

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 27, 2025

ACM: Robin Bentley

FILE NUMBER: Z234-348(LG) / Z-25-000008

DATE FILED: September 18, 2024

LOCATION: West line of University Hills Boulevard, between East Camp Wisdom Road and Kirnwood Drive.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 11.48 acres

CENSUS TRACT: 48113011201

REPRESENTATIVE: Rob Baldwin, Baldwin Associates, LLC

OWNER/APPLICANT: Wealth in Sharing Equity Properties, LLC

REQUEST: An application for new planned development district on property zoned a R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to create a new planned development district with MU-2 Mixed Use District uses and standards to develop a mixed-use community.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

CPC RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions with changes to the conceptual plan and conditions.

BACKGROUND INFORMATION:

- The area of request is developed with a single-family structure on the south of the property erected in 1935 per Dallas County Appraisal District records; the rest of the site is undeveloped.
- The applicant proposes to develop a mixed-use community to include single family use. However, under the MU-2 Mixed-Use District, single family is not a permitted use.
- Therefore, the applicant is requesting the creation of a new planned development district.

Zoning History:

There have been three zoning cases in the area in the last five years.

1. **Z201-155:** On August 11, 2021, City Council denied an application for a Planned Development District for R-7.5(A) Single Family District uses and a Child-care Facility, a Community Service Center and an Open Enrollment Charter School use on property zoned R-7.5(A) Single Family District, located on the west side of University Hill Boulevard, north of East Wheatland Road.
2. **Z201-326:** On May 25, 2022, City Council approved an application for a NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant, and approval of a Specific Use Permit for a private recreation center, club, or area use for a four-year period subject to site plan, landscape plan and conditions, on property zoned an R-7.5(A) Single Family District on the south line of East Camp Wisdom Road, west of University Hills Boulevard.
3. **Z212-124:** On September 28, 2022, City Council approved an application for an amendment to Planned Development District No. 49 subject to a revised conceptual plan, a street section and revised conditions at the northwest corner of East Camp Wisdom Road and University Hills Boulevard.
4. **Z245-205:** On April 9, 2025, an application for a Specific Use Permit for an open-enrollment charter school was submitted. [Under review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
University Hills Boulevard	Minor Arterial	107 feet BIKE PLAN

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and recommends that a traffic study be completed in prior to approval of a development plan.

Transit Access:

The following transit services are located within ½ mile of the site:
UNT Dallas Station Lightrail – Blue Line
DART Routes 45, 108

STAFF ANALYSIS:

Comprehensive Plan:

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

NEIGHBORHOOD PLUS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

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

Active Area & Land Use Plans:

The subject site is within the boundaries of the following active area and land use plans.

[The UNT-Dallas Area Plan: Vision and Policy Plan](#) The UNT – Dallas Area Plan was adopted by City Council in December 2009. The UNT-Dallas area lies near the IH-20 corridor within a ten-minute drive from downtown Dallas. The plan addresses the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The UNT-Dallas Area Plan establishes a future development vision and strategies for implementation. The UNT-Dallas campus is the first state university to be established completely within Dallas city limits. The UNT-Dallas campus provides the anchor around which a university town environment is envisioned for the area. The primary intent is to preserve established neighborhoods and promote new development patterns that respond to the UNT-Dallas Campus Master Plan and proposed DART light rail stations.

The site is within the Urban Mixed-Use development block, which includes low to moderate density developments, located around transit stations, placing emphasis on walking, biking and transit. There is a good mix of retail, office, and residential uses.

The concept plan envisions the land use type to be UM1 Urban Mixed-Use, with office and retail uses located along Houston School Road (University Hills Boulevard), and the residential uses located closer to the established residential neighborhood Wisdom Terrace to the west of the development block. The overall building height for commercial and mixed-use developments along Houston School Road should be 3 to 5 stories and gradually transition to 2 to 3 story buildings closer to the adjacent neighborhood of Wisdom Terrace.

Staff find's the applicant's request to be compatible with the goals of the UNT-Dallas Area Plan because the proposed mixed-use development with different types of single family would increase the diversity of housing options.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Single Family, undeveloped
North	R-7.5(A), NS(A) & PD. No. 49; Tract 1 & 2	Single Family, undeveloped, institutional
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family and UNT Dallas Campus
West	R-5(A) w/ DR Z856-264 & R-7.5(A)	Single Family

Land Use Compatibility:

The area of request is developed with a single-family structure on the south of the property erected in 1935 per Dallas County Appraisal District records; the rest of the site is undeveloped. The site is surrounded by R-7.5(A) Single Family District to the north, east, and south, and R-5(A) Single Family to the west. Although, the base zoning in every direction is single family, there are a mix of uses including, undeveloped lots and churches to the south, UNT Dallas campus to the east, single family with existing deed restriction Z856-264 to the west and institutional uses with associated parking within existing PD. No. 49 to the north.

The applicant proposes a Planned Development District for mixed uses to include retail and residential uses. The proposed land use would be complementary to the surrounding uses in the area due to the retail uses being along University Hill Boulevard and the residential uses being toward the west of the property.

Staff supports the request because the proposed use will add an appropriately designed development with an additional diversity of housing.

Development Standards:

The following is a comparison chart of the development standards for the current R-7.5(A) Single Family District and the proposed new planned development district with base MU-2 Mixed-Use 2 District.

District	Setback		Density/FAR	Height	Lot Cvrg
	Front	Side/Rear			
Existing: R-7.5(A)	25 ft.	5 ft. SF OTHER: 10 ft Side 15 ft. Rear	1 Dwelling Unit/7,500 sq. ft	30 ft.	45% Res. 25% Nonres.
Base: MU-2	15 ft. 20 ft. UF	20' adj. to res. OTHER: No min.	1.6 FAR base 2.0 FAR max. +bonus for res.	Base (No MUP): 135' MUP (No Retail): 135' 10 stories MUP (w/ Retail): 180' 14 stories	80%
Proposed: PD	15 ft.	10 ft.	Max. 100 dwelling units 3,100 sq. ft. for single family detached 1,200 sq. ft. for single family attached 1.6 FAR	36 ft. 3 stories	80%

Design Standards

The following design standards are proposed within the proposed Development District. Benches and bicycle racks are required along each 300 feet of street frontage. A minimum 6-foot unobstructed sidewalk is required along University Hill Boulevard. Pedestrian scale lighting must be provided at regular intervals along all building facades facing a public street. All single family/townhouse units must have access to a pedestrian trail or a public sidewalk. For single family lots that only front on a street, the garage door must be recessed a minimum of five feet from the front facade or front porch of the structure.

Landscaping:

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

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an “H” MVA area. The site is surrounded by the “H” MVA area to the north, south and east of the subject site. To the west of the subject site is the “F” MVA area.

List of Partners/Principals/Officers

Wealth in Sharing Equity Properties, LLC

Onu Ventures, Inc., Member

Onu Ventures, Inc., Director

Onu Ventures, Inc.

Mikial Onu, Director

Mikial Onu, President

CPC Action
July 10, 2024

Motion: It was moved to recommend **approval** of a new planned development district, subject to a conceptual plan and conditions, on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, between East Camp Wisdom Road and Kirnwood Drive.

Note: Commissioner Hampton offered a Friendly amendment to add 20% minimum residential open space and defining the Subdistricts on the Conceptual plan. Commissioner Franklin, maker of the motion, accepted the Friendly amendment.

Amended Motion: It was moved to recommend **approval** of a new planned development district, subject to a conceptual plan and conditions with the following changes: 20% residential open space and defining Subdistricts on the conceptual plan, on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, between East Camp Wisdom Road and Kirnwood Drive.

Maker: Franklin
Second: Rubin
Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 2 - Sleeper, Sims
Vacancy: 0

Notices:	Area: 500	Mailed: 94
Replies:	For: 0	Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

PROPOSED PD CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on ____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located along the west line of University Hills Boulevard south of Camp Wisdom Boulevard. The size of PD ____ is approximately 11.48 acres.

SEC. 51P- ____ .103. DEFINITIONS, INTERPRETATIONS, AND PURPOSE.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(2) PRIVATE AMENITY CENTER means an indoor or outdoor area providing social or recreational facilities such as conference rooms, exercise facilities, playgrounds, parks, or similar services and recreational facilities.

(3) RESIDENTIAL OPEN SPACE means a private or commonly shared space for active or passive recreation, pedestrian pathways, playground activity, or landscaping and hardscaping that residential units front or abut.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) The residential subdistricts are considered to be residential zoning districts, and the mixed-use subdistrict is considered to be a non-residential zoning district.

(d) The general purpose of this article is to allow a development that provides a generous amount of open space and visual amenities by utilizing careful building siting and sensitivity to adjacent residential and non-residential development to create a liveable single-family/mixed use neighbourhood.

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

SEC. 51P- _____.105. SUBDISTRICTS.

This district is divided into three subdistricts: the single family detached subdistrict, the town home subdistrict, and the mixed-use subdistrict. Collectively, the single-family detached subdistrict and the town home subdistrict are known as the residential subdistricts.

SEC. 51P- _____.106. CONCEPTUAL PLAN.

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

SEC. 51P- _____.107. DEVELOPMENT PLAN.

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

(2) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.108. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use 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 MU-2 Mixed Use District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Single family.

SEC. 51P- _____.109. 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) In the residential subdistricts, a private amenity center is an allowed accessory use.

SEC. 51P-____.1010.

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) Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) For the purposes of calculating yard, lot, and space regulations, the entire Property is considered one lot.

(c) Front yard. Minimum front yard is 15 feet. Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan.

(d) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

(e) Density. Maximum number of dwelling units is 100.

(f) Floor area ratio. Maximum floor area ratio is 1.6.

(g) Height. Maximum structure height is 36 feet. Ordinary projections listed in 51A-4.408 may exceed the maximum height by 12 feet.

(h) Lot coverage. Maximum lot coverage is 80 percent. The shared access area may be used to determine lot coverage. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(i) Lot size. The minimum lot area for detached single family uses is 3,100 square feet. The shared access area may be used to calculate lot area. The minimum lot sized for single-family attached units is 1,200 square feet.

(j) Stories. Maximum number of stories above grade is three. Parking garages are exempt from this requirement but must comply with the height regulations.

(k) Building separation. For multifamily uses, the minimum building separation in 51A-4.209(b)(5)(E)(ii) does not apply.

SEC. 51P- _____.111. FENCING.

(a) In the single family and town home subdistricts, fencing up to 42 inches tall is allowed in the required front yard and may be placed up to the front Property line.

SEC. 51P- _____.112. 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- _____.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.114. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(1) Residential adjacency requirements do not exist between lots within the Planned Development. For purposes of external residential adjacency review, the entire planned development district shall be treated as one lot.

(b) At least 20 percent of the Property must be kept as open space.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.115. DESIGN STANDARDS

a. Sidewalks.

(1) A minimum six-foot-wide unobstructed sidewalk is required along University Hills Boulevard

(2) A minimum five-foot-wide unobstructed sidewalk must be provided between a main building and the planting zone.

(3) Sidewalks must remain clear of obstacles at all times and be constructed to meet all city and American with Disabilities Act (ADA) specifications.

(4) At each driveway and sidewalk intersection, crosswalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

b. Pedestrian amenities. The following pedestrian amenities are required along all street frontages:

- (1) A minimum of one bench must be provided within the planting zone for each 300 feet of street frontage.
- (2) A minimum of one bicycle rack that provides parking for at least five bicycles must be provided within the planting zone for each 300 feet of street frontage.
- (3) A minimum of one trash receptacle must be provided for each 300 feet of street frontage.
- (4) Pedestrian amenities including benches, bicycle racks, and garbage cans must be evenly spaced and distributed throughout the Property. Colors and finishes of these pedestrian amenities must be non-powder coated and match other cosmetic features on site.

c. Pedestrian lighting.

- (1) Pedestrian-scale lighting must be provided along required sidewalks at 75-foot intervals. To qualify as pedestrian-scale lighting, lighting must:
 - (i) provide a minimum of 1.5 footcandles; and
 - (ii) be mounted at a height no greater than 14 feet.

(d) Single family/town home subdistricts.

- a. Pedestrian trail. A pedestrian trail for shared use by pedestrians and bicycles must be provided in accordance with the following requirements:
- b. A pedestrian trail with a minimum unobstructed width of five feet and a minimum cumulative linear distance of 2,640 feet must be provided in the location shown on the conceptual plan (Exhibit 625C).
- c. One bench and one bicycle rack must be provided for each 1,000 feet, on average, of pedestrian trail. Required bicycle racks must provide parking for at least five bicycles.
- d. All units must have access to the pedestrian trail or a public sidewalk through a continuous pedestrian path.

(e) Frontage.

- a. Lots are not required to front upon a dedicated public or private street or drive, if adequate access is provided by an access easement.

- b. Frontage may be on a public or private street or drive, access easement, or a residential open space.
 - c. More than four lots may share a public or private street or drive, access easement, or residential open space.
 - d. Lots may have frontage on two opposite sides.
- (f) Garage doors.
- a. Front loaded garages. For single family lots that only front on a street, the garage door must be recessed a minimum of five feet from the front facade or front porch of the structure.
- (g) Block perimeters.
- a. Rows of homes may not exceed 300 feet without one of the following:
 - i. A pedestrian path or sidewalk that connects to the front of the block on the opposite side.
 - ii. An open space with more than 500 square feet of contiguous area.
- (h) Shared Access Development.
- a. A Shared Access Development may contain up to 40 lots with one shared access point.

SEC. 51P- ____ .115. SIGNS.

Signs in the residential subdistricts must comply with the provisions for non-business zoning districts in Article VII, and signs in the mixed-use subdistrict must comply with the provisions for business zoning districts in Article VII.

An entry sign must be provided along the front entrance of the Property. The entry sign must be constructed of colors and finishes to match the fencing and pedestrian amenities.

SEC. 51P- ____ .116. MINIMUM STREET WIDTHS IN THE SINGLE/FAMILY/TOWN HOME SUBDISTRICTS.

Development and use of streets and alleys in the residential town home subdistricts must comply with the following standards:

1. No minimum intersection spacing distance is required for public roadways.

2. Internal drives may be public roadways within public right-of-way and are not required to meet the City of Dallas right-of-way standard width requirements, provided the internal drive widths are a minimum of 20 feet for alleys and a minimum of 26 feet for internal roadways.
3. Public roadways and alleys are required to have a minimum internal radius of 28 feet.
4. All visibility triangles must be a maximum of 20 feet by 20 feet.

SEC. 51P-____.117. ADDITIONAL PROVISIONS.

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

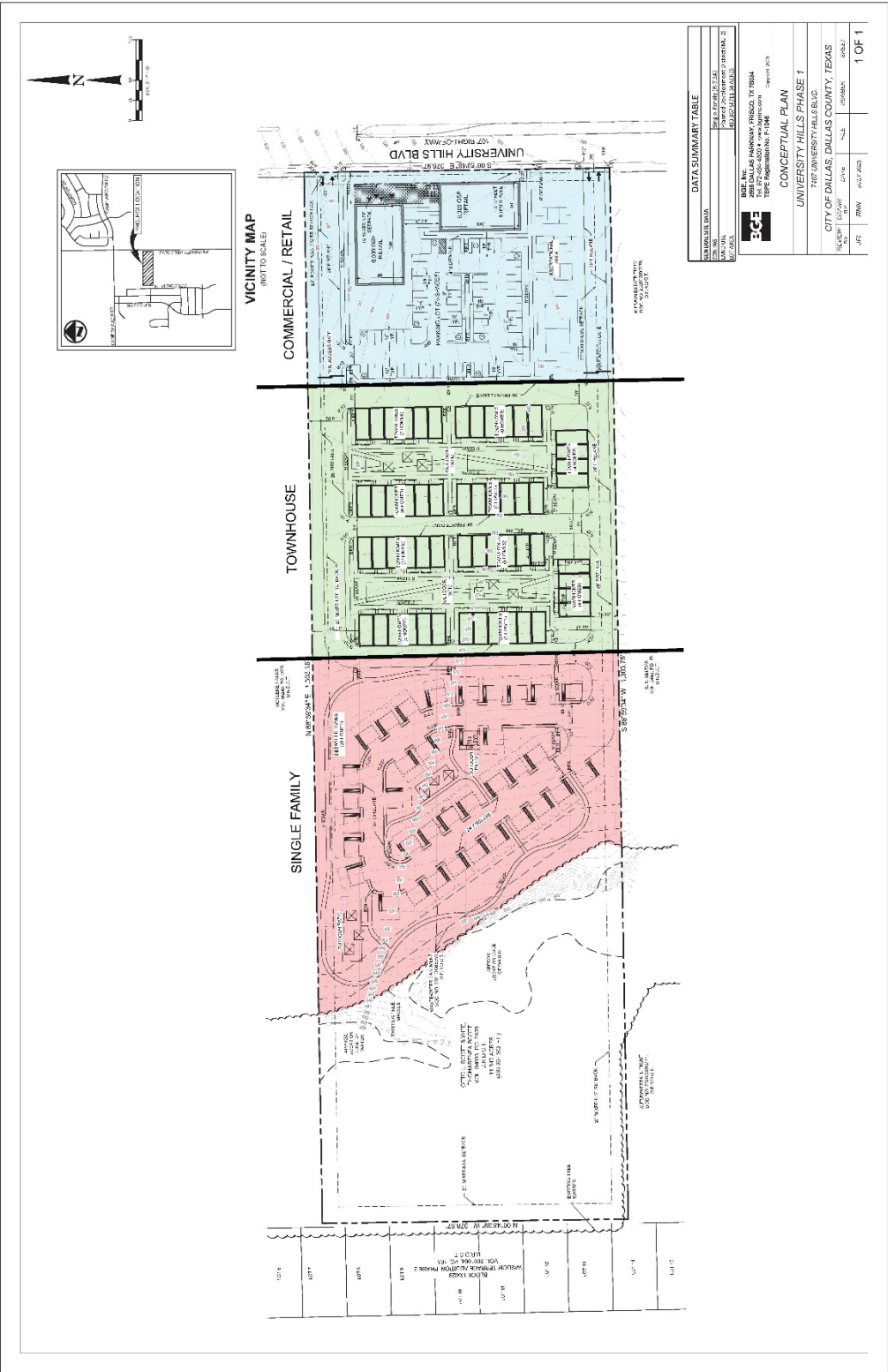
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

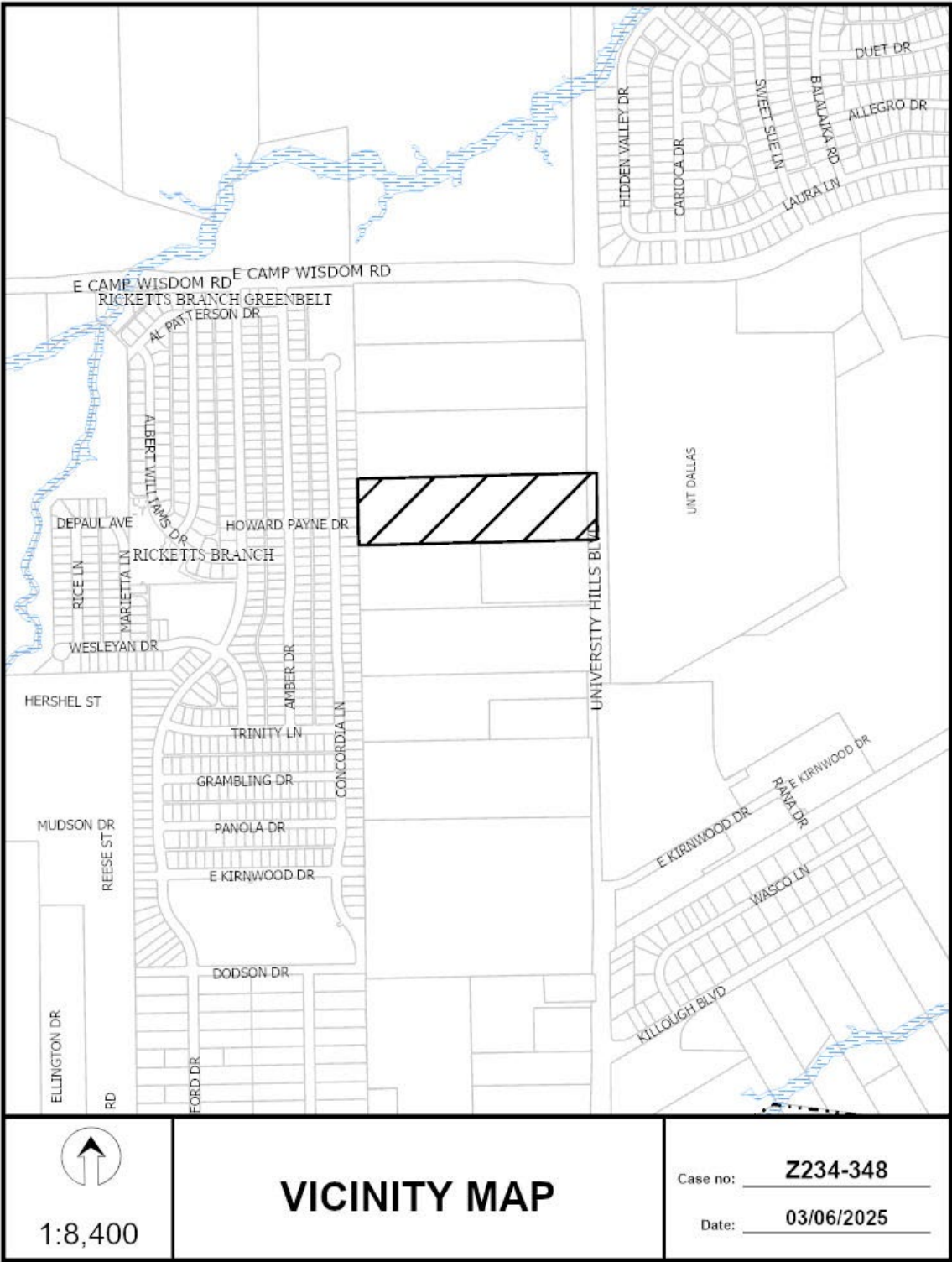
SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

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

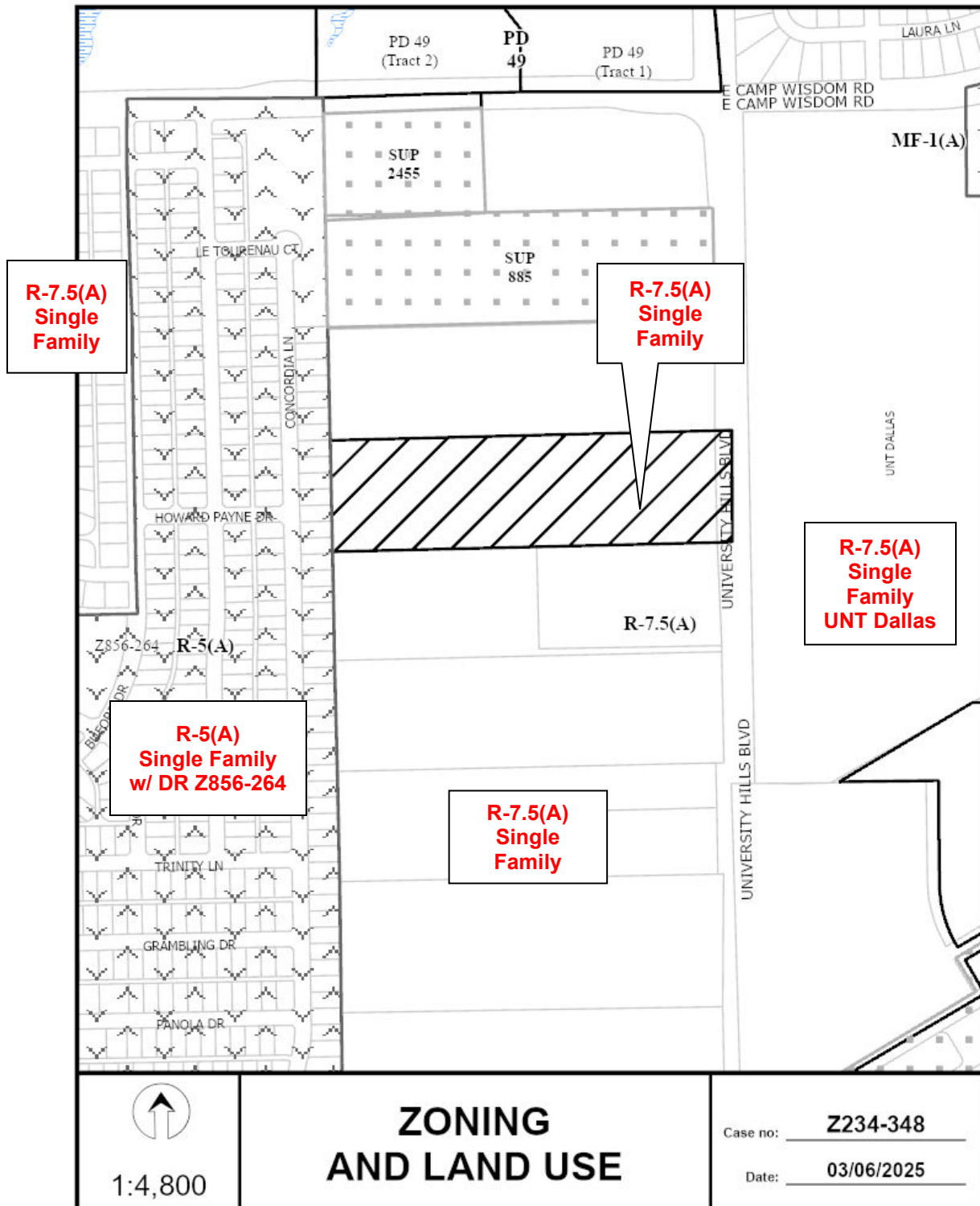
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

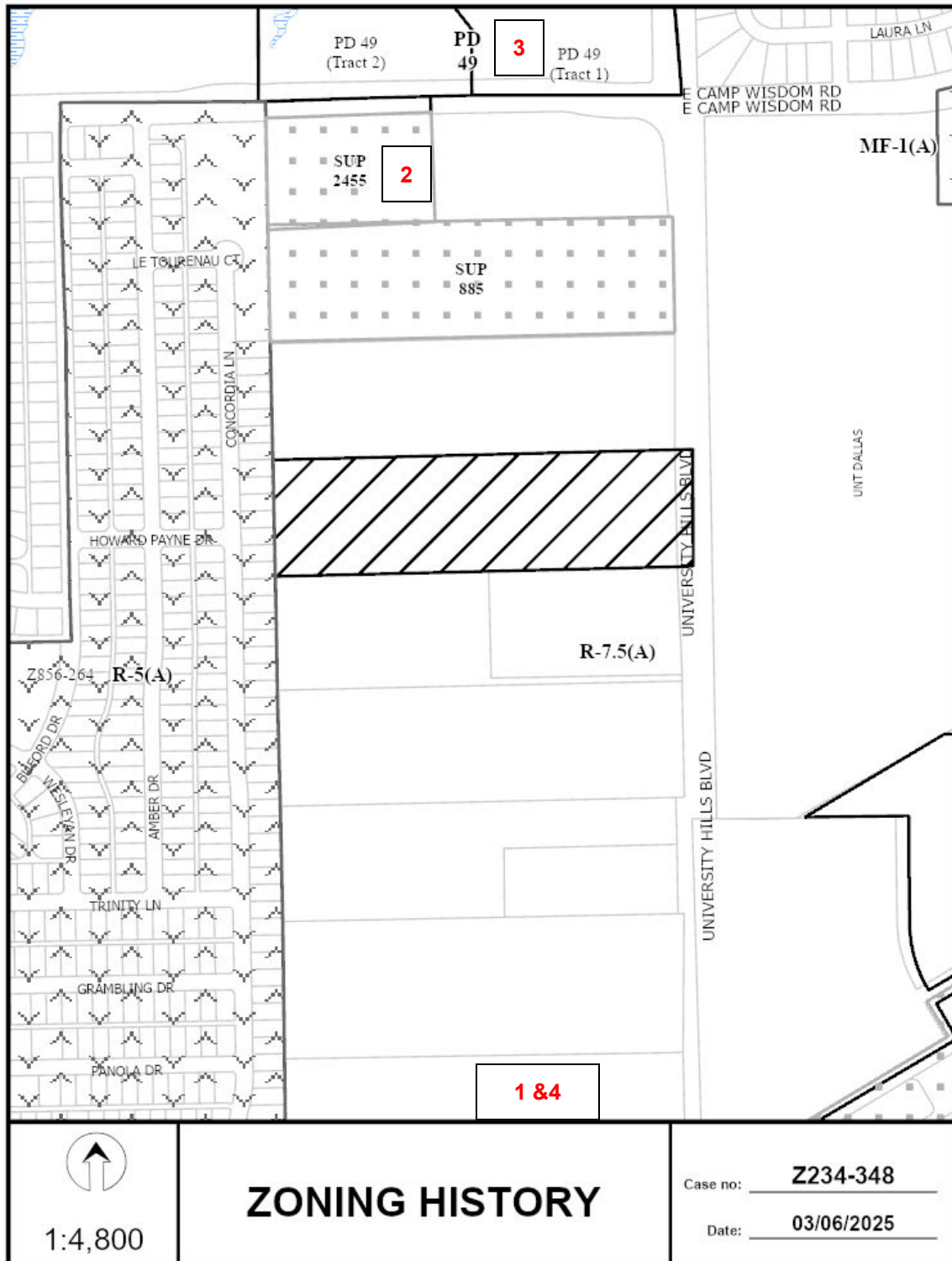
PROPOSED CONCEPTUAL PLAN

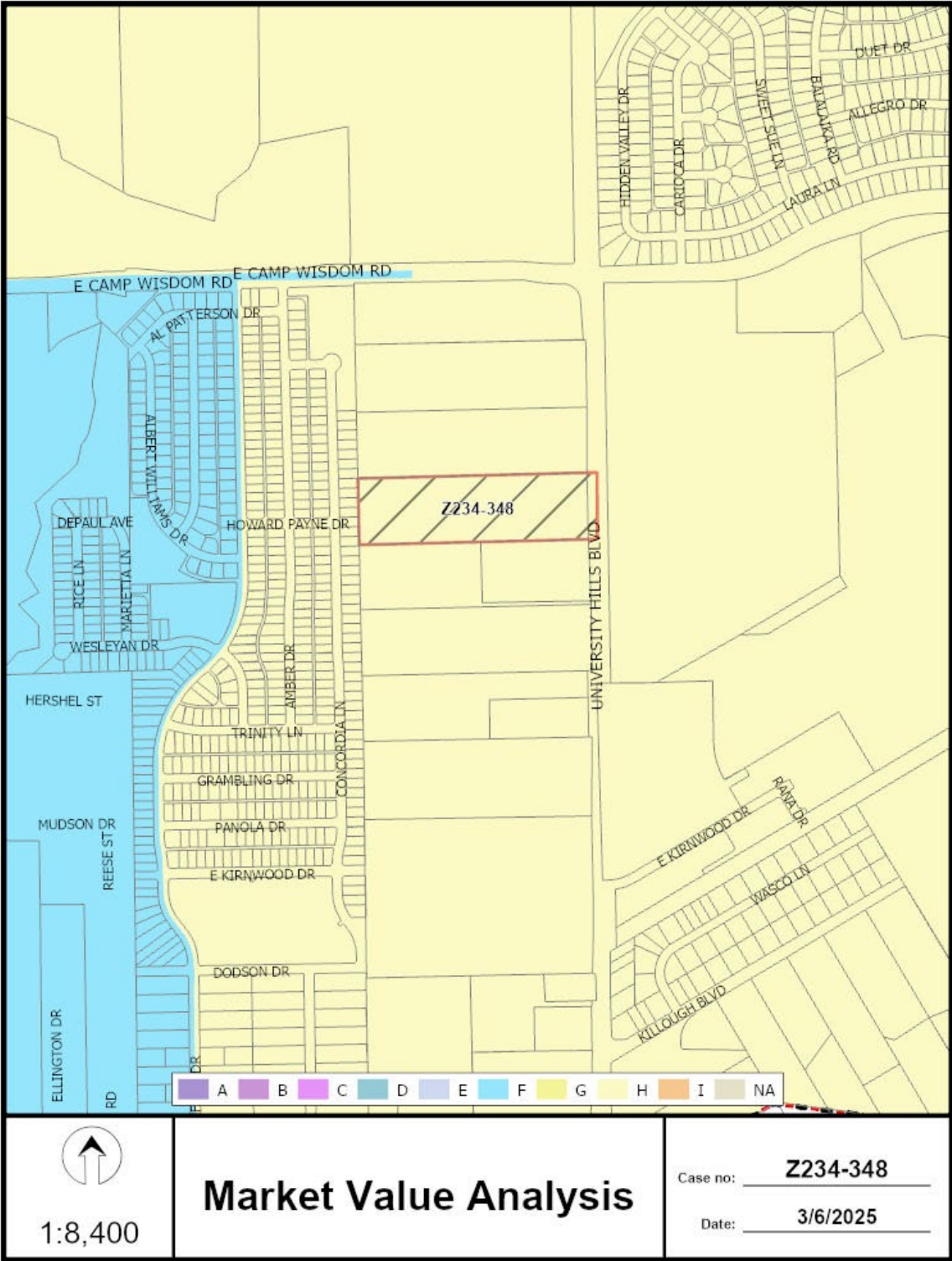














07/17/2025

Reply List of Property Owners***Z234-348******94 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	7407 UNIVERSITY HILLS BLVD	WEALTH IN SHARING EQUITY
	2	7225 UNIVERSITY HILLS BLVD	RFC TRI PLEX INC
	3	7303 UNIVERSITY HILLS BLVD	OPERATION TINY HOUSE
	4	7527 UNIVERSITY HILLS BLVD	AUTUMN ESTATE TRUST
	5	7535 UNIVERSITY HILLS BLVD	HARRIS JACQUELINE A FORD
	6	1200 E CAMP WISDOM RD	UNIVERSITY OF NORTH TX
	7	7341 AMBER DR	DABBS MICHAEL E &
	8	7337 AMBER DR	PORTILLO SOCORRO
	9	7333 AMBER DR	RODRIGUEZ JOSE G
	10	7329 AMBER DR	HOOPER ANNIE CARAWAY
	11	7325 AMBER DR	Taxpayer at
	12	7321 AMBER DR	WILLIS CORNELL & JOYCE
	13	7317 AMBER DR	WATSON SANDRA K
	14	7313 AMBER DR	RODRIGUEZ ISMAEL
	15	7309 AMBER DR	CLAROS CEDRIC BANAGA
	16	7305 AMBER DR	CARDOZA EDUARDO
	17	7224 AMBER DR	WILLIAMS RAYMOND E & INGRID M
	18	7230 AMBER DR	ANDREWS FELICIA V
	19	7234 AMBER DR	HERNANDEZ TINA MONIQUE
X	20	7238 AMBER DR	YOUNG RITA L
	21	7308 AMBER DR	REYES ANGELICA
	22	7312 AMBER DR	MENDY GASTON
	23	7316 AMBER DR	HERNANDEZ ISRAEL A
	24	7320 AMBER DR	HAGGERTY BRUCE SR
	25	7324 AMBER DR	GIBSON REGINA
	26	7328 AMBER DR	RODRIGUEZ JOSE G & GLORIA &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7332	AMBER DR	LARA ELSY LANDAVERDE &
28	7336	AMBER DR	FLORIAN OCTAVIO SOTO &
29	7340	AMBER DR	SMITH DARREN D &
30	7353	CONCORDIA LN	SAMANIEGO ESTEBAN R
31	7349	CONCORDIA LN	MAVERICK SPRINGFIELD LLC
32	7345	CONCORDIA LN	KILLEN JON & CANDACE
33	7341	CONCORDIA LN	WASHINGTON MICHAEL D &
34	7337	CONCORDIA LN	HERNANDEZ BERTHA
35	7333	CONCORDIA LN	ANTHONY LEAH T
36	7329	CONCORDIA LN	NGUYEN QUYNH P
37	7325	CONCORDIA LN	JOHNSON JIMMY C
38	7321	CONCORDIA LN	Taxpayer at
39	7233	CONCORDIA LN	VASQUEZ GEORGE &
40	7229	CONCORDIA LN	RAMIREZ RAFAEL
41	7225	CONCORDIA LN	MULUPURU JAYARAM
42	7221	CONCORDIA LN	FKH SFR C1 LP
43	7443	AMBER DR	AMBER DONG INVESTMENTS LLC
44	7439	AMBER DR	JACKSON JUANEDA L
45	7435	AMBER DR	MILTON TERENCE O
46	7431	AMBER DR	ROBINSON KENNETH &
47	7427	AMBER DR	KING KIMBERLY A
48	7423	AMBER DR	AMBER DONG DEVELOPMENT LLC
49	7419	AMBER DR	DEBRUIN CLIFFORD &
50	7415	AMBER DR	VANEGAS JORGE BONILLA &
51	7410	AMBER DR	BAKER RESHAUNDA S
52	7414	AMBER DR	GONG XINYI &
53	7418	AMBER DR	DOMINGUEZ MARIA
54	7422	AMBER DR	TAH 2017 1 BORROWER LLC
55	7426	AMBER DR	LU WEIMIN
56	7430	AMBER DR	EDWARDS MARION
57	7434	AMBER DR	ROAN WILLIE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	7438 AMBER DR	JONES JESSE W II
	59	7442 AMBER DR	WILLIAMS FLORETHA
	60	7446 AMBER DR	SANDERS LISA
	61	7450 AMBER DR	ALEXANDER RODERICK
	62	7459 CONCORDIA LN	HASLEY RICKEY
	63	7455 CONCORDIA LN	CERBERUS SFR HOLDINGS LP
	64	7451 CONCORDIA LN	HE XIANGFENG
	65	7447 CONCORDIA LN	MODESTER RONALD
	66	7443 CONCORDIA LN	THOMAS AKAIYA
	67	7439 CONCORDIA LN	TERRY PATRICIA A
	68	7435 CONCORDIA LN	CATAMOUNT PORPERTIES 2018 LLC
	69	7431 CONCORDIA LN	Taxpayer at
	70	7427 CONCORDIA LN	MACIAS JOSE DE JESUS SANCHEZ &
	71	7423 CONCORDIA LN	RS RENTAL I LLC
	72	7419 CONCORDIA LN	THOMAS BRANT
	73	7415 CONCORDIA LN	SIMPSON KIESHA TRUST
	74	7230 CONCORDIA LN	PEREZ ANDRES &
	75	7234 CONCORDIA LN	MARTINEZ ENRIQUE SALINAS
	76	7320 CONCORDIA LN	COBARRUVIAS PAULO
X	77	7324 CONCORDIA LN	LLOYD BRENDA J
	78	7328 CONCORDIA LN	Taxpayer at
	79	7336 CONCORDIA LN	BARRIOS SANDRA L &
	80	7340 CONCORDIA LN	LEE ENTERPRISES OF TEXAS LLC
	81	7344 CONCORDIA LN	SJB AMERICAN LLC
	82	7348 CONCORDIA LN	LEE STEPHANIE L
	83	7352 CONCORDIA LN	FITZGERALD CARSON
	84	7420 CONCORDIA LN	GILLS ELBERT L & YOLANDA F
	85	7424 CONCORDIA LN	JULY LATONYA
	86	7428 CONCORDIA LN	ONE CLEAR KEY PROPERTY
	87	7432 CONCORDIA LN	WYNN KATHRYN MAE
	88	7436 CONCORDIA LN	VACA OCTAVIO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	7440 CONCORDIA LN	HAYNES FREDERICK D & DEBRA PEEK
	90	7444 CONCORDIA LN	HUTCHINSON QUTEENA
	91	7448 CONCORDIA LN	FIASE NOBLE K &
	92	7452 CONCORDIA LN	BLEDSON REGINA G
	93	7456 CONCORDIA LN	ULLOA MIGUEL LOPEZ & NOELIA A
	94	7460 CONCORDIA LN	AO PROPCO 1 L