

FILE NUMBER: Z201-239(RM) **DATE FILED:** April 19, 2021

LOCATION: Southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road

COUNCIL DISTRICT: 8 **MAPSCO:** 58 Z

SIZE OF REQUEST: Approx. 10.37 acres **CENSUS TRACT:** 116.02

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNER: Progresso Farms, LLC

APPLICANT: JMV Transport Corp.

REQUEST: An application for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within a D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to develop the site with a freight terminal.

CPC RECOMMENDATION: 1) **Denial without prejudice** of a CS Commercial Service District; and 2) **denial without prejudice** of the termination of deed restrictions [Z889-170]

STAFF RECOMMENDATION: **Approval** of the portion of the area of request currently zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay; and **denial** of the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped. The majority of the area of request was previously used as a manufactured building sales lot.
- The applicant proposes to develop the site with a freight terminal. The site will include a building for offices and truck maintenance, as well as storage of trucks.
- The portion of the request area currently zoned a CS District has deed restrictions that prohibit all uses on the property except mobile home and recreational vehicle sales (Z889-170). The applicant proposes to terminate these deed restrictions as part of the request, as they restrict the proposed development of the property.
- Since the City Plan Commission hearing on November 4, 2021, the applicant has amended their area of request to remove the portion currently zoned an R-7.5(A) Single Family District. In addition to the request for terminating the existing deed restrictions, the applicant has volunteered new deed restrictions that would apply to the amended area of request. These restrictions would require the following:
 - A fence along the western boundary of the amended request area
 - Driveways are prohibited from Big Oaks Drive
 - A low-rise barrier a minimum of six feet from the required fence to prohibit vehicular access to the fence
 - A landscape height that grows to a height of eight feet on the outside of the required fence

Zoning History:

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

1. **Z201-171:** On January 14, 2021, an application was submitted for 1) a new subdistrict; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay. The application is currently under review by staff.
2. **Z201-244:** On September 2, 2021, City Plan Commission recommend approval of an application for a Specific Use Permit for vehicle or engine repair or maintenance for a three-year period, subject to a site plan and conditions, on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay at the northeast corner of San Marino Avenue and Turin Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
C.F. Hawn Freeway	Highway	-
Big Oaks Drive	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction 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. 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 consistent with the goals and policies marked with an asterisk (*). The applicant's request may be considered inconsistent with the goals and policies not marked with an asterisk and in *italics*.

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities. *

ECONOMIC ELEMENT**GOAL 2.1** PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions. *

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector. *

Policy 2.2.4 Focus on logistics related jobs for the expansion of employment opportunities, particularly in the Southern Sector. *

TRANSPORTATION ELEMENT

GOAL 1.1 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods. *

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 *Maintain neighborhood scale and character.*

Land Use:

	Zoning	Land Use
Site	Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2; Subdistrict 2 within PD 534 with a D-1 Liquor Control Overlay; R-7.5(A) Single Family District	Undeveloped
North	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Auto service center; vehicle display, sales, and service
East	Subdistrict 2A within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay with SUP 1968 for an office showroom/warehouse	Warehouse, office showroom/warehouse
South	R-7.5(A) Single Family District	Single family
West	Subdistrict 3 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2; R-7.5(A) Single Family District	Outside salvage or reclamation, single family, undeveloped

Land Use Compatibility:

The area of request is currently undeveloped. North of the request area across C.F. Hawn Freeway is an auto service center as well as a vehicle display, sales, and service use. To the east is a warehouse, and to the west is an outside salvage or reclamation use. There

are also single family uses to the west of the request area, further away from the freeway. South of the area of request are more single family uses.

The area of request currently has a mix of zoning designations. The majority of the request area that fronts C.F. Hawn Freeway is zoned Subdistrict 2 within PD 534 with a D-1 Overlay. There is also a parcel at the southeast corner of C.F. Hawn Freeway and Big Oaks Drive zoned Subdistrict 2 within PD 534, without a D-1 Overlay.

Immediately south of this parcel along Big Oaks Drive is property zoned a CS District with deed restrictions that prohibit all uses on the property except mobile home and recreational vehicle sales (Z889-170). These existing deed restrictions also prohibit vehicular access to the property from Big Oaks Drive, require an eight-foot solid privacy fence adjacent to Big Oaks Drive, restrict the height of light fixtures and light poles to a maximum of 20 feet, and restrict the height of structures to a maximum of 20 feet. The applicant proposes to terminate these deed restrictions as part of the request, as they restrict the proposed development of the property.

The remainder of the area of request is zoned an R-7.5(A) District. This portion of the request area has substantial tree coverage, as well as existing floodplain in the southwest corner.

The applicant's request is to apply a CS District to the entire area. Staff has several concerns with this request. Staff does not support the rezoning of the portion zoned an R-7.5(A) District because of its adjacency to established residential areas. Staff believes the heavier commercial use would not be compatible with these surrounding residential uses. Additionally, staff does not support the rezoning of any property with frontage on Big Oaks Drive, as this is largely a residential street leading to the existing single-family homes along Royal Drive. While site issues such as tree preservation and floodplain can be addressed at permitting, it is also important to note that the entire area of request has extensive tree vegetation as well as floodplain.

Staff supports the rezoning of the portion of the request area currently zoned Subdistrict 2 within PD 534 with a D-1 Overlay. This portion has direct access to C.F. Hawn Freeway, which is an established truck route that will benefit the applicant's proposed development. Staff's recommendation is also in line with the established land use pattern along this section of C.F. Hawn Freeway, which generally shows more intense commercial development immediately abutting the freeway and less intense residential development further away from the freeway.

The applicant's request also includes the termination of deed restrictions that apply to the portion currently zoned a CS District, which has frontage onto Big Oaks Drive. Among other things, these deed restrictions prohibit all uses on the property except mobile home and recreational vehicle sales and prohibit vehicular access to the property from Big Oaks Drive.

However, staff does not support the applicant's proposed termination of deed restrictions that apply to the portion of the request area currently zoned a CS District because these deed restrictions lie outside the boundaries of the portion of which staff is recommending approval. Staff believes these deed restrictions should remain in effect until such time as this property is developed with uses other than mobile home and recreational vehicle sales.

Development Standards

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

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing 1: PD 534, SD 2	15'	20' adj to res Other: No min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Commercial and retail uses
Existing 2: R-7.5(A)	25'	5'	1 du/7,500 sf	30'	45%		Single family
Proposed: CS	15' adj to expressway or thoroughfare Other: None	20' adj to res Other: No min	0.75 FAR overall 0.5 office/lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service; supporting retail, personal service, and office

Land Use Comparison

Following is a comparison table showing differences in the 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 or Section 51P-534.107(b) as applicable

Use	Existing		Proposed
	PD 534, SD 2	R-7.5(A)	CS
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production		•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	S		R
Bus or rail transit vehicle maintenance or storage facility	R		R
Catering service	•		•
Commercial cleaning or laundry plant	R		R
Custom business services	•		•
Custom woodworking, furniture construction, or repair	•		•
Electronics service center	•		•
Job or lithographic printing	R		R
Labor hall	S		S
Machine or welding shop	S		R
Machinery, heavy equipment, or truck sales and services	S		R
Medical or scientific laboratory	S		•
Technical school	•		•
Tool or equipment rental	S		•
Vehicle or engine repair or maintenance	•		R
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production		S	S
Gas pipeline compressor station			
Industrial (inside)			

Use	PD 534, SD 2	R-7.5(A)	CS
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		★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	S	•
Cemetery or mausoleum		S	S
Child-care facility	•	S	•
Church	•	•	•
College, university, or seminary	•	S	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery		S	•
Foster home		S	
Halfway house			S
Hospital	S		R
Library, art gallery, or museum	•	S	
Public or private school	•	S	★
LODGING USES			
Extended stay hotel or motel			S
Hotel or motel	S		★
Lodging or boarding house			•
Overnight general purpose shelter			★
MISCELLANEOUS USES			
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment			S
Financial institution without drive-in window	•		•
Financial institution with drive-in window	D		R
Medical clinic or ambulatory surgical center	S		•
Office	•		•

Use	PD 534, SD 2	R-7.5(A)	CS
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			•
Duple			
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			
Ambulance service	R		R
Animal shelter or clinic without outside runs			R
Animal shelter or clinic with outside runs			★
Auto service center	S		R
Business school	•		•
Car wash			R
Commercial amusement (inside)	S		★
Commercial amusement (outside)	S		D
Commercial motor vehicle parking			★
Commercial parking lot or garage	R		R
Convenience store with drive-through			S
Dry cleaning or laundry store	•		•
Furniture store	S		•
General merchandise or food store 3,500 square feet or less	•		•
General merchandise or food store greater than 3,500 square feet	•		•
Home improvement center, lumber, brick or building materials sales yard	R		R
Household equipment and appliance repair			•
Liquefied natural gas fueling station			S
Motor vehicle fueling station	S		•
Nursery, garden shop, or plant sales	•		•
Outside sales			S
Paraphernalia shop			S
Pawn shop			•

Use	PD 534, SD 2	R-7.5(A)	CS
Personal service use	•		•
Restaurant without drive-in or drive-through service	D		R
Restaurant with drive-in or drive-through service	R		D
Surface parking			
Swap or buy shop			S
Taxidermist			•
Temporary retail use	•		•
Theater	•		•
Truck stop			S
Vehicle display, sales, and service	S		R
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal	D		D
Heliport	S		S
Helistop	S		S
Private street or alley		S	
Railroad passenger station			S
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	•	★	★
Police or fire station	•	S	•
Post office	•		•
Radio, television, or microwave tower	S	S	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	•	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S
Contractor's maintenance yard			R
Freight terminal			R
Livestock auction pens or sheds			

Use	PD 534, SD 2	R-7.5(A)	CS
Manufactured building sales lot	S		R
Mini-warehouse	S		•
Office showroom/warehouse	S		•
Outside storage			R
Petroleum product storage and wholesale			S
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			S
Trade center			•
Vehicle storage lot			S
Warehouse			R

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a freight terminal is one space per 1,000 square feet of floor area. If the applicant proceeds to develop the site with the proposed freight terminal use, they will be required to adhere to this parking ratio.

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 not located within an MVA cluster. To the west and south are “H” MVA clusters. Further north of the request area is an “I” MVA cluster.

Z201-239(RM)

List of Partners/Principals/Officers

Progresso Farms, LLC

David Jasso, President

**CPC ACTION
NOVEMBER 4, 2021**

Motion: It was moved to recommend 1) **denial without prejudice** of a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) **denial without prejudice** of the termination of deed restrictions [Z889-170], on property zoned a CS Commercial Service District, on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road.

Maker: Blair
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 400 Mailed: 244
Replies: For: 1 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Mayra Velecela, 220 Franklin Rd., Randolph, NJ, 07869
Rudy Cerda, 435 Big Oaks Dr., Dallas, TX, 75217
Freddy Vestal, 379 Jim Jones Rd., Van Alstyne, TX, 75495

Against: None

**CPC ACTION
OCTOBER 7, 2021**

Motion: In considering an application for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road, it was moved to **hold** this case under advisement until November 4, 2021.

Maker: Blair
Second: Suhler
Result: Carried: 11 to 0

For: 11 - MacGregor, Shidid, Carpenter*, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Hampton
Vacancy: 3 - District 3, District 4, District 10

*out of the room, shown voting in favor

Notices:	Area: 400	Mailed: 244
Replies:	For: 0	Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

**APPLICANT'S PROPOSED DEED RESTRICTIONS
(CHANGE SINCE CPC)**

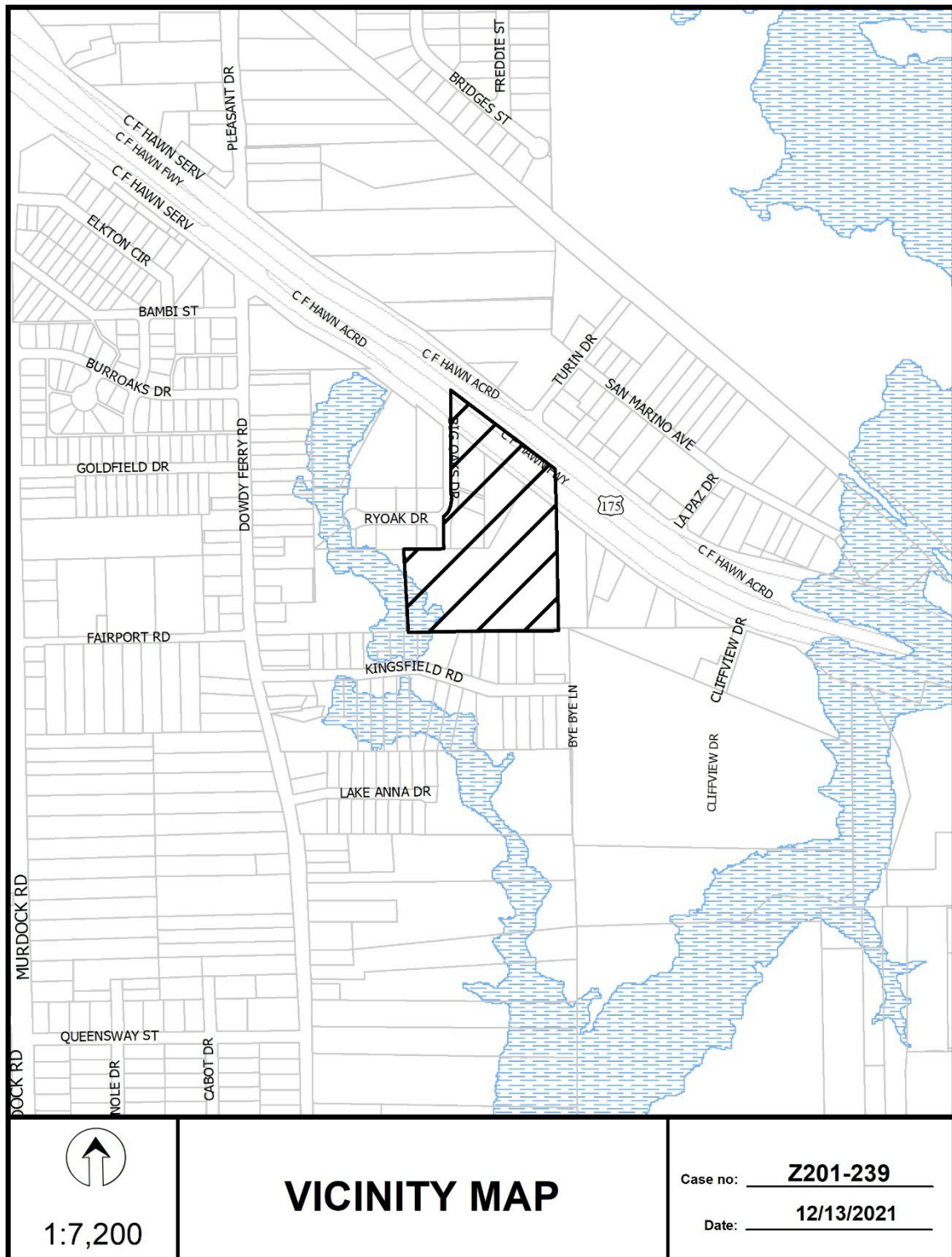
The Owner does hereby impress all of the Property with the following deed restrictions, to wit:

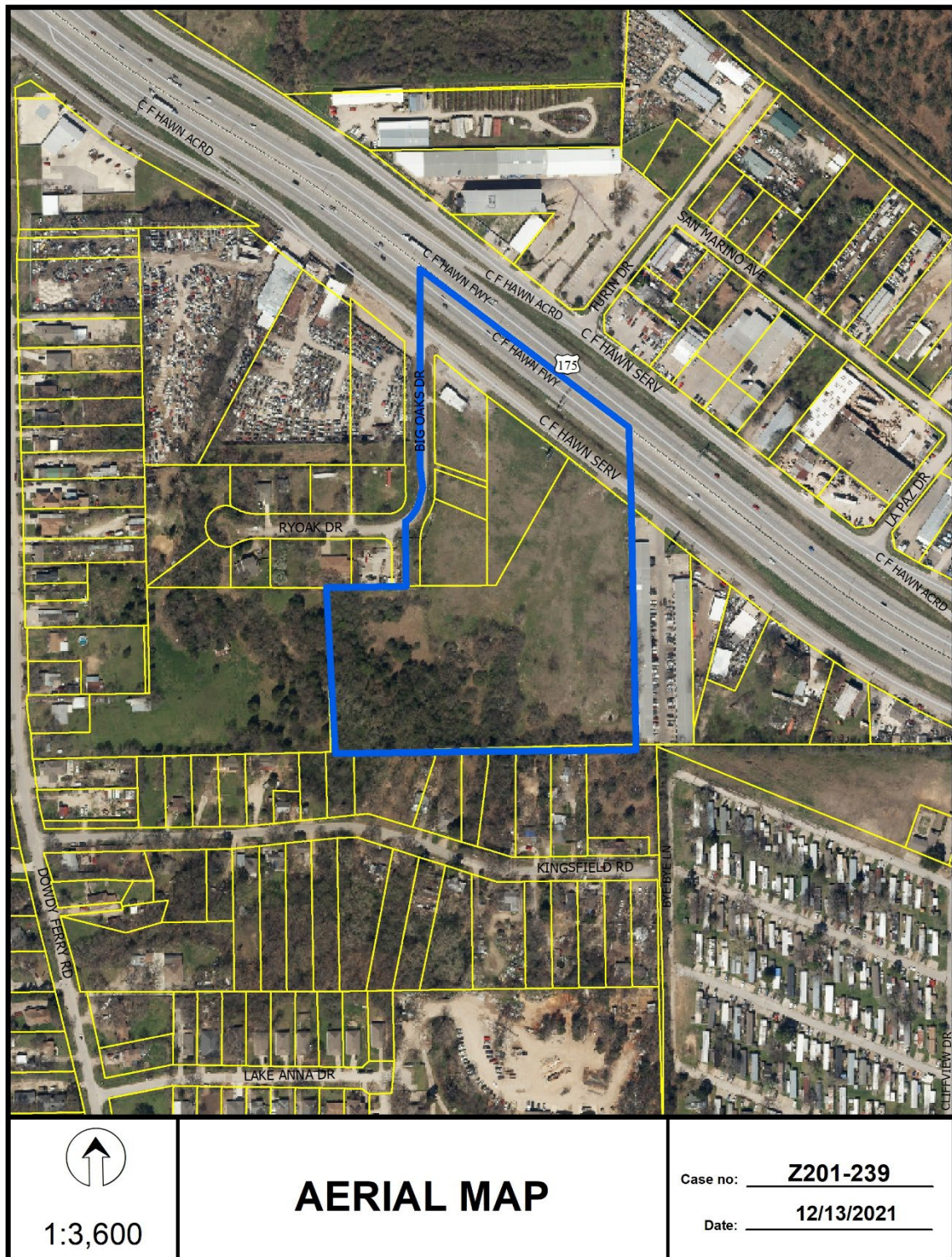
1. A solid metal fence eight feet in height must be built and maintained along the west lines of Lots 1A, 2A, and 3 in Block 1/7872 prior to a certificate of occupancy being issued for any structure on these lots or on the adjacent property to these lots described in Exhibit A. The north end of the fence at C.F. Hawn Service Road must begin at the south end of the required visibility triangle.
2. No driveways to Lots 1A, 2A, or 3 in Block 1/7872 are permitted from Big Oaks Drive.
3. A low-rise barrier must be installed a minimum of six feet from the fences adjacent to single family zoned property. The barrier will serve to keep vehicles from contacting the fences. The barrier will be constructed in all locations that provide for vehicle access to the fence.
4. A hedge consisting of Nellie R. Stevens Holly or Fraser's Photinia or another species of plant material that grows to a height of eight feet must be planted and maintained on the outside of the fence described in Restriction No. 1 above.

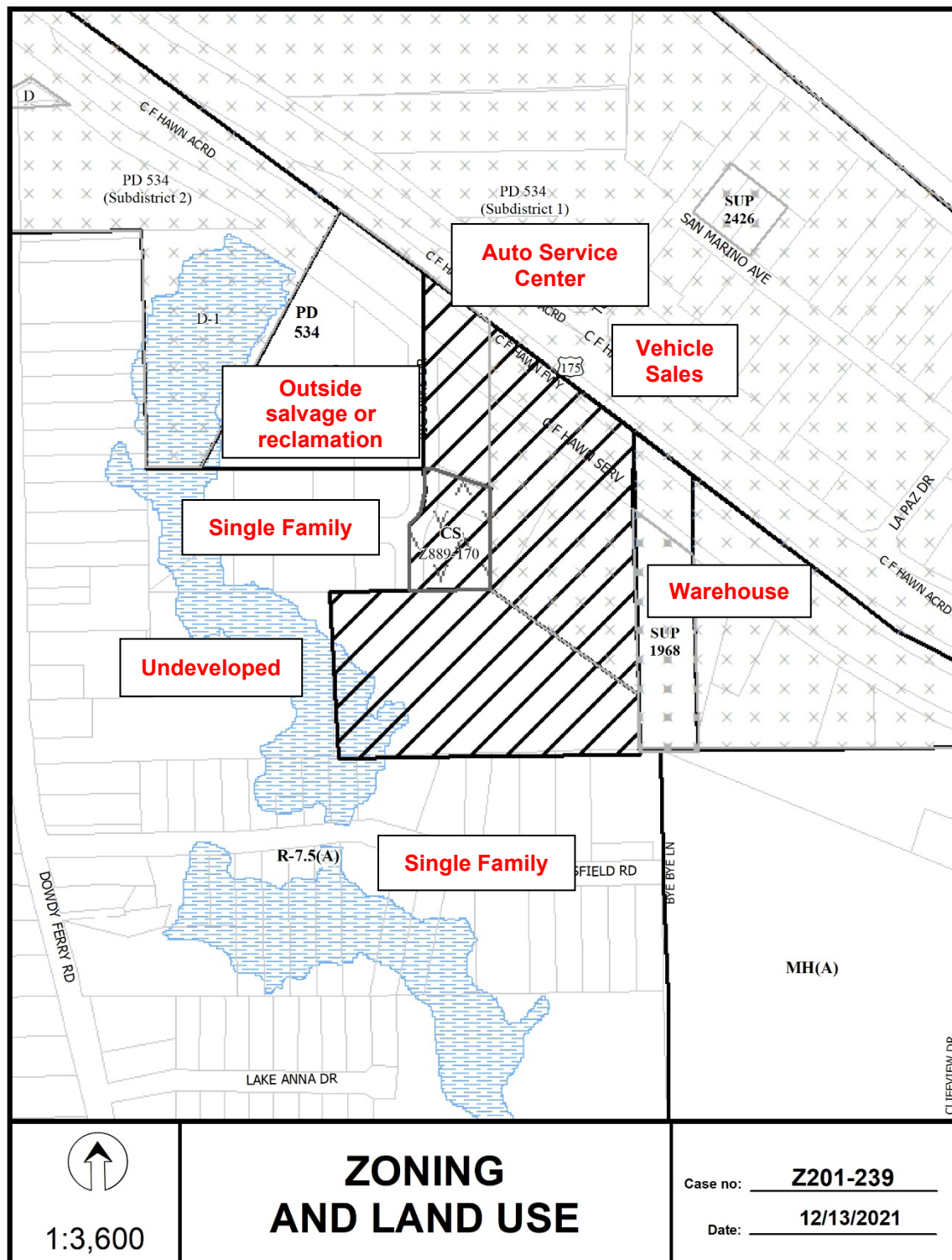
**APPLICANT'S PROPOSED TERMINATION OF
EXISTING DEED RESTRICTIONS [Z889-170]**

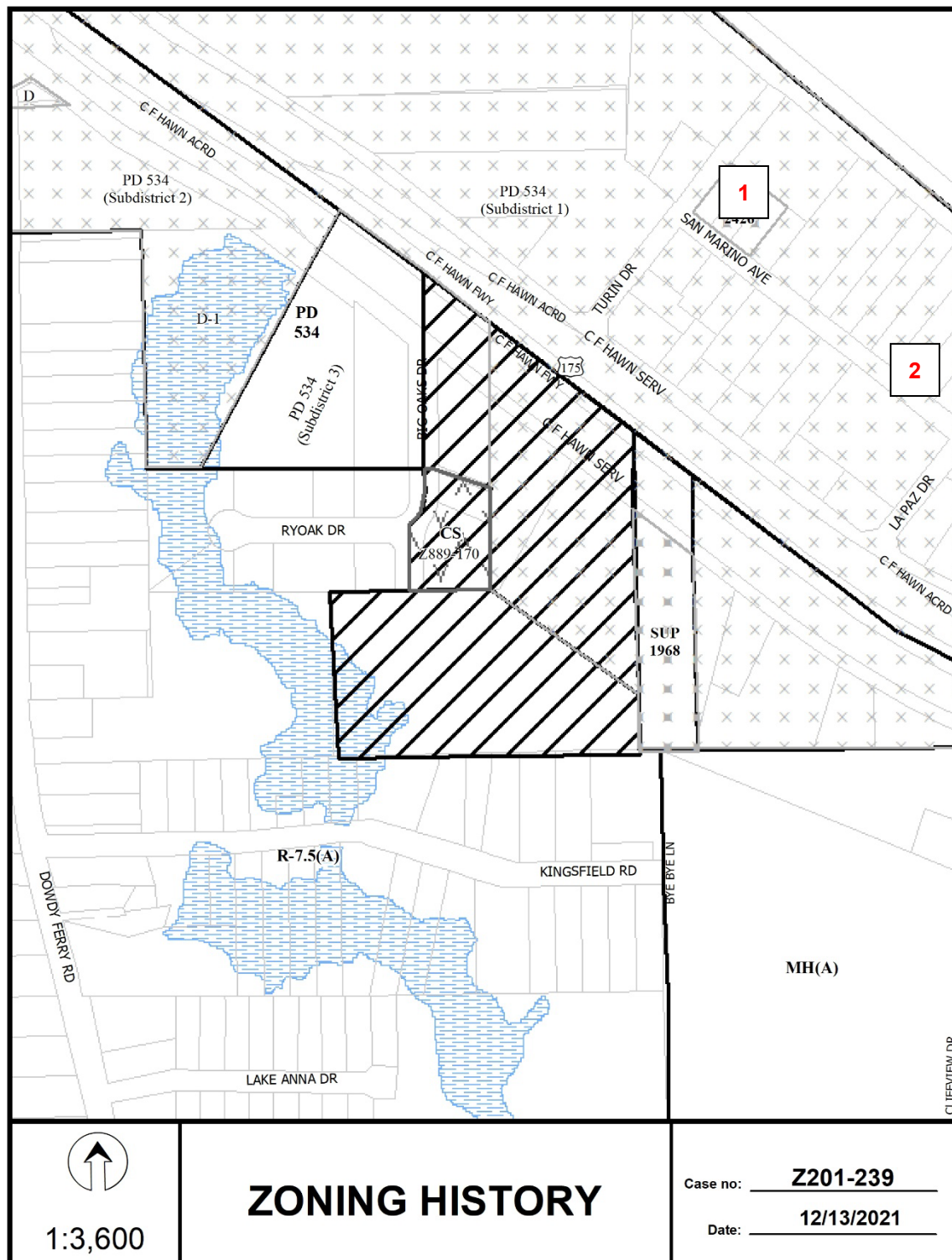
The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

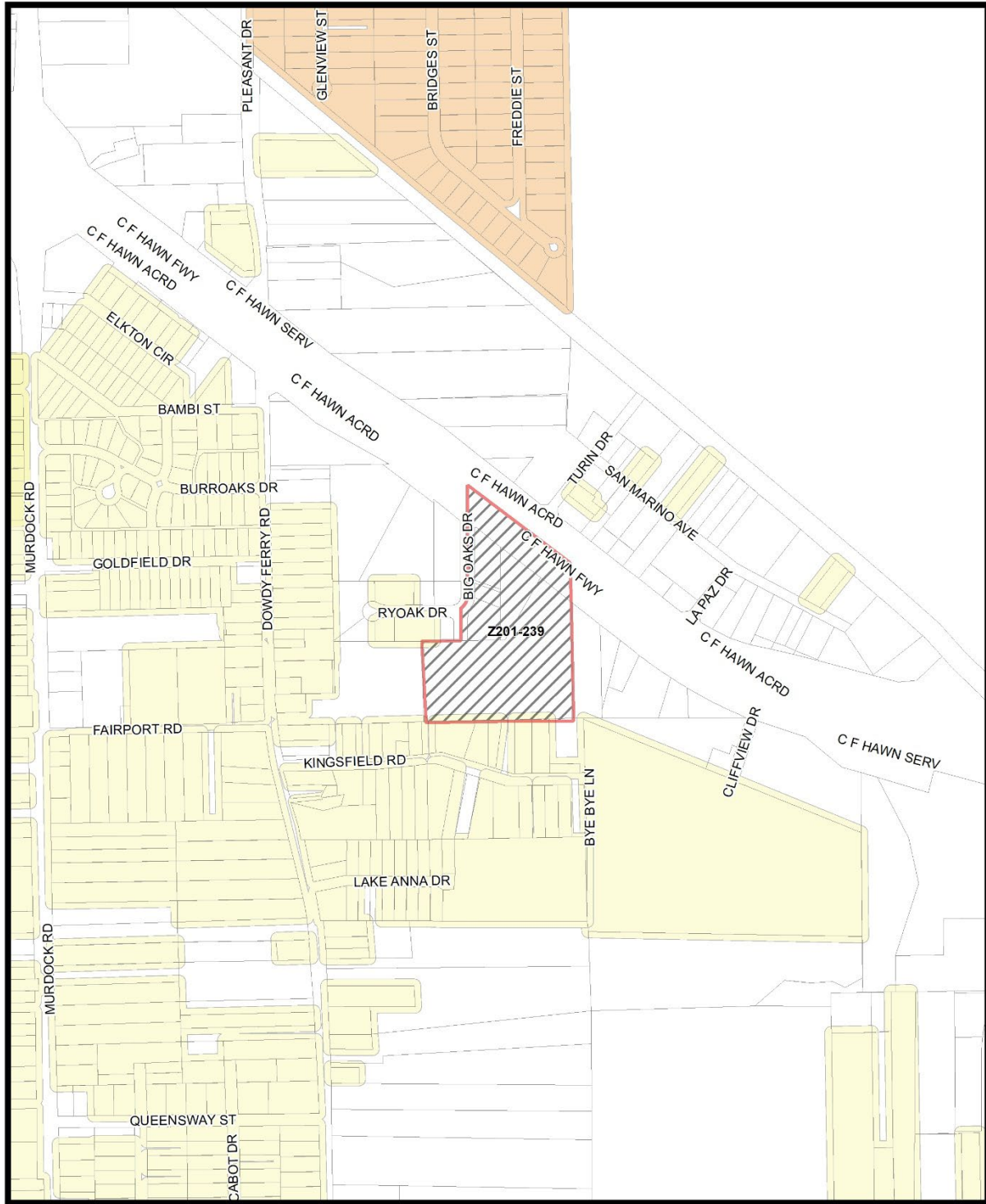
1. All uses except mobile home and recreational vehicle sales are prohibited on the property.
2. Vehicular access to the property from Big Oaks Drive is prohibited.
3. An 8-foot solid wood privacy fence adjacent to Big Oaks Drive must be constructed and maintained.
4. No light fixture or light pole may exceed a height of 20 feet.
5. Structures are restricted to a maximum height of 20 feet.











Market Value Analysis



1:7,200

Market Value Analysis

Printed Date: 12/13/2021



11/03/2021

Reply List of Property Owners***Z201-239******244 Property Owners Notified 1 Property Owner in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8449	KINGSFIELD RD	BELITERE NICHOLAS SR
2	8425	KINGSFIELD RD	SALAZAR MARIA
3	8421	KINGSFIELD RD	CAZARES CASAS LLC
4	8409	KINGSFIELD RD	HUDSON NATALIE &
5	8405	KINGSFIELD RD	FLOWERS BILLY R
6	8357	KINGSFIELD RD	B & B HOME INVESTMENTS LLC
7	8353	KINGSFIELD RD	MALONE MRS DESSIE D
8	8405	C F HAWN FWY	PROGRESO FARMS LLC
9	8505	C F HAWN FWY	REEVES GROUP LTD
10	8360	C F HAWN FWY	HOPKINS STANLEY
11	8508	C F HAWN FWY	DELMARVA LLC
12	8506	SAN MARINO AVE	M G ENTERPRISES CONCRETE
13	120	TURIN DR	BANDA JOSE G &
14	8514	SAN MARINO AVE	ALLBRITTON MARY M
15	8510	SAN MARINO AVE	BANDA JOSE & MARIA
16	8428	C F HAWN FWY	FORD STEPHEN D
17	8524	C F HAWN FWY	HOUSE DEARL
18	8528	C F HAWN FWY	CERVANTES JOSE
19	121	LA PAZ DR	Taxpayer at
20	733	CLIFFVIEW DR	HENDRY ENTERPRISES INC
21	733	CLIFFVIEW DR	MUNOZ, JAZMIN
22	733	CLIFFVIEW DR	MARTINEZ JORGE
23	733	CLIFFVIEW DR	HENDRY AFFORDABLE HOUSING
24	733	CLIFFVIEW DR	RIDGECREST MHP
25	733	CLIFFVIEW DR	ARANDA AUGUSTIN
26	733	CLIFFVIEW DR	ESPINOZA ANTONIA

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	733	CLIFFVIEW DR	MARTINEZ MONICA
28	733	CLIFFVIEW DR	HERNANDEZ ALONDRA
29	733	CLIFFVIEW DR	SANCHEZ, MARTIN A.G.
30	733	CLIFFVIEW DR	RAMOS MARIA
31	733	CLIFFVIEW DR	RUELAS, SANDRA
32	733	CLIFFVIEW DR	LOPEZ HECTOR
33	733	CLIFFVIEW DR	RUIZ NANCY
34	733	CLIFFVIEW DR	VASQUEZ JUVENTINO
35	733	CLIFFVIEW DR	GALARZA JESUS
36	733	CLIFFVIEW DR	ADAME MARIA
37	733	CLIFFVIEW DR	ROJAS DAVID
38	733	CLIFFVIEW DR	ULLOA ISSELDA
39	733	CLIFFVIEW DR	MORALES PORFIRIO
40	733	CLIFFVIEW DR	GARZA TOMAS
41	733	CLIFFVIEW DR	CARRANZA, MATERESITA
42	733	CLIFFVIEW DR	DAGOBERTO MORENO
43	733	CLIFFVIEW DR	LOMELI JOSE
44	733	CLIFFVIEW DR	SANCHEZ, JUAN
45	733	CLIFFVIEW DR	CORTEZ EFREN & OLGA
46	733	CLIFFVIEW DR	RODRIGUEZ, DEMETRIO
47	733	CLIFFVIEW DR	ASTORGA VICTOR
48	733	CLIFFVIEW DR	VELASQUEZ MAGALY
49	733	CLIFFVIEW DR	ALDERETE FLORA
50	733	CLIFFVIEW DR	LICEA CANDIDO
51	733	CLIFFVIEW DR	GUDINO ESMERALDA
52	733	CLIFFVIEW DR	MEDELLIN MARIANA
53	733	CLIFFVIEW DR	MENDEZ JUAN
54	733	CLIFFVIEW DR	GALAN JUANITA
55	733	CLIFFVIEW DR	SOSA, MARIA
56	733	CLIFFVIEW DR	HURRERA LUIS
57	733	CLIFFVIEW DR	VASQUEZ MARIA LOURDES

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	733	CLIFFVIEW DR	VILLAGRAN JOEL
59	733	CLIFFVIEW DR	OLALDE JUAN
60	733	CLIFFVIEW DR	ROMO FERNANDO
61	733	CLIFFVIEW DR	DOMINGUEZ, GUADALUPE H
62	733	CLIFFVIEW DR	GARCIA AMALIO
63	733	CLIFFVIEW DR	SIMON MAURICO
64	733	CLIFFVIEW DR	REZA AMBROSIO
65	733	CLIFFVIEW DR	NINO JOSE C.
66	733	CLIFFVIEW DR	NINO MAURO
67	733	CLIFFVIEW DR	PATRON, LEONARD G
68	733	CLIFFVIEW DR	GUTIERREZ ROSA
69	733	CLIFFVIEW DR	AGUILERA SANTIAGO
70	733	CLIFFVIEW DR	HERNANDEZ PEDRO
71	733	CLIFFVIEW DR	DIAS ENRIQUE
72	733	CLIFFVIEW DR	SALAZAR TOBIAS
73	733	CLIFFVIEW DR	CASTRO, MARGARITA
74	733	CLIFFVIEW DR	GOMEZ, JOSE
75	733	CLIFFVIEW DR	ZUNIGA JAIME
76	733	CLIFFVIEW DR	FRIAS ERNESTO
77	733	CLIFFVIEW DR	ROMO ABEL
78	733	CLIFFVIEW DR	OVALLE JAIME
79	733	CLIFFVIEW DR	LOPEZ JOSE
80	733	CLIFFVIEW DR	MARTINEZ JESUS NOE
81	733	CLIFFVIEW DR	CARRANZA MIGUEL
82	733	CLIFFVIEW DR	MORALES ALMA
83	733	CLIFFVIEW DR	PEREZ WILSON
84	733	CLIFFVIEW DR	MUNOZ JOSE
85	733	CLIFFVIEW DR	PONCE, MARIBEL
86	733	CLIFFVIEW DR	CORTINA, LUCIA
87	733	CLIFFVIEW DR	MALDONADO ALFONSO
88	733	CLIFFVIEW DR	BAILON ANAL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	733	CLIFFVIEW DR	RODAS, ALMA
90	733	CLIFFVIEW DR	PEREZ JUAN
91	733	CLIFFVIEW DR	RIOS FRANCISCO
92	733	CLIFFVIEW DR	ALVAREZ JOSE
93	733	CLIFFVIEW DR	BARAJAS ALFREDO
94	733	CLIFFVIEW DR	GARCIA JESSICA
95	733	CLIFFVIEW DR	RAMOS JOSE L
96	733	CLIFFVIEW DR	RODRIGUEZ SEVERIANO
97	733	CLIFFVIEW DR	VELAZQUEZ MARIA
98	733	CLIFFVIEW DR	BLAGBURN SANDRA
99	733	CLIFFVIEW DR	CASTRO MARIA
100	733	CLIFFVIEW DR	DELACRUZ UFRANO
101	733	CLIFFVIEW DR	HERNANDEZ GERARDO
102	733	CLIFFVIEW DR	IPINE LORENZO
103	733	CLIFFVIEW DR	RODRIQUEZ CELIA
104	733	CLIFFVIEW DR	DIAZ, PRIMITIVO M
105	733	CLIFFVIEW DR	VILLAGRAN MANUEL
106	733	CLIFFVIEW DR	PADRON CARDENAS VICTOR A & MONTROYA BRENDA
107	733	CLIFFVIEW DR	RIVAS JUAN
108	733	CLIFFVIEW DR	VAZQUEZ CARLOS
109	733	CLIFFVIEW DR	MALDONADO, SILVIA
110	733	CLIFFVIEW DR	MARTINEZ PABLO
111	733	CLIFFVIEW DR	PEREZ EUNICE
112	733	CLIFFVIEW DR	ALVAREZ, ANA
113	733	CLIFFVIEW DR	ZUNIGA MARTHA
114	733	CLIFFVIEW DR	FLORES ROBERT
115	733	CLIFFVIEW DR	GOMEZ JOSE
116	733	CLIFFVIEW DR	PONCE MARIBEL
117	733	CLIFFVIEW DR	PERAZA MARCOS
118	733	CLIFFVIEW DR	LOPEZ MACARIA
119	733	CLIFFVIEW DR	TORRES MANUEL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	733	CLIFFVIEW DR	PARADA, GUADALUPE
121	733	CLIFFVIEW DR	HENDRY AFFORDABLE HOUSING LP
122	733	CLIFFVIEW DR	FRANCISCO VENCES LOPEZ
123	733	CLIFFVIEW DR	GONSALEZ MARIA
124	733	CLIFFVIEW DR	CHAVEZ, CHRISTAL
125	733	CLIFFVIEW DR	ARGUELLO MARCELA
126	733	CLIFFVIEW DR	ANTONIO ALBA
127	733	CLIFFVIEW DR	PERALES LORENA
128	733	CLIFFVIEW DR	RAMIREZ LUIS
129	733	CLIFFVIEW DR	RODRIGUEZ, OSCAR D
130	733	CLIFFVIEW DR	SERVIN AMANCIA
131	733	CLIFFVIEW DR	PEREZ FABIAN
132	733	CLIFFVIEW DR	YANEZ JUAN
133	733	CLIFFVIEW DR	ZAVALA ELIAS
134	733	CLIFFVIEW DR	CORTEZ, JUAN
135	733	CLIFFVIEW DR	DIXON JOHN L
136	733	CLIFFVIEW DR	HERNANDEZ ZAIDA
137	733	CLIFFVIEW DR	GARZA HERNALA
138	733	CLIFFVIEW DR	ROJAS SAUL
139	733	CLIFFVIEW DR	LOPEZ MONICA
140	733	CLIFFVIEW DR	HERNANDEZ ESTELA
141	733	CLIFFVIEW DR	TILERY SHAQUALA
142	733	CLIFFVIEW DR	SALGODO CESAR
143	733	CLIFFVIEW DR	LOPEZ, FABIAN
144	733	CLIFFVIEW DR	RUIZ, JUAN
145	733	CLIFFVIEW DR	MENDOZA ISRAEL
146	733	CLIFFVIEW DR	MULLER MARY
147	733	CLIFFVIEW DR	GONZALEZ, NORMA L
148	733	CLIFFVIEW DR	RODRIGUEZ PATSY
149	733	CLIFFVIEW DR	FRAYRE JESUS
150	733	CLIFFVIEW DR	LOPEZ MARTIN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	733	CLIFFVIEW DR	LOPEZ MARTIN
152	733	CLIFFVIEW DR	GUADALUP JIMENEZ
153	733	CLIFFVIEW DR	CORDERO SOFIA
154	733	CLIFFVIEW DR	VARGAS, JOSE
155	733	CLIFFVIEW DR	YANEZ JUAN
156	733	CLIFFVIEW DR	ROMO JOSE
157	733	CLIFFVIEW DR	GARZA RUTH S.
158	733	CLIFFVIEW DR	MORIN MARTIN
159	733	CLIFFVIEW DR	VALENSIANA HORACIO
160	733	CLIFFVIEW DR	HERNANDEZ APOLINAR
161	733	CLIFFVIEW DR	OVALLE, MARTHA
162	733	CLIFFVIEW DR	NAVARRO ROMUALDA
163	733	CLIFFVIEW DR	FLORES, SANDRA
164	733	CLIFFVIEW DR	GONZALEZ ALICIA
165	733	CLIFFVIEW DR	ROMO TEODORO M
166	733	CLIFFVIEW DR	ROMO ANTONIO
167	733	CLIFFVIEW DR	MARTINEZ ANN
168	733	CLIFFVIEW DR	MIRIAM RODRIGUEZ
169	733	CLIFFVIEW DR	YALDIVIA FRANCISO
170	733	CLIFFVIEW DR	PEREZ JOSE
171	733	CLIFFVIEW DR	SANCHEZ EDUARDO G
172	733	CLIFFVIEW DR	CABRERA JONATHAN
173	733	CLIFFVIEW DR	GONZALEZ HUMBERTO
174	733	CLIFFVIEW DR	REYES MARICELA
175	733	CLIFFVIEW DR	AGUILIAR FRANCISCO
176	733	CLIFFVIEW DR	MARTINEZ VICENTE
177	733	CLIFFVIEW DR	ROGELIO AUILA
178	733	CLIFFVIEW DR	LOPEZ, EDUARDO
179	733	CLIFFVIEW DR	MACIAS GILBERTO
180	733	CLIFFVIEW DR	BARAJAS YSIDRO
181	733	CLIFFVIEW DR	CRUZ MARIA GUADALUPE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	733	CLIFFVIEW DR	HERNANDEZ, PRIMITIVO C
183	733	CLIFFVIEW DR	ESQUIVEL CYNTHIA R
184	733	CLIFFVIEW DR	JAIRO BENITO REYES
185	733	CLIFFVIEW DR	PEREZ MARCELINO
186	733	CLIFFVIEW DR	MARTINEZ MARIA
187	733	CLIFFVIEW DR	RUIZ JOSE
188	733	CLIFFVIEW DR	GARCIA LEONARD
189	733	CLIFFVIEW DR	JASSO PEDRO
190	733	CLIFFVIEW DR	NEAVE JORGE & RAMONA
191	733	CLIFFVIEW DR	ZUNIGA DERMIN DE JESUS
192	733	CLIFFVIEW DR	MENDOZA, MANUEL
193	733	CLIFFVIEW DR	ROMO JAVIER
194	733	CLIFFVIEW DR	PADILLA, ROSA
195	733	CLIFFVIEW DR	SOLIS, JULIO A
196	733	CLIFFVIEW DR	MARTINEZ CLEMENTE E
197	733	CLIFFVIEW DR	OCURA MARIA D
198	733	CLIFFVIEW DR	MARTINEZ ENRIQUE
199	733	CLIFFVIEW DR	SOTO CARLOS
200	733	CLIFFVIEW DR	BADILLO RAMON
201	733	CLIFFVIEW DR	MALDONADO ARNULFO
202	733	CLIFFVIEW DR	GALAN SUSAN C
203	733	CLIFFVIEW DR	PERAZA EDGAR
204	733	CLIFFVIEW DR	LLANAS MARIO
205	733	CLIFFVIEW DR	TAPIA JUANA
206	733	CLIFFVIEW DR	REYNA JOHNNY
207	733	CLIFFVIEW DR	ARRONA HUMBERTO
208	733	CLIFFVIEW DR	GAONA, DULCE
209	733	CLIFFVIEW DR	RODRIGUEZ HILDA
210	733	CLIFFVIEW DR	HENDRY AFFORDABLE HOUSING
211	8445	KINGSFIELD RD	HUERTA ROMAN
212	8349	KINGSFIELD RD	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	8341 KINGSFIELD RD	Taxpayer at
	214	8339 KINGSFIELD RD	BAHENA TAWRINA A
	215	8337 KINGSFIELD RD	HO JUI HUI
	216	8329 KINGSFIELD RD	FUENTES HERMELINDA RODRIGUEZ &
	217	8322 KINGSFIELD RD	QUINTERO SIDRONIO
	218	8330 KINGSFIELD RD	FLORES JUAN MANUEL
	219	8334 KINGSFIELD RD	MARQUEZ JESUS
	220	8336 KINGSFIELD RD	SANCHEZ JOHNIE &
	221	8346 KINGSFIELD RD	DIAZ SALVADOR SALAZAR &
	222	8354 KINGSFIELD RD	HERRERA FELIX
	223	8404 KINGSFIELD RD	GRANSFOUR PROPERTY LLC
	224	8408 KINGSFIELD RD	LOPEZ ESBEIDA JAIMES
	225	8416 KINGSFIELD RD	Taxpayer at
	226	8424 KINGSFIELD RD	JUAREZ CONRADO & VIRGINIA
	227	8440 KINGSFIELD RD	RAMOS MARTIN GARCIA &
	228	8371 C F HAWN FWY	Taxpayer at
	229	616 DOWDY FERRY RD	EASTERLING LYNNDILL
	230	8200 RYOAK DR	RODRIGUEZ SAUL MENDOZA
	231	8393 C F HAWN FWY	TSEGU RUSOM
	232	435 BIG OAKS DR	CERDA RUDY
	233	8325 RYOAK DR	CUELLAR RODOLFO CERDA &
	234	8309 RYOAK DR	ISELL JIMMY
	235	8310 RYOAK DR	FERMAN SANTOS YENIRA
	236	8324 RYOAK DR	REYES GUSTAVO JUAN &
	237	8330 RYOAK DR	RODRIGUES MARGARITO BELTRAN
	238	8523 C F HAWN FWY	PEREZ MARIA
	239	8525 C F HAWN FWY	MORALES JOSE
	240	8601 C F HAWN FWY	LINDSEY ROBERT ED
	241	110 TURIN DR	DIKEOCHA WILLIAM
	242	8388 C F HAWN FWY	NOVATECH LLC
O	243	8300 RYOAK DR	EASTERLING LYNNDILL &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	8365 C F HAWN FWY	Taxpayer at