

FILE NUMBER: Z212-216(JA) **DATE FILED:** March 15, 2022

LOCATION: North line of Park Lane, between Fair Oaks Avenue and Pineland Drive

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 12.01 acres **CENSUS TRACT:** 0078.21

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: New Wildflower I Assoc LLC

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an MF-1(A) Multifamily District

SUMMARY: The purpose of the request is to allow a child-care facility to operate at specified locations within the existing multifamily development on the site. [Wildflower Apartments]

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a multifamily use [Wildflower Apartments], which has a certificate of occupancy dating to July 16, 1979.
- The proposed child-care facility [Heart House] has been operating at the site for a number of years, initially serving children living within the multifamily development only.
- At a recent inspection of the multifamily development by Dallas Fire Rescue, it was determined that Heart House must obtain its own certificate of occupancy separate from that of the multifamily use. Further, a building permit must be obtained retroactively for the remodeling work completed to convert **eight** of the multifamily units into space used for the operation of the child-care facility. The current zoning request is an initial step towards completing these requirements.
- An updated certificate of occupancy for the multifamily use also will be required due to the change in the number of dwelling units.
- The applicant has indicated their intent to apply for the necessary building permit(s) and certificates of occupancy upon approval of the current zoning request by the City Plan Commission and prior to the City Council public hearing.

[Note: As of this writing, staff is unable to confirm applications for permit(s) or certificates of occupancy at this location.]

Zoning History: There have been three zoning change requests in the area in the last five years.

1. **Z189-130:** On April 10, 2019, the City Council approved Tract III within Planned Development District No. 65 to allow a community, welfare, or health center use and child-care facility use on the southeast line of Holly Hill Drive, between Ridgecrest Road and Phoenix Drive.
2. **Z189-181:** On June 12, 2019, the City Council approved an ordinance granting Specific Use Permit No. 2338 for a library, art gallery, or museum limited to a public library property zoned an MF-2(A) Multifamily District. This Specific Use Permit has no expiration date.
3. **Z189-179:** On October 12, 2019, the City Council approved an ordinance changing the zoning classification of property located at the southwest corner of Park Lane and Eastridge Drive from an MF-2(A) Multifamily District to Planned Development District No. 1021 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school use by right.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Park Lane [Fair Oaks to Abrams]	Community Collector	Standard-4 lanes-Undivided 60-foot ROW; bike plan

Traffic:

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

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, 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 following 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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

NEIGHBORHOOD PLUS

GOAL 2.3 Expand health, childcare, and transportation programs for low-income areas.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-1(A) Multifamily District	Multifamily
North	MF-1(A) Multifamily District	Multifamily
East	MF-1(A) Multifamily District	Multifamily
South	MF-2(A) Multifamily District	Multifamily
West	MF-1(A) Multifamily District	Multifamily
Southwest	CR Community Retail District	Retail and personal service uses

Land Use Compatibility:

The area of request is currently developed with a multifamily use [Wildflower Apartments], which has a certificate of occupancy dating to July 16, 1979. The proposed child-care facility [Heart House] has been operating at the site in some capacity for a number of years, initially serving children living within the multifamily development only. However, Heart House now serves children from the surrounding multifamily communities as well. The applicant notes that they have confirmed with the Development Services Department that their land use is most appropriately classified under the Dallas Development Code as a child-care facility, which requires a Specific Use Permit (SUP) in an MF-1(A) Multifamily District.

The request site is surrounded by multifamily residential uses, with a small commercial development, containing various retail and personal service uses, along Park Lane to the southwest of the site. There are also three public schools in the wider area surrounding the site – a high school to the north, an elementary school to the southeast, and a middle school to the west/northwest. Staff finds the child-care facility use compatible with these surrounding uses.

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.

The child-care facility use is currently proposed to operate in six converted multifamily units (out of eight) located in building 300 and two converted multifamily units (out of eight) in building 2400, with playground and parking for the child-care facility adjacent to building 300. Staff supports the zoning change request, generally, because the use is not foreseen to be detrimental to surrounding properties, and it will provide child-care services to residents of the multifamily use at the existing site and in the surrounding established neighborhood. However, staff recommends that the child-care facility be in a contiguous area within the multifamily development, if feasible, rather than having elements of the use spread across various locations within the site.

On August 18, 2022, the City Plan Commission recommended approval of the request for a five-year period with eligibility for automatic renewal for additional five-year periods but did not support staff's recommendation that the site plan be revised so that all elements of the child-care facility are in a contiguous area within the multifamily development.

Landscaping:

The applicant's request does not trigger any landscaping requirements; however, in general, landscaping must be provided in accordance with the landscaping requirements in Article X of the Dallas Development Code, as amended.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a child-care facility use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204\(3\)\(C\)](#)]. The applicant proposes to provide three required parking spaces, one of which must be a van-accessible parking space, for the child-care facility use. Given that the vast majority of families utilizing the child-care facility reside within the existing multifamily development, staff supports applicant's proposed parking requirement.

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 located within an “E” MVA cluster.

List of Partners/Principals/Officers

New Wildflower I Associates, LLC

Meir Izak, Member and Director
Starla Kay Turnbo, Agent

CPC ACTION
AUGUST 18, 2022

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an MF-1(A) Multifamily District, on the north line of Park Lane, between Fair Oaks Avenue and Pineland Drive.

Maker: Stanard
Second: Housewright
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Housewright, Haqq,
Stanard, Rubin

Against: 0
Absent: 2 - Vann, Kingston
Vacancy: 2 - District 3, District 11

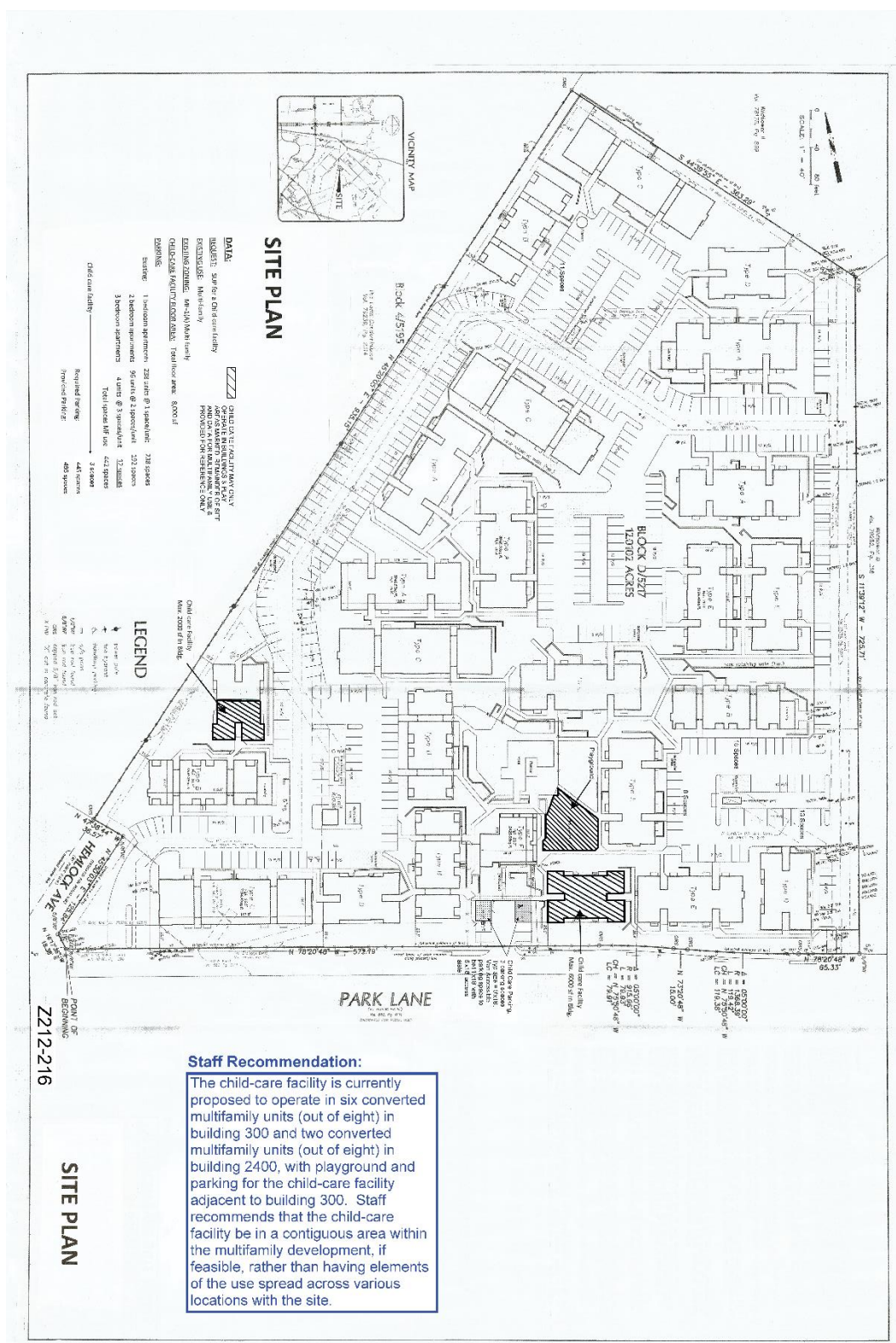
Notices: Area: 400 Mailed: 385
Replies: For: 0 Against: 0

Speakers: For: Kathryn Loo, 2709 Creekway Dr., Carrollton, TX, 75010
Kiersten Rood, 1710 Hendrix Dr., Irving, TX, 75061
Minator Azemi, 5510 Belmont Ave., Dallas, TX, 75206
Cesar Reyna, 6949 Clay Academy Blvd., Dallas, TX, 75236
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

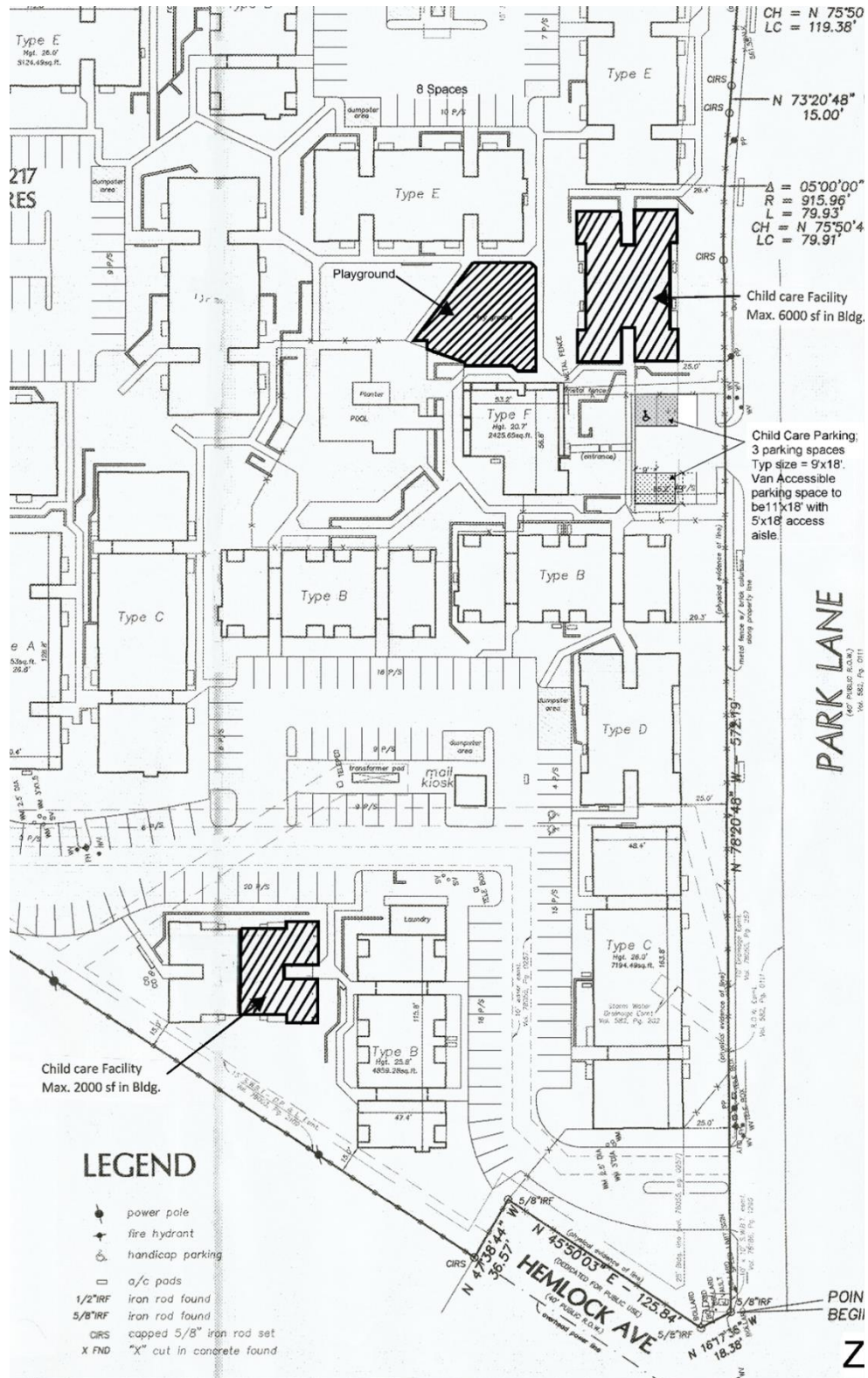
CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that application for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area is 8,000 square feet in the locations shown on the attached site plan.
5. HOURS OF OPERATION: The child-care facility may only operate between 10:00 a.m. and 6:00 p.m. Monday through Friday, from September through May; and between 8:00 a.m. and 4:00 p.m. Monday through Friday, from June through August.
6. PARKING: A minimum of three off-street parking spaces, one of which must be a van accessible space, must be provided in the location shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

CPC RECOMMENDED SITE PLAN



ENLARGED CPC RECOMMENDED SITE PLAN



CPC RECOMMENDED SITE PLAN [ENLARGED DATA TABLE]**DATA:**

CHILD CARE FACILITY MAY ONLY
OPERATE IN BUILDINGS & PLAY
AREAS MARKED. REMAINDER OF SITE
AND DATA FOR MULTIFAMILY USE &
PROVIDED FOR REFERENCE ONLY

REQUEST: SUP for a Child-care facility

EXISTING USE: Multi-family

EXISTING ZONING: MF-1(A) Multi-family

CHILD-CARE FACILITY FLOOR AREA: Total floor area: 8,000 sf

PARKING:

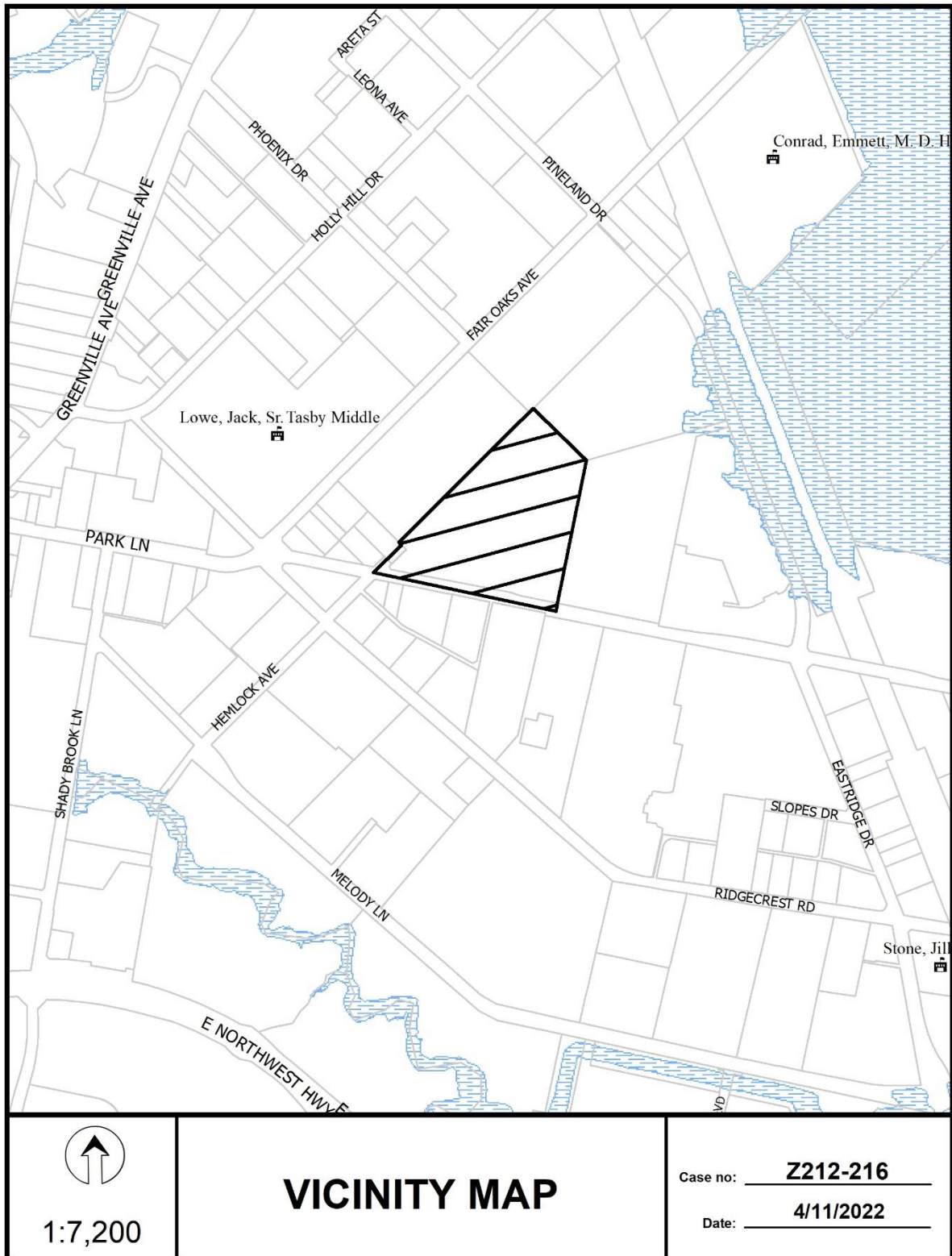
Existing:	1 bedroom apartments	238 units @ 1 space/unit	238 spaces
	2 bedroom apartments	96 units @ 2 spaces/unit	192 spaces
	3 bedroom apartments	4 units @ 3 spaces/unit	<u>12 spaces</u>

Total spaces MF use 442 spaces

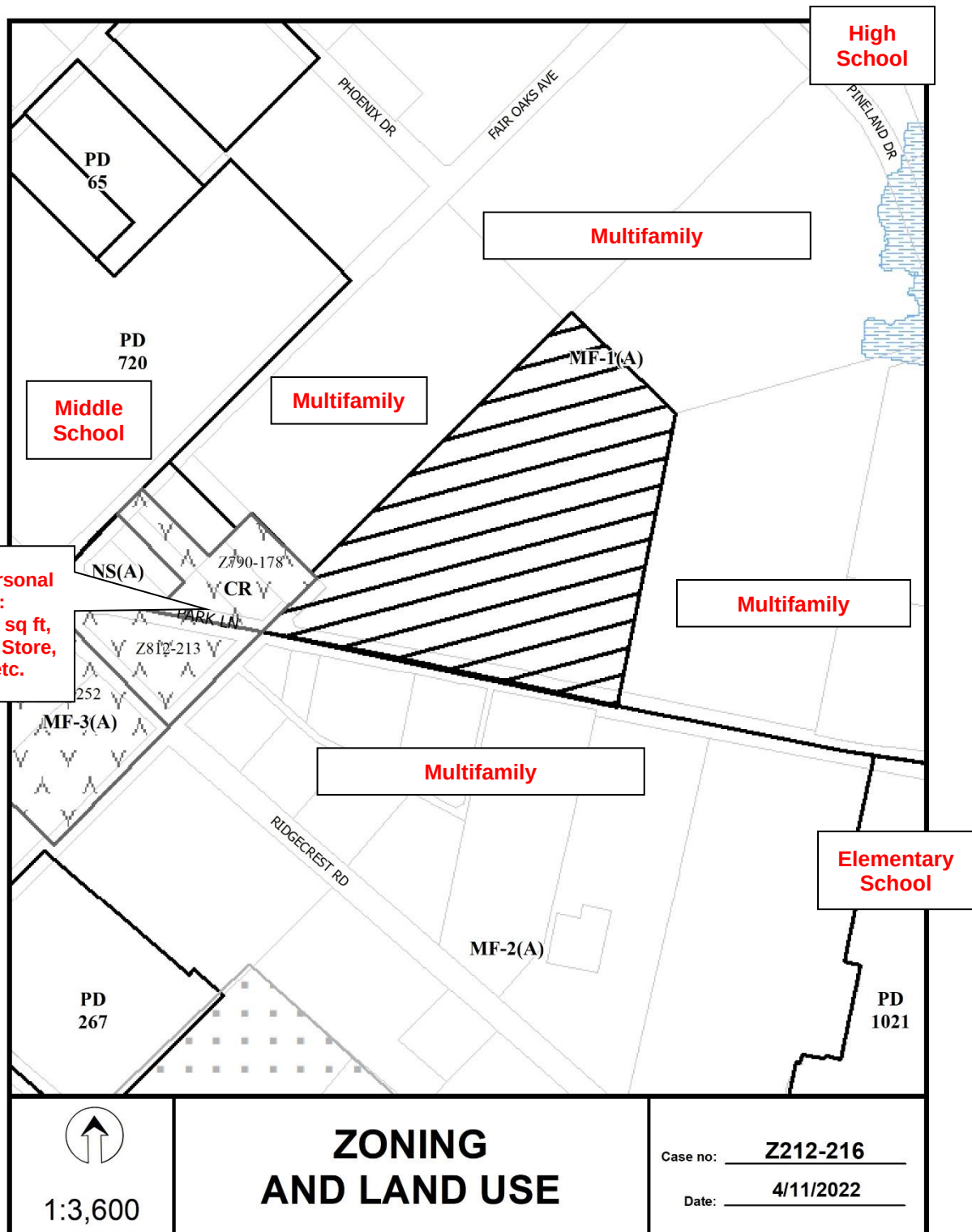
Child care facility —————→ 3 spaces

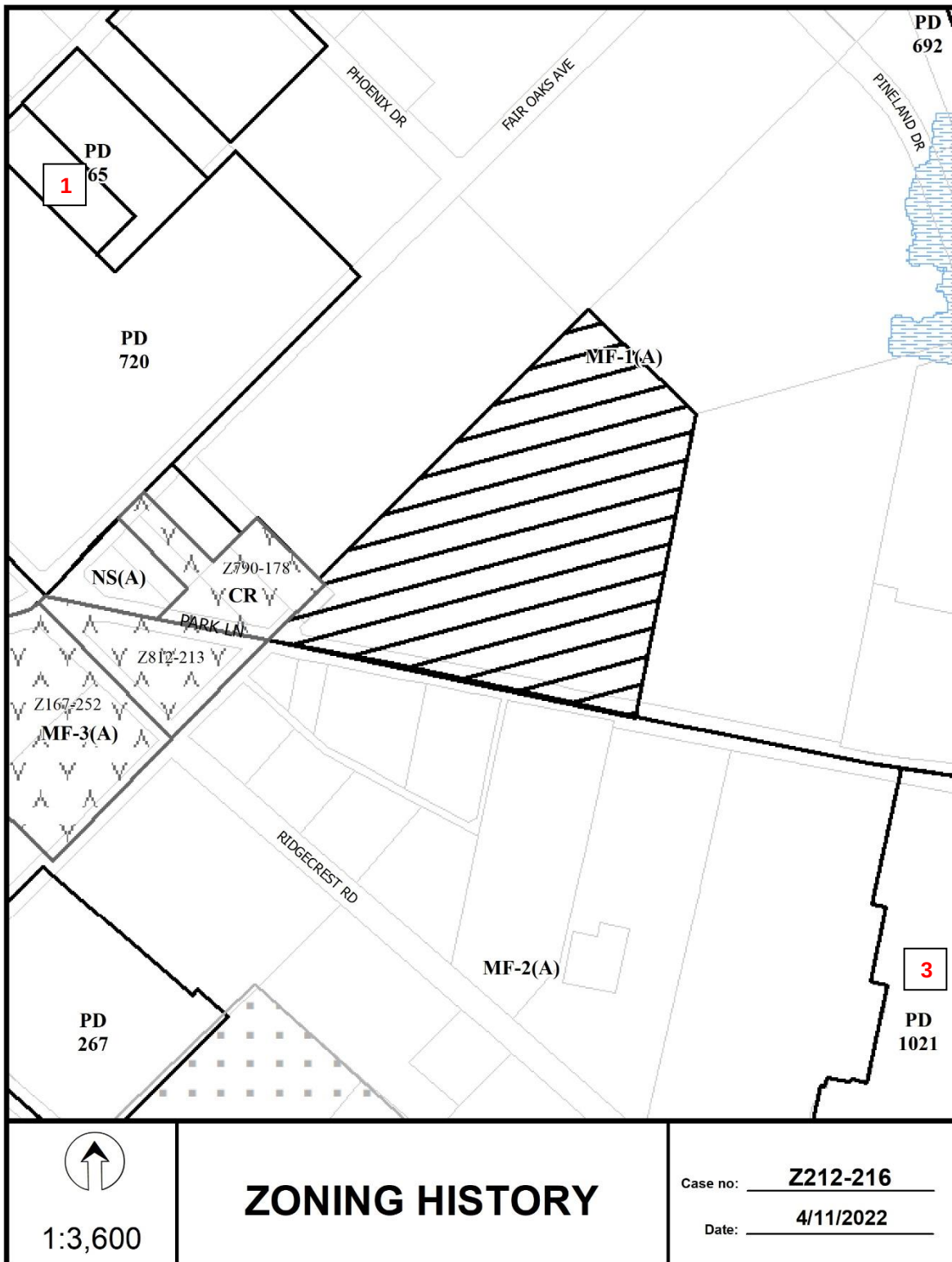
Required Parking: 445 spaces

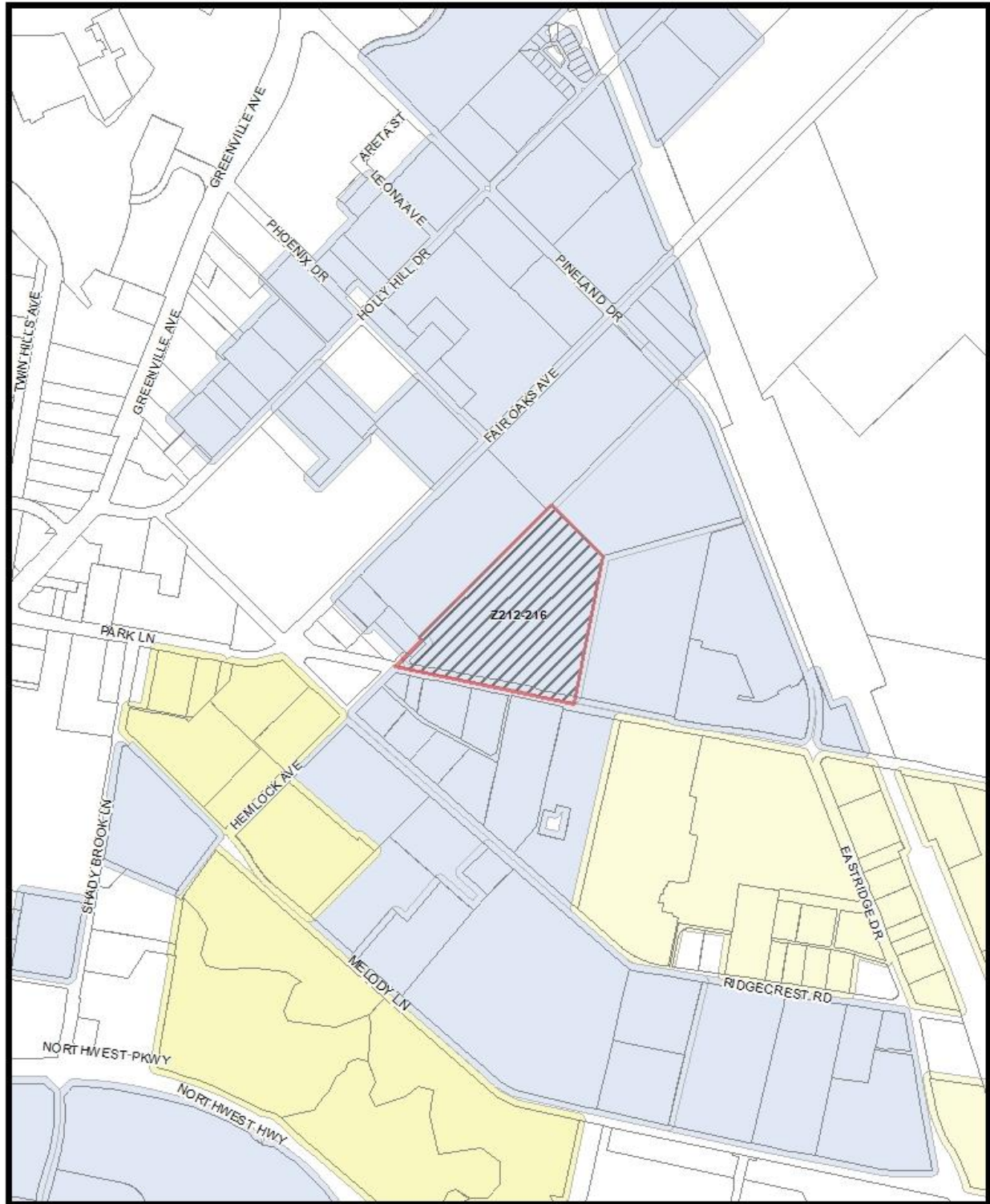
Provided Parking: 466 spaces











MVAC Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/11/2022



08/17/2022

Reply List of Property Owners***Z212-216******385 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	8515 PARK LN	NEW WILDFLOWER I ASSOC
	2	7025 HEMLOCK AVE	HARRISON SUE HARVEY
	3	7025 HEMLOCK AVE	TANG CHIIHHUAN
	4	7025 HEMLOCK AVE	HAYDON EVERETT PENN III
	5	7025 HEMLOCK AVE	RIOJAS CRISTOBAL & GUADALUPE
	6	7025 HEMLOCK AVE	FLIPPING DREAMZ LLC
	7	7025 HEMLOCK AVE	RICHARDSON LISA
	8	7025 HEMLOCK AVE	LAWSON CAROLYN E
	9	7025 HEMLOCK AVE	C&A LA PUNTA LLC
	10	7025 HEMLOCK AVE	TENG CLARENCE W
	11	7025 HEMLOCK AVE	CLARK DIANA M
	12	7025 HEMLOCK AVE	TANG CHIIHHUAN
	13	7025 HEMLOCK AVE	GREGORY HERLINDA
	14	7025 HEMLOCK AVE	MARKOFF NANCY
	15	7025 HEMLOCK AVE	IMANI RAMEZAN
	16	7025 HEMLOCK AVE	MARTINEZ ALVARO & ANABEL
	17	7025 HEMLOCK AVE	C & A LA PUNTA LLC
	18	7025 HEMLOCK AVE	RIOJAS GUADALUPE
	19	7025 HEMLOCK AVE	PARSONS CAMOMILLE R
	20	7025 HEMLOCK AVE	TRAN JENNIFER M &
	21	7025 HEMLOCK AVE	GRIESEL JOHN & ELENA
	22	7025 HEMLOCK AVE	DACOSTA HUMBERTO T JR
	23	7025 HEMLOCK AVE	DURYEA JEFF M
	24	7222 FAIR OAKS AVE	VALENCEO TTH PARTNERS III LP
	25	7024 FAIR OAKS AVE	MEJIA SELVIN
	26	8447 PARK LN	Taxpayer at

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	7014 FAIR OAKS AVE	OJASWI ENAYA INC
	28	5918 RIDGECREST RD	BUENA VIDA CRP 17 LP
	29	8550 PARK LN	TEXCAN VENTURES I LTD
	30	8620 PARK LN	TOWNE CENTER KIWI 1 LLC
	31	6031 PINELAND DR	NEW WILDFLOWER 1 ASSOC
	32	8565 PARK LN	NEW WILDFLOWER I ASSOCIATES LLC
	33	8502 PARK LN	HOOVER LINDA L
	34	6041 RIDGECREST RD	JAMES APTS LLC THE
	35	6003 RIDGECREST RD	COURTYARDDFW LLC
	36	6036 RIDGECREST RD	CENTER PARK EQUITY FUND LLC &
	37	8455 PARK LN	Taxpayer at
	38	7020 FAIR OAKS AVE	Taxpayer at
	39	8440 PARK LN	Taxpayer at
	40	8522 PARK LN	LEWIS VICTORIA
	41	8522 PARK LN	ZAHANA BRIGITTE
	42	8522 PARK LN	SELLERS LAUREN JZAVAHN
	43	8522 PARK LN	SIERRA ADELAIDA
	44	8522 PARK LN	HICKEY THOMAS E &
	45	8522 PARK LN	PANDIAN CHELLIAH &
	46	8522 PARK LN	KIRK ROBERT
	47	8522 PARK LN	ANDRUS RICHARD E
	48	8522 PARK LN	CRAWFORD BEVERLY Y &
	49	8522 PARK LN	BASS SONIA
	50	8522 PARK LN	BINKLEY JULIA E & ROBERT
	51	8522 PARK LN	SMITHPIRE LLC
	52	8522 PARK LN	WRIGHT SHARON S
	53	8522 PARK LN	LOZANO JACKELINE &
	54	8522 PARK LN	MARTINE DIETRICH V
	55	8522 PARK LN	MADDOX JOHN D III
	56	8522 PARK LN	YOUNG PHILIP MARK
	57	8522 PARK LN	NIXON DEBORAH L

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	8522 PARK LN	HUSSEIN OSAMA &
	59	8522 PARK LN	YARBROUGH JUDD W &
	60	8522 PARK LN	DIEKMANN JOHN A
	61	8522 PARK LN	COFFMAN DEWEY ISAAC JR
	62	8522 PARK LN	PALOMO LAURA CHANTELLE
	63	7030 FAIR OAKS AVE	NAVARRO ARTURO & LUCILA P
	64	7030 FAIR OAKS AVE	SYMINGTON JAMES H
	65	7030 FAIR OAKS AVE	GUDMUNDSSON GRETHA
	66	7030 FAIR OAKS AVE	BIANCO ALVIN
	67	7030 FAIR OAKS AVE	KHEONG LAU CHEE
	68	7030 FAIR OAKS AVE	LINTZ JULIETA
	69	7030 FAIR OAKS AVE	7030 FAIR OAKS ASSN INC
	70	7030 FAIR OAKS AVE	BELAY SOLOMON
	71	7030 FAIR OAKS AVE	NAVARRO ELAINE VILLAMAR
	72	7030 FAIR OAKS AVE	NOLK INVESTMENTS LLC
	73	7030 FAIR OAKS AVE	KHALEEL TALAT & MOHAMED
	74	7030 FAIR OAKS AVE	ABUKAR ABED &
	75	7030 FAIR OAKS AVE	ASONIBE SHIRLEY
	76	7030 FAIR OAKS AVE	MANUEL THOMAS B
	77	7152 FAIR OAKS AVE	MINH TAI INTL INC
	78	7152 FAIR OAKS AVE	GARCIA EVA CHAVEZ
	79	7152 FAIR OAKS AVE	HERNANDEZ MIGUEL
	80	7152 FAIR OAKS AVE	HU XIAOWANG
	81	7152 FAIR OAKS AVE	TANG TONY M
	82	7152 FAIR OAKS AVE	BARRIOSRAYO BRADOLID
	83	7152 FAIR OAKS AVE	BUENO ROCIO
	84	7152 FAIR OAKS AVE	MARTINEZ MIGUEL ANGEL SANCHEZ &
	85	7152 FAIR OAKS AVE	BASSAMPOUR ZAHRA S
	86	7152 FAIR OAKS AVE	ORNELAS JORGE
	87	7152 FAIR OAKS AVE	ALEJANDRO ALEJANDRINA
	88	7152 FAIR OAKS AVE	SAUCEDO LUIS A &

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	7152 FAIR OAKS AVE	MARTINEZ GUILLERMINA &
	90	7152 FAIR OAKS AVE	GANDOLFO CRISTIAN
	91	7152 FAIR OAKS AVE	HASSENTEUFEL CARLOS &
	92	7152 FAIR OAKS AVE	ARIAS MIGUEL ANGEL
	93	7152 FAIR OAKS AVE	BERNAL SAMUEL HERNANDEZ &
	94	7152 FAIR OAKS AVE	SARGENT BARTON D
	95	7152 FAIR OAKS AVE	DE JESUS MARIA
	96	7152 FAIR OAKS AVE	RAMIREZ LEONARDO MARTINEZ
	97	7152 FAIR OAKS AVE	CARNELIAN INVESTMENT GROUP
	98	7152 FAIR OAKS AVE	HERTZ ERNEST
	99	7152 FAIR OAKS AVE	WOLNER INDTRUSTIES INC
	100	7152 FAIR OAKS AVE	RIOS YOSELIN
	101	7152 FAIR OAKS AVE	EGUIA BALTAZAR &
	102	7152 FAIR OAKS AVE	MACARAEG MARLOU &
	103	7152 FAIR OAKS AVE	POPPE SERGIO
	104	7152 FAIR OAKS AVE	HERRERA MIGUEL
	105	7152 FAIR OAKS AVE	GARCIA ROSALVA
	106	7152 FAIR OAKS AVE	HERNANDEZ JULIAN &
	107	7152 FAIR OAKS AVE	HERRERA HERACLIO
	108	7152 FAIR OAKS AVE	CORONA RICARDO
	109	7152 FAIR OAKS AVE	RTS GROUP LLC
	110	7152 FAIR OAKS AVE	CRUZ MARIA S
	111	7152 FAIR OAKS AVE	TANG TONY MINH
	112	7152 FAIR OAKS AVE	AJATUAEWO JONES A
	113	7152 FAIR OAKS AVE	CRUZ CATALINE DE LA
	114	7152 FAIR OAKS AVE	RUIZ MARIA LUISA
	115	7152 FAIR OAKS AVE	AHSAN MUA AZ
	116	7152 FAIR OAKS AVE	REYES GREGORIO J
	117	7152 FAIR OAKS AVE	GONZALEZ ANTONIA
	118	7152 FAIR OAKS AVE	ORTIZ FRANCISCO J
	119	7152 FAIR OAKS AVE	STOCKI PHYLLIS M LIFE EST

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	7152 FAIR OAKS AVE	MENDOZA ARTURO
	121	7152 FAIR OAKS AVE	MONARREZ LAZARO
	122	7152 FAIR OAKS AVE	CATALAN GILARDO &
	123	7152 FAIR OAKS AVE	HERNANDEZ GUILLERMO &
	124	7152 FAIR OAKS AVE	PADILLA MARIA ESTEBAN FLORES &
	125	7152 FAIR OAKS AVE	DURAN JOSE ALBERTO
	126	7152 FAIR OAKS AVE	SANCHEZ GARY ALAN
	127	7152 FAIR OAKS AVE	GEORGE RONNIE K
	128	7152 FAIR OAKS AVE	TORRES RAMON & IRASEMA
	129	7152 FAIR OAKS AVE	GALARZA ERNESTO & MARIA ISABEL BANUELOS
	130	7152 FAIR OAKS AVE	LAKEVIEW TRUST
	131	7152 FAIR OAKS AVE	ESTRADA SALVDOR
	132	7152 FAIR OAKS AVE	GEOGHEGAN STEFANIE
	133	7152 FAIR OAKS AVE	VALENZUELA MARIA EUGENIA
	134	7152 FAIR OAKS AVE	MENDOZA ARTURO
	135	7152 FAIR OAKS AVE	BETANCOURT AMROSIO
	136	7152 FAIR OAKS AVE	GRANDE CAROLYN G TR
	137	7152 FAIR OAKS AVE	HERNANDEZ GENEVA
	138	7152 FAIR OAKS AVE	VILLALVA VICTOR
	139	7152 FAIR OAKS AVE	GUEL RAMON
	140	7152 FAIR OAKS AVE	SANCHEZ JUAN
	141	7152 FAIR OAKS AVE	DELGADO CIPRIANO & ALICIA
	142	7152 FAIR OAKS AVE	RAMOS MICAELA V &
	143	7152 FAIR OAKS AVE	ALONZO GUILLERMINA &
	144	7152 FAIR OAKS AVE	VILLALVA VICTOR
	145	7152 FAIR OAKS AVE	BARAJAS NICOLAS
	146	7152 FAIR OAKS AVE	MARTINEZ HECTOR
	147	7152 FAIR OAKS AVE	CARRIZALES CAIN GONZALEZ & MARIA GUERRERO
	148	7152 FAIR OAKS AVE	PENAFLORES MIGUEL ANGEL ARIAS
	149	7152 FAIR OAKS AVE	GARCIA FRANK & HORTENCIA
	150	7152 FAIR OAKS AVE	ALVARADO JAVIER

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	7152 FAIR OAKS AVE	FLORES FRANKLIN
	152	7152 FAIR OAKS AVE	OROZCO MARIA F
	153	7152 FAIR OAKS AVE	CAMPOS JAIME
	154	7152 FAIR OAKS AVE	GARCIA FAUSTO
	155	7152 FAIR OAKS AVE	PENARANDA MARCELO PALOMO
	156	7152 FAIR OAKS AVE	BRITO MARIA
	157	7152 FAIR OAKS AVE	STAY2GETHER HOMES LLC
	158	7152 FAIR OAKS AVE	BARRIOS BRADOLID
	159	7152 FAIR OAKS AVE	HALL TIMOTHY GENE JR &
	160	7152 FAIR OAKS AVE	BETANCOURT ADRIANA
	161	7152 FAIR OAKS AVE	SILVERBLUE PROPERTY
	162	7152 FAIR OAKS AVE	MARICAL MA AMPARO REYES
	163	7152 FAIR OAKS AVE	DELGADO MICHELLE ELIZABETH
	164	7152 FAIR OAKS AVE	BABAKAHANYAN ENTERPRISES LLC
	165	7152 FAIR OAKS AVE	CHAVEZ EMILIO
	166	7152 FAIR OAKS AVE	DUENAS JULIO CESAR ESCALANTE
	167	7152 FAIR OAKS AVE	SANCHEZ OMAR &
	168	7152 FAIR OAKS AVE	FLORES VICENTE S &
	169	7152 FAIR OAKS AVE	VILLALBA PABLO
	170	7152 FAIR OAKS AVE	HERNANDEZ MAYRA ARELY
	171	7152 FAIR OAKS AVE	CORTEZ MARIA RENE
	172	7152 FAIR OAKS AVE	JERNIGAN CRAIG
	173	7152 FAIR OAKS AVE	PAEZ CESAR
	174	7152 FAIR OAKS AVE	MARTINEZ MARGARITA
	175	7152 FAIR OAKS AVE	CORTEZ MANUEL & ELVIRA
	176	7152 FAIR OAKS AVE	ABUBAKER TEWADUDA
	177	7152 FAIR OAKS AVE	HERRERA MIGUEL
	178	7152 FAIR OAKS AVE	CHAVEZ EMILIO
	179	7152 FAIR OAKS AVE	NOLASCO ANA &
	180	7152 FAIR OAKS AVE	RESENDIZ SOFIA MARTINEZ
	181	7152 FAIR OAKS AVE	SOLANO AIDE MARIA

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	7152 FAIR OAKS AVE	RAYO DOMINGO &
	183	7152 FAIR OAKS AVE	VALLE NEREYDA
	184	7152 FAIR OAKS AVE	BACHELDER MATTHEW THOMAS
	185	7152 FAIR OAKS AVE	KUHL NANCY M
	186	7152 FAIR OAKS AVE	RODRIGUEZ FIDEL C
	187	7152 FAIR OAKS AVE	TOOR HARDEEP
	188	7152 FAIR OAKS AVE	DELGADO JACQUELINE
	189	7152 FAIR OAKS AVE	GREEN JOHN A
	190	7152 FAIR OAKS AVE	MIDTOWN EASTSIDE HOLDINGS LLC
	191	7152 FAIR OAKS AVE	CHAMPANERIA MITA
	192	7152 FAIR OAKS AVE	ESTRADA JESUS ROMERO
	193	7152 FAIR OAKS AVE	SANCHEZ JUAN
	194	7152 FAIR OAKS AVE	BANUELOS MARIA ISABEL
	195	7152 FAIR OAKS AVE	VELASCO JUDIT J
	196	7152 FAIR OAKS AVE	SANCHEZ JUAN
	197	7152 FAIR OAKS AVE	MALDONADO JAIME &
	198	7152 FAIR OAKS AVE	FAUSTINO MARIA G
	199	7152 FAIR OAKS AVE	MENDOZA ARTURO D
	200	7152 FAIR OAKS AVE	HK LUKI DALLAS LLC
	201	7152 FAIR OAKS AVE	CASTRO CARMEN
	202	7152 FAIR OAKS AVE	TIERRABLANCA FIORELA ANAYENSI OLIVARES
	203	7152 FAIR OAKS AVE	MARTINEZ GUILLERMINA
	204	7152 FAIR OAKS AVE	CATALAN AURELIO &
	205	7152 FAIR OAKS AVE	CANTARERO ANTONIA GONZALEZ
	206	7152 FAIR OAKS AVE	ELECTROCELL CORP
	207	7152 FAIR OAKS AVE	VAZQUEZ NORMA
	208	7152 FAIR OAKS AVE	BARAJAS NICHOLAS
	209	7152 FAIR OAKS AVE	SBSE LLC
	210	7152 AIR OAKS AVE	HOUNG FRANK & HUEIFEN WANG
	211	7152 AIR OAKS AVE	ELECTROCELL CORPORATION
	212	7152 FAIR OAKS AVE	MOLINA ALEJANDRA

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	7152 FAIR OAKS AVE	RODRIGUEZ JUAN M
	214	7152 FAIR OAKS AVE	PATEL SANJAY & TRUPTI
	215	7152 FAIR OAKS AVE	CATALAN SYLVIA
	216	7152 FAIR OAKS AVE	MOLINA ALEJANDRA
	217	7152 FAIR OAKS AVE	VICKERY MEADOW PAPER DUDES
	218	7152 FAIR OAKS AVE	BARAJAS NICOLAS &
	219	7152 FAIR OAKS AVE	BLOOM JOHN
	220	7152 FAIR OAKS AVE	GAMA SILVIA
	221	7152 FAIR OAKS AVE	FLORES FRANKLIN
	222	7152 FAIR OAKS AVE	DENNIS VICTORIA DENISE
	223	7152 FAIR OAKS AVE	FRANCIS CONTRERAS MARIA ELENA &
	224	7152 FAIR OAKS AVE	ALEXANDER MVC 3 LLC
	225	7152 FAIR OAKS AVE	MAGDALENO MERCADO &
	226	7152 FAIR OAKS AVE	ROJAS CRUZ
	227	7152 FAIR OAKS AVE	UNITED OAK GROUP LLC
	228	7152 FAIR OAKS AVE	FEDERAL NATIONAL MORTGAGE
	229	7152 FAIR OAKS AVE	MARTINEZ JESUS &
	230	7152 FAIR OAKS AVE	DELRIO JAIR SANABRIA &
	231	7152 FAIR OAKS AVE	SEMMI RUTH
	232	7152 FAIR OAKS AVE	ROJAS CRUZ
	233	7152 FAIR OAKS AVE	LABRADE MARIA ESTHER &
	234	7152 FAIR OAKS AVE	GONZALEZ ANTONIA &
	235	7152 FAIR OAKS AVE	CHATMAN MARY
	236	7152 FAIR OAKS AVE	MARTINEZ ELIAZAR
	237	7152 FAIR OAKS AVE	GONZALEZ ANTONIA &
	238	7152 FAIR OAKS AVE	ORTIZ RAYMUNDO &
	239	7152 FAIR OAKS AVE	TORRES PASCUAL &
	240	7152 FAIR OAKS AVE	C & A LA PUNTA LLC
	241	7152 FAIR OAKS AVE	ORTEGA ALBERT
	242	7152 FAIR OAKS AVE	PENA JOSE & MARIA
	243	7152 FAIR OAKS AVE	PENA JOSE & MARIA

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	7152 FAIR OAKS AVE	RODRIGUEZ JOSE RAMON &
	245	7152 FAIR OAKS AVE	HERNANDEZ JULIAN & ROSALBA
	246	7152 FAIR OAKS AVE	CATALAN MARIA DEL ROSARIO
	247	7152 FAIR OAKS AVE	MORENO MARIA R &
	248	7152 FAIR OAKS AVE	CHARRON LEONE PILAR D
	249	7152 FAIR OAKS AVE	ANGUIANO CESAR
	250	7152 FAIR OAKS AVE	SALEEMI SALMAN & BEENISH
	251	7152 FAIR OAKS AVE	ORTIZ MARIA ESTHER H
	252	7152 FAIR OAKS AVE	FLORES JAVIER & GUADALUPE
	253	7152 FAIR OAKS AVE	CORTES ANGELICA R &
	254	7152 FAIR OAKS AVE	CEDILLO MARTHA LAURA
	255	7152 FAIR OAKS AVE	BUENO YENIFER
	256	7152 FAIR OAKS AVE	SALAS JUAN &
	257	7152 FAIR OAKS AVE	MOORE CLARE A
	258	7152 FAIR OAKS AVE	MONTERRUBIO ISIDRO &
	259	7152 FAIR OAKS AVE	PAEZ RAMIRO
	260	7152 FAIR OAKS AVE	CEDILLO LUIS M & REBECCA F
	261	7152 FAIR OAKS AVE	CRAIG MICHELLE
	262	7152 FAIR OAKS AVE	BARRERO NICOLAS & ETAL
	263	7152 FAIR OAKS AVE	MENA DARWIN GERARDO
	264	7152 FAIR OAKS AVE	MINH TAI INTERNATIONAL LLC
	265	7152 FAIR OAKS AVE	VILLAREAL JORGE
	266	7152 FAIR OAKS AVE	FLORES NOE TRUJILLO
	267	7152 FAIR OAKS AVE	CAMPOS ROSA ISMELDA
	268	7152 FAIR OAKS AVE	VIRGO MATER HOMES INC
	269	7152 FAIR OAKS AVE	BETANCOURT ADRIANA
	270	7152 FAIR OAKS AVE	NEW A & A INVESTMENT LLC
	271	7152 FAIR OAKS AVE	ROUSSEV PETKO
	272	7152 FAIR OAKS AVE	BARRIOS CARLOS ALBERTO PASILLAS &
	273	7152 FAIR OAKS AVE	ALG TRANSPORT
	274	7152 FAIR OAKS AVE	SEYCHELLES LLC &

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	7152 FAIR OAKS AVE	MOYA MARIO ADRIAN &
	276	7152 FAIR OAKS AVE	RIVAS IVAN & LIDIA
	277	7152 FAIR OAKS AVE	VERA MARIA E
	278	7152 FAIR OAKS AVE	GUADARRAMA JOSE
	279	7152 FAIR OAKS AVE	M & C DE WIT INV PTV LTD
	280	7152 FAIR OAKS AVE	HERRERA LUIS
	281	7152 FAIR OAKS AVE	JIANG HONG
	282	7152 FAIR OAKS AVE	HERNANDEZ COSME &
	283	7152 FAIR OAKS AVE	HERRERA MIGUEL ANGEL
	284	7152 FAIR OAKS AVE	SOLORZANO EDUARDO
	285	7152 FAIR OAKS AVE	HERRERA MIGUEL
	286	7152 FAIR OAKS AVE	KUHL NANCY
	287	7152 FAIR OAKS AVE	SANTOS CELITA &
	288	7152 FAIR OAKS AVE	HERNANDEZ JULIAN & ROSALBA
	289	7152 FAIR OAKS AVE	GAMBOA SOCORRO
	290	7152 FAIR OAKS AVE	SILVA EFRAIN &
	291	7152 FAIR OAKS AVE	WOLNER INDUSTRIES INC
	292	7152 FAIR OAKS AVE	GUADARRAMA JOSE &
	293	7152 FAIR OAKS AVE	BERKEYPIL RALPH EDWIN &
	294	7152 FAIR OAKS AVE	PEREZ JOSE L &
	295	7152 FAIR OAKS AVE	ZLATANOV PETER STOEV
	296	7152 FAIR OAKS AVE	GAUSE SHARON
	297	8510 PARK LN	LOMJ APARTMENTS LLC
	298	8560 PARK LN	TAVOLACCI ANDREW D
	299	8560 PARK LN	LONDON JULIA ANN
	300	8560 PARK LN	HALL JONATHAN
	301	8560 PARK LN	RAJKUMAR JAIMATHIE
	302	8560 PARK LN	WEAVER THERESA R
	303	8560 PARK LN	WARNER KEVIN & VACEYTHIA L
	304	8560 PARK LN	GARZA HECTOR JR & VIVIAN
	305	8560 PARK LN	RATSER DMITRI

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	8560 PARK LN	COATS BILLY C
	307	8560 PARK LN	ANEX MANGEMENT GROUP LLC
	308	8560 PARK LN	TRAN ANN
	309	8560 PARK LN	MACIAS JAIME & MARIA
	310	8560 PARK LN	TITSWORTH WILLIAM L
	311	8560 PARK LN	WALKER ROBERT B EST OF
	312	8560 PARK LN	SAENZ FLOR PATRICIA
	313	8560 PARK LN	DOYLE JAN E
	314	8560 PARK LN	GROSS MICHAEL JAY
	315	8560 PARK LN	BADIR NADER Y
	316	8560 PARK LN	TROH LOUISE
	317	8560 PARK LN	GREEN JOYCE LENORA GANIT
	318	8560 PARK LN	FISHER STEPHEN G
	319	8560 PARK LN	PARKER ELLIOTT DREW
	320	8560 PARK LN	MERCADO LUIS A
	321	8560 PARK LN	ROBKIN HOLDINGS LLC
	322	8560 PARK LN	HARRIS JAMES B &
	323	8560 PARK LN	GARNICA NICOLAS & MARIA C
	324	8560 PARK LN	GONZALES MYRIAM C
	325	8560 PARK LN	CABRERA LUIS ENRIQUE VARGAS
	326	8560 PARK LN	VST 2020NPL1 REO LLC
	327	8560 PARK LN	HARRIS JAMES B & DIANE B
	328	8560 PARK LN	DE GUIA THERESA
	329	8560 PARK LN	CHAVARRIA JORGE A &
	330	8560 PARK LN	TESFAYE BERHAN
	331	8560 PARK LN	EARNHART DON & MARGARET
	332	8560 PARK LN	RODRIGUEZ HECTOR
	333	8560 PARK LN	LUCIN ROSANNA A &
	334	8560 PARK LN	PARHMS DEVIN
	335	8560 PARK LN	SCHAEFER SIEW KIM
	336	8560 PARK LN	TESFAYE BERHAN

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	8560 PARK LN	BALDERAS JESUS
	338	8560 PARK LN	MCCONNELL VEETHIKA
	339	8560PARK LN	VALLEJOCANAR JOSE LUIS &
	340	8560 PARK LN	ZINN MICHAEL & CAROL ZINN
	341	8560 PARK LN	MATTHEWS EDWARD
	342	8560 PARK LN	KEILL DEBAN
	343	8560 PARK LN	ASFAW HANA
	344	8560 PARK LN	MORALES REVOCABLE TRUST THE
	345	8560 PARK LN	JUAREZ JOSE JESUS
	346	8560 PARK LN	SALAZAR ROLANDO JUAREZ
	347	8560 PARK LN	BAHENA RAUL SALAS &
	348	8560 PARK LN	LEE LI KWONG
	349	8560 PARK LN	JOHNSON CHELSEA
	350	8560 PARK LN	CRAIN SCOTT
	351	8560 PARK LN	NOLAN BRIAN &
	352	8560 PARK LN	KARAGEORGE GIORGIO
	353	8560 PARK LN	TURNER ASHLEY
	354	8560 PARK LN	MCNELLY MICHAEL C &
	355	8560 PARK LN	RATLIFF FRANKLIN X
	356	8560 PARK LN	LEE THERESA
	357	8560 PARK LN	REED CRAIG A
	358	8560 PARK LN	CORNEJO ADRIANA
	359	8560 PARK LN	DUVERGES ANA CAROLINA G
	360	8560 PARK LN	ZINN MIKE & CAROL
	361	8560 PARK LN	OCHS MARY E
	362	8560 PARK LN	RAMLAL SHAMEEN & ANAND
	363	8560 PARK LN	BEASLEY WORTH JR
	364	8560 PARK LN	MILES THERESA A ESTATE OF
	365	8560 PARK LN	RODRIGUEZCATALAN CRISTAL
	366	8560 PARK LN	DELATORRE OSKAR EDUARDO
	367	8560 PARK LN	PROPE MICHAEL WAYNE

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	8560 PARK LN	WALLS SHARON
	369	8560 PARK LN	RATLIFF LACYE
	370	8560 PARK LN	BASS SONIA
	371	6019 RIDGECREST RD	GOMEZ SANDRA L PEREZ
	372	6019 RIDGECREST RD	ZARRAGA JUAN
	373	6019 RIDGECREST RD	TERRY JEREMY ROBERT
	374	6019 RIDGECREST RD	PIKE JAMES L &
	375	6019 RIDGECREST RD	VENTURA WILMER
	376	6019 RIDGECREST RD	BENSON JONES
	377	6019 RIDGECREST RD	ZRUBEK HENRY J
	378	6019 RIDGECREST RD	JAH LANLA MARIAM JENEBA
	379	6019 RIDGECREST RD	ZRUBEK HENRY J
	380	6019 RIDGECREST RD	CABRERA LUIS ENRIQUE VARGAS
	381	6019 RIDGECREST RD	ORTIZ MARISOL
	382	6019 RIDGECREST RD	ZRUBEK HENRY J
	383	6019 RIDGECREST RD	TRAN KIEN QUOC & XINGFANG
	384	6019 RIDGECREST RD	SCIPIONE LOUIS
	385	6019 RIDGECREST RD	ZRUBEK HENRY J DBA H & L PPTIES