

FILE NUMBER: Z234-322(LC)

DATE FILED: August 21, 2024

LOCATION: Property bound by Forney Road, Wimbleton Way, Chariot Drive, and Lomax Drive

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 73.2 acres

CENSUS TRACT: 48113012207

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

OWNER/APPLICANT: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 822.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, height, fencing, and design standards to allow the continued use of the site as a public school.

STAFF RECOMMENDATION: Approval, subject to an amended development plan and amended conditions.

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

BACKGROUND INFORMATION:

- Currently zoned Planned Development District No. 822, a developed lot with an existing magnet school, campus, athletic fields and parking. There are residential uses surrounding the entirety of the site in the immediate area.
- This lot has frontage on Forney Road, Wimbelton Way, Lomax Drive and Chariot Drive.
- Geographically located in Eastern Dallas, approx. 8 miles from downtown.
- Applicant intends to amend the existing PD. No. 822 to add new uses; a new athletic addition and new performing arts addition on the property.
- The purpose of the request is to allow modified development standards primarily related to permitted uses, height, fencing, and design standards to allow the continued use of the site as a public school.
- To accomplish this, the applicant is requesting a PD amendment.

Zoning History:

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

1. **Z212-154:** On Wednesday, August 24, 2022, the City Council approved an application for a Specific Use Permit for a foster home on property zoned a D(A) Duplex District at the northwest corner of Forney Road and Lomax Drive for a two-year period, subject to a site plan and conditions.
2. **Z223-226:** On Wednesday, December 13, 2024, the City Council approved an application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay on the west line of South Buckner Boulevard, between Clover Haven Street and St. Francis Avenue.
3. **Z223-334:** On Wednesday, April 24, 2024, the City Council approved an application for a Specific Use Permit, for a child-care facility on a property within an R-7.5(A) Single Family Residential District, on the south line of Forney Road, west of Lomax Drive and SUP No. 2533 for a ten-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forney Road	C – Community Collector	80'
Lomax Drive	Local Street	--
Chariot Drive	Local Street	--
Wimbleton Way	Local Street	--

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 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.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Active Area Plans

No active area or land use plans

Staff Analysis:

The proposed site is not located in nor is it adjacent to any active area or land use plans.

Land Use:

	Zoning	Land Use
Site	PD. No. 822	Institutional; DISD Skyline High School
North	R-7.5(A), MF-2(A), TH-3(A) & PD. No. 721	Residential; Single Family, Multifamily & Townhomes, DISD Frank Guzick Elementary School
South	R-7.5(A), IM Industrial Manufacturing & LI Light Industrial District w/ D-1 Overlay	Residential; Single Family, Mini warehouse, commercial retail
East	MF-2(A) & MC-1 w/ D-1 Overlay	Residential; Multifamily & commercial retail
West	D(A) Duplex, NS(A) Neighborhood Service & SUP 2458	Residential; Duplex & NSA

Land Use Compatibility:

The area of request is currently zoned Planned Development District No. 822, a developed lot with an existing magnet school, campus, athletic fields and parking and (approx. 73.20 acres in total size).

Majority of the property is surrounded by residential uses, with small mixes of institutional and commercial retail uses, in every direction immediately adjacent to the site. To the North of the property is single family, multifamily, townhomes and an elementary school. To the immediate East of the property is MF-2(A) Multifamily District with residential homes and commercial retail. To the west are single family homes and duplex. Lastly, to the south are existing single family, mini warehouses and commercial retail. With the immediate area being mostly composed of residential, although the zoning differs, and the applicant not proposing any major changes to the existing PD and property that would be detrimental to the area, staff finds the applicant’s request to be appropriate and compatible with the surrounding and immediate area. The applicant is willing to do what is necessary to ensure compliance with any code requirements to honor existing residential uses. Additionally, there will be no residential buffer zone requirements to meet since the adjacencies are all residential and the additions to the existing high school are intended to be at the center, creating no encroachment onto existing adjacent residential uses. Therefore, staff believes the request would fit in this exact area and within the existing fabric of the neighborhood. Staff is in support of the applicant’s requested PD amendment.

Development Standards:

The following is a comparison chart of the development standards for the current Planned Development District No. 822 and the proposed amendments to Planned Development District No. 822.

District	Setback		Density	Height	Lot Cvg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD. No. 822	25' non res.	5' for res Other: 10/15'.	none	30'	45% for res. 20% non res.	none	Main uses permitted in R-7.5(A)
Proposed: PD. No. 822	25' non res.	5' for res Other: 10/15'.	none	50'	45% for res. 20% non res		Main uses permitted in R-7.5(A)*

*note: applicant proposes no changes to the development standards, except the allowed height of structures from 30 to 50 feet, fencing, design standards and the allowed uses to now include a new athletic addition and new performing arts addition on the property, (see PD conditions pages 11-15 of this document).

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended, plus all additional landscaping provisions of PD. No. 822.

Parking:

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted and provisions of PD. No. 822.

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 "F" MVA area. To the north of the site are "E", "F" and "H" MVA areas. The east of the subject site is "F" MVA area and to both the west and south of the property is the "H" MVA area.

List of Officers

Dallas Independent School District

Board of Trustees

District 1 Lance Currie
District 2 Sarah Weinberg
District 3 Dan Micciche
District 4 Camile White, Board Secretary
District 5 Maxie Johnson, 2nd Vice President
District 6 Joyce Foreman
District 7 Ben Mackey, 1st Vice President
District 8 Joe Carreon, President
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Dr. Stephanie Elizalde, Ed.D, Superintendent
Jason Stanford, Special Assistant to the Superintendent
Robert Abel, Chief of Human Capital Management
Libby Daniels, Chief of Communication
Tiffany Huitt-Powell, Chief of School Leadership
Sean Brinkman, Chief Technology Officer
Dr. Pamela Lear, Deputy Superintendent of Staff and Racial Equity
Dr. Brian C. Lusk, Deputy Superintendent of Academics and Transformation
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David Bates, Chief of Operations
Jon Dahlander, Chief of Partnerships & Intergovernmental Relations
Brent Alfred, Chief of Construction Services

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CPC Action

February 6, 2025

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 822, subject to an amended development plan and amended conditions, on property bound by Forney Road, Wimbleton Way, Chariot Drive, and Lomax Drive.

Maker: Hampton
Second: Housewright
Result: Carried: 11 to 0

For: 11 - Hampton, Forsyth, Shidid, Carpenter,
Wheeler-Reagan, Franklin, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 4 - Chernock, Herbert, Sleeper, Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 325
Replies: For: 3 Against: 3

Speakers: For: None

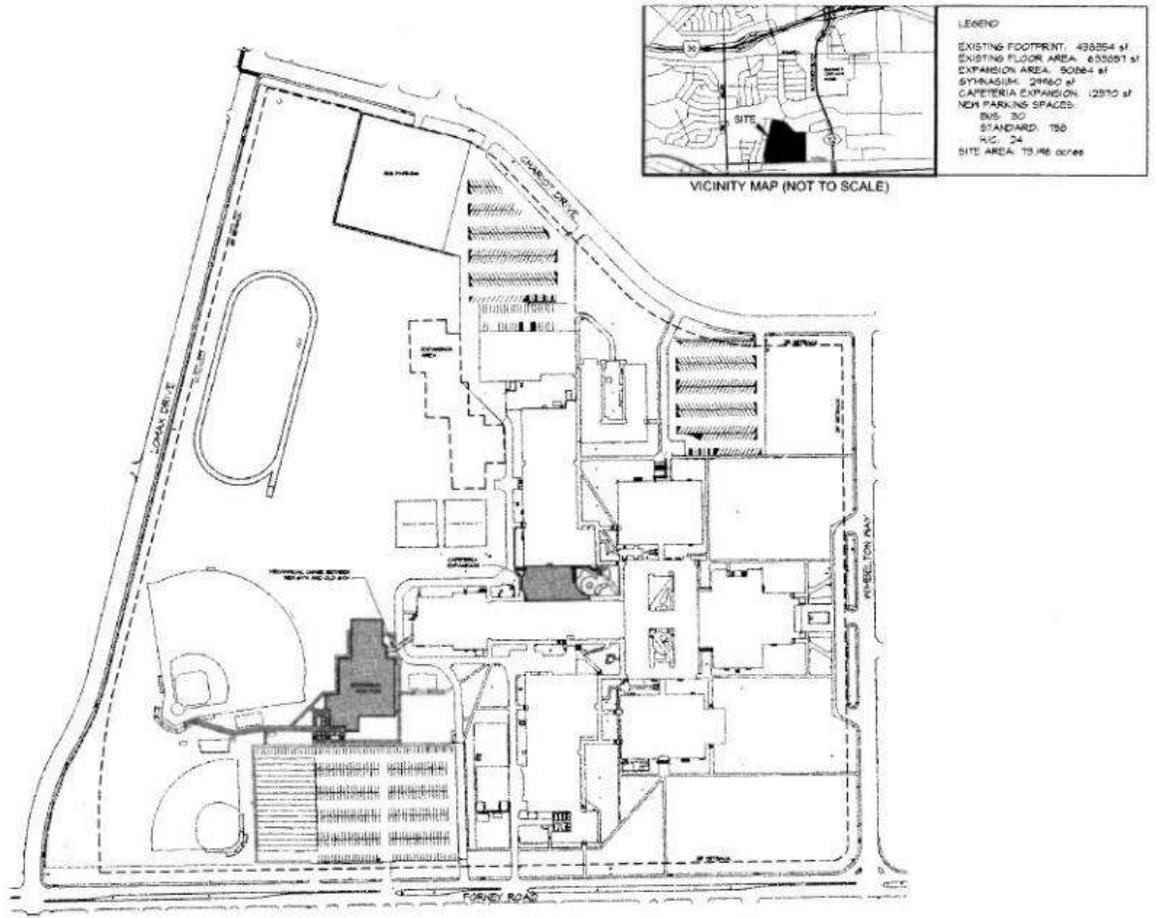
For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218

Against: None

EXISTING DEVELOPMENT PLAN

101109

Exhibit 822A
27862

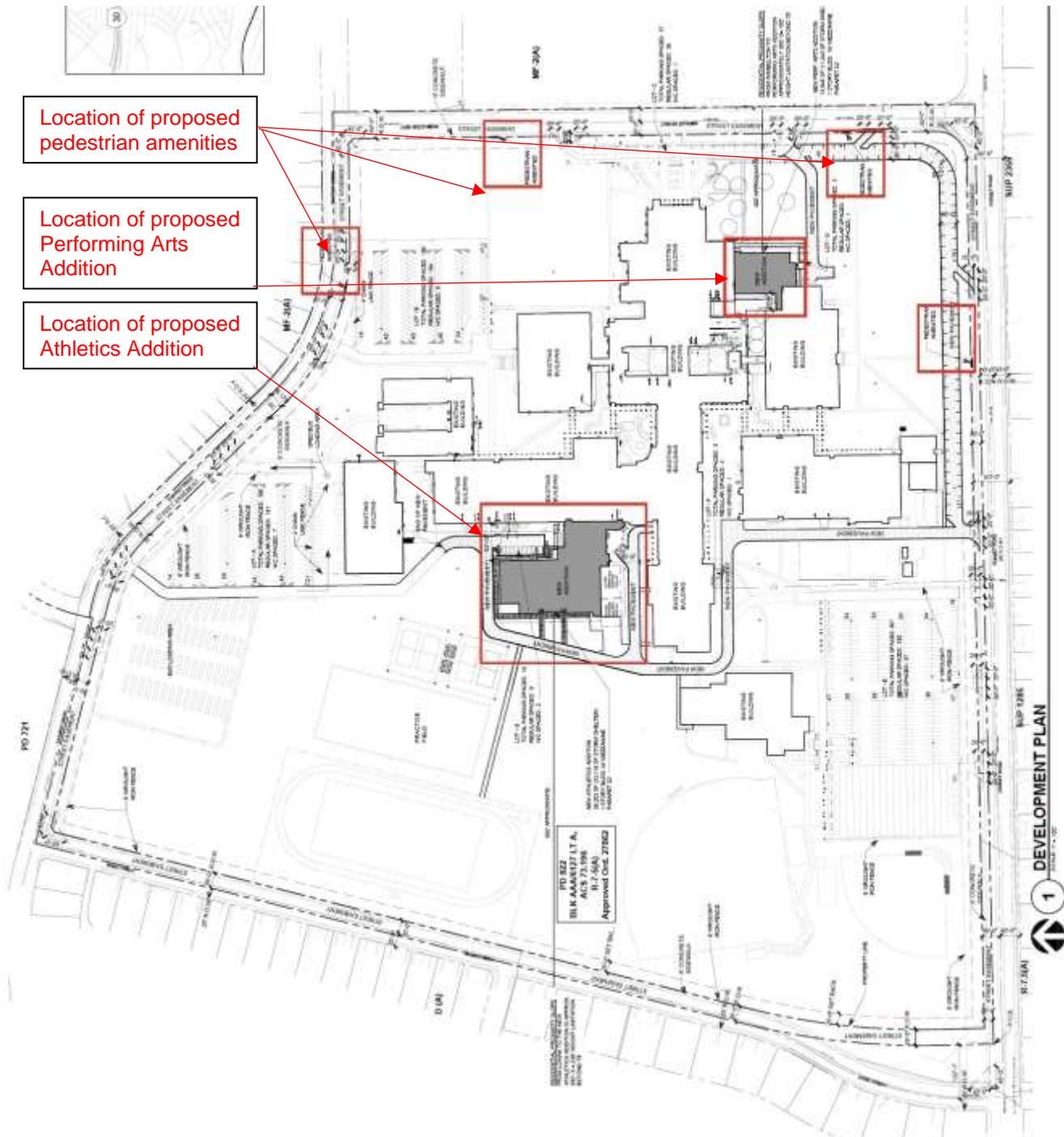


1 DEVELOPMENT PLAN

Planned Development
District No. 822

Approved
City Plan Commission
March 18, 2010

CPC RECOMMENDED DEVELOPMENT PLAN ENLARGED (CHANGES IN RED)



CPC RECOMMENDED PD CONDITIONS (CHANGES HIGHLIGHTED)

ARTICLE 822.

PD 822.

SEC. 51P-822.101. LEGISLATIVE HISTORY.

PD 822 was established by Ordinance No. 27862, passed by the Dallas City Council on April 28, 2010. (Ord. 27862)

SEC. 51P-822.102. PROPERTY LOCATION AND SIZE.

PD 822 is established on property generally bounded by Chariot Drive, Wimbelton Way, Forney Road, and Lomax Drive. The size of PD 822 is approximately 73.196 acres. (Ord. 27862)

SEC. 51P-822.103. 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. (Ord. 27862)

SEC. 51P-822.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 822A: development plan.
- (2) Exhibit 822B: landscape plan.
- (3) Exhibit 822C: traffic management plan. (Ord. 27862)

SEC. 51P-822.105. DEVELOPMENT PLAN.

(a) For a public school ~~other than an open enrollment charter school~~, development and use of the Property must comply with the development plan (Exhibit 822A). If there is a conflict

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between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27862)

SEC. 51P-822.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) A public school **other than an open-enrollment charter school** is permitted by right. (Ord. 27862)

SEC. 51P-822.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 27862)

SEC. 51P-822.108. 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) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet as shown on the development plan.

(c) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 730,000 square feet.

(d) Height.

(1) Except as provided in this subsection, maximum structure height is 50 feet.

_____(2)____ If any portion of a structure used as an institutional use or a utility and public service use is over 26 feet in height[s], that portion may not be located above the residential proximity slope.

(e) Lot coverage. Maximum lot coverage is 30 percent for nonresidential structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. For a public school. ~~other than an open enrollment charter school~~, no minimum lot size. (Ord. 27862)

SEC. 51P-822.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school ~~other than an open enrollment charter school~~, a minimum of 780 off-street parking and loading spaces must be provided in the locations shown on the development plan. Future expansion of the floor area of the public school ~~other than an open enrollment charter school~~ must comply with the off-street parking requirements in Division 51A-4.200.

(c) For a public school ~~other than an open enrollment charter school~~, parking is permitted in the front yard. (Ord. 27862)

SEC. 51P-822.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27862)

SEC. 51P-822.111. LANDSCAPING.

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

(b) For a public school ~~other than an open enrollment charter school, landscaping for the gymnasium addition and cafeteria expansion~~ must be provided as shown on the landscaping plan (Exhibit 822B).

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

~~SEC. 51P-1017.111.1. FENCES~~

~~(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602(a).~~

~~(b) For a public school, a fence with a maximum height of six feet may be located in a required yard along a street frontage if all of the following conditions are met:~~

- (1) For each square foot of surface area, the fence must be a minimum 50 percent open;
- (2) Gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;
- (3) The fence complies with the visual obstruction regulations in Section 51A-4.602; and
- (4) Fences may not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

SEC. 51P-822.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) For a public school ~~other than an open enrollment charter school~~, in addition to other permitted signs, one detached sign with a maximum height of 25 feet and an effective area of 150 square feet is permitted. (Ord. 27862)

SEC. 51P-822.113. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school ~~other than an open enrollment charter school~~ must comply with the traffic management plan (Exhibit 822C).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, ~~2026~~ 2012, or within six months after students first begin attending classes in the new school building, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by ~~March 1~~ November 1st of each even-numbered year.

(2) If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2026, or within six months after students first begin attending classes in the new school building, whichever is later, the director shall notify the city plan commission.

(3) If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1st of each even-numbered year, the director shall notify the city plan commission.

(4) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period; and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

④⑤ Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) To amend a traffic management plan, the Property owner or operator must provide a traffic study in accordance with Paragraph (c)(2), data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 27862)

SEC. 51P-822.113.1 DESIGN STANDARDS FOR A PUBLIC SCHOOL.

(a) Sidewalks and buffers. Prior to the issuance of a certificate of occupancy, sidewalks and buffers must be provided as follows:

(1) Chariot Drive. Provided the sidewalk is in good repair and ADA compliant,

the existing sidewalk along the Chariot Drive frontage may remain as shown on the development plan; however, when the sidewalk is replaced it must have a minimum unobstructed width of six-feet and a minimum five-foot-wide buffer is required.

(2) Wimbelton Way. Provided the sidewalk is in good repair and ADA compliant, the existing sidewalk along the Wimbelton Way frontage may remain as shown on the development plan; however, when this sidewalk is replaced it must have a minimum unobstructed width of six-feet and minimum five-foot-wide buffer is required.

(3) Forney Road. Provided the sidewalk is in good repair and ADA compliant, the existing sidewalk along Forney Road frontage may remain as shown on the development plan; however, when this sidewalk is replaced it must have a minimum unobstructed width of six-feet and a minimum five-foot-wide buffer is required.

(4) Lomax Drive. Provided the sidewalk is in good repair and ADA compliant, the existing sidewalk along the Lomax Drive frontage may remain as shown on the development plan; however, when this sidewalk is replaced it must have a minimum unobstructed width of six-feet and a minimum five-foot-wide buffer is required.

(b) Pedestrian amenities.

(1) The following pedestrian amenities must be provided prior to the issuance of a certificate of occupancy:

(A) Chariot Drive. A minimum of two benches, one trash receptacle, and one bicycle rack must be provided at each location labeled "Pedestrian Amenities" on the development plan.

(B) Wimbelton Way. A minimum of two benches, one trash receptacle, and one bicycle rack must be provided at each location labeled "Pedestrian Amenities" on the development plan.

(C) Forney Road. A minimum of two benches, one trash receptacle, and one bicycle rack must be provided at each location labeled "Pedestrian Amenities" on the development plan.

SEC. 51P-822.114. 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. (Ord. 27862)

SEC. 51P-822.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be

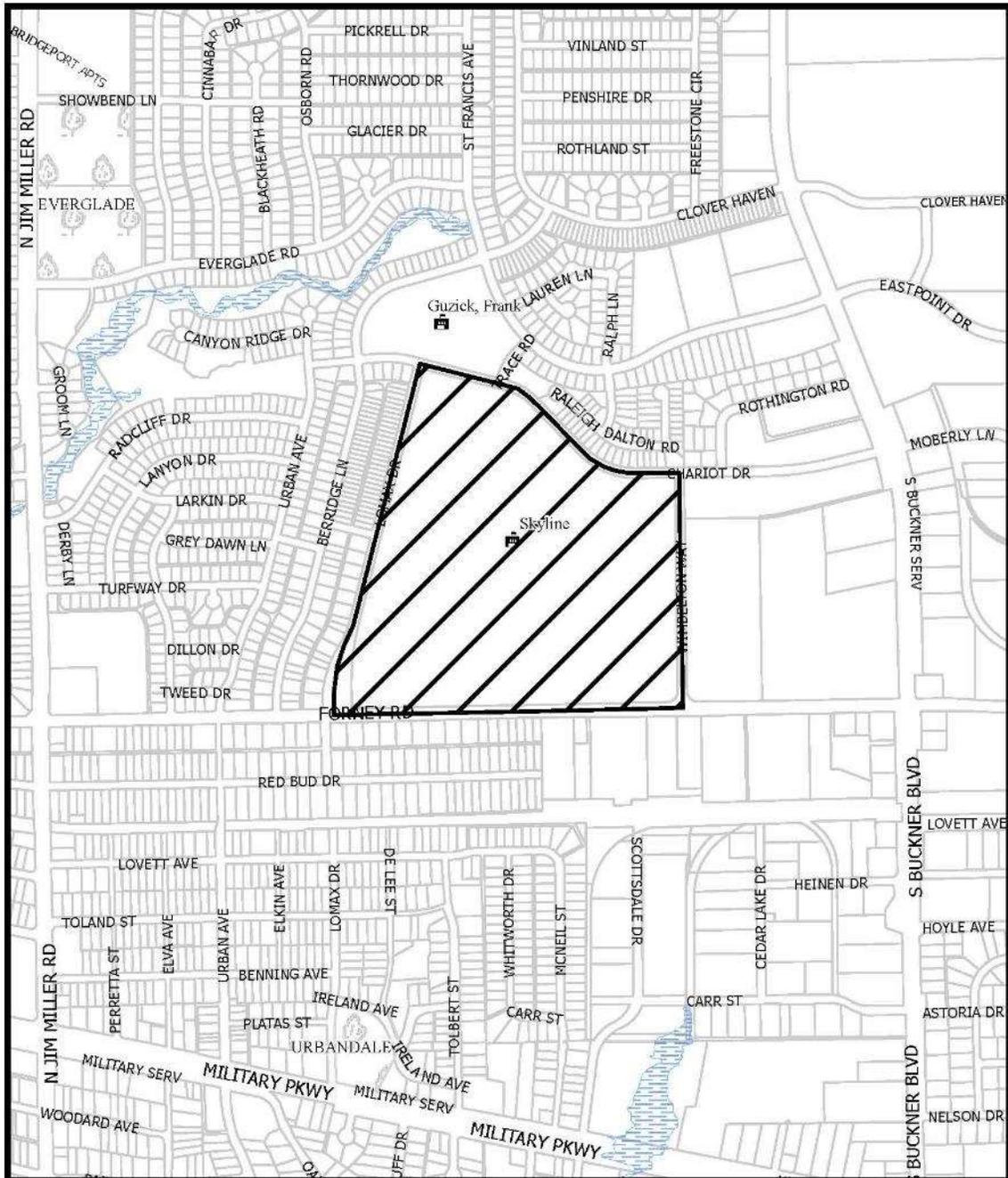
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constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit 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. (Ord. 27862)

~~[SEC. 51P-822.116. ZONING MAP.~~

~~PD 822 is located on Zoning Map No. J-10.] (Ord. 27862~~



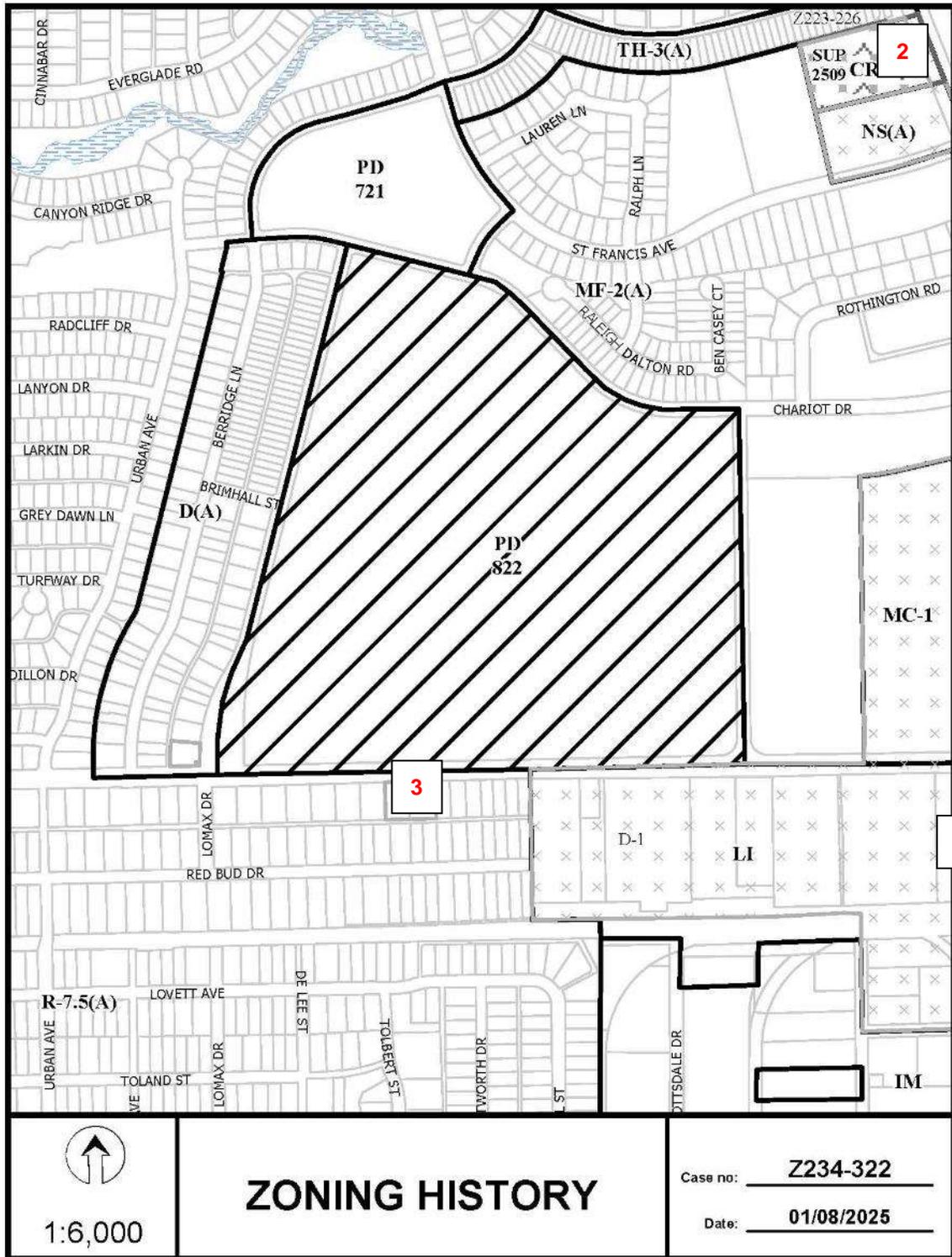
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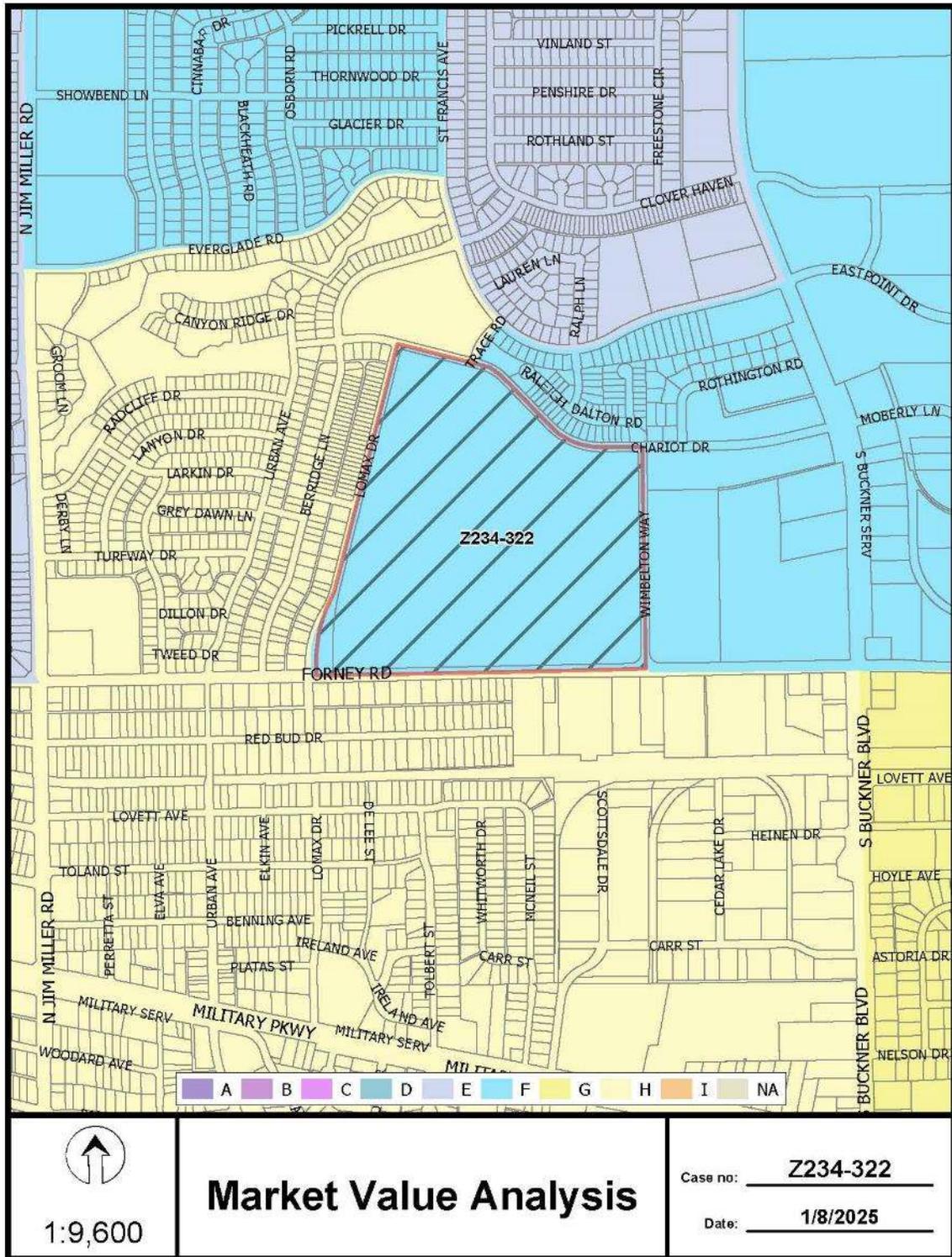
VICINITY MAP

Case no: Z234-322

Date: 01/08/2025









325	Property Owners Notified (340 parcels)
3	Replies in Favor (3 parcels)
3	Replies in Opposition (3 parcels)
500'	Area of Notification
2/6/2025	Date

Z234-322
CPC



1:6,000

02/05/2025

Reply List of Property Owners***Z234-322******325 Property Owners Notified 3 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5000	BERRIDGE LN	Dallas ISD
2	7216	FORNEY RD	URIBE JOSE & SARA
3	7222	FORNEY RD	HINOJOSA BEATRICE F
4	7314	FORNEY RD	PRINCIPE MARIA L
5	7310	FORNEY RD	VELARMINIO YOLANDA & MARCIANO FIGUEROA
6	7322	FORNEY RD	RODRIGUEZ RAYMUNDO
7	7323	RED BUD DR	GARCIA ANTONIO FLORES
8	7315	RED BUD DR	NOYOLA JONATHAN
9	7309	RED BUD DR	MILLICAN DONALD W &
10	7303	RED BUD DR	GAMEZ DANIEL B
11	7221	RED BUD DR	GAYTAN PABLO & RAQUEL A
12	7523	RED BUD DR	DELEON MARIA
13	7402	FORNEY RD	RODRIGUEZ RAYMUNDO & GRISELDA
14	7414	FORNEY RD	RUIZ EMELIA BLAS &
15	7422	FORNEY RD	CORTEZ OZIEL
16	7430	FORNEY RD	RODRIGUEZ RAYMUNDO
17	7506	FORNEY RD	GARCIA ARMANDO &
18	7514	FORNEY RD	SUCHIL ISIDRO
19	7522	FORNEY RD	ISDRO SUCHIL
20	7530	FORNEY RD	NORTHWEST CUSTOM HOMES LLC
21	7539	RED BUD DR	BE ZE INVESTMENTS LLC SERIES 23
22	7535	RED BUD DR	ESPARZA FELICIANO LOZANO
23	7531	RED BUD DR	RODRIGUEZ MARIO J RODRIGUEZ
24	7519	RED BUD DR	MOORE REIKO S EST
25	7509	RED BUD DR	LOPEZ ROGER
26	7503	RED BUD DR	ALBA SILVA

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	7507 RED BUD DR	GUAJARDO DARIO RAY
	28	7427 RED BUD DR	PAREDES GUADALUPE
	29	7421 RED BUD DR	DEAVILA HUGO ORTIZ &
	30	7409 RED BUD DR	GREER CATHY L
X	31	7415 RED BUD DR	RODRIQUEZ ANTONIO OLIVER
	32	7403 RED BUD DR	MARTINEZ IRMA ANGELICA
	33	7402 RED BUD DR	MARTINEZ IRMA ANGELICA
	34	7408 RED BUD DR	FLORES RAFAEL
	35	7414 RED BUD DR	LEYVA MA DEL ROSARIO CERDA
	36	7420 RED BUD DR	WOOTEN BRUCE
	37	7426 RED BUD DR	ORTIZ VICTORINA
	38	7502 RED BUD DR	CABRERA LUCYLA
	39	7506 RED BUD DR	ORONIA JORGE SALDANA & VANESSA
	40	7514 RED BUD DR	PHILLIPS JEFFREY GLENN &
O	41	7518 RED BUD DR	MARTINEZ MARTIN & JULIA
	42	7530 RED BUD DR	RUBIO SARA LUZ
	43	7526 RED BUD DR	BONILLA HECTOR MURGUIA
	44	7538 RED BUD DR	VANCE MARCELLA
	45	7534 RED BUD DR	JAS CAPITAL GROUP LLC
	46	7314 RED BUD DR	ELIAS BETTY J
	47	7308 RED BUD DR	CORTEZ TERESA
	48	7322 RED BUD DR	GARCIA ELISEO
	49	7900 FORNEY RD	BRADBURY LAUREN DANIELLE
	50	7708 FORNEY RD	HARPER GARLAND
	51	7704 FORNEY RD	HARPER GARLAND
	52	7638 FORNEY RD	Taxpayer at
	53	7734 FORNEY RD	SCC FORNEY 1 LP
	54	67800 FORNEY RD	CALDWELL BETTY B TR
	55	7814 FORNEY RD	BRADBURY LAUREN D
	56	7602 FORNEY RD	LOPEZ SILVANO
	57	7608 FORNEY RD	AGUILAR JUAN

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	7612 FORNEY RD	RODRIGUEZ JOSE ADRIAN
	59	7616 FORNEY RD	SANCHEZ FLORENTINO
	60	7622 FORNEY RD	TARVER DONALD ALLEN
	61	7626 FORNEY RD	DIAZ JORGE
	62	7630 FORNEY RD	LEYVA GENARO
	63	7629 RED BUD DR	Taxpayer at
	64	7625 RED BUD DR	RICO ARTURO & CYNTHIA
X	65	7621 RED BUD DR	TURCIOS LORENZO R &
	66	7617 RED BUD DR	DELRIO ARTURO &
	67	7611 RED BUD DR	HERRERA REYES &
	68	7607 RED BUD DR	MOLINA JORGE & IRENE
	69	7603 RED BUD DR	RAMOS FERNANDO
	70	7602 RED BUD DR	FRIAS AMADOR &
	71	7608 RED BUD DR	VIDALES NOELIA HERRERA
	72	7612 RED BUD DR	MENDEZ PORFIRIO
	73	7616 RED BUD DR	GARCIA JUAN E & IVY
	74	7622 RED BUD DR	RIOS ANTHONY
	75	7626 RED BUD DR	MONREAL TOMAS
	76	7630 RED BUD DR	BLACKWELL LINDA
	77	4700 S BUCKNER BLVD	MDJ BUCKNER LLC
	78	4703 LOMAX DR	NYAHWAI LILIAN
	79	4709 LOMAX DR	Taxpayer at
	80	4715 LOMAX DR	HEADWAY LLC
	81	4719 LOMAX DR	GEBREDINGIL TESFA
	82	4721 LOMAX DR	CARRANZA ROBERTO
	83	4723 LOMAX DR	GOODWIN GARY W
	84	4737 LOMAX DR	CONTRERAS CHELLY
	85	4735 LOMAX DR	LEWIS PAUL C
	86	4803 LOMAX DR	Taxpayer at
	87	4815 LOMAX DR	HERNANDEZ DARRELL L &
	88	4819 LOMAX DR	TSEGGAY HADDAS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	4823 LOMAX DR	EGBUNIWE CHIKE
	90	4831 LOMAX DR	PATH ACQUISITIONS TRS LLC
	91	4830 BERRIDGE LN	Taxpayer at
	92	4826 BERRIDGE LN	QUIROZ JESUS & LETICIA
	93	4824 BERRIDGE LN	MANI LARRY
	94	4818 BERRIDGE LN	GOODWIN GARY W & KATHLEEN
	95	4820 BERRIDGE LN	GOODWIN GARY W &
	96	4808 BERRIDGE LN	4808 TX DUPLEX PROPERTIES LLC
	97	4804 BERRIDGE LN	PATH ACQUISITIONS TRS LLC
	98	4738 BERRIDGE LN	REALCORP LP
	99	4734 BERRIDGE LN	LEWIS ALINE
	100	4736 BERRIDGE LN	LEWIS GAYLE A
	101	4728 BERRIDGE LN	WISHON FRANK
	102	4730 BERRIDGE LN	QUIROZ JESUS & LETICIA
	103	4724 BERRIDGE LN	LIU JIAN & YINGXIA HOU
	104	4718 BERRIDGE LN	JENNINGS SEBASTIAN
	105	4708 BERRIDGE LN	4708 BERRIDGE LANE LLC
	106	4706 BERRIDGE LN	VAQUERA RAUL
	107	4704 BERRIDGE LN	WIN CITYSCAPE LLC
	108	4705 BERRIDGE LN	BEST WAY PROPERTIES LLC
	109	4709 BERRIDGE LN	Taxpayer at
	110	4715 BERRIDGE LN	MEDALI INVESTMENT CORP
	111	4717 BERRIDGE LN	SINGH GURCHARN
	112	4721 BERRIDGE LN	HERNANDEZ DARRELL L
	113	4723 BERRIDGE LN	HENDRICKS FAMILY LIVING TRUST
	114	4731 BERRIDGE LN	ROBERSON DEVITA
	115	4729 BERRIDGE LN	MORALES JOSE ANTONIO &
	116	4733 BERRIDGE LN	HARRIS NORMAN & MARLENE
	117	4739 BERRIDGE LN	Taxpayer at
	118	4803 BERRIDGE LN	WOOD DORIAN & ANTOINETTE
	119	4805 BERRIDGE LN	PEREZ RENE & NEMECIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4809 BERRIDGE LN	SESSA GERALD A
	121	4815 BERRIDGE LN	LU GENE
	122	4823 BERRIDGE LN	WILLIAMS THOMAS L
	123	4829 BERRIDGE LN	GRAY EVA MAE
	124	4831 BERRIDGE LN	LANE VAL
	125	4835 BERRIDGE LN	MAIBAUM LIVING TRUST
	126	4841 BERRIDGE LN	COOMBES ROGER W TRUSTEE &
	127	8039 CHARIOT DR	KALINTE REDEVELOPMENT LLC
	128	7730 FORNEY RD	MK SOLIS LLC
	129	7922 FORNEY RD	8020 HEINEN LTD
	130	8003 ROTHINGTON RD	FEDERAL NATL MTG ASSOC
	131	8003 ROTHINGTON RD	PEAK POINT ESTATE LLC &
	132	8003 ROTHINGTON RD	LIU DA QUANG &
	133	8003 ROTHINGTON RD	TSONGWAIN PRISCILIA
	134	8003 ROTHINGTON RD	REDSQUARE PROPERTIES LLC
	135	8003 ROTHINGTON RD	LIBRA REAL ESTATE PROPERTY INVESTMENTS LLC
	136	8001 ROTHINGTON RD	Taxpayer at
	137	8001 ROTHINGTON RD	MARKARIAN INVESTMENTS SLIC
	138	8001 ROTHINGTON RD	BAHENA NESTOR
	139	8001 ROTHINGTON RD	ROTHINGTON RESIDENTIAL LLC
	140	5028 URBAN AVE	SPENCER THOMAS
	141	5024 URBAN AVE	LEWIS MICHAEL EST OF &
	142	5020 URBAN AVE	LARA HOMERO &
	143	5016 URBAN AVE	OZORIO ISMAEL &
	144	5012 URBAN AVE	ANDERSON KIMBERLY
	145	5008 URBAN AVE	RICHARDSON ELIZABETH
	146	4946 URBAN AVE	CASTILLO EDUARDO M &
	147	4942 URBAN AVE	JOHNSON TAMEKA L
	148	4938 URBAN AVE	ROSAS HECTOR &
	149	4934 URBAN AVE	AVALOS WILLIAM A ANDRADE
	150	4930 URBAN AVE	ERICKSON THOR &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	4926 URBAN AVE	HERNANDEZ FRANCISCO &
	152	4922 URBAN AVE	LY & LY INVESTMENT
	153	4918 URBAN AVE	JACKSON STEPHANIE
	154	4914 URBAN AVE	BRADLEY J P
	155	4910 URBAN AVE	NGUYEN AARON T & QUENNIE U
	156	4906 URBAN AVE	CHAVIRA RODOLFO &
	157	5023 BERRIDGE LN	AGUILAR JOSE A &
O	158	5019 BERRIDGE LN	JOHN MATHEW K &
	159	5015 BERRIDGE LN	GONZALEZ ALFONSO &
	160	5011 BERRIDGE LN	TREJO MARISSA
	161	5007 BERRIDGE LN	TANDOC PRIMO C & LEAH S
	162	5003 BERRIDGE LN	AMOR JOCELYN S
	163	4637 ST FRANCIS AVE	PHAM JULIE T
	164	4633 ST FRANCIS AVE	SANCHEZ ERNESTO & NORMA
	165	4625 ST FRANCIS AVE	DAVIS MILTON &
	166	4621 ST FRANCIS AVE	FLORES JULIO
	167	4617 ST FRANCIS AVE	BOOKMAN DARRYL &
	168	4613 ST FRANCIS AVE	VAUGHN LILLIE
	169	4609 ST FRANCIS AVE	AGUERO AMALIA & ROBERT
	170	4605 ST FRANCIS AVE	FLYNT ROBERT & JOCELYN AMOR
	171	4571 ST FRANCIS AVE	ESPINOZA JOSE JAIME SANDOVAL &
	172	4567 ST FRANCIS AVE	GEBREMESKEL BERHANE & SHEWHATE
	173	4563 ST FRANCIS AVE	GEBREMESKEL BERHANE
	174	4500 RALEIGH DALTON RD	CAMDEN HOMES LLC
	175	4638 RALPH LN	NDAYIKEZA ONESPHORE L &
	176	4646 RALPH LN	CABRERA DANIEL V MENDOZA
	177	4654 RALPH LN	LOPEZ GABRIEL &
	178	4662 RALPH LN	ARCE MELISSA
	179	4670 RALPH LN	FAJARDO THERESA
	180	4612 RALEIGH DALTON RD	OLADAPO CATHY
	181	4624 RALEIGH DALTON RD	BENTON TONYA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4636	RALEIGH DALTON RD	NAVA ANGELICA MARIA
183	4644	RALEIGH DALTON RD	LEMONS ANDREA
184	4652	RALEIGH DALTON RD	CAINE SCOTT
185	4660	RALEIGH DALTON RD	RUBIO ANGEL MANUEL DEL RIO
186	4668	RALEIGH DALTON RD	HOLTBERG MICHAEL
187	4930	BEN CASEY CT	HINOJOSA ARLETTE
188	4938	BEN CASEY CT	MARTINEZ MIGUEL A &
189	4946	BEN CASEY CT	KHAN ANWAR SAMI &
190	4954	BEN CASEY CT	GARCIA BLANCA F
191	4962	BEN CASEY CT	REZA MD SALIM
192	4970	BEN CASEY CT	GOMEZ IVAN VAZQUEZ &
193	4969	BEN CASEY CT	TREVIZO ROSALIA ISELA &
194	4961	BEN CASEY CT	TORRES JULIAN CHAVIRA &
195	4953	BEN CASEY CT	MARRERO HECTOR NEVAREZ
196	4945	BEN CASEY CT	VENEGAS MANUEL R JR &
197	4937	BEN CASEY CT	AGUINA VIDAL GUZMAN &
198	4929	BEN CASEY CT	HEWITT MELVIN D & MARGARITA
199	4921	BEN CASEY CT	KOELZER HELMUTH P & CHRISTY &
200	4913	BEN CASEY CT	BAHENA MIRIAM E LUIS
201	4905	BEN CASEY CT	LEAL MARIA D & ALANIS JOSE JAMIE
202	4683	RALEIGH DALTON RD	LARA JOSE FERNANDO
203	4675	RALEIGH DALTON RD	LOZANO JUAN CARLOS DAVILA &
204	4667	RALEIGH DALTON RD	RAO ROBEEL & WARDA SHEIKH
205	4659	RALEIGH DALTON RD	OBARR SHANE THOMAS
206	4651	RALEIGH DALTON RD	MC GEE BRITTANY
207	4643	RALEIGH DALTON RD	REZA SALIM MD &
208	4635	RALEIGH DALTON RD	PEREZ GREGORIO
209	4627	RALEIGH DALTON RD	SULTANA NAJNIN & MOHAMMAD &
210	4619	RALEIGH DALTON RD	HERNANDEZ JEFFREY & MARGARET
211	4611	RALEIGH DALTON RD	MATTSON JACOB JOSEPH
212	4603	RALEIGH DALTON RD	LABOKA INC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	4557 RALEIGH DALTON RD	VANEGAS BERNABE
	214	4549 RALEIGH DALTON RD	GRIFFITH RACHEL
	215	4541 RALEIGH DALTON RD	KOOMSON JEDIDIAH
	216	4533 RALEIGH DALTON RD	SOTO EMILIO EDWARD &
	217	4525 RALEIGH DALTON RD	BISWA NAR &
	218	4517 RALEIGH DALTON RD	OKHIRIA MARY ROSALINE &
	219	4509 RALEIGH DALTON RD	COVARRUBIASVILLANUEVA NANCY
	220	4501 RALEIGH DALTON RD	PEREZ MELISA J SIMON
	221	4516 RALEIGH DALTON RD	FIGUEROA BENITO &
	222	4526 RALEIGH DALTON RD	JORGE JORGE I &
	223	4532 RALEIGH DALTON RD	BROWN DON L &
	224	4540 RALEIGH DALTON RD	ADAMS TAIBAT ADUKE &
	225	4645 RALPH LN	FUERTE JOEL
	226	4512 ST FRANCIS AVE	CARDOSO JOSE G
	227	4516 ST FRANCIS AVE	CERRILLO CARMEN
	228	4520 ST FRANCIS AVE	Taxpayer at
	229	4524 ST FRANCIS AVE	LOPEZ ANTONIO &
	230	4528 ST FRANCIS AVE	BROWN BERTHA
	231	4532 ST FRANCIS AVE	ANYANWU DONATUS
	232	4536 ST FRANCIS AVE	PIERSON JUNE
	233	4606 ST FRANCIS AVE	REYNOSO HECTOR &
	234	4610 ST FRANCIS AVE	ORDONEZ BYRON
	235	4614 ST FRANCIS AVE	RIVERA MARTHA &
	236	4535 RALPH LN	GONZALEZ SERGIO &
	237	4526 SHANNA CT	POPE KELVIN D
	238	4521 SHANNA CT	BARRIENTOS RODOLFO
	239	4517 SHANNA CT	WARREN SERENA
	240	4513 SHANNA CT	SANCHEZ RITA &
	241	4509 SHANNA CT	GRACIANO ROSARIO BERENISE &
	242	4508 ST FRANCIS AVE	CAROLYN DAVIS &
	243	4820 URBAN AVE	AUSTIN JOHN CARL &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	4816 URBAN AVE	CONTRERAS HECTOR MANUEL
	245	4812 URBAN AVE	LILLY JOHNNIE M
	246	4808 URBAN AVE	Taxpayer at
	247	4804 URBAN AVE	RESIDENTIAL HOME OWNER 1 LLC
	248	4748 URBAN AVE	ROBERTSON YVONNE &
	249	4744 URBAN AVE	RUIZ PAULO & ROSA
	250	4740 URBAN AVE	STIGGER SHIRLEY &
	251	4736 URBAN AVE	MILLS CAROLYN
	252	4732 URBAN AVE	YOUNG JEWELYN
	253	4728 URBAN AVE	HERNANDEZIPINA JOSE RICARDO &
	254	4724 URBAN AVE	RUNNELS KENNETH D &
	255	4905 BERRIDGE LN	VARGA ANAYELLI
	256	4909 BERRIDGE LN	DEAVILA MIGUEL A
	257	4917 BERRIDGE LN	BARAJAS EFREN NAVARRETTE &
X	258	4921 BERRIDGE LN	MCCANTS MARY S
	259	4925 BERRIDGE LN	NELSON JADA L
	260	4929 BERRIDGE LN	EDWARDS TOMMY & BARBARA
	261	4933 BERRIDGE LN	PHILLIPS CORNELIUS
	262	4937 BERRIDGE LN	WIDEMON MANUEL L & SANDRA
	263	4941 BERRIDGE LN	ANDERSON CLARICE
	264	4945 BERRIDGE LN	ARELLANO DANIEL &
	265	4949 BERRIDGE LN	ARRINGTON CAROL
	266	4953 BERRIDGE LN	SAENZ SONYA
	267	4828 URBAN AVE	DAVENPORT JOHN D JR &
	268	4700 WIMBELTON WAY	DALCOR SKYLINE LTD
	269	4903 LOMAX DR	MOORE VICTORIA RENEE
	270	4901 LOMAX DR	PINEDA AMILCAR
	271	4907 LOMAX DR	VEGA MARCY
	272	4905 LOMAX DR	SCOTT YOLANDA C & LANCE S
	273	4911 LOMAX DR	CASTRO FERNANDO
	274	4909 LOMAX DR	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	4915 LOMAX DR	CAMP CAROL LYNNE CRANDALL
	276	4919 LOMAX DR	SIMON ROY M & LIZAMMA
	277	4917 LOMAX DR	MANTHURUTHIL SIMON K &
	278	4921 LOMAX DR	WILLIAMS THOMAS A &
	279	4923 LOMAX DR	DELACRUZ VALERO &
	280	4925 LOMAX DR	LEMUS NERY & DOLORES
	281	4927 LOMAX DR	TINOCO MARIA T &
	282	4929 LOMAX DR	DOWNEY LINDA J LIFE EST
	283	4931 LOMAX DR	PREAKNESS DALLAS
	284	4933 LOMAX DR	RODRIGUEZ MIRIAM
	285	4935 LOMAX DR	GONZALES ADRIAN & SANDRA REY
	286	4939 LOMAX DR	Taxpayer at
	287	4937 LOMAX DR	CAVANAUGH EDELSYX GABRIELA
	288	4943 LOMAX DR	DALLAS J.O.C.S. LLC
	289	4947 LOMAX DR	PERALTA JESUS NOE
	290	4949 LOMAX DR	SMITH DASIA
	291	4951 LOMAX DR	AGUIRRE MARCIA G VARGAS
	292	4957 LOMAX DR	LARA MARTIN ALVARADO
	293	4959 LOMAX DR	LARA MARTIN
	294	7428 CHARIOT DR	HERRERA LUIS &
	295	7422 CHARIOT DR	VENTERS JOYCE MARIE
	296	7416 CHARIOT DR	MOLINA MIGUEL &
	297	7410 CHARIOT DR	HURD DEBORAH S
	298	7406 CHARIOT DR	BYRD JAMES L & ELIDA C
	299	4956 BERRIDGE LN	RAMIREZ BLANCA E
	300	4958 BERRIDGE LN	MACIAS EFRAIN &
	301	4952 BERRIDGE LN	PSYCHO BUNNY 401K TRUST
	302	4954 BERRIDGE LN	WRIGHT TIMOTHY WARREN
	303	4950 BERRIDGE LN	CABRERA RAMIRO
	304	4948 BERRIDGE LN	AMIYA INVESTMENT LLC
	305	4946 BERRIDGE LN	BROWN EBONY J

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	4940 BERRIDGE LN	HOUSE JC
	307	4942 BERRIDGE LN	MCGREW R & K LIVING TRUST THE
	308	4938 BERRIDGE LN	DWYER STACEY BENNETT
	309	4936 BERRIDGE LN	ESTRADA MARIA ANGELA
	310	4934 BERRIDGE LN	ELROI PROPERTY HOLDINGS
	311	4932 BERRIDGE LN	NAVA MARIA &
	312	4930 BERRIDGE LN	QUIROZ LESLIE SARAI
	313	4928 BERRIDGE LN	HILL MARY G
	314	4926 BERRIDGE LN	AMUSAN AMOS & HENRIETTA
	315	4924 BERRIDGE LN	AMUSAN AMOS SUNDAY
	316	4922 BERRIDGE LN	Taxpayer at
	317	4920 BERRIDGE LN	PESEADOR EDGAR
	318	4918 BERRIDGE LN	WHITLOCK CRYSTAL H
	319	4916 BERRIDGE LN	ROGERS JACQUELINE L &
	320	4912 BERRIDGE LN	GONZALES JOE
	321	4914 BERRIDGE LN	GEORGE SAM K
	322	4910 BERRIDGE LN	PPG HOMESOLUTIONS
	323	4908 BERRIDGE LN	JONES RONALD R & TOMMYE M
	324	4906 BERRIDGE LN	RODRIGUEZ JOSE
	325	4904 BERRIDGE LN	TRAN THUNG VAN &