

FILE NUMBER: Z223-301(LG) **DATE FILED:** July 11, 2023
LOCATION: West side of Ingersoll Street, west side of Iroquois Drive, and north of Nomas Street
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 44.6 acres **CENSUS TRACT:** 48113010601

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: Jamp Westfork, LLC

REQUEST: An application for a Planned Development District for specific residential and nonresidential uses on property zoned an MH(A) Manufactured Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District with consideration for an R-5(A) District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, lot size, floor area ratio, lot coverage, and stories to allow a single family development.

STAFF RECOMMENDATION: Approval of an R-5(A) District, in lieu of a Planned Development District.

PRIOR CPC ACTION: On July 11, 2024, the City Plan Commission held this item under advisement to August 8, 2024. On June 20, 2024, the City Plan Commission held this item under advisement to July 11, 2024.

BACKGROUND INFORMATION:

- The area of request consists of 44.6 acres of undeveloped land.
- On October 1, 2020, the City Plan Commission recommended denial without prejudice of an application for a CH Clustered Housing District for this site.
- The applicant proposes to develop the site with a single family development; however, deviating from the yard, lot, and space regulations. Therefore, the applicant is requesting a Planned Development District.
- On June 20, 2024, the City Plan Commission held this item under advisement to July 11, 2024.
- On July 11, 2024, the City Plan Commission held this item under advisement to August 8, 2024. No changes have been made to the request since the last hearing.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z190-273:** On October 1, 2020, the City Plan Commission recommended denial without prejudice of an application for a CH Clustered Housing District on property zoned an MH(A) Mobile Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District west of Ingersoll Street, on the west side of Iroquois Drive, and north of Nomas Street. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ingersoll Street	Local Street	--
Iroquois Street	Local Street	--
Clymer Street	Local Street	--

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding

roadway system. The Transportation Development Services division staff of Development Services completed a review of a traffic impact analysis dated June 27, 2023 for the proposed Westfork 44 residential development. Findings of the analysis show that the proposed development can be successfully incorporated into the surrounding local roadway network without adverse impact to nearby intersections. The study will be revised at permitting to include the roughly proportional impact at nearby intersections and roads following the development of a nearby proposed cold storage facility. Proposed design must include alleys to accommodate adequate space for utilities and reduce driveway density.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan marked with an asterisk (*). The request does **not** comply with the goals and policies marked with a dagger (†):

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.*

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

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

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

Although the request complies with several goals and policies of the Comprehensive Plan, staff believes the number of dwelling units proposed is too dense for the area, especially when the site is in a flood plain.

Area Plans

Trinity River Corridor Comprehensive Land Use Plan was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the West Dallas District which calls for the area to be used as Residential Traditional (single family homes) and protects the area along the Trinity River as floodway.

The applicant's land use request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

West Dallas Comprehensive Land Use Study was adopted by City Council in 1999. The study identifies and inventories all existing land uses and zoning and distinguishes key issues that are most likely to influence the positive redevelopment and stability of the area. The West Dallas community contains approximately 6,500 acres with a mixture of land uses ranging from residential to industrial. The area is primarily zoned single-family or low-density multifamily north of Singleton Boulevard.

The request is located within Subarea 2: Ledbetter/Chalk Hill, which is predominantly single family. An analysis of the area indicated the land uses in the area were in

conformance with the zoning district regulations, hence no change in zoning was recommended. However, the study indicates that future land use for three former landfills comprising 75 acres of undeveloped land within this subarea should be given to non-residential uses.

The applicant’s land use to the north of the request is consistent with the goals of the *West Dallas Comprehensive Land Use Study*. However, a portion of the request to the south is not consistent since the future land use recommendation is light industrial.

Land Use:

	Zoning	Land Use
Site	MH(A), A(A), LI, and R-5(A)	Undeveloped
North	R-5(A) and A(A)	Undeveloped, Trinity River
East	R-5(A)	Single family
South	R-5(A) and LI	Single family, church, public or private school, undeveloped
West	A(A)	Undeveloped, commercial stable

Land Use Compatibility:

The area of request is currently undeveloped. The area of request is predominantly surrounded by single family uses and undeveloped land. Other uses in the area include a church to the east, an elementary school to the southeast, and a commercial stable to the west.

The applicant proposes to develop the site with approximately 326 single family homes by requesting a Planned Development District for single family residential uses. Although many of the conditions of a standard R-5(A) District will be retained, the applicant proposes deviations to the setbacks, lot size, and lot coverage standards. As shown on the applicant’s proposed conceptual plan, they propose to divide the area of request into Subarea A, Subarea B, and Subarea C.

The minimum front yard required in a standard R-5(A) District is 20 feet. The applicant proposes a minimum 20-foot front yard setback for Subarea A and B, and no minimum front yard setback for Subarea C. The side and rear yards for Subarea A and B would default to the R-5(A) District standard of five feet. The applicant is proposing no minimum side and rear yard setback requirement and requesting that the provisions for contiguous block face setback do not apply to Subarea C.

In standard R-5(A) District the minimum lot size for residential use is 5,000 square feet. The applicant is proposing a minimum lot size of 4,000 square feet for Subarea A and B and a minimum lot size of 2,000 square feet for Subarea C. The lot coverage requirement in a standard R-5(A) District is 45% for residential uses. The applicant is proposing 60% lot coverage for residential uses for all three subareas.

Staff supports the applicant’s requested land use and believe this use is compatible with the surrounding area. However, staff recommends a standard R-5(A) District, in lieu of the applicant’s request for a PD for single family uses.

Staff believes the applicant’s proposed deviations to setbacks, lot size, and lot coverage are not substantial enough to warrant the creation of a new PD when the codified development standards of a residential district would still allow development on the site. Staff recommendation would follow the pattern of existing R-5(A) district north, east, and south of the area of request, and it would create a gradual decrease in density towards the less dense residential areas to the west and southwest zoned an A(A) or LI district.

Development Standards

Following are the development standards for the current LI, MH(A), A(A), and R-5(A) District, and the proposed changes within the new Planned Development District.

District	Setback		Density	Height	Lot Cvrg.
	Front	Side/Rear			
Existing: LI	15'	30' adj. to res. Other: No min.	0.5 FAR Retail & Personal Service Uses 0.75 FAR Lodging, Office, and Retail & Personal Service Uses 1.0 FAR Overall	70'	80%
Existing: MH(A)	20'	10'	1,500 sq. ft. - Transient Stand 4,000 sq. ft. - Subdivision Lot	24'	20% Res. 25% Nonres.
Existing: A(A)	50'	20' Side 50' Rear for single family Rear Other: 10'	Min. Lot: 3 Acres	24'	10% Res. 25% Nonres
Existing: R-5(A)	20'	5' single family Other: 10'	Min. Lot: 5,000 sq. ft.	30'	45% Res. 25% Nonres

Proposed: PD Subarea A & B	20'	5' single family Other: 10'	Min. Lot: 4,000 sq. ft.	36'	60% Res. 25% Nonres.
Proposed: PD Subarea C	No min.	No min. for single family ¹	Min. Lot: 2,000 sq. ft.	36'	60% Res. ² 25% Nonres.

¹The applicant is requesting that the provisions for contiguous block face setback do not apply to this subarea.

²The applicant is requesting that surface parking lots are not included in lot coverage calculation.

Design Standards

Staff has included recommended design standard conditions for the commission to consider if the commission moves to recommend approval of the request. Staff recommends conditions for sidewalks and pedestrian lighting to improve the pedestrian realm along all streets. Staff also recommends requiring alleys for single family lots that width size is 27 feet or less to eliminate driveways and enhance the pedestrian realm.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family is one space in R-7.5(A), R-5(A), and TH districts; two spaces in all other districts. The applicant will be required to comply with standard parking 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

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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 “H” MVA area.

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List of Officers

Jamp Westfork, LLC

Brady Giddens, Member

PROPOSED 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 5500 Wilson. The size of PD ____ is approximately 44 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:

(1) 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.

Staff's Recommendation [For CPC to consider if CPC moves to recommend approval]

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

Applicant's Request:

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

1. For residential uses, a preliminary plat shall satisfy the requirements of a development plan.
2. A final plat for residential uses may make minor deviations from the lot and secondary street configuration shown on a preliminary plat provided that the final plat does not increase the number of lots or provide additional access points.

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

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - None permitted

(3) Industrial uses.

-- None permitted.

(4) Institutional and community service uses.

-- Church.

-- Community service center. [SUP]

(5) Lodging uses.

-- None permitted.

(6) Miscellaneous uses.

official.] -- Carnival or circus (temporary). *[By special authorization of the building*

-- Temporary construction or sales office.

(7) Office uses.

-- None permitted

(8) Recreation uses.

-- Country club with private membership.

-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(9) Residential uses.

- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Single family.

(10) Retail and personal service uses.

- None permitted

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Utility or government installation other than listed. [SUP]

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.

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(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) Subareas A and B.

(1) Front Yard.

Minimum front yard is 20 feet.

(2) Side and rear yard.

Except as provided in this subsection, minimum side and rear yard is 10 feet . Minimum side and rear yard 5 feet for single family structures.

(3) Density

No maximum density.

(4) Floor Area

No floor area maximum.

(5) Height

Maximum structure height is 36 feet.

(6) Lot Coverage

a. Maximum lot coverage for residential structures is 60 percent.

b. Maximum lot coverage for non-residential structures is 25 percent.

c. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot Size

Minimum lot size is be 4,000 square feet.

(8) Stories

No maximum number of stories.

(b) Subarea C.

(1) Front yard.

No minimum front yard is required.

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(2) Side and rear yard

- a. For single family structures, no minimum setback is required.
- b. The provisions for contiguous block face setback provisions shall not apply to this subarea.

(3) Density.

- a. No maximum density.

(4) Floor area.

- a. No maximum floor area.

(5) Height.

- a. Maximum structure height is 36 feet.

(6) Lot coverage.

- a. Maximum lot coverage for residential structures is 60 percent.
- b. Maximum lot coverage for non-residential structures is 25 percent.
- c. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

- a. Minimum lot size is be 2,000 square feet.

(8) Stories.

- a. No maximum number of stories.

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

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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) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) Tree mitigation is not be required for category three trees.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC.51P__ .113. DESIGN STANDARDS.

Staff's Recommendation [For CPC to consider if CPC moves to recommend approval]

- (a) Applicability. The following design standards apply to new construction.
- (b) Sidewalks.
 - (1) Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along all street frontages.
 - (2) Internal sidewalks are required along new public streets to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.
- (c) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.
- (d) Alleys. Alleys are required for single family lots with widths of 27 feet or less.

Applicant's Request:

~~(a) — Applicability. The following design standards apply to new construction.~~

~~— (b) — Sidewalks.~~

~~(1) Minimum unobstructed sidewalk width of six feet with a minimum five-foot wide buffer is required along all street frontages.~~

~~— (2) — Internal sidewalks are required along new public streets to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.~~

~~(c) — Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.~~

~~(d) — Alleys. Alleys are required for single family lots with widths of 27 feet or less.~~

SEC. 51P_ 114. OPEN SPACE

- (A) Minimum open space shall be ten (10) percent of the entire property.
- (B) Open space may include pedestrian amenities and trails. These amenities may include, but are not limited to, benches, playground equipment, shade structures, pedestrian lighting, fountains, or bike racks. Area counted toward open space may not be driven on or parked on, except for emergency vehicles.
- (C) 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.
- (D) 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- ____,115. SIGNS.

Signs must comply with the provisions for residential zoning districts in Article VII.

SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

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

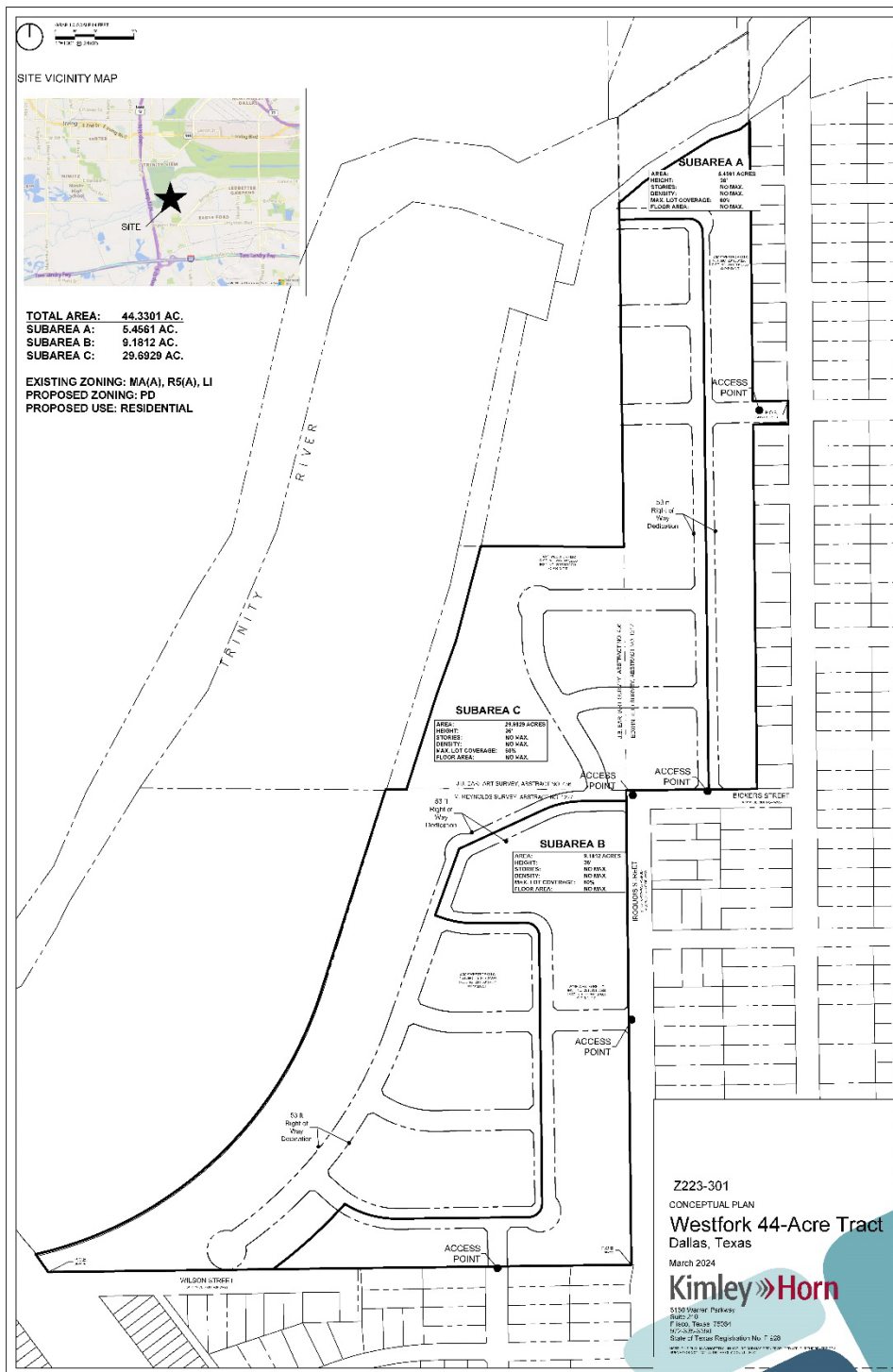
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

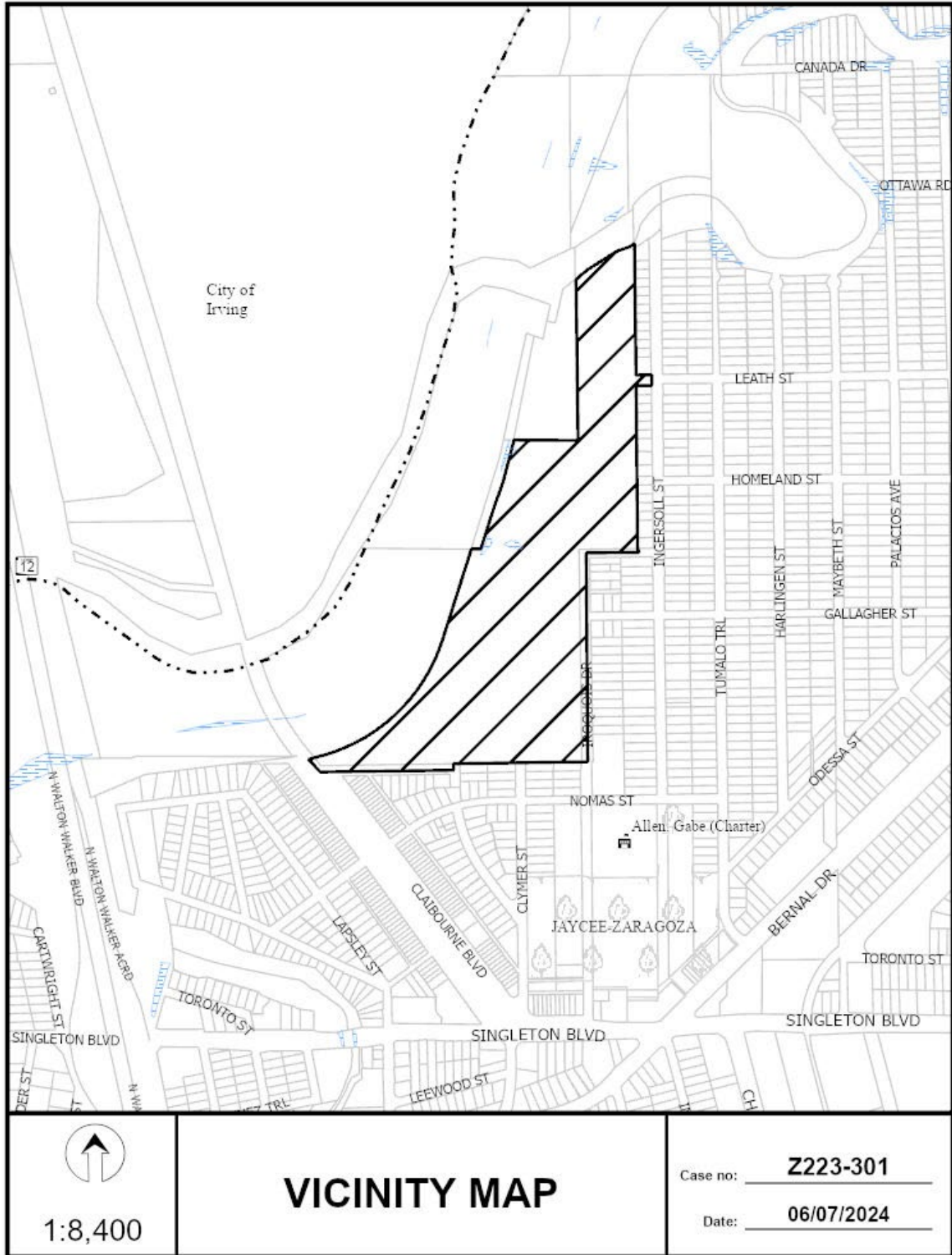
SEC. 51P- ____ .117. COMPLIANCE WITH CONDITIONS.

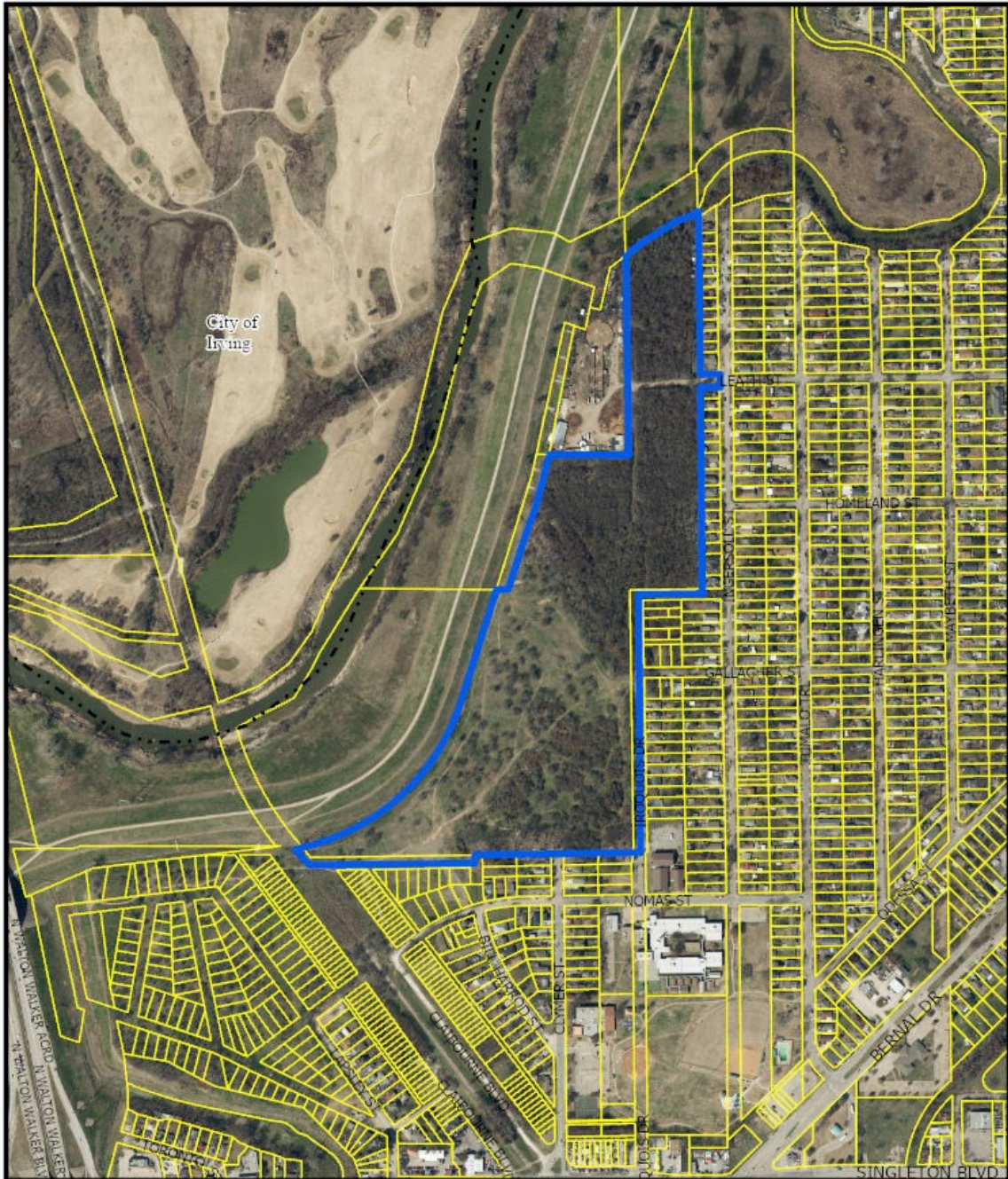
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

- (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.

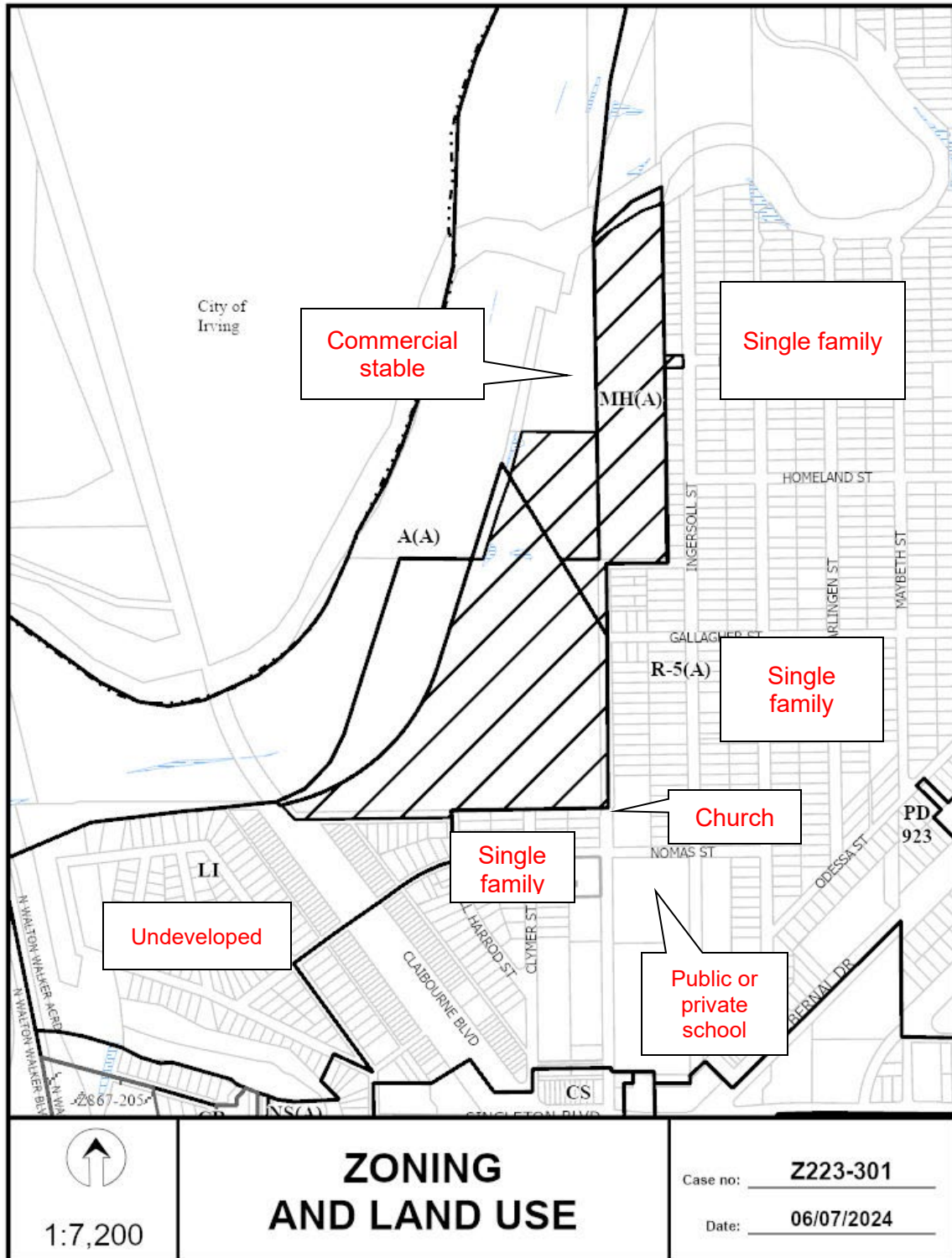
PROPOSED CONCEPTUAL PLAN



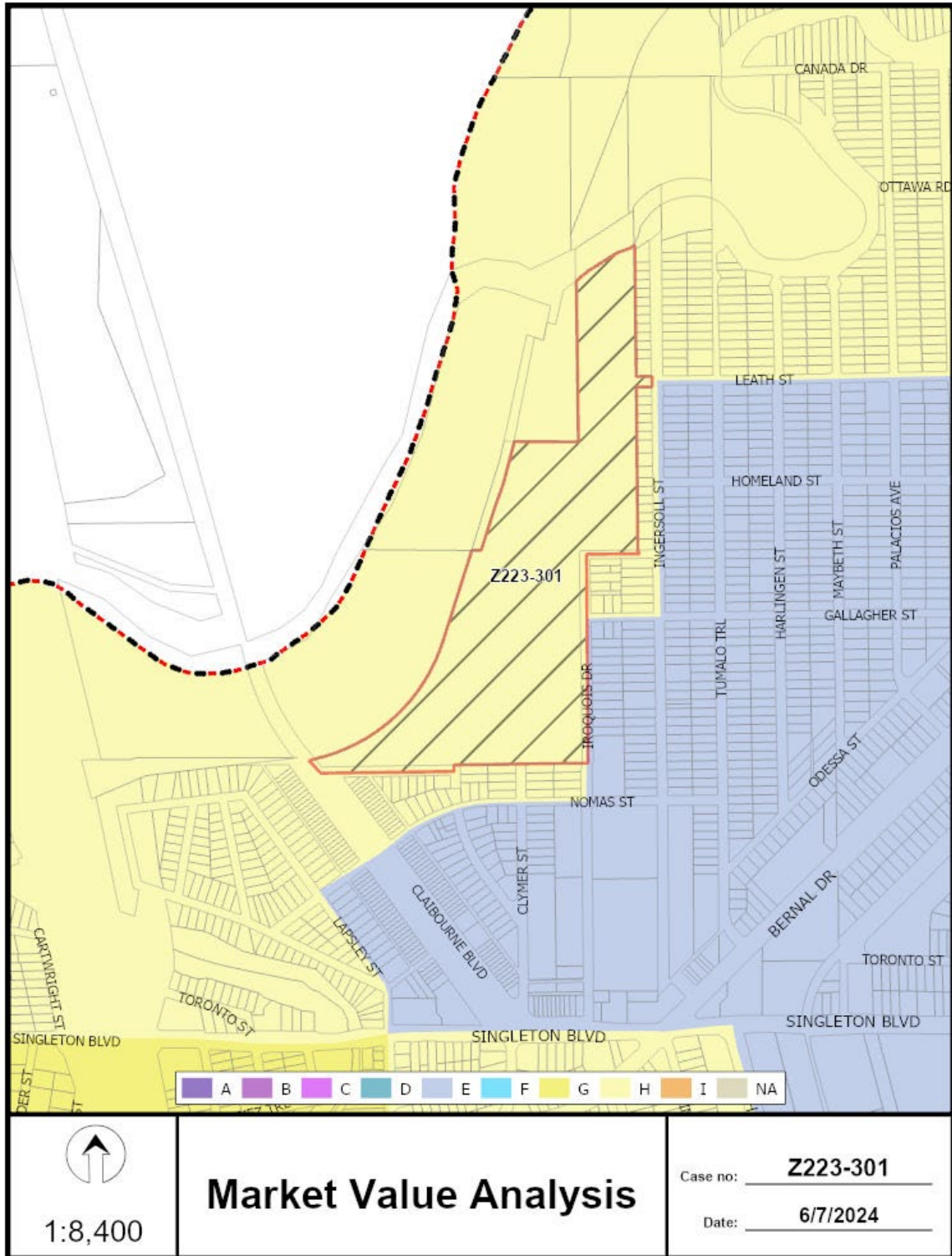


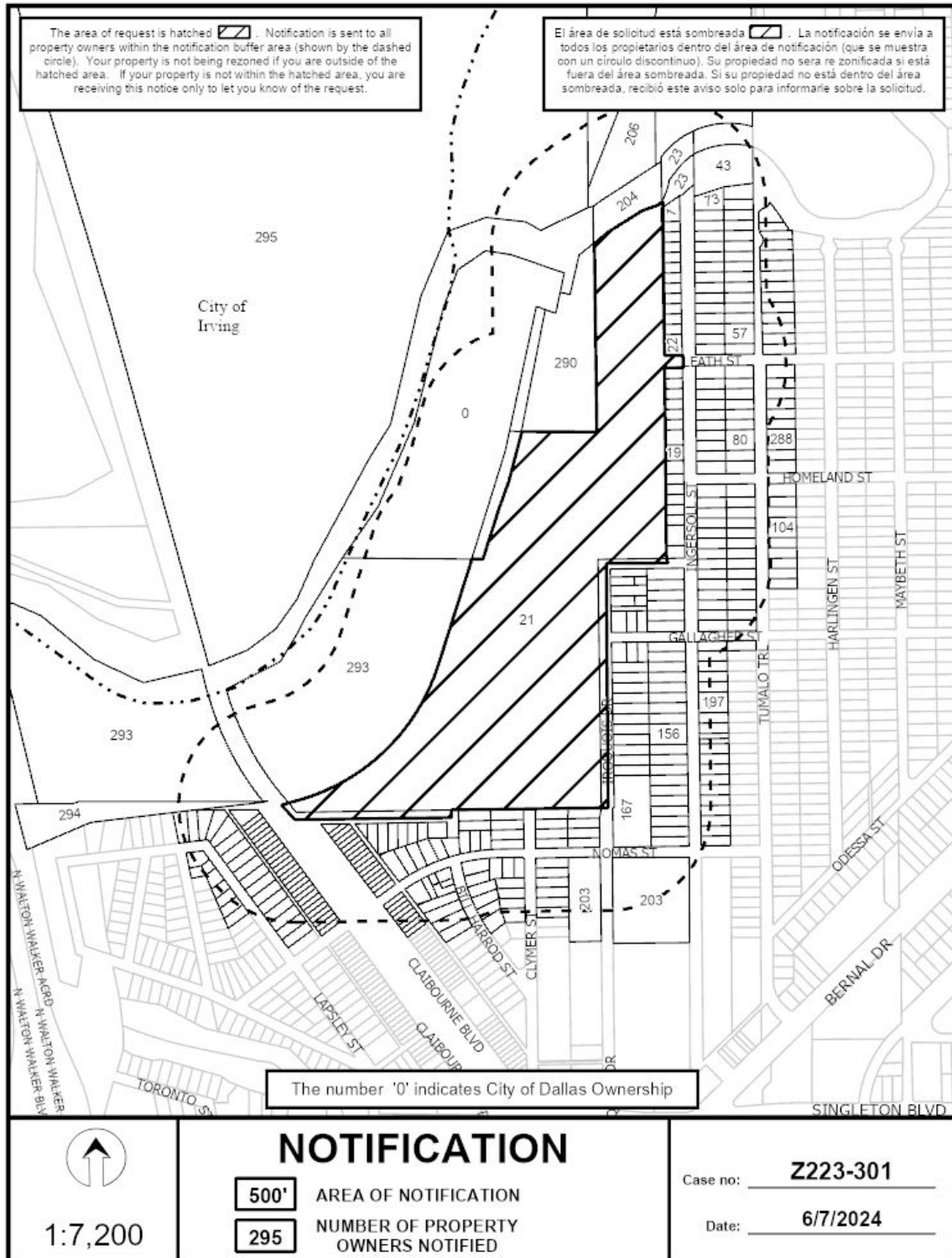


 1:7,200	<h1>AERIAL MAP</h1>	Case no: <u>Z223-301</u> Date: <u>06/07/2024</u>
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06/07/2024

Notification List of Property Owners

Z223-301

295 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4019 INGERSOLL ST	FRAIRE SILVIA &
2	4015 INGERSOLL ST	ORTIZ RAUL
3	4007 INGERSOLL ST	ROSA SABINO D & FILOMENA
4	4003 INGERSOLL ST	IBARRA CESAR EST OF
5	3935 INGERSOLL ST	ARMENTA JOSE DE J
6	3931 INGERSOLL ST	GODINES JESUS
7	3927 INGERSOLL ST	LA ROSA CARLOS DE
8	3923 INGERSOLL ST	TAPIA YONESI & MARIA CRUZ
9	3919 INGERSOLL ST	ROBLES MATILDA
10	3915 INGERSOLL ST	ESTRADA HECTOR &
11	3911 INGERSOLL ST	TITTLE RITA J
12	3815 INGERSOLL ST	VILLALON PEDRO III
13	3811 INGERSOLL ST	IBARRA GLORIA
14	3807 INGERSOLL ST	COOKS MARTISE D
15	3803 INGERSOLL ST	DELGADO CARLOS
16	3723 INGERSOLL ST	DELGADDO CARLOS ET AL
17	3719 INGERSOLL ST	DELGADO CARLOS & MARY A
18	3715 INGERSOLL ST	PEUGH DAVID D
19	3705 INGERSOLL ST	AGUIRRE ANTHONY
20	3703 INGERSOLL ST	CORDOVA MARIA ELMA & GUSTAVO
21	5500 WILSON ST	JAMP WESTFORK LLC
22	3903 INGERSOLL ST	ESTRADA HECTOR & OLIVIA
23	1050 CANADA DR	CROW MARVIN D
24	4046 TUMALO TRL	GONZALES CAROLYN
25	4042 TUMALO TRL	JANTES JOSE PABLO &
26	3938 TUMALO TRL	ROMO FAMILY TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3934 TUMALO TRL	RODRIGUEZ ANN LILIA &
28	3944 TUMALO TRL	ROMO ARIEL C
29	3930 TUMALO TRL	SPRINGFUL PROPERTIES LLC
30	3928 TUMALO TRL	Taxpayer at
31	3926 TUMALO TRL	IBARRA ROGELIO &
32	3922 TUMALO TRL	IBARRA MARIA
33	3914 TUMALO TRL	LOREDO PROPERTIES
34	3906 TUMALO TRL	SAENZ LETICIA
35	3902 TUMALO TRL	CEJA YOLANDA
36	3631 INGERSOLL ST	WOOTEN JOSEPH D &
37	3627 INGERSOLL ST	MARTINEZ FRANCISCO &
38	3623 INGERSOLL ST	DIAZ HILARIO
39	3619 INGERSOLL ST	VILLALON ALBERT & GLORIA
40	3615 INGERSOLL ST	CASTILLO GEORGE JR &
41	3611 INGERSOLL ST	CASTILLO GEORGE &
42	3603 INGERSOLL ST	QUINTOS BENIGNO PUENTE &
43	4026 INGERSOLL ST	CARRILLO ADRIAN RENE
44	4029 TUMALO TRL	BUSTOS PABLO & MARIA R
45	4023 TUMALO TRL	IBARRA SAUL & LOUISE
46	4019 TUMALO TRL	IBARRA SAUL & LOUISE
47	4015 TUMALO TRL	BUSTOS LUCIA
48	4011 TUMALO TRL	ROMO GUSTAVO ALONZO &
49	4007 TUMALO TRL	ROMO BRENDA
50	4003 TUMALO TRL	ROMO EUFEMIA LINDA
51	3935 TUMALO TRL	ROMO LUZ ELENA &
52	3931 TUMALO TRL	IBARRA CARMEN RODRIQUEZ &
53	3927 TUMALO TRL	IBARRA MARIA A
54	3923 TUMALO TRL	IBARRA BEATRIZ
55	3919 TUMALO TRL	ARAGON CARLOS
56	3915 TUMALO TRL	SAENZ JUAN A &
57	3907 TUMALO TRL	JANTES JOSE PABLO &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3903 TUMALO TRL	MANZANARES HECTOR &
59	3902 INGERSOLL ST	CASTILLO GENARA H ESTATE OF
60	3906 INGERSOLL ST	CASTILLO JOSE
61	3910 INGERSOLL ST	Taxpayer at
62	3914 INGERSOLL ST	MENDOZA JOSEPHINE SANCHEZ
63	3918 INGERSOLL ST	ESPARZA VICTORIA
64	3922 INGERSOLL ST	CORLEW ELAINE D
65	3926 INGERSOLL ST	CARDOZA FAMILY REVOCABLE
66	3930 INGERSOLL ST	CRUZ JOSE N SR ET AL
67	3934 INGERSOLL ST	GARCIA DIAMANTINA E
68	4002 INGERSOLL ST	PUGARODRIGUEZ ADALBERTO &
69	4006 INGERSOLL ST	COLLUM DANIEL & JILL
70	4010 INGERSOLL ST	M6 HOMES LLC
71	4014 INGERSOLL ST	HERNANDEZ ROSA ISELA
72	4018 INGERSOLL ST	ADAM INVESTMENTS INC
73	4022 INGERSOLL ST	MACIAS JUAN & ALICIA
74	3815 TUMALO TRL	GONZALEZTORRES AUDELIA & NICK
75	3811 TUMALO TRL	GONZALEZ EDUVIGES
76	3807 TUMALO TRL	MENDEZ ELIAS & ESPERANZA
77	3803 TUMALO TRL	NIRA RAMIRO
78	3723 TUMALO TRL	ANGUIANO HECTOR &
79	3719 TUMALO TRL	ALVAREZ NICHOLAS
80	3715 TUMALO TRL	MENDEZ HECTOR
81	3707 TUMALO TRL	CARDOZA AURELIO
82	3702 INGERSOLL ST	CARDOZA CLAUDIA
83	3706 INGERSOLL ST	CARDOZA MARIANN
84	3710 INGERSOLL ST	ESTRADA CARMEN
85	3714 INGERSOLL ST	ZUNIGA ALONZO M &
86	3718 INGERSOLL ST	CHAVEZ JOSE M
87	3722 INGERSOLL ST	GALINDO ALEJANDRA &
88	3802 INGERSOLL ST	LONGORIA FRANCES MARIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3806 INGERSOLL ST	GONZALEZ LAURA CHAVEZ
90	3810 INGERSOLL ST	TAMEZ ELEAZAR
91	3814 INGERSOLL ST	REYES YESLI ERENIA &
92	3702 TUMALO TRL	CARDOZA FAMILY REVOCABLE
93	3706 TUMALO TRL	AGUILAR BLANCA
94	3718 TUMALO TRL	MENDEZ HECTOR
95	3722 TUMALO TRL	MENDEZ EDWARD & GRACE
96	3802 TUMALO TRL	MENDEZ EDWARD
97	3806 TUMALO TRL	JONES ALMA LIA &
98	3810 TUMALO TRL	MARROQUIN JORGE L & ALICIA
99	3814 TUMALO TRL	ASCENCIO NORMA JANETH
100	3518 TUMALO TRL	THOMAS TREBRISA
101	3522 TUMALO TRL	DELAROSA ALFREDO & NORMA L
102	3526 TUMALO TRL	DELAROSA ALFREDO & NORMA
103	3604 TUMALO TRL	MORATAYA PATRICIA MARGARITA &
104	3610 TUMALO TRL	PINALES BARBARA
105	3618 TUMALO TRL	EURESTI AUGUSTIN JR
106	3622 TUMALO TRL	FLORES JOE A JR
107	3626 TUMALO TRL	SALAS IRMA
108	3621 TUMALO TRL	BARRAZA BIANCA
109	3619 TUMALO TRL	CHAPARRO ORALIA & CARMELO
110	3615 TUMALO TRL	CARDOZA ROSEMARY
111	3611 TUMALO TRL	VARELA JESSE
112	3607 TUMALO TRL	MCSWAIN CHRISTINA DIANE
113	3603 TUMALO TRL	ALVARADO ARIANA &
114	3527 TUMALO TRL	GUTIERREZ MANUEL &
115	3523 TUMALO TRL	HERRERA ANGEL & VERONICA
116	3519 TUMALO TRL	Taxpayer at
117	3515 TUMALO TRL	MENDEZ EFREN
118	3511 TUMALO TRL	PENA CARLOS &
119	3505 TUMALO TRL	CARDOZA ADRIANA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3501 TUMALO TRL	MARROQUIN MARIO A
121	3502 INGERSOLL ST	TAPIA OSCAR
122	3506 INGERSOLL ST	HERNANDEZ AMBROSIO
123	3510 INGERSOLL ST	RAMIREZ LAURA PATRICIA
124	3514 INGERSOLL ST	GONZALEZ NEMORIO &
125	3518 INGERSOLL ST	RAZO JUAN T MR
126	3522 INGERSOLL ST	MEDINA MARIA
127	3526 INGERSOLL ST	PORTILLO JOSE JAIME
128	3602 INGERSOLL ST	GARCIA HENRY
129	3606 INGERSOLL ST	ALCANTAR RENE A & MARIA
130	3610 INGERSOLL ST	GONZALEZ MARGARITA
131	3614 INGERSOLL ST	JUAREZ GRISELDA &
132	3618 INGERSOLL ST	Taxpayer at
133	3622 INGERSOLL ST	GARCIA BERTHA ALICIA
134	3626 INGERSOLL ST	Taxpayer at
135	3523 INGERSOLL ST	VILLALON ALBERT
136	3515 INGERSOLL ST	DELACRUZ ALEJANDRA &
137	3511 INGERSOLL ST	GARCIA MARIA TERESA
138	3507 INGERSOLL ST	AYALA JOSE &
139	3503 INGERSOLL ST	LOPEZ MARK ANTHONY
140	5223 GALLAGHER ST	RODRIGUEZ NICHOLASA H
141	5215 GALLAGHER ST	VILLANEDA GUADALUPE MARIA
142	5219 GALLAGHER ST	RODRIGUEZ NICHOLASA H &
143	3510 IROQUOIS DR	RODRIGUEZ NICHOLASA H
144	3514 IROQUOIS DR	RODRIGUEZ NICHOLASA H &
145	3520 IROQUOIS DR	ROUNDTREE MARSHALL
146	3516 IROQUOIS DR	RIDRIGUEZ NICHOLASA H &
147	3518 IROQUOIS DR	HERRERA NICHOLASA A
148	3439 INGERSOLL ST	MARQUEZ JERICHO &
149	3435 INGERSOLL ST	MURILLO JOSE CARMEN
150	3431 INGERSOLL ST	LARA MARIA G & MARIO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3427 INGERSOLL ST	BUDDE BRANDON & MONICA
152	3423 INGERSOLL ST	VIERA JACQUELINE
153	3415 INGERSOLL ST	RAMIREZ GUADALUPE
154	3419 INGERSOLL ST	BUSTAMANTE JOHN
155	3411 INGERSOLL ST	Taxpayer at
156	3403 INGERSOLL ST	CORDOVA CECILIO & ALMA
157	3337 INGERSOLL ST	LOPEZ JAIME ORNELAS
158	3335 INGERSOLL ST	SALTO SILVESTRE OROZCO
159	3331 INGERSOLL ST	CISNEROS LAURO &
160	3327 INGERSOLL ST	RODRIGUEZ MARIA
161	3323 INGERSOLL ST	ZUNIGA MARGARITA FLORES
162	3319 INGERSOLL ST	ECHAVARRIA JUAN ISMAEL &
163	3315 INGERSOLL ST	TMGE INVESTMENT LLC
164	3311 INGERSOLL ST	MORALES JUAN HERNAN & MARISELA
165	3305 INGERSOLL ST	LEIJA MANUELA
166	3303 INGERSOLL ST	AVINA SAMMY J & GLORIA H MUNOZ
167	5227 NOMAS ST	IGLESIA BAUTISTA EL CALVARIO OF DALLAS
168	3330 IROQUOIS DR	SANCHEZ MARIA
169	3334 IROQUOIS DR	SALDANA MARIA FELIX
170	3338 IROQUOIS DR	GUZMAN MIGUEL
171	3402 IROQUOIS DR	FLORES RITA
172	3406 IROQUOIS DR	ROBLES LUCIANO R & JUANA
173	3410 IROQUOIS DR	ROBLES JOSEFINA
174	3414 IROQUOIS DR	ROBLES CELESTINO
175	3418 IROQUOIS DR	MIRALRIO FRANCISCO ARZATE
176	3422 IROQUOIS DR	SHETH HEMANG A
177	3426 IROQUOIS DR	OTO VILLIAMI LIUA &
178	3430 IROQUOIS DR	SAAVEDRA MAGALY
179	3434 IROQUOIS DR	CAMPOSE JUAN
180	5218 GALLAGHER ST	CAMPOS CRESENCIO MORENO &
181	5214 GALLAGHER ST	CAMPOS BELEN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3439 TUMALO TRL	PEREZ ANGIE
183	3302 INGERSOLL ST	GUZMAN SABRINA M
184	3306 INGERSOLL ST	ORTIZ AMY D
185	3310 INGERSOLL ST	VAZQUEZ JOSE LUIS & ALMA
186	3314 INGERSOLL ST	REYES JUANA E &
187	3318 INGERSOLL ST	GARCIA ROSALIO & LAURA DONJUAN
188	3322 INGERSOLL ST	FRIAS MARIA IRENE
189	3326 INGERSOLL ST	CARRION JOSE O
190	3330 INGERSOLL ST	DOMINGUEZ GERARDO &
191	3334 INGERSOLL ST	CISNEROS ROSEMARY
192	3338 INGERSOLL ST	RAMIREZ MARIA
193	3402 INGERSOLL ST	GOMEZ SANJUANA
194	3400 INGERSOLL ST	RAMIREZ ISIDRO L & MARIA
195	3406 INGERSOLL ST	GOMEZ JUAN
196	3410 INGERSOLL ST	GOMEZ MANUEL &
197	3418 INGERSOLL ST	ORNELAS JOSE & FRANCISCA
198	3426 INGERSOLL ST	Taxpayer at
199	3422 INGERSOLL ST	GONZALEZ ABRAM JORGE &
200	3430 INGERSOLL ST	Taxpayer at
201	3434 INGERSOLL ST	TORRES MIGUEL D &
202	3438 INGERSOLL ST	ALVARADO BRAULIO & ANNA M
203	5220 NOMAS ST	Dallas ISD
204	4111 INGERSOLL ST	VEHON LAND CO LP
205	1000 CANADA DR	DALLAS COUNTY FLOOD
206	7166 INGERSOLL ST	KENTY STERLING W
207	7168 INGERSOLL ST	DALLAS COUNTY LTD
208	3315 IROQUOIS DR	TORRES FRANCISCO M EST OF
209	3311 IROQUOIS DR	Taxpayer at
210	3307 IROQUOIS DR	Taxpayer at
211	3303 IROQUOIS DR	Taxpayer at
212	3302 CLYMER ST	RODRIGUEZ JOSE CEDILLO &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3306 CLYMER ST	DVANILAND LLC
214	3310 CLYMER ST	MARTINEZ REBECCA C & JOSE G
215	3314 CLYMER ST	TINSLEY JOHN S
216	3315 CLYMER ST	VELA FLORENTINO P &
217	3311 CLYMER ST	SOLIS LEONARDO & PAULA
218	3307 CLYMER ST	SOLIS PAULA T
219	3303 CLYMER ST	RODRIGUEZ GLORIA
220	5415 NOMAS ST	ORNLAS ROBERTO G
221	5419 NOMAS ST	MARTINEZ RAFAEL & ANA M
222	5423 NOMAS ST	GAMEZ BLANCA ROSA
223	3310 BILL HARROD ST	MAGHONEY JUSTIN
224	3314 BILL HARROD ST	VELA FLORENTINO SR
225	3334 CLAIBOURNE BLVD	BELCLAIRE REALTY LTD
226	3300 CLAIBOURNE BLVD	METCALF PATSY RUTH ESTATE OF
227	5521 NOMAS ST	SERRANO SERGIO
228	5501 NOMAS ST	IGLESIA PENTESCOSTAL UNCION
229	5534 WILSON ST	DIGGLES ERCCEL
230	5508 NOMAS ST	MARTIN FIDEL & APOLONIA
231	3221 BILL HARROD ST	DORATT SONIA
232	5510 NOMAS ST	ESCOTO HILARIO DE LOS ANGELES
233	5518 NOMAS ST	BUSTOS SANTOS OMERO
234	3215 BILL HARROD ST	ROMO GUSTAVO & LUZ ELENA
235	3211 BILL HARROD ST	MARTINEZ ANGELA ESTATE OF
236	3207 BILL HARROD ST	TAMEZ ANTONIO CARDOZA
237	3203 BILL HARROD ST	SALAS J LUZ & MARIA DEL
238	3208 CLAIBOURNE BLVD	ZAVALA OSCAR & LETICIA
239	3210 CLAIBOURNE BLVD	ZAVALA OSCAR & LETICIA
240	3212 CLAIBOURNE BLVD	LOPEZ EZEQUIEL A
241	3216 CLAIBOURNE BLVD	LOPEZ GASPAR A &
242	3220 CLAIBOURNE BLVD	METCALF PATSY RUTH ESTATE OF
243	3222 CLAIBOURNE BLVD	METCALF PATSY RUTH ESTATE OF

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5406 NOMAS ST	ROJAS REYES & OLIVIA
245	5410 NOMAS ST	ROJAS REYES &
246	3217 CLYMER ST	CASTANEDA CANDELARIA &
247	3213 CLYMER ST	ZAMARRON SAUL &
248	3209 CLYMER ST	GARCIA MARIA Y
249	3205 CLYMER ST	REYES MARIA Y
250	3130 BILL HARROD ST	Taxpayer at
251	3202 BILL HARROD ST	ALVARADO YOLANDA G
252	3208 BILL HARROD ST	BARRAZA RODOLFO & JUANA
253	3212 BILL HARROD ST	MARTIN RUBEN ZUNIGA
254	3216 BILL HARROD ST	MARTINEZ SABINO
255	3220 BILL HARROD ST	ZAMMARRON MARIA RAQUEL
256	3204 CLYMER ST	ALVAREZ ISABEL &
257	3210 CLYMER ST	CARDOZA ANTONIO JR
258	3214 CLYMER ST	JOHNSON DALWIN L &
259	3218 CLYMER ST	ACOSTA MARA DALIA
260	3222 CLYMER ST	LUJAN JOSE A TRUSTEE &
261	3226 CLYMER ST	MUNOZ SIXTO JAVIER &
262	3353 CLAIBOURNE BLVD	RUPANI AMIR ALI
263	3306 LAPSLEY ST	Taxpayer at
264	3310 LAPSLEY ST	Taxpayer at
265	3314 LAPSLEY ST	Taxpayer at
266	3318 LAPSLEY ST	Taxpayer at
267	3322 LAPSLEY ST	Taxpayer at
268	3326 LAPSLEY ST	Taxpayer at
269	3330 LAPSLEY ST	Taxpayer at
270	3334 LAPSLEY ST	Taxpayer at
271	3338 LAPSLEY ST	Taxpayer at
272	3342 LAPSLEY ST	Taxpayer at
273	3346 LAPSLEY ST	Taxpayer at
274	3350 LAPSLEY ST	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3354 LAPSLEY ST	Taxpayer at
276	3356 LAPSLEY ST	Taxpayer at
277	5703 WILSON ST	Taxpayer at
278	5707 WILSON ST	Taxpayer at
279	5711 WILSON ST	Taxpayer at
280	3352 TOKAY ST	Taxpayer at
281	3349 LAPSLEY ST	Taxpayer at
282	3345 LAPSLEY ST	Taxpayer at
283	3339 LAPSLEY ST	Taxpayer at
284	3335 LAPSLEY ST	Taxpayer at
285	3331 LAPSLEY ST	Taxpayer at
286	3327 LAPSLEY ST	Taxpayer at
287	3346 TOKAY ST	Taxpayer at
288	3714 TUMALO TRL	LOPEZ NORALBA
289	3519 INGERSOLL ST	RAMIREZ LAURA P & MARTIN
290	4000 INGERSOLL ST	MONTOYA PEDRO
291	3600 INGERSOLL ST	KENTY STERLING & S S
292	3221 CLYMER ST	GARCIA JUAN C &
293	2468 N WALTON WALKER BLVD	DALLAS CITY & COUNTY
294	2472 N WALTON WALKER BLVD	TRINITY RIVER AUTHORITY
295	2000 E SHADY GROVE RD	IRVING CITY OF