

CITY PLAN COMMISSION

THURSDAY, AUGUST 6, 2026

Planner: Liliana Garza

FILE NUMBER: Z-25-000059

DATE FILED: April 25, 2025

LOCATION: On the northeast line of Cotillion Drive, between Ferguson Road and Dumbarton Drive [AKA 11440 Ferguson Road]

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 2.746 acres

CENSUS TRACT: 48113012604

OWNER: Ridge Pointe Fellowship / Bob Vacendak

APPLICANT: Austral Asian Capital LLC / Kleo Hatziladas

REPRESENTATIVE: Baldwin Associates / Rob Baldwin

REQUEST: An application for a new Planned Development District for MF-2(A) District uses on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a townhome development on site.

STAFF RECOMMENDATION: Approval, subject to conceptual plan and conditions.

BACKGROUND INFORMATION:

- The area of request is undeveloped and is zoned R-7.5(A) District.
- The applicant proposes to develop the site with a townhome development; therefore, they are requesting a Planned Development.
- Although from a code perspective, the use would be multifamily (three or more units on one lot), the planned development standards would limit the development to what resembles what is more commonly known townhouses, as townhome is not a use in the Development Code.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ferguson Road	Principal Arterial	100 ft. BIKE PLAN
Cotillion Drive	Local Street	50 ft.
Dumbarton Drive	Local Street	50 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 16, 212

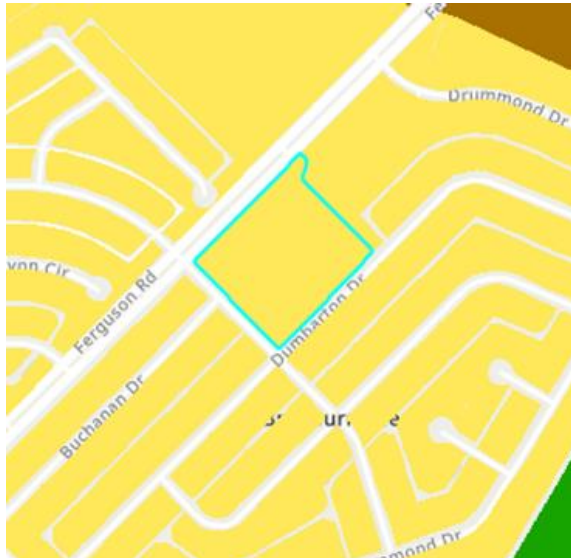
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Community Residential



This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

According to forwardDallas 2.0 Community Residential Use placetype, based on public research and community workshops, there is an unmet demand for more homeownership, including traditional single-family homes, townhouses, duplexes, and condominiums. The applicant's request will create additional housing options within the area and therefore, staff supports the proposed request.

Necessity for Planned Development District:

According to [Sec. 4.702](#), the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide a cohesive, unified townhome community on a single lot and ensure compatibility with the surrounding single-family residential district by the accompanying conceptual plan. Standard MF-2(A) district regulations are oriented toward general multi-story apartment configurations with minimal site configuration control.

The proposed PD ties the development to a conceptual plan that locks in building layouts, interior traffic circulation, and strategic open spaces. The conceptual plan layout ensures that the townhome community functions as a low-scale transition from the surrounding existing single-family neighborhood. Additionally, the proposed design standards enhance the pedestrian realm, unlike if a development were built under the base zoning code.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) District	Undeveloped
Northeast	R-7.5(A) District	Church and child-care facility
Southeast	R-7.5(A) District	Single family
Southwest	R-7.5(A) District	Single family
Northwest	R-7.5(A) District & MF-1(A) District	Single family & multifamily

Land Use Compatibility:

The site is currently undeveloped and is zoned R-7.5(A) District. The site is adjacent to a church on the northeast side and is surrounded by single family in all directions. The subject property is along the community collector road with minimum width of 60-feet with a bike plan that can support a slightly higher residential density. Staff finds the applicant's proposed residential use to be compatible with surrounding uses in the area. This request

also allows for the development of infill housing in a manner that is consistent with future land uses.

The applicant proposes design standards that will improve the public realm and the desirability of the development. These include requiring sidewalks with a minimum width of six feet and a five-foot buffer along Ferguson Road, Cotillion Road, and Dumbarton Road, all units facing Cotillion Road must have entries and pedestrian paths leading from the unit to the sidewalk, and 10 percent of the building site must be reserved for open space.

The conceptual plan generally depicts a townhome community with a central open space with two private drive accesses to both Ferguson Road and Dumbarton Drive, and calls for 64 dwelling units among nine building clusters.

Development Standards:

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed PD to allow for the residential development desired.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25 ft.	5 ft. SF OTHER: 10 ft. Side 15 ft. Rear	Min. lot: 7,500 sq. ft.	30 ft.	45% Res. 25% Nonres.	Single family
For Comparison: MF-2(A)	15 ft.	0 ft. SF Duplex: 5 ft. Side 10 ft. Rear Other: 10 ft. Side 15 ft. Rear	Min. Lot: 1,000 sq. ft. 3,000 sq. ft. - Duplex 800 sq. ft. - E 1,000 sq. ft. - 1 BR 1,200 sq. ft. - 2 BR +150 sq. ft. each add BR	36 ft.*	60% Res. 50% Nonres.	Multifamily, Duplex, & Single family
Proposed: New PD with MF-2(A) base	15 ft.	Side: 5 ft. Other Rear: 5 ft.	Min. lot: 2,000 sq. ft.	36 ft.*	60% Res.	Multifamily, Duplex, & Single family

*45' under SB 840

Land Use Comparison**LEGEND**

- Use prohibited
- Use permitted by right
- S Use permitted by Specific Use Permit
- D Use permitted subject to Development Impact Review
- R Use permitted subject to Residential Adjacency Review
- ★ Consult the use regulations in Section 51A-4.200

Use	Existing R-7.5(A)	Proposed PD - MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES	Not Permitted	Not Permitted
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S

LEGEND

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Use	Existing R-7.5(A)	Proposed PD - MF-2(A)
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school		
Public school other than an open-enrollment charter school		
Public or private school	S	S
LODGING USES	Not Permitted	Not Permitted
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES	Not Permitted	Not Permitted
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•

LEGEND

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- R Use permitted subject to Residential Adjacency Review
- ★ Consult the use regulations in Section 51A-4.200

Use	Existing R-7.5(A)	Proposed PD - MF-2(A)
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES	Not Permitted	Not Permitted
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S,R,★	S,R,★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		

LEGEND

- Use prohibited
- Use permitted by right
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- D Use permitted subject to Development Impact Review
- R Use permitted subject to Residential Adjacency Review
- ★ Consult the use regulations in Section 51A-4.200

Use	Existing R-7.5(A)	Proposed PD - MF-2(A)
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements of Article X, as amended.

Applicant is requesting that residential adjacency buffer not be required abutting a non-residential use.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking

requirement for developments between 21 and 199 dwelling units is ½ space per dwelling unit.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 currently within an “E” MVA area.

List of Owners and Officers

Ridge Pointe Fellowship

Dr. Bob Vacendak, Pastor
Trent Muller, Assistant Pastor
Theresa Searle, Church Secretary
Loretta Kelton, Children's Ministry Leader
Gary Crabtree, Elder
Robert Searle, Elder
Jamey Key, Elder

Austral Asian Capital, LLC

Kleo Hatziladas, Manager

Proposed PD Conditions

ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on ____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the southeast corner of Ferguson Road and Cotillion Drive. The size of PD ____ is approximately 2.746 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article: Exhibit ____A: conceptual plan.

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-____.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Front yard. Minimum front yard is 15 feet. Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan.

(c) Side and rear yard.

(1) Minimum side yard for other permitted structures is five feet.

(2) Minimum rear yard is five feet.

(d) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(e) Lot size. Minimum lot size is 2,000 square feet.

(f) Stories. Maximum number of stories above grade is three.

(g) Building separation. For multifamily uses, the minimum building separation in 51A-4.209(b)(5)(E)(ii) does not apply.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) A residential adjacency buffer is not required abutting a non-residential use.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC.51P-____.113. URBAN DESIGN GUIDELINES.

(a) Sidewalks. Minimum six-foot-wide sidewalks with a five-foot-wide buffer must be provided along Feguson Road, Cotillion Drive, and Dumbarton Road.

(b) Entries and pedestrian paths. All dwelling units facing Cotillion Drive must have entries facing Cotillion Drive and provide pedestrian paths leading from the entry of the unit to the sidewalk.

(c) Open space.

(1) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(2) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(3) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(4) Open space may be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(5) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(6) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within open space is prohibited.

(7) Open space must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

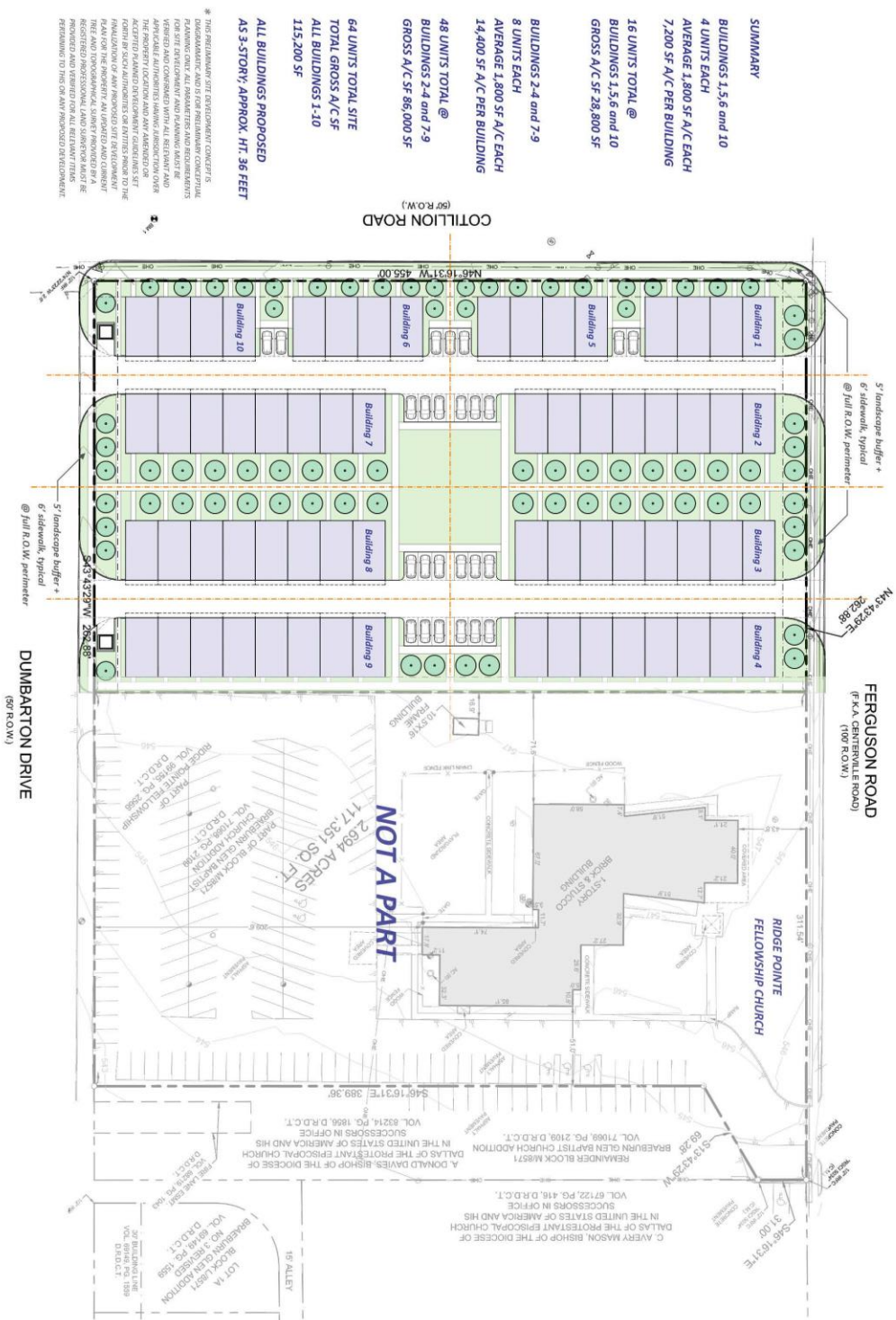
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

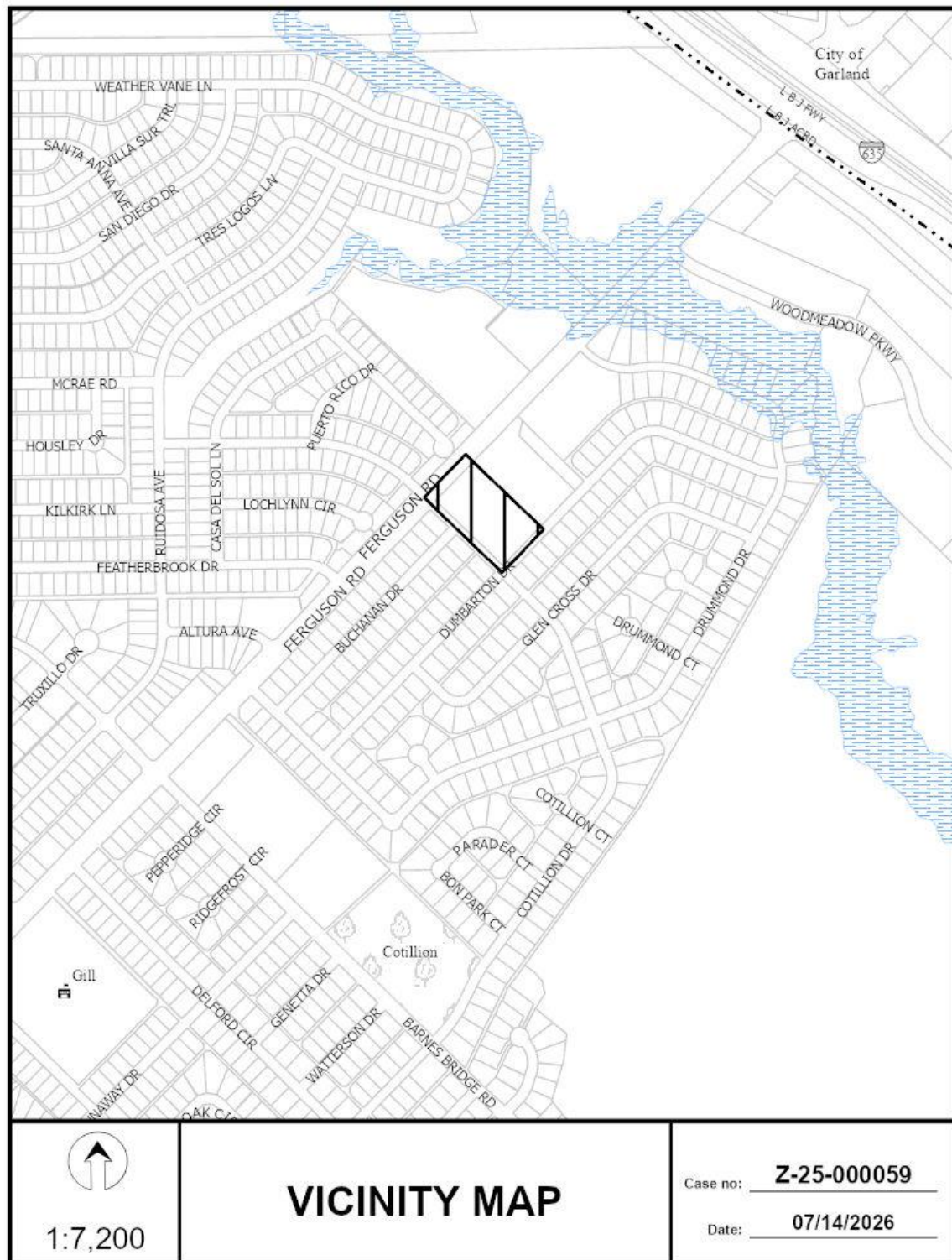
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

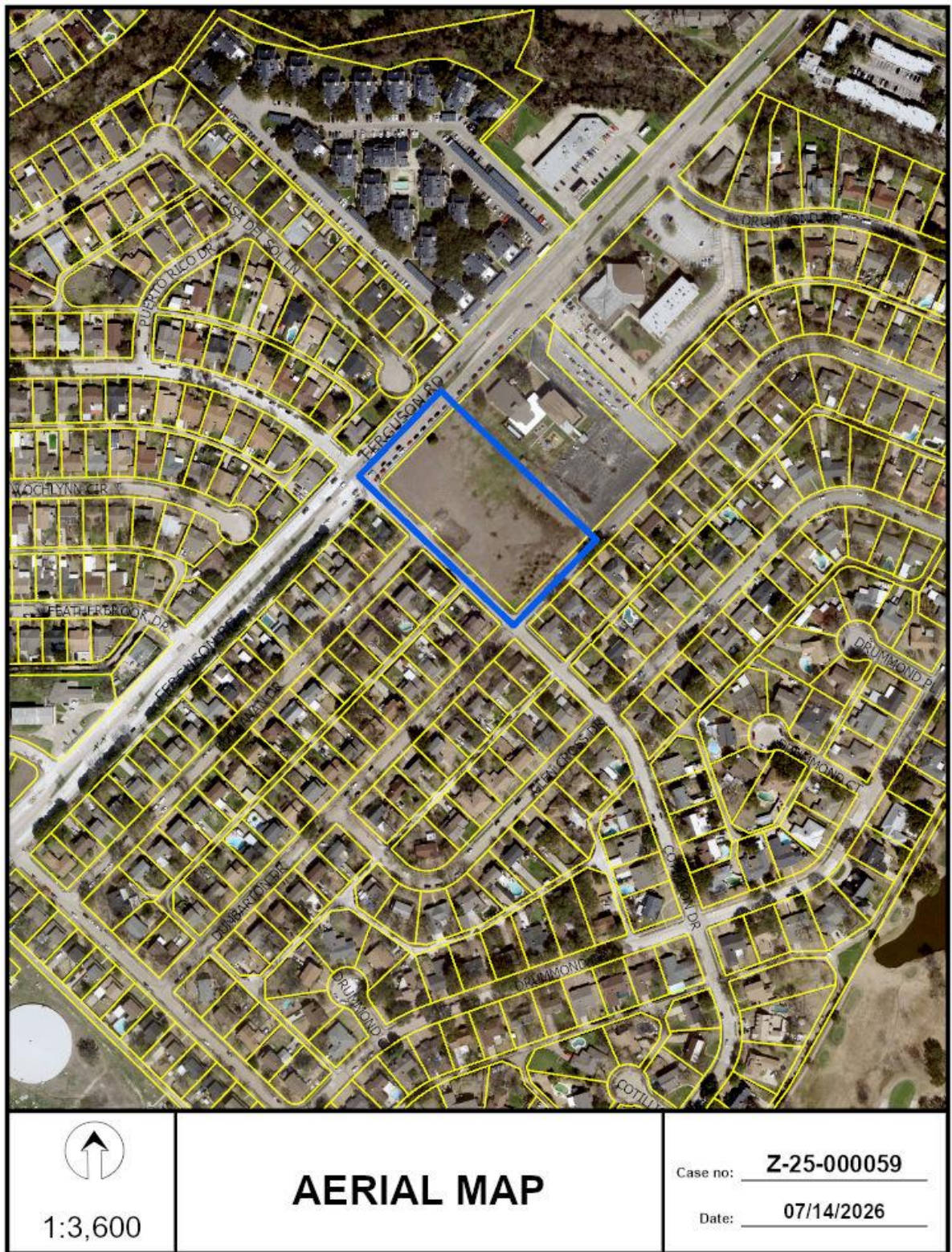
FAR + DANG

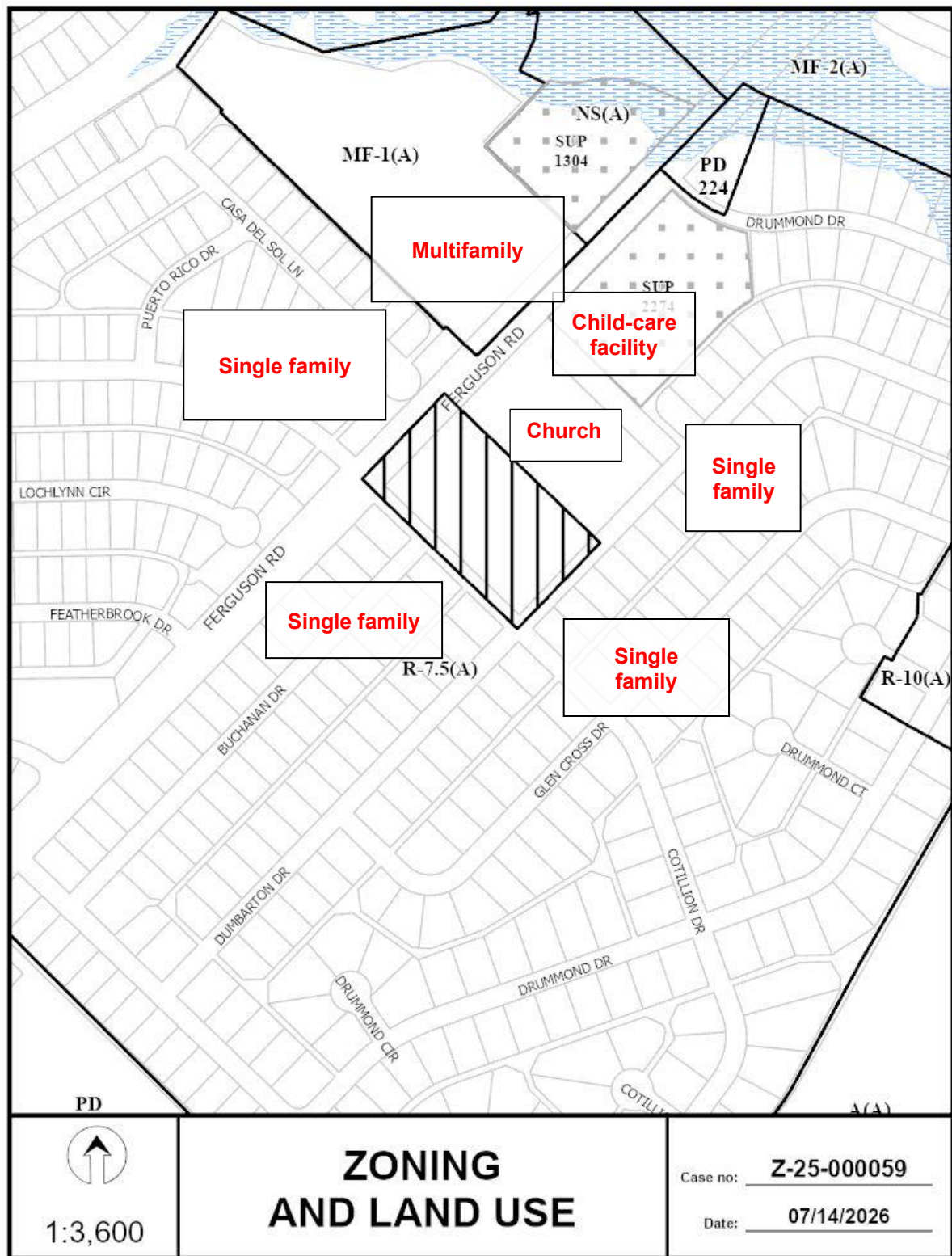
PRELIMINARY AND CONCEPTUAL SITE DEVELOPMENT EXHIBIT 07 / 22 / 2026

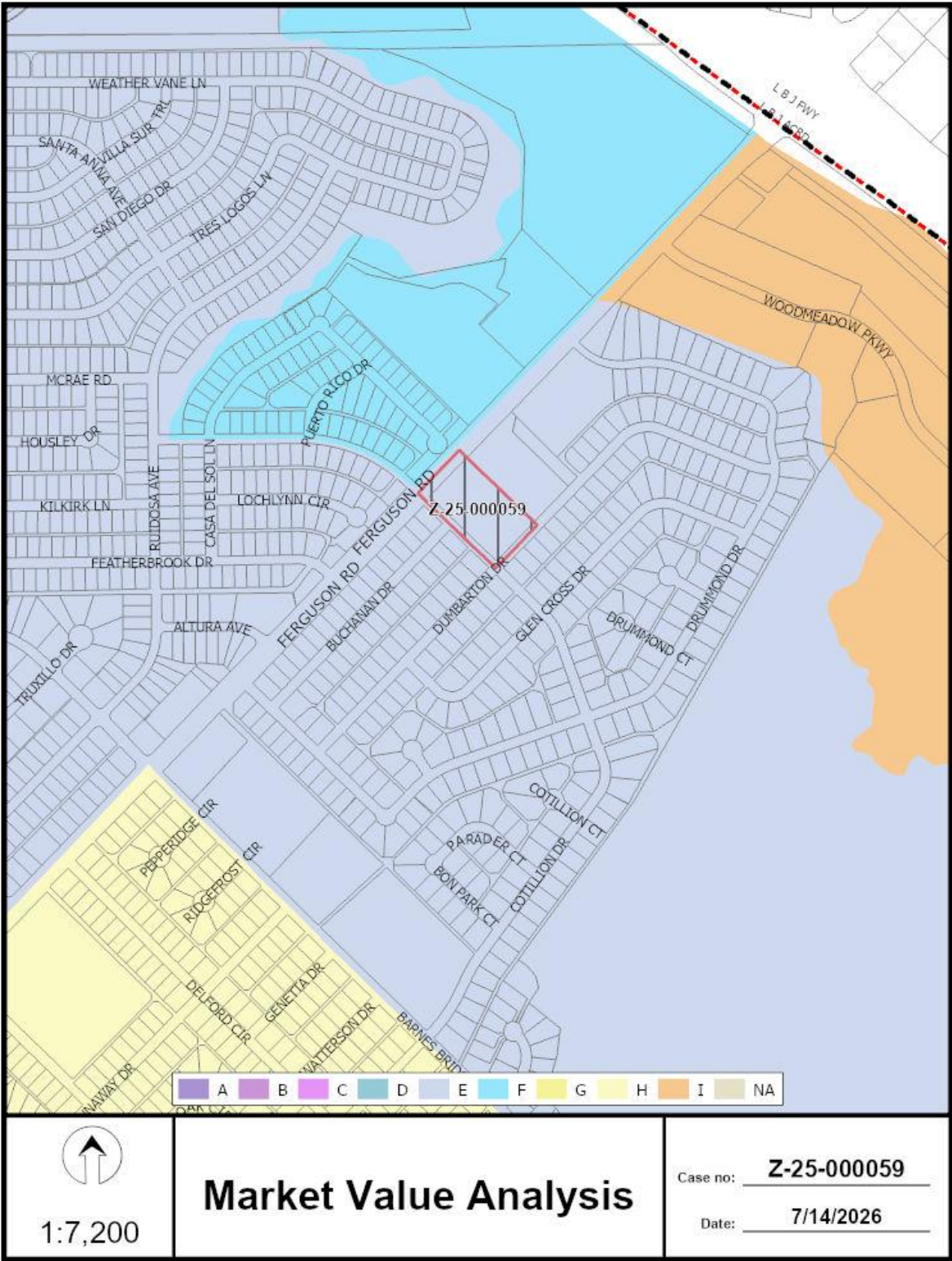
11440 FERGUSON ROAD

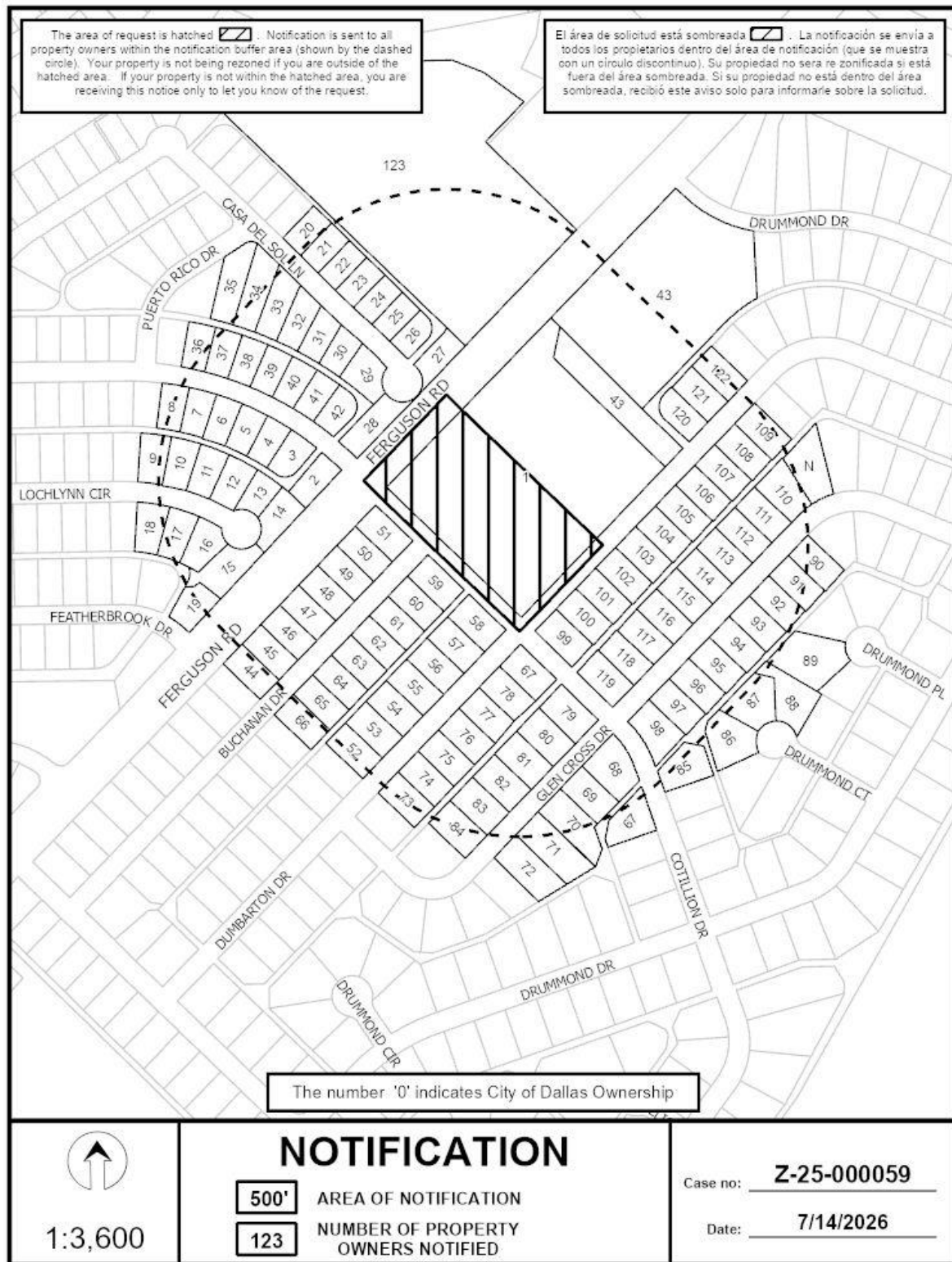












07/14/2026

Notification List of Property Owners***Z-25-000059******123 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11440 FERGUSON RD	RIDGE POINTE FELLOWSHIP
2	11502 COTILLION DR	SAROEUN SUN LIFE ESTATE
3	11506 COTILLION DR	Taxpayer at
4	11510 COTILLION DR	PERKINS ROY GENE
5	11514 COTILLION DR	ROMERO MARIA R
6	11518 COTILLION DR	TRAN NGHIA N ETAL
7	11522 COTILLION DR	LE MINH T & TUYET THI A NGUYEN
8	11526 COTILLION DR	DALLAS HOUSING AUTHORITY
9	11523 LOCHLYNN CIR	NGUYEN BICHDAO LUU
10	11519 LOCHLYNN CIR	ESCOBEDO JOSE GALLEGOS &
11	11515 LOCHLYNN CIR	SANCHEZ JOSE L
12	11509 LOCHLYNN CIR	PENA MARIA ESTHER
13	11505 LOCHLYNN CIR	SERRANO JUAN &
14	11501 LOCHLYNN CIR	QUINTEROS EDGAR
15	11502 LOCHLYNN CIR	RAMIREZ GREGORIO &
16	11506 LOCHLYNN CIR	SORRANO JUAN
17	11510 LOCHLYNN CIR	MALDONADO BLAS &
18	11514 LOCHLYNN CIR	WOLTERS LOUIS GREGORY &
19	11501 FEATHERBROOK DR	NEGRONTZINTZUN CORNELIO
20	3827 CASA DEL SOL LN	RENDON KAREN VERONICA &
21	3831 CASA DEL SOL LN	ARROYO MARTIN
22	3835 CASA DEL SOL LN	MARTINEZ MARIA DE LOURDES &
23	3839 CASA DEL SOL LN	Taxpayer at
24	3843 CASA DEL SOL LN	CHERIAN KOSHY TR &
25	3847 CASA DEL SOL LN	DELGADILLO NANCY
26	3851 CASA DEL SOL LN	MOLINA IRVIN ALEXANDER

07/14/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3855 CASA DEL SOL LN	RODRIGUEZ ELEAZAR & MARTHA
28	11501 COTILLION DR	LEATHERS DAVID BRADFORD JR
29	3844 CASA DEL SOL LN	ECHEVERRIA ABEL SAUCEDO &
30	3840 CASA DEL SOL LN	Taxpayer at
31	3836 CASA DEL SOL LN	HERNANDEZRODRIGUEZ JUANA E
32	3832 CASA DEL SOL LN	CORTES ALFONSO OLVERA & MARIA G BOCANEGRA
33	3828 CASA DEL SOL LN	COOPER KENNTH L &
34	3824 CASA DEL SOL LN	BERLIN NOAH &
35	3708 PUERTO RICO DR	DAY WELDON BEN
36	11531 COTILLION DR	CHIN KHUN EST OF &
37	11527 COTILLION DR	POMPOSOMACEDO JOSE
38	11523 COTILLION DR	ROSTRO CARLOS & ALMA
39	11519 COTILLION DR	ARREGUIN VICTOR
40	11515 COTILLION DR	LAM ANDY V
41	11509 COTILLION DR	MARTINEZ RAYMUNDO &
42	11505 COTILLION DR	PESQUEIRA KARINA
43	11540 FERGUSON RD	CORPORATION OF EPISCOPAL
44	11307 BUCHANAN DR	LEAL CHRISTINE
45	11311 BUCHANAN DR	TRACY CURTIS I & REBECCA L
46	11315 BUCHANAN DR	IGLESIAS REYNA & VICTOR FELIPE
47	11319 BUCHANAN DR	IGLESIAS VICTOR & REYNA
48	11323 BUCHANAN DR	FRASHER OLIVIA J &
49	11327 BUCHANAN DR	CUELLAR JESUS &
50	11331 BUCHANAN DR	EDWARDS BOBBY G
51	11335 BUCHANAN DR	CASTILLO ALMA YANETH
52	11309 DUMBARTON DR	FLORES HILDA A
53	11315 DUMBARTON DR	WATKINS WAYNE & JO ANN
54	11319 DUMBARTON DR	Taxpayer at
55	11325 DUMBARTON DR	AGUILAR JUAN C & MARIA C
56	11329 DUMBARTON DR	BOSLEY JONATHAN D
57	11333 DUMBARTON DR	BENITEZ GRACIA ELIANA

07/14/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	11339 DUMBARTON DR	Taxpayer at
59	11336 BUCHANAN DR	CASTLOO JILL LIFE ESTATE
60	11332 BUCHANAN DR	LE VASSEUR DAVID &
61	11328 BUCHANAN DR	GONZALES YESENIA &
62	11324 BUCHANAN DR	CASTILLO GABRIEL D JR
63	11320 BUCHANAN DR	KIRBY FRANCES C
64	11316 BUCHANAN DR	ESPARZATORRES DENISE MONSERRAT &
65	11312 BUCHANAN DR	WEAVER HARRY R
66	11308 BUCHANAN DR	MONTALVO EMERSON &
67	11323 COTILLION DR	LONG CHRISTOPHER PPTIES LLC
68	11356 GLEN CROSS DR	BEDFORD LANCE R
69	11350 GLEN CROSS DR	BLOCHER MARIE D
70	11344 GLEN CROSS DR	OREJEL ERASMO E
71	11340 GLEN CROSS DR	MCDONALD JOSHUA RYAN
72	11334 GLEN CROSS DR	WINDHAM DANIEL RAYLEE & NITA L
73	11310 DUMBARTON DR	NEWMY LESLIE K
74	11316 DUMBARTON DR	Taxpayer at
75	11320 DUMBARTON DR	VALENTINE COLTON & NAOMI
76	11326 DUMBARTON DR	Taxpayer at
77	11330 DUMBARTON DR	MCCLELLAND ERIC & NICOLE
78	11334 DUMBARTON DR	MEEHAN RUSSELL W & ANNE M
79	11357 GLEN CROSS DR	Taxpayer at
80	11351 GLEN CROSS DR	PEREZ MICHAEL
81	11345 GLEN CROSS DR	COLEMAN ANTHONY
82	11341 GLEN CROSS DR	Taxpayer at
83	11335 GLEN CROSS DR	ODIE KATHERINE E
84	11331 GLEN CROSS DR	BAUER BRANDON & KATHRYN B
85	11330 COTILLION DR	GONZALEZ MELQUIADES &
86	11443 DRUMMOND CT	HUTCHESON DONNA RUTH
87	11447 DRUMMOND CT	VALENZUELA NICOLAS
88	11451 DRUMMOND CT	RAIN CITY CAPITAL LLC

07/14/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	11483 DRUMMOND PL	OLIVARESLOPEZ RICARDO & ERICA Z
90	11454 GLEN CROSS DR	ZAVALA ALEYDA C
91	11448 GLEN CROSS DR	STOCKTON SARAH C
92	11442 GLEN CROSS DR	GONZALES ALCADIO M
93	11436 GLEN CROSS DR	NEGASH BEYAN NEGASH
94	11430 GLEN CROSS DR	Taxpayer at
95	11424 GLEN CROSS DR	TRICON SFR 2024-4 BORROWER LLC
96	11418 GLEN CROSS DR	FANT JEANNE A
97	11412 GLEN CROSS DR	KALK VIKKI
98	11406 GLEN CROSS DR	VALLEJO MARIA D
99	11406 DUMBARTON DR	FOSTER CHARLES & MARGARET
100	11412 DUMBARTON DR	LEE GARY L & THERESA
101	11418 DUMBARTON DR	WEINBERG MARIA CATHERINE
102	11424 DUMBARTON DR	HUTCHESON DONNA
103	11430 DUMBARTON DR	GARCIA NANCY
104	11436 DUMBARTON DR	RIVERA-DIAZ MOISES
105	11442 DUMBARTON DR	SMITH SANDRA
106	11448 DUMBARTON DR	AUST LAURA D &
107	11456 DUMBARTON DR	TODD PHILIP A
108	11462 DUMBARTON DR	HANNA MARK
109	11468 DUMBARTON DR	GALLAGHER JAMIE MICHAEL &
110	11459 GLEN CROSS DR	RAMIREZ ANALISA
111	11453 GLEN CROSS DR	RODRIGUEZ MANUEL &
112	11447 GLEN CROSS DR	BEHREND ELISABETH
113	11441 GLEN CROSS DR	GARCIA KEVIN A &
114	11435 GLEN CROSS DR	SOLOMON YEMANE
115	11429 GLEN CROSS DR	DIEDERICH JORDAN SCOT
116	11423 GLEN CROSS DR	SANDOVAL CIJIFREDO
117	11417 GLEN CROSS DR	Taxpayer at
118	11411 GLEN CROSS DR	MORENO EMILIO
119	11405 GLEN CROSS DR	HERNANDEZ PORFIRIO L P &

Z-25-000059

07/14/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	11459 DUMBARTON DR	IDE DEBBIE
121	11465 DUMBARTON DR	RODRIGUEZ GILBERTO
122	11471 DUMBARTON DR	BAHENA CASTULO & SENORINA
123	11511 FERGUSON RD	SHADOWBROOK REDEVELOPMENT LLC