
FILE NUMBER: Z234-160(CR) **DATE FILED:** January 23, 2024
LOCATION: Southwest corner of Preston Road and Lloyd Drive
COUNCIL DISTRICT: 12
SIZE OF REQUEST: ± 4.25 acres **CENSUS TRACT:** 48085031717

REPRESENTATIVE: Jack Sclafani, Vision Commercial

OWNER/APPLICANT: Preston Lloyd Baceline, LLC

REQUEST: An application for an amendment to Tract 6A within Planned Development District No. 170.

SUMMARY: The purpose of the request is to allow community, welfare, or health center; medical clinic; medical or scientific laboratory; and retail food store greater than 3,500 square feet uses on the site.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned within Tract 6A, Planned Development District Number 170, which allows for modified uses found within the Shopping Center District. This request seeks to lift the following use restrictions prohibited with Tract 6A to allow for additional tenant options within the existing units on-site:
 - Community, welfare, or health center,
 - Medical clinic,
 - Medical or scientific laboratory, and
 - Retail Food store greater than 3,500 square feet

- The site is developed with two, single-story multi-tenant commercial buildings totaling approximately 50,800 square feet. No changes to the building configurations or other site design elements are proposed through this request.

Zoning History:

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

1. **Z189-364:** On January 8, 2020, the City Council approved a Specific Use Permit (SUP No. 2362) allowing for an animal clinic or shelter without outside runs on the southwest corner of Preston Road and Lloyd Drive. [Subject Site]
2. **Z212-326:** On April 26, 2023, the City Council approved a Specific Use Permit (SUP No. 2362) allowing for a community service center on the southeast corner of Mapleshade Lane and Oxford Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Preston Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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 complies 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.

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 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Use
Site	Tract 6A, PD 170	Multi-tenant commercial center (Preston Lloyd Shopping Center)
North	Tracts 7A and 7, PD 170	Multifamily, and Fuel Pumps
East	PD 765 (Preston/Maple Shade), and PD 202	Multi-tenant commercial centers
South	Tract 4, PD 170	Single-family
West	Tract 6B, PD 170	Multifamily

Land Use Compatibility:

The area of request encompasses one property zoned Tract 6A, Planned Development District Number 170. Tract 6A use regulations restrict certain uses allowed within the Shopping Center District. This request seeks to lift the following use restrictions prohibited with Tract 6A to allow for additional tenant options within the existing units on-site:

- Community, welfare, or health center,
- Medical clinic,
- Medical or scientific laboratory, and
- Retail Food store greater than 3,500 square feet

The property abuts Preston Road to the east and multifamily housing to the west and north. An existing single-family neighborhood is located to the south; it should be noted that no alterations to the existing site configuration or structures are proposed as part of this request.

Staff supports the request due to the expansion of allowable uses that would be made available within the existing commercial units. The proposed additional uses (listed above) are not anticipated to have any adverse impacts on existing tenants on site, or abutting residential properties. The newly allowable uses would be confined within the existing structures, with no anticipated outside functions that would affect the site configuration or circulation.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X and PD 170, as amended.

Parking:

Parking on site is shared between commercial tenants. Any change of use made, in conjunction with this request or otherwise, will be subject to the parking requirements of Section 51A-4.300 of the Dallas Development Code.

Market Value Analysis:

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

List of Officers

Preston Lloyd Baceline, LLC

Brian Capstick, President

Thomas "Dusty" Batsell, Executive Vice President, Real Estate

Lindsey Reeve, Executive Vice President, Operations

PROPOSED CONDITIONS

ARTICLE 170.

PD 170.

SEC. 51P-170.101. LEGISLATIVE HISTORY.

PD 170 was established by Ordinance No. 18131, passed by the Dallas City Council on January 11, 1984. Ordinance No. 18131 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 18131 was amended by Ordinance No. 19365, passed by the Dallas City Council on November 12, 1986; Ordinance No. 20886, passed by the Dallas City Council on February 27, 1991; Ordinance No. 21422, passed by the Dallas City Council on September 23, 1992; Ordinance No. 21969, passed by the Dallas City Council on February 9, 1994; Ordinance No. 22231, passed by the Dallas City Council on October 26, 1994; Ordinance No. 22430, passed by the Dallas City Council on May 24, 1995; Ordinance No. 22599, passed by the Dallas City Council on November 8, 1995; and Ordinance No. 23334, passed by the Dallas City Council on November 12, 1997. (Ord. Nos. 10962; 18131; 19365; 20886; 21422; 21969; 22231; 22430; 22599; 23334; 24914)

SEC. 51P-170.102. PROPERTY LOCATION AND SIZE.

PD 170 is established on property located along the west side of Preston Road, north of Lloyd Circle (south). The size of PD 170 is approximately 111.5914 acres. (Ord. Nos. 18131; 24914)

SEC. 51P-170.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 24914)

SEC. 51P-170.104. CONCEPTUAL PLAN.

A concept plan approved by the city council is labelled Exhibit 170A. Property descriptions for Tracts 1-10 noted thereon are labelled Exhibit 170B. Subsequent reference to various tracts will be in accordance with the numbering on the concept plan unless otherwise noted. (Ord. Nos. 21422; 22599; 24914)

SEC. 51P-170.105. DEVELOPMENT PLAN.

(a) A development plan for each tract prepared in accordance with Chapter 51 must be approved by the city plan commission prior to the issuance of any building permits for the Property. The owner of the Property seeking development plan approval shall furnish the Far North Dallas Homeowners Coalition or its designee with a copy of the proposed development plan for its comments prior to submission of the same to the city plan commission for its approval.

(b) A development plan for Tract 6B was approved by the Dallas City Council on February 9, 1994 (Exhibit 170C). (Ord. Nos. 21422; 21969; 24914)

SEC. 51P-170.106. SUBDIVISION PLAT.

Prior to the issuance of a building permit, a subdivision plat approved by the city plan commission must be filed for record with the county clerk. In conjunction with the submission of the subdivision plat to the commission for approval, a legal instrument establishing a plan for permanent care and maintenance of any common area or communally-owned facility must be submitted to the commission, approved by the city attorney as to legal form, and approved by the commission as to suitability for the proposed use of the common area. (Ord. Nos. 21422; 24914)

SEC. 51P-170.107. PERMITTED USES AND GENERAL DEVELOPMENT STANDARDS FOR EACH TRACT.

Development of each tract must comply with the use regulations and development standards applicable to the zoning districts indicated below, as defined by the Dallas Development Code, as amended, unless otherwise noted:

- (1) Tracts 1, 2, and 3: R-7.5 Single-Family District uses and standards.
- (2) Tract 1A: Day care center by SUP and single-family uses by right, subject to R-7.5 Single-Family District standards.
- (3) Tract 10: Townhouse-1 District uses and standards.
- (4) Tracts 4 and 8: Townhouse-2 District uses and standards.
- (5) Tracts 5 and 9: Multiple-Family-1 District uses and standards.
- (6) Tract 6A: Except as otherwise provided, Shopping Center District uses and standards. Animal clinic without outside runs is permitted by SUP. The front yard setback of Tract 6A is 15 feet. The following Shopping Center District uses are not permitted:
 - (A) Ambulatory surgical center.
 - (B) Bank or savings and loan office with drive-in windows.
 - ~~(C) Community, welfare, or health center.~~
 - (D) Drug store.
 - (E) Home improvement center.
 - (F) Hospital.
 - (G) Inside or outside commercial amusement.

~~(H) Medical clinic.~~

~~(I) Medical or scientific laboratory.~~

(J) Post office.

(K) Residential uses.

(L) Restaurant with drive-in window.

(M) Restaurant with operating hours between 12 midnight and 6 a.m.

~~(N) Retail food store greater than 3,500 square feet.~~

(O) Service station.

(P) Transportation uses. (Exception: A bus passenger shelter is permitted.)

(Q) Utility and service use.

(7) Tract 6B: Office and multiple-family uses. Office-1 District standards for office uses and Multiple-Family-1 District standards for multiple-family uses.

(8) Tract 7: Shopping Center District uses and standards, except that the total square feet of restaurant and alcoholic beverage establishment uses contained within a hotel or motel may not exceed 4,800 square feet of floor area excluding kitchen area for Tracts 7, 7A, and 7B combined.

(9) Tract 7A: Shopping Center District uses and standards, except that the total square feet of restaurant and alcoholic beverage establishment uses contained within a hotel or motel may not exceed 4,800 square feet of floor area excluding kitchen area for Tracts 7, 7A, and 7B combined. Multiple-family uses are not permitted.

(10) Tract 7B: Shopping Center District uses and standards, except that the total square feet of restaurant and alcoholic beverage establishment uses contained within a hotel or motel may not exceed 4,800 square feet of floor area excluding kitchen area for Tracts 7, 7A, and 7B combined. Multiple-family uses are not permitted. Mini warehouse uses are also permitted. All mini-warehouse uses must comply with the following conditions:

(A) Vehicular ingress and egress must be from Preston Road.

(B) No structure may exceed two stories or 30 feet in height. Structures within 200 feet of Preston Road may not exceed one story or 15 feet in height, except that the caretaker/office structure may not exceed two stories or 30 feet in height.

(C) A six-foot solid masonry wall must be constructed along the north and west property line prior to the issuance of a certificate of occupancy.

(D) Air conditioning condensing units may not be placed on the roof.

- (E) Light fixtures may not be placed at a height exceeding nine feet.
- (F) The hours of operation are limited to the hours between 6:30 a.m. and 10:00 p.m.
- (G) Outside storage is prohibited. (Ord. Nos. 23334; 24914; 27305)

SEC. 51P-170.108.

DENSITY.

Development on each tract is limited as follows:

- (1) Tracts 1, 1A, 2, and 3: A maximum of 100 dwelling units combined.
- (2) Tract 4: A maximum of 65 dwelling units.
- (3) Tract 5: A maximum of 789 dwelling units.
- (4) Tract 6A: A maximum of 57,000 square feet of floor area.
- (5) Tract 6B: A maximum of 30,800 square feet of floor area for office uses, or 120 dwelling units.
- (6) Tracts 7, 7A, and 7B: A maximum of 290,000 square feet of floor area. Of this 290,000 square feet:
 - (A) no more than 240,000 square feet are permitted for all medical clinic, optical shop, personal, professional, and custom crafts uses, and hotel or motel uses combined;
 - (B) no more than 50,000 square feet are permitted for all other uses permitted in an SC District combined, except for those listed in Subparagraph (A) above;
 - (C) 60,000 square feet of the uses listed in Subparagraph (A) may be converted, at a ratio of 3 to 1, to the following uses if the conversion is reflected on the detailed development plan, notwithstanding the limits stated in Subparagraphs (A) and (B) above:
 - (i) Retail (excluding pawn shop or second hand store);
 - (ii) Restaurant without drive-in service;
 - (iii) Restaurant with alcoholic beverages and/or entertainment;
 - (iv) Garden shop, plant sales, or greenhouse;
 - (v) Veterinarian's office;
 - (vi) Animal clinic without outside runs;
 - (vii) Auto parts sales (inside);
 - (viii) Auto glass, muffler, or seat cover shop (inside);

- (ix) Service station (with or without a car wash);
 - (x) Public park or playground;
 - (xi) Game court center;
 - (xii) Private recreation club or area;
 - (xiii) Bus passenger shelter;
 - (xiv) Post office;
 - (xv) Day care center;
 - (xvi) Local utilities; and
- (D) no more than 85,000 square feet of net leasable area is permitted for mini-warehouse uses.
- (7) Tract 8: A maximum of 89 dwelling units.
- (8) Tract 9: A maximum of 326 dwelling units.
- (9) Tract 10: A maximum of 13 dwelling units. (Ord. Nos. 22599; 24914)

SEC. 51P-170.109. HEIGHT.

Except as set forth below, the permitted heights of structures within the various tracts are controlled by the development standards noted in Section 51P-170.107:

- (1) Structures located on lots platted on the western boundary of Tract 2 and being contiguous to platted R-10 Residential District lots are limited to 24 feet in height.
- (2) Structures located on Tracts 6A and 6B are limited to a maximum height of 36 feet, and may not exceed two stories.
- (3) Structures located on Tracts 7, 7A, and 7B containing only retail uses, or only retail and restaurant uses, may not exceed two stories or a maximum height of 36 feet. Structures located on Tracts 7, 7A, and 7B containing office uses may not exceed five stories or a maximum height of 72 feet. Structures located on Tracts 7, 7A, and 7B containing hotel or motel uses may not exceed a maximum height of 72 feet.
- (4) Structures located on Tract 7B containing mini-warehouse uses may not exceed two stories or a maximum of 30 feet. (Ord. Nos. 22599; 24914)

SEC. 51P-170.110. PHASING.

No multiple-family uses are permitted on Tract 9 (no multiple-family dwelling units may be occupied)

prior to January 1, 1986. (Ord. Nos. 21422; 24914)

SEC. 51P-170.111. ACCESS TO AND FROM PRESTON ROAD.

All access to Tracts 5, 6A, 6B, and 7 must be from Preston Road as shown on the approved concept plan. All access to Tract 9 must be from Preston Road only for 30 months from the date of the passage of Ordinance No. 18131. Thereafter, access to Tract 9 may be from either Preston Road or Mapleshade Lane. All access to Tracts 6A and 6B from Preston Road is limited to right turns in and out. Median openings on Preston Road may be placed only at the locations shown on the approved concept plan. Three approach lanes must be provided on Tracts 5, 6A, and 7 for access to Preston Road to allow double left turn and free right turn movements. The developer shall be responsible for the funding and construction of one additional northbound lane extending from a point approximately 400 feet south of the existing Mapleshade Lane to the future alignment of State Highway 190, and one additional southbound lane along the frontage of the Property along Preston Road if and when the director of public works and transportation determines that such lanes are necessary to meet traffic demands. (Ord. Nos. 18131; 21422; 24914)

SEC. 51P-170.112. PAVING.

All parking spaces and maneuvering areas for parking must be constructed to meet the requirements of the off-street parking and loading regulations and access standards contained in the Dallas City Code, as amended. Streets and driveways within public rights-of-way must be constructed in accordance with public works and transportation department requirements. (Ord. Nos. 21422; 24914)

SEC. 51P-170.113. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII of Chapter 51 with the following exceptions:

- (1) If it advertises a use within this planned development district, one non-premise sign per tract is permitted (Tract 7A and Tract 7B combined may not have more than one non-premise sign) subject to the approval of the city plan commission of the sign height and maximum effective area. (As provided above, subject to the provisions for non-business zoning districts contained in Article VII.)
- (2) In Tract 6A:
 - (A) Each business may have two attached signs.
 - (B) No letters may exceed 24 inches in height.
 - (C) One detached premise sign is allowed on Lot 58, Block 18/8736 within Tract 6A. This sign is limited to 30 inches in height if located within 40 feet of the property line or 10 feet in height if located 40 feet or greater from the property.
 - (D) Portable signs are prohibited.
 - (E) Wind devices and exposed light sources on signs are prohibited.

(F) Attached special purpose signs may be erected at any occupancy or upon any premise no more than once each calendar year for a maximum of 30 consecutive days. One detached 40 square foot special purpose sign is allowed on Tract 6A at any one time provided the sign complies with all other provisions of Chapter 51A.

(G) On the portion of Lot 57, Block 18/8736 within Tract 6A, the front yard setback for all detached signs is 10 feet and Section 51A-7.403(a)(3)(D) does not apply. The detached sign must comply with the elevation drawing (Exhibit 170D).

(3) An applicant for a non-premise sign must submit an elevation drawing showing all sign faces, structural elements, and all dimensions. No signs are permitted within required visibility triangles as defined in the Dallas Development Code, as amended.

(4) Tract 7A and Tract 7B combined may not have more than three detached premise signs. (Ord. Nos. 22231; 22599; 24914)

SEC. 51P-170.114. LANDSCAPING.

(a) A six-foot-high cedar fence must be maintained along the entire length of the south property lines of Tracts 6A and 6B.

(b) Six live oak trees with a minimum caliper of two inches planted 50 feet on center must be provided along the south property line of Tract 6A.

(c) Twelve live oak trees with a minimum caliper of two inches planted 25 feet on center must be provided along the south property line of Tract 6B.

(d) A landscape plan showing proposed landscaping for the landscape buffer noted on the approved concept plan must be submitted with any proposed development plan for any tract contiguous to the landscape buffer. The plan must show the proposed landscaping for the portion of the buffer contiguous to the tract. Additionally, should an alley not be constructed along the western boundary of Tract 2, a five-foot-wide landscape buffer must be provided as part of the development plan for the tract submitted to the commission for approval.

(e) All landscaped areas must be maintained in a healthy growing condition at all times.

(f) Landscaping must be completed in accordance with Article X.

(g) The bollards identified on the landscape plan for Tract 6A (Exhibit 170E) must be constructed of cast stone, cast iron, or concrete encasing a steel tube core. The steel core must extend into the ground a minimum of three feet subject to the approval of utility companies. Concrete a minimum of one foot in diameter must encase the core. (Ord. Nos. 22231; 24914)

SEC. 51P-170.115. MAINTENANCE.

All common areas and walls must be maintained in a state of good repair at all times. (Ord. Nos. 21422; 24914)

SEC. 51P-170.116. GENERAL REQUIREMENTS.

Development must comply with all codes and regulations of the city. (Ord. Nos. 21422; 24914; 26102)

SEC. 51P-170.117. SPECIAL NOTICE.

Before the city plan commission or city council holds a public hearing on a request for or any amendment to a specific use permit for a day care center on the Property, the notice required by Sections 51-4.219 and 51-4.701 must be given to the Bent Trail/Briar Ridge/Moss Creek Homeowner's Association at the last address provided by the Association to the city plan commission secretary. (Ord. Nos. 21422; 24914)

SEC. 51P-170.118. COMPLIANCE WITH CONDITIONS.

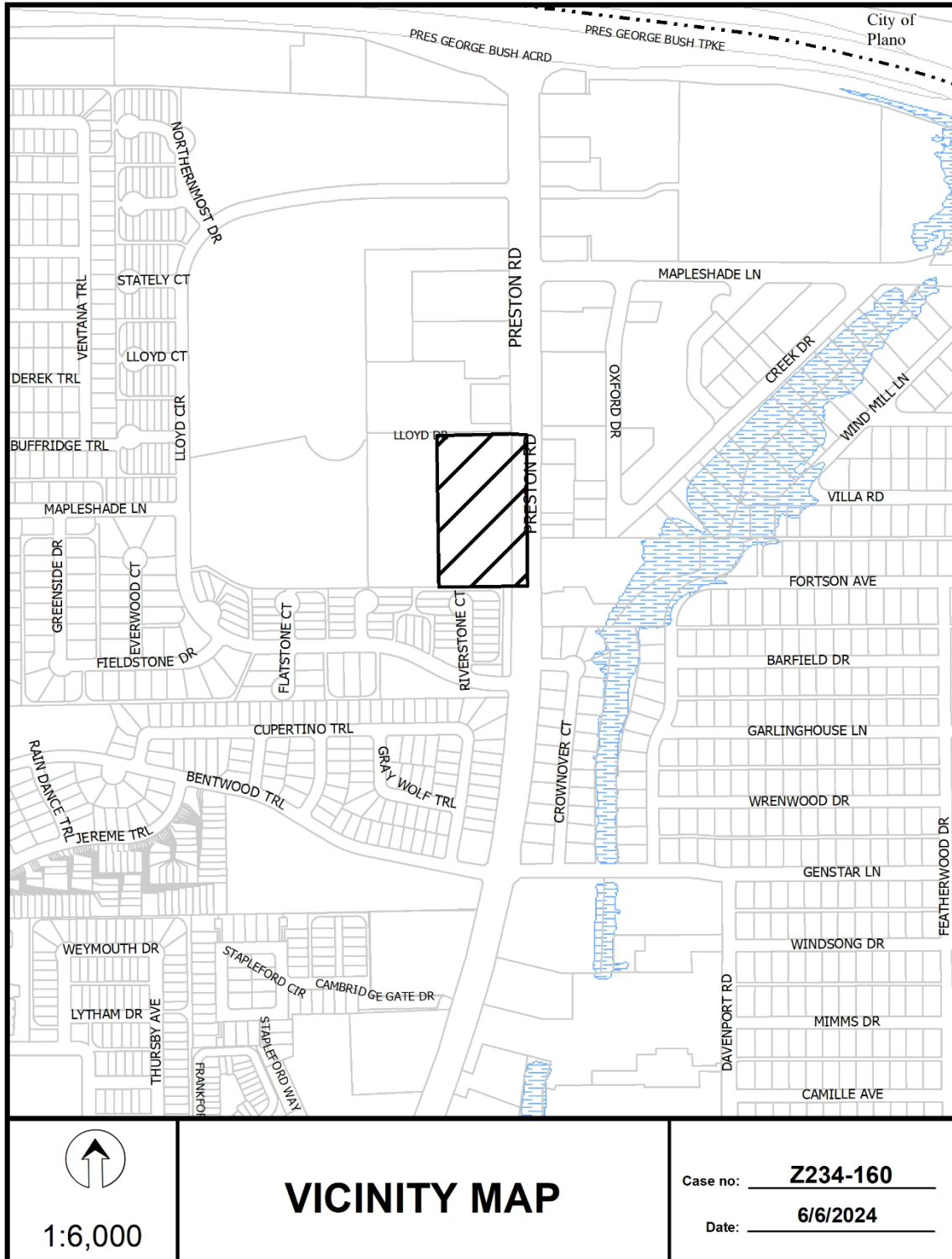
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

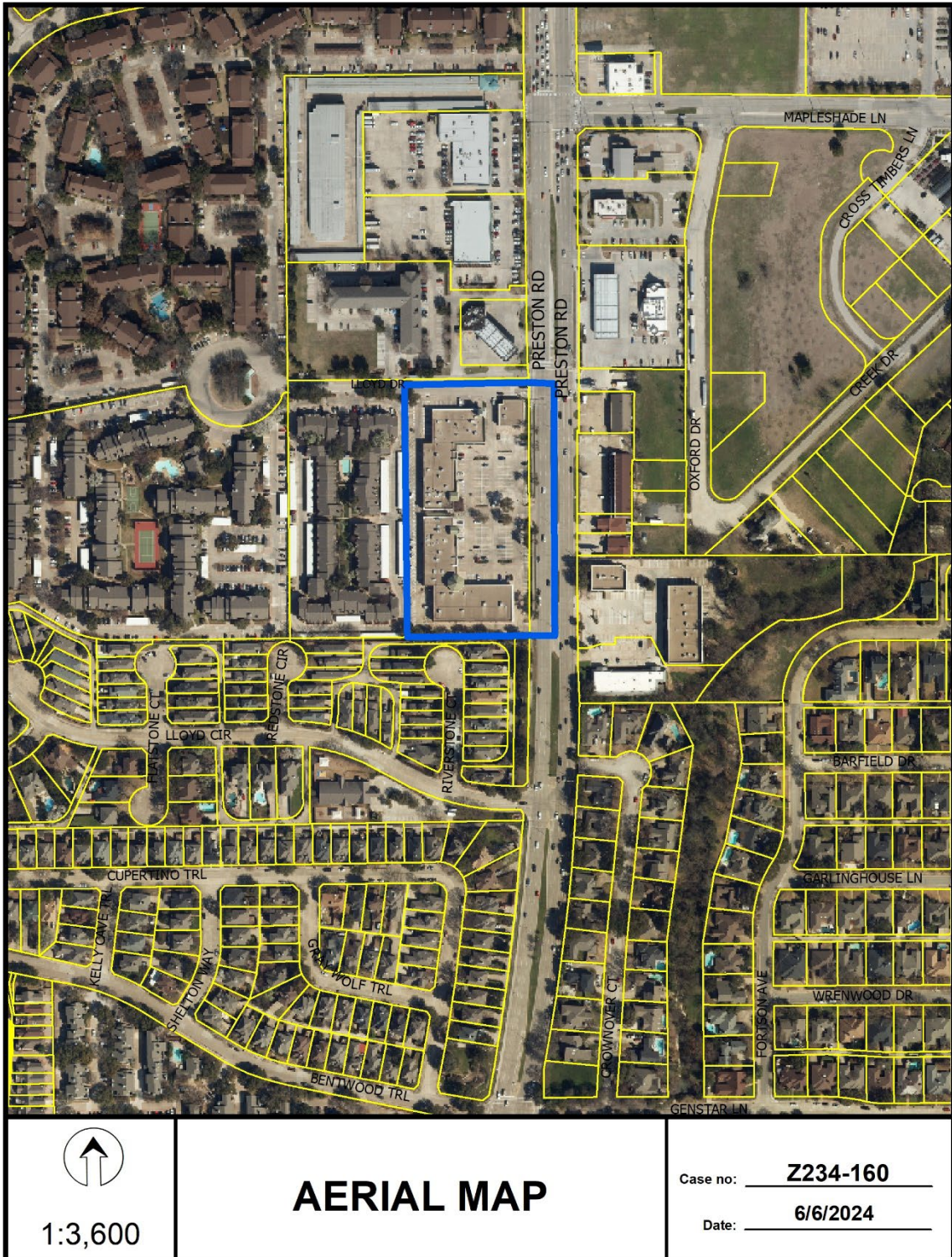
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas

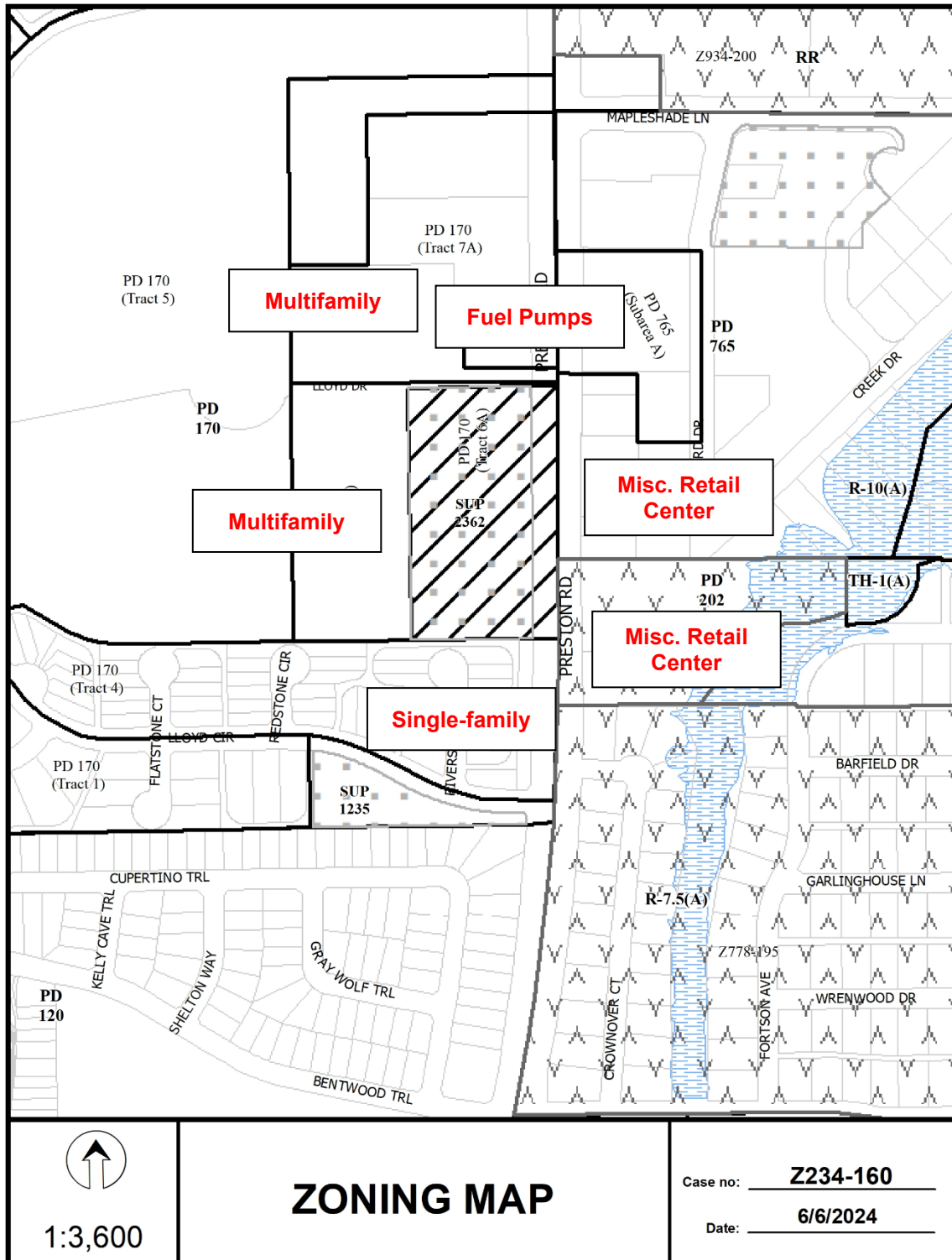
Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22599; 24914; 26102)

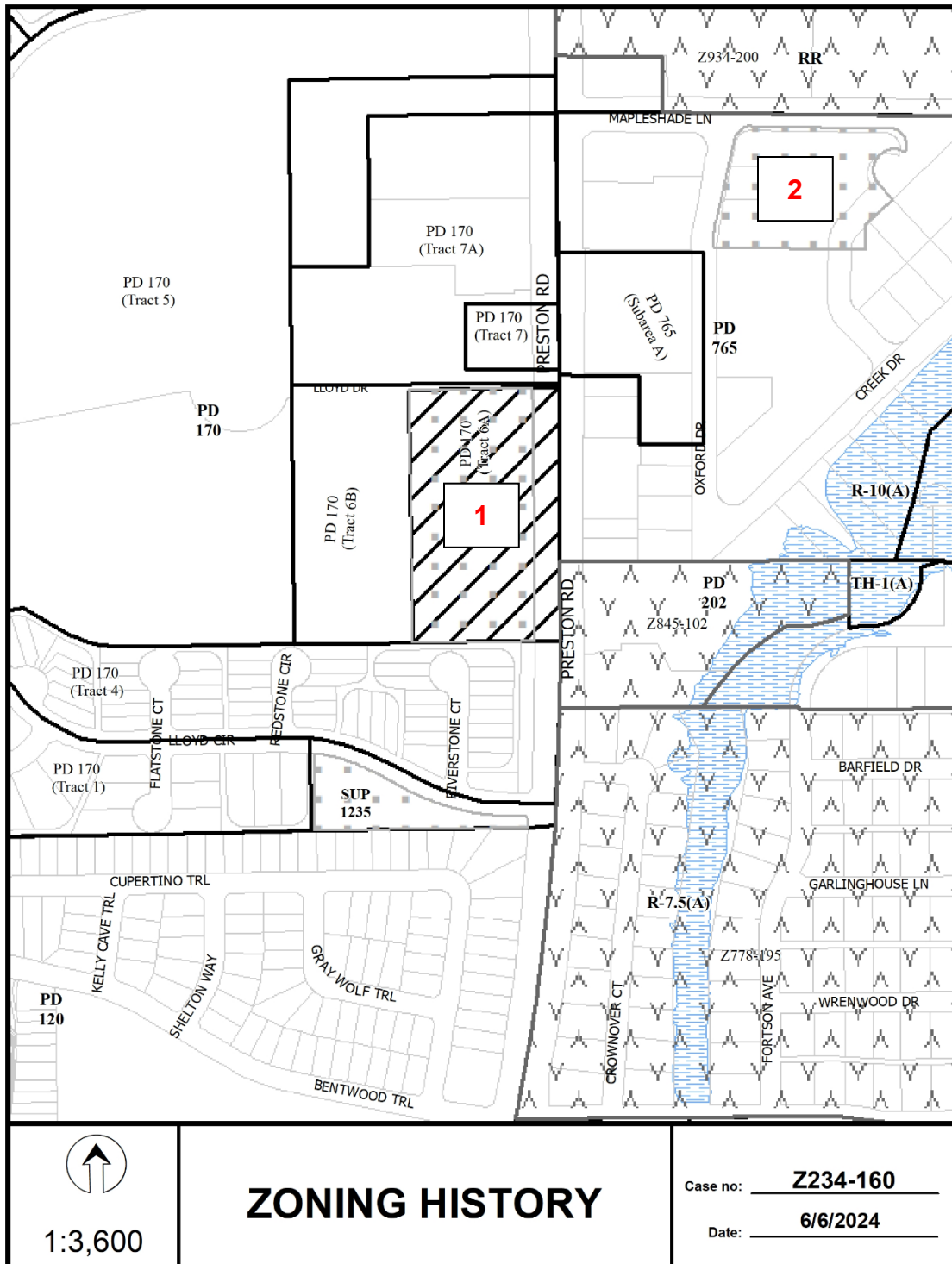
SEC. 51P-170.119. ZONING MAP.

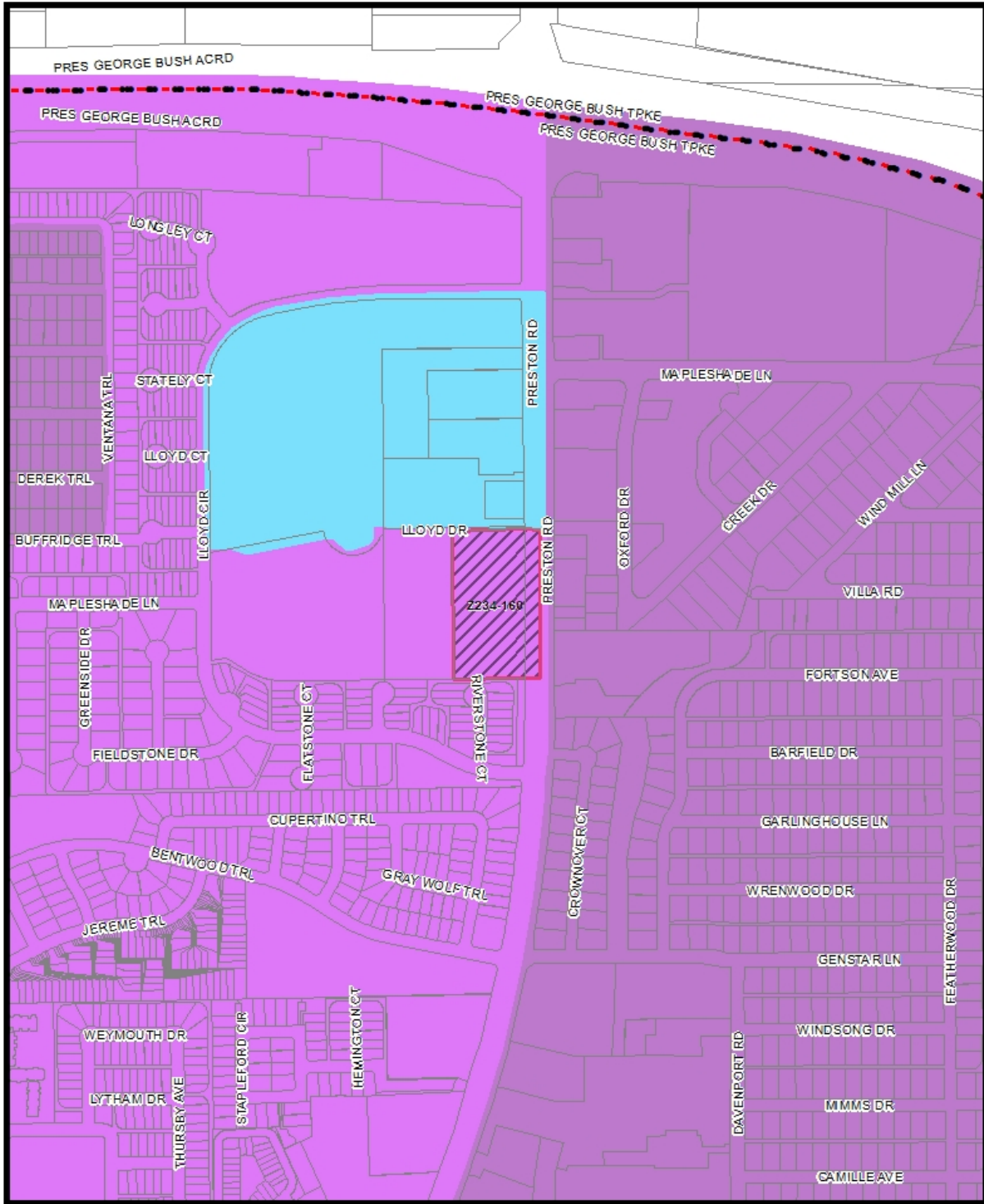
PD 170 is located on Zoning Map No. AA-7. (Ord. Nos. 18131; 24914)





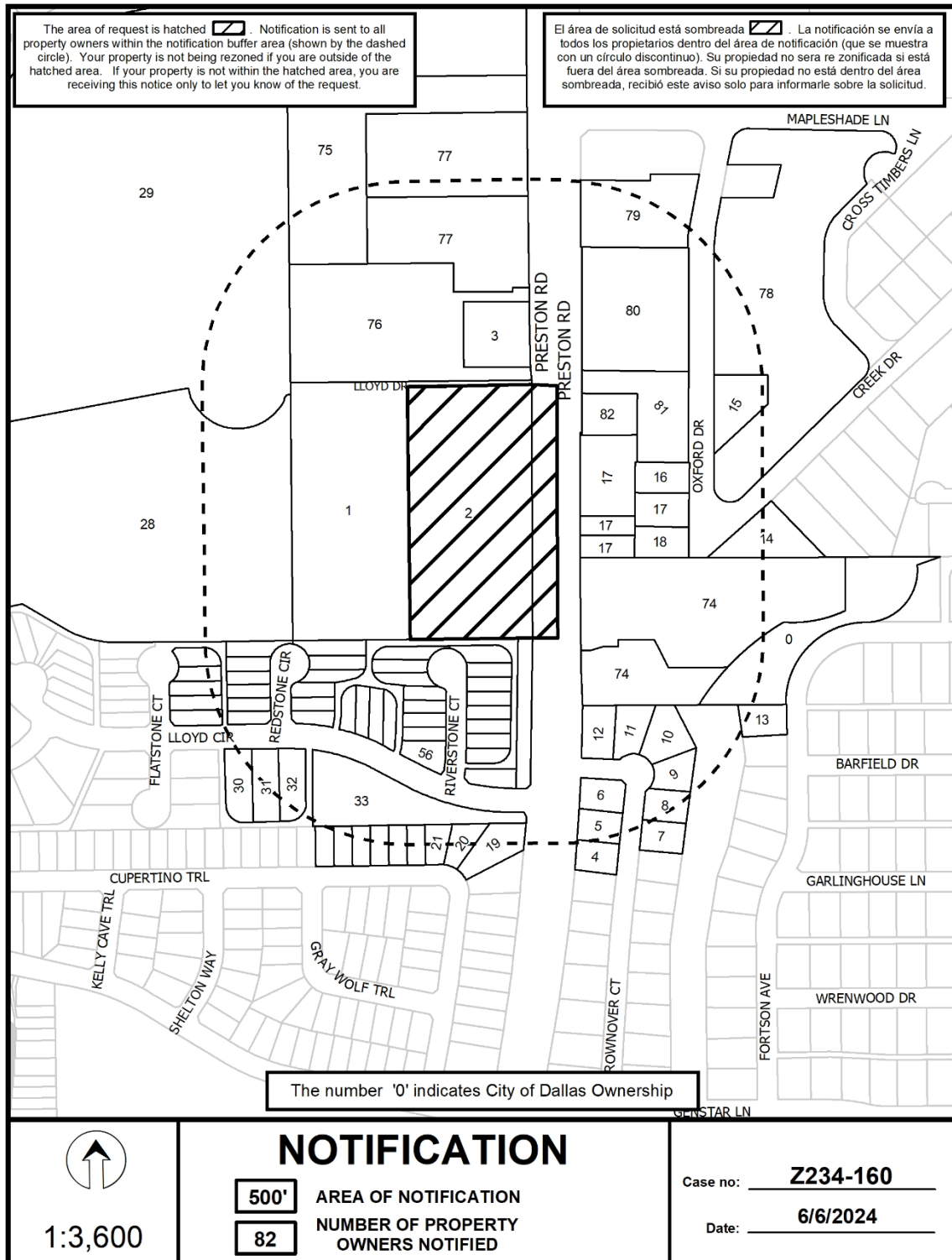






Market Value Analysis

Printed Date: 6/6/2024



06/06/2024

Notification List of Property Owners***Z234-160******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	19019 PRESTON RD	GOLDEN SUNSHINE USA INC
2	19009 PRESTON RD	PRESTON LLOYD BACELINE LLC
3	19109 PRESTON RD	ASHITA LLC
4	18615 CROWNOVER CT	FRENCH HAL 1988 LIVING TRUST
5	18619 CROWNOVER CT	PARKS LAUREN ALEXANDRA
6	18623 CROWNOVER CT	MORGAN CASSANDRA &
7	18616 CROWNOVER CT	DOOLEY FRANK B & FRANCIE H
8	18620 CROWNOVER CT	LESTER JAMES R JR &
9	18624 CROWNOVER CT	GEDNEY MELISSA HUNT
10	18628 CROWNOVER CT	HONG COLIN ZEMENG &
11	18632 CROWNOVER CT	SCHILTHUIS WILLIAM GLEN
12	18636 CROWNOVER CT	SHARPE MELISSA L
13	18623 FORTSON AVE	POSTEL LARRY D & PATRICIA A
14	19100 CREEK DR	NOSHAHI MOHAMMAD HAMID
15	19110 OXFORD DR	PLANO INDEPENDENT SCHOOL DISTRICT
16	19105 OXFORD DR	18810 PRESTON ROAD NORTH V LP
17	19103 OXFORD DR	18810 PRESTON RD N V LP
18	19101 OXFORD DR	NOSHAHI MOHAMMAD HAMID
19	6259 CUPERTINO TRL	BUTLER MARK
20	6255 CUPERTINO TRL	Taxpayer at
21	6251 CUPERTINO TRL	JOHNSTON LANCE AND VAL LIVING TRUST THE
22	6247 CUPERTINO TRL	WAGLE UDDHAV C &
23	6243 CUPERTINO TRL	BIJOU THOMAS F JR
24	6239 CUPERTINO TRL	MIDDLETON GARY R & BETTY C
25	6235 CUPERTINO TRL	SN DFW LLC
26	6231 CUPERTINO TRL	LEE FU-HSING FELIX & YARN-BIH

06/06/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6227 CUPERTINO TRL	DUNN GLENN MICHAEL SUPPLEMENTAL CARE TRUST
28	18790 LLOYD CIR	BROWN PRESTON BEND LLC
29	19251 PRESTON RD	S2 LINCOLN CROSSING LP
30	18731 LLOYD CIR	NARVAEZ VERONICA & JUSTINE WOLFANGER
31	18727 LLOYD CIR	PATEL SHIVAM & ASHIMA GUPTA
32	18723 LLOYD CIR	PARAKKAVETTY BIJU
33	18601 PRESTON RD	HKM LLC
34	18732 FLATSTONE CT	ABOOTORAB AGHDAS &
35	18732 FLATSTONE CT	RASHIDIAN AZIMEH &
36	18728 FLATSTONE CT	JOHNSON SHAWN
37	18724 FLATSTONE CT	WU YI
38	18720 FLATSTONE CT	SHERWOOD SUNG EUN KIM
39	18716 FLATSTONE CT	HAWKINS TIFFANY TOUCHSTONE & BRANDON
40	18703 REDSTONE CIR	KREICK LISA
41	18707 REDSTONE CIR	POUNDS LINDSEY
42	18711 REDSTONE CIR	MASON MARY C
43	18715 REDSTONE CIR	KLECKNER DAVID M
44	18719 REDSTONE CIR	Taxpayer at
45	18723 REDSTONE CIR	WU JEANETTE
46	18724 REDSTONE CIR	YAO JAMES &
47	18720 REDSTONE CIR	WU ESTHER F
48	18716 REDSTONE CIR	GUIDI MARK
49	18712 REDSTONE CIR	KLECKNER DAVID MARION
50	18708 REDSTONE CIR	WATSON JOHN STUART
51	18704 REDSTONE CIR	ANCELL SUSAN
52	18714 LLOYD CIR	GRUNDMAN GAIL CLEAVER
53	18710 LLOYD CIR	FERGUSON HEATHER A
54	18706 LLOYD CIR	AHNHUT MICHAEL
55	18704 LLOYD CIR	GRACE STEPHEN M
56	18703 RIVERSTONE CT	HOVERCRAFT SPORTS LLC
57	18707 RIVERSTONE CT	PROGRESS RESIDENTIAL BORROWER 10 LLC

06/06/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	18711 RIVERSTONE CT	NAZARI IRAJ &
59	18715 RIVERSTONE CT	BLOSS NANCY E
60	18719 RIVERSTONE CT	FENG BIN & JIAMENG CHEN
61	18723 RIVERSTONE CT	BARNES BILLIE J
62	18727 RIVERSTONE CT	WILLIAMS CAROLYN KAY
63	18731 RIVERSTONE CT	HERMAN CATHERINE CLARE
64	18734 RIVERSTONE CT	BURNS JAMES BLYTHE
65	18730 RIVERSTONE CT	VU NGAN
66	18726 RIVERSTONE CT	Taxpayer at
67	18722 RIVERSTONE CT	KAMAT RAVINDRA VITHOBA
68	18718 RIVERSTONE CT	BANGALORE GANESHAIAH VISHWA KUMAR &
69	18714 RIVERSTONE CT	VAN ARNAM GERALDYNE G
70	18710 RIVERSTONE CT	KLEINMUNTZ MICHAEL LLOYD &
71	18706 RIVERSTONE CT	Taxpayer at
72	18702 RIVERSTONE CT	SPEIR HAROLD & PAULA
73	LLOYD CIR	PLANO ISD & ETAL
74	18770 PRESTON RD	ADOLPH SCHERER PRESTON I LTD
75	19211 PRESTON RD	EXTRA SPACE PROPERTIES TWO LLC
76	19059 PRESTON RD	INTOWN SUITES NORTH DALLAS LLC
77	19177 PRESTON RD	EVANS & WATSON RETAIL LP
78	CREEK DR	PLANO INDEPENDENT SCHOOL DISTRICT THE
79	19160 PRESTON RD	POLLO SQUARE PARTNERS LLC
80	19020 PRESTON RD	PRESTON ROAD QT LLC
81		R&F PARTNERS LTD &
82	19008 PRESTON RD	PRESTON ROAD QT LLC &