CITY PLAN COMMISSION **THURSDAY, OCTOBER 6, 2022**

Planner: Michael V. Pepe

FILE NUMBER: Z212-134 (MP) **DATE FILED:** March 18, 2022

LOCATION: An area generally bound by East Belt Line Road to the north, Dallas City Limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line road / Dallas City Limit to the west

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 1,481.94 acres **CENSUS TRACT:** 141.27

APPLICANT: Billingsley Company

REPRESENTATIVE: Rob Baldwin, Baldwin & Associates

OWNER: Multiple (See List of Officers)

REQUEST: 1) An amendment to the development standards within Planned Development District No. 741, 2) an expansion of Planned Development District No. 741, Subarea A to include an additional 446 acres of land, currently zoned an A(A) Agricultural District with Specific Use Permit No. 3 and Planned Development District No. 942, and 3) adjustment of the boundaries of Subareas A, B, and C within Planned Development District No. 741.

SUMMARY: The purpose of the request is to permit the development of a mixed-use district with residential, commercial, and office uses.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

BACKGROUND INFORMATION:

- The current area of PD 741 consists of approximately 1036 acres.
- The original PD 741 was approved on January 25, 2006 and subsequently amended two times.
- Currently, the development comprises approximately 85 acres of residential uses, 48 acres of office uses, 3 acres of retail uses, 82 acres of parking uses, and 34 institutional / public school uses. The remaining acreage is undeveloped or agricultural uses.
- The PD consists of four Subareas, Subarea A, B, C, and D. Subarea A is the majority of the property, including the residential and office developments, while Subareas B, C, and D are currently used or planned as public schools.
- PD uses MU-3 Mixed Use District as the base with various alterations to the use, yard, lot, and space, landscaping, and parking regulations.
- The applicant is requesting to amend the existing Planned Development District, primarily the development standards of Subarea 1 and also requesting to add approximately 400 additional acres to the north of the existing PD.
- The changes to the conditions include removing the requirement for development and landscape plans and instead requiring more precise design standards and modifying the tree preservation standards to reflect current tree mitigation totals.

Zoning History:

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

1. **Z201-262**- On Wednesday, September 21, 2021, the City Council approved an application and issued an ordinance granting an amendment to Subarea A within Planned Development District No. 741, located on the west line of Olympus Boulevard, north of Stampede Lane.

2. **Z189-265** – On Wednesday, August 28, 2019, City Council approved an application for Specific Use Permit 2348 for a commercial amusement (outside) use on property zoned Planned development District No. 741, located on the northeast line of Olympus Boulevard between Wharf Road and Cypress Waters Boulevard.

3. **Z189-135** – On Wednesday, March 27, 2019, City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Planned development District No. 741, located on the northeast corner of Olympus Boulevard and Wharf Road.

4. **Z189-105** – On Wednesday, February 13, 2019, City Council approved an application for a Specific Use Permit No. 2322 for a government installation

other than listed limited to an elevated water storage reservoir on property zoned Planned development District No. 741, located on the east line of South Belt Line Road, at the terminus of Airline Drive

Development Plan History:

Since January 2016, staff received the following miscellaneous applications within PD 741:

- 30 Development Plans
- 11 Minor Amendments

At this time, in order to receive a permit, each development in the PD is required to submit a development plan to City Plan Commission. The proposed change would not require the submission of a development plan but would require compliance with additional design standards. The proposed changes advance City goals and policy of ensuring quality development that foster pedestrian and transit accessible neighborhoods while also creating a more efficient development process throughout the region.

Thoroughfares/Streets:

Thoroughfare	Type	Proposed ROW
Belt Line Road	Local	-
Hackberry Road	Local	-
Ranch Trail	Local	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

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

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 2.2.2 Maximize development opportunities around DART stations.

Goal 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

TRANSPORTATION ELEMENT

GOAL 4.1 PROVIDE A FUNDAMENTAL LAND USE/TRANSPORTATION LINKAGE

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes. Designing pedestrian-friendly streetscapes and encouraging new.

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

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

Surrounding Land Uses:

	Zoning	**Land Use**
Site	PD No. 741 Subareas A, B, C, and D (with SUPs), PD 942 Subdistrict B	Multifamily, Office, Retail, Open Space, Undeveloped (Subarea A) Public Schools (Subarea B, C, D)
North	PD 942 Subdistrict B, PD 1039	Undeveloped, DART Silver Line Station and ROW
East	Outside City Limit	Outside City Limit
South	Outside City Limit	Outside City Limit
West	Outside City Limit	Outside City Limit

Land Use Compatibility:

The property is currently located within Planned Development District No. 741, which allows a mix of uses generally in keeping with MU-3 Mixed Use District. The area is partially developed with mid-rise residential structures, office structures, surface parking, retail and restaurants, and programmed open space. The remainder is agricultural in use, undeveloped, or within the limits of North Lake. Of the 425 acres to be added, roughly 151 acres are above the water level of North Lake, while the remaining 274 are within the lake.

Properties to the east, south, and west of the site are located outside of City limits. Property to the north of the PD is currently undeveloped, within PD 942 and the DART Silver Line station which is currently under construction, within PD 1039.

The property hosts multiple SUPs. No alterations are proposed to the following SUPs:

SUP No. 3 was adopted on March 29, 1965 with a permanent timeframe to allow the use of a power plant, which was the current use of the property and North Lake at the time. There is no longer an operational power plant on the site.

SUP No. 517 was adopted on August 3, 1970, 1965 with a permanent timeframe to allow the use of a commercial radio transmitting station and towers. This use is no longer operational on the site.

SUP No. 2322 was adopted on February 12,2019 with a permanent timeframe to allow the use of a utility or government installation other than listed limited to elevated water storage reservoir. This use currently exists as a water tower.

SUP No. 2325 was adopted on March 26, 2019 for a period of two years with eligibility for auto-renewal to allow the use of an alcoholic beverage establishment limited to microbrewery, microdistillery, or winery. This use currently exists as an alcoholic beverage establishment.

SUP No. 2348 was adopted on December 7, 2021 for a period of 3 years to allow the use of a commercial amusement (outside). This use currently exists as an outdoor entertainment venue.

Currently, the PD requires the approval of a development plan by the City Plan Commission where plans must be approved if they meet the requirements of the planned development district as written.

The proposed changes to the PD do not generally alter the allowable uses, which generally follow those allowable within MU-3 Mixed Use District. The use of a car wash has been removed from the list of permitted by-right uses with the proposed conditions. Development of this use would require prior approval of an SUP. This is the only change to the allowable uses.

Development Standards:

DISTRICT	Setbacks (Min/Max)		Unit Density	Height	FAR	Lot Coverage	Primary Uses
	Front	Side / Rear					
Existing **PD 741 Subarea A, B, C, and D**	5’	0’ 5’ Single Family	10,000	270’ 20 stories 70’ within 300’ of eastern boundary	4.5*	90%*	Multifamily, Single Family, Office, Hotel, Retail, Light Industrial

*For purposes of calculation of these metrics, Subarea 1 is considered one lot.

The proposed change does not alter the primary yard, lot, and space standards including setbacks, unit density, height, floor area ratio, or lot coverage.

The only change to the yard, lot, and space standards would be allowing minor encroachments in the five-foot front yard, including entrances, pedestrian amenities, and landscaping. The effect of this would be to provide minor flexibility during the permitting process while encouraging the use of street-activating features. These encroachments mirror those provided for in the setbacks section of Article XIII.

Parking:

Use	Spaces Req per PD	Spaces Required in Proximity to DART	51A
Multifamily	1.3 per unit	1.04 per unit	1 / bedroom
GMFS	1 / 250 sqft	1 / 312.5 sqft	1 / 200 sqft - 1 / 300 sqft
Personal Service	1 / 250 sqft	1 / 312.5 sqft	1 / 200 sqft
Light Manufacturing	1 / 5,000 sqft	1 / 6250 sqft	1 / 600 sqft

The proposed development is required to provide parking in accordance with Chapter 51A, except where provided by PD 741. All uses in proximity to DART Rail stations may reduce their total required parking by 20%. Proximity to DART is defined by the PD as 1/4 mile or between ¼ and ½ mile provided there is a pedestrian connection to the DART station. This is a relevant matter to the PD because the DART Silver Line station is currently under construction adjacent to the northern portion of the PD, including the area to be added, and a significant portion of the property would fall within the ¼ or ½ mile necessary to receive the DART parking reduction. This is an existing condition within the PD, the only proposed change would be to include residential as a use that is subject to the DART proximity modifier.

Landscaping:

Landscaping is required to either accordance with either the requirements of this article or Article X. Submitted landscape plans must indicate which set of standards apply. The proposed change removes the condition to submit landscape plans with the development plans to City Plan Commission. Proposed development is still required to meet landscaping requirements of the PD or Article X and must demonstrate fulfillment of the requirements at the permitting phase.

Tree Mitigation:

An additional measure of tree preservation, mitigation, and replacement was required by the original PD conditions. This called for a 19,988 caliper inches of trees to be preserved or mitigated for Subarea A. Until mitigation was 75% complete, the PD stipulated a 17-acre tree preserve must be maintained on the property. As of January 2022, the applicant has demonstrated 21,443 caliper inches have been planted throughout the grounds of the developed portion of the site. Staff views this as fulfillment of the original PD mitigation requirements, as it is 107.3% of the originally required total. The applicant has requested to revert to base Article X tree preservation for the remainder of the development and for the area to be added to the PD.

Urban Design Standards:

The proposed changes incorporate a new section, 741.106.1. Design Standards. New design standards are also included in Section 741.109. Off-Street Parking and Loading but are described below.

This section consolidates existing and newly proposed design standards in regard to fencing, transparency, open space, street activation, and pedestrian access, as well as a purpose statement with clarification behind the goals of the PD and its provisions.

In comparison to the current conditions, the proposed conditions would result in a more predictable urban form that furthers City policy of supporting pedestrian neighborhoods, enhancing transit oriented developments, and creating distinct neighborhood character. The changes would also further City policy of making the development process flexible and more efficient.

Below is a summary of these additions:

- **Fencing:** The conditions limit fences in the front yards to four feet for non-residential and multifamily uses, and states that primarily, fences that front streets must be generally open. The effect of these would be both to better ensure activation between the street and buildings and maintaining pedestrian scale sight lines along the sidewalks.

- **Facades:** Each building must have at least one architecturally prominent entrance that is easily visible and accessible from the sidewalk. This aids in the navigability and accessibility of the public realm. This section includes standards for both transparency and glass reflectivity. The transparency provision, which already exists within the PD, would continue to call for a minimum transparency per the below table, for street facing facades.

Structure Use	**Minimum Transparency**	
	Front Yard	**Side Yard**
Mixed use (two or more uses)	50%	25%
Retail, Personal Service, Commercial and business service, institutional, lodging, multifamily, <u>office (new to PD)</u>	30%	25%
Single Family, duplex	20%	20%

The added glass reflectivity condition would also require that transparent surface called for by the previously described condition not exceed 25% reflectivity, except where necessary to meet energy standards. This would prevent a scenario where, although transparency is provided through windows, the windows have such heavy tinting or glazing that it prevents the perception of connection between indoor and outdoor space.

- **Individual Entries:** Street walls for multifamily will require 60% of ground floor units to have individual entries with access to the sidewalks.

- **Structured Parking:** Ground floor facades of parking garages must either utilize an active use for a depth of 25 feet, an exterior façade similar to the main structure, screening from another building, or a 30-foot setback with a plaza. Any openings on a parking structure must have a solid screening headlight wall with a minimum height of 33 inches. Additionally, maximum blank wall length is 30 feet.

- **Garage Doors:** The conditions prohibit garage doors facing streets and would require a turn or access from an alley.

- **Block Perimeter and Pedestrian Connectivity:** The conditions require a pedestrian pathway for any block greater than 2,000 linear feet in perimeter. The conditions call for minimum width, design standards, and allows a degree of flexibility in accordance with the pathway provisions of Article XIII.

- **Sidewalks**: Six-foot minimum sidewalks are required by the PD. However, minimum required sidewalks widths may increase depending upon the street section exhibit being utilized by any given development. Sidewalks must be continuous, level, and distinct across driveways.

- **Driveways for Single Family and Duplex Uses:** The conditions limit driveway width for these uses to 10 feet within the front yard, allow ribbon driveways, prohibit circular driveways, and call for a minimum setback between adjacent driveways of at least two and half feet. The effect of these conditions would be to appropriately space driveways and limit their with so as to not create a continuous driveway on a block of single family or duplex uses, which aids in pedestrian safety along the block.

- **Surface Parking:** In SEC. 51P-741.109.a.12,surface parking is prohibited between the façade and property line. For buildings within more than one street frontage this is applies only to two frontages. The effect of this, since much of the established pattern within the PD is to create singular lots with four street frontages, it may still allow a degree of surface parking between the building and the street. In those scenarios, SEC. 51P-741.106.1 requires each of the following:

    - Concealment through either a three-foot earthen landscaping berm, a minimum three-foot masonry wall, or evergreen hedges of up to three feet.

- Provided it consists of more than 5 parking spaces, the lot must include the landscape and walkway areas as described for an Avenue street in Exhibit 714F between the parking area and streets, including two rows of large trees, planting areas, and a 6' sidewalk. The effect of this would be to substitute the pedestrian enclosure typically provided by a building façade while also providing multiple layers of shade for the sidewalk.

- **Open Space:** Building sites greater than 2 acres and located more than 500 feet from the overall greenway and park system within the PD will be required to provide one contiguous 1,000 square foot minimum open space, including activation from pedestrian amenities and prohibiting vehicle access. The effect of this would be to ensure open space in area of the PD that have not already provided access to either the trail system or park or to limit block size to less than 2 acres, both of which goals would aid in the pedestrian comfort and navigation. This open space would not be the only inclusion of open space but ensures at least one portion of provided open space is contiguous and human scale.

- **Loading Areas and Service Entries:** SEC. 51P-741.109.a.13 and 14, the conditions call for service entries, back of house functions, and loading areas to be located away from primary streets and pedestrian spaces and call for appropriate screening including fences, landscaping, and gates.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 to orange, representing the weakest markets. The area of request is located within the "E" MVA category.

List of officers

Billingsley Company

Lucy Billingsley, President
Kenneth Mabry Senior Vice President

Kimberly Meyer, Senior Vice President

Coppell ISD
Board of Trustees
Anthony Hill, President
Tracy Fisher, Vice President
Judy Barbo, Secretary
Leigh Walker, Member
Thom Hulme, Member
Jill Popelka, Member
Amy Dungan, Member

Cypress Water Land A LTD
Cypress Water Land B LTD
Cypress Water Land C LTD
Billingsley 380 North GP, LLC
Lucy Billingsley, President
Kenneth Mabry Senior Vice President
Kimberly Meyer, Senior Vice President

BCOM Land LLC
Carla Janousek, Manager

CW Rock Bottom Partners Ltd
CW RBP GP, LLC
Kenneth Mabry, Manager

The Residences of Austin Ranch No. 6 LTD
42BCO, Inc.
Kenneth Mabry Senior Vice President

Proposed PD Conditions
ARTICLE 741.

SEC. 51P-741.101. LEGISLATIVE HISTORY.

PD 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. (Ord. Nos. 26233; 27915)

SEC. 51P-741.102. PROPERTY LOCATION AND SIZE.

PD 741 is established on property located on the north side of Hackberry Road, east of Belt Line Road. The size of PD 741 is approximately 1,437.96 acres. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) A-FRAME SIGN means a self-supported A-shaped sign with two visible sides that are located on or adjacent to a sidewalk.

(2) AWNING means a fabric or vinyl surface supported by a metal structure that is applied to the face of a building.

(3) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

(4) BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

(5) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft fabric materials.

(6) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(7) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and

includes the equipment that supports the data center, including computers, servers, and other data storage devices.

(8) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the identification of the district.

(9) KIOSK SIGN means a multi-sided structure for the display of signage for uses within this district, way-finding maps, artwork, and special events.

(10) LIGHT MANUFACTURING means a facility where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.

(11) MANUFACTURED HOUSING means a dwelling unit contained in a manufactured home.

(12) PEDESTRIAN CONNECTION means an unobstructed area a minimum of six feet in width and illuminated to allow for pedestrian traffic.

(13) TANDEM PARKING means one parking space in front of another parking space.

(14) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total facade area by story.

(15) TREE PLANTING ZONE means the area parallel to and between two- and-one-half and nine feet from the back of the projected street curb.

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

(b) Subareas A, B, C, and D are considered to be nonresidential zoning districts. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 741A: conceptual plan.

(2) Exhibit 741B: mixed use development (MUD) parking chart.

(3) Exhibit 741C: tree list.

~~(4) Exhibit 741D: tree preserve area.~~

(5) Exhibit 741E: lighting.

(6) Exhibit 741F: typical street sections.

SEC. 51P-741.103.2. SUBAREAS.

This district is divided into four subareas: Subareas A, B, C, and D, as depicted on the conceptual plan. Subarea A-1 is a subset of Subarea A only for the purposes of tree conservation in this Article. (Ord. Nos. 27915; 29504; 30231)

SEC. 51P-741.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 741A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. In Subareas A, B, C, and D, minor adjustments to the final street alignments and locations are permitted at the time of platting without requiring an amendment to the conceptual plan. (Ord. Nos. 26233; 27915)

SEC. 51P-741.105. DEVELOPMENT PLAN.

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, and development schedule do not apply.

SEC. 51P-741.106. MAIN USES PERMITTED.

(a) Subareas A, B, C, and D in general. Except as provided in this section, the only main uses permitted in Subareas A, B, C, and D are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in these subareas only by SUP, and a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in these subareas.

(b) Uses in Subareas A, B, C, and D not requiring residential adjacency review. The following uses are allowed by right without residential adjacency review:

-- Animal shelter or clinic without outside runs.
-- Auto service center.
~~-- Car wash~~
-- Commercial parking lot or garage.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Hospital.
- Hotel or motel.
-- Manufactured housing. *[A maximum of five dwelling units may be constructed in these subareas until a certificate of occupancy is issued or final inspection is performed for another residential use in these subareas. All manufactured housing must be removed within 90 days of the issuance of a certificate of occupancy or final inspection of another residential use.]*
--Public school other than an open-enrollment charter school.
--Restaurant without drive-in or drive-through service.

(c) Main uses permitted by right in Subareas A, B, C, and D. The following main uses are permitted by right:

(1) Industrial uses.

--Data center.
--Light manufacturing.

(2) Miscellaneous uses.

--Placement of fill material.

(3) Residential uses.

-- Handicapped group dwelling unit.
-- Single family.

(4) Retail and personal service uses.

-- Ambulance service.
-- Surface parking.

(5) Transportation uses.

-- Commercial bus station and terminal.
-- Private street or alley.

-- Transit passenger station or transfer center. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.106.1. DESIGN STANDARDS.

(a) Purpose. The design standards in this section and within Section 51P-741.111 Landscaping are intended to guide development to create a quality urban environment. The design standard goals of this district are to:

(1) Use traditional neighborhood development concepts to create a vibrant neighborhood with a pedestrian-friendly and human-scaled environment, utilizing high quality materials, and creating unique urban places.

(2) Create a quality urban environment through building design, materials, and orientation.

(3) Produce streetscapes that embrace and encourage pedestrian activity while safely accommodating all modes of transportation.

(4) Provide connections to existing or planned trails, transit stations, and any applicable public destinations as part of the overall master plan.

(b) Fencing.

(1) In general. Fencing for non-residential building sites along the required sidewalks is limited to four feet in front yards and six feet in side and rear yards. This paragraph does not prohibit fencing required by any other regulation.

(2) Non-required fences. Except for required screening and screening walls for surface parking lots prescribed in Section 51P-741.106.1 all fence panels along a street must have a surface area that is a minimum of 50 percent open.

(3) New construction.

(A) For non-residential developments that apply for a building permit for new construction after DATE, fencing is prohibited between the front property line and

building facade. If a property has more than two front yards, this restriction on fencing location only applies to no more than two front yards.

(B) For multifamily developments that apply for a building permit for new construction after DATE, fencing in between the front property line and building façade is limited to a maximum height of four feet.

(4) Board of Adjustment. The board may grant a special exception to the requirements of this section if, in the opinion of the board, the special exception will not compromise the spirit and intent of this section.

(c) Street-facing facades.

(1) Entrances. A building must have a minimum of one entrance that is architecturally prominent and clearly visible from the street. The entrance must face the street and access the street with an improved path connecting to the sidewalk.

(2) Glare. Glass reflectivity for windows must not exceed 25 percent, unless a greater reflectivity is required to meet the International Energy Code.

(3) Transparency. In Subareas A, B, C, and D, any street facing facades ~~building with a front yard setback of less than 15 feet~~ must meet the following minimum ground story transparency requirements.

(A) For a building with two or more types of uses, front yard facades must have a minimum transparency of 50 percent, and side yard facades must have a minimum transparency of 25 percent. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

(B) For retail, office, personal service, commercial and business service, institutional and community service, lodging, and multifamily uses, front yard facades must have a minimum transparency of 30 percent, and side yard facades must have a minimum transparency of 25 percent.

(C) For single-family and duplex uses, front and side yard facades must have a minimum transparency of 20 percent.

(d) New construction. For multifamily and non-residential developments that apply for a building permit for new construction after DATE, the following additional design standards apply.

(1) Multifamily individual entries. A minimum of 60 percent of the street-level, street-facing dwelling units in each building site must have individual

entries that access the street with an improved path connecting to the sidewalk.

(2) Above-grade parking structure screening.

(A) The street-facing ground-level facade of any multi-floor parking facility must be screened by any combination of the following methods:

(i) have an active use other than parking of a minimum depth of 25 feet;

(ii) have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure;

(iii) be screened from the street by another building; or

(iv) be set back a minimum of 30 feet with a plaza between the parking facility and the street.

(B) Parking structures that are not full enclosed must have solid screening walls or similar screening materials to screen headlights, of a minimum height of 33 inches.

(C) Maximum blank wall length is 30 feet on an above-grade parking structure. This paragraph does not prohibit spandrel glass in excess of 30 feet.

(3) Block perimeter and pedestrian pathway for connectivity through a block. A block perimeter must not exceed 2,000 linear feet unless the block provides a pedestrian pathway through the block. The pathway must be a minimum of 12 feet in width and contain a minimum six foot sidewalk or clear pathway if located inside of or through a building.

(A) The following requirements apply to the construction of a pedestrian passage. Except as provided in this paragraph, the passage must connect from a street, a pedestrian passage, or an alley. If a pedestrian passage, alley, or another street does not exist, the pedestrian passage must connect to a rear property line. Required building side setbacks may be used to accommodate the pedestrian passage.

(B) An individual lot with less than 100 feet of street frontage is exempt from this requirement.

(C) The building official may issue a waiver to the requirement in Paragraph (3) above if building official finds that the spirit and intent of this subsection has been met and the property shares a property line with a cemetery, Dallas Area Rapid Transit right-of-way, a railroad, a levee, or a natural feature such as floodplain, escarpment, waterways, or similar features.

(4) Sidewalks and paving.

(A) Sidewalks must have a minimum unobstructed width of ~~five~~ six-feet, unless otherwise depicted on the typical street sections exhibit (Exhibit 741F).

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

(C) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing.

(D) Public sidewalks occurring outside of the street right-of-way must be contained within an identified easement.

(E) Alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way. Cement-stabilized sand base can be used for pedestrian walkways. Cement-concrete base must be used for pavers and drive areas.

(5) Garage doors for residential uses. Garage doors must not be parallel to and face a public street. If an automatic garage door opener is provided, the garage door may be less than 20 feet from the alley.

(6) Driveways for single family and duplex uses

(A) Maximum permitted width of a driveway in a front yard is 10 feet. The driveway width may be expanded to 20 feet at any point behind the front facade.

(B) Ribbon driveways are permitted, but only if the ribbons are at least one foot wide.

(C) Circular driveways are not permitted in the front yard.

(D) A driveway constructed in the front yard adjacent to an existing driveway on an adjacent lot must be spaced a minimum of two-and-a-half feet from the existing driveway pavement.

(7) Parking concealment for surface parking. Surface parking must be screened from a street using one or more of the following materials:

(A) A three-foot-high earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) A minimum three-foot-high solid masonry wall.

(C) Hedge-like evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(8) Parkways adjacent to surface parking: Surface parking lots with more than five spaces must include the landscape and walkway areas as described in the Avenue street section within Exhibit 741F, between the parking area and a street. This includes two rows of large trees, adequate planting areas, and 6' sidewalk, except where it conflicts with a visibility triangle as defined by Section 741.111.5.

(9) Open Space.

A. On building sites larger than 2.0 acres, one contiguous open space of at least 1,000 square feet of must be provided, and may be counted as a portion of the overall open space required by Article X.

B. Building sites within 500 feet of existing greenway, park, or public plaza are exempt from (i).

C. The contiguous open space required in section (i) must be accessible from the public right-of-way or a required pedestrian passage.

D. No structures except for architectural elements are permitted within the required open space. Playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed.

E. Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

F. Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

G. Except for emergency vehicles, on-site open space cannot be parked or driven upon.

SEC. 51P-741.107. 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. Nos. 26233; 27915)

SEC. 51P-741.108. 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) Subareas A, B, C, and D.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(2) Front yard.

(A) Minimum front yard is five feet.

(B) No urban form setback is required.

(C) The following encroachments are permitted in the required front yard.

(i) Window sills, bay windows (floor area in the bay window can be occupied), belt courses, cornices and other architectural features, and fireplace chimneys may project up to three feet into the front yard;

(ii) Galleries, awnings, balconies, stoops, seat walls, retaining walls, porches, steps, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(iii) Outdoor seating areas.

(iv) A maximum four-foot-high fence.

(v) Outdoor retail display in accordance with Section 51A-13.602, "Outdoor Storage and Display."

(vi) Trash receptacles, public art, water features, bicycle racks, and bollards.

(vii) Pedestrian lighting.

(viii) Utility boxes, meters, man-hole covers, and fire suppression equipment.

(ix) Landscaping, sidewalks, trees, tree grates, and planters.

(3) Side and rear yard.

(A) Except as provided in this subsection, no minimum side or rear yard is required.

(B) For all uses other than single-family, minimum side and rear yard is five feet if a lot is adjacent to a public alley that borders a single-family use.

(C) No tower spacing is required.

(D) Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required side or rear yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required side or rear yard.

(4) Density. Maximum number of dwelling units is 10,000.

(5) Floor area. All of Subarea A is considered one lot.

(6) Height.

(A) Habitable structures within 300 feet of the eastern boundary of the district are limited to 70 feet in height.

(B) The residential proximity slope provisions do not apply.

(7) Lot coverage.

(A) Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(B) All of Subarea A is considered one lot.

(8) Lot size. For single-family uses, minimum lot size is 2,000 square feet.

(9) Mixed use project. Subarea A is considered a mixed use project.

SEC. 51P-741.109. 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) Subareas A, B, C, and D.

(1) On-street parking spaces that are adjacent to a lot, or if adjacent to open space, within 80 feet of a lot as measured in a straight line without regard for intervening structures, may be counted toward the required parking for that lot.

(2) For multifamily uses, 1.3 parking spaces per dwelling unit.

(3) Tandem parking is allowed for single family uses.

(4) Parking that requires maneuvering within the proposed Cypress Waters Boulevard right-of-way may be counted toward required parking for the adjacent lot.

(5) For children's amusement center, commercial amusement (outside), dry cleaning or laundry store, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, general merchandise or food store 100,000 square feet or more, household equipment and appliance repair, liquor store, personal service, skating rink, and swap or buy shop uses, one parking space per 250 square feet of floor area is required.

(6) For a data center, one parking space per 5,000 square feet of floor area, except that one parking space per 333 square feet is required for any floor area used for office space. Handicapped parking must be provided pursuant to Section 51A-4.305. No loading space is required the first 50,000 square feet of floor area. One loading space is required for the first 150,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 150,000 square feet.

(7) For light manufacturing, one parking space per 600 square feet of floor area. Handicapped parking must be provided pursuant to Section 51A-4.305. One loading space is required the first 50,000 square feet of floor area. Two loading spaces are required for the first 100,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 100,000 square feet.

(8) Parking reductions for proximity to DART light rail stations.

(A) Parking for all uses~~, other than residential,~~ located within a quarter mile of an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent.

(B) Parking for all uses located more than a quarter mile but less than half a mile from an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent provided there is a pedestrian connection to the DART light rail station.

(9) Mixed use development parking reduction.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 741B).

(B) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

(C) The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by

multiplying the standard off- street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(10) Seven-and-a-half-foot-wide parking stalls may constitute up to 35 percent of the required parking spaces for any use.

(11) For purposes of this subsection, each subarea is considered a lot. (Ord. Nos. 26233; 27915; 30231)

(12) Within Subarea A, except when there is a slip road and associated parking, parking lots are prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(13) Service entries and back-of-house functions must be located away from primary facades and should be visually screened by a solid wood or masonry fence or wall at least 6 feet in height where visible from the public realm and shall be screened with landscaping such as shrubs, bushes, and trees.

(14) Loading areas and loading docks should be located away from primary-street facades and pedestrian routes. They should be a maximum of 30-feet wide and, if visible from a public street, provide a closable opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.

SEC. 51P-741.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 26233; 27915)

SEC. 51P-741.111. LANDSCAPING.

(a) Subarea A.

(1) In general. Except as provided in this subsection, required landscaping must adhere to either the requirements of this article or Article X. Submitted landscape plans must indicate which set of standards apply.

(A)~~Except as provided in this subsection, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this subarea. For a portion of Subarea A, landscaping must be provided as shown on the landscape plan for a portion of Subarea A (Exhibit 741H). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.~~ No landscape plan is required for:

(i) a public park;

(ii) the repair of existing structures;

(iii) demolition;

(iv) grading;

(v) the installation of fencing or other structures for security purposes;

(vi) work associated with a temporary use;

(vii) work intended to provide for the irrigation or maintenance of landscaping; or the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:

(aa) the number of buildings on the lot;

(bb) the number of stories in a building on the lot;

(cc) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(dd) the nonpermeable coverage of the lot by more than 10,000 square feet.

(B) A landscape plan must contain the following information:

(i) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(ii) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(iii) Approximate centerlines of existing water courses and the location of the 100-year flood plain, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(iv) Project name, street address, and lot and block description.

(v) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(vi) Locations and dimensions of proposed landscape buffer strips.

(vii) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(viii)Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(ix) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(x) A description of proposed watering methods.

(xi) Location of visibility triangles on the lot.

(xii) Tabulation of design standard points earned by the plan.

(xiii) Impervious area and front yard landscape area.

(xiv) Total quantity of pedestrian facilities, special amenities, and enhanced pavement each.

(xv) The adjacent parkway area and any landscaping within the parkway area.

(2) Tree planting zone.

(A) In general. Trees must be planted no closer than 2.5 feet on center from any curb or paved roadway. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet from another large tree.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage, exclusive of driveways and visibility triangles, by 30. Fractions are rounded to the nearest whole number, with 0.5 being rounded up to the next higher whole number. Trees must have a minimum caliper of two inches at the time of planting.

(C) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of another required tree.

(3) Surface parking area trees. All required parking spaces within a surface parking area must be within 100 feet of a large canopy tree.

(4) Landscape materials.

(A) Artificial plant materials are limited to synthetic turf in publicly accessible dog parks or plazas.

(B) In satisfying the landscaping requirements of this subsection, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(C) In addition to those trees listed in Article X, the trees listed in Exhibit 741C may be used to satisfy the requirements of this article.

(5) Soil requirements.

(A) Except as provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(6) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(7) Design standards. All landscape plans must earn a minimum of ~~20~~ 13 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, a front yard may include those areas of public right-of-way located behind the curb utilized for streetscape.

(A) Points for landscaping in front yard. One point is awarded for each three percent of the total front yard area provided as landscape area to a maximum of 13 points if the landscape area:

(i) is at least 50 square feet;

(ii) is planted with grass or other plant material as ground cover; and

(iii) is planted with at least one of the following for every 100 square feet of landscape area, or fraction thereof:

(aa) one large canopy tree;

(bb) two small trees;

(cc) one small tree and two large shrubs; or

(dd) three shrubs.

(B) Existing tree credits. Existing healthy trees are categorized in accordance with the definitions of this section and credited toward meeting the design standards as follows:

(i) One point is awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large tree is allowed.

(ii) Two points are awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large trees is allowed.

(iii) Three points are awarded for each tree retained in or relocated to the front yard of the building site, the parkway, or within any of the subareas having a caliper equal to or greater than 12 inches, a credit of three required large trees is allowed.

(C)Special amenities.

(i) Enhanced pavement material.

(aa) Three points are awarded when enhanced pavement is used in crosswalks, raised intersections, and other traffic-calming devices in and adjacent to the public right of way. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code.)

(bb) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area in the front yard consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the building official.)

(ii) Pedestrian facilities.

(aa) One point is awarded for each publicly accessible special pedestrian feature such as a plaza, covered walkway, fountain, lake/pond, outdoor recreation facility, hike and bike path, and each work of public art up to a maximum of five points.

(bb) One point is awarded for a pedestrian street furniture ensemble included in the front yard consisting of a cluster of at least two benches, one bicycle rack, and a trash receptacle. Maximum of three points.

(D) Sustainable materials and methods. One point is awarded per each sustainable strategy successfully implemented as listed below:

(i) Modular pavers or recycled brick on cement-stabilized sand base.

(ii) Vegetated bio-swales for stormwater treatment, infiltration, or retention.

(iii) Dedicated bike lane in the fronting right-of-way.

(iv) Public transit stop.

(v) A minimum of 50 percent pedestrian or vehicular paving with a pervious paving material.

(vi) Planting area that is adjacent to or part of a larger restored habitat or riparian condition (not limited to front yard).

(8) When landscaping must be completed.

(A) All landscaping located within the parkway or right-of-way must be installed before the issuance of a final certificate of occupancy for any building on the adjacent lot.

(B) For a lot with one building, all other landscaping must be installed before the issuance of a final certificate of occupancy for the building on the lot.

(C) For a lot with multiple buildings, all other landscaping must be installed before the issuance of a final certificate of occupancy for the final building on the lot.

(D) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete landscaping during the six-month period. For purposes of this subsection, “documented assurance” means a copy of a valid contract to install the landscaping in

accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restriction must:

(i) expressly provide that it may be enforced by the city;

(ii) be approved as to form by the city attorney; and

(iii) be filed in the deed records of the county in which the land is located.

(9) Irrigation requirements. Except as otherwise provided in this paragraph, required plant materials must be located within 100 feet of a verifiable water supply.

(A) The lake, as indicated on the conceptual plan, is an acceptable source for water to be used in irrigation.

(B) Proposed watering methods must be indicated on the landscape plan; and adequate to maintain the plant materials in a healthy, growing condition at all times.

(C) Drought tolerant planting may be temporarily irrigated as allowed by the director.

(10) Landscaping and public art within public right-of-way. Landscaping and public art located within the public right-of-way must be installed at the time of construction on the property adjacent to the right-of-way. ~~Landscaping and public art within a right-of-way must be indicated on the development plan.~~

(11) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subarea for the exclusive purposes of authorizing compliance with the parkway landscaping requirements of this article and the temporary placement for intervals of time less than 24 consecutive hours of A-frame signs, tables, chairs, and associated improvements for dining within the right-of-way. “Parkway” means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination

is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping, dining equipment, and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non- renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(12) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by

the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(13) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(b) Subareas B, C, and D. Landscaping must be provided in accordance with Article X.

(c) The board may grant a special exception to the landscaping requirements of this section if, in the opinion of the board, the special exception will not compromise the spirit and intent of this section. When feasible, the board shall require that the applicant submit, and that the property comply with a landscape plan as a condition to granting a special exception under this section.

(d ~~c~~) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 26233; 27915; 29504; 30231)

1. SEC. 51P-741.111.1 TREE CONSERVATION, REMOVAL, AND REPLACEMENT.

(a) In general. Except as provided in this section, tree conservation, removal, and replacement must be provided in accordance with Article X.

(b) Except as otherwise provided in this section, tree replacement is not required for protected tree removal in Subarea A vacant property.

(c) A tree that was planted as a replacement tree is a protected tree.

(d) Tree conservation, removal, and replacement requirements of Article X must be provided in the Subarea A-1 sections of Subarea A.

~~(b) Subarea A.~~

~~(1) Subarea A is considered one lot for purposes of tree mitigation and removal.~~

~~(2) Total mitigation required is 19,998 caliper inches.~~

~~(c) Subarea B, C, and D.~~

~~(1) Subareas B, C, and D are considered one lot for tree mitigation and removal.~~

~~(2) Total mitigation required is 2,543 caliper inches.~~

~~(d) Tree inventory and replacement for Subareas A, B, C, and D.~~

~~(1) Trees planted within the right-of-way or designated open space may be counted as required and site trees and used for mitigation. Trees removed from an existing or proposed right-of-way do not have to be mitigated.~~

~~(2) Trees that are preserved or relocated to a park, conservation easement, designated open space, or area shown on a development plan will receive a five-to-one caliper inch credit for purposes of satisfying tree mitigation requirements.~~

~~(3) Mitigation of trees removed pursuant to a tree removal permit must be completed in accordance with the following schedule:~~

~~(A) 25 percent of mitigation complete within five years after the issuance of the tree removal permit;~~

~~(B) 50 percent of mitigation complete within 10 years after the issuance of the tree removal permit;~~

~~(C) 75 percent of mitigation complete within 15 years after the issuance of the tree removal permit;~~

~~(D) 100 percent of mitigation complete within 20 years after the issuance of the tree removal permit.~~

~~(4) A minimum 17-acre tree preserve area must be maintained as shown on Exhibit 741D until such time as 75 percent of required mitigation is complete. (Ord. 27915; 30231)~~

SEC. 51P-741.111.2. LIGHTING IN SUBAREAS A, B, C, AND D.

(a) Decorative street lighting may be placed within the right-of-way.

(b) Temporary string lighting may be affixed to buildings, light standards within the right-of-way, and landscaping within the right-of-way.

(c) In addition to standard city fixtures and poles, fixtures and poles ranging in height from 12 feet to 25 feet and in general conformance with the design criteria outlined in the lighting exhibit (Exhibit 741E) are allowed on the Property and within the right-of-way.

(d) Exceptions to city standards may be granted in order to achieve comprehensive and integrated urban design in relation to building elevations, locations, and orientations.

(e) Athletic field lighting is permitted by right with a maximum height of 120 feet. (Ord. 27915; 30231)

SEC. 51P-741.111.3. STORM DRAINAGE DESIGN IN SUBAREAS A, B, C, AND D.

Lots using the lake, as shown on the conceptual plan, as a drainage source are not required to provide detention on the lot. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.4. STREET SECTIONS AND DESIGN IN SUBAREAS A, B, C, AND D.

(a) Streets must be one of the following street types, more particularly described in the typical street sections exhibit:

(1) Park street.

(2) Town center street.

(3) Office and mixed-use street.

(4) Boulevard.

(5) Water street.

(6) Avenue.

(7) Residential street.

(b) Right-of-way dedications must be in accordance with the attached street sections.

(c) Minor adjustments to final street right-of-way dedications and locations are permitted at the time of platting without requiring an amendment to Exhibit 741F. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.5. VISUAL OBSTRUCTION REGULATIONS.

(a) In Subareas A, B, C, and D, the definition of "visibility triangle" in Section 51A- 4.602 for central area districts applies.

(b) In Subareas A, B, C, and D, a conceptual street plan and street section exhibit acceptable to the director of mobility and street services must be ~~included with the development plan~~ submitted to the commission for approval.

(c) In interpreting and enforcing the paving and drainage design manual, Subarea A is considered a special area. (Ord. Nos. 27915; 30231)

SEC. 51P-741.112. SIGNS.

(a) In general. Except as provided in this section, signs in Subareas A, B, C, and D must comply with the provisions for business zoning districts in Article VII. Signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Subarea A.

(1) The effective area for signs includes the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully

contains a word. Supporting structures, walls, and architectural features are not included in the calculation of effective area.

(2) For all signs other than district identification signs and attached signs, maximum effective area is 200 square feet.

(3) Detached signs.

(A) All detached signs must advertise uses, tenants, or events within the district but do not have to be located on the same lot as the use, tenant, or event being advertised.

(B) No minimum setback exists for detached signs, except that a minimum of three feet of unobstructed sidewalk must be maintained.

(C) For detached signs other than district identification signs and kiosk signs, one sign is allowed for every 450 feet of frontage. For purposes of this calculation, temporary signs, seasonal banners, and A-frame signs are excluded.

(D) For detached signs other than district identification signs and kiosk signs, the setback-to-height slope is 0.5:1 with a maximum height of 35 feet.

(E) Pole signs are prohibited.

(4) District identification signs, and A-frame signs may be located within the right-of-way, including medians. When a sign is located on a sidewalk, a minimum of three feet of unobstructed sidewalk area must be maintained.

(5) Multiple tenants or landowners may be advertised on any sign.

(6) Signs may be attached to light standards within the right-of-way.

(7) In addition to the types of signs allowed in Article VII, the following types of signs are allowed, subject to the conditions listed below:

(A) A-frame signs with a maximum height of four feet and maximum effective area of 12 square feet per side;

(B) Awning signs;

(C) Banner signs;

(D) Blade signs with a maximum effective area of 30 square feet;

(E) Canopy signs;

(F) District identification signs; and

(G) Kiosk signs (prohibited in rights-of-ways).

(8) District identification signs:

(A) May include the name and logo of the district, or the name, logo, and address of any destination located within the district;

(B) Must be a detached sign;

(C) Must not exceed 200 square feet in effective area;

(D) May not exceed 40 feet in height;

(E) May be located in a public right-of-way;

(F) Except as provided in this paragraph, may be erected anywhere as long as they do not create a visual obstruction;

(G) May be located over the public sidewalk or traffic lanes of a public street, providing that a minimum of 14 feet of vertical clearance is provided.

(H) Maximum number of signs is 20.

(I) May not be located within 100 feet of any detached sign located on the same frontage.

(9) Kiosk signs:

(A) May not provide advertising for uses or events outside the district.

(B) May not exceed 40 square feet in total signage area (not including structure).

(C) Maximum number of signs is 20.

(D) May not be located within 50 feet of any detached sign located on the same frontage.

(E) May not be located in rights-of-way.

(c) Public schools. For any public school, other than an open-enrollment charter school, the following sign regulations apply:

(1) Signs may include the school name, logo of the school, and address of the school;

(2) Signage may be either attached or detached;

(3) Detached signs may not exceed 200 square feet in effective area;

(4) Detached signs may not exceed 40 feet in height;

(5) Electronic messages may only be displayed between 6:30 a.m. and 8:30 p.m. Friday. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.113. ADDITIONAL PROVISIONS.

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

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

(c) The lake, as shown on the conceptual plan, is considered a legal building site for purposes of installing retaining walls and public amenities for pedestrian usage or community activities such as concerts.

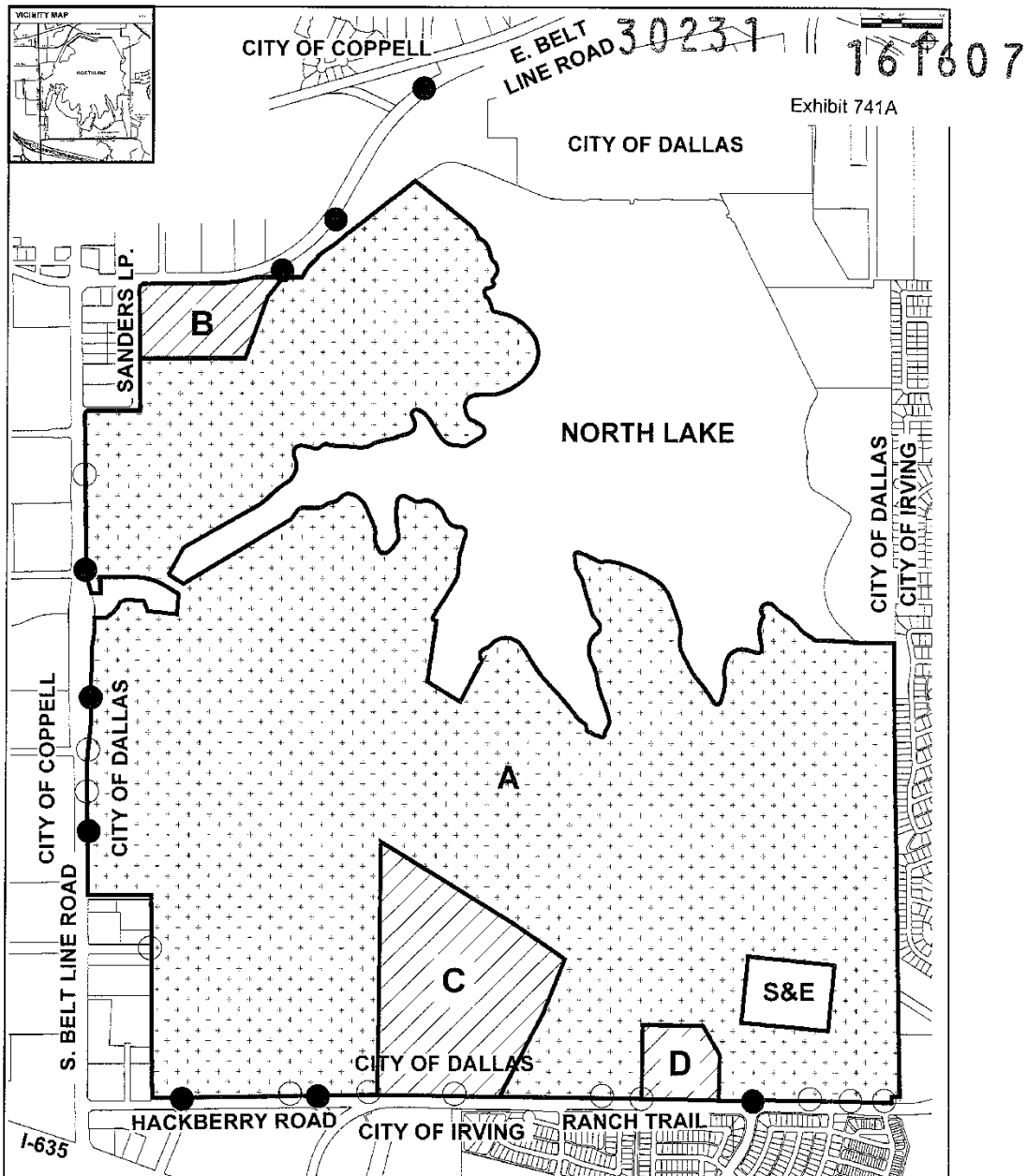
(d) All of Subarea A is considered a legal building site for establishing a manufactured housing use. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.114. COMPLIANCE WITH CONDITIONS.

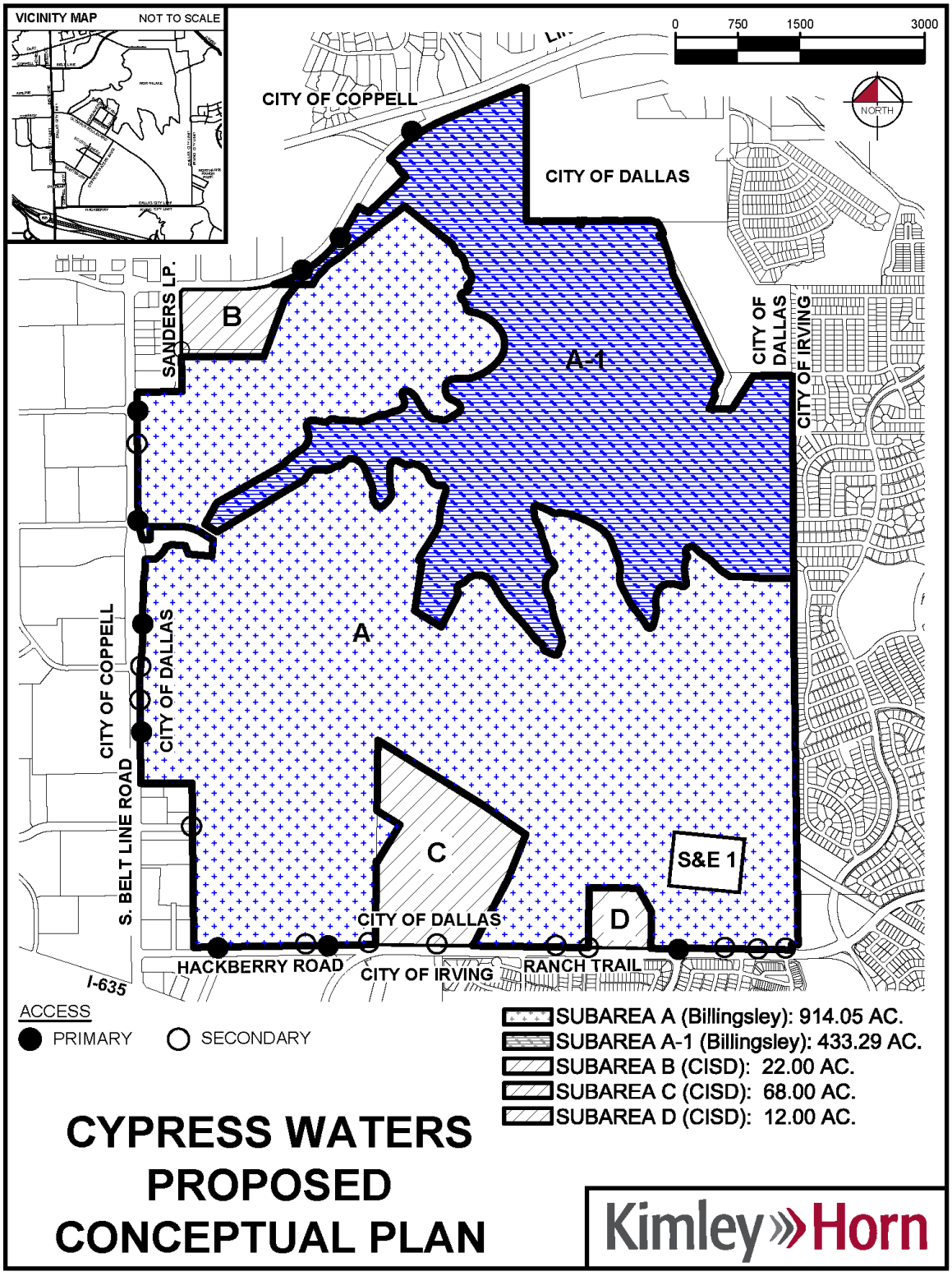
(a) Except as provided in this article, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

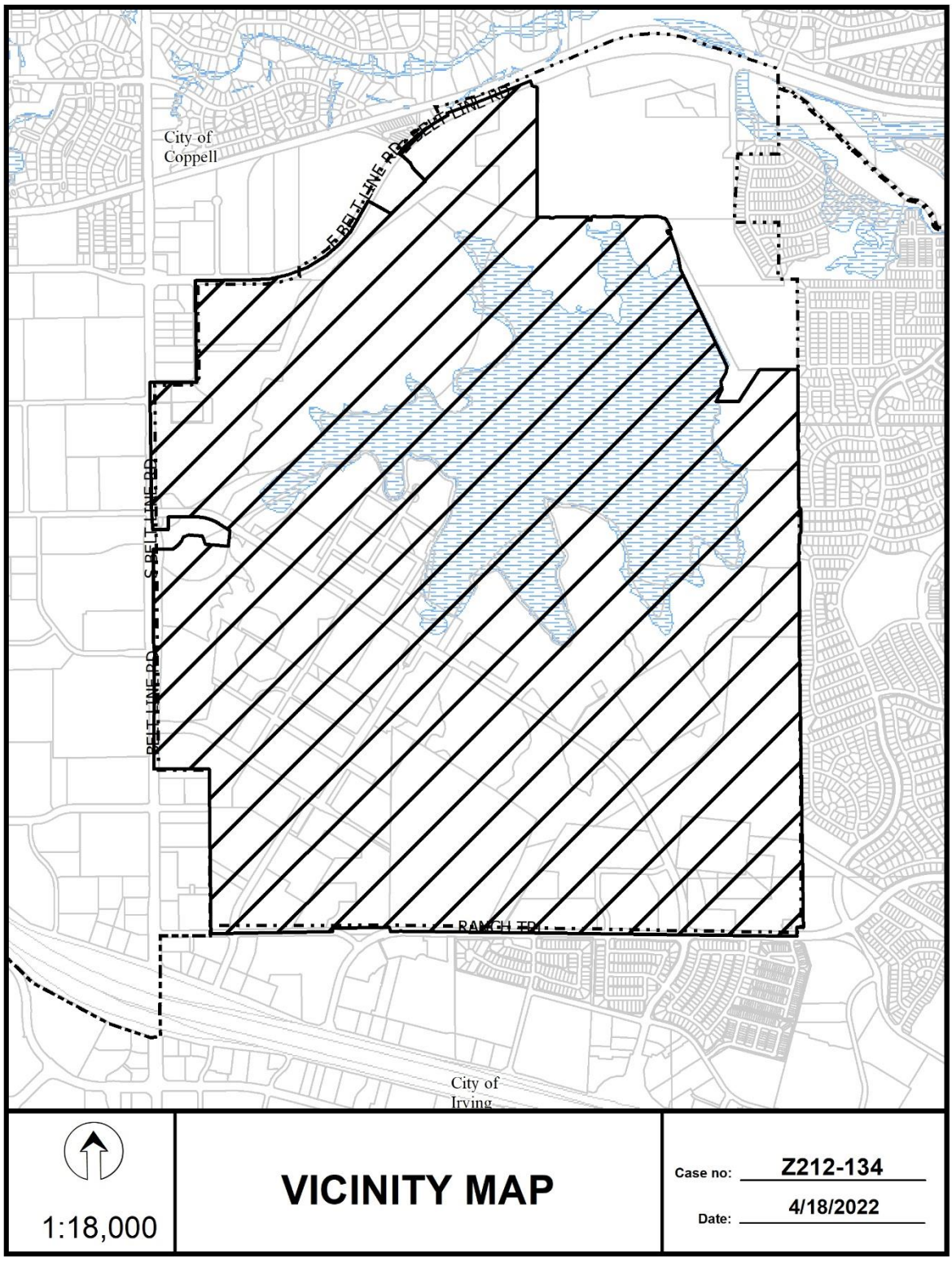
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 26233; 27915)

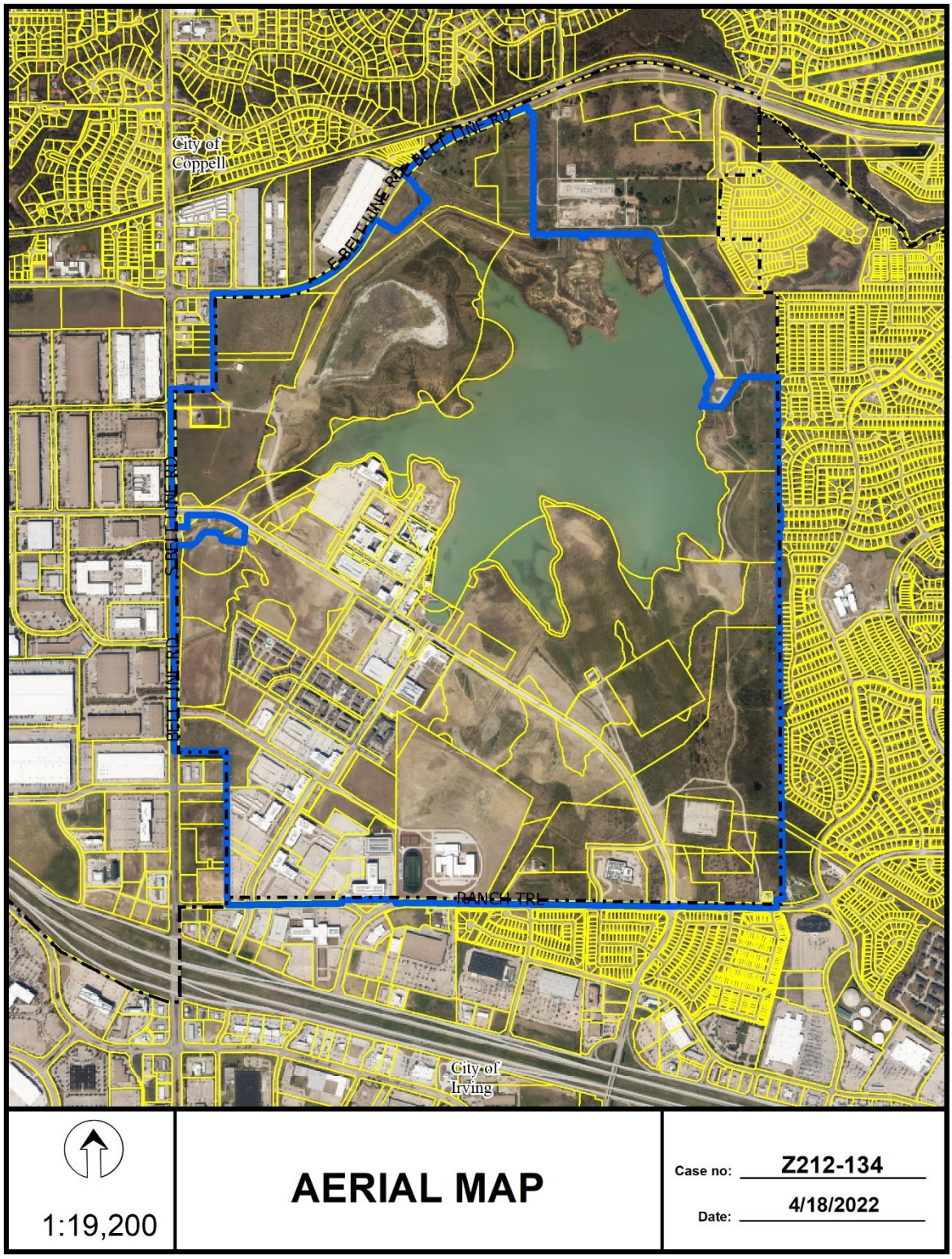
Existing Conceptual Plan



Proposed Conceptual Plan




City of
Coppell
E BELT LINE RD
BELT LINE RD
S BELT LINE RD
RANCH TRL
City of
Irving
1:18,000
VICINITY MAP
Case no: Z212-134
Date: 4/18/2022

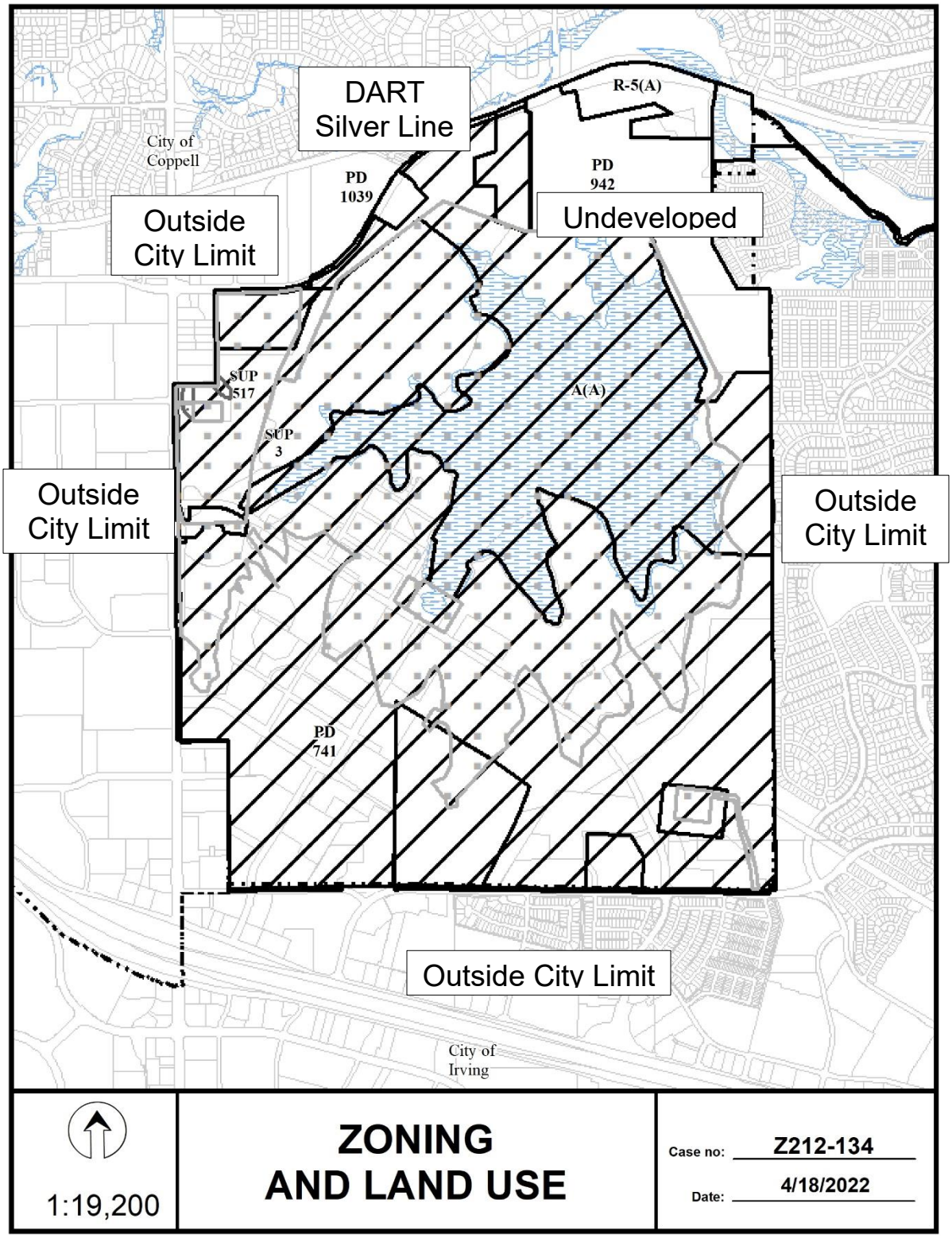


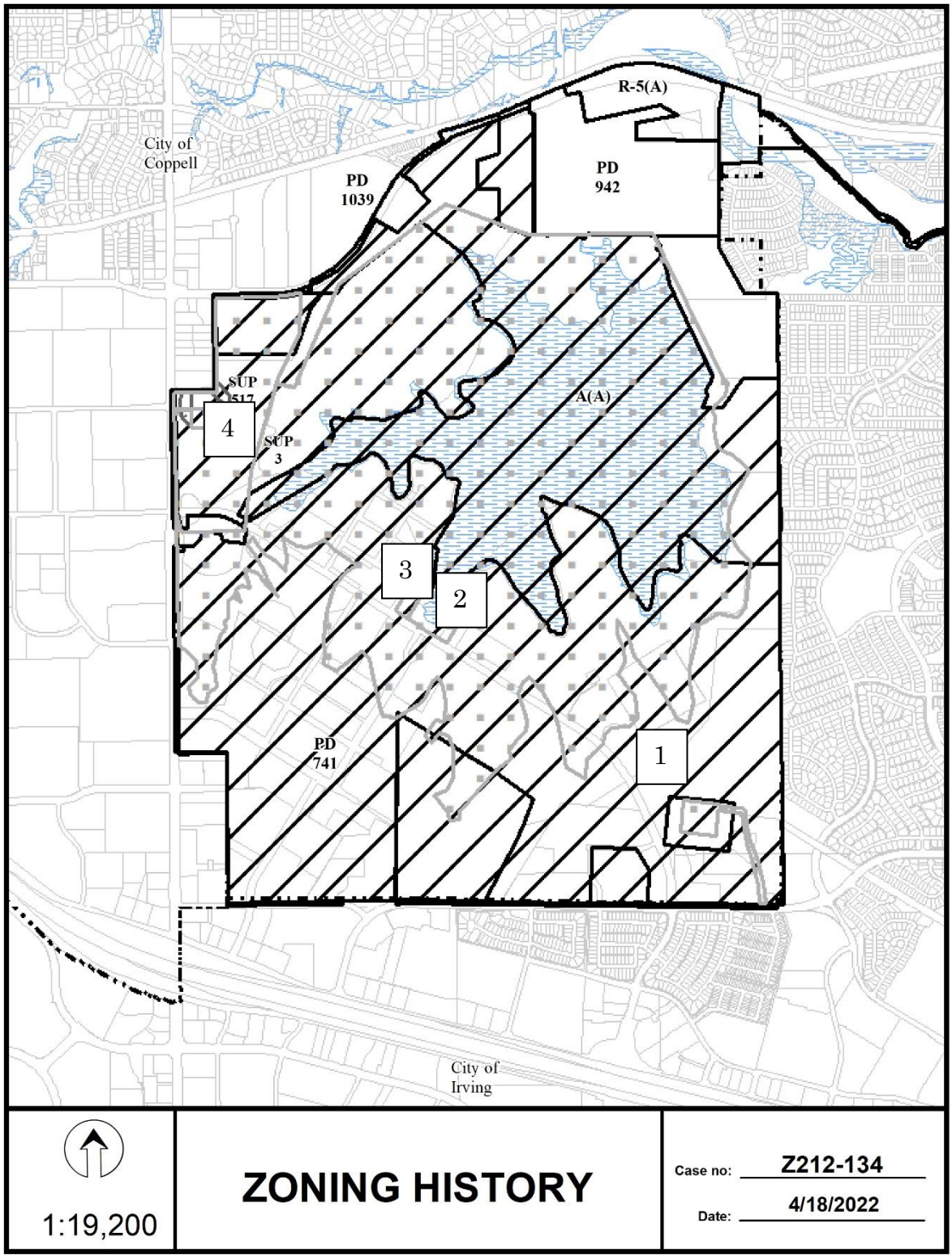
1:19,200

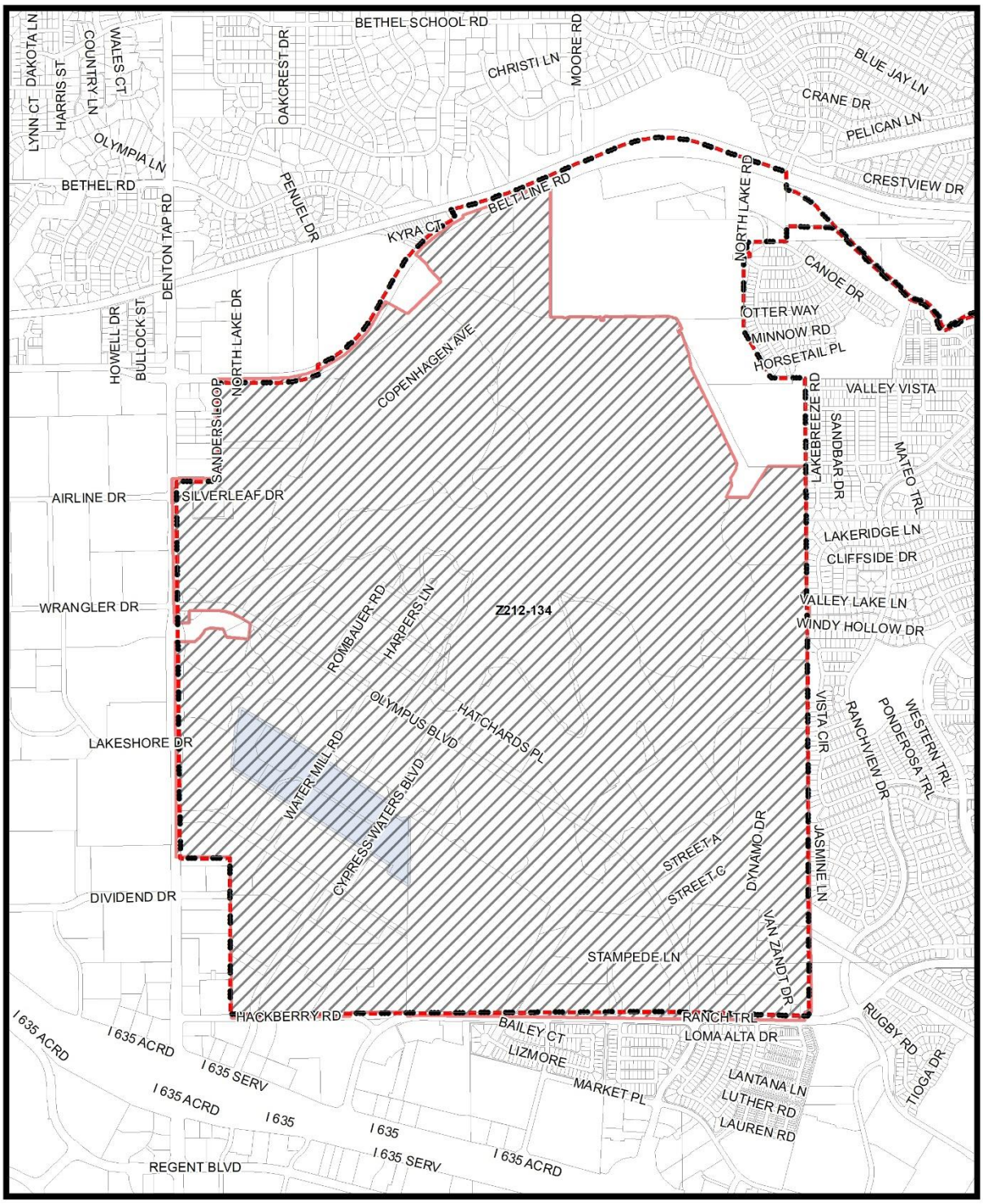
AERIAL MAP

Case no: Z212-134

Date: 4/18/2022


DART
Silver Line
City of
Coppell
PD
1039
R-5(A)
PD
942
Undeveloped
Outside
City Limit
SUP
517
SUP
3
A(A)
Outside
City Limit
Outside
City Limit
PD
741
Outside City Limit
City of
Irving
1:19,200
ZONING
AND LAND USE
Case no: Z212-134
Date: 4/18/2022


R-5(A)
City of Coppell
PD 1039
PD 942
SUP 517
SUP 3
A(A)
4
3
2
1
PD 741
City of Irving
1:19,200
ZONING HISTORY
Case no: Z212-134
Date: 4/18/2022

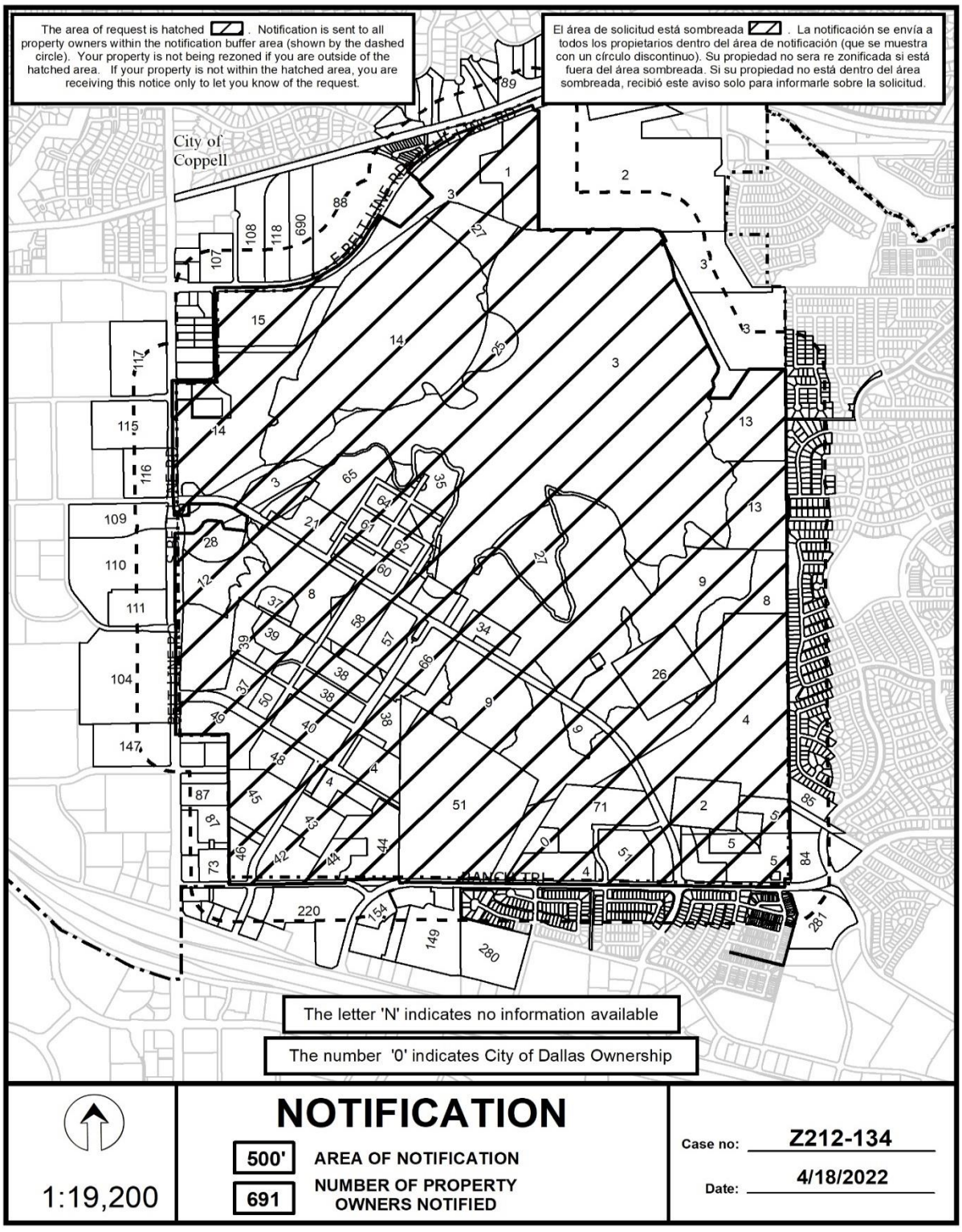


Market Value Analysis A B C D E F G H I NA

1:18,000

Market Value Analysis

Printed Date: 4/18/2022


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
City of Coppell
E BELT LINE RD
BELT LINE RD
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:19,200
NOTIFICATION
500' AREA OF NOTIFICATION
691 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z212-134
Date: 4/18/2022

Notification List of Property Owners

Z212-134

691 Property Owners Notified

Label #	*Address*		*Owner*
1	14901	NORTH LAKE RD	COPPELL CITY OF
2	14901	NORTH LAKE RD	ONCOR ELECTRIC DELIVERY CO LLC
3	704	E BELT LINE RD	COPPELL CITY OF
4	751	HACKBERRY RD	TRAMMELL CROW CO #43 LTD
5	751	HACKBERRY RD	CB TITTLE LTD &
6	751	HACKBERRY RD	FAA
7	903	HACKBERRY RD	ENSERCH CORP
8	3367	OLYMPUS BLVD	CW SHORELINE LAND LTD
9	3003	OLYMPUS BLVD	CYPRESS WATER LAND A LTD
10	3003	OLYMPUS BLVD	CYPRESS WATER LAND A LTD
11	9000	VAN ZANDT DR	CW12 LAND LTD
12	1220	S BELTLINE RD	CYPRESS WATERS LAND A LTD
13	9000	DYNAMO DR	BILLINGSLEY PIN OAK PARTNERS LTD
14	9000	DYNAMO DR	CYPRESS WATERS LAND B LTD
15	14300	SANDERS LOOP	COPPELL ISD
16	1104	S BELTLINE RD	TRAMMELL CROW CO NO 43 LTD
17	2505	RANCH TRAIL	TRAMMELL CROW COMPANY NO 43 LTD
18	9000	DYNAMO DR	CROW-BILLINGSLEY 635 BELT
19	2805	RANCH TRAIL	TRAMMELL CROW CO 43 LTD
20	9000	RANCH TRAIL	CW PSF LLC &
21	9000	DYNAMO DR	CW11 LAND LTD
22	9000	DYNAMO DR	Taxpayer at
23	9600	WHARF RD	CYPRESS WATERS LAND A LTD &
24	9600	WHARF RD	CYPRESS WATERS LAND A LTD &
25	9000	DYNAMO DR	CYPRESS WATERS LAND A LTD &
26	9000	DYNAMO DR	COPPELL INDEPENDENT SCHOOL DISTRICT

04/18/2022

Label #	*Address*		*Owner*
27	9000	DYNAMO DR	COPPELL CITY OF
28	9000	DYNAMO DR	CYPRESS WATERS LAND A LTD
29	3100	OLYMPUS BLVD	CYPRESS WATERS LAND A LTD
30	3100	OLYMPUS BLVD	CYPRESS WATERS LAND A LTD
31	3100	OLYMPUS BLVD	CYPRESS WATERS LAND A LTD
32	9000	DYNAMO DR	NEIGHBORHOODS OF CYPRESS
33	114	OLYMPUS BLVD	NEIGHBORDHOODS OF CYPRESS WATERS
34	116	OLYMPUS BLVD	CW13 LAND LTD
35	9600	WHARF RD	SOUN E LAND LTD
36	14320	SANDERS LOOP	COPPELL ISD
37	1111111	SAINTSBURY ST	CW MFI LAND LTD
38	9190	CYPRESS WATERS BLVD	NACW SPE LLC &
39	3330	SCOTCH CREEK RD	CWPG SPE LLC &
40	9111	CYPRESS WATERS BLVD	CWOP 9111 CWB LTD
41	2	CYPRESS WATERS BLVD	NEIGHBORHOODS OF CYPRESS WATERS ASS
42	8840	CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
43	8950	CYPRESS WATERS BLVD	CWNS LAND LTD
44	3025	HACKBERRY RD	EPC LOGIC LLC
45	8951	CYPRESS WATERS BLVD	CW02 LAND, LTD
46	8841	CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
47	8041	CYPRESS WATERS BLVD	CWNS LAND LTD
48	9001	CYPRESS WATERS BLVD	CWO3 LAND LTD
49	3800	SAINTSBURY ST	Taxpayer at
50	9121	WATER MILL RD	CWO5 LAND LTD
51	2701	RANCH TRAIL	COPPELL ISD
52	2701	RANCH TRAIL	CYPRESS WATERS LAND B LTD &
53	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
54	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
55	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
56	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
57	3100	OLYMPUS BLVD	CWOP 3100 OLYMPUS LTD

04/18/2022

Label #	*Address*		*Owner*
58	3200	OLYMPUS BLVD	CW10 LAND LTD
59	3335	OLYMPUS BLVD	CWTH2 LAND LTD
60	3201	OLYMPUS BLVD	CW09 LAND LTD
61	3333	BLEECKER ST	NEIGHBORHOODS AT CW NO 3
62	9655	WHARF RD	NEIGHBORHOODS AT CW NO 2
63	33301	MULBERRY HILL RD	NEIGHBORHOODS OF CYPRESS WATERS
64	9707	HARPERS LN	SOUN D LAND LTD
65	9797	ROMBAUER RD	CWO6 LAND LTD
66	3000	OLYMPUS BLVD	CWOP 3000 OLYMPUS LTD
67	3111	OLYMPUS BLVD	CWR3 LAND LTD
68	3121	OLYMPUS BLVD	CWR4 LAND LTD
69	9700	HARPERS LN	BILLINGSLEY SIOA PARTNERS LTD
70	9595	ROMBAUER RD	CWMF 9595 ROMBAUER LTD
71	8875	CHAPARRAL WATERS WAY	NEIGHBORHOODS AT CW
72	11111	CYPRESS WATERS BLVD	CYPRESS WATERS - DALLAS TIF ZONE 991
73	8500	S BELTLINE RD	PLAZA LODGING LLC
74	3200	HACKBERRY RD	LOGIC LAND LTD
75	1331	LAKERIDGE LN	PERDUE JAMES S & RHONDA G
76	1327	LAKERIDGE LN	BASS PEGGY A & CONWAY A
77	1323	LAKERIDGE LN	GANJI KIRAN & SRAVANTHY
78	1319	LAKERIDGE LN	SAJNANI CHIRAG RAM &
79	1315	LAKERIDGE LN	ROSE DAVID A
80	1309	LAKERIDGE LN	TATA SRINAGESH
81	1305	LAKERIDGE LN	THACKER DIVYESH &
82	9435	VISTA CIR	VALLEY RANCH MASTER ASSN
83	9501	VISTA CIR	BRET MARY E &
84	2000	HACKBERRY RD	IRVING CITY OF
85	8800	RANCHVIEW DR	IRVING CITY OF
86	1600	S BELTLINE RD	DIVIDEND INVESTMENTS LLC
87	1800	S BELTLINE RD	BELTLINE PROPERTIES LLC
88	346	E BELTLINE RD	BETLINE TRADE A LLC

04/18/2022

Label #	*Address*		*Owner*
89	501	CARTER DR	STRINGFELLOW JEFFREY &
90	509	CARTER DR	AWAN AMJAD
91	517	CARTER DR	SCHEETZ STEVEN D &
92	525	CARTER DR	SHEPARD JOHN A & ANN
93	136	E BELT LINE RD	W PARNELL V LLC
94	252	BETHEL RD	WATERS BENJAMIN & JULIE
95	256	BETHEL RD	KERRIGAN MARCIE L & CRAIG A
96	1000	S BELT LINE RD	FIRST SECURITY BK COPPELL
97	1000	S BELT LINE RD	COPPELL LAKE BREEZE LLC
98	932	S BELT LINE RD	LAZY RIV HOLDINGS LLC
99	928	S BELT LINE RD	ZVELS INC
100	924	S BELT LINE RD	COPPELL LAKE BREEZE LLC
101	101	E BELT LINE RD	FOOD MART INC
102	920	S BELT LINE RD	SANTARA LLC
103	920	S BELT LINE RD	COPPELL CROSSING SHOPPING
104	1421	S BELTLINE RD	COLUMBIA TEXAS BELTLINE INDUSTRIAL LLC
105	1484	S BELTLINE RD	DB TEXAS QT II LLC
106	878	S DENTON TAP RD	878 DENTON TAP RD
107	150	E BELT LINE RD	RIVERSIDE CHURCH OF
108	850	NORTH LAKE DR	ICON OWNER POOL L TEXAS LLC
109	1201	S BELTLINE RD	BUCKHEAD COPPELL IND LP
110	1221	S BELT LINE RD	COLUMBIA TEXAS LAKESHORE INDUSTRIAL LLC
111	1315	S BELT LINE RD	COLUMBIA TEXAS LAKESHORE II INDUSTRIAL LLC
112	550	ROLLING HILLS RD	TELLING EMILY G &
113	417	MEADOWCREEK RD	COLCLASURE KERRI & ROBERT
114	413	MEADOWCREEK RD	SCOTT JOHN DOUGLAS &
115	1177	S BELTLINE RD	TCRG OPPORTUNITY II LLC
116	1199	S BELTLINE RD	1199 S BELT LINE INC
117	1025	S BELT LINE RD	NM MAJESTIC HOLDINGS LLC
118	200	E BELT LINE RD	INGLE REAL EST LTD PS
119	569	HERITAGE OAK CT	GRIJALVA VICTOR & LATISHA

04/18/2022

Label #	*Address*		*Owner*
120	560	HERITAGE OAK CT	KUMAR KIRTHI R & UDHAY N
121	556	HERITAGE OAK CT	BHAKTA HARSH & TORAL
122	487	LEGACY CT	SAMBANDAM KAMALANATHAN & JENNIFER
123	492	LEGACY CT	DATTA RAJIB & DARCI L
124	890	S DENTON TAP RD	COPPELL7E LLC
125	357	KYRA CT	UGAS YAMILET MARYSOL TORO
126	355	KYRA CT	SHARMA VIVEK & SUNEYNA
127	353	KYRA CT	PALAVALLI SASIDHAR
128	351	KYRA CT	BHATIA VIJAY KUMAR &
129	349	KYRA CT	RAJENDRAN PARTHASARATHY
130	347	KYRA CT	HAAS ROSE AT LOST CREEK LLC
131	348	KYRA CT	SALINAS OLIVIA & MARCO A
132	350	KYRA CT	BALLESTEROS ASHLY & CARLOS
133	352	KYRA CT	AFTAB AMEEN & BHOJANI NAUREEN
134	354	KYRA CT	JAHANGIR TASNEM
135	356	KYRA CT	FONTANELLA BEATRIZ T &
136	358	KYRA CT	KOTKAR BHUSHAN S & MADHURA B
137	360	KYRA CT	RITCHIE BLAKE ALAN
138	362	KYRA CT	ARYAL YUBRAJ &
139	364	KYRA CT	SHARMA DHEERAJ
140	366	KYRA CT	SHARMA MUKESH KUMAR & SWATI
141	368	KYRA CT	VAYUVEGULA VENKATA RATNA S &
142	370	KYRA CT	OMAOENG PHILIP MICHAEL &
143	372	KYRA CT	PONRAJ EMERSON KOILPILLAI
144	374	KYRA CT	ABERRA YOHANES M &
145	376	KYRA CT	JENKINS ETHEL LYNN
146	378	KYRA CT	RAO KAVITA
147	120	DIVIDEND DR	DUKE REALTY LTD PS
148	8665	CYPRESS WATERS BLVD	AMEGY BANK NATIONAL ASSN
149	2700	RANCH TRAIL	CYPRESS WATER RETAIL #1
150	2700	RANCH TRAIL	BILLINGSLEY CARAS

04/18/2022

Label #	*Address*		*Owner*
151	2750	RANCH TRAIL	ILM LAS COLINAS INC
152	8655	CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
153	8645	CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
154	2900	RANCH TRAIL	CHED LAND LTD
155	1	RANCHVIEW DR	EST NORTHLAKE HILLS
156	10049	BLUEWATER TERRACE	ALAM MOHAMMAD IQBAL & SHAHLA IQBAL
157	10045	BLUEWATER TERRACE	Taxpayer at
158	10041	BLUEWATER TERRACE	JAIN SIDDHARTH & DEEPA S
159	10037	BLUEWATER TERRACE	ANKAM KOTESHWAR &
160	10033	BLUEWATER TERRACE	TUPURANI RAVI KRISHANA &
161	10029	BLUEWATER TERRACE	PATEL KALPESH J & ROHINA M
162	10025	BLUEWATER TERRACE	PATEL SHWETA & VIPUL P
163	10021	BLUEWATER TERRACE	NAKKANA RAJESH & RAMANI
164	10017	BLUEWATER TERRACE	Taxpayer at
165	10011	BLUEWATER TERRACE	BUDHABHATTI BIMAL M &
166	10007	BLUEWATER TERRACE	JADEJA JIT & ANJALI
167	10003	BLUEWATER TERRACE	BHATNAGAR PUNEET & MEETU
168	10004	BLUEWATER TERRACE	AGARWAL DINESH
169	10008	BLUEWATER TERRACE	TILAK ANUP & SUSHMITA SINHA
170	10014	BLUEWATER TERRACE	MUNGALPARA PRATIKKUMAR &
171	10020	BLUEWATER TERRACE	BETETA ARMANDO F &
172	10024	BLUEWATER TERRACE	SINGH PARMINDER
173	10027	SANDBAR DR	BARTI FAMILY TRUST
174	10023	SANDBAR DR	MANKAL ANUPAMA V &
175	10019	SANDBAR DR	KUMAR SUJIT &
176	10015	SANDBAR DR	CHILDERS JAMES W & MISHAWN N
177	10011	SANDBAR DR	KRISHNAKANT DAVE & PALLAVI OZA
178	10005	SANDBAR DR	SUBRAMANIAN BALAJI
179	10002	SANDBAR DR	VEMIREDDY SANDEEPA
180	10010	SANDBAR DR	MOPARTI KIRAN KUMAR & RAGHUMA CHENNUPATI
181	10016	SANDBAR DR	VARIDIREDDY SUBBARAMI &

04/18/2022

Label #	*Address*		*Owner*
182	10020	SANDBAR DR	TAJ ZEESHAN
183	10026	SANDBAR DR	PULICKAL SINDHU
184	10102	SANDBAR DR	ABRAHAM JOSE &
185	10106	SANDBAR DR	VERMA AMITABH & SHEELU
186	10110	SANDBAR DR	DONTULA RAJESH V &
187	10114	SANDBAR DR	AAGPAI LLC
188	10330	LAKEBREEZE RD	TIWARI SHOVA
189	10326	LAKEBREEZE RD	MUDHALIAR SANJEEV & NEELAM
190	10322	LAKEBREEZE RD	GANDIKOTA JAYA & KARUNA GADE
191	10318	LAKEBREEZE RD	MANNEPALLI KISHORE &
192	10314	LAKEBREEZE RD	CHAUDHARI SACHIN &
193	10310	LAKEBREEZE RD	BHAKTA VIMAL N
194	10306	LAKEBREEZE RD	BHAGIA ASHOK & RUKMANI
195	10303	SANDBAR DR	PARAMANANDAM KASTHURI
196	10307	SANDBAR DR	ADDAGADA SATISH
197	10311	SANDBAR DR	KASIREDDY PRABU GOUTHAM &
198	10315	SANDBAR DR	RAYAPATI HARI SANKAR RAO
199	10319	SANDBAR DR	BANERJEE MANIDEEPA &
200	10323	SANDBAR DR	ACHUKOLA RAVI
201	10314	SANDBAR DR	CHAMPOORANAN SALAI &
202	10310	SANDBAR DR	VARGHESE SHIBU
203	10306	SANDBAR DR	CHEEDALLA PRAMOD K & MADHAVI
204	10302	SANDBAR DR	BEHERA JNANA RANJAN & AMBUJA
205	10335	LAKEBREEZE RD	KONATAM SUKANYA &
206	10331	LAKEBREEZE RD	MALLIDI SRINIVASA R & MEENA
207	10327	LAKEBREEZE RD	CHINTAM DEEPA
208	10323	LAKEBREEZE RD	REDDY SHANKER B & ARPITHA B
209	10319	LAKEBREEZE RD	VENUGOPALAN SUDHA &
210	10315	LAKEBREEZE RD	KAARLAPUDI SRINIVASA & JYOTHIRMAI
211	10309	LAKEBREEZE RD	USMANI HASHSHAM & HASHSHAM AMBREEN
212	10305	LAKEBREEZE RD	HALDAR RAJA & KUHELI

04/18/2022

Label #	*Address*		*Owner*
213	10301	LAKEBREEZE RD	SAEED AMJAD & FARHAT
214	1342	SANDY SHORE RD	MOHAPATRA NITYA & TWINKLE
215	1338	SANDY SHORE RD	GUNTURU CHANDRAMOHAN &
216	1334	SANDY SHORE RD	QURESHI TABASSUM & CHIRAGH
217	1330	SANDY SHORE RD	KUMAR VILAS PURAYIL & NIMITHA
218	3200	HACKBERRY RD	CROW BILLINGSLEY 635
219	8704	CYPRESS WATERS	CWR 8704 CWB LTD
220	3200	HACKBERRY RD	EPC FRED LLC
221	9500	WINDY HOLLOW DR	WANG SHIH WEI ALLEN
222	9502	WINDY HOLLOW DR	RAY RAJARSHI & PRIYANKA
223	9504	WINDY HOLLOW DR	KRISHNAMURTHY KARTHIK &
224	9506	WINDY HOLLOW DR	MUKKA SWAROOP &
225	9508	WINDY HOLLOW DR	LIMAYE ARUN S
226	9510	WINDY HOLLOW DR	AGASHE VINAYAK S & ANAGHA
227	9512	WINDY HOLLOW DR	UNACHUKWU ELIZABETH
228	9514	WINDY HOLLOW DR	RACHAKONDA CHANDRASEKHAR &
229	9501	WINDY HOLLOW DR	SHAFIQ HUZAIFA & RASHIDA
230	9503	WINDY HOLLOW DR	CROWELL BRIAN & KRISTINA
231	9505	WINDY HOLLOW DR	FARES FARID S
232	9507	WINDY HOLLOW DR	GULATI MEETA
233	9509	WINDY HOLLOW DR	URAVAKONDA SREENIVASA & NEERAJA
234	9511	WINDY HOLLOW DR	KAMRAN SYED MAHMOOD ALI
235	9513	WINDY HOLLOW DR	SHARIEF SHOAIBULLAH &
236	9512	VALLEY LAKE LN	RAO SUMA MYSORE ACHUTHA &
237	9510	VALLEY LAKE LN	AHMAD NAEEM U & SHAFAQ N
238	9508	VALLEY LAKE LN	LITTLE NITA C
239	9506	VALLEY LAKE LN	NUTHI BAPAIAH CHOUDARY &
240	9504	VALLEY LAKE LN	AMUDURI SAI VENKATA
241	9502	VALLEY LAKE LN	MACGRAY BEVERLY J &
242	9500	VALLEY LAKE LN	SHAFIQ MOIZ M & MUNIRA Y
243	9700	RAVEN LN	VORA VIRAL &

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Label #	*Address*		*Owner*
244	9702	RAVEN LN	BALLARD JAMES ALBERT JR &
245	9704	RAVEN LN	KOMMALAPATI RAGHUNADHARAO
246	9701	RAVEN LN	ADENWALA JINEN & GEEGNA J
247	9703	RAVEN LN	MARIAPPAN KARTHIKEYAN &
248	9705	RAVEN LN	EASAW ASHLEY S
249	9707	RAVEN LN	KIM YOUNG
250	9709	RAVEN LN	GOTTIPATI KIRAN &
251	9711	RAVEN LN	NEOUCHI RABIH &
252	9713	RAVEN LN	MANDA ASHOK & SHAILAJA
253	9715	RAVEN LN	WADHWA KETAN &
254	9509	CLIFFSIDE DR	PATEL NIMESHKUMAR &
255	9511	CLIFFSIDE DR	PATEL VINOD & NEHA
256	1301	LAKERIDGE LN	REDDY PREETHI &
257	9901	LAKERIDGE CT	PERPALL SABRINA A
258	9905	LAKERIDGE CT	BULGARELLI MARCO &
259	9914	LAKERIDGE CT	KALATHARA LATHA & ANTHONY
260	9910	LAKERIDGE CT	JOHNSON CHACKO &
261	9904	LAKERIDGE CT	KOTHAPALLI VENKATA
262	9900	LAKERIDGE CT	BHIMAVARAPU SHYAMALA D &
263	1237	LAKERIDGE LN	NAIR VISRUTI S & SHIVAKUMAR K
264	1233	LAKERIDGE LN	TULI MANESHI
265	1229	LAKERIDGE LN	MAHUWALA SAIFUDDIN & UMMAL
266	1225	LAKERIDGE LN	DUDHBHAI ASGAR & MUNIRA
267	1330	LAKERIDGE LN	SAKALKALE MILIND D &
268	1326	LAKERIDGE LN	ANAND TARUN & VIBHUTIKA
269	1322	LAKERIDGE LN	SATI AVINASH & SOWMYA U ATTHI
270	1318	LAKERIDGE LN	AKKINENI RAVI K &
271	1312	LAKERIDGE LN	RASHID FARHAT H &
272	1308	LAKERIDGE LN	BENNETT VERNA G
273	1304	LAKERIDGE LN	GULAM RIAZ & NADYA
274	1300	LAKERIDGE LN	DIXIT AMITABH

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Label #	*Address*		*Owner*
275	1244	LAKERIDGE LN	THANGAVELU BALASUBRAMANIAN &
276	1240	LAKERIDGE LN	BUGDE ABHIJIT C & DEEPA G BHAT
277	1236	LAKERIDGE LN	AKIN JAY R
278	1230	LAKERIDGE LN	THOTTAKARA GEORGE P &
279	1224	LAKERIDGE LN	KATANJIAN KOKO KIRKOR &
280	8555	HOME DEPOT DR	HD DEVELOPMENT PPTS LP
281	8505	WALTON BLVD	PASMAA THEATER LLC &
282	1201	RANCH TRAIL	SHANTI NIKETAN LLC
283	9313	VISTA CIR	SAMUDRALA NAGA V & RENUKA
284	9315	VISTA CIR	JAIN NALIN &
285	9317	VISTA CIR	OTAKE THOMAS K &
286	9319	VISTA CIR	RICHARDS MIKEL A &
287	9321	VISTA CIR	PHOUKHAMPHET TITI &
288	9323	VISTA CIR	GREEN DARRYL L &
289	9325	VISTA CIR	BOROYEVICH DUSHAN & MILIA
290	9327	VISTA CIR	MILLER CHRISTINE E
291	9329	VISTA CIR	DESHPANDE NAGNATH &
292	9331	VISTA CIR	HEHAR GURDEV S & PARMINDER K
293	9333	VISTA CIR	Taxpayer at
294	9401	VISTA CIR	KIM EVELYN
295	9403	VISTA CIR	SIMAIL SAFWAT Y &
296	9405	VISTA CIR	DUONG HONG CAM
297	9407	VISTA CIR	CHAUDHRY ASIM SIKANDER
298	9409	VISTA CIR	RAGHU SRINIVAS R
299	9411	VISTA CIR	MILLER DONNA M
300	9413	VISTA CIR	SHAH PANKAJ & NITA
301	9415	VISTA CIR	SINGHEE KAMAL RAJ
302	9417	VISTA CIR	RADJA JAKISA
303	9419	VISTA CIR	MOKASHI YOGESH SATCHIDANAND &
304	9421	VISTA CIR	HUFF CHONG
305	9423	VISTA CIR	BHATTACHARYYA MADHUMITA & SUDIP

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Label #	*Address*		*Owner*
306	9425	VISTA CIR	PATEL NILAY & LIPSABEN
307	9427	VISTA CIR	ABOUKHAMIS OMAR A &
308	9429	VISTA CIR	KOTA NARASIMHAM V
309	9431	VISTA CIR	RAHEEM ABDUL & ISHRATH JAHAN
310	9433	VISTA CIR	NGUYEN TIEN DUC &
311	9503	VISTA CIR	RIPPS CHRISTOPHER , &
312	9505	VISTA CIR	KADA VENKATSATYA M & GAYATRI
313	9507	VISTA CIR	GONZALEZ GEORGE C &
314	9509	VISTA CIR	KANAPARTHI DASA & GANGURI VASAVI
315	9511	VISTA CIR	BLEVINS THOMAS S &
316	9513	VISTA CIR	HUANG POTSANG &
317	9515	VISTA CIR	FAMKAR YVONNE
318	9310	VISTA CIR	KANNEGANTI RAMESH &
319	9312	VISTA CIR	LNU RAKESH KUMAR
320	9314	VISTA CIR	JUAREZ HENRY
321	9316	VISTA CIR	BRYANT JANA STARNES &
322	9318	VISTA CIR	APPEL ROY D & JANELL V
323	9320	VISTA CIR	MERCHANT ZUBEDA
324	1442	RANCH HILL DR	JAGGAVARAPU BHARGAVI NOMITHA &
325	1438	RANCH HILL DR	PHILLIPS LINDA G
326	1434	RANCH HILL DR	GOVINDASAMY RAMAMOORTHY &
327	1430	RANCH HILL DR	BHARGAVA AKASH & ABHINANDINI
328	1426	RANCH HILL DR	RAMADURAI GNANASUDAR &
329	1422	RANCH HILL DR	RAO SRIVIDYA
330	1419	RANCH HILL DR	OLIVARES JULIAN J & NANCY D
331	1423	RANCH HILL DR	CONOVER YUNG
332	1427	RANCH HILL DR	SUSANTIO RUDY & KAREN
333	1431	RANCH HILL DR	ISLAMRAJA MAZHAR &
334	1435	RANCH HILL DR	IDICHANDY THOMAS &
335	1439	RANCH HILL DR	HA JUNG N
336	1430	SANTA FE TRL	COOPER CHRISTINE R &

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Label #	*Address*		*Owner*
337	1426	SANTA FE TRL	GUNNABATHULA VENKATA RNS &
338	1422	SANTA FE TRL	GOYAL VISHNU
339	1418	SANTA FE TRL	KUMAR AJAI &
340	1414	SANTA FE TRL	RAJENDREN NAVANEETHA K B
341	1405	SANTA FE TRL	ZUBAIR FARRUKH R &
342	1409	SANTA FE TRL	KADIRI MARUTHI SIVA & SAVITHRI MAMILLA
343	1415	SANTA FE TRL	JONES ALEXINA
344	1419	SANTA FE TRL	SARKAR AMLAN &
345	1423	SANTA FE TRL	NEIDINGER LISA
346	1427	SANTA FE TRL	BIRMINGHAM MICHAEL J & DIANA
347	1420	VALLEY TRL	KUMSIRAVINDER JAYATHIRTH & POOJA KUMSI
348	1416	VALLEY TRL	SARATHY ASHOK & ANURADHA
349	1412	VALLEY TRL	LIM CHAE W &
350	1408	VALLEY TRL	PULUGURTA RATNAKAR &
351	1404	VALLEY TRL	KIM HEUNG NAM & YUN JUNG
352	1401	VALLEY TRL	VIYANI ELIZA EUCHARISTA JOSEPH R M &
353	1405	VALLEY TRL	LAWRENCE ISABEL
354	1409	VALLEY TRL	HOPEWELL DUNCAN S &
355	1415	VALLEY TRL	NAKTODE PURUSHOTTAM
356	1419	VALLEY TRL	Taxpayer at
357	9430	VISTA CIR	HU QUANQING &
358	9432	VISTA CIR	GIBBS PHILLIP LYNN
359	9434	VISTA CIR	MORRIS JOHN D & DALTA J MORRIS
360	9436	VISTA CIR	FULTZ A HOWARD & DONNA J
361	9438	VISTA CIR	SHARMA ANURADHA &
362	9440	VISTA CIR	DARISIPUDI SUBBARAYUDU & ANURADHA
363	1418	MEADOW DR	CHEN EARNEST &
364	1412	MEADOW DR	HAIDER SALEHA &
365	1406	MEADOW DR	KIM DAVID K & SOOK CHIN
366	1400	MEADOW DR	ALAM PARWAIZ & SALEHA HAIDER
367	1401	LEDBETTER CT	PANTA BASANTA & SANDHYA

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Label #	*Address*		*Owner*
368	1405	LEDBETTER CT	MADALAGI MRUGENDRA RUDRAPPA &
369	1404	LEDBETTER CT	RAVAL ANAND G & RANNA A
370	1400	LEDBETTER CT	SURIADINATA SANY
371	1401	MEADOW DR	DUNN CYNTHIA B
372	1405	MEADOW DR	LEE SONNY &
373	1409	MEADOW DR	CHOI JONG HYUNG
374	1417	MEADOW DR	JO & SA REAL ESTATE INVESTMENTS
375	1421	MEADOW DR	ALAM MEER MAHFUZUL & HAFIZA
376	9506	VISTA CIR	MUBEEN MOHAMMED A & SHAFAQ AFROZE
377	9508	VISTA CIR	VICENS MIGUEL &
378	9510	VISTA CIR	KUMAMARU ATUSHI & AYA
379	9512	VISTA CIR	MUKKOTIPURAM RAMACHARYULU S
380	9514	VISTA CIR	CLARK GREGORY W &
381	9516	VISTA CIR	PRAKASH ARPAN
382	9239	JASMINE LN	ELLAPULLI GANESH SUBRAMANIAM
383	9235	JASMINE LN	MENG QIANG
384	9231	JASMINE LN	ABHISHEK ALLAUKIK & SAXENA SWATI
385	9227	JASMINE LN	BANSAL RAJAN &
386	9223	JASMINE LN	FRAZIER JOHN A JR
387	9219	JASMINE LN	MURKOTH JEEVAN CHODAPARAMBIL &
388	9215	JASMINE LN	BOROYEVICH MILOSH
389	9207	JASMINE LN	JAIN VINOD KUMAR
390	9203	JASMINE LN	ESPINOZA HERLINDA G &
391	9137	JASMINE LN	DEMBUGA DEVIPRASAD &
392	9135	JASMINE LN	JOSEPH LEENA
393	9131	JASMINE LN	ALI SHABBIR & QUDSIA
394	9127	JASMINE LN	BAWEJA ATMA S &
395	9123	JASMINE LN	SUBRAMANIAN GOKUL &
396	9119	JASMINE LN	PATEL KALPANA & MANISH KUMAR
397	9115	JASMINE LN	MANKAL VINAYAK
398	9109	JASMINE LN	PENTRALA RAJANI &

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Label #	*Address*		*Owner*
399	9105	JASMINE LN	CHIGURUPATI RAVEENDRA BABU
400	9057	JASMINE LN	GARCIA ALVIN V & SALLY
401	9053	JASMINE LN	MATHEW REENA M & BINO T
402	9049	JASMINE LN	VAN HO THANG &
403	9045	JASMINE LN	RUDRANGI PRAGATHI & SATEESH
404	9041	JASMINE LN	BOLLINENI SRINIVAS &
405	9037	JASMINE LN	OPENDOOR PROPERTY TRUST I
406	9033	JASMINE LN	CORONADO EMILIO
407	9027	JASMINE LN	NAG DEB KUMAR &
408	9023	JASMINE LN	METTA SYAM B &
409	9019	JASMINE LN	DABAWALA MURTAZA & TASNEEM
410	9015	JASMINE LN	RAJAPPA SURESH &
411	9011	JASMINE LN	WAFAYEE PARI & AZHAR SHAIKH
412	9009	JASMINE LN	CHANDA ASHOK G &
413	9005	JASMINE LN	PATHAK FALGUNI J
414	9107	COTONEASTER CT	SHAIKH SANA
415	9112	OLEANDER WAY	ALLURI SATISH
416	9116	OLEANDER WAY	SHARYALA GANGADHAR
417	9124	OLEANDER WAY	NAQVI RAHUL &
418	9133	OLEANDER WAY	MAESHIMA YOSHI &
419	9129	OLEANDER WAY	RAMAKRISHNAN RANGARAJAN &
420	9125	OLEANDER WAY	KARIYANNA RAGHAVENDRA
421	9117	OLEANDER WAY	VELPUCHARLA DHATRI P
422	9111	OLEANDER WAY	VASIREDDY SREEDHAR &
423	9122	JASMINE LN	BLODGETT ALLAN &
424	9126	JASMINE LN	DO LAM & CHRISTINE
425	9130	JASMINE LN	SRIVASTAVA SATYENDRA KUMAR
426	9134	JASMINE LN	DURHAM MELANIE MILLER &
427	9218	JASMINE LN	TYAGI RAHUL & MANJIT KAUR
428	9222	JASMINE LN	VASIREDDY VANKAYALA
429	9226	JASMINE LN	LINGAMNENI SANDEEP &

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Label #	*Address*		*Owner*
430	9230	JASMINE LN	THOTAKURA SRIDHAR
431	1460	GARDENIA ST	DUDHYALA MALLESHWAR &
432	1456	GARDENIA ST	BAKWAD ANAND
433	1452	GARDENIA ST	TODI SANJAY
434	1448	GARDENIA ST	Taxpayer at
435	1444	GARDENIA ST	CHENNUPATI SUBBA RAO &
436	1440	GARDENIA ST	BHAKTA VIMAL & HETAL
437	1436	GARDENIA ST	ABERCROMBIE KENT D & CORTNIE C
438	9010	JASMINE LN	MATHEW REJI & SUSAN
439	9016	JASMINE LN	THYAGARAJAN VENKATESH &
440	9020	JASMINE LN	RAMAKRISHNAN SUBRAMANIAN
441	9048	GUAVA CT	GORE HEMANT &
442	9052	GUAVA CT	VASHISHTA NITISH &
443	9051	GUAVA CT	BASINSKI WILLIAM V &
444	9047	GUAVA CT	RAODEE REVOCABLE LIVING TRUST THE
445	9038	JASMINE LN	RANGANATHAN VIJAY &
446	9042	JASMINE LN	VARGHESE GEORGE &
447	9046	JASMINE LN	POTTOORE STEPHEN JOSEPH &
448	9050	JASMINE LN	CHACKO RAKESH
449	9054	JASMINE LN	JOSEPH DEEPA S
450	9100	JASMINE LN	DHARKAR AMIT
451	8715	LAUREL CANYON RD	POWERS ERRON C & EUGENIA
452	8719	LAUREL CANYON RD	POSANPALLI RAJA REDDY & PREMSHREE
453	8723	LAUREL CANYON RD	VELAYUDHAN SHIBU &
454	8727	LAUREL CANYON RD	KUMAR UDHAY N & KIRTHI R
455	8731	LAUREL CANYON RD	HAQ FARIDA
456	8735	LAUREL CANYON RD	KANTAMSETTY SRIDHAR &
457	8739	LAUREL CANYON RD	ELLIS KRISTEN R CRAWFORD & WILLIAM
458	2043	LOMA ALTA DR	PATEL RAKHEE
459	2035	LOMA ALTA DR	PATEL HERSH
460	2031	LOMA ALTA DR	JOHN ANIL P & MEENU

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Label #	*Address*		*Owner*
461	2027	LOMA ALTA DR	MADAVARAPU RAVI K
462	2023	LOMA ALTA DR	BUI THOMAS T & MARY HUE
463	2019	LOMA ALTA DR	CHOI MINSEOK &
464	2015	LOMA ALTA DR	MOTIWALA ADIB
465	2009	LOMA ALTA DR	PATEL SHREYASH & ARPITA
466	2005	LOMA ALTA DR	RANGANATHAN VIDHYALAKSHMI
467	2001	LOMA ALTA DR	JAYASWAL KEYUR N & SUNITA K JAISWAL
468	22	LOMA ALTA DR	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
469	8740	LAUREL CANYON RD	SANDHU KULJINDER S
470	8736	LAUREL CANYON RD	KATANGURU SANJAY & RAJANI BEERAM
471	8732	LAUREL CANYON RD	HOSSAIN AYM MOKBUL &
472	8728	LAUREL CANYON RD	OSIFEKUN JIDE O & DIONNE WALKER
473	8724	LAUREL CANYON RD	MATHEW JOSEPH &
474	8720	LAUREL CANYON RD	OLETI SURESH &
475	8715	LINDENWOOD LN	JAMWAL RITA & VIKRAM
476	8719	LINDENWOOD LN	BHATT ANAND D & PURVI
477	8723	LINDENWOOD LN	DESAI SAMIR S & SONAL S
478	8727	LINDENWOOD LN	NAGIREDDY DARAGE & ANITHA
479	8731	LINDENWOOD LN	VYAS YOGESH & CHITRA
480	8736	LINDENWOOD LN	KADAR SHAIKH A & SHARMEEN
481	8732	LINDENWOOD LN	PATEL VIMAL A & HIRAL V
482	8728	LINDENWOOD LN	DUONG KELVIN & IRIS W
483	8724	LINDENWOOD LN	KANAKAMETI VIDYA S
484	8720	LINDENWOOD LN	BACHINA NAVEEN & NAGALLA BHARGAVI
485	8716	LINDENWOOD LN	ZAIDI AKBAR JAVED & AILIYA RAZA
486	8715	LOHR VALLEY RD	KHUU MAI P & SON T
487	8719	LOHR VALLEY RD	KRISHNA HEMALATHA
488	8723	LOHR VALLEY RD	SAWANT YOGESH S & SHOURYA
489	8727	LOHR VALLEY RD	NARANI RAMESH &
490	8731	LOHR VALLEY RD	CHITTIMALLA RAGHU P &
491	8735	LOHR VALLEY RD	KALAVAGUNTA RAVI &

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Label #	*Address*		*Owner*
492	8740	LOHR VALLEY RD	VAIDYA DARPAN
493	8744	LOHR VALLEY RD	HINDUJA ALAN NANDKISHORE
494	3	LOHR VALLEY RD	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
495	8726	LOHR VALLEY RD	MALIK AKRAM M
496	8730	LOHR VALLEY RD	ANDERSON VIOLET M
497	8734	LOHR VALLEY RD	IGNACIO OFELIA & STANLEY
498	8727	LOST CANYON RD	NANDWANI MANUJ & NEHA
499	8723	LOST CANYON RD	PHATAK AMOL
500	8719	LOST CANYON RD	SAVULGAY ANAND & PUSHPA
501	8715	LOST CANYON RD	MARAMRAJU SRINIVASRAO
502	8711	LOST CANYON RD	MOGILI PRASAD &
503	8707	LOST CANYON RD	ANAND SUMIT & PUJA
504	8703	LOST CANYON RD	RAMALINGAM VINOD
505	8619	LOST CANYON RD	PATEL ANKUR N
506	2255	LONGVIEW RD	DUONG DUNG LE PHUONG &
507	2251	LONGVIEW RD	NERELLA ARVINDA S &
508	2247	LONGVIEW RD	VARDHINENI SRINIVASA &
509	2243	LONGVIEW RD	WON CARY
510	2239	LONGVIEW RD	PATEL JAYESH
511	2235	LONGVIEW RD	PEREIRA MELCHIADES
512	2231	LONGVIEW RD	PATEL NILAM & RAGINI
513	2227	LONGVIEW RD	DAKSHINAMURTHY RAVI & SWAMA RAVIKUMAR
514	2223	LONGVIEW RD	VARANASI SOMANATH
515	2219	LONGVIEW RD	WAHID MUHAMMAD
516	2215	LONGVIEW RD	MISHRA SANJEEV & REKHA
517	2211	LONGVIEW RD	THIRUGNANA MURUGAPPAN &
518	2207	LONGVIEW RD	KALLIDAIKURCHI RAMAKRISHNAN
519	2203	LONGVIEW RD	SADEQ ABU
520	8728	LANDOVER PL	SINGIRIKONDA VAMSHI KRISHNA & SMITA
521	8724	LANDOVER PL	LALAPET RAGHAVAN & ARCHANA
522	8724	LANDOVER PL	Taxpayer at

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Label #	*Address*		*Owner*
523	8720	LANDOVER PL	UPPU VINODBABU &
524	8716	LANDOVER PL	VENGATTERY SANTHOSH
525	8712	LANDOVER PL	MIYAPURAM SUBBARAO & DEEPTHI
526	8708	LANDOVER PL	HATLE SHRIPRAKASH B
527	8704	LANDOVER PL	ARUNACHALAM GOPALAN &
528	22	OLYMPUS BLVD	IRVING EMERALD VALLEY HOMEWOWNERS ASSN INC
529	2254	LONGVIEW RD	VOJJALA RAGHUVEER & PRIYADARSHINI RENIGUNTA
530	2250	LONGVIEW RD	MANTAN MUKESH &
531	2246	LONGVIEW RD	GAIKWAD SUDHAKAR
532	2242	LONGVIEW RD	ASHAR SEEMA & SAMIR
533	2238	LONGVIEW RD	BANTHIA ASHISH & DEEPA
534	2234	LONGVIEW RD	Taxpayer at
535	2230	LONGVIEW RD	MAMIDI SUBRAHMANYAM &
536	2226	LONGVIEW RD	PARTHASARATHI & SIRISHA DESAI &
537	2222	LONGVIEW RD	YADAV CHETAN &
538	2218	LONGVIEW RD	ARAIN AHMAD & AFIA ISLAM
539	2214	LONGVIEW RD	TALAGADADEEVI SURESH KUMAR &
540	2210	LONGVIEW RD	PALAVALA BABU & VIJAYALAKSHMI B VUYYURU
541	2215	LEGACY TRL	EPIE KAMIL A JAMES & SUKI C
542	2219	LEGACY TRL	GUMMADAVELLI HARSHA VARDHAN &
543	2223	LEGACY TRL	SINGHAL MANISH & GEETA
544	2227	LEGACY TRL	Taxpayer at
545	2231	LEGACY TRL	BANERJEE ADITI & KRAM MARTIN
546	2235	LEGACY TRL	PILLAI SIVA S &
547	2239	LEGACY TRL	Taxpayer at
548	2243	LEGACY TRL	KHOSLA MANISH &
549	2247	LEGACY TRL	LAHOTI RAJESH K &
550	2251	LEGACY TRL	PINNAMANENI SIRISHA &
551	2255	LEGACY TRL	PATEL SHAILESH R & SMITA S
552	42	LANTANA LN	EMERALD VALLEY VILLAS HOMEOWNERS ASSN INC
553	1947	LONGMEADOW HILL DR	EADULA SANDEEP REDDY &

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Label #	*Address*		*Owner*
554	1943	LONGMEADOW HILL DR	PATEL KINNARY B &
555	1939	LONGMEADOW HILL DR	LOPEZ URSULA PATRICIA DIAZ
556	1935	LONGMEADOW HILL DR	JOHNSON RODNEY V JR &
557	1931	LONGMEADOW HILL DR	NARAYANA PRAVEEN
558	1927	LONGMEADOW HILL DR	SHAH AMAR
559	1923	LONGMEADOW HILL DR	ISSA PHILIP &
560	1919	LONGMEADOW HILL DR	CABRERA MARA JOSEPHINE &
561	1959	LONGMEADOW HILL DR	PATEL AMITKUMAR
562	1955	LONGMEADOW HILL DR	IBUKA YOHEI
563	1951	LONGMEADOW HILL DR	KARIM KAMRUDDIN HASHIM & ZAIBUNESSA
564	1962	LOMA ALTA DR	VADLAKONDA SRINIVAS & NAGA SAMEERA
565	1958	LOMA ALTA DR	SIVASANKAR JAYARADHA & RAVI RASAPPAN
566	1954	LOMA ALTA DR	MOORTHY VISHNU VENKATACHALA &
567	1950	LOMA ALTA DR	SUTANTRI INDRAWAN J
568	1946	LOMA ALTA DR	MUGALA SATISH KUMAR &
569	1942	LOMA ALTA DR	KUMAR MONA & SANJEEV
570	1938	LOMA ALTA DR	ISIADINSO BONITA
571	1934	LOMA ALTA DR	CLEAR VISION FUNDING LLC
572	1930	LOMA ALTA DR	BUKKA SHYAM
573	1926	LOMA ALTA DR	GIRI ANJALI
574	1922	LOMA ALTA DR	AGARWAL DINESH & MADHVI
575	1918	LOMA ALTA DR	BODDU ROSAIAH & MANASA SIRGIRI
576	1914	LOMA ALTA DR	COPPOM KEVIN J
577	1910	LOMA ALTA DR	TARA AMAN &
578	1906	LOMA ALTA DR	LINN BRIAN THOMAS
579	1902	LOMA ALTA DR	SHAH PANKAJLAL S &
580	1903	LOMA LINDA DR	SARKAR SURJIT & CHANDREYI BASU SARKAR
581	1907	LOMA LINDA DR	MANYLOUN PHET &
582	1911	LOMA LINDA DR	SONG KYUNG & HYUNG J
583	1915	LOMA LINDA DR	GARDNER ALAN & JOY
584	1919	LOMA LINDA DR	TEMPORAL SHERYL &

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585	1923	LOMA LINDA DR	GUPTA VED &
586	1927	LOMA LINDA DR	HAYES MATTHEW ROBERT
587	1931	LOMA LINDA DR	NELSON JOSEPH
588	1935	LOMA LINDA DR	MORAR PRAKASH & BHAWNA
589	1939	LOMA LINDA DR	WU BIHSIA PATRICIA
590	1943	LOMA LINDA DR	PATEL AGAM K
591	1947	LOMA LINDA DR	PHUONG HY K
592	1951	LOMA LINDA DR	RODRIGUEZ JULIAN M &
593	1955	LOMA LINDA DR	POPLI ANSHUL
594	1959	LOMA LINDA DR	TUMMAPALA KAMESWARA RAO & SWAPNA
595	1963	LOMA LINDA DR	SAYA SAUD Y
596	8776	IRON HORSE DR	VEERLA KANAKA DEEPTI &
597	8772	IRON HORSE DR	HRNCIR TAYLOR L
598	8768	IRON HORSE DR	KHALIL MUHAMMAD S &
599	8764	IRON HORSE DR	AGARWAL AKSHAY KUMAR
600	8760	IRON HORSE DR	CHOI SORA
601	8756	IRON HORSE DR	VISWANATHAN RAMESH BABU DHURVAS &
602	8752	IRON HORSE DR	RHA SUN A
603	8748	IRON HORSE DR	BAKSH YASMIN E
604	8744	IRON HORSE DR	CHINTAM BHOOMANNA
605	8740	IRON HORSE DR	KOBUSZEWSKI DENISE E
606	8732	IRON HORSE DR	SONG JOHN J
607	8728	IRON HORSE DR	KUMAR MANOJ
608	8724	IRON HORSE DR	MISHRA SANJEEV &
609	8720	IRON HORSE DR	PATEL UMESH M
610	2443	NEWCASTLE BND	RIZVI SAYEED HASAN & SAMIN ISLAM
611	2439	NEWCASTLE BND	SHIVASHANKAR HARSHA &
612	2435	NEWCASTLE BND	GEORGE MANJU & DIAS KURIAN
613	2431	NEWCASTLE BND	SHAH MITULKUMAR K & BIJAL M
614	2427	NEWCASTLE BND	DANDU RAJU & LAKSHMI
615	2423	NEWCASTLE BND	VARGHESE SHINEY & VINOJ M THOMAS

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616	2419	NEWCASTLE BND	KAMTAM RAVINDRA L &
617	2415	NEWCASTLE BND	RAJPUT DHRUV
618	2409	NEWCASTLE BND	BOPPANA SRINIVAS
619	2405	NEWCASTLE BND	ARUMALLA PRADEEP
620	2401	NEWCASTLE BND	KUMAR ARUN & PUSHPA
621	8722	NEWCASTLE BND	MOHITE MAHESH & CHANDANA M
622	8718	NEWCASTLE BND	GEORGE JOHNSON S &
623	8714	NEWCASTLE BND	RAMANATHAN KANNAN C
624	8710	NEWCASTLE BND	KOKALA NARENDER & MADHAVI
625	8620	NEWCASTLE BND	JAGTAP AJIT P
626	8616	NEWCASTLE BND	BABU BALAJI & SUJATHA VENGAIAH
627	1	RANCH TRAIL RD	VILLAS AT EMERALD PARK HOMEOWNERS ASSN
628	2446	NEWCASTLE BND	GURRAM SURESH NAGA V
629	2442	NEWCASTLE BND	WONG KA LEUNG &
630	2438	NEWCASTLE BND	KODALI KRISHNA C
631	2434	NEWCASTLE BND	YOHANNAN AJIT &
632	2430	NEWCASTLE BND	BRAHMA ANURADHA
633	2426	NEWCASTLE BND	GABRI CHETAN ANAND L & SREELATHA GUTHALA
634	2422	NEWCASTLE BND	PATEL RAVISHANKER & JAYASREE
635	8715	NEWCASTLE BND	RAMAMOORTHY MURALIDHARAN &
636	8711	NEWCASTLE BND	BUYYANAPRAGADA SRINIVASA R & RADHIKA
637	8707	NEWCASTLE BND	SONI VIRENDRAKUMAR B & ALKABEN
638	8621	NEWCASTLE BND	PALAKALA AMARNATH & ROJARANI NAKKA
639	2407	LISMORE LN	YUSUF HARAR
640	2411	LISMORE LN	JAYARAMAN KANNAN & KAMALA JAYACHANDRAN
641	2415	LISMORE LN	CATO VELDA J
642	2419	LISMORE LN	JAMPANA MURALI &
643	2423	LISMORE LN	RAY SANGITA &
644	2427	LISMORE LN	JALORI MOHIT
645	2431	LISMORE LN	BALASUBRAMANIAN GANESAN &
646	2435	LISMORE LN	AGIWAL ANAND &

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Label #	*Address*		*Owner*
647	2439	LISMORE LN	HUSSAIN UZAIR &
648	2443	LISMORE LN	CYRILJOSEPH ELIGIUS VINOTH &
649	2534	BAILEY CT	SRIKRISHNAN SREENATH &
650	2530	BAILEY CT	SUBRAHMANYAM SUSARLA &
651	2526	BAILEY CT	RASTOGI GAURAV
652	2522	BAILEY CT	CHANNAVEERAPPA NATARAJU D
653	2518	BAILEY CT	KATRAGADDA SUDHARANI &
654	2514	BAILEY CT	ABBARAJU RAMASESHA
655	2510	BAILEY CT	MALLIDI KODANDA R &
656	2506	BAILEY CT	BOINDALA DEVA & SARITHA
657	2502	BAILEY CT	VERMA RAM S & ANJU
658	2501	TURNBERRY CT	FAROOQ MOHAMMAD A &
659	2505	TURNBERRY CT	VIJAYRAGHAVAN ARUN &
660	2509	TURNBERRY CT	VENUGOPALAN VINODH
661	2515	TURNBERRY CT	LARI MOHAMMAD
662	2519	TURNBERRY CT	YADAVALLI NATARAJ & MADHAVI
663	2523	TURNBERRY CT	SHAH HITEN J & RACHANA K
664	2527	TURNBERRY CT	MAHAJAN FAMILY TRUST THE
665	2531	TURNBERRY CT	TATIPAMULA FAMILY REVOCABLE
666	2535	TURNBERRY CT	KAMBHAM VIJAY SIMHA REDDY &
667	2539	TURNBERRY CT	PARNAPALLI UMAMAHESWARA & VANI
668	2543	TURNBERRY CT	KATTA SRIDEVI
669	2551	TURNBERRY CT	AKASAPU LAKSHMANA RAO
670	2555	TURNBERRY CT	QUADRI SYED GHULAM ARIF
671	2559	TURNBERRY CT	HARINARTHINI SIRISHA
672	2563	TURNBERRY CT	HITEN PATEL
673	2560	TURNBERRY CT	SINGH PREM & PARMINDER KAUR
674	2556	TURNBERRY CT	SANAGALA NAGI SIVA R
675	2552	TURNBERRY CT	CHITAGI FAMILY TRUST
676	2544	TURNBERRY CT	BALAN MOHANA SUNDAR &
677	2540	TURNBERRY CT	GHANTA SRINIVASA R & SOUJANYA

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678	2536	TURNBERRY CT	KUMAR EESHA & RENUKA
679	2532	TURNBERRY CT	PAULRAJ SELVAKUMAR
680	2528	TURNBERRY CT	LINGINENI SURESH KUMAR
681	2524	TURNBERRY CT	LINGINENI SRIDHAR
682	2520	TURNBERRY CT	BULUSU RAVI
683	2516	TURNBERRY CT	TAMMA SRIKANTH
684	2800	RANCH TRAIL	CYPRESS WATER RETAIL 2 LLC
685	2700	RANCH TRAIL	BILLINGSLEY CARAS PARTNERS LTD
686	8635	CYPRESS WATERS	ORANGE CYPRESS WATERS LLC
687	8701	CYPRESS WATERS	CWRI A LLC
688	8635	CYPRESS WATERS	CWR 8701 CWB LLC
689	6	N MACARTHUR BLVD	TEXAS UTILITIES ELEC CO
690	413	E BELT LINE RD	SHAMS REAL ESTATE PTRS
691	1600	S BELTLINE RD	IRVING HOSPITAL AUTHORITY