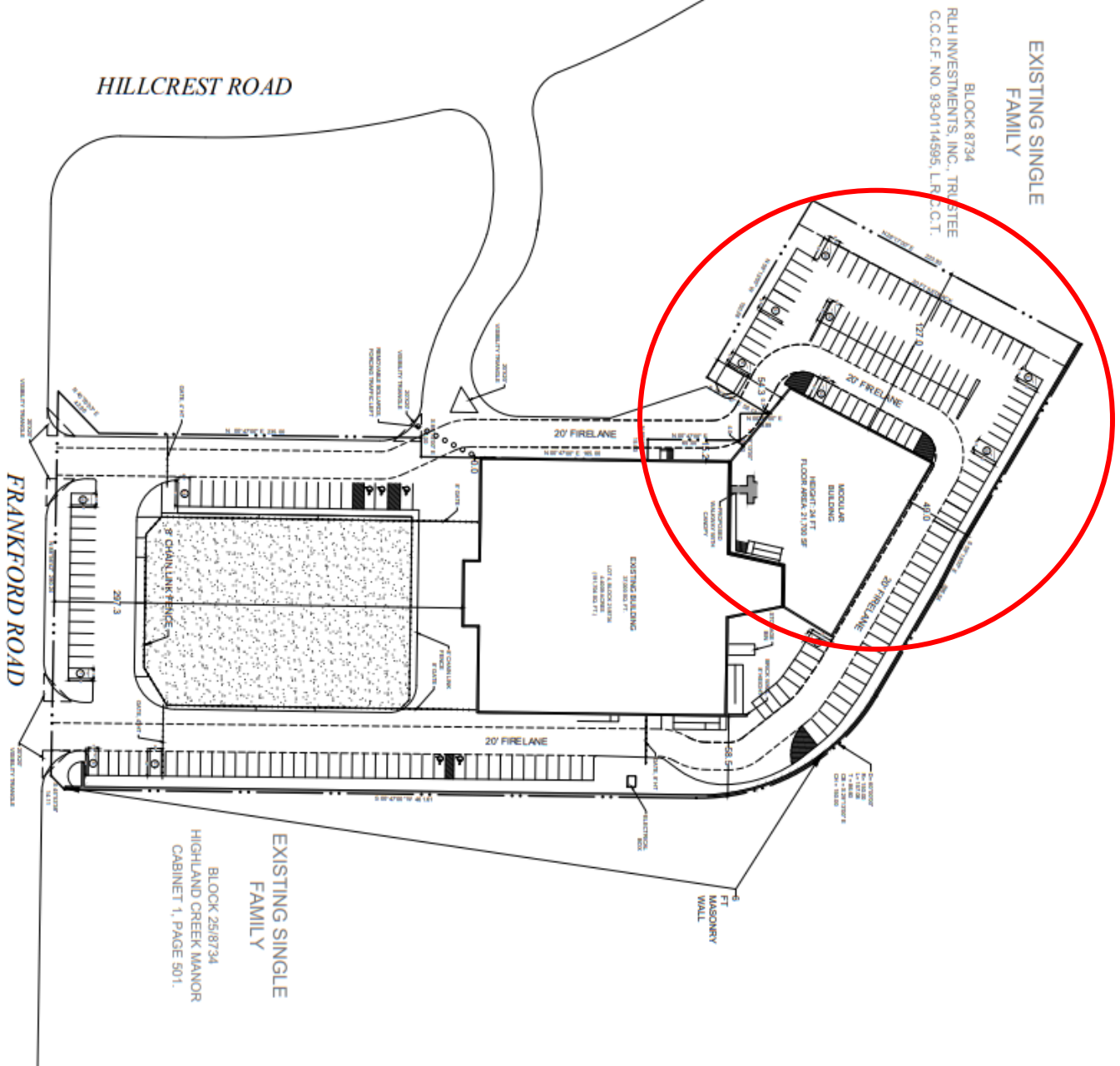
TORAH DAY SCHOOL
6921 Frankford Rd
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.624.7949
rob@baldwinplanning.com

08/28/2023
PROJECT NUMBER
CASE NUMBER

Proposed SUP Site Plan – Enlarged – SUP 1505



Existing SUP

22 17 10

11-9-22

ORDINANCE NO. 32351

An ordinance amending Ordinance No. 25204, passed by the Dallas City Council on March 5, 2003, as amended by Ordinance No. 26594, passed by the Dallas City Council on February 28, 2007, as amended by Ordinance No. 28750, passed by the Dallas City Council on August 22, 2012, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1505 for a private school; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a revised landscape plan; providing a revised traffic management plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1505; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1505; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 25204, as amended, are amended to read as follows:

- “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 November 9, 2032 [~~August 22, 2017~~], but is eligible for automatic renewal for additional 10[~~five~~]-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as

Existing SUP

3 2 3 5 1

22 1 7 1 0

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. ~~ENROLLMENT: The maximum enrollment for a private school is 425 students. An accessory child care use may be provided on the Property only for families of the students or employees of the school, and children who attend the accessory child care who are not students will be counted as students for purposes of the enrollment cap.~~
- 6.] CLASSROOMS: The maximum number of classrooms is 49 [47. ~~This number of classrooms includes all grade levels, including rooms used for accessory child care~~].
- 6[7]. FENCING: A six-foot-tall masonry fence must be maintained along the eastern P[p]roperty line.
- 7[8]. 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.
- 8[9]. PARKING: Off-street parking must be located as shown on the attached site plan. All compact parking space should be double-striped.
- 9.[10]. ~~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.~~
- 11.] 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. The gates must be attached to a permanent bollard or pole and swing open and closed. 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.

Existing SUP

3 2 3 5 1

22 1 7 1 0

10.[12]. HOURS OF OPERATION:

- a. ~~Accessory Child Care Use:~~ The accessory child care use may only operate Monday through Friday, and no later than 6:00 p.m.
- b. ~~Special Events:~~ Special events are all activities conducted on the Property other than accessory child care and private school activities, and all special events, whether inside or outside, must be school-related. A maximum of six special events may be held each year. Special events may not be held outside of the hours listed below. Setup before or cleaning and disassembly after a special event is limited to 30 minutes before or after these hours of operation.

Day	Inside Activities	Outside Activities
Monday through Friday	9:00 a.m.—10:00 p.m.	8:00 a.m.—9:00 p.m.
Saturday	8:00 a.m.—9:00 p.m.	8:00 a.m.—9:00 p.m.
Sunday	8:00 a.m.—9:00 p.m.	8:00 a.m.—9:00 p.m.

43.] 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.

11[14]. TRAFFIC MANAGEMENT PLAN:

- A. In general. The operation of the private school 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 1 of each odd-numbered year.
 - 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:

Existing SUP

3 2 3 5 1 2 2 1 7 1 0

- 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.
- 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.

- i. 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.
- ii. 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.

12[45]. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

Existing SUP

3 2 3 5 1

2 2 1 7 1 0

13[+6]. 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.”

SECTION 2. That the site plan attached to Ordinance No. 25204, as amended, is replaced by the site plan attached to this ordinance.

SECTION 3. That the landscape plan attached to Ordinance No. 25204, as amended, is replaced by the landscape plan attached to this ordinance.

SECTION 4. That the traffic management plan attached to Ordinance No. 25204, as amended, is replaced by the traffic management plan attached to this ordinance.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

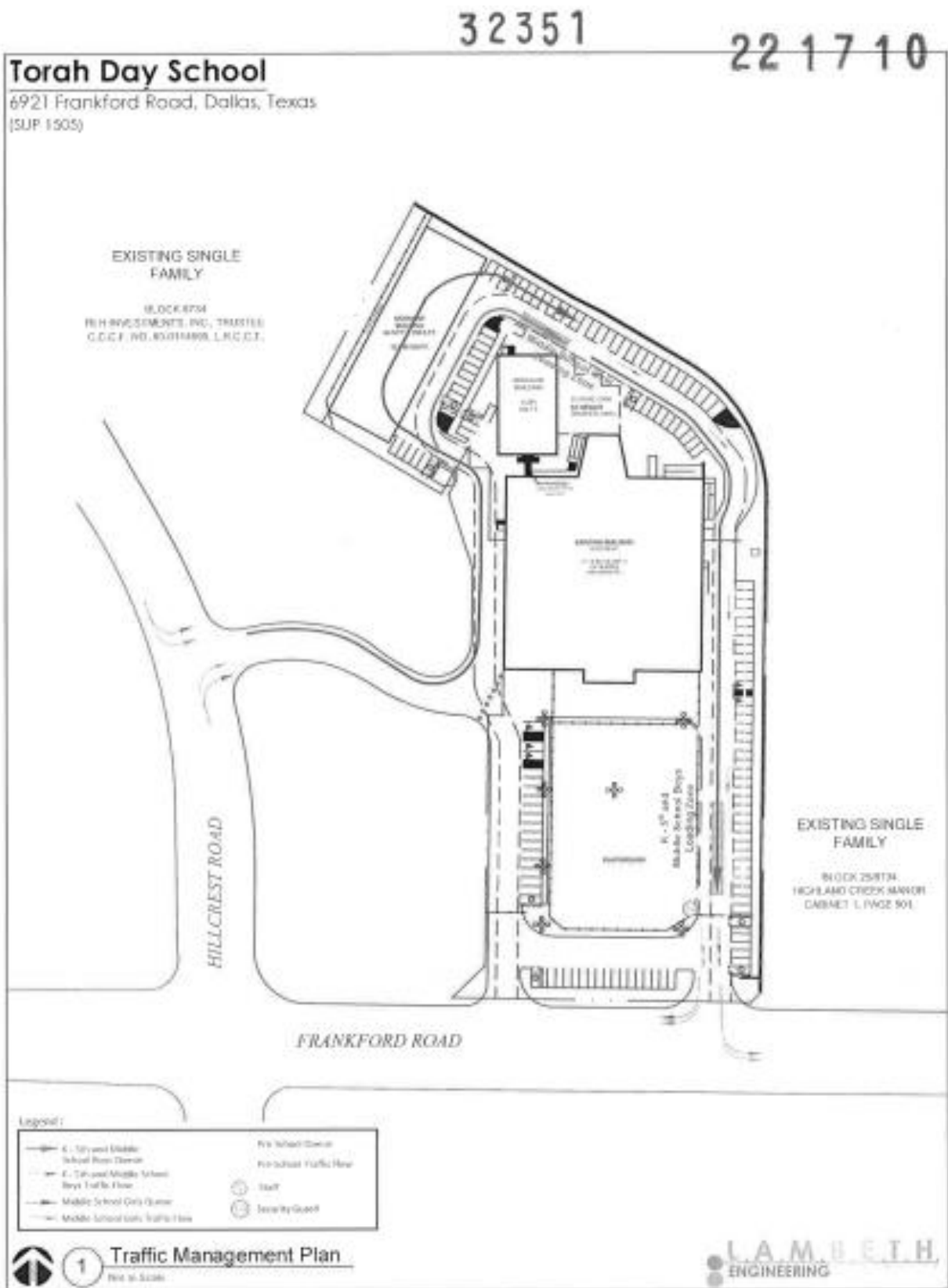
APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By Casey Breyer
Assistant City Attorney

Passed NOV 09 2022

Existing TMP (no changes)



Existing TMP (no changes)

32351

22 17 10

Torah Day School

6921 Frankford Road, Dallas, Texas
(SUP 1505)

Legend:

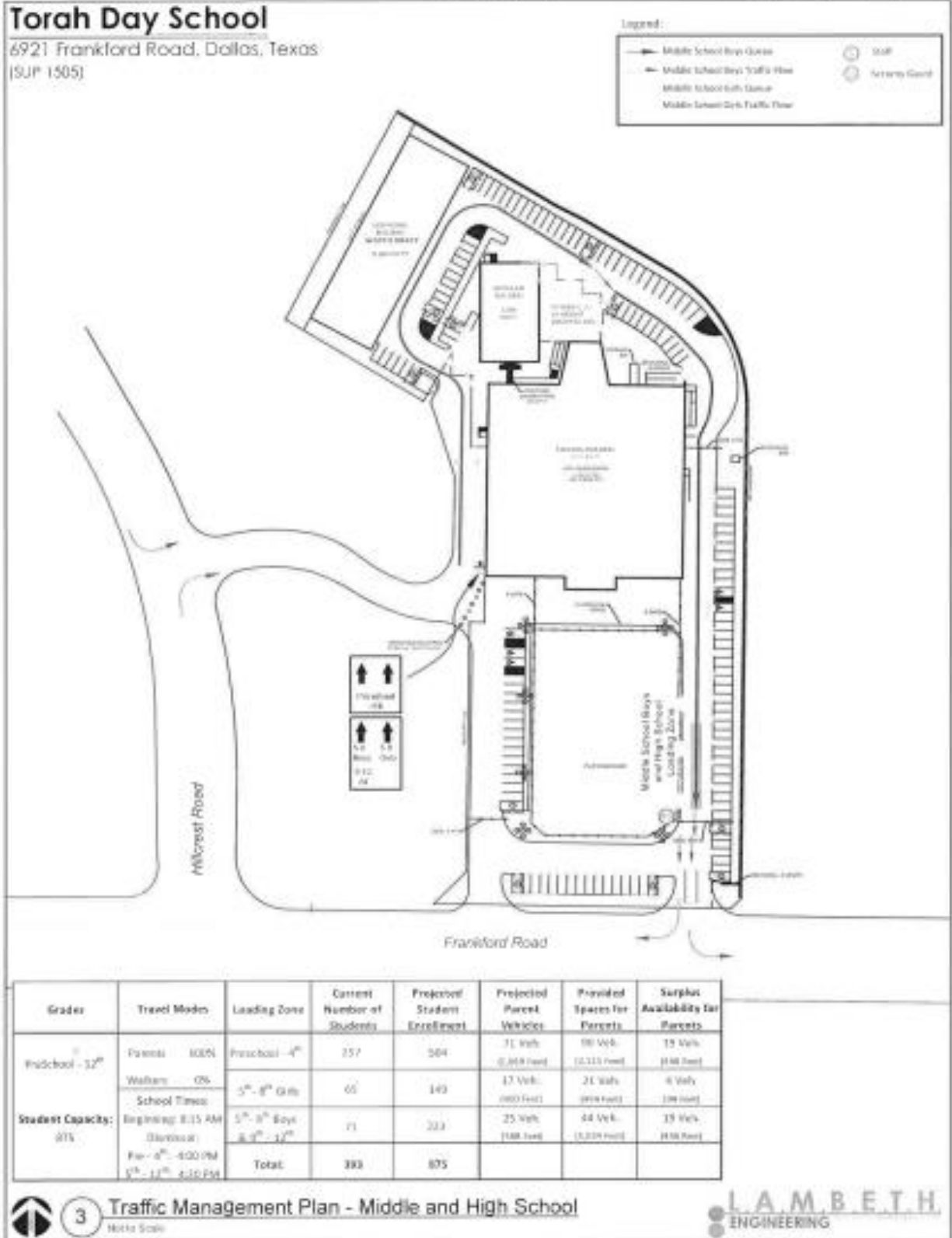


Grades	Travel Modes	Loading Zone	Current Number of Students	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreSchool - 12 th	Parents: 100%	PreSchool - 4 th	257	503	73 Veh. (1,087 feet)	50 Veh. (2,113 feet)	15 Veh. (196 feet)
	Waiver: 0%	1 st , 2 nd Grds	85	140	17 Veh. (400 feet)	22 Veh. (494 feet)	4 Veh. (94 feet)
Student Capacity: 875	School Times: Beginning: 8:35 AM Dismissal: Pre - 4 th : 6:00 PM 5 th - 12 th : 4:28 PM	1 st , 2 nd Grds & 3 rd - 12 th	71	223	26 Veh. (598 feet)	44 Veh. (2,824 feet)	18 Veh. (146 feet)
		Total:	333	875			

Existing TMP (no changes)

3 2 3 5 1

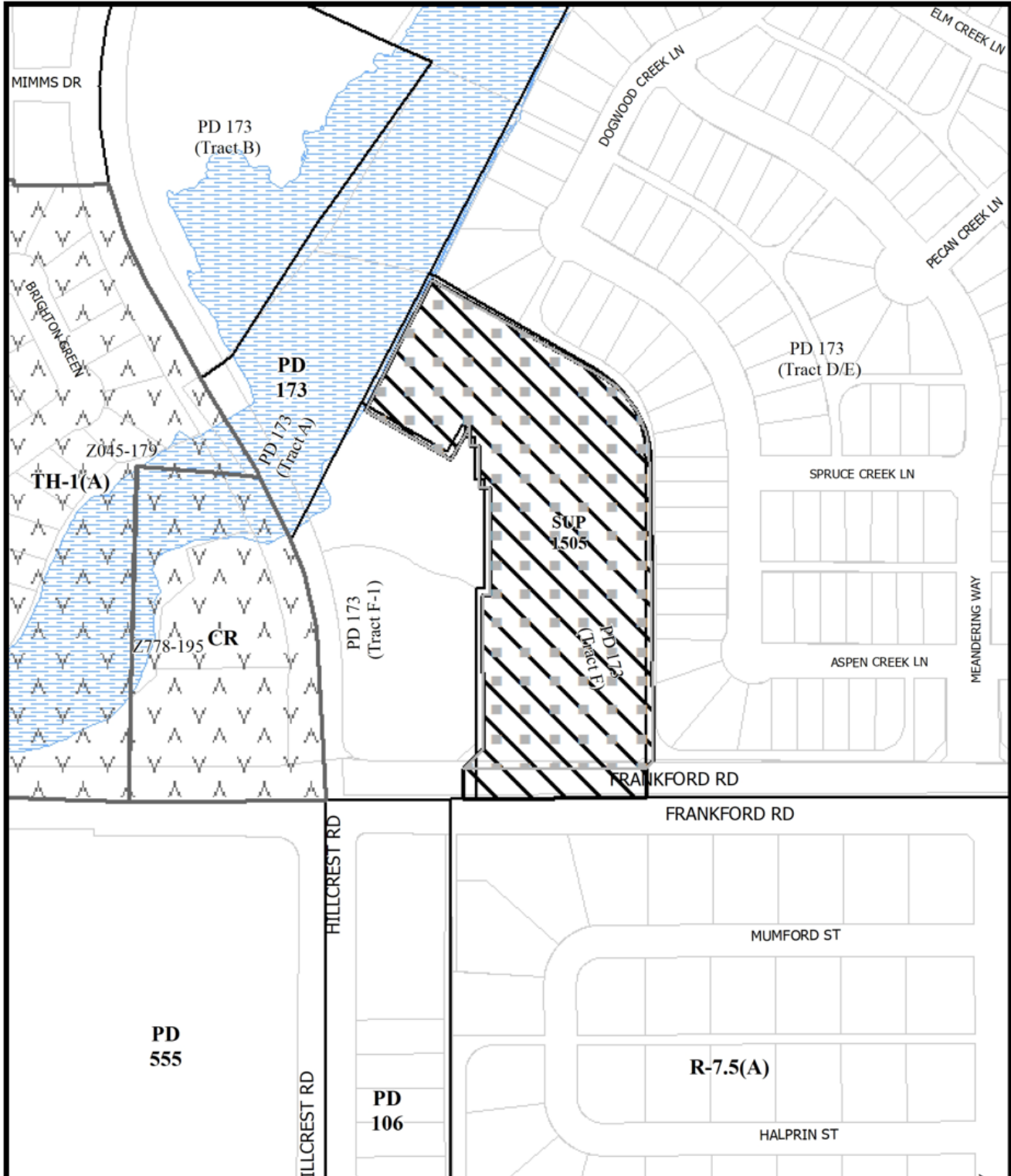
2 2 1 7 1 0





Aerial View



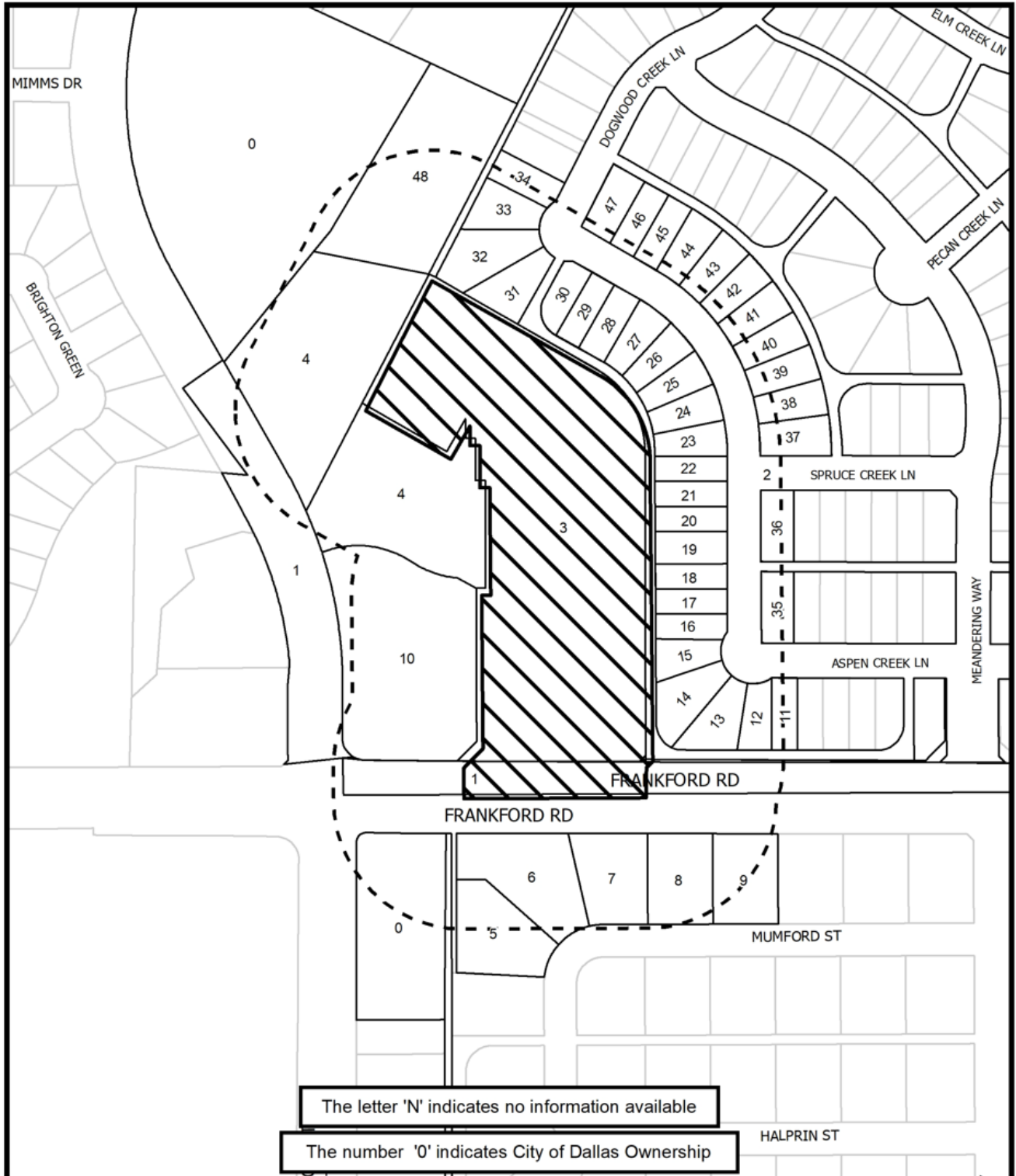



1:2,400

ZONING MAP

Case no: M223-016

Date: 9/5/2023



 1:2,400	NOTIFICATION	Case no: M223-016
	200' AREA OF NOTIFICATION 48 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 9/5/2023

09/05/2023

Notification List of Property Owners***M223-016******48 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	HILLCREST RD	CHURCHILL GLEN LP
2		HIGHLAND CREEK MANOR HOMEOWNERS ASSOCIATION INC
3	6921 FRANKFORD RD	TORAH DAY SCHOOL OF DALLAS
4	18170 HILLCREST RD	BACK FORTY MANAGEMENT LLC
5	7007 MUMFORD ST	BOSE TIMOTHY BLAINE
6	7011 MUMFORD ST	HARRIS IRWIN &
7	7015 MUMFORD ST	DONOHUE MICHAEL D & KATHY D
8	7019 MUMFORD ST	WARD CHRIS ALAN
9	7023 MUMFORD ST	MARSHALL KEVIN V & KAY
10	6911 FRANKFORD RD	EF PROPERTIES ONE LP
11	7018 ASPEN CREEK LN	Taxpayer at
12	7012 ASPEN CREEK LN	WAINMAN SHANE D & MELISSA
13	7006 ASPEN CREEK LN	SHI DAN
14	6994 ASPEN CREEK LN	RAMIREZ ELEAZAR & FLORES NORMA
15	6990 ASPEN CREEK LN	AMES ROBERT &
16	6986 ASPEN CREEK LN	NEARY FREDERICK RICHARD
17	6982 ASPEN CREEK LN	O'NEILL JACQUELINE
18	6978 ASPEN CREEK LN	SANDS EDWARD FREDERICK &
19	6974 ASPEN CREEK LN	FREEMAN L
20	6970 ASPEN CREEK LN	BARNARD JOHN B &
21	6966 ASPEN CREEK LN	MCCAFFREY THOMAS CASEY AND TERESA ANN BERG REVOCABLE TRUST
22	6962 ASPEN CREEK LN	EGERMAN LISA KAYE
23	6958 ASPEN CREEK LN	QUINN JUDITH ANN
24	6954 ASPEN CREEK LN	HAGGAR JENNIFER
25	6950 ASPEN CREEK LN	RAU THOMAS ANTON &
26	6946 ASPEN CREEK LN	MORGAN LAWRENCE E & GLORIA J

M223-016(TB)

09/05/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6942 ASPEN CREEK LN	STREETMAN JEREMIAH M & JORDAN H
28	6938 ASPEN CREEK LN	GESUND REVOCABLE TRUST THE
29	6934 ASPEN CREEK LN	BEANE CYNTHIA MARIE
30	6930 ASPEN CREEK LN	GLICK MARCIA R
31	6926 ASPEN CREEK LN	COHEN GARY J
32	6922 ASPEN CREEK LN	JIN YINGQIN
33	7005 DOGWOOD CREEK LN	VALENTINE MARY JEAN
34	7011 DOGWOOD CREEK LN	NARZEM PERRY P & WENDY
35	7011 ASPEN CREEK LN	BASKIN OLIVIA M
36	7012 SPRUCE CREEK LN	WERDEN SANDRA B
37	6969 ASPEN CREEK LN	MOLINA ROBERT S & SUSAN K
38	6965 ASPEN CREEK LN	BLYSTONE JAMES P &
39	6961 ASPEN CREEK LN	ACHTEN RANDY J
40	6957 ASPEN CREEK LN	BENAVIDES VALERIE HUTH
41	6953 ASPEN CREEK LN	MADHAVAPEDDI SRINADH
42	6949 ASPEN CREEK LN	CONKLIN ROBERT K LIVING TRUST
43	6945 ASPEN CREEK LN	TOAY TRACY J
44	6941 ASPEN CREEK LN	KAGANAS HILARY E DZODIN
45	6937 ASPEN CREEK LN	MCCOY HOLLY ANNE
46	6933 ASPEN CREEK LN	FLABIANO THYRA ANN
47	6929 ASPEN CREEK LN	FORREST CHARLES T & JOAN C
48	HILLCREST RD	RLH INVESTMENTS INC TRUSTEE