

**FILE NUMBER:** Z223-211(LG) **DATE FILED:** February 22, 2023

**LOCATION:** South of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** Approx. 34.203 acres **CENSUS TRACT:** 48113011604

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** Liberty Bankers Life Insurance Company

**REQUEST:** An application for an amendment to Planned Development District No. 1076.

**SUMMARY:** The purpose of the request is to amend the existing conceptual plan and conditions of Planned Development District No. 1076.

**CPC RECOMMENDATION:** **Approval**, subject to a development plan and conditions.

**STAFF RECOMMENDATION:** **Approval**, subject to a development plan and conditions.

**BACKGROUND INFORMATION:**

- On December 8, 2021, City Plan Commission approved Planned Development No. 1076 for R-5(A) Single Family uses.
- The area of request is currently undeveloped.
- The purpose of the request is to amend the reference of a “Concept Plan” and the accompanying “Concept Plan Exhibit” to reference a “Development Plan” and an accompanying “Development Plan Exhibit” and conditions; and to add a second access point to Rylie Road which will replace the previously proposed access to Haymarket Road.

**Zoning History:**

There have been eight zoning cases in the area in the last five years.

1. **Z201-299:** On December 8, 2021, City Plan Commission approved Planned Development No. 1076 for R-5(A) Single Family uses on property zoned an R-7.5(A) Single Family District. [Area of request]
2. **Z201-123:** On March 4, 2021, City Plan Commission denied without prejudice, a request for a Planned Development District for R-5(A) Single Family District, on property zoned an R-7.5(A) Single Family District. [Area of request]
3. **Z189-171:** On June 12, 2019, City Council approved an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Rylie Road and Tufts Road.
4. **Z189-253:** On July 1, 2019 an automatic renewal for Specific Use Permit No. 2100 for an open-enrollment charter school was approved for an additional five-year period, on property zoned an R-7.5(A) Single Family District, located on the southeast corner of Tufts Road and Mulberry Street.
5. **Z189-318:** On May 21, 2020, City Plan Commission denied without prejudice, a request for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District. [Area of request]

6. **Z189-248:** On December 11, 2019, City Council approved an NS(A) Neighborhood Service District and Specific Use Permit No. 2351 for a motor vehicle fueling station for a five-year period with eligibility for automatic renewal for additional five-year periods, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Haymarket Road and Interstate Highway 20 [LBJ Freeway].
7. **Z189-283:** On March 25, 2020, City Council approved an R-7.5(A) Single Family District on a property zoned an A(A) Agricultural District, located on the northwest corner of Prater Road and Tempest Drive.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Haymarket Road	Community Collector Road	60 ft.
Interstate Highway 20	Highway	-
Rylie Road	Residential Collector	60 ft.
Prater Road	Local Street	-

**Traffic:**

The applicant submitted a Traffic Assessment Memo with this request that evaluates the existing traffic conditions around the request site and includes a traffic impact analysis. General design guidelines for residential subdivisions recommend multiple access points; staff recommends reconsideration of the proposed development plan to create a continuation of the subdivision on Prater. Findings of the assessment also show that the proposed design will also create a substandard offset with Tufts but determines that the request will not have a negative impact on the existing street system.

**STAFF ANALYSIS:**

**Comprehensive Plan**

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

## **LAND USE ELEMENT**

### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

## **ECONOMIC ELEMENT**

### **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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

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

## **Neighborhood Plus Plan**

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

**Goal 5.1** Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

**Goal 5.1.3** Conduct rezoning in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

## **Area Plan**

The *I-20 Freeway Corridor Land Use Study* was adopted by City Council in December 2000. The I-20 Freeway Corridor Land Use Study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The request site is located within Subdistrict No. 2. The future land use map for Subdistrict No. 2 reflects the areas west of Dowdy Ferry Road remaining agricultural with possible

commercial retail development east of Dowdy Ferry Road and I-20; and encourages single family uses throughout (preferably not along the freeway frontage in the event future service roads are constructed at such time land use should be reassessed); and recommends NS(A) Neighborhood Service District zoning in areas adjacent to residential uses to encourage neighborhood serving commercial/retail services and professional offices principally servicing and compatible in scale and intensity to existing land use.

### **Land Use:**

	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
<b>Site</b>	Planned Development No. 1076	Undeveloped
<b>North</b>	R-7.5(A) with SUP No. 1339	Public or private school
<b>Northeast</b>	R-7.5(A) with SUP No. 2100	Public or private school
<b>East</b>	R-7.5(A) and Planned Development No. 648	Public school, single family
<b>Southeast</b>	NS(A) with SUP No. 2351 and CS	Undeveloped
<b>South</b>	R-7.5(A) and A(A)	Undeveloped
<b>West</b>	R-7.5(A)	Single family

### **Land Use Compatibility:**

The area of request is currently undeveloped land is zoned Planned Development No. 1076 for R-5(A) Single family uses. The entry ramp on I-20 is bordering the site to the south. The site has no access from I-20 entry ramp. The site has frontages on Haymarket Road, Rylie Road and Prater Street.

The request site is generally surrounded by single family homes and public and private schools. The further surroundings include church, a mobile home park, and undeveloped land. The overall composition of the surrounding area consists of established residential neighborhoods in large parcels of land, new single-family subdivisions and mobile home park with denser lot pattern.

The purpose of the request is to amend the existing conceptual plan and conditions of Planned Development District No. 1076. The applicant is requesting to amend the reference of a "Concept Plan" and the accompanying "Concept Plan Exhibit" to reference a "Development Plan" and an accompanying "Development Plan Exhibit." The applicant is requesting to remove the reference "five" from the condition under Sec. 51P-

1076.109.(e) Lot Size and revise it to “For the lots with front yards along Prater Road, minimum lot size is 7,500 square feet,” since the development plan shows seven front yards in lieu of five along Prater Road. The applicant is also requesting to remove “For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district” from Sec. 51P-1076.106.(b) Development Plan. The applicant is requesting to remove the previous access to Haymarket Road and replace it with a second access point to Rylie Road since they have run into engineering issues with the original proposed access along Haymarket Road.

The amendment request will not alter the minimum lot size; however, the proposed number of residential lots is changing from 165 to 161 lots. Staff supports the applicant's request to amend the conditions of Planned Development District No. 1076 since proposed single family uses will remain.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Open Space:**

Staff recommends amending the open space provision to exclude groundwater recharge and detention area to coincide with the development code. A detention area is considered a dedicated area and not an open space. Section 51A-8.201(17) of the Code defines detention area to mean an area which temporarily stores stormwater runoff and discharges that runoff at a reduced rate. Section 51A-2.102(101) of the Code defines open space to mean an area that is unobstructed to the sky and contains no structures except for ordinary projections of cornices and eaves.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for R-5(A) and R-7.5(A) Districts require one space per dwelling unit. The applicant would be required to comply with standard ratios at permitting.

**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). Only a small portion of the area of request is currently within the “F” MVA cluster. Adjacent properties to the west, north, east and south are within an “F” MVA cluster.

## **List of Officers**

### **Liberty Bankers Life Insurance Company**

Bradford A. Philips, Chief Executive Officer, President

V. Van Vaughan, Executive Vice President, Chief Accounting Officer, Treasure

Eric Johansson, Executive Vice President, Chief Operating Officer

David D. Vrla, Executive Vice President, Chief Actuary

Robby Abraham, Executive Vice President, chief Investment Officer

Steven A. Wilson, Executive Vice President

Tamara Burden, Senior Vice President, Chief Risk Officer

Janet J. Gustafson, Senior Vice President, Secretary

Ami Jones, Senior vice President

Thomaas E. Hayden, Vice President



**CPC Action**  
**October 5, 2023**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 1076, subject to a development plan and staff's recommended conditions, as briefed; with the following changes: 1) **SEC. 51P-1076.114. OPEN SPACE.** (a) remove "groundwater recharge or detention area" and add "retention pond as defined in the drainage design manual"; and 2) **SEC. 51P-1076.114. OPEN SPACE.** (c) remove "be primarily used as a ground-water recharge or detention area" and add "retention pond as defined in the drainage design manual", on south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.

Maker: Blair  
Second: Hampton  
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Carpenter,  
Wheeler-Reagan, Blair, Jung, Housewright,  
Treadway, Hall, Kingston, Rubin

Against: 0  
Absent: 3 - Anderson, Shidid, Haqq  
Vacancy: 0

<b>Notices:</b>	Area: 500	Mailed: 145
<b>Replies:</b>	For: 0	Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

## **Proposed Amendments to PD 1076**

### **SEC. 51P-1076.101. LEGISLATIVE HISTORY.**

PD 1076 was established by Ordinance No. 32084, passed by the Dallas City Council on December 8, 2021.

### **SEC. 51P-1076.102. PROPERTY LOCATION AND SIZE.**

PD 1076 is established on property located along the north line of Lyndon B. Johnson Freeway, east of Prater Road. The size of PD 1076 is approximately 34.21 acres.

### **SEC. 51P-1076.103. 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-1076.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 1076A: ~~conceptual plan~~ development plan.

### **SEC. 51P-1076.105. ~~CONCEPTUAL PLAN~~ Development Plan.**

Development and use of the Property must comply with the ~~conceptual plan~~ development plan (Exhibit 1076A). If there is a conflict between the text of this article and the ~~conceptual plan~~ development plan, the text of this article controls.

### **SEC. 51P-1076.106. Reserved ~~DEVELOPMENT PLAN~~.**

~~(a) For single family uses and related accessory uses, a preliminary plat may serve as the development plan. If there is a conflict between the text of this article and the preliminary plat, the text of~~

~~this article controls.~~

~~(b) — For all other uses, 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-1076.107. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to DIR in this district; etc.

#### **SEC. 51P-1076.108. 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.

(b) The following accessory use is permitted by right:

-- Accessory community center (private).

#### **SEC. 51P-1076.109. 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) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard. Minimum front yard is 20 feet. For corner lots with two street frontages of unequal distance, the shorter frontage is governed by this subsection, and the longer frontage is governed by the side yard regulations.

(c) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is seven feet.

(d) Lot coverage. Maximum lot coverage is 60 percent for residential uses. Maximum lot coverage is 40 percent for non-residential uses. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(e) Lot size. Except for lots with front yards along Prater Road, minimum lot size is 5,000 square feet. For the ~~five~~ lots with front yards along Prater Road, minimum lot size is 7,500 square feet.

**SEC. 51P-1076.110. 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-1076.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-1076.112. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-1076.113. SIGNS.**

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

**SEC. 51P-1076.114. OPEN SPACE.**

(a) A minimum of three acres of open space must be provided for active or passive recreation, playground activity, plaza, ~~groundwater recharge or detention area~~ retention pond as defined in the Drainage Design Manual, or landscaping.

(b) 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.

(c) Open space may contain primarily grass, vegetation, or open water; ~~be primarily used as a~~

~~ground-water recharge or detention area~~ retention pond as defined in the Drainage Design Manual; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

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

(e) 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.

(f) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(g) Open spaces 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-1076.115. ADDITIONAL PROVISIONS.**

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

(b) Compliance. 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.

(c) Sidewalks. Minimum sidewalk width of five feet is required.

(d) Private driveway access. In accordance with Section 51A-8.503(b), up to four lots may share a private driveway access easement. Front yard setbacks are measured from the private driveway access easement.

#### **SEC. 51P-1076.116. 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."

# **EXISTING CONCEPTUAL PLAN** (Proposed to be Replaced by Development Plan)

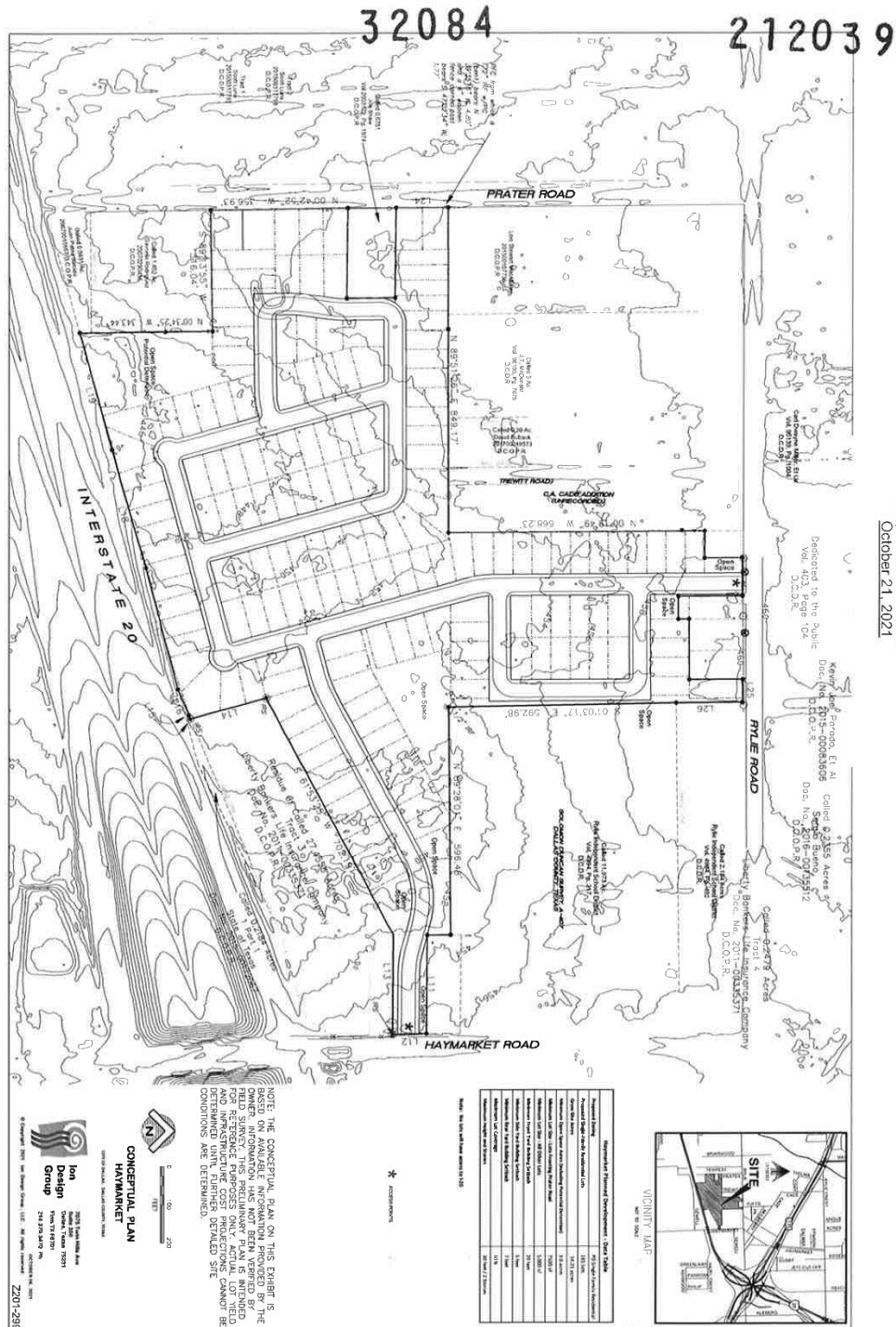
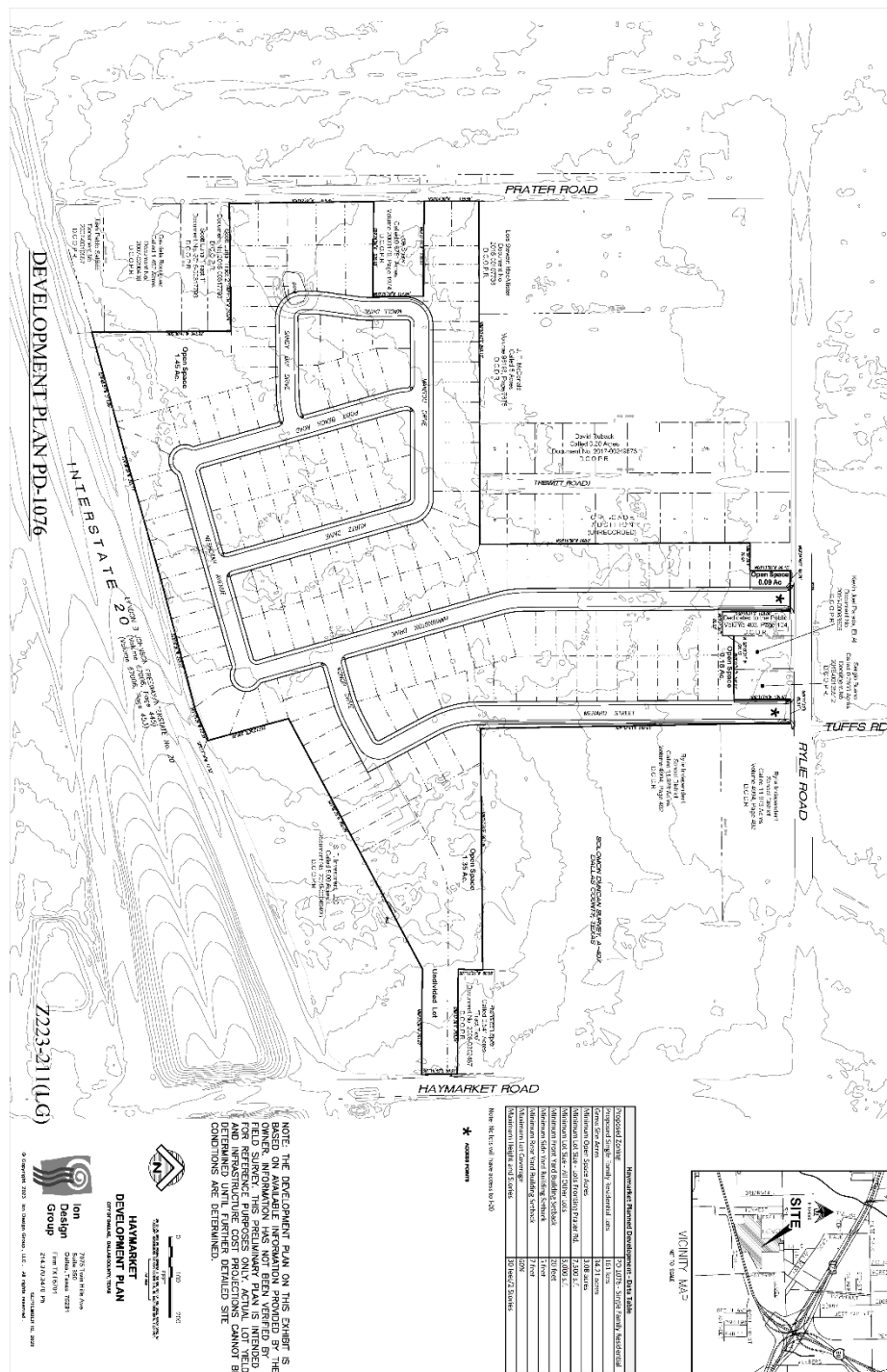
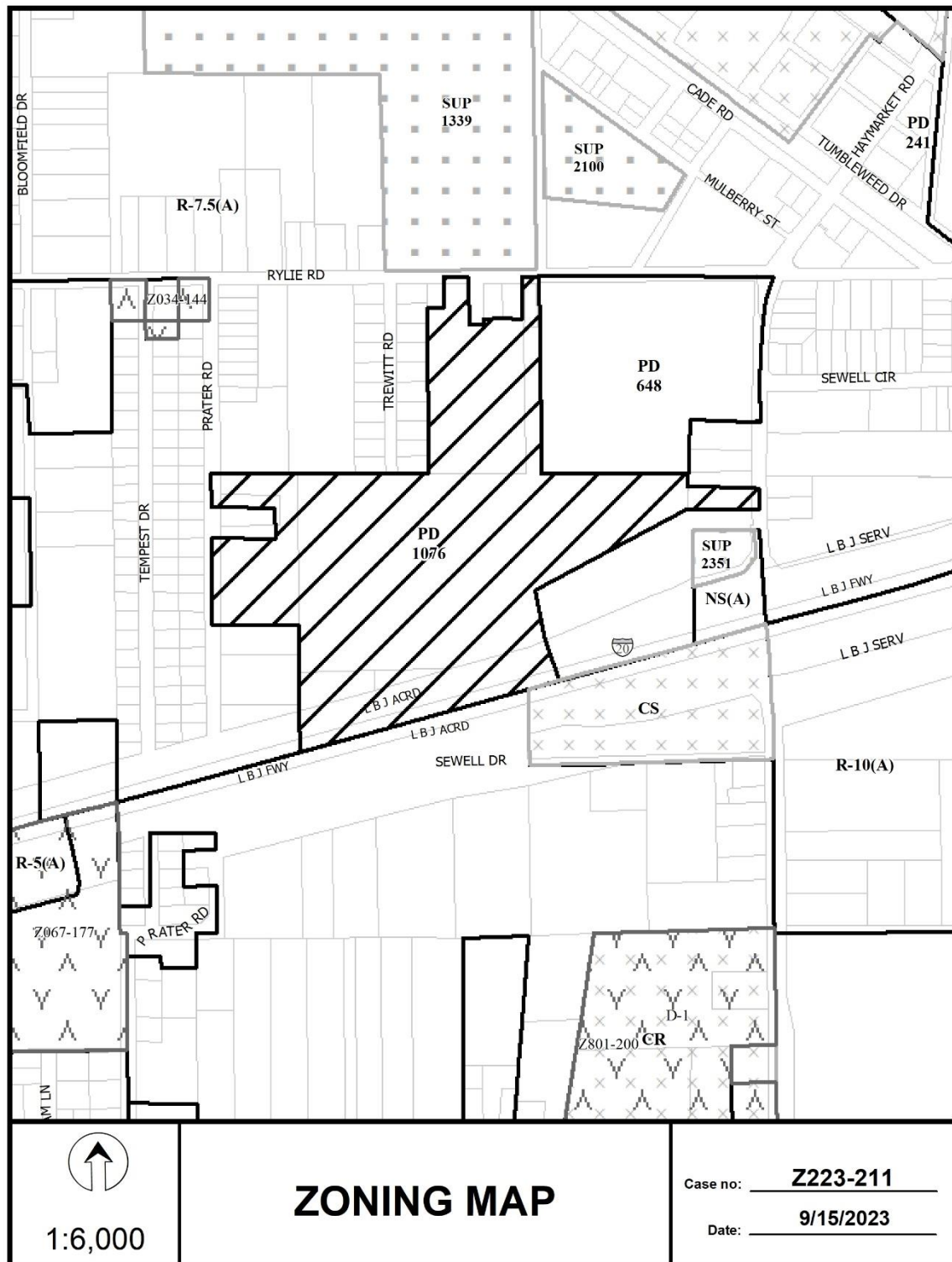


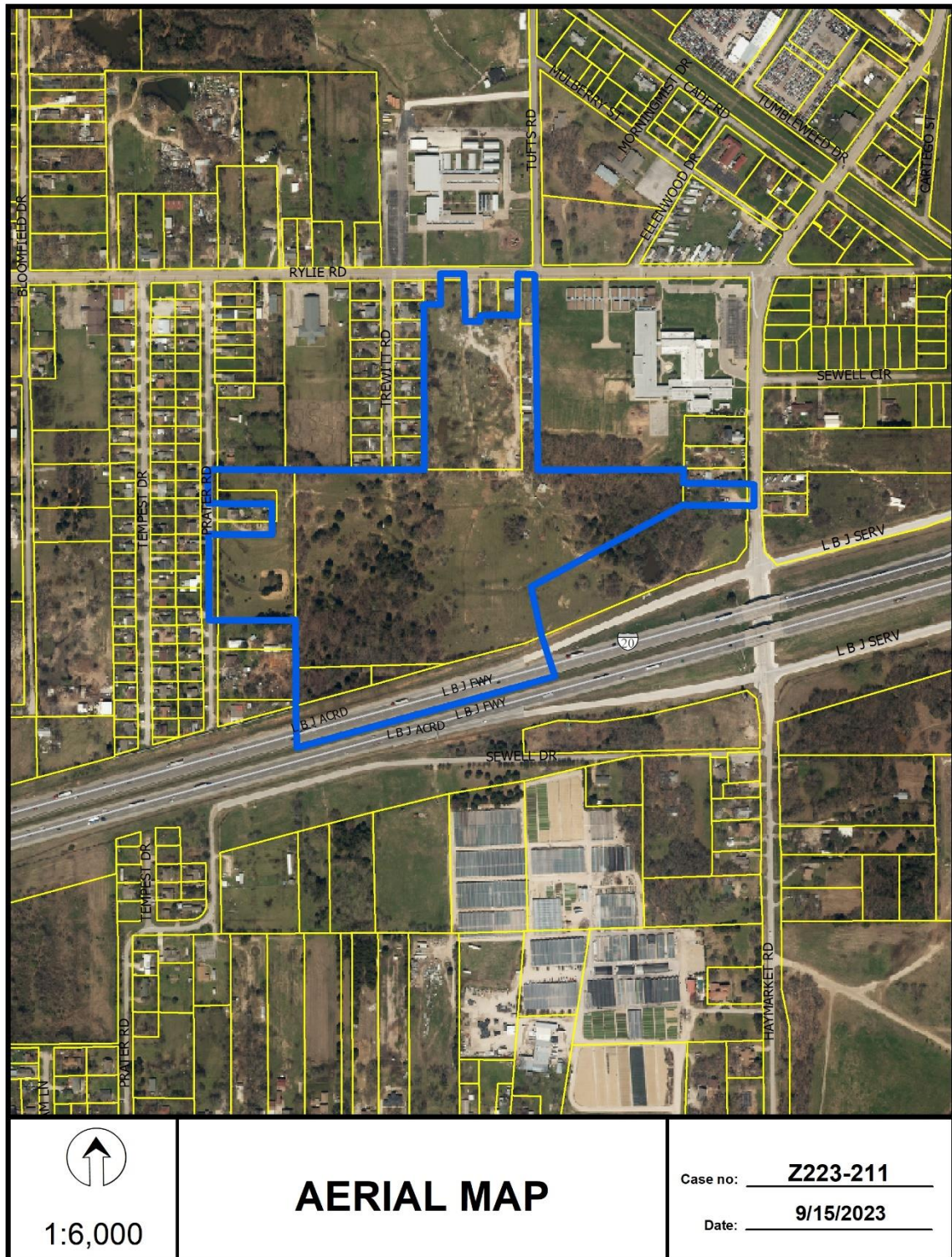
Exhibit 1076A: Conceptual Plan  
Approved  
City Plan Commission  
October 21, 2021

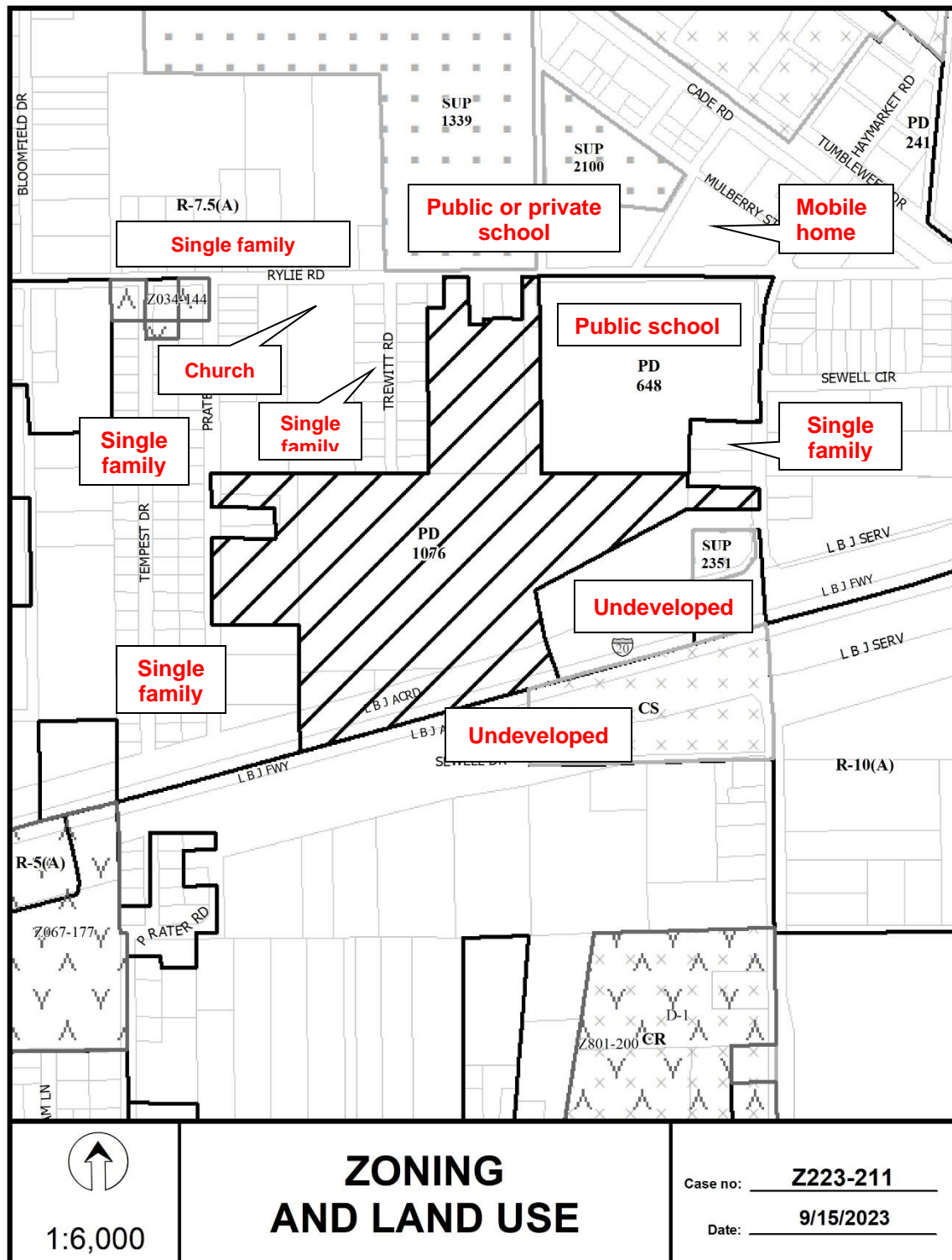
## PROPOSED DEVELOPMENT PLAN



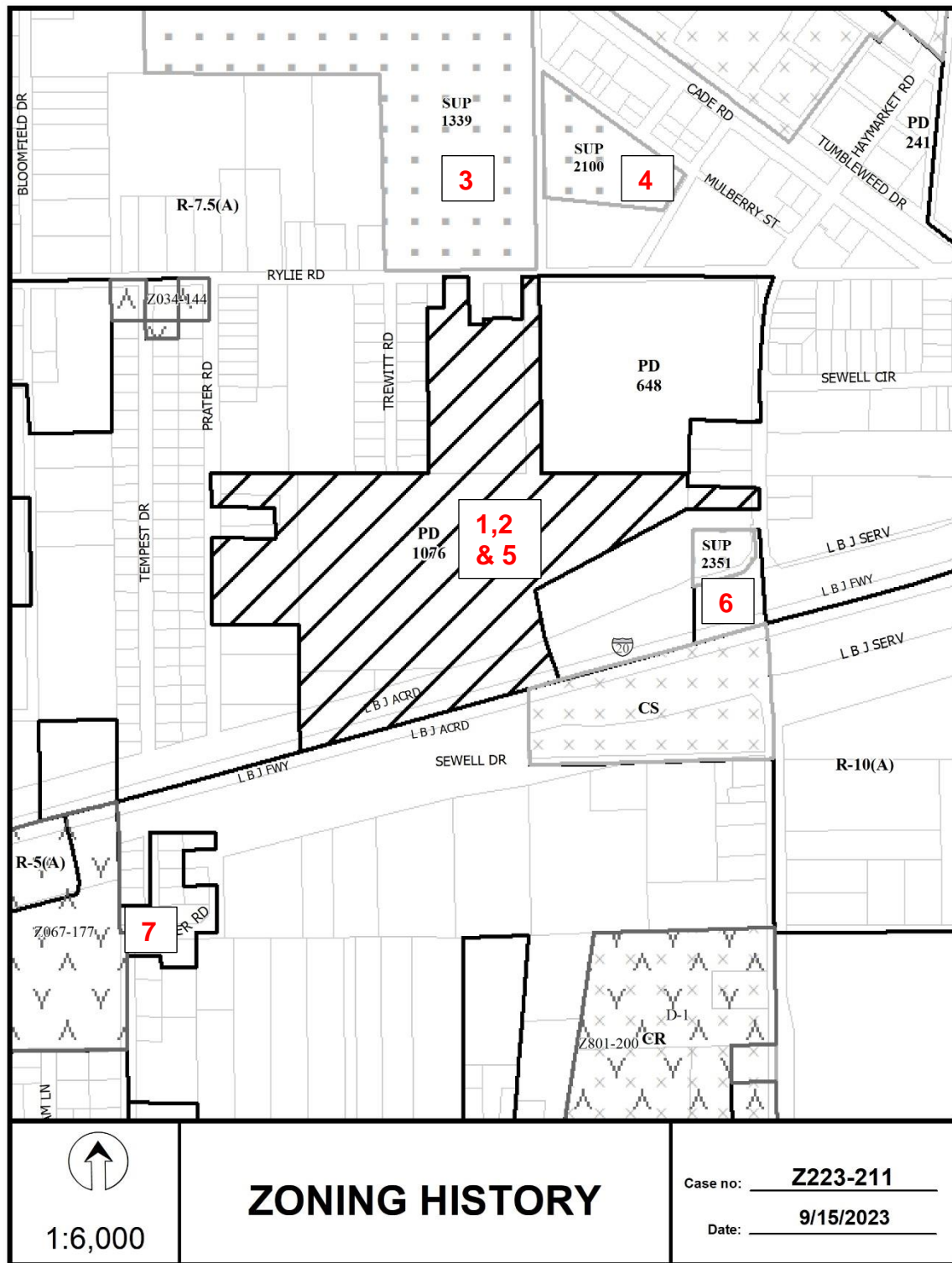


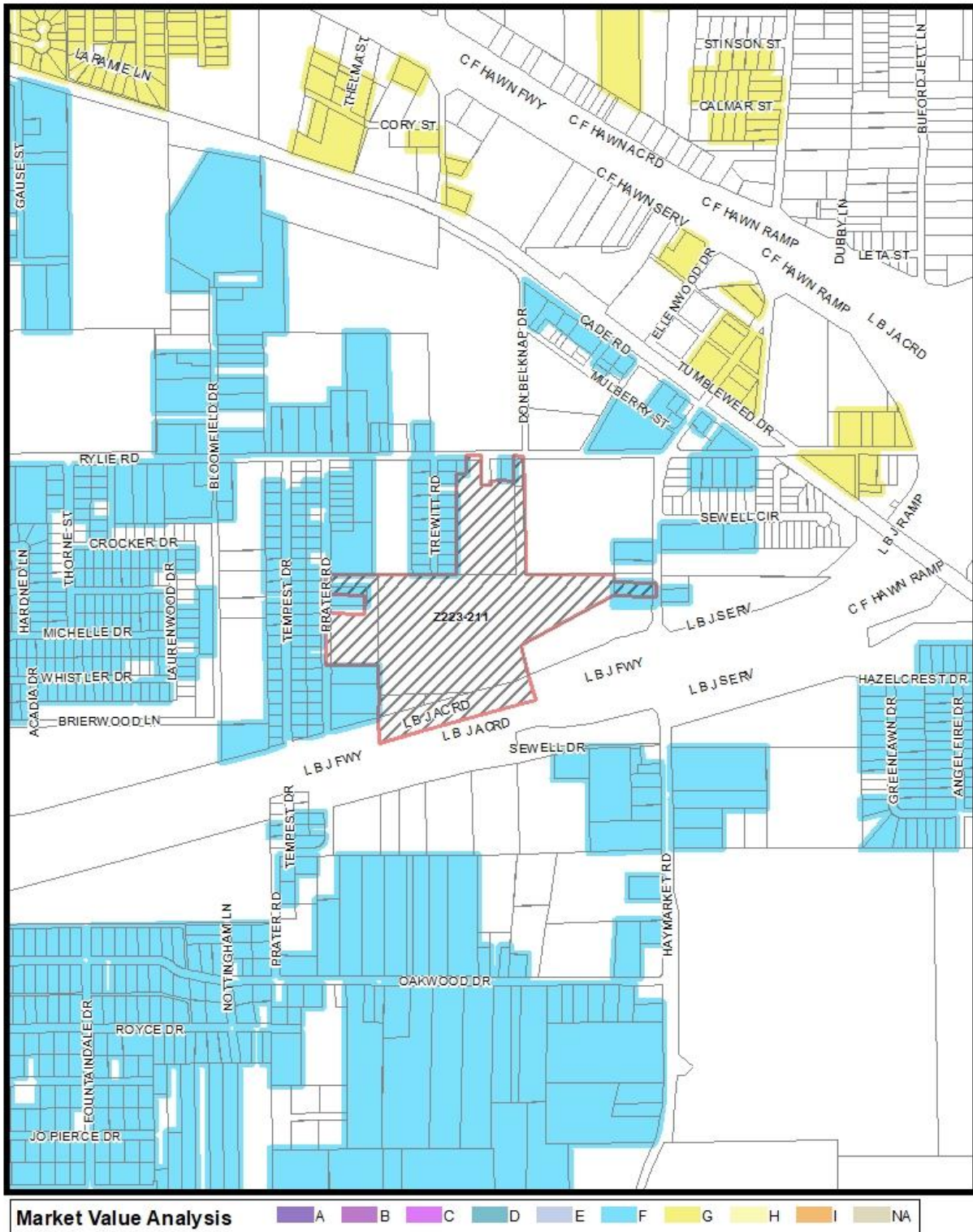








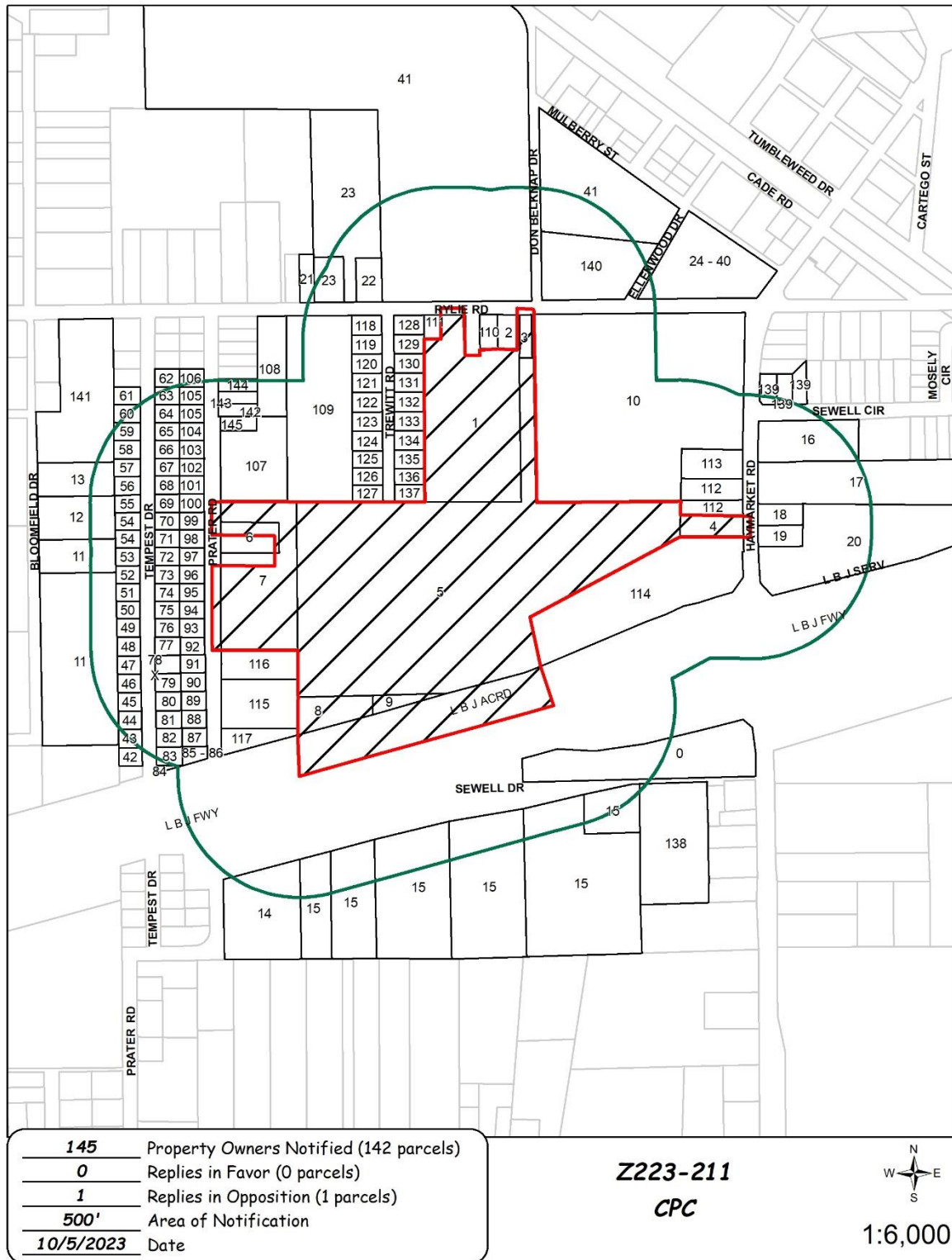




1:9,600

## Market Value Analysis

Printed Date: 9/15/2023



10/04/2023

***Reply List of Property Owners******Z223-211******145 Property Owners Notified      0 Property Owners in Favor    1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	10328 RYLIE RD	Taxpayer at
	2	10334 RYLIE RD	BUENO REYNALDO &
	3	10340 RYLIE RD	Taxpayer at
	4	1451 HAYMARKET RD	LIBERTY BANKERS LIFE INSURANCE CO
	5	1523 HAYMARKET RD	Taxpayer at
	6	1412 PRATER RD	RODRIGUEZ JOSE
	7	1420 PRATER RD	Taxpayer at
	8	1479 PRATER RD	Taxpayer at
	9	26979 LBJ FWY	Taxpayer at
	10	10400 RYLIE RD	Dallas ISD
	11	1416 BLOOMFIELD DR	MUNOZ RACHEL NICOLE
	12	1400 BLOOMFIELD DR	LOMELI ALFREDO &
	13	1400 BLOOMFIELD DR	ZUNIGA RAMIRO &
	14	1538 PRATER RD	WHITE KENNETH RAY
	15	10230 SEWELL RD	RUIBAL FARMS LP
	16	10510 SEWELL CIR	BUENO NORBERTO & MARIA
	17	1430 HAYMARKET RD	Taxpayer at
	18	1450 HAYMARKET RD	MARTINEZ MARIA D C &
	19	1454 HAYMARKET RD	BERLANGA MARIA L
	20	1508 HAYMARKET RD	MILLARD MATTHEW
	21	10239 RYLIE RD	MALDONADO BLAS &
	22	10249 RYLIE RD	CHAIRES SANDRA OLIVIA REY
	23	10245 RYLIE RD	A+ CHARTER SCHOOLS
	24	1221 HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
	25	10850 MULBERRY ST	LARA MARTHA
	26	10850 MULBERRY ST	GARCIA VIRGINIA

10/04/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	10850 MULBERRY ST	RAMIREZ MARIA D SALAZAR
	28	10850 MULBERRY ST	PIEDRA FERNANDO
	29	10850 MULBERRY ST	SOTO LITZY B
	30	10850 MULBERRY ST	DIMENSIONS INVESTMENT GROUP
	31	10850 MULBERRY ST	HERNANDEZ IVAN PABLO
	32	10850 MULBERRY ST	MURILLO LETICIA
	33	10850 MULBERRY ST	DIMENSIONS INVESTMENT GROUP
	34	10850 MULBERRY ST	LORENA VILLA
	35	10850 MULBERRY ST	MARTINEZ CRYSTAL
	36	10850 MULBERRY ST	CABALLERO DANIEL
	37	10850 MULBERRY ST	LOLLAR JESSEY
	38	10850 MULBERRY ST T	REJO JOSE
	39	10850 MULBERRY ST	NAJERA JAIME
	40	10850 MULBERRY ST	CALZADA LIZETH
	41	1000 ELLENWOOD DR	A+ CHARTER SCHOOLS INC
	42	1451 TEMPEST DR	NAJERA VICTOR HUGO VAZQUEZ &
	43	1449 TEMPEST DR	HERNANDEZ CARMEN
	44	1445 TEMPEST DR	NAVARRETE FLORENTINO
	45	1443 TEMPEST DR	DELABRA GERARDO & KARINA
	46	1441 TEMPEST DR	LAWSON JAMES L
	47	1437 TEMPEST DR	TORRES FABIAN & MARY L
	48	1435 TEMPEST DR	GARCIA ROBERTO MARES
	49	1433 TEMPEST DR	HERNANDEZ ENRIQUE &
	50	1429 TEMPEST DR	TOMLIN THOMAS R
	51	1427 TEMPEST DR	GUZMAN GUSTAVO
	52	1425 TEMPEST DR	GOMEZ CRISTOBAL A &
	53	1421 TEMPEST DR	HERNANDEZ ISAIAS &
	54	1419 TEMPEST DR	RAMIREZ BIBIANA &
	55	1413 TEMPEST DR	Taxpayer at
	56	1409 TEMPEST DR	ZUNIGA MARIA ALEJANDRA &
	57	1405 TEMPEST DR	IBARRA RICARDO JR &

10/04/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1401 TEMPEST DR	FIGUEROA JOSE
	59	1325 TEMPEST DR	BROWN SOPHIA ET AL
	60	1319 TEMPEST DR	BUENO SERGIO
	61	1317 TEMPEST DR	BUENO SERGIO
	62	1314 TEMPEST DR	TOVAR ANA LAURA
	63	1318 TEMPEST DR	MORENO MARIA EUGENIA L &
	64	1322 TEMPEST DR	ALLEN VERNON & CARRIE
	65	1326 TEMPEST DR	ALLEN ANGELA KAY
	66	1402 TEMPEST DR	PALACIOS MARIA
	67	1406 TEMPEST DR	PALACIOS PATRICIA
	68	1410 TEMPEST DR	GOMEZ JIMMY
	69	1414 TEMPEST DR	GARCIA LUIS ALBERTO
	70	1418 TEMPEST DR	Taxpayer at
	71	1420 TEMPEST DR	ANGELESMANCILLA BERNARDO &
	72	1422 TEMPEST DR	GUZMAN ENRIQUE G & JUANITA
	73	1426 TEMPEST DR	BAKER DOROTHY
	74	1428 TEMPEST DR	DUARTE RAMIRO &
	75	1430 TEMPEST DR	ROGERSGONZALEZ NICOMEDES M
	76	1434 TEMPEST DR	MORALES STEPHANIE M & IVAN C
	77	1436 TEMPEST DR	VASQUEZ JOAQUIN DE JESUS
X	78	1438 TEMPEST DR	MONTGOMERY PATRICK L &
	79	1442 TEMPEST DR	HACKNEY RICHARD E
	80	1444 TEMPEST DR	GUZMAN ANTONIO &
	81	1446 TEMPEST DR	RAMIREZ JUVENTINO & JUANA
	82	1450 TEMPEST DR	MONROY FELIPE &
	83	1452 TEMPEST DR	RODRIQUEZ GLORIA H
	84	1454 TEMPEST DR	JETT MARION B &
	85	1451 PRATER RD	LEYVA RUBEN & CARMEN
	86	1451 PRATER RD	HENLEY DANIEL W
	87	1449 PRATER RD	LEYVA RUBEN & MARIA
	88	1445 PRATER RD	MURILLO ANTONIO



10/04/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1443 PRATER RD	NAJERA ARLENE MICHELLE
	90	1441 PRATER RD	RIVERA ANGEL
	91	1437 PRATER RD	CHAVEZ DANIELA
	92	1435 PRATER RD	PEREZ RODOLFO BANCHI &
	93	1433 PRATER RD	THOMAS JIMMIE L
	94	1429 PRATER RD	LIMON FERNANDO & ANA ESPARZA
	95	1427 PRATER RD	RAMIREZ ERIK AUGUSTINE
	96	1425 PRATER RD	ANDRADE JOSE & ROSA
	97	1421 PRATER RD	ANDRADE JOSE & ROSA M
	98	1419 PRATER RD	GALVAN LAURENCIO
	99	1417 PRATER RD	GARDNER SHIRLEY JEAN
	100	1413 PRATER RD	DIAZ SILVERIO & DIAMANTIN
	101	1409 PRATER RD	DIAZ SILVERIO G
	102	1405 PRATER RD	ANDRADE RICHARD
	103	1401 PRATER RD	CHAVEZ GUILLERMINA GARCIA &
	104	1325 PRATER RD	FUENTES ERNESTO & ABELINA
	105	900009 PRATER RD	CHAVEZ GUILLERMINA GARCIA
	106	1313 PRATER RD	ESPINOZA MIKE
	107	1408 PRATER RD	MACALLISTER LOIS
	108	10232 RYLIE RD	RODRIGUEZ JOSE
	109	10240 RYLIE RD	RYLIE CHURCH OF CHRIST
	110	10330 RYLIE RD	PARADA KEVIN JOEL &
	111	10314 RYLIE RD	RUBEN ACQUISITIONS &
	112	1437 HAYMARKET RD	LOPEZ FRANSISCO &
	113	1431 HAYMARKET RD	ALBARRAN MARICELA
	114	1523 HAYMARKET RD	SF INVESTMENT LLC
	115	1444 PRATER RD	RODRIGUEZ GABRIELA
	116	1438 PRATER RD	HERNANDEZ MANUELA
	117	1450 PRATER RD	SALCIDO JUAN PABLO
	118	1301 TREWITT RD	Taxpayer at
	119	1305 TREWITT RD	ER GENESIS INVESTMENTS LLC

10/04/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1309 TREWITT RD	GOMEZ GABRIEL & MAURA
	121	1315 TREWITT RD	OGAZ FRANCISCO J & THELMA
	122	1319 TREWITT RD	PULIDO JAVIER & MARIA
	123	1323 TREWITT RD	Taxpayer at
	124	1327 TREWITT RD	CORNELIUS WANDA
	125	1331 TREWITT RD	AMARO JOSE TORRES
	126	1335 TREWITT RD	HERNANDEZ AURELIO
	127	1339 TREWITT RD	RUBACK DAVID
	128	1300 TREWITT RD	MORA JOSE ALFREDO TIRADO &
	129	1304 TREWITT RD	DE LEON JUAN &
	130	1308 TREWITT RD	CASTELLANOS ASHLEY
	131	1312 TREWITT RD	CARRALES RAMIRO
	132	1318 TREWITT RD	DELEON E JAIME
	133	1322 TREWITT RD	MARTINEZ MARIA ISABEL &
	134	1326 TREWITT RD	SOLIS JUAN
	135	1330 TREWITT RD	MURILLO LETICIA
	136	1334 TREWITT RD	ROSALES JOSE A
	137	1338 TREWITT RD	TORRES JOSE &
	138	10440 SEWELL RD	LEMONS JAMES D
	139	10503 SEWELL CIR	LENNAR HOMES OF TEXAS
	140	10410 RYLIE RD	RILEY CEMETERY ASSOC
	141	10110 RYLIE RD	NEW HAVEN BAPTIST CHURCH
	142	1330 PRATER RD	Taxpayer at
	143	1326 PRATER RD	KORAS CONSTRUCTION &
	144	1322 PRATER RD	EDWARDS LAVONDA K
	145	1336 PRATER RD	ESPINOZA BERNARDO