

CITY PLAN COMMISSION**THURSDAY, JANUARY 15, 2026****Planner: Mona Hashemi****FILE NUMBER:** Z-25-000103 **DATE FILED:** July 29, 2025**LOCATION:** South line of Arapaho Road and the north line of La Cosa Drive.**COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 13.9355 acres **CENSUS TRACT:** 481130136071**REPRESENTATIVE:** Karl Crawley, Masterplan Consultants**OWNER/APPLICANT:** Le Estes, Richardson ISD**REQUEST:** An application for a new Specific Use Permit for a public school other than an open-enrollment charter school on property zoned R-7.5(A) Single Family District.**SUMMARY:** The purpose of the request is to allow the construction of a new school on the site to replace the existing structure.**STAFF****RECOMMENDATION:** Approval, subject to a site plan, traffic management plan, and conditions.**PRIOR CPC ACTION:** On December 4, 2025, CPC moved to hold this case under advisement until January 15, 2026.

BACKGROUND INFORMATION:

- The site is currently developed with a public junior high school built back in 1960s.
- The main school campus entrance is facing Arapaho Road, but also has frontages on Meandering Way and La Cosa Drive.
- According to the applicant, as of September 2025, the school had approximately 608 students and 71 staff members. It is projected that the school will have 823 students in 2028 after reconstruction, though the design capacity is 1,000 students.
- The purpose of the request is to construct a new facility on the southern half of the site, replacing the existing building on the northwest corner. As part of the reconstruction, the campus will transition from a junior high school to a middle school to accommodate the addition of 6th-grade students.
- Since the original public hearing, updates have been made to the traffic analysis, SUP conditions (including added noise control provisions), and the site plan to limit access from La Cosa Drive and the alley, along with substantial revisions to the Traffic Management Plan to address traffic-related concerns. These changes are highlighted in yellow.
- Since the original public hearing, the site plan has been revised to include a 4-foot chain-link fence along the alley, relocation of the transformer within the mechanical yard, and adjustments that limit access via La Cosa Drive, as reflected in the highlighted areas on the updated plans.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Arapaho Road	Principal Arterial	100 feet
La Cosa Drive	Local Street	--
Meandering Way	Local Street	--

Traffic:

The applicant submitted a revised Traffic Management Plan (TMP) dated **December 22, 2025**, which incorporates additional analysis, observations, and plan modifications made in response to staff and neighborhood comments. The updated TMP reflects refinements to circulation patterns, queuing analysis, school zone documentation, and operational assumptions to better address site-specific conditions and off-site impacts.

The updated TMP reflects a counterclockwise student drop-off and pick-up circulation pattern, with parent vehicles accessing the site from Arapaho Road and Meandering Way and exiting primarily to Arapaho Road. The plan includes dual student loading/unloading lanes (north and south) in front of the school, monitored by school staff to maintain orderly flow during peak periods.

Bus operations are separated from parent traffic, with buses entering the site via a right-turn from Arapaho Road, staging along the east side of the campus, and exiting via a right-turn only onto La Cosa Drive. The TMP explicitly notes that RISD will instruct and monitor bus drivers to ensure compliance with this operation.

The TMP includes a detailed queuing analysis based on a projected maximum enrollment of 927 students, including 9–10 buses serving approximately 275–300 students. Passenger vehicle queuing demand is estimated at 2,700 feet, with 1,850 feet of on-site queuing capacity and up to 850 feet of on-street queuing, primarily anticipated along Meandering Way. The plan emphasizes that the school administration is responsible for preventing spillback into undesignated areas of the public right-of-way.

School zone conditions were evaluated and documented in the TMP. Existing school zones are present along Arapaho Road and Meandering Way, and the TMP states that no changes to existing school zones are proposed. There is no existing school zone along La Cosa Drive.

Traffic data collected at the La Cosa Drive and Meandering Way intersection was evaluated against TMUTCD all-way stop-control warrants. Based on traffic volumes, crash history, pedestrian activity, and sight distance, no warrants were met, and no changes to the existing two-way stop control on La Cosa Drive are recommended.

The TMP is supported by four days of on-site traffic observations, including two additional observation days in December 2025, which identified that approximately 7.5–8.4 percent of students walk to campus. The TMP includes operational commitments by the school administration to implement, monitor, and enforce all circulation and queuing procedures and to make adjustments if required by the City of Dallas.

Further commentary by Transportation on the updated TMP is forthcoming.

Currently, the school operates without an approved Traffic Management Plan or a Special Use Permit.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Bus Routes:

238

STAFF ANALYSIS:

Comprehensive Plan:

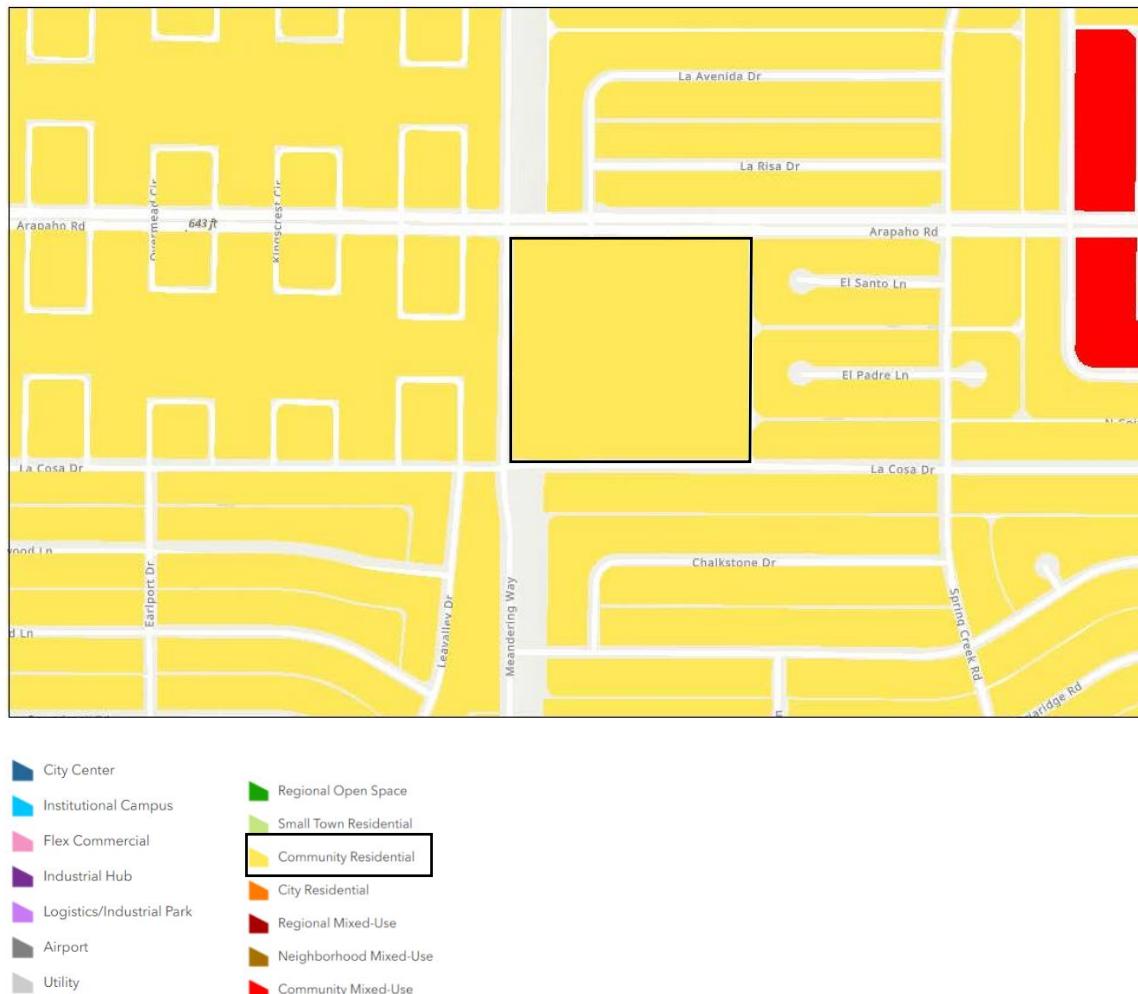
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential Placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

The proposed rezoning is consistent with the permitted land uses and development intent of the Community Residential placetype. The project supports the plan's goals of maintaining neighborhood-serving institutions, enhancing safety and accessibility for students and pedestrians, and investing in long-term community infrastructure.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Land Use

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Junior High School
North	R-7.5(A) Single Family District	Single family
South	R-7.5(A) Single Family District	Single family
East	R-7.5(A) Single Family District	Single family
West	R-7.5(A) Single Family District	Utility and public service facilities

Land Use Compatibility:

The ±13.9-acre site is currently zoned R-7.5(A) Single Family District and developed with Westwood Junior High School, part of the Richardson Independent School District (RISD). The applicant requests a Specific Use Permit (SUP) to allow continued operation of the school and to accommodate the reconstruction of the campus with a new facility.

The new building will be located along La Cosa Drive, a local residential street, replacing the existing structure that fronts Arapaho Road.

Positioning the new facility along La Cosa Drive brings the school closer to the surrounding neighborhood, improving pedestrian accessibility and creating a more community-oriented presence within the established residential context. However, this shift in orientation also brings circulation and traffic activity closer to nearby homes, and caused concerns regarding how turning movements, queuing, and overall access will function during peak school hours. These operational considerations are addressed in the revised Traffic Management Plan. Height buffers in the conditions help integrate the facility with the nearest homes. Sidewalk and access conditions help improve safety along public streets.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Surrounding properties are primarily developed with single-family homes within the R-7.5(A) and R-10(A) districts. The proposed school use remains compatible with the residential setting, as schools are integral neighborhood institutions that support community life and reinforce local identity. Staff finds the proposed SUP request to be consistent with the area's land use pattern, enhancing safety, accessibility, and the school's relationship to its surrounding community.

Parking:

Parking must be provided in accordance with the requirements of Chapter 51A, as updated [May 14, 2025](#). There is no minimum parking requirement for a Junior High School. However, the proposed site plan includes 131 off-street parking spaces.

Landscaping:

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

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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "C" MVA area.

List of Officers
Richardson Independent School District

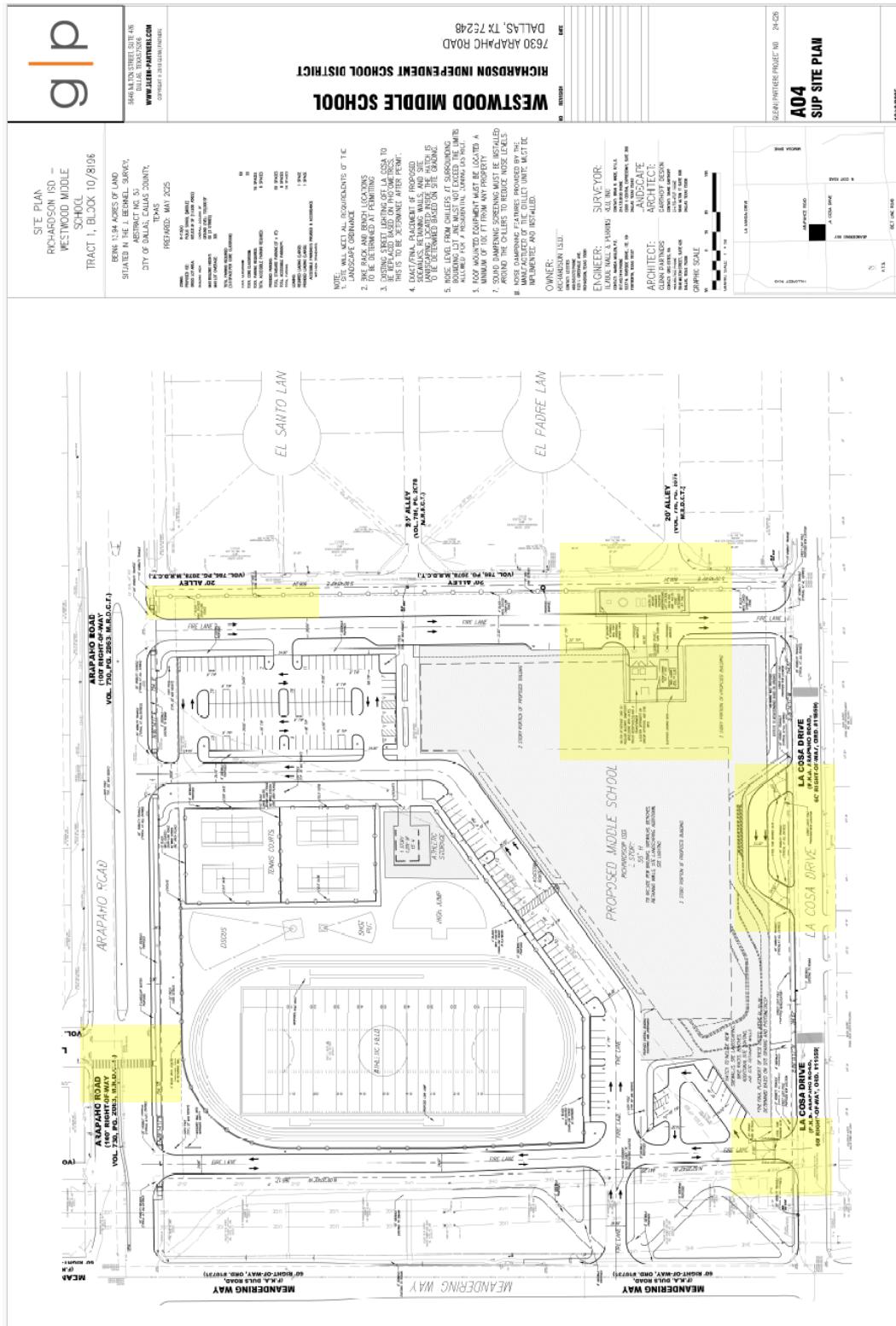
Board of Trustees

Chris Poteet, President
Eric Eager, Vice President
Rachel McGowan, Secretary
Megan Timme
Vanessa Pacheco
Debbie Renteria
Regina Harris

Administration

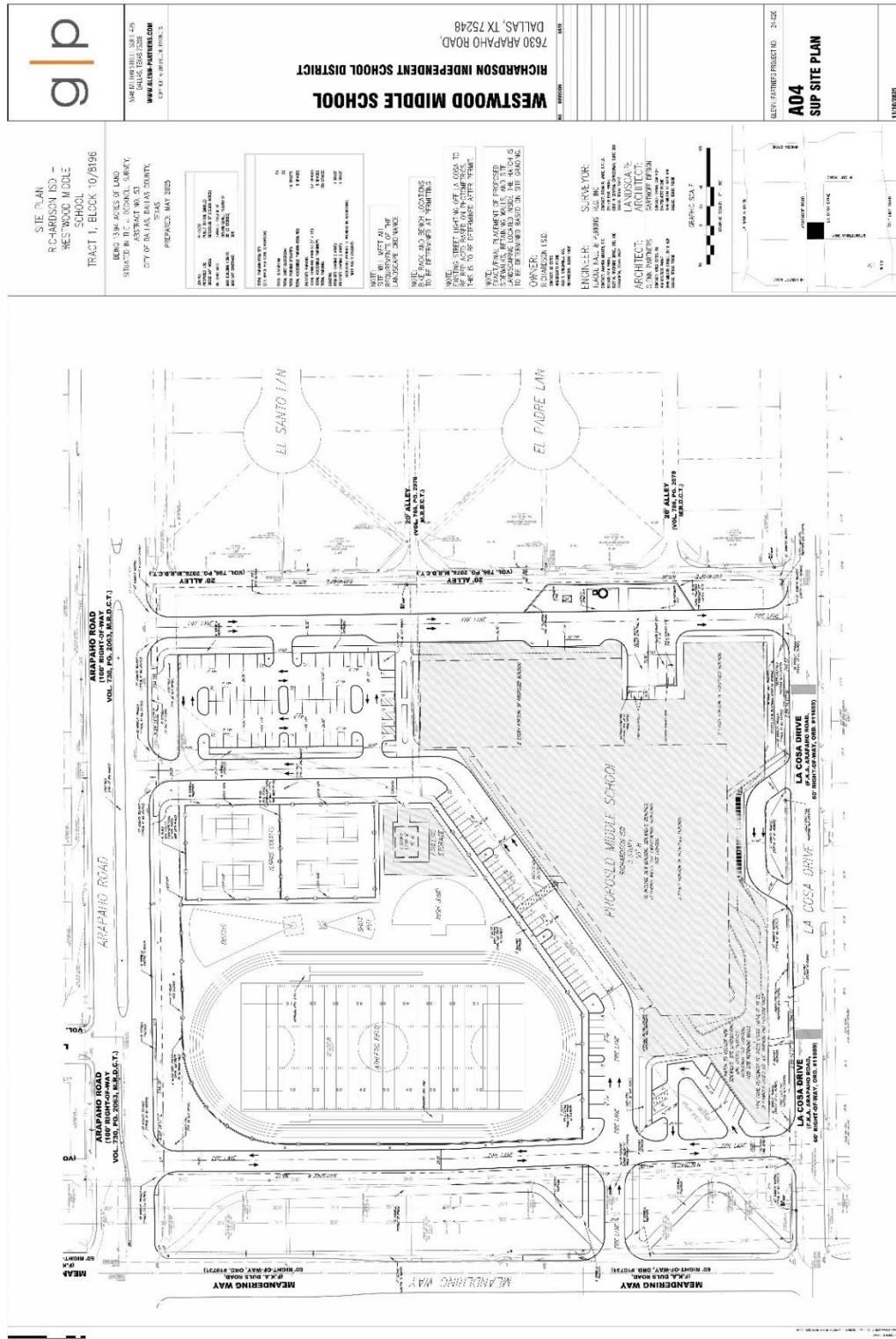
Tabitha Branum, Superintendent
Mike Jasso, Chief of Staff
Dr. Chris Goodson, Asst. Superintendent
Dr. Kristin Leeper, Assistant Superintendent
Dr. Matthew Gibbins, Assistant Superintendent
Sandra Hayes, Assistant Superintendent
David Pate, Assistant Superintendent
Henry Hall, Assistant Superintendent
Leticia D. McGowan, General Counsel
Dr. Melissa Heller, Assistant Superintendent
Le Estes, Executive Director of Facilities

Proposed SUP Site Plan
Updated since 12/4 public hearing



Proposed SUP Site Plan

Presented at 12/4 public hearing



Proposed SUP Conditions

1. **USE**: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit has no expiration date.
4. **LANDSCAPING**: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **FENCES**:
 - A. Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.
 - B. An open fence with a maximum height of six feet may be located in a required yard if all of the following conditions are met. OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.
 - i. Gates for vehicular traffic are located a minimum of 20 feet from the back of the street curb.
 - ii. The fence complies with the visual obstruction regulations in Section 51A-4.602.
 - iii. The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.
 - iv. For fences within required front yards on Arapaho Road and La Cosa Drive, fence height is limited to four feet unless a six-foot open fence is approved by the board of adjustment for these locations.
6. **INGRESS-EGRESS**: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. **PEDESTRIAN ACCESS**: Pedestrian access to the Property, including paved pedestrian pathways between the building and public rights-of-way, must be provided in the locations shown on the attached site plan. At least one pedestrian access point is required at each street abutting the Property.
8. **PEDESTRIAN AMENITIES**:

i. Prior to the issuance of a certificate of occupancy, a minimum of one of each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of all street frontage:

- i. Bench.
- ii. Trash receptacle.
- iii. Bicycle rack.

ii. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

iii. Installation of the amenities must be completed prior to final inspection on the building permit and prior to the issuance of a certificate of occupancy.

9. **SIDEWALKS/BUFFER:**

Minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of Arapaho Road and La Cosa Drive. The buffer width may be reduced as necessary to avoid existing trees or utilities. Where existing sidewalks along Arapaho Road and La Cosa Drive are in good repair and ADA compliant, they may remain as shown on the attached site plan; however, when these sidewalks are repaired or replaced, they must provide a minimum unobstructed width of six feet and include a minimum five-foot-wide buffer.

10. **HEIGHT LIMITATION:** For a public school other than an open enrollment charter, the maximum structure height within 50 feet of the eastern Property line and/or the right-of-way of La Cosa Drive is 36 feet.

11. **SIGNS:** Signs for a public school other than an open-enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

12. **NOISE:**

- A. The noise level from chillers at the surrounding bounding lot line must not exceed the limits allowed for a residential zoning district.
- B. Roof mounted equipment must be located a minimum of 100 feet from any property line.
- C. Sound dampening screening must be installed around the chillers to reduce the noise levels
- D. Noise dampening features provided by the manufacturer of the chiller units must be installed and implemented.

13. **TRAFFIC MANAGEMENT PLAN:**

i. In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.

ii. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

iii. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2028, or within six months after students first begin attending classes in the new building, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2028, or within six months after students first begin attending classes in the new building, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1st of each even-numbered year, the director shall notify the city plan commission.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

a. ingress and egress points;
b. queue lengths;
c. number and location of personnel assisting with loading and unloading of students;
d. drop-off and pick-up locations;
e. drop-off and pick-up hours for each grade level;
f. hours for each grade level; and
g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner

to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

ii. Amendment process.

i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

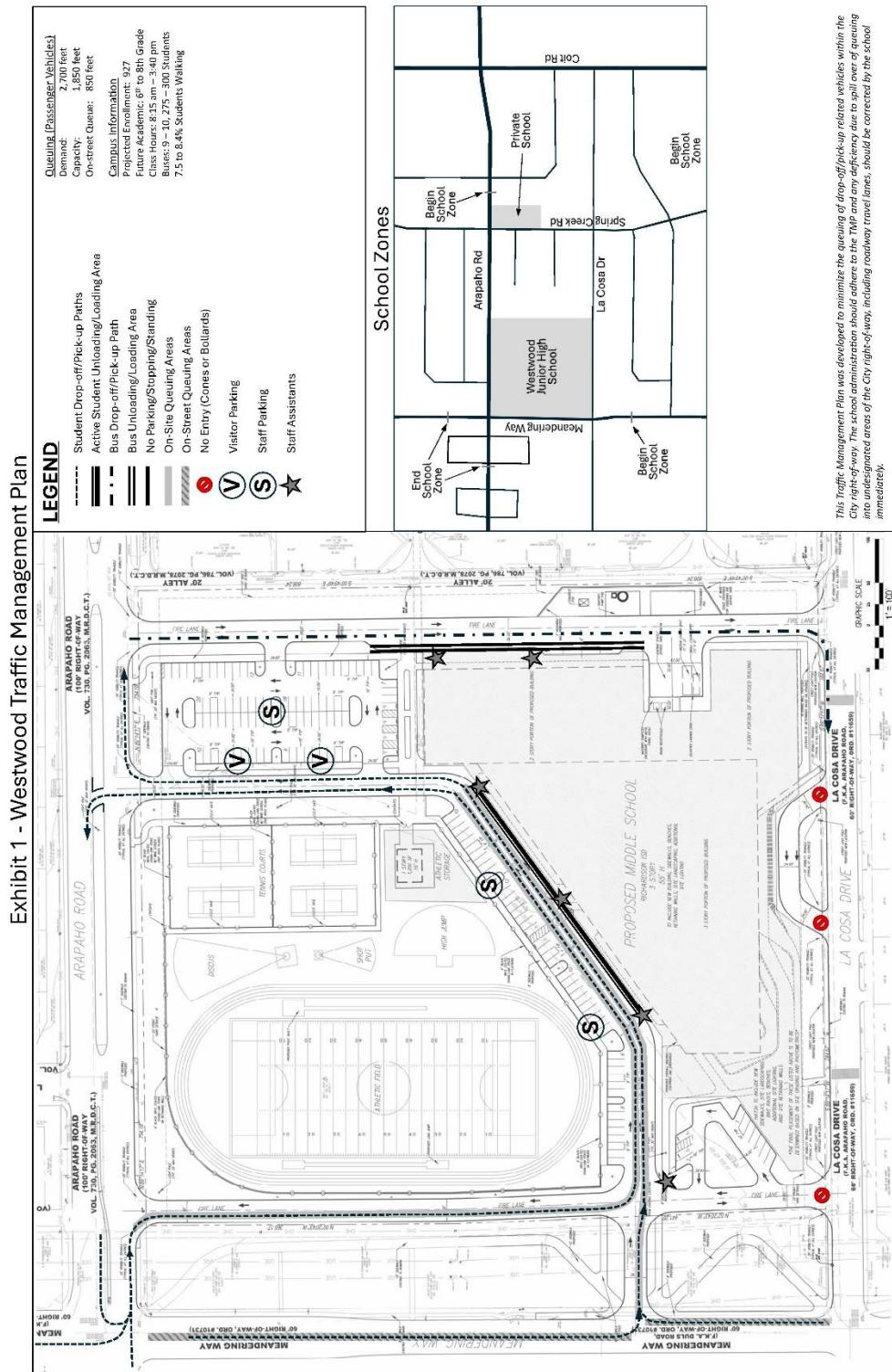
ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

14. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

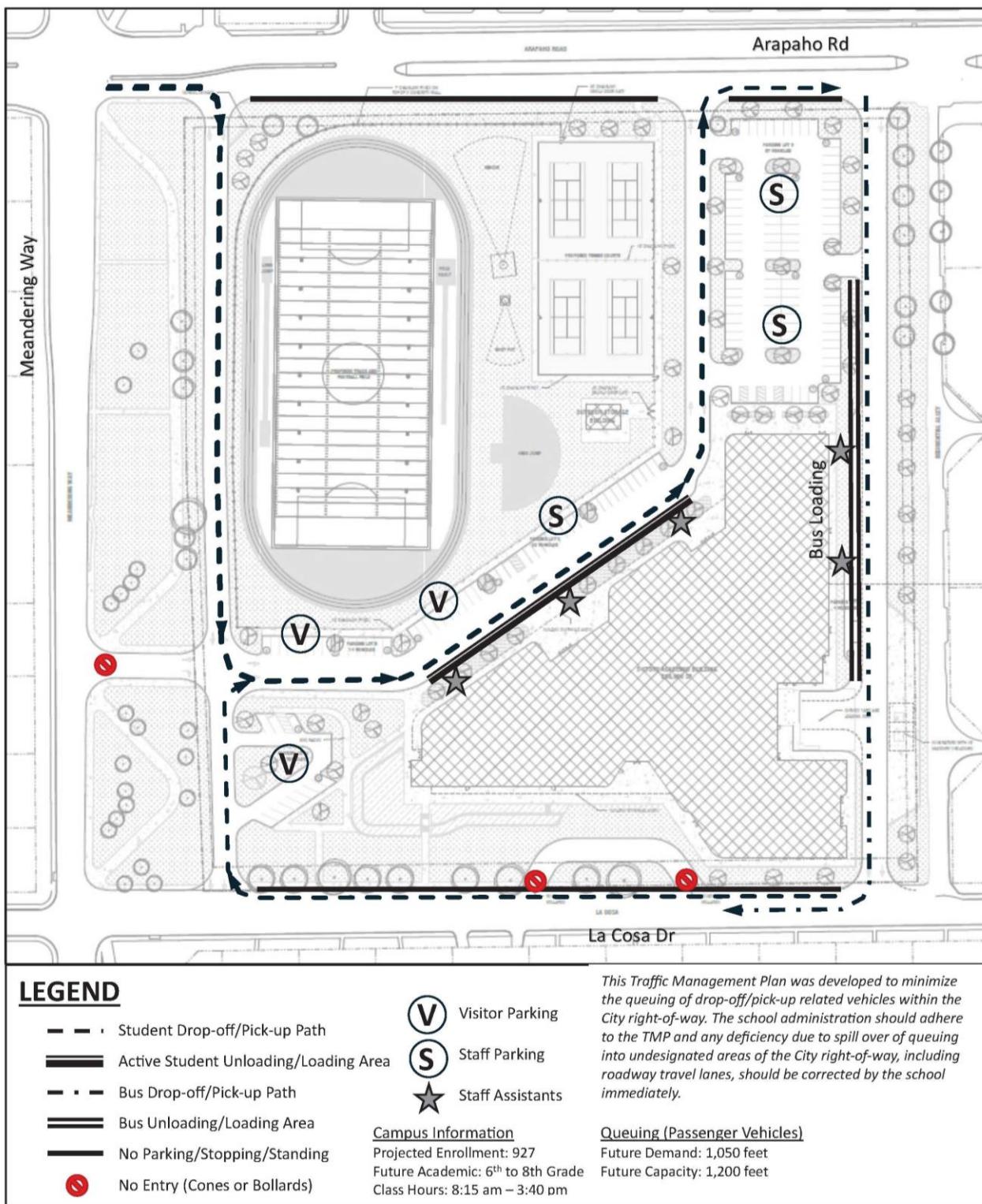
15. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Traffic Management Plan Diagram

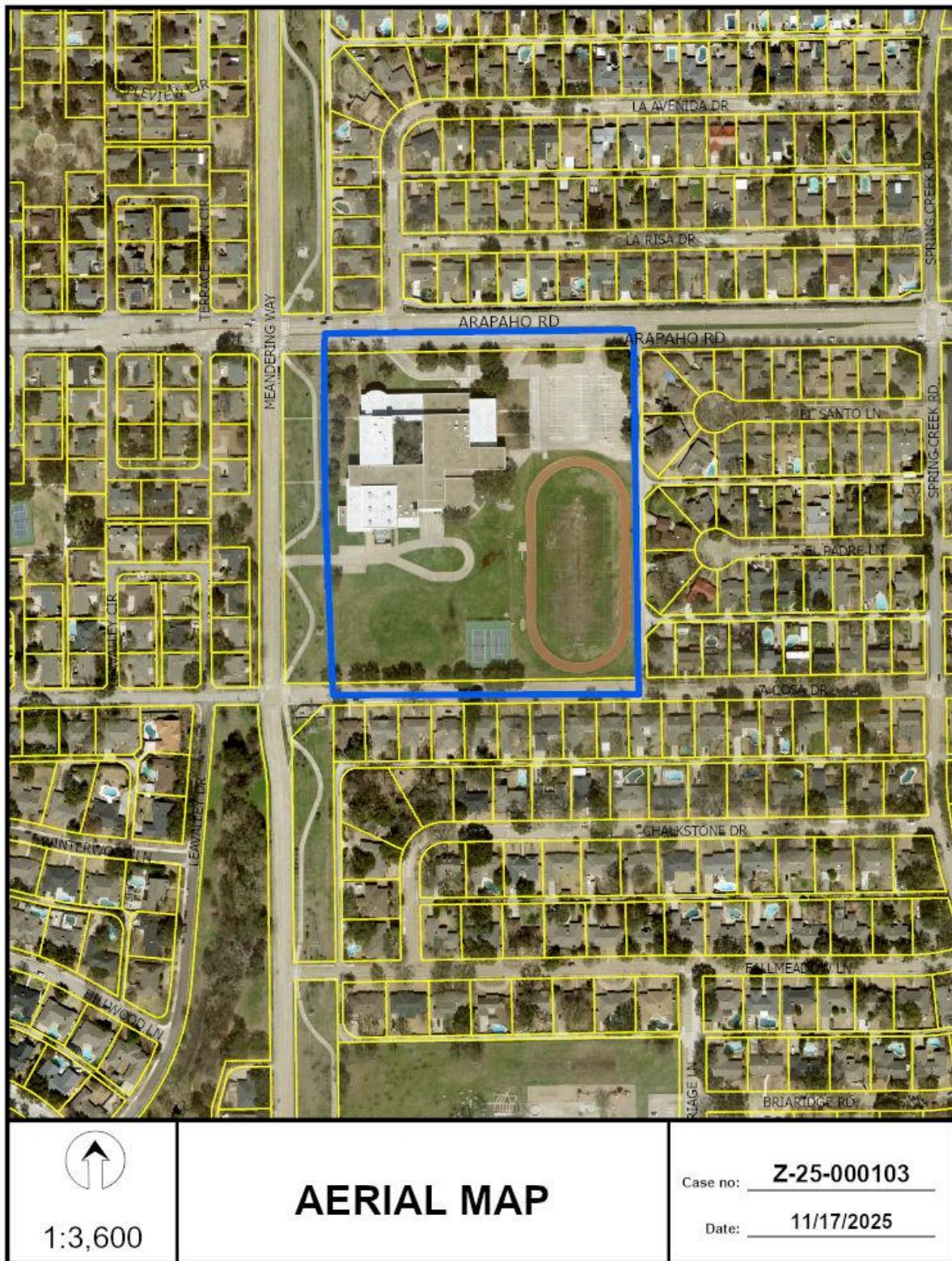
Updated since 12/4 public hearing



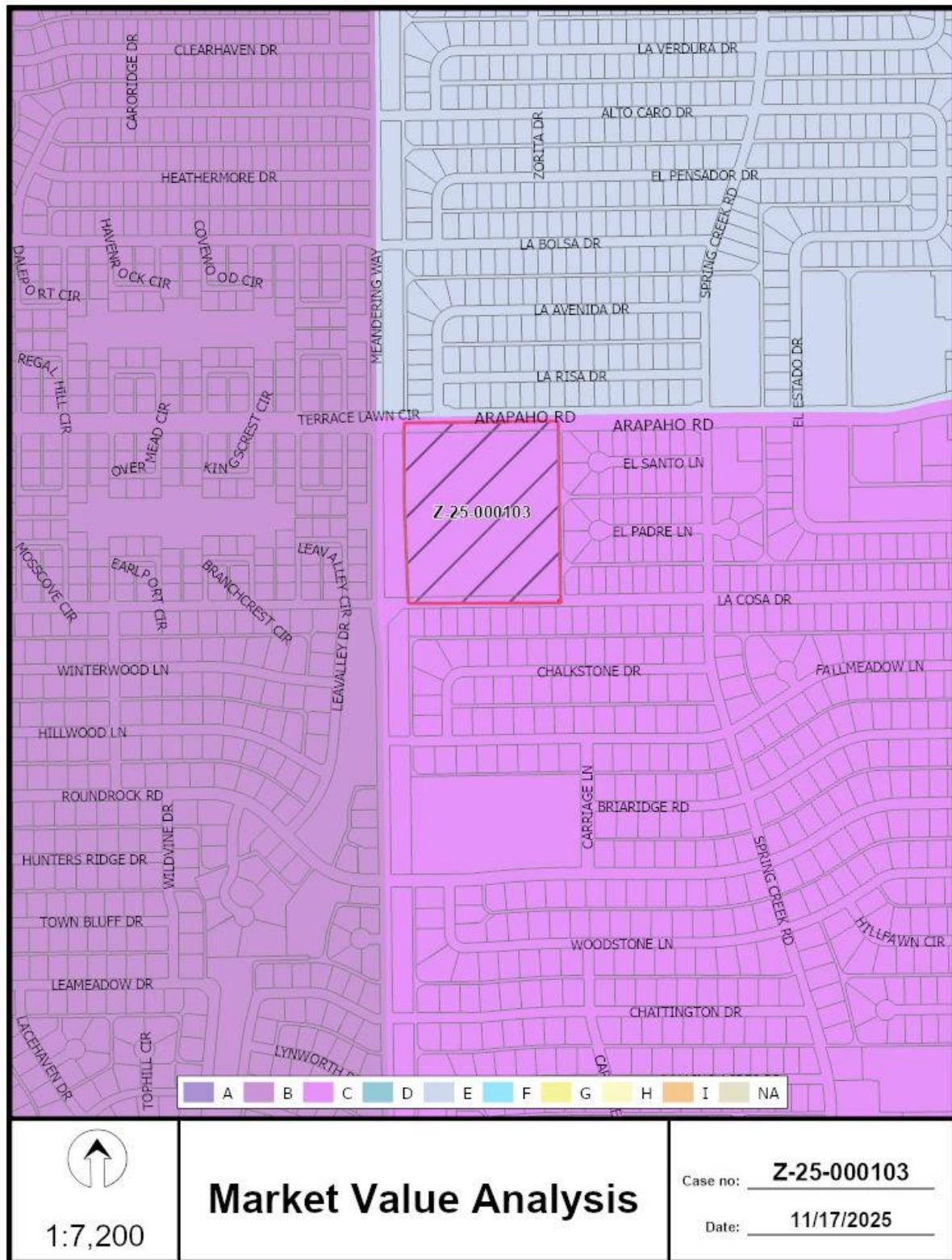
Proposed Traffic Management Plan Diagram
Presented at 12/4 public hearing

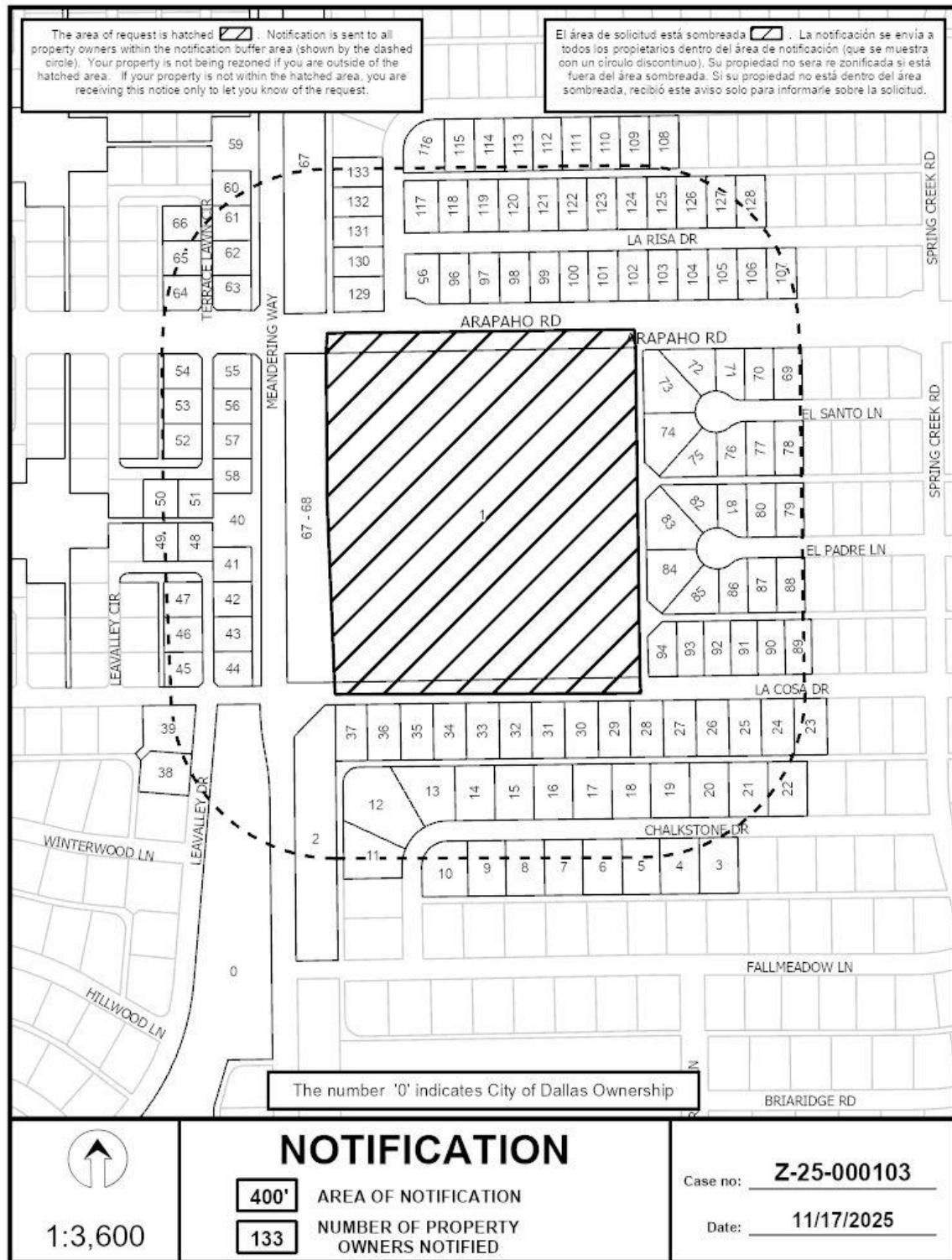












11/17/2025

Notification List of Property Owners**Z-25-000103*****133 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7630 ARAPAHO RD	RICHARDSON ISD
2	14800 MEANDERING WAY	ONCOR ELECRTIC DELIVERY COMPANY
3	7708 CHALKSTONE DR	ELOVITZ STEPHANIE HALL
4	7676 CHALKSTONE DR	DEVINNEY JAMES & LAURA
5	7668 CHALKSTONE DR	Taxpayer at
6	7660 CHALKSTONE DR	LEBLANC PATRICK H JR &
7	7652 CHALKSTONE DR	BANDA SANJAY &
8	7644 CHALKSTONE DR	BRUTCHER ROBERT & LIDIA
9	7636 CHALKSTONE DR	TOMAN CHERYL
10	7628 CHALKSTONE DR	HARPHAM EDWARD J &
11	7611 CHALKSTONE DR	MEDLIN MARGUERITE
12	7619 CHALKSTONE DR	Taxpayer at
13	7627 CHALKSTONE DR	BYWATERS MARA S
14	7635 CHALKSTONE DR	RODRIGUEZ NICHOLAS
15	7643 CHALKSTONE DR	CAGE CHAD &
16	7651 CHALKSTONE DR	LHNCKL 2025 HOLDINGS LLC
17	7659 CHALKSTONE DR	STATEN SHELLEY & MICHAEL
18	7667 CHALKSTONE DR	REBER GREG J & KELLY M
19	7675 CHALKSTONE DR	HARPER JAMES S & KRISTA L
20	7707 CHALKSTONE DR	WILKERSON MERLIN D &
21	7715 CHALKSTONE DR	CHANDLER GAIL E
22	7723 CHALKSTONE DR	Taxpayer at
23	7736 LA COSA DR	BROWN DAVID G
24	7728 LA COSA DR	Taxpayer at
25	7720 LA COSA DR	BRUNER ELIZABETH S &
26	7712 LA COSA DR	Taxpayer at

11/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7704 LA COSA DR	SEIDER BETTY JEAN
28	7676 LA COSA DR	LEFKOWITZ BENJAMIN J
29	7668 LA COSA DR	MORENO JORGE HUMBERTO &
30	7660 LA COSA DR	MCVEY MATTHEW KENT &
31	7652 LA COSA DR	DAVIS JAMES & MARLINA
32	7644 LA COSA DR	ADRIAN TAD &
33	7636 LA COSA DR	METTEER BRIAN L
34	7628 LA COSA DR	Taxpayer at
35	7620 LA COSA DR	HENNEBERGER JUDITH ANN HAYDEL
36	7612 LA COSA DR	Taxpayer at
37	7604 LA COSA DR	FLEO ANTHONY R & M COLEEN
38	15411 LEAVALLEY DR	HOPPMAN PHILLIP J
39	15415 LEAVALLEY DR	ASSAAD BASSAM &
40	15527 LA COSA DR	PRESTONWOOD 1 A HOME
41	15541 LEAVALLEY CIR	ROBERTSON DAVID & JENNIFER
42	15545 LEAVALLEY CIR	MAXWELL JESSICA E & STEPHEN T
43	15551 LEAVALLEY CIR	SMITH FRANCIS THOMAS III &
44	15555 LEAVALLEY CIR	SANDER KYLE & ANGELICA P
45	15556 LEAVALLEY CIR	MCCLURE MARY KATHERINE &
46	15550 LEAVALLEY CIR	RAMBO CAROL
47	15544 LEAVALLEY CIR	NAZIR CID
48	15535 LEAVALLEY CIR	Taxpayer at
49	15531 LEAVALLEY CIR	JOHNSON ALAN
50	15631 TERRACE LAWN CIR	MOORE CHRISTOPHER N
51	15635 TERRACE LAWN CIR	LITTLEJOHN AMANDA K & COREY
52	15644 TERRACE LAWN CIR	WHITE SUZANNAH H
53	15650 TERRACE LAWN CIR	MORRIS MARY H
54	15656 TERRACE LAWN CIR	JABEK MARKUS & MARY KAY
55	15655 TERRACE LAWN CIR	HODGES LAURIE L
56	15651 TERRACE LAWN CIR	BUTLER RACHEL M & JOHN F
57	15645 TERRACE LAWN CIR	WHITE MAC & KIM LIVING TRUST

11/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	15641 TERRACE LAWN CIR	Taxpayer at
59	7300 LA BOLSA DR	HOLIDAY PARK HM OWNRS
60	15741 TERRACE LAWN CIR	BARR BROOKE & GARRETT
61	15745 TERRACE LAWN CIR	RUEDY REVOCABLE TRUST
62	15751 TERRACE LAWN CIR	LAND JIMMY D &
63	15755 TERRACE LAWN CIR	ESPINOSA TONY H &
64	15756 TERRACE LAWN CIR	POLLOM GRETCHEN JANE
65	15750 TERRACE LAWN CIR	WANCEVICH JOHN & SILVIA
66	15744 TERRACE LAWN CIR	LEE ELIZABETH J
67	15700 MEANDERING WAY	ONCOR ELECRTIC DELIVERY COMPANY
68	15700 MEANDERING WAY	ONCOR ELECRTIC DELIVERY COMPANY
69	7727 EL SANTO LN	RUTHE HANS MICHAEL &
70	7721 EL SANTO LN	KILLEEN CAROL TR
71	7717 EL SANTO LN	HERNANDEZ CARLOS
72	7711 EL SANTO LN	LOGAN SAMUEL V & RUTH B
73	7707 EL SANTO LN	LERVISIT SUPAWON &
74	7706 EL SANTO LN	ADAIR JOEL
75	7710 EL SANTO LN	LEYENDECKER SAMUEL T & ELISABETH
76	7716 EL SANTO LN	HOLMES ANNAMARIE
77	7720 EL SANTO LN	Taxpayer at
78	7726 EL SANTO LN	SILVA ALAN FERNANDO
79	7727 EL PADRE LN	ZRUBEK HENRY J
80	7721 EL PADRE LN	MOORE MICHAEL & NICOLE
81	7717 EL PADRE LN	GONZALEZ JUSTO JESUS
82	7711 EL PADRE LN	HEMARD BRANDON
83	7707 EL PADRE LN	BROWN CHANELL MARIE
84	7706 EL PADRE LN	BRANNUM KELLY J & CATHERINE M
85	7710 EL PADRE LN	Taxpayer at
86	7716 EL PADRE LN	ISRAEL STEVEN ROSS
87	7720 EL PADRE LN	BALKO GLEN ROY
88	7726 EL PADRE LN	WATERS ANTHONY & HEATHER

11/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7729 LA COSA DR	WIGGINTON ALLEN M JR FAMILY LIVING TRUST
90	7725 LA COSA DR	KHRAIS JOSEPH & KATARZYNA
91	7719 LA COSA DR	BROMAN STEVE A
92	7715 LA COSA DR	PASTOR LIVING TRUST
93	7709 LA COSA DR	HABRARD PHILIPPE &
94	7705 LA COSA DR	HABRARD SYLVIE
95	7606 LA RISA DR	HOLLER CLINTON & MADELINE
96	7610 LA RISA DR	MARTIN CAROLINE PAGE
97	7616 LA RISA DR	LIVINGSTON LANCE & CAITLIN
98	7620 LA RISA DR	ALPHA CASH BUYERS LLC
99	7626 LA RISA DR	JACOBO PEDRO & GLORIA
100	7630 LA RISA DR	MCCORQUODALE JESSICA
101	7636 LA RISA DR	CARSON CHANDLER JAMES &
102	7640 LA RISA DR	MODJARRAD ENTERPRISES INC
103	7706 LA RISA DR	SHEKARCHIAN MARYAM &
104	7710 LA RISA DR	HEREFORD JOHN T
105	7716 LA RISA DR	LHOME MORTGAGE TRUST 2023 RTL3
106	7720 LA RISA DR	GRIFFIN GRAYSON & LINDSEY
107	7726 LA RISA DR	GONZALEZ OSCAR & MARICARMEN
108	7706 LA AVENIDA DR	MAZZEI MATTHEW & SWOL OONA V
109	7656 LA AVENIDA DR	DOBBINS DARREN
110	7650 LA AVENIDA DR	CROSSMAN STEPHEN P &
111	7646 LA AVENIDA DR	BOYER MARY JUNE LIFE ESTATE
112	7640 LA AVENIDA DR	RATHBUN JEREMY MAYS &
113	7636 LA AVENIDA DR	BRANDTLYONS II MICHAEL JOHN & LAUREN EDSON
114	7630 LA AVENIDA DR	SPAULDING ELIZABETH JANE
115	7626 LA AVENIDA DR	SAGE EVA E
116	7620 LA AVENIDA DR	STEVENSON DANIEL C &
117	7607 LA RISA DR	BAILEY AMANDA
118	7611 LA RISA DR	UMSTEAD PHIL & REBECCA
119	7617 LA RISA DR	BILBO BRADLEY &

11/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7621 LA RISA DR	BRUDEY CHEVELLE
121	7627 LA RISA DR	ANDERSON CHARLYNE R
122	7631 LA RISA DR	Taxpayer at
123	7637 LA RISA DR	PERRETSTEGALL PARIS CAMLILE &
124	7641 LA RISA DR	STEVENSON SHARON L
125	7707 LA RISA DR	PAULL ELENA & ANDREW &
126	7711 LA RISA DR	RUTHERFORD KATE
127	7717 LA RISA DR	RAMOS MARIA D &
128	7721 LA RISA DR	HOUSE JAMES STUART
129	7505 LA AVENIDA DR	HAGEN JOSHUA BRENT & KAYLA MARIE
130	7511 LA AVENIDA DR	Taxpayer at
131	7515 LA AVENIDA DR	Taxpayer at
132	7521 LA AVENIDA DR	MORENO FRANK GERARDO &
133	7525 LA AVENIDA DR	WALSH JOSHUA RYAN &