

FILE NUMBER: Z190-223(ND) **DATE FILED:** March 20, 2020
LOCATION: Northwest side of South Belt Line Road, northeast of Garden Grove Drive
COUNCIL DISTRICT: 8 **MAPSCO:** 70 J
SIZE OF REQUEST: ±11.75 acres **CENSUS TRACT:** 171.01

OWNER/APPLICANT: NAN Investments, LLC.

REPRESENTATIVE: Correen C. Robertson, Civil Engineering Professionals, LLC.

REQUEST: An application for an MF-1(A) Multifamily District and an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District with consideration given to a Planned Development District for MF-1(A) Multifamily District uses in one subdistrict and certain NS(A) Neighborhood Service District uses in a second subdistrict.

SUMMARY: The purpose of the request is to allow for the development of the property with two, three-story apartment buildings with a maximum of 210 units and two, one-story buildings for restaurant, retail, and office uses with a total of approximately 11,000-square feet.

CPC RECOMMENDATION: Approval of a planned development district, subject to a development plan and conditions.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- The original request was to change from an R-7.5(A) Single Family District to an MF-1(A) Multifamily District on a portion and an NS(A) Neighborhood Service District on a small portion fronting on South Belt Line Road.
- The Commission held the item and instructed staff to re-advertise for a Planned Development District. The applicant submitted the additional fee, conditions, and a development plan.
- The purpose of the request is to allow for the development of the property with multifamily uses on approximately 10 acres and retail and office uses on approximately 1 acre. The uses and general area of development have not changed between the two requests.

Zoning History: There have been four zoning changes at three locations in the surrounding area in the past five years.

- 1. Z190-224:** An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the northeast corner of Edd Road and Garden Grove Drive. The application was withdrawn.
- Z189-313:** An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District on the northeast corner of Edd Road and Garden Grove Drive. The application was withdrawn.
- 2. Z178-390:** An application for a Planned Development District for MF-1(A) Multifamily and NS(A) Neighborhood Service District uses on property zoned an R-7.5(A) Single Family District on the northeast corner of Edd Road and Garden Grove Drive and the northwest side of South Belt Line Road, northeast of Garden Grove Drive. The application was withdrawn. (contains request site)
- 3. Z167-381:** On February 28, 2018, City Council approved Specific Use Permit No. 2275 for a mini-warehouse use on property zoned a CR Commercial Retail District, located north corner of South Belt Line Road and Garden Grove Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Belt Line Road	Principal Arterial	100 feet	107 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request. Engineering staff worked with the applicant and suggested the right-of-way for a proposed street be moved to the northeastern border of the property. The alignment is slightly off from Merrydale Drive on the southside of South Belt Line but within acceptable parameters. A turnaround or hammerhead may be required at the terminus of the proposed road until the roadway is constructed for future development.

STAFF ANALYSIS**Comprehensive Plan**

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

The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS PLAN

GOAL 5 EXPAND HOMEOWNERSHIP

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

GOAL 5.2 Strengthen community and neighborhood identity.

Policy 5.2.1 Maintain neighborhood scale and character.

The applicant's request could be viewed as consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS PLAN

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use Policy Area Plan:

The intent of "The West Kleberg Community Plan" was to provide an overall vision to create economic development that will stimulate specific types of development for the community. The request site is located within an area that is designated as "Sub-area 1, which is predominately residential with scattered undeveloped parcels. Commercial service and retail uses are along Highway 175 between Edd Road and Belt Line Road. An overarching sentiment in the plan is the preservation of the area as a "bedroom community" with neighborhood-serving businesses mainly along Highway 175. The community desires to ensure low and medium density development complements the existing low-density residential neighborhoods.

Land Use & Zoning Goal

Protect the rural character of the community by encouraging commercial development along the commercial corridors.

Economic Development Goal

Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

Housing Goal

Encourage low and medium density housing to meet varied income levels.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Undeveloped
Northwest Northeast	R-10(A)	Single Family
West	R-10(A)	Single Family
Southwest	R-10(A), SUP No. 801	Inoperable water tower
South	MH(A)	Manufactured home park

Land Use Compatibility:

The subject site is undeveloped, located in an R-7.5(A) Single Family District. Uses surrounding the request site consist of an undeveloped tract to the north; single family tracts to the northwest, west and east; an inoperable water tower to the southwest; and a manufactured home park to the south.

The existing R-7.5(A) District is surrounded on three sides by an R-10(A) District. An R-7.5(A) District is more compatible with the surrounding R-10(A) District than more density with the multifamily development and the inclusion of non-residential uses in the single-family zoned area. The Planned Development added design standards and open space but retains the uses from the original request. The design standards mitigate the density and non-residential uses somewhat but in staff’s opinion are not compatible with the R-10(A) Single Family District surrounding the request site.

The original request was for two zoning districts: an MF-2(A) Multifamily District along the western portion and an NS(A) Neighborhood Service District along the eastern portion of the site fronting South Belt Line Road. The current proposal is for a Planned Development District with two subareas. The subareas are in the same location as the original request's location for the two zoning districts.

Subarea A, the largest portion, is proposed to be developed with two, three story buildings with approximately 102 dwelling units in each building (not to exceed 210 units total). Subarea A must contain open space equal to a minimum of 10 percent of the area. The open space contains at least one swimming pool, one playground, one basketball court, one tennis court and a walking trail. Subarea B, along South Belt Line Road, will contain two, one-story buildings with approximately 11,000 square feet of office, retail, and restaurant uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	Single family
Proposed: PD	Per the plan	Per the plan	210 units max. for multifamily 0.5 FAR for non-res.	36'	60%	Multifamily, Neighborhood serving retail

Use Regulations:

Use comparison table for existing and proposed districts:

MF-1(A) Subarea A	Subarea B	R-7.5(A) Existing
(A) <u>Agricultural uses.</u> Crop production.		(A) <u>Agricultural uses.</u> Crop Production.
(B) <u>Commercial and business service uses.</u> None permitted.		(B) <u>Commercial and business service uses.</u> None permitted.
(C) <u>Industrial uses.</u> Gas drilling and production. <i>[SUP]</i> Temporary concrete or asphalt batching plant. <i>[By special authorization of the building official]</i>		(C) <u>Industrial uses.</u> Temporary concrete or asphalt batching plant. <i>[By special authorization of the building official.]</i>

MF-1(A) Subarea A	Subarea B	R-7.5(A) Existing
<i>official.]</i>		
<p>(D) <u>Institutional and community service uses.</u> Adult day care facility. [SUP] Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university or seminary. [SUP] Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [SUP] Library, art gallery, or museum. [SUP] Public or private school. [SUP]</p>		<p>(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university, or seminary. [SUP] Community service center. [SUP] Convent or monastery. [SUP] Library, art gallery or museum. [SUP] Public or private school. [SUP]</p>
<p>(E) <u>Lodging uses.</u> None permitted.</p>		<p>(E) <u>Lodging uses.</u> None permitted.</p>
<p>(F) <u>Miscellaneous uses.</u> Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.</p>		<p>(F) <u>Miscellaneous uses.</u> Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.</p>
<p>(G) <u>Office uses.</u> None permitted.</p>	<p><u>Office uses.</u> Office</p>	<p>(G) <u>Office uses.</u> None permitted.</p>
<p>(H) <u>Recreation uses.</u> Country club with private membership. [RAR] Private recreation center, club, or area. [SUP] Public park, playground, or golf course.</p>		<p>(H) <u>Recreation uses.</u> Country club with private membership. [SUP] Private recreation center, club, or area. [SUP] Public park, playground, or golf course.</p>
<p>(I) <u>Residential uses.</u> College dormitory, fraternity, or sorority house. Duplex. Group residential facility. [See Section 51A-4.209(3).] Handicapped group dwelling</p>		<p>(I) <u>Residential uses.</u> Handicapped group dwelling. Single family dwelling</p>

MF-1(A) Subarea A	Subarea B	R-7.5(A) Existing
unit. <i>[See Section 51A-4.209 (3.1).]</i> Multifamily. Retirement housing. Single family.		
(J) <u>Retail and personal service uses.</u> None permitted.	<u>Retail and personal service uses.</u> Dry cleaning or laundry store. General merchandise or food store 3,500 square feet or less. Personal service uses. Restaurant without drive-in or drive-through service.	(J) <u>Retail and personal service uses.</u> None permitted.
(K) <u>Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. <i>[SUP]</i>		(K) <u>Transportation uses.</u> Private street or alley. <i>[SUP]</i> Transit passenger shelter. Transit passenger station or transfer center. <i>[SUP]</i>
(L) <u>Utility and public service uses.</u> Electrical substation. <i>[SUP]</i> Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> Police or fire station. <i>[SUP]</i> Radio, television, or microwave tower. <i>[SUP]</i> Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> Utility or government installation other than listed. <i>[SUP]</i>		(L) <u>Utility and public service uses.</u> Electrical substation. <i>[SUP]</i> Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> Police or fire station. <i>[SUP]</i> Radio, television, or microwave tower. <i>[SUP]</i> Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> Utility or government installation other than listed. <i>[SUP]</i>
(M) <u>Wholesale, distribution, and storage uses.</u> Recycling drop-off container. <i>[See Section 51A-4.213 (11.2).]</i> Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213 (11.3).]</i>		(M) <u>Wholesale, distribution, and storage uses.</u> Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i>

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Since parking for retail uses are based on the particular use proposed, staff cannot determine the applicable parking ratio for the retail portion. However, parking requirements for multifamily uses require one space per bedroom with an additional .25 spaces for guest if parking is reserved for residents.

Landscaping:

Landscaping of the property must be provided in accordance 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 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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is in proximity to a “F” MVA cluster to the north, west, south and east.

List of Officers

NAN Investments, LLC.

Muhammad Asim Shamim

Muhammad Naeem

Farrukh Azim

Muhammad Ali Asim

Z190-223(ND)

**APRIL 8, 2021
CPC ACTION**

Z190-223(ND)

Motion: It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses in one subdistrict and certain NS(A) Neighborhood Service District uses in a second subdistrict, subject to a development plan and conditions on property zoned an R-7.5(A) Single Family District with consideration given to an MF-1(A) Multifamily District and an NS(A) Neighborhood Service District uses on property zoned an R-7.5(A) Single Family District, on the northwest side of South Belt Line Road, northeast of Garden Grove Drive.

Maker: Blair
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 193
Replies: For: 0 Against: 2

Speakers: For: Tim White, 151 Player's Cr., Southlake, TX, 76262
Correen Robertson, 151 Player's Cr., Southlake, TX, 76262
Catrice Robison, 5555 Confidential Ln., Dallas, TX, 75253
Against: None

CPC Recommended 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 along south side of S. Beltline Road, just east of Merrydale Drive. The size of PD ____ is approximately 11.75 acres.

SEC. 51P- ____ .103. CREATION OF SUBAREAS.

This district is divided into Subareas A and B, as shown on the development plan.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit XXX-A: development plan.

SEC. 51P- ____ .105. 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) Subarea A is considered to be a residential zoning district.

(d) Subarea B is considered to be a nonresidential zoning district.

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

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

SEC. 51P- _____.107.

MAIN USES PERMITTED.

(a) Subarea A. The only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc.

(b) Subarea B. The following uses are the only main uses permitted:

- Restaurant without drive-in or drive-through
- Personal service uses
- General merchandise or food store less than 3,500 square feet
- Office

SEC. 51P- _____.108.

ACCESSORY USES.

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.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

(b) Front, side, and rear yard. Minimum front, side, and rear yard is as shown on the development plan.

(1) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards as needed:

(A) Retaining walls, landscape and walkways.

(B) Landscape planters.

(c) Density. In Subarea A, maximum number of dwelling units is 210 units.

- (d) Floor area ratio. In Subarea B, floor area ratio is 0.5.
- (e) Height. Maximum permitted structure height is 36 feet.
- (f) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is three.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

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

SEC. 51P- _____.113. SIGNS.

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

SEC. 51P- _____.114. DESIGN STANDARDS.

- (a) Multifamily uses in Subarea A must include a minimum of one swimming pool, one playground, one basketball court, one tennis court and walking trail.
- b) Subarea A. The following design standards apply.

(1) Screening of off-street loading spaces and service areas.

Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602 (b)(3), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

(2) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(B) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, 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.

(3) Open space requirements.

(A) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(i) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(ii) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

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

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

(v) 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.

(vi) Open space must contain at least one basketball court and at least one tennis court.

(B) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

(4) Pedestrian amenities. The following pedestrian amenities are required.

(A) Two benches.

(B) Two trash cans.

c) Subarea B. The following design standards apply.

(1) Exterior facades enclosing floor area.

(A) Frontages. All street-fronting facades must have at least one window and at least one common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(B) Architectural elements. Facades exceeding 30 feet in length must have two of the following elements, and facades exceeding 100 feet in length must have four of the following elements.

1. Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than five feet and a depth of at least eight inches and may include columns, planters, arches, and niches.

2. Architectural details such as raised bands and cornices.

3. Architecturally prominent public entrance.

4. Attached tower or turret.

5. Awnings.

6. Change in color.

(C) Visual division. The facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, change in window patterning, change in balcony expression, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(D) Transparency. The ground level, street-facing facade must provide a minimum of 30 percent transparency.

(2) Lighting. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

SEC. 51P- ____ .115.

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.

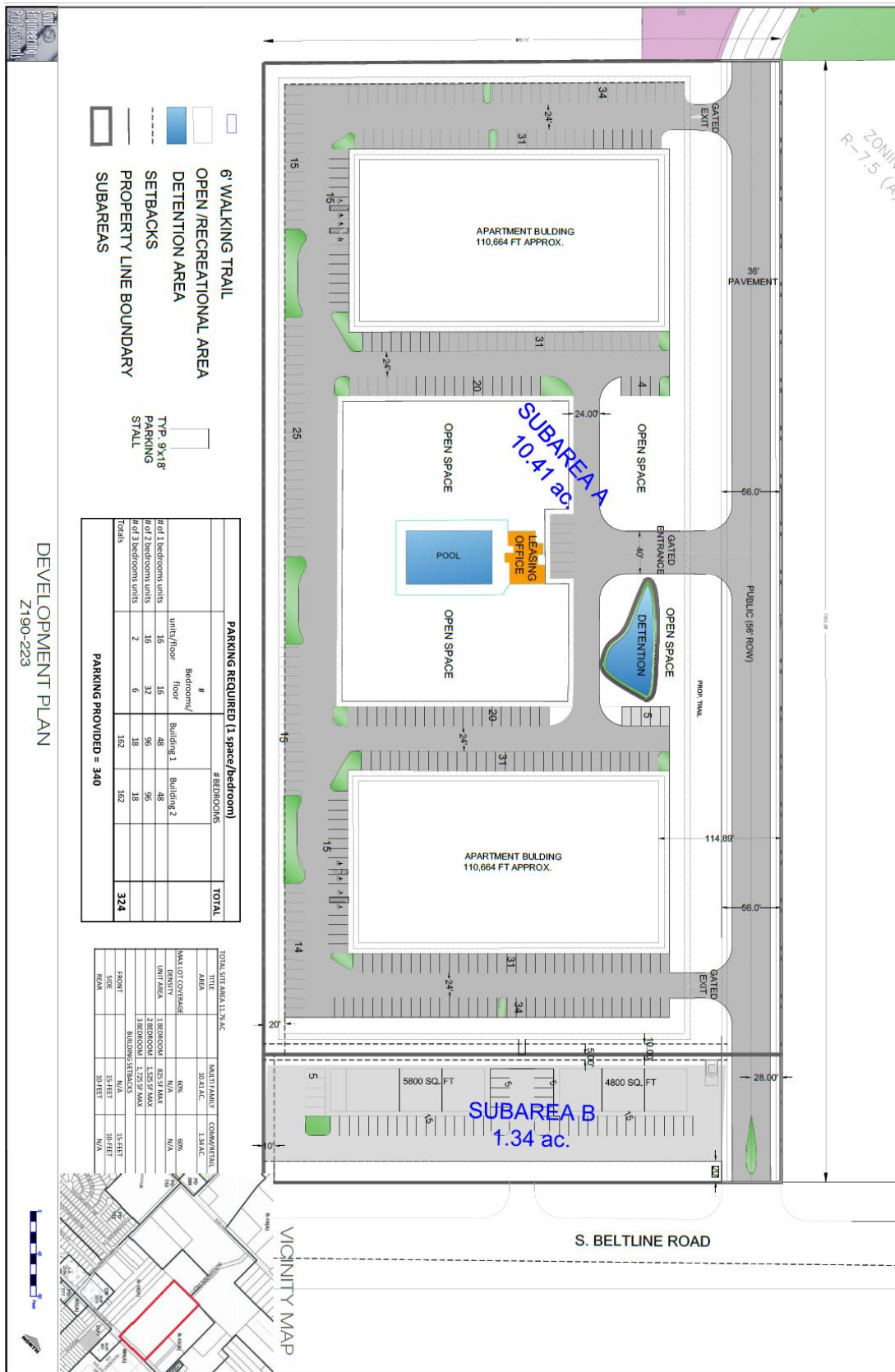
SEC. 51P- ____ .116.

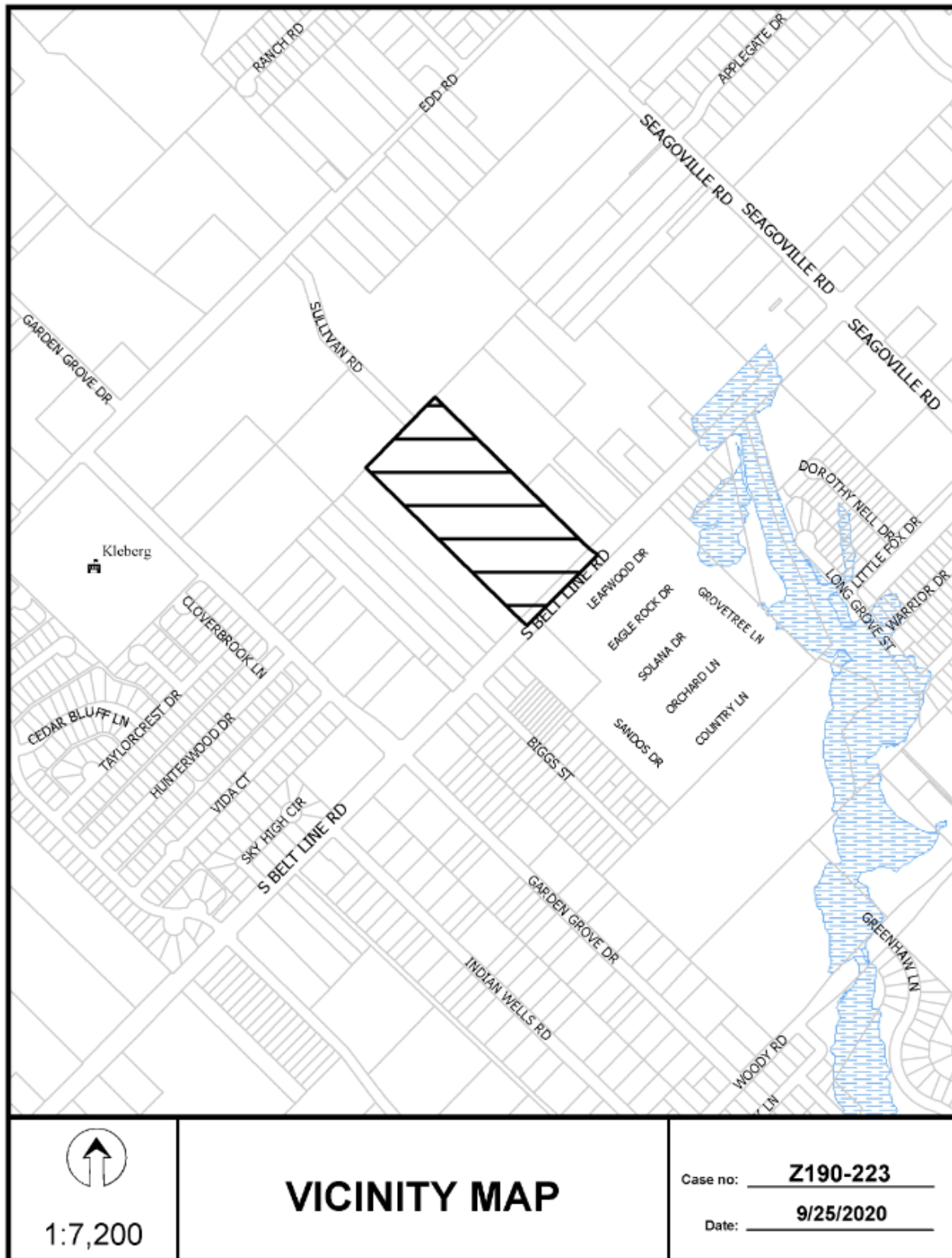
COMPLIANCE WITH CONDITIONS.

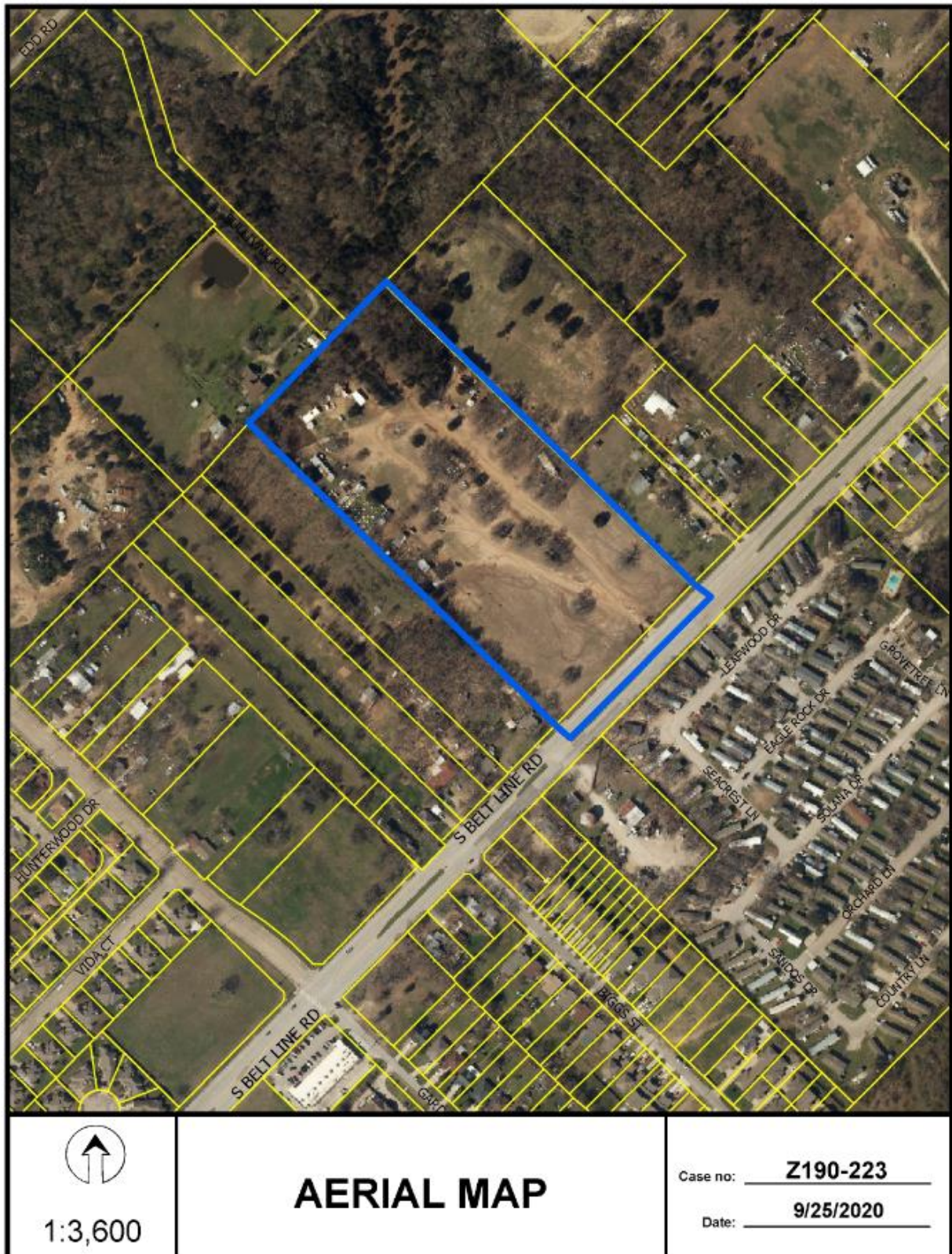
(a) All paved areas, permanent drives, firelanes, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

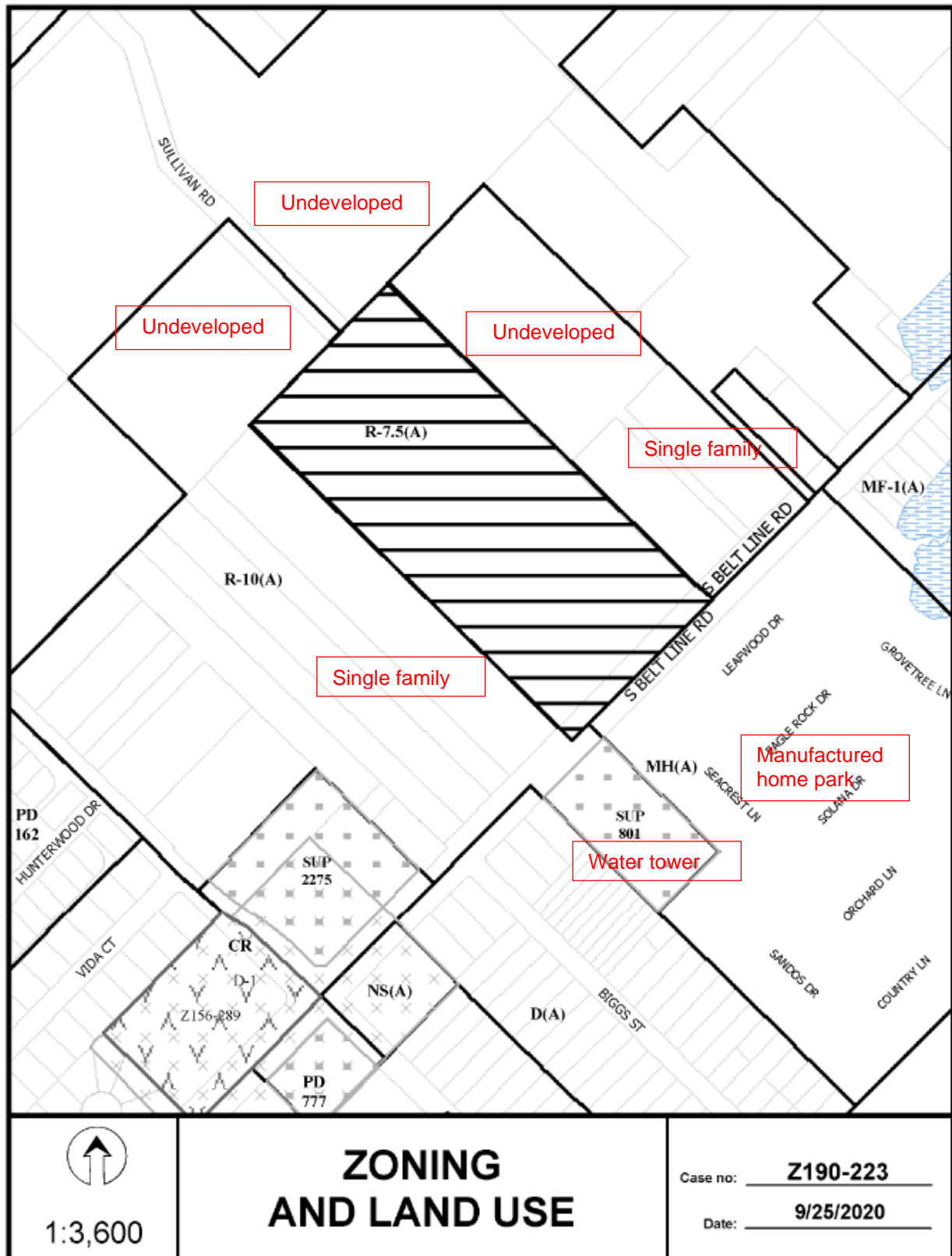
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

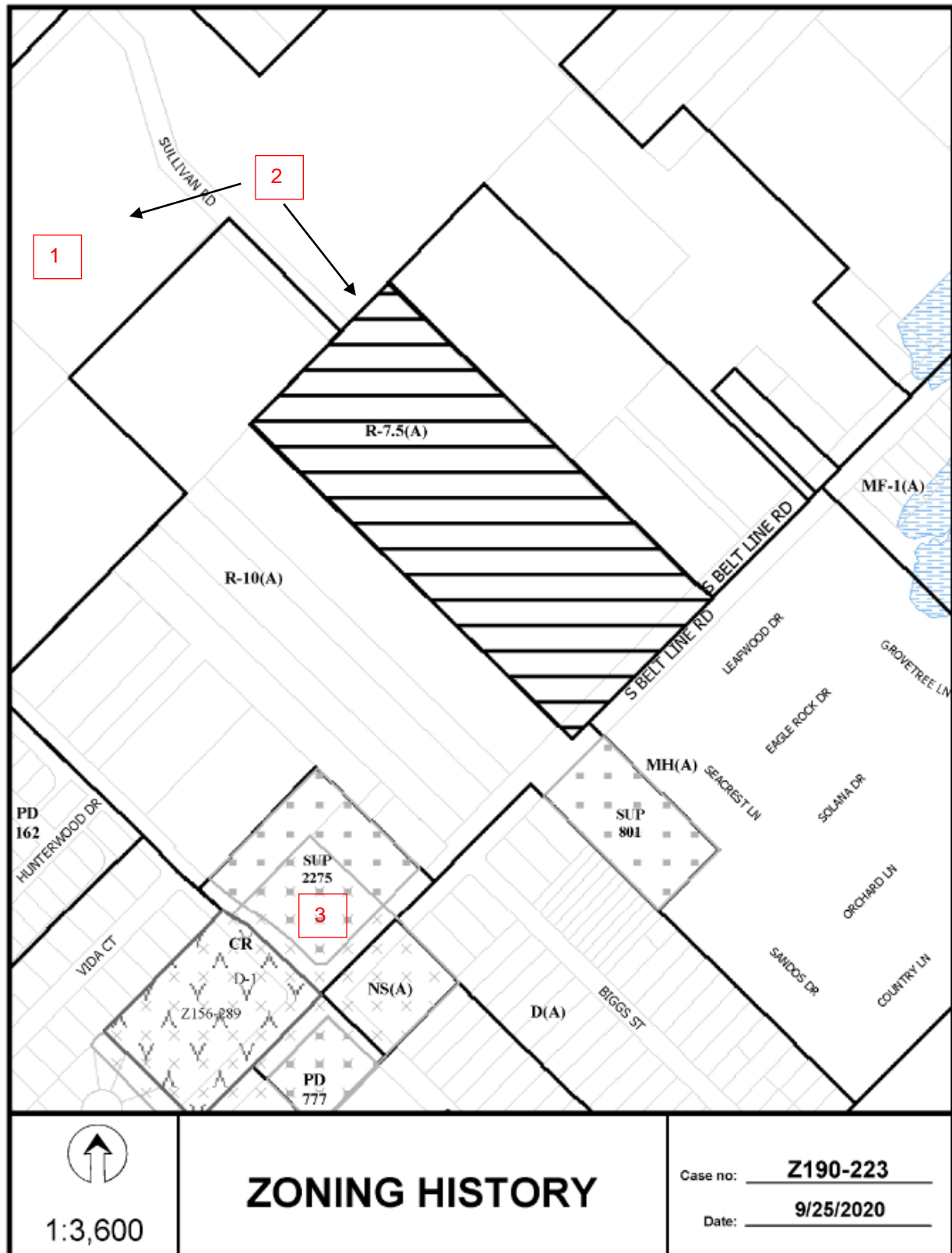
CPC's Recommended Development Plan



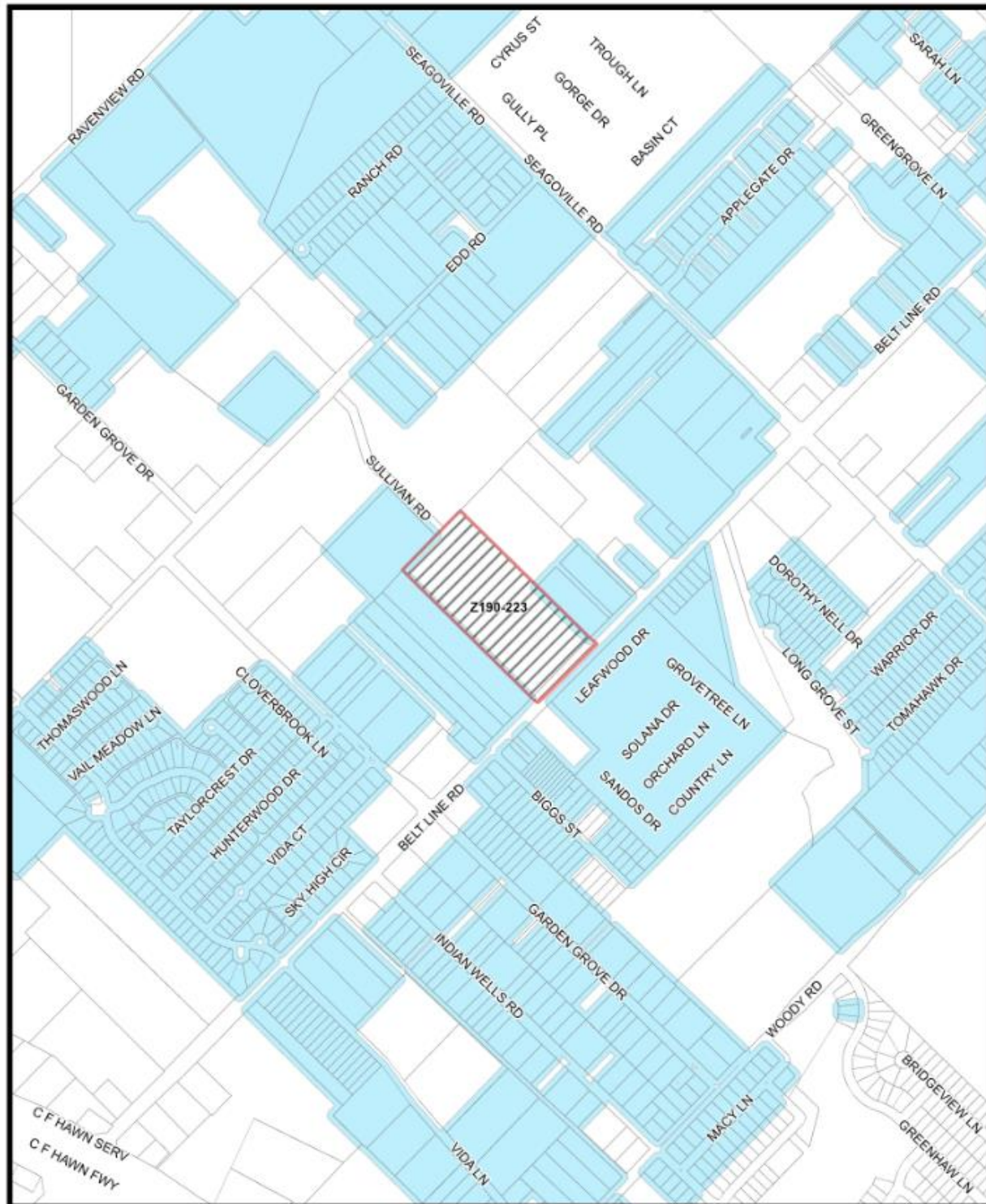








Z190-223(ND)



CPC RESPONSES



04/07/2021

Reply List of Property Owners***Z190-223******193 Property Owners Notified******0 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1257 S BELTLINE RD	GARZA ARMANDO & CHRISTIE
	2	1249 S BELTLINE RD	FUENTES LOUIS A & ANN H
	3	1028 EDD RD	NAN INVESTMENTS LLC
	4	1322 S BELTLINE RD	YES COMPANIES EXP2 WFC LLC
	5	1202 SOLANA DR	YES COMMUNITIES
	6	1202 EAGLE ROCK DR	TONCHES FLOR
	7	1206 LEAFWOOD DR	SANDOVAL BERNARDO
	8	1200 LEAFWOOD DR	DE LEON RAQUEL
	9	1207 ORCHARD LN	MERCADO OSCAR
	10	1306 ORCHARD LN	CRUZ JESUS & MEDRANO PATRICIA
	11	1201 LEAFWOOD DR	HERNANDEZ BERNANDO
	12	13608 SEACREST LN	RODRIGUEZ MATIAS GARCIA &
	13	1208 COUNTRY LN	TAYLOR PATSY
	14	1320 COUNTRY LN	ROSEBURROW JODY N
	15	13706 SANDOS DR	MIALANO BAHATI &
	16	1204 SOLANA DR	ELIOTT RAQUEL O
	17	1209 LEAFWOOD DR	CONCHA DIANA
	18	13616 SEACREST LN	SANCHEZ HECTOR JUAREZ
	19	1202 LEAFWOOD DR	TAYLOR TAYLOR
	20	1204 COUNTRY LN	FERNANDEZ MARIA C
	21	1306 LEAFWOOD DR	RIVERA SUE H DON JUAN &
	22	1216 LEAFWOOD DR	MUNOZ RUBEN LAZARO
	23	1214 LEAFWOOD DR	SANTANA HERLINDA
	24	1212 LEAFWOOD DR	NORRIS JAMES
	25	1208 LEAFWOOD DR	AMPARAN JOSE & GABRIELA
	26	1204 LEAFWOOD DR	UGALDE JOSE

04/07/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1203	LEAFWOOD DR	CASARRUBIAS STEVE
28	1205	LEAFWOOD DR	GUEVARA FRANCISCO A
29	1207	LEAFWOOD DR	TREJO SANTIAGO
30	1215	LEAFWOOD DR	VADEZ NANCY
31	1307	LEAFWOOD DR	NAVARRO ALDO DANIEL AQUINAJA
32	1309	LEAFWOOD DR	MARTINEZ ISMAEL
33	13612	SEACREST LN	LOPEZ JUAN
34	1315	SOLANA DR	ARVIZO LEOPOLDO
35	1319	SOLANA DR	MARISCAL MARIA
36	13704	SANDOS DR	RODRIGUEZ ALEXA &
37	13708	SANDOS DR	LOPEZ JESSICA
38	13714	SANDOS DR	POPOCA MARGARITA
39	13718	SANDOS DR	GONZALEZ AUGUSTINA
40	13720	SANDOS DR	OCHOA MARITTZA &
41	1318	COUNTRY LN	DE ANDA GALLEGOS FIDENCIO
42	1302	COUNTRY LN	HERNANDEZ JOSE
43	1214	COUNTRY LN	MORENO RICARDO
44	1206	COUNTRY LN	SAILOR AMBER
45	1202	COUNTRY LN	VICENTE JAIME
46	13629	GROVETREE LN	VASQUEZ KRISTINE
47	13623	GROVETREE LN	RANGEL JOSE A
48	13615	GROVETREE LN	HERNANDEZ DAVID & MARIA D
49	13611	GROVETREE LN	RAMIREZ JUVENTINO
50	1203	EAGLE ROCK DR	CHAFFEE WILLIAM LAWRENCE & TIFFANY DAWN
51	1207	EAGLE ROCK DR	MARTINEZ FELIPE
52	1209	EAGLE ROCK DR	GONZALEZ ALARCON JOSE
53	1301	EAGLE ROCK DR	RIVERA MAURICIO & GABRIELA
54	1307	EAGLE ROCK DR	REYES FRANCISCO
55	1304	EAGLE ROCK DR	BANUELOS VICTOR
56	1302	EAGLE ROCK DR	ROMERO CESAR
57	1210	EAGLE ROCK DR	REYES EMELIO

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58	1208	EAGLE ROCK DR	PORTILLO MARLEN ORBELI
59	1201	SOLANA DR	RODRIGUEZ BLAS
60	1205	SOLANA DR	MONCADA SANTOS
61	1301	SOLANA DR	PACHECO EVELIO
62	1307	SOLANA DR	TAPIA GENOVENA
63	1309	SOLANA DR	LARA SANJUANA
64	1320	SOLANA DR	DURAN ANTONIO
65	1310	SOLANA DR	QUEROZ MARIO
66	1308	SOLANA DR	HERNANDEZ LETICIA
67	1302	SOLANA DR	RUIZ FRANCISCO J & MARIA MARTINEZ
68	1303	ORCHARD LN	LOPEZ DAGOBERTO
69	1311	ORCHARD LN	ANZALDUADEGUZMAN MANUELA G
70	1319	ORCHARD LN	MENDOZA NINO NOE
71	1314	ORCHARD LN	TORRES JOHNNY & MARIA D
72	1308	ORCHARD LN	MENDOZA JAVIER
73	1302	ORCHARD LN	GARCIA MARIA
74	1208	ORCHARD LN	RODRIGUEZ RIGOBERTO
75	1206	ORCHARD LN	LEIJA MAXIMINO
76	1201	COUNTRY LN	AVILA CESAR
77	1203	COUNTRY LN	GALLEGOS VICTOR
78	1205	COUNTRY LN	SANCHEZ ALVARO
79	1207	COUNTRY LN	BARBARA BLACK
80	1301	COUNTRY LN	ORTIZ CLAUDIA
81	1305	COUNTRY LN	GUERRERO MARTIN RAMIREZ
82	1309	COUNTRY LN	HERNANDEZ ALBERTO & MARIA E
83	11526	C F HAWN FWY	REATEGUI SONIA GARCIA
84	1311	SOLANA DR	RODRIGUEZ DE LARA FRANCISCO
85	1310	EAGLE ROCK DR	BENAVIDES PEDRO
86	13606	SEACREST LN	WADE LUTHOR
87	1300	SOLANA DR	PADRON PAOLA
88	13604	SEACREST LN	BATISTA DURAN MARTA ELENA & ZAVALA JESUS JOSE

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89	13722	SANDOS DR	CEDRA JUAN J
90	1307	COUNTRY LN	GALDAMEZ MIGUEL
91	1312	ORCHARD LN	TOBAR MARIA C
92	1315	ORCHARD LN	HANNON KELLY PATSY
93	1322	ORCHARD LN	YES COMMUNITIES
94	1321	SOLANA DR	YES COMMUNITIES
95	1210	COUNTRY LN	ROLDAN DE LA ROSA CARLOS
96	13613	GROVETREE LN	ENRIQUE MONTIEL DE LA PAZ & CENTENO RICO MARIA
97	1305	ORCHARD LN	GUEVARA JESUS
98	1309	ORCHARD LN	CONTRERAS SANDRA
99	13621	GROVETREE LN	DIMMITT JASON & JOSEPH
100	1310	LEAFWOOD DR	SANCHEZ ELVIA GARCIA
101	1308	LEAFWOOD DR	GUEVARA MARIELENA PUENTE &
102	1304	LEAFWOOD DR	TORRES EFRAIN
103	1302	LEAFWOOD DR	MARTINEZ OSCAR
104	1217	LEAFWOOD DR	ESTRADA REYES E SILVA
105	13602	SEACREST LN	VEGA EMMANUEL
106	13712	SANDOS DR	VEGA FREDERICO CANO
107	13716	SANDOS DR	PEREZ-DE CHICAS ORFA R
108	13724	SANDOS DR	CISNEROS MARCUS
109	1324	COUNTRY LN	MENDOZA JOSE
110	1306	COUNTRY LN	SOLIS OFIR
111	1304	COUNTRY LN	FLORENTINO SAUCEDO
112	1212	COUNTRY LN	STEELE JOYE
113	13625	GROVETREE LN	SALAZAR VICTORIANO
114	13619	GROVETREE LN	ORTA CRUZ JOSE LUIS
115	13617	GROVETREE LN	LABOY PRISCILLA
116	1211	EAGLE ROCK DR	SIGMAN CHRISTOPHER
117	1305	EAGLE ROCK DR	RUIZ JOSE
118	1309	EAGLE ROCK DR	LOPEZ ISIDRO
119	1311	EAGLE ROCK DR	LLAMAS YOLANDA

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120	1308	EAGLE ROCK DR	PABLO ARTURO
121	1306	EAGLE ROCK DR	MARTINEZ HERMENEGILDO
122	1204	EAGLE ROCK DR	HERNANDEZ CARLOS
123	1303	SOLANA DR	BYRD CATHY
124	1312	SOLANA DR	SLOAN RHONDA
125	1304	SOLANA DR	ESQUEDA MARIA
126	1210	SOLANA DR	MEDINA DIAZ MARIA
127	1203	ORCHARD LN	GARZA NELDA &
128	1205	ORCHARD LN	CORTEZ JUAN
129	1304	ORCHARD LN	MELGAR BALMORIS
130	1210	ORCHARD LN	NIETO JONATHAN
131	1209	COUNTRY LN	HERNANDEZ GLORIA
132	1311	COUNTRY LN	VIELMAS JOSE
133	1317	COUNTRY LN	GALARZA JUAN
134	1313	SOLANA DR	MULLINS MELVIN R
135	1306	SOLANA DR	CARDENAS ANGEL A
136	1314	SOLANA DR	CASTILLO PASCUAL
137	1206	EAGLE ROCK DR	RODRIGUEZ JUAN C
138	1303	COUNTRY LN	TORRES PEDRO
139	1307	ORCHARD LN	GARCIA MARTINEZ MELCHOR
140	1303	EAGLE ROCK DR	SMITH KIMBERLEY & KRISTIAN
141	1305	LEAFWOOD DR	DELEON MARIA
142	13614	SEACREST LN	ELTON EDWARD & DONNA
143	13610	SEACREST LN	WASHINGTON MARGIE
144	1322	COUNTRY LN	ALAMO SEDANO, ERICKA CECILIA
145	1308	COUNTRY LN	LOPEZ MARTINEZ CONRADO ALFONSO
146	1317	ORCHARD LN	M MONICA FLORES & THOMAS OCHOA
147	1319	COUNTRY LN	GARAY JOSE
148	1312	EAGLE ROCK DR	SLATTON CYNTHIA/DAVID
149	1317	SOLANA DR	WOODS ANTHONY L
150	1314	COUNTRY LN	PITO DE REYES BEATRIZ & ZAVALA GONZALEZ GABRIEL

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	151	1207 SOLANA DR	HERNANDEZ MARCO
	152	1204 ORCHARD LN	HERNANDEZ RUBEN
	153	1206 SOLANA DR	FERMIN DANIEL G.
	154	1201 ORCHARD LN	GARCIA RIGOBERTO
	155	13600 SEACREST LN	FUNES MARIA A
	156	1342 S BELTLINE RD	RUIZ JUAN F
	157	1416 S BELTLINE RD	ESTRADA JUAN ALEJANDRO &
	158	1430 S BELTLINE RD	VOYLES E JANE
	159	1436 S BELTLINE RD	MCCOY LARRY D
	160	1237 S BELTLINE RD	REED RONALD G
	161	1200 S BELTLINE RD	FLEMING MARTHA J
	162	13100 SULLIVAN RD	VILLEGAS PEDRO
	163	1429 S BELTLINE RD	GOLDEN STAR HOLDINGS LLC
	164	13439 GARDEN GROVE DR	DALLAS METRO HOLDINGS LLC
	165	13405 GARDEN GROVE DR	Taxpayer at
	166	13327 GARDEN GROVE DR	SOTO GUADALUPE
X	167	13321 GARDEN GROVE DR	CASTANON TOMASA L
	168	13315 GARDEN GROVE DR	AMADOR JOSE & MARILU O
	169	13311 GARDEN GROVE DR	AMADOR JOSE
	170	1421 S BELTLINE RD	CLEPPER STEVEN & KATHY J
	171	1421 S BELTLINE RD	GREEN NELLIE
	172	1415 S BELTLINE RD	EASTER AVAN SR
	173	1407 S BELTLINE RD	Taxpayer at
	174	1343 S BELTLINE RD	ONTIVEROS FRANCISCO J
	175	1331 S BELTLINE RD	DELOA CRUZ RAMON VILLALOBOS &
	176	13101 SULLIVAN RD	VILLEGAS PEDRO C &
	177	13101 SULLIVAN RD	VILLEGAS PEDRO C &
	178	13625 BIGGS ST	JORDANOVSKA BRANKA
X	179	13631 BIGGS ST	Taxpayer at
	180	13637 BIGGS ST	JIANG HUI
	181	13638 BIGGS ST	CLEARBAY CORPORATION

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182	1404	BELTLINE RD	MARTINEZ MIGUEL &
183	13615	BIGGS ST	Taxpayer at
184	13613	BIGGS ST	Taxpayer at
185	13619	BIGGS ST	Taxpayer at
186	13621	BIGGS ST	Taxpayer at
187	13633	BIGGS ST	Taxpayer at
188	13618	BIGGS ST	LEMUS JUAN J & YANIRA C
189	13612	BIGGS ST	VOYLES KENNETH
190	1218	S BELTLINE RD	RODRIGUEZ CAROLINA
191	1214	S BELTLINE RD	HUSTON PATRICIA
192	1210	S BELTLINE RD	PHOXAYVONG LAE
193	13435	GARDEN GROVE DR	ORTIZ JOSE & BELEN