

FILE NUMBER: Z-25-000229 **DATE FILED:** March 4, 2026

LOCATION: South line of Cleveland Rd., west of Lancaster-Hutchins Rd.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 50 ac **CENSUS TRACT:** 48113016709

OWNER/APPLICANT: Jaime Senna

REPRESENTATIVE: Santos Martinez

REQUEST: An application for a new planned development district for LI Light Industrial uses on property zoned A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow transportation, wholesale, industrial, and commercial uses and modify standards relating to setbacks, floor area, lot coverage, and height.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned A(A) Agricultural District and is developed with a small structure.
- The applicant wishes to allow a mix of commercial and light industrial uses for development on the site.
- The yard, lot, space, and use regulations of A(A) Agricultural District do not permit the applicant’s desired development.
- As such, applicant requests a new Planned Development District mirroring the PD 761 Logistics Industrial District.

Zoning History:

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

1: Z212-312: On September 13, 2023, City Council approved an application for an expansion of Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on property zoned an A(A) Agricultural District at the northwest corner of Lancaster-Hutchins Road and Witt Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cleveland Road	Principal Arterial	80 feet
Unnamed proposed connector from Langdon to Witt	Community Collector	60 feet proposed

Transit Access:

The area of request is not within a half-mile of transit services.

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. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

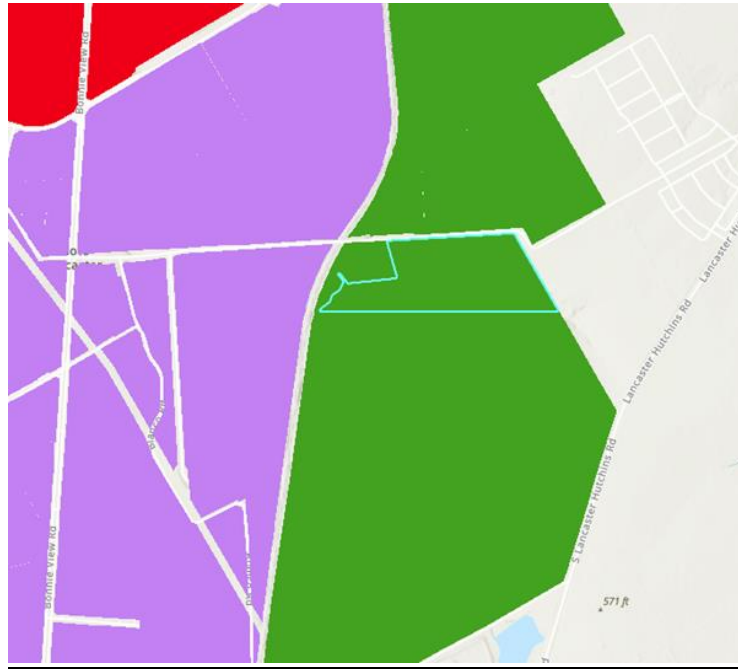
The proposed zoning change is generally **consistent** with Forward Dallas 2.0 overall. Staff notes that the official placetype map designates this area as Regional Open Space. Upon further review, it was determined that this designation was placed in error, and that the more appropriate placetype for this site is Flex Commercial. This would be consistent with the nearby area to the west, reflecting the development of this area in support of logistics and distribution services. The proposed PD would largely mirror the neighboring PD 761 conditions, supporting the development of this area in a compatible manner. As periodic updates occur to Forward Dallas, staff will consider the entitlements on the ground in the area, as well as the ownership of private land vs public open space.

Placetype Summary













Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Flex Commercial placetype plays a role in signaling and initiating the transition from heavier industrial uses to more compatible and less impactful land uses surrounding residential communities and environmental resources. This placetype is a mixture of general commercial, employment centers, and supporting smaller-scaled, light industrial uses. Limited residential and retail areas may complement the employment focus of the area. Further incompatible industrial proximities to residential should not occur within this

placetype, and as new development occurs, residential proximity should be given priority and new development should address existing incompatibilities.



Legend

- | | |
|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural	Single family
North	A(A) Agricultural, R-7.5(A) Single family	Single family
South	A(A) Agricultural, PD 761 LI	Undeveloped
East	City of Hutchins	Undeveloped
West	PD 761 LI	Office showroom/warehouse

Necessity for a Planned Development District:

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

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

The proposed Planned Development District incorporates several uses allowed in the LI Light Industrial and IR Industrial Research Districts, with greater requirements for setbacks and consideration for proximity to existing residential uses. This is intended to allow the development of the area in a manner that promotes the logistics, transportation, warehousing, and distribution uses while maintaining a greater degree of compatibility versus the base commercial or industrial districts. The allowed uses still require Specific Use Permits for the most noxious uses. The design standards also promote better development by addressing façade articulation and placing requirements for screening of outdoor storage.

While it would be possible to expand PD 761 into the area of request, the applicant indicated it would be logistically challenging to generate new legal descriptions encompassing the entire perimeter of the existing PD, as well as the area of request. This new PD would mirror the PD 761 LI Subdistrict.

Land Use Compatibility:

The area of request is developed with a single-family house. The immediate surroundings are a mix of single-family developments to the north along Cleveland Road, undeveloped land to the south and east, and a large distribution center to the west which is within the PD 761 LI subdistrict. North of the single-family lots is additional land zoned PD 761 LI, and various commercial uses such as warehouses and an auto service center exist west of the site along Cleveland Road.

The proposed PD would mirror the nearby PD 761 LI District, which allows for a variety of commercial, wholesale, distribution, and retail uses. The most intensive uses require Specific Use Permits, providing an additional layer of scrutiny and protection for the single family uses north of the site. Additionally, the PD includes requirements for design standards and lighting regulations that reduce incompatibility with the nearby existing single-family uses.

As such, staff finds that the proposed planned development is compatible with the surrounding uses.

Development Standards

Following is a comparison of the development standards of the current A(A) Agricultural District and the requested planned development:

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: A(A)	50'	50' single family, 10' other	3 ac	24'	10% residential, 25% other		Agriculture
Requested PD	50'	25'	None	200'	55%		Logistics, commerce

Design Standards:

Screening is generally required for outdoor storage, which often occurs in districts such as this one. Outside storage is also limited in height within 30 feet of required screening, in order to reduce the appearance of massing of outside materials and equipment.

Horizontal and vertical articulation requirements create a visual change along both planes of a structure. This improves the public realm by preventing large monolithic structures.

Lighting conditions promote the use of lighting to create a safer environment while ensuring that lighting does not spill over into neighboring properties, with particular consideration for proximity to residential uses.

Landscaping:

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

Parking:

Parking must be provided in accordance with Chapter 51A, with special provisions provided for the intermodal rail facility use.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The

analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “H” MVA area.

PROPOSED PD CONDITIONS

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 5050 Cleveland. The size of PD ____ is approximately 50 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.

(1) INTERMODAL RAILROAD FACILITY means a facility for the loading, unloading, storage (inside and outside), distribution, and transfer of cargo containers from railroads.

(2) In this district, a single family, duplex, or multifamily use creates a residential adjacency as defined in Chapter 51A.

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

SEC. 51P-____.104. CONCEPTUAL PLAN.

A conceptual plan is not required for this district.

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

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

SEC. 51P- _____.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility. [RAR]
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Machine or welding shop. [Inside only. RAR]
- Machinery, heavy equipment, or truck sales and services. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

- Industrial (inside). [SUP required if the use is potentially incompatible; otherwise with RAR. See Section 51A 4.203(a).]
- Industrial (inside) for light manufacturing.
- Industrial (outside). [SUP required if the use is potentially incompatible; otherwise with RAR. See Section 51A 4.203(a).]
- Mining. [Limited to oil and gas exploration and production; by SUP only; and must be spaced a minimum of 1,000 feet from single family, duplex, or multifamily uses.]
- Temporary concrete or asphalt batch plant. [By special authorization of the building official.]

- (4) Institutional and community service uses.
 - None permitted.
- (5) Lodging uses.
 - Extended stay hotel or motel. *[SUP]*
 - Hotel or motel. *[By SUP for a hotel or motel with fewer than 80 rooms; otherwise with RAR.]*
 - Lodging or boarding house. *[SUP]*
- (6) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[RAR]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - None permitted.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*
 - Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*
 - Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential use.]*

- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theatre.
- Truck stop. [SUP]
- Vehicle display, sales, and service. [RAR]

(11) Transportation uses.

- Airport or landing field. [SUP]
- Commercial bus station and terminal. [RAR]
- Heliport. [RAR]
- Helistop. [RAR]
- Intermodal railroad facility.
- Railroad passenger station. [SUP]
- Railroad yard, roundhouse, or shops. [RAR]
- STOL (short take off or landing) port. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. [SUP]
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1). Treat as if in an industrial district.]
- Utility or government installation other than listed. [SUP]

- Water treatment plant. [RAR]

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal.
- Mini-warehouse.
- Office showroom warehouse.
- Outside storage (with visual screening). [See Section 51P-____.109]
- Outside storage (without visual screening). [See Section 51P-____.109]
- Petroleum product storage and wholesale. [RAR]
- Recycling buy-back center. [See Section 51A-4.213(11). Treat as if in an industrial district.]
- Recycling collection center. [See Section 51A-4.213(11.1). Treat as if in an industrial district.]
- Recycling drop-off container. [See Section 51A-4.213(11.2). Treat as if in an industrial district.]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3). Treat as if in an industrial district.]
- Sand, gravel, or earth sales and storage. [RAR]
- Trade center.
- Vehicle storage lot.
- Warehouse. [RAR]

SEC. 51P-____.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Front yard. Except as provided in this paragraph, minimum front yard is 50 feet.
 - (1) Minimum front yard may be reduced to 25 feet if the adjacent right-of-way is less than 72 feet wide, measured from back-of-curb to back-of-curb.
- (b) Side yard. Except as provided in this paragraph, minimum side yard is 25 feet.
 - (1) Minimum side yard for lots abutting single family, duplex, or multifamily uses is 100 feet.
 - (2) No minimum side yard for lots abutting railroad rights-of-way or rail spurs.
- (c) Rear yard. Except as provided in this paragraph, minimum rear yard is 25 feet.
 - (1) Minimum rear yard for lots abutting single family, duplex, or multifamily uses is 100 feet.
 - (2) No minimum rear yard for lots abutting railroad rights-of-way or rail spurs.
- (d) Floor area. Except as provided in this paragraph, maximum floor area for all uses combined is 2.0.
 - (1) No maximum floor area for industrial (inside), industrial (inside) for light manufacturing, or office showroom/warehouse uses.
- (e) Height
 - (1) Unless further restricted in Subparagraph (1), maximum structure height is 200 feet.
 - (2) Except as provided in this subparagraph, in any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purpose of this subparagraph, the site of origination is any single family, duplex, or multifamily use.
 - (i) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

- (ii) Chimneys may project through the residential proximity slope not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.
- (iii) Cranes located within an intermodal railroad facility use are exempt from the residential proximity slope.
- (f) Lot Coverage
 - (1) Maximum lot coverage is 55 percent.
 - (2) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (7) Lot size. No minimum lot size.
- (8) Stories. No maximum

SEC. 51P-____.109. SCREENING AND HEIGHT OF OUTSIDE STORAGE.

- (a) Intermodal railroad facility uses.
 - (1) Screening. Screening of outside storage is not required.
 - (2) Height. No maximum height for outside storage.
- (b) Other uses.
 - (1) Screening. If an outside storage area is visible from a public right-of-way, visible from a single family, duplex, or multifamily use, or visible from and within 100 feet of an adjoining property with a use other than a residential or an intermodal railroad facility use, screening of outside storage must be constructed and maintained as follows:
 - (A) Screening must be constructed of:
 - (i) brick, stone, or concrete masonry;
 - (ii) earthen berm planted with turf grass or ground cover recommended for local area use by the city arborist;

(iii) evergreen plant materials recommended for local area use by the city arborist; or

(iv) any combination of the above.

(B) Screening must be a minimum of nine feet in height and must be provided before the issuance of a certificate of occupancy for the use.

(C) A required screening wall or fence may not have more than 10 square inches of openings in any give square foot of surface.

(D) The berm may not have a slope that exceeds one foot of height for each two feet of width.

(E) Plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density. Plant materials must be capable of providing a solid appearance and must provide a visual barrier of the required height within three years of their initial planting.

(2) Height.

(A) Except as provided in this paragraph, maximum stacking height of outside storage is 30 feet.

(B) Maximum stacking height of outside storage within 40 feet of screening is eight feet.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For an intermodal railroad facility use, minimum required off-street parking is one space for each 1,000 square feet of floor area.

(c) For intermodal railroad facility, minimum required off-street loading is follows:

Floor area	Loading spaces required
0-10,000 sq.ft	none
more than 10,000 to 50,000 sq.ft.	1 space
more than 50,000 to 100,000 sq.ft.	2 spaces
more than 100,000 sq.ft.	2 spaces plus one additional space per 100,000 square feet of floor area

SEC. 51P- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____.111. LANDSCAPING.

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

SEC. 51P- ____.114. SIGNS.

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

SEC. 51P- ____.117. DESIGN GUIDELINES.

- (a) Facades.

(1) Horizontal articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the wall's height without having an off-set plane of 10 percent of the wall's height (with a maximum off-set of five feet). The off-set plane must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.

(2) Vertical articulation. Walls facing a public right-of-way or a residential use may not extend for a horizontal length greater than four times the height of the wall without changing height by a minimum of 10 percent of the wall's height (with a maximum change in height of five feet). The changed height must extend for a horizontal length equal to a minimum of 20 percent of the wall's total length. See Figure 1.

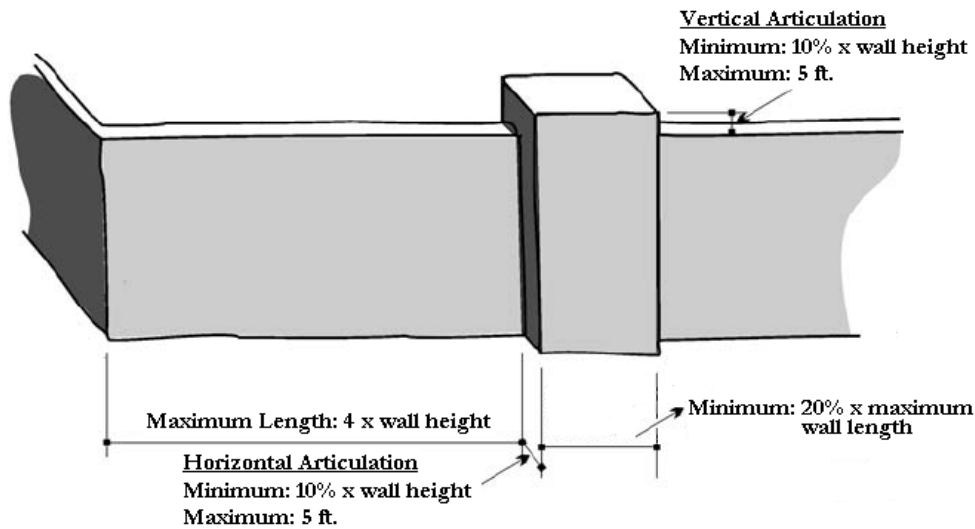


Figure 1: Horizontal and Vertical Articulation

(3) Roofs. Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so that they not visible from a point five feet, six inches above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fence may not be used as a screening material.

SEC. 51P- ____.118. LIGHTING.

(a) In general. All lighting must be designed in accordance with Illuminating Engineering Society of North America (IESNA) practices.

(b) Lighting plan review. A lighting plan that complies with the requirements of this section must be approved by the building official with the application for a building permit for work on the building site. Photometric plans must graphically depict illumination layout and foot candle values within the area being lighted and at the property lines. All photometric plans and pertinent illumination design information (including fixtures, electrical design data, and IESNA data for luminaries) must be signed and sealed by a licensed engineer in the state of Texas.

(c) General design. Except as provided in this section, all lighting must provide proper site illumination while directing illumination away from any adjacent property.

(1) Street lighting. Street lighting must conform at a minimum to the Texas Department of Transportation Highway Illumination Manual.

(2) Site lighting. Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level, and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

(3) Parking lot lighting.

(A) Parking lot lighting must provide no more than a maintained average of one-and-a-half foot-candles at ground level, and must not distribute more than one quarter of one foot-candle of light on adjacent residential property.

(B) A minimum average of the greater of either one foot candle (maintained) or that required by applicable IESNA practice must be maintained.

(4) Sign lighting. All sign lighting must be designed to minimize uplight. Floodlight use to illuminate signs must be done in a manner that eliminates glare along adjacent roadways and properties.

(d) Light trespass control measures.

(1) Fixture design and location. Any fixture whose distance from a lot line is less than three times its height must be shielded so that all direct light cast in the direction of streets or abutting residential lots is cut off at an angle of no more than 70 degrees measured from a vertical line directly below the fixture. The cut-off may be accomplished either by the fixture photometric properties or by a supplementary external shield.

(2) Lighting shield design. Shields that are installed to control light trespass and glare must be designed so that the parts of the shields that are exposed to the direct light of the fixture and visible from streets or abutting residential lots shall have a flat-black, low reflectivity finish. (Ord. 26872)

SEC. 51P- ____ .119. 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.

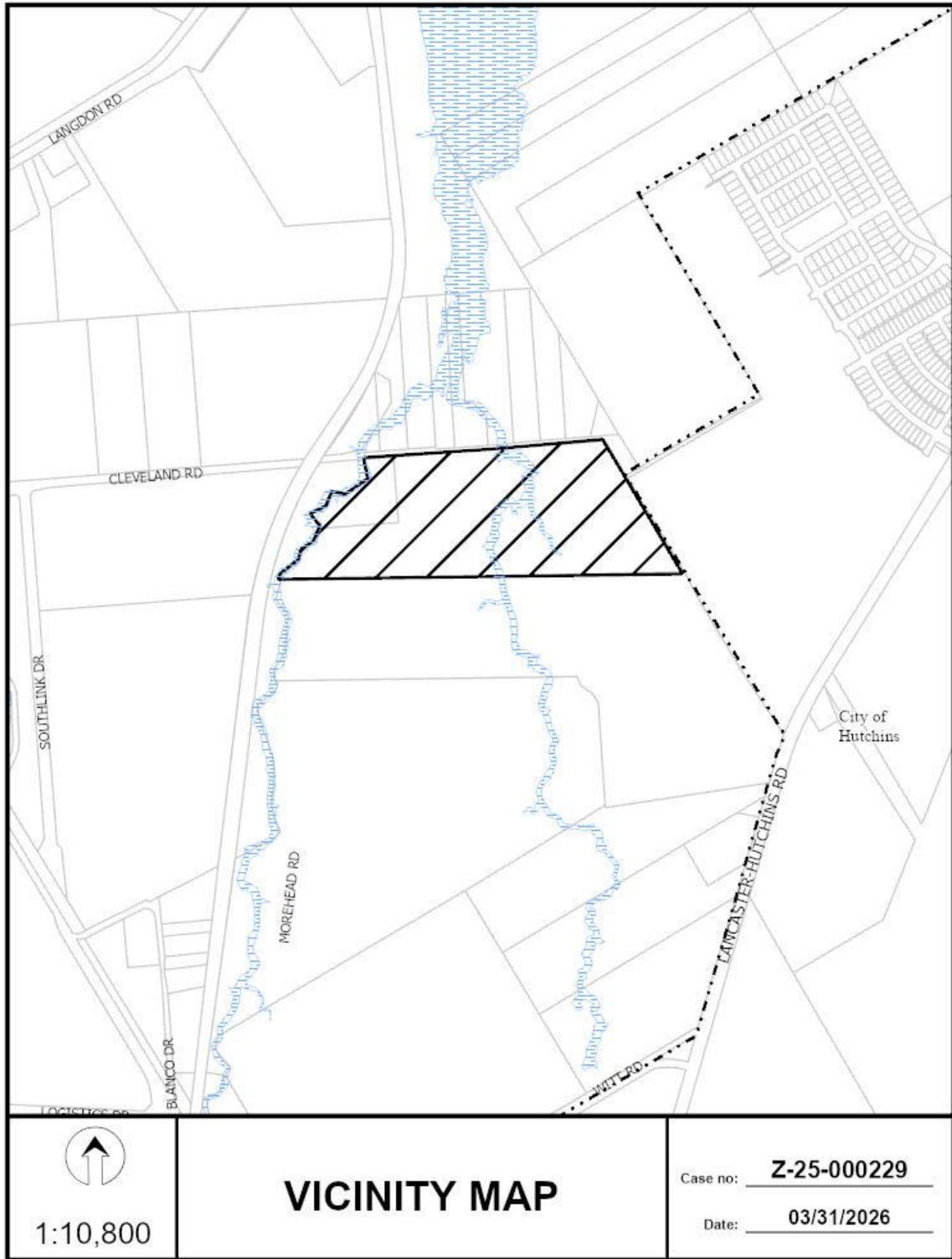
SEC. 51P- ____ .120. COMPLIANCE WITH CONDITIONS.

(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.

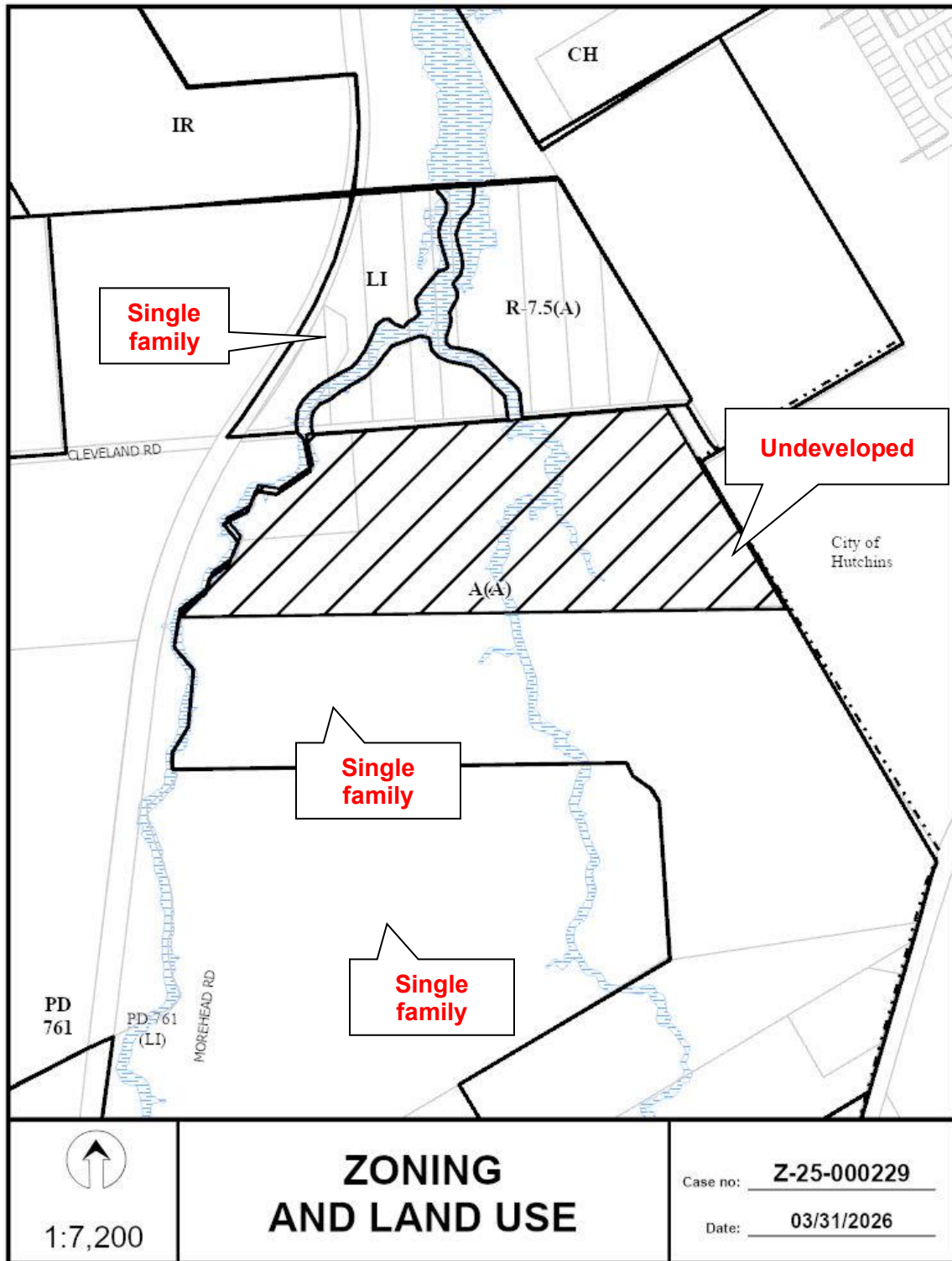
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance

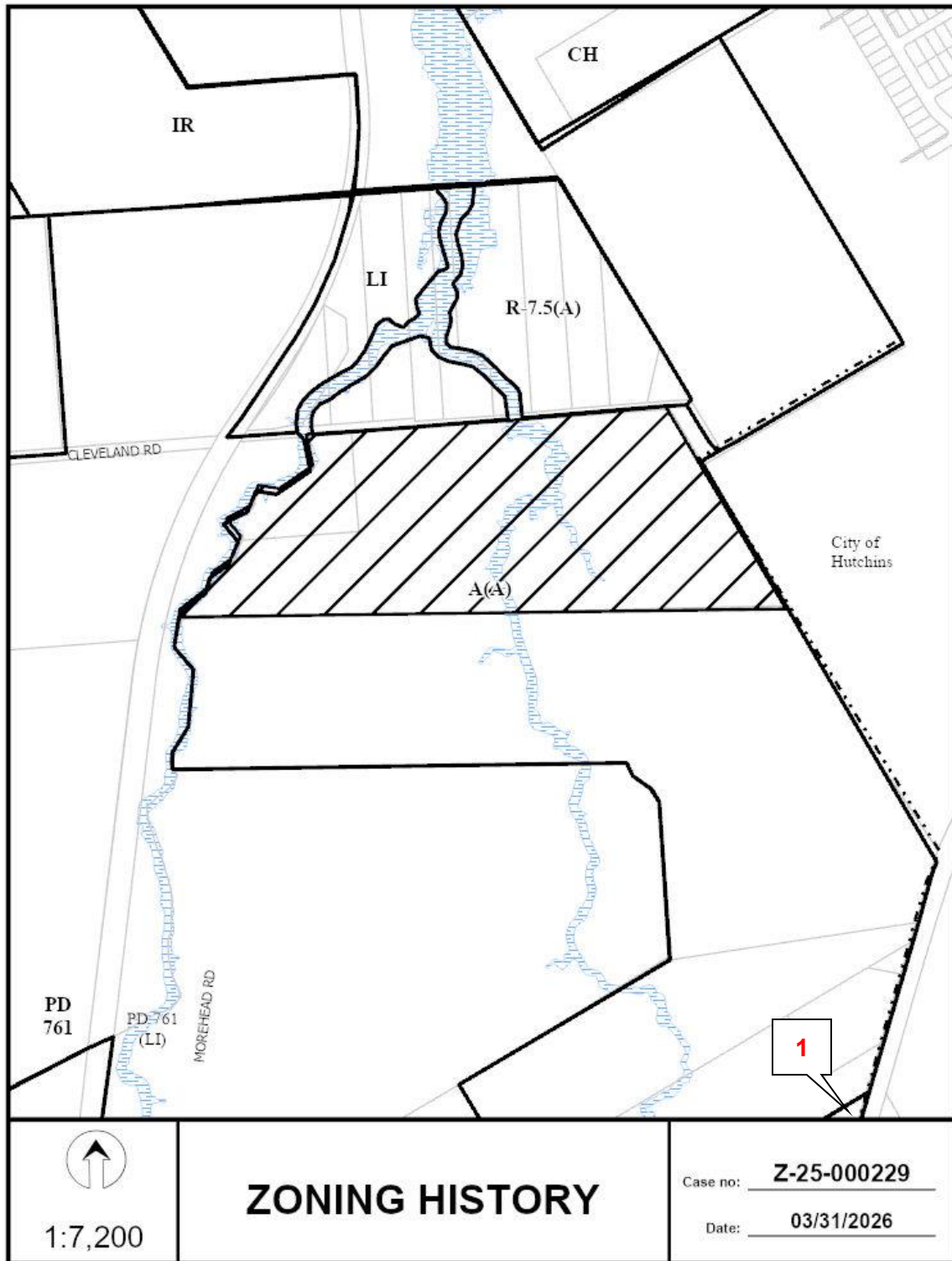
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with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.







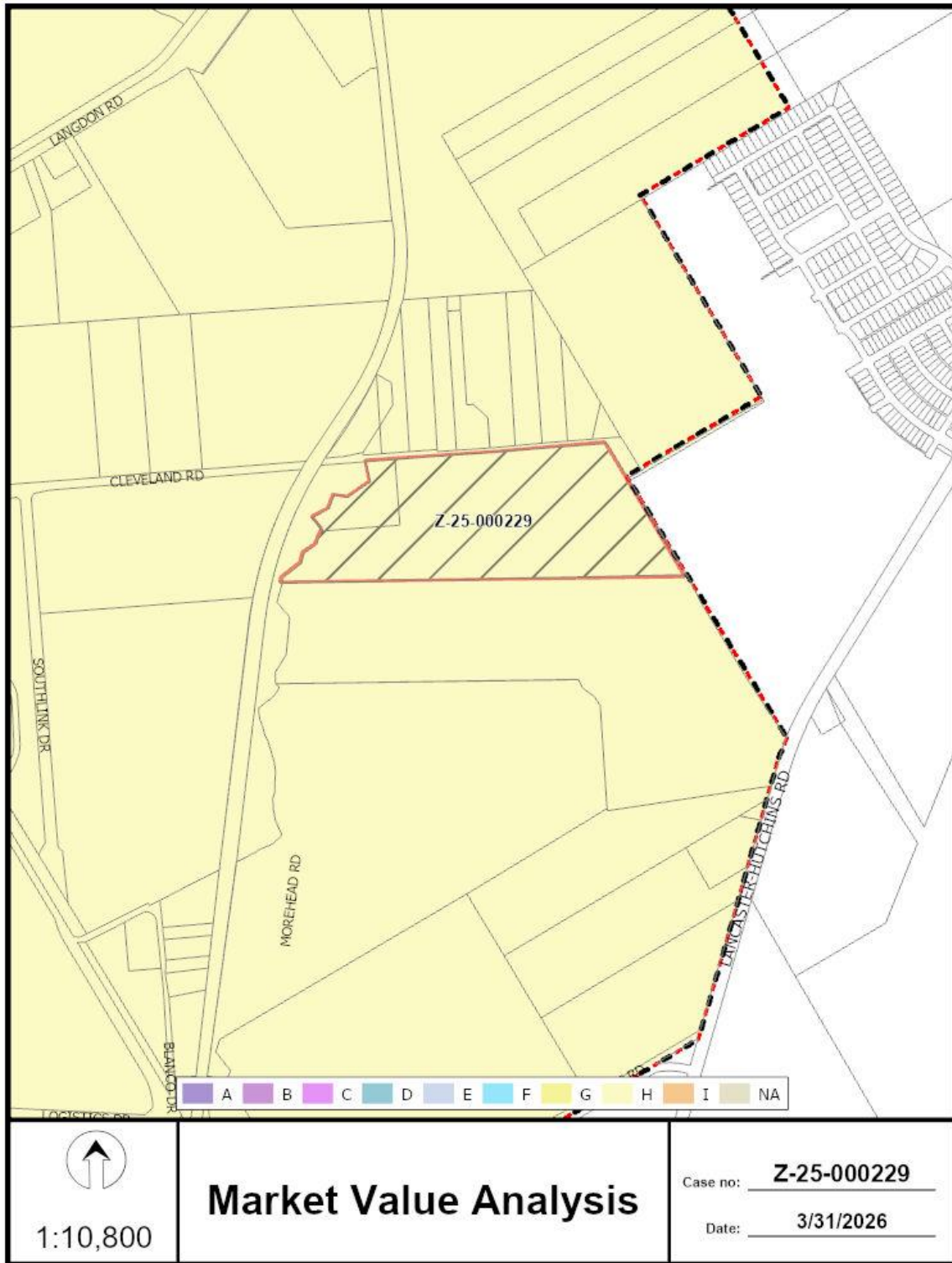


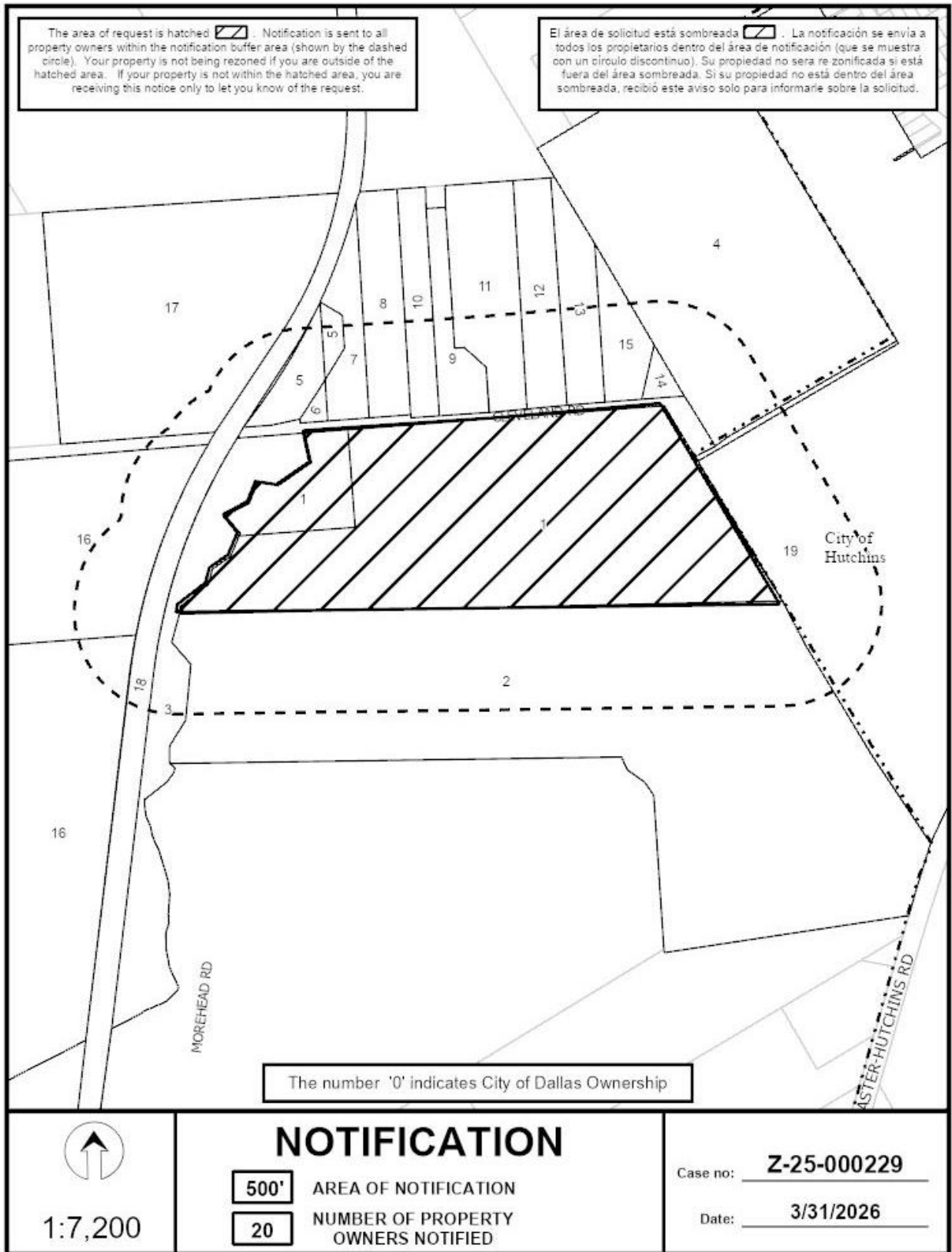
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ZONING HISTORY

Case no: Z-25-000229

Date: 03/31/2026





03/31/2026

Notification List of Property Owners***Z-25-000229******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4920 CLEVELAND RD	JMMB CATTLE AND RANCH TRUST
2	9455 LANCASTER HUTCHINS RD	BERRY MURDINE FAMILY TRUST
3	8900 BLANCO DR	DLH LOGISTICS LLC
4	5301 CLEVELAND RD	Taxpayer at
5	4811 CLEVELAND RD	ANTONYS LLC
6	4811 CLEVELAND RD	REITER LARRY A & STEPHANIE F
7	4815 CLEVELAND RD	REITER LARRY A &
8	4819 CLEVELAND RD	REITER LARRY A &
9	5051 CLEVELAND RD	Taxpayer at
10	5047 CLEVELAND RD	REITER LARRY ANTHONY
11	5115 CLEVELAND RD	CERVANTES MANUEL & ELAINE
12	5125 CLEVELAND RD	SMITH JOHN C
13	5215 CLEVELAND RD	KING GLORIA D
14	5245 CLEVELAND RD	CERVANTES ELAINE
15	5200 CLEVELAND RD	CERVANTES ELAINE &
16	9155 SOUTHLINK DR	SOUTHLINK OWNER LLC
17	4831 CLEVELAND RD	J & J SOUTH DALLAS LLC
18	2300 AL LIPSCOMB WAY	BNSF RAILWAY
19	1600 LANCASTER HUTCHINS RD	Taxpayer at
20	10 CLEVELAND RD	HUTCHINS 227 LTD