

FILE NUMBER: Z223-347(MP) **DATE FILED:** September 28, 2023

LOCATION: Northeast corner of East Northwest Highway and Arboreal Drive

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 40,075 square feet **CENSUS TRACT:** 48113007809

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: White Rock Fellowship

REQUEST: An application for a Planned Development District for specific residential and nonresidential uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a remote surface parking facility for a church.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is currently undeveloped.
- The applicant is requesting a Planned Development District based on an R-7.5(A) District in which the primary substantive change is to permit surface parking.
- Staff recommends against a single property, single purpose Planned Development District without justification. Staff has requested analysis of existing and proposed parking needs, but cannot find justification for a new planned development district for parking without such information.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
East Northwest Highway	Principal Arterial	107 foot ROW Bike Plan
Arboreal Drive	Local	-

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 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 requested planned development district conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability.

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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

The proposed planned development district would function effectively as a single-use, single-property zoning district. This conflicts with the goal of flexible, dynamic zoning and promoting neighborhoods with flexible land use and walkability.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 1: Dallas’ buildings are energy-efficient and climate resilient.

Goal 6: Dallas protects and enhances its ecosystems and green spaces that in turn improve public health.

The proposal to introduce additional surface parking into a residential neighborhood conflicts with the principles of CECAP to combat the urban heat island effect.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A) Single Family District	Single family
East	R-7.5(A) Single Family District	Single family
South	R-7.5(A) Single Family District with Neighborhood Stabilization Overlay 11 University Terrace, PD No. 52	Single family
West	R-7.5(A) Single Family District	Church

Necessity for Planned Development District:

According to [Sec. 51A-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 also 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.

Surface parking is permitted as an accessory to a primary use permitted in the existing R-7.5(A). However, if no structure is proposed, it may not be used as accessory parking. Staff cannot find justification for exemption from these rules which govern R-7.5(A) without a study of parking needs for the relevant uses.

Additionally, the small size of the site, less than an acre, does not contain enough space to facilitate a “combination of land uses developed under a uniform plan,” nor do the conditions accommodate a mix of uses.

Staff cannot find a substantial justification for a planned development district.

Land Use Compatibility:

The property is bordered to the north and east by single family uses, with a 15 foot alley to the east. South across from the site is the Flag Pole Hill Trail and Northwest Highway. West of the site, across Arboreal Drive, there is the church use with which the proposed surface lot would be associated. The proposed use is not appropriate for the site or the surrounding character.

Staff has concern about the concentration of parking and impervious cover in the surrounding area as it presents safety, quality of life, and design challenges. Without proof of necessity from a parking study for the existing or proposed church facilities, staff cannot find the justification for introduction of more impervious concrete and surface parking adjacent to a residential neighborhood and a regional trail connection.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	R-7.5(A)	PD
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		

	Existing	Proposed
Use	R-7.5(A)	PD
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	★	
Cemetery or mausoleum	S	
Child-care facility	★	•
Church	•	
College, university, or seminary	S	
Community service center	S	
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	
Foster home	S	
Halfway house		
Hospital		
Library, art gallery, or museum	S	
Open-enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	S	
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		

	Existing	Proposed
Use	R-7.5(A)	PD
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	★	
Hazardous waste management facility		
Temporary construction or sales office	•	
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	
Private recreation center, club, or area	S	
Public park, playground, or golf course	•	
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		

	Existing	Proposed
Use	R-7.5(A)	PD
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-In theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		•
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		

	Existing	Proposed
Use	R-7.5(A)	PD
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	
Transit passenger station or transfer center	S	
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	
Local utilities	S,R,★	
Police or fire station	S	
Post office		
Radio, television, or microwave tower	S	
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	
Utility or government installation other than listed	S	
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		

	Existing	Proposed
Use	R-7.5(A)	PD
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	
Recycling drop-off for special occasion collection	★	
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

(Changes from base highlighted)

District	Setback		Density	Height	Lot Cvrg.	Special Standards
	Front	Side/Rear				
Existing: R-7.5(A)	25' No max	SF: 5' Other 10'/15'	1/7,500	30'	Res 45% Nonres 25%	None
Proposed: PD with Base R-7.5(A)	25' No max	10' 10'	1/7,500	30'	Res 45% Nonres 25%	None

The applicant proposes generally to utilize the yard, lot, and space standards of R-7.5(A).

Landscaping:

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

Parking:

The base code requirement for a church, the use associated with the proposed parking lot, is one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area.

The applicant has not submitted an analysis of parking needs as requested.

Design Standards:

The following design provisions are proposed in the planned development district conditions.

- Six foot unobstructed sidewalks with level and distinct crossings
- Vertical protection for sidewalks (bollards or landscaping)
- Driveway maximums: Maximum driveway width of 26 feet, no more than 32 combined on a given frontage.

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 subject property is located within an MVA Category “C” area.

List of Officers

White Rock Fellowship

Jeff Fritsche – President
Nathan Seale – Secretary
Gabe Macias – Officer, Member of Elders

**CPC Action
December 5, 2024**

Motion: It was moved to recommend **approval** of a Planned Development District for specific residential and nonresidential uses including a provision to allow permeable surface on property zoned an R-7.5(A) Single Family District, on the northeast corner of East Northwest Highway and Arboreal Drive.

Note: Commissioner Kingston offered a Friendly amendment to allow the use of permeable surface. Commissioner Sleeper, maker of the motion, accepted the Friendly amendment.

Maker: Sleeper
Second: Housewright
Result: Carried: 13 to 0

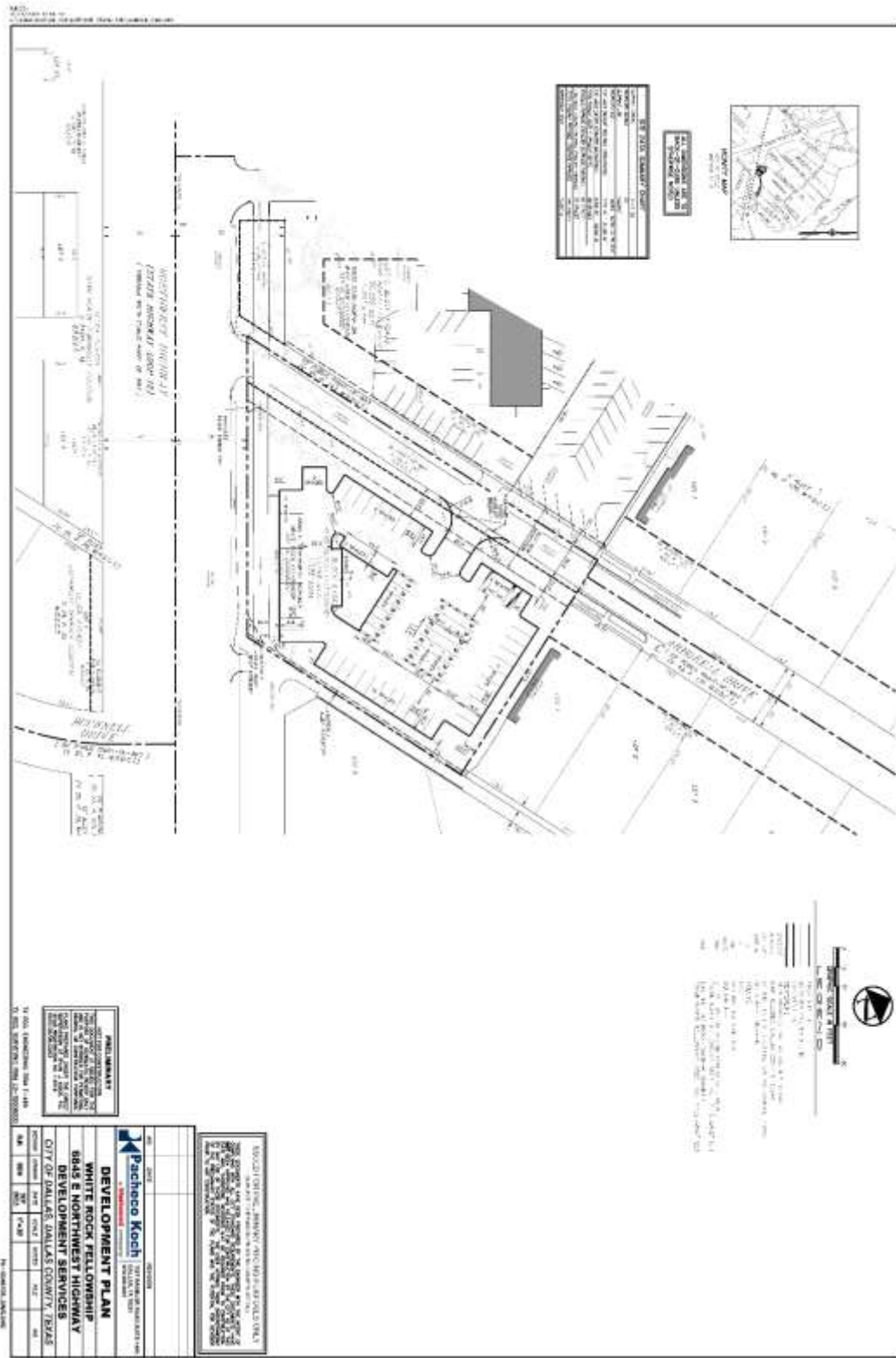
For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair*,
Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 1 - District 11

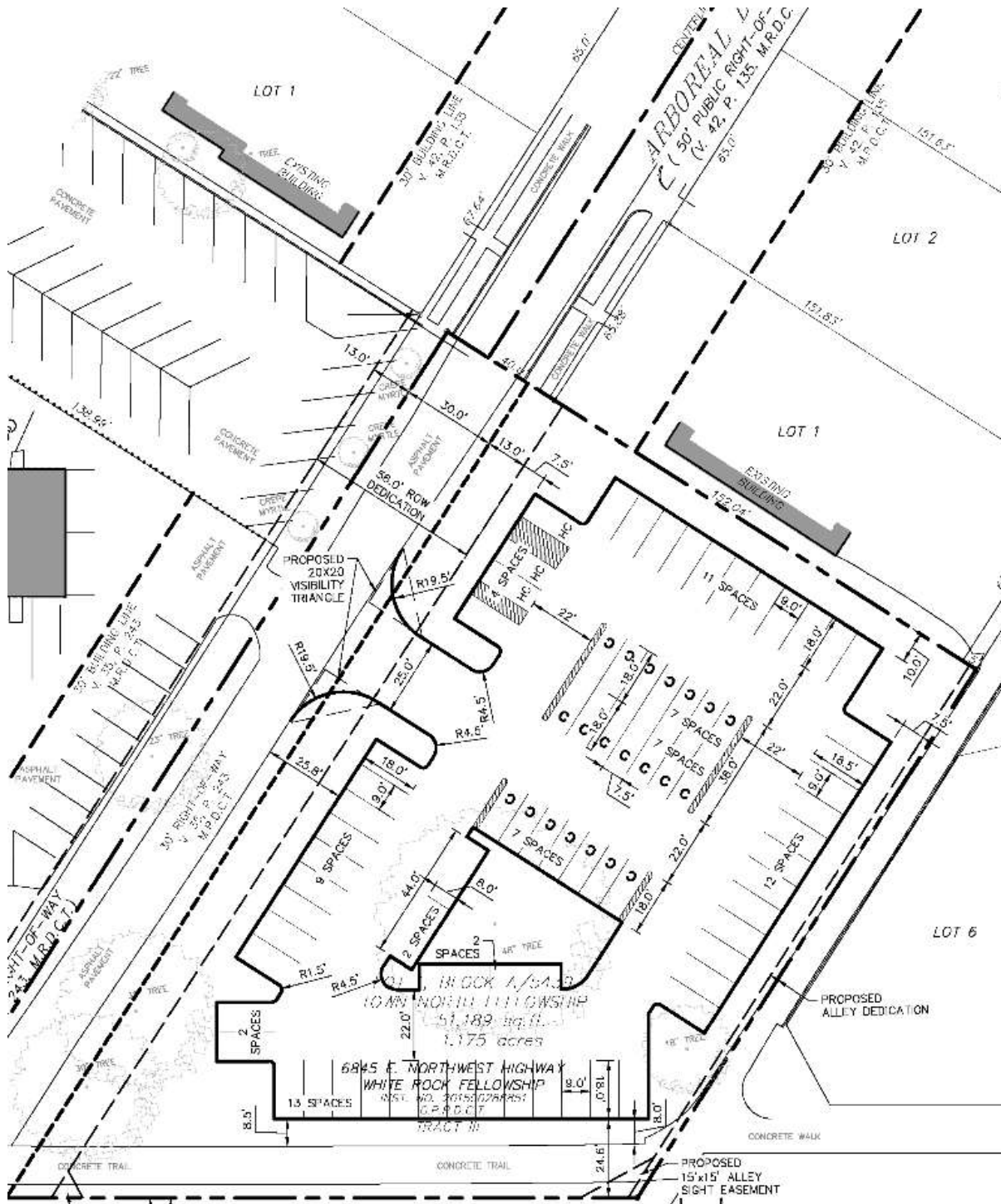
Notices: Area: 500 Mailed: 121
Replies: For: 1 Against: 4

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

CPC RECOMMENDED DEVELOPMENT PLAN



CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



CPC RECOMMENDED 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 at the northeast corner of East Northwest Highway and Arboreal Drive. The size of PD _____ is approximately 0.92 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.

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

SEC. 51P-_____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

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

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

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

The following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Church.

-- Surface parking for a church located within 100 feet of the property.

(2) Residential uses.

-- Single family.

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 helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) The following accessory use is permitted by SUP only:

--Accessory community center (private).

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) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) District apply.

(b) Front yard. Minimum front yard is 25 feet. Surface parking is allowed in the front yard setback.

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

SEC. 51P- ____ .109. 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- ____ .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- ____ .112. SIGNS.

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

SEC. 51P- ____ .113. 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.
- (c) Sidewalks and Pedestrian Measures
 - (1) Minimum six foot unobstructed sidewalks are required on all street frontages.

(2) Where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface within three feet the following buffering must be used, except within visibility triangles:

- (A) Landscaping plantings with a minimum height of 36 inches; or
- (B) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(3) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk subject to approval of the director.

(4) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

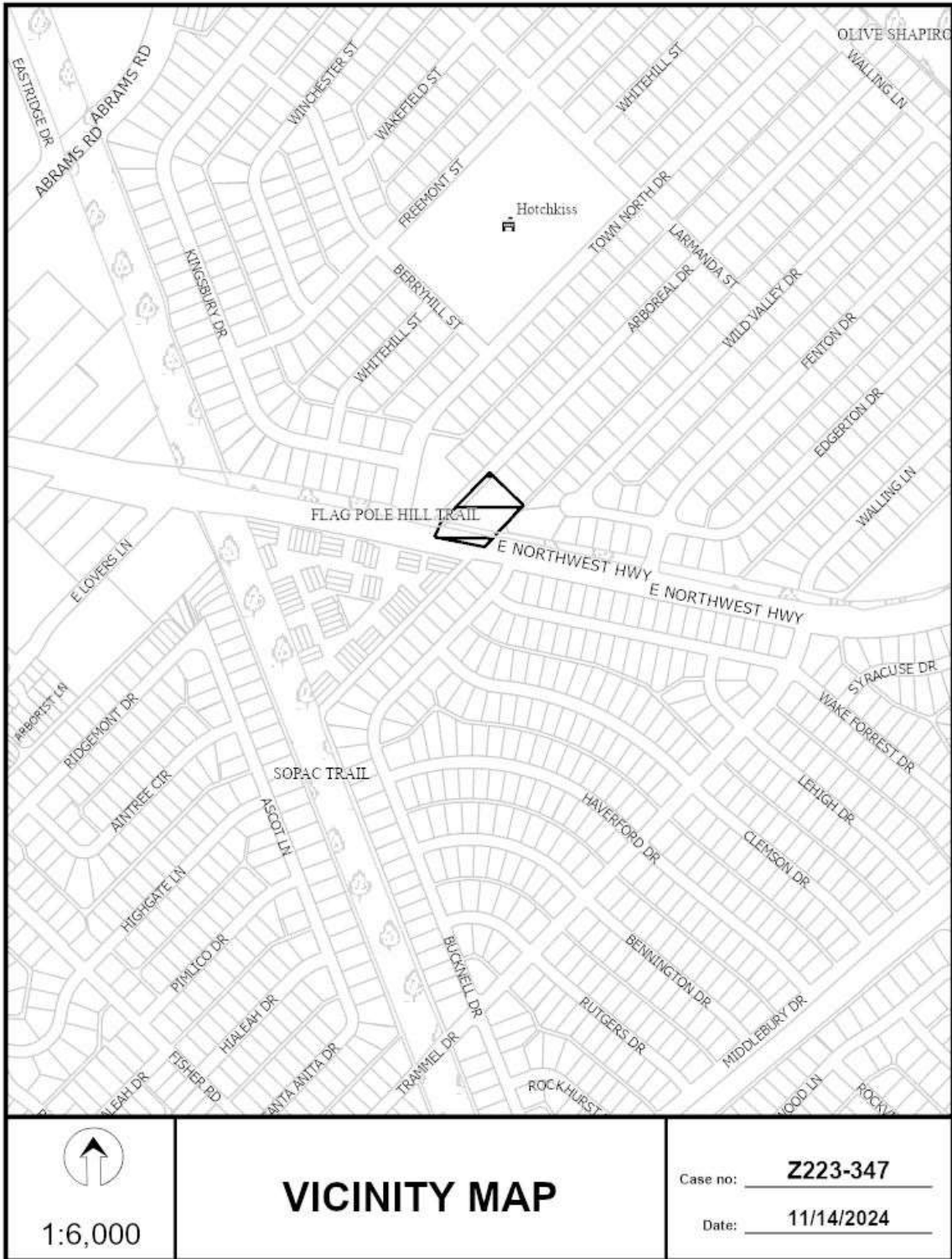
(5) Driveway maximums. On public streets, maximum width of any driveway approach shall be 26 feet, with a maximum combined width of 32 feet of all ingress and egress driveways across a given frontage.

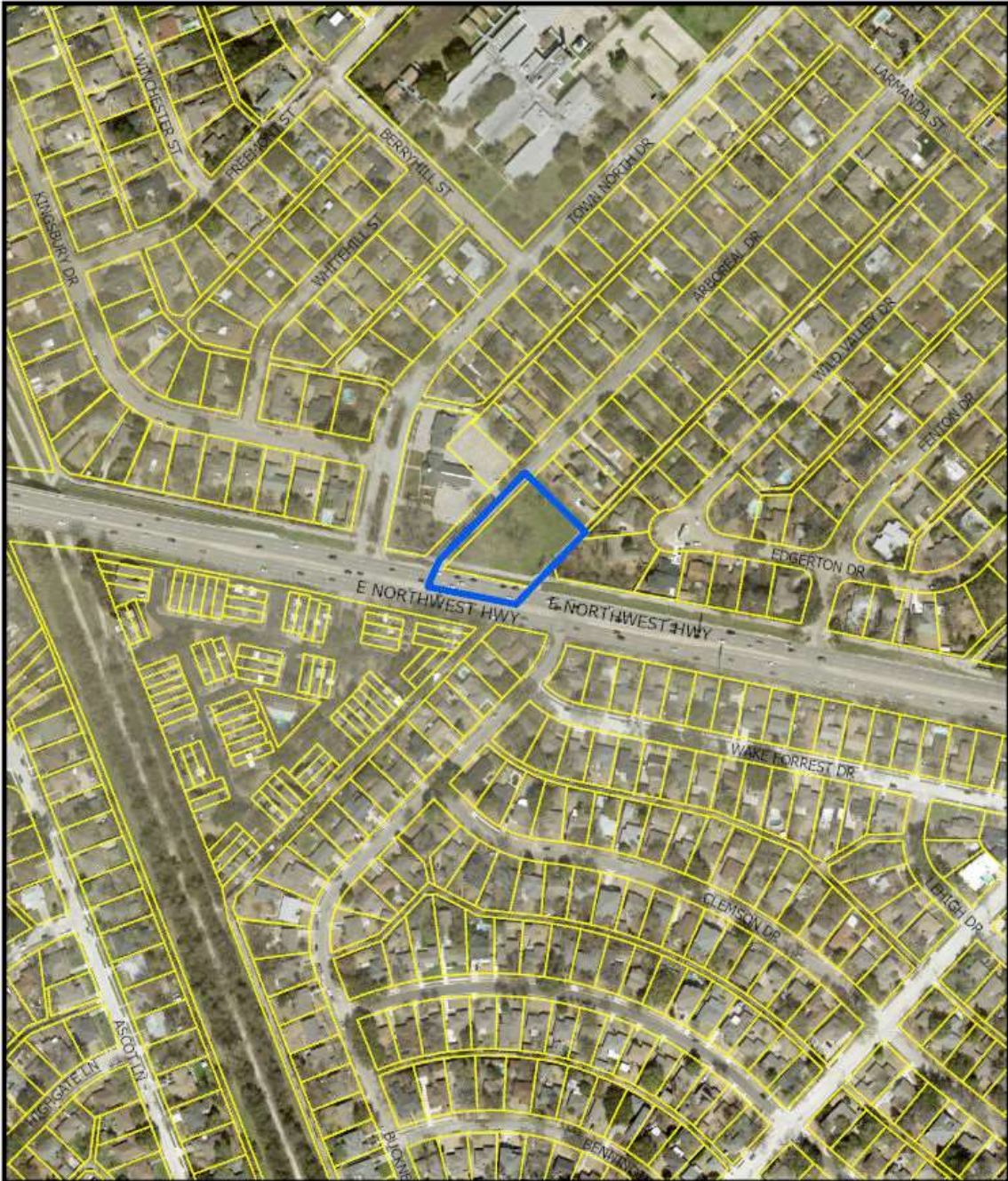
SEC. 51P-____.114.

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.



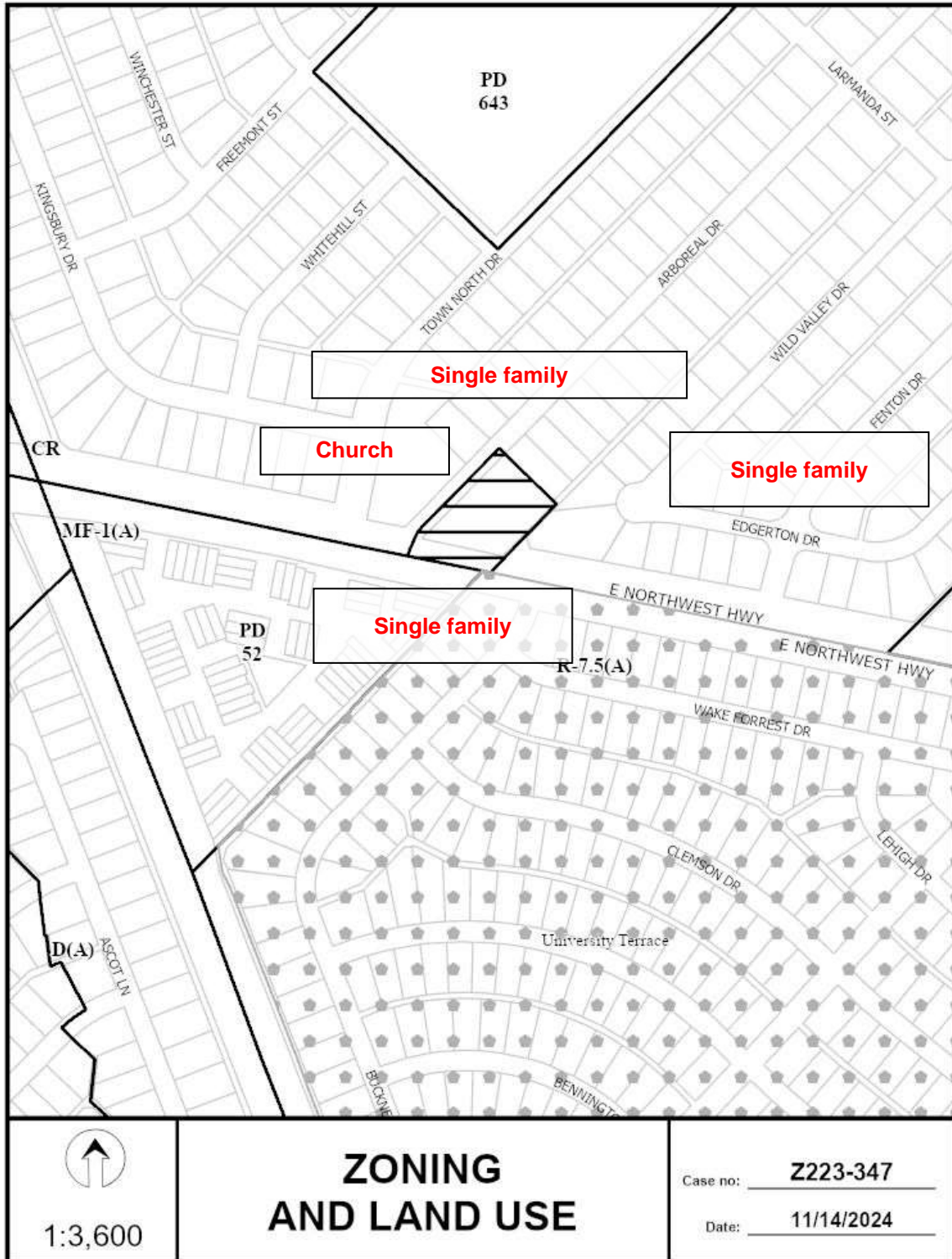


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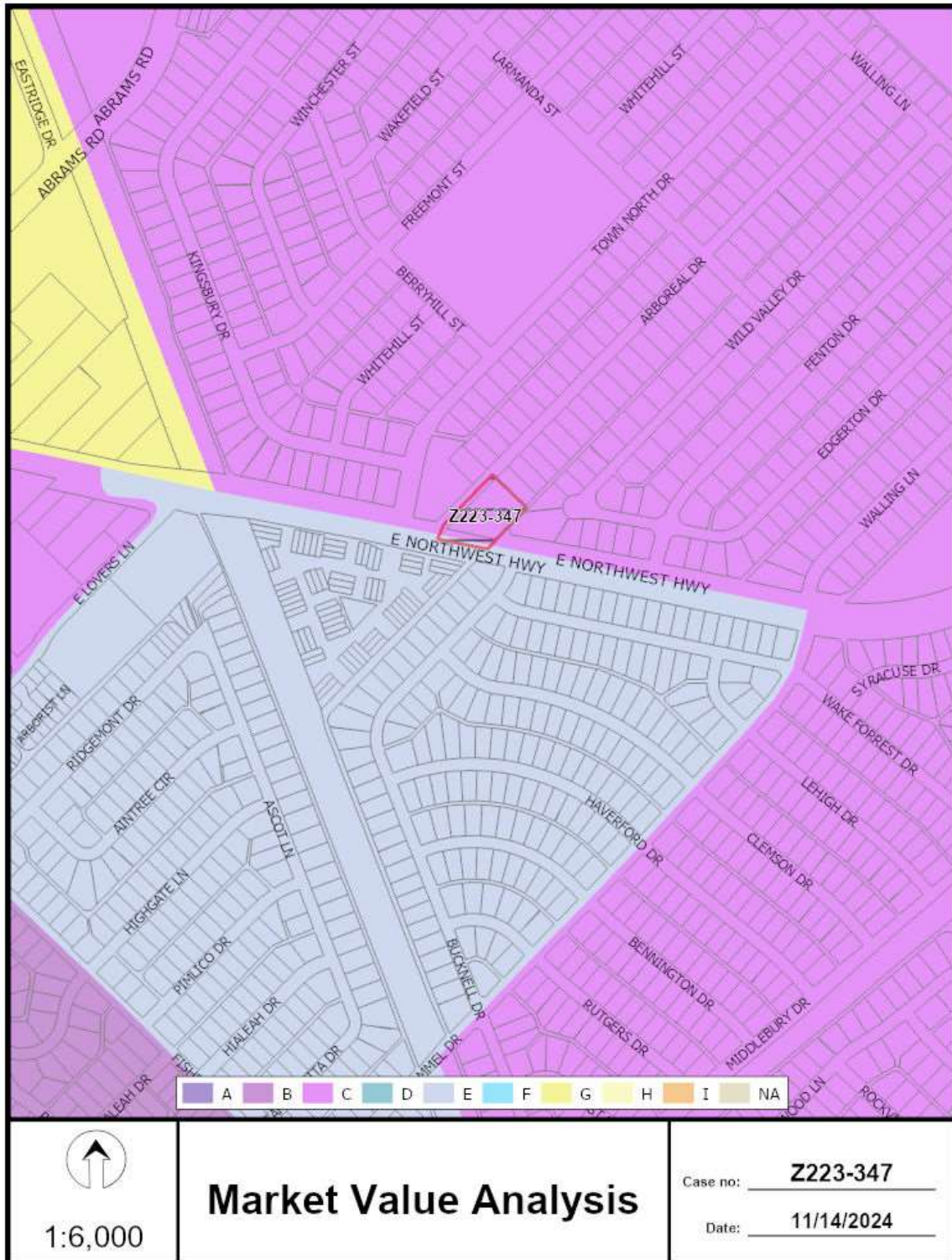
AERIAL MAP

Case no: Z223-347

Date: 11/14/2024



Z223-347(MP)





121	Property Owners Notified (123 parcels)
1	Replies in Favor (1 parcel)
4	Replies in Opposition (4 parcels)
500'	Area of Notification
12/5/2024	Date

Z223-347
CPC



1:2,400

12/04/2024

Reply List of Property Owners***Z223-347******121 Property Owners Notified 1 Property Owners in Favor 4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6800	TOWN NORTH DR	WHITE ROCK FELLOWSHIP
2	6907	BUCKNELL DR	USIC SNEZANA REVOCABLE TRUST
3	6911	BUCKNELL DR	MCLEAN ALEXANDRA C M &
4	6915	BUCKNELL DR	TRAN AMANDA
5	6919	BUCKNELL DR	BONFANTE NATALIE JOY &
6	6923	BUCKNELL DR	BRIDGMAN HAROLD B EST OF
7	6927	BUCKNELL DR	TAYLOR RYANN LLC
8	7003	BUCKNELL DR	GINSBORG JOSHUA M
9	7007	BUCKNELL DR	Taxpayer at
10	7011	BUCKNELL DR	TAYLOR RYANN LLC
11	6904	CLEMSON DR	CAIN JUSTIN & NICOLE
12	6904	WAKE FORREST DR	ENGELKEN RHONDA K
13	6908	WAKE FORREST DR	ADAMS PHILIP A
14	6912	WAKE FORREST DR	ADAMS PHILIP A & CATHERINE S TSAI
15	6916	WAKE FORREST DR	MAURICIO BRIAN EDWARD &
16	6920	WAKE FORREST DR	BURNETT CHAD & KARINA
17	6924	WAKE FORREST DR	ZEMLER KARLA L
18	6928	WAKE FORREST DR	MUHSMANN JASON L &
19	7005	CLEMSON DR	CANTRELL JAMES H & EDITH V
20	6925	CLEMSON DR	MARSH MERRITT L REVOCABLE TR
21	6919	CLEMSON DR	RUSSELL STEPHANIE L
22	6915	CLEMSON DR	MITCHELL KATHERINE DAY &
23	6909	CLEMSON DR	ENGLISH MARC S
24	6905	CLEMSON DR	HOFFHEISER SCOTT A & MARIA G
25	6907	WAKE FORREST DR	KEUPPENS FILIP B
26	6911	WAKE FORREST DR	DIGIOVANNI ANTHONY III &

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6915	WAKE FORREST DR	ARELLANO AGUSTIN & SILVIA
28	6919	WAKE FORREST DR	POAGE JANICE
29	6923	WAKE FORREST DR	KNAGG ERIC M & JENNIFER D
30	6929	WAKE FORREST DR	RICHARDSON KEVIN NANABANYIN
31	6933	WAKE FORREST DR	STEWART MARGARET CLAIRE
32	6800	E NORTHWEST HWY	DEVELOPMENTAL PPTIES
33	6796	E NORTHWEST HWY	DEVELOPMENTAL PPTIES
34	6802	E NORTHWEST HWY	BREWER CARLA D
35	6806	E NORTHWEST HWY	DEALEY JULIA ALEXANDER
36	6810	E NORTHWEST HWY	DELATORRE ALYSSA R
37	6804	E NORTHWEST HWY	TRUITT LARRY K &
38	6808	E NORTHWEST HWY	WRIGHT JAMES & DEALEY MICHAEL
39	6814	E NORTHWEST HWY	HUDIK JOHN
40	6812	E NORTHWEST HWY	CHAPMAN JEFFREY NOEL
41	6818	E NORTHWEST HWY	SCHERTZ JANE E
42	6820	E NORTHWEST HWY	PORTER JAMES WILLIAM &
43	6822	E NORTHWEST HWY	WHITE SAMANTHA
44	6824	E NORTHWEST HWY	SESSIONS JUANITA D
45	6826	E NORTHWEST HWY	GHIORSI LAURA
46	6828	E NORTHWEST HWY	FOSTER MARSHALL &
47	6836	E NORTHWEST HWY	TAYLOR THAD IV
48	6834	E NORTHWEST HWY	REED DIANNE J
49	6832	E NORTHWEST HWY	ASPINALL STANLEY E DAVID &
50	6764	E NORTHWEST HWY	PILKINGTON GILBERT J JR
51	6766	E NORTHWEST HWY	MUHLBERG CURTIS HAROLD
52	6774	E NORTHWEST HWY	HAINES STEPHEN M
53	6772	E NORTHWEST HWY	COLLEY JAMES
54	6770	E NORTHWEST HWY	FUTCH AMANDA JILL
55	6776	E NORTHWEST HWY	BAIRD VIRGINIA
56	6778	E NORTHWEST HWY	BAIRD JOSEPH DAVIES
57	6780	E NORTHWEST HWY	DENSLOW ANGELA

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	6782 E NORTHWEST HWY	BROUSSARD SUSANNE
	59	6784 E NORTHWEST HWY	MUDGETT STEVEN F
	60	6786 E NORTHWEST HWY	MERTZ SARAH BARTON &
	61	6788 E NORTHWEST HWY	JOHNSON CANDACE
	62	6794 E NORTHWEST HWY	BYRD GREGORY SCOTT
	63	6792 E NORTHWEST HWY	MILLER FAMILY TRUST
	64	6790 E NORTHWEST HWY	RHODES RORI
	65	6752 E NORTHWEST HWY	MOOMAW RACHEL
	66	6750 E NORTHWEST HWY	SHANK MARK & LU ANN
	67	6748 E NORTHWEST HWY	DAUGHERTY DEBRA S
	68	6746 E NORTHWEST HWY	BROWN LESLIE C
	69	6744 E NORTHWEST HWY	LATOURETTE CHARLES LUKE &
	70	6508 KINGSBURY DR	MAHIMKAR VAIBHAV
X	71	6516 KINGSBURY DR	FILHO PAULO CESAR DAROCHA &
	72	6524 KINGSBURY DR	BRUCE CHAD & DANA
	73	6853 TOWN NORTH DR	W B MANN TRUST THE
	74	6847 TOWN NORTH DR	SPOONMORE WANDA
	75	6843 TOWN NORTH DR	MACPHAIL CASSIDY &
	76	6839 TOWN NORTH DR	HEALEY DAVID W & JOLEE E
	77	6833 TOWN NORTH DR	HIGHLAND MORTGAGE COMPANY
	78	6507 KINGSBURY DR	HAAKE ANTHONY THOMAS
	79	6515 KINGSBURY DR	DAVIS MATHEW H & TERRY C
	80	6523 KINGSBURY DR	CHAIT ELLEN S
	81	6529 KINGSBURY DR	WANGLER EMILY
	82	6840 TOWN NORTH DR	FASO COLBY 2023 TRUST
	83	6844 TOWN NORTH DR	PARKER JUSTIN MICHAEL &
	84	6848 TOWN NORTH DR	WYSON NATALI &
	85	6854 TOWN NORTH DR	WAGNER FOREST & SARAH GARCIA
	86	6858 TOWN NORTH DR	MCLELLAND MICHAEL EDWARD
	87	6906 TOWN NORTH DR	VILLA CHRISTOPHER A &
	88	6912 TOWN NORTH DR	SPLAINE DORIS MARIE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	6831 ARBOREAL DR	WHITE ROCK FELLOWSHIP
	90	6841 ARBOREAL DR	MANN RAMONA
	91	6845 ARBOREAL DR	DIERKS AMANDA
X	92	6851 ARBOREAL DR	PEARSON DIANE J
	93	6855 ARBOREAL DR	EWING JUSTIN ANDREW &
	94	6905 ARBOREAL DR	HOFFMAN MARGARET
	95	6911 ARBOREAL DR	NORTHINGTON SANDRA JEAN
	96	6917 ARBOREAL DR	SAPPINGTON K ANN TRUSTEE
	97	6838 ARBOREAL DR	PAJELA JED &
	98	6842 ARBOREAL DR	MUSGRAVE KELVAN A
	99	6846 ARBOREAL DR	MARLOW KEVIN &
	100	6852 ARBOREAL DR	KEENE DANIEL B &
	101	6856 ARBOREAL DR	GOODWIN KERRY & ROSEMARY
	102	6906 ARBOREAL DR	BURTON EDWARD T
	103	6912 ARBOREAL DR	WILLIAMS PAUL S & DONNA J
	104	6918 ARBOREAL DR	BERNSTEIN JONATHAN JOSEPH
	105	7111 FENTON DR	JOHNSON KATHRYN & KARRELL
	106	7035 EDGERTON DR	FONTENOT BRIDGET ANN
	107	7116 WILD VALLEY DR	KONDRACH BRADLEY D
	108	7124 WILD VALLEY DR	BURNS ADIN
	109	7132 WILD VALLEY DR	RAMIREZ CESAR
	110	7042 EDGERTON DR	BRIMELOW MICHAEL L
	111	7036 EDGERTON DR	TWENTY ONE PROPERTIES LLC
	112	7030 EDGERTON DR	DOWNS DAVID
	113	7024 EDGERTON DR	OLSEN DANIEL K & TRACY F
X	114	7018 EDGERTON DR	TULEY JIM &
X	115	7012 EDGERTON DR	PATTERSON MICHAEL DAVID
	116	7101 WILD VALLEY DR	ORR JOHN K & SARA C
	117	7105 WILD VALLEY DR	MCGUIRE ANGELA
	118	7111 WILD VALLEY DR	CYPHERS JESSICA & BRIAN
	119	7117 WILD VALLEY DR	STURKIE KIMBERLY STEVENS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	7125 WILD VALLEY DR	KELLY KENNETH M &
O	121	7133 WILD VALLEY DR	NICKEL KENDALL P & JENNIFER A REV