

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 22, 2023
ACM: Majed Al-Ghafry

FILE NUMBER: Z212-302(MP)

DATE FILED: July 15, 2022

LOCATION: On the north line of Stults Road between Boundbrook Avenue and Clearwater Drive

COUNCIL DISTRICT: 10

SIZE OF REQUEST: 57.078 acres

CENSUS TRACT: 0078.05

APPLICANT: Day 1 Academies / Will Weiner

REPRESENTATIVE: Jackson Walker LLP / Suzan Kedron

OWNER: Presbyterian Village North, Inc

REQUEST: An application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center.

SUMMARY: The purpose of the request is to allow the use of an early childhood education center within an existing building within the existing facility [Presbyterian Village North].

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, a revised Subarea B development plan, and revised conditions.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan, a revised Subarea B development plan, and revised conditions.

PLANNED DEVELOPMENT DISTRICT NO. 456

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=456>

BACKGROUND INFORMATION:

- On October 9, 1996, City Council approved Planned Development District No. 456, primarily for the development of a retirement and nursing housing development with supporting facilities. The PD was subsequently amended once.
- The main uses permitted within the PD are adult day care facility, convalescent and nursing homes, hospice care, and related institutions, and retirement housing. These are also the current uses developed on site.
- The applicant is requesting to modify Subarea B to define and allow the use of an “Early Childhood Education Facility”.
- The proposed PD provisions state that “EARLY CHILDHOOD EDUCATION CENTER means an educational facility consisting of no more than eight (8) classrooms and with ancillary office, educational, and outdoor areas, that offers educational programming for children ages 3-6 years old, and which may be licensed as a child-care facility in the State of Texas.”

Zoning History:

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

1. **Z201-311:** On March 9, 2022, City Council approved an application for an amendment to Planned Development District No. 393, located on the northwest corner of Greenville Avenue and Old Greenville Road.
2. **Z201-193:** On July 15, 2021, the City Plan Commission recommended denial without prejudice, for an application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District located at the southwest corner of Forest Lane and Stults Road.
3. **Z190-198:** On October 28, 2020, the City Council approved an application for a Specific Use Permit for child-care facility and community service center uses on property zoned an R-10(A) Single Family District, located on the northwest corner of Shepherd Road and Stults Road.
4. **Z189-121:** On September 11, 2019, the City Council approved an application for 1) an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, and 2) the termination of Specific Use Permit No. 742 for a nursing home use on property zoned a CR Community Retail District with Specific Use Permit No. 742, located on

the north line of Forest Lane west of the intersection of Greenville Road and Forest Lane.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing |
|----------------------------|-------------|-----------------|
| Stults Road | Local | 70' |
| Skyline Drive | Local | 60' |

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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.3 Review and improve regulatory strategies and tools to achieve the Vision.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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.

Area Plans:

DISTRICT 10 STRATEGIC PLAN (2006)

Located in Northeast Dallas, north of White Rock Lake and south of Interstate 635 (LBJ), Council District 10 is an attractive area known for distinct neighborhoods, respected schools, rolling terrain, the White Rock Creek Greenbelt, and mature trees. The area's access to Interstate 635, U.S. Highway 75, and DART light rail makes it a popular residential community providing neighborhoods with suburban character and in-town convenience. Historically developed as a residential community with supportive commercial, the area now includes a mixture of land uses including residential, industrial, office, and commercial.

The area of request is not located within one of the identified focus areas of the plan but does call for the implementation of the area plan's community vision strategies and the overall *forwardDallas!* Comprehensive Plan policies. The applicant's proposed request forwards city policy as it accommodates a potential community facility in an underutilized portion of property within walking distance of built-out residential communities and DART stations.

Goal 2: Support Development that Promotes the Community Vision

- Support land use and zoning compatible with the vision
- Direct higher density development to areas in proximity to DART light rail stations
- Encourage mixed use commercial development to reduce isolation of commercial uses from residential uses

Surrounding Land Uses:

| | Zoning | Land Use |
|-------------|---|------------------------------------|
| Site | Planned Development District No. 456 Subarea B | Retirement Housing, Medical Clinic |

| | | |
|--------------|--|------------------------------------|
| North | Planned Development District No. 456 Subarea C, R-7.5(A) Single Family | Single Family, Retirement Housing |
| East | Planned Development District No. 456 Subarea D, R-10(A) Single Family | Single Family |
| South | Planned Development District No. 501, R-10(A) Single Family | Public School, Single Family |
| West | Planned Development District No. 456 Subarea C Subarea A | Retirement Housing / Single Family |

Land Use Compatibility:

The property is currently located within Subarea B of Planned Development District No. 456, which currently allows three main uses and several accessory supporting uses. These include adult day care facility; convalescent and nursing homes, hospice care, and related institutions; and retirement housing.

Properties to the north of the site are built out as single-family homes and additional retirement housing and nursing facilities within PD 456 Subareas C and E. Properties to the east of the area of request are built out as single-family homes and additional retirement housing and nursing facilities within PD 456 Subareas C and D. Across Stults Road to the south are single family homes and a public elementary school. There is one parcel located north of Stults Road, surrounded by PD 456, zoned R-10(A) and built out as a single-family home. The conceptual plan includes specific, additional buffering for the perimeter of this parcel.

The proposed early childhood education center would be defined within the PD as an educational facility consisting of eight (8) classrooms and with ancillary office, educational, and outdoor areas, that offers educational programming for children ages 3-6 years old, and which may be licensed as a child-care facility in the State of Texas. This use shall conform to the same off-street parking and loading requirements of a Child-Care Facility. Typically, pre-schooling with a degree of childcare outside of school hours would

fall under the child-care facility use. The applicant has requested the proposed use definition to limit the use in scope to the applicant intended operations.

The only proposed changes to the development and conceptual plans are intended to add the new use to the table of uses. The applicant has stated they plan to occupy a 15,000 square foot maximum portion of the building labelled “Existing skilled nursing special care” on the development plan. The proposed amendment to the PD conditions and plans should allow the applicant to occupy an existing building in a way that functions compatibly with the remainder of the facility and the surrounding area.

The applicant’s proposed definition of the use serves to limit the impact of the use in terms of potential traffic generated and scope of activity. The most similar land use in the base code would be a child-care facility, which can include some degree of educational activities, but the applicant’s definition puts a voluntary limit on classroom size that would not exist under a base-code child-care facility use. The specific definition also captures the intended use where child-care facility would not, as child-care facility includes instruction of children up to 14 years of age which could require a larger scope in terms of educational facilities and circulation accommodation. Despite these limits, the change to the Subarea represents a move away from a single-use zoning designation which reflects city policy of more flexible and dynamic zoning.

Development Standards:

| <u>DISTRICT</u> | SETBACKS | | Height | FAR | Lot Coverage | Primary Uses |
|---------------------------|---|--------------------------|---------------|------------|---------------------|---|
| | Front | Side/Rear | | | | |
| Existing PD 456 Subarea B | Per Conceptual Plan: 100' 25' Landscape | Per Conceptual Plan: 10' | 55' / 36' | 0.5 | 25% | Adult day care facility Convalescent and nursing homes, hospice care, and related institutions Retirement housing Early Childhood Education Center |

The applicant does not propose changes to the yard, lot, and space standards, as the proposed use will occupy an existing building, built in compliance with the established standards.

Parking:

The proposed development is required to provide parking in accordance with Chapter 51A. The PD states the use will require parking as required of a child-care facility use, which is one space per 500 square feet of floor area. The proposed use would occupy no more than 15,000 square feet, and as such would require up to 30 spaces maximum. Overall, the Subarea provides 599 parking spaces and the applicant has confirmed the site has sufficient parking to receive a certificate of occupancy for this use, with consideration of the total allotment of parking for the subarea's various uses.

Landscaping:

Landscaping on the property must be provided in accordance with Article X, as amended, and PD No. 456. The proposed use will likely not trigger additional landscaping as it utilizes an existing building.

Market Value Analysis:

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

List of Officers

Presbyterian Village

Michael George, President
Miguel Roque, Vice President
Sean Coury, Treasurer
William Weiner, Secretary

**CPC Action
December 15, 2022**

Motion: In considering an application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center, on the north line of Stults Road, between Boundbrook Avenue and Clearwater Drive, it was moved to **hold** this case under advisement until January 5, 2023.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Gracey
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 109
Replies: For: 4 Against: 1

Speakers: None

**CPC Action
January 5, 2023**

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center, subject to a revised conceptual plan, a revised Subarea B development plan, and revised conditions on the north line of Stults Road, between Boundbrook Avenue and Clearwater Drive.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin*

Z212-302(MP)

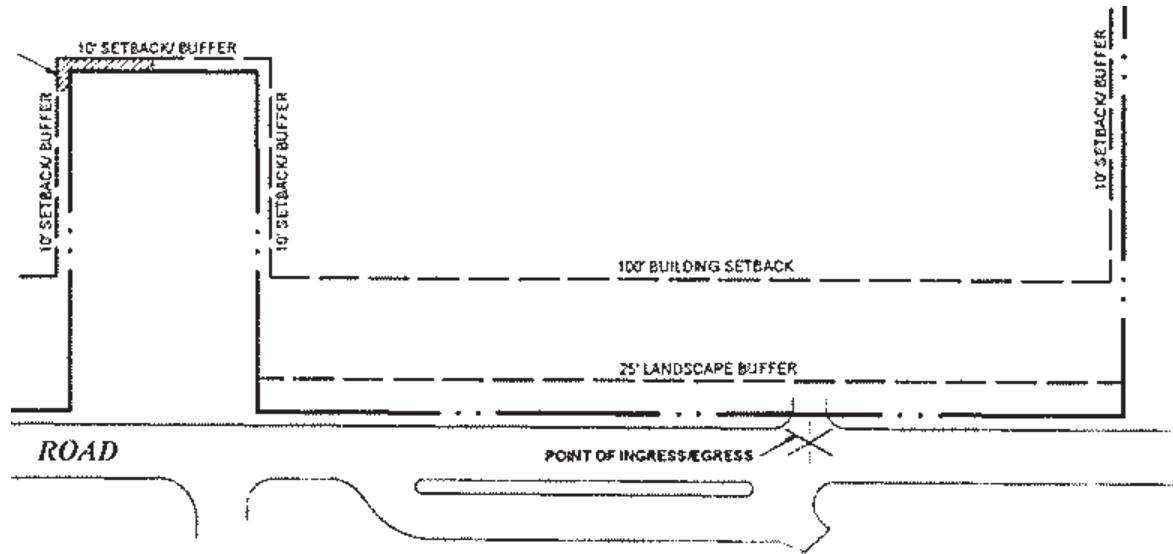
Against: 0
Absent: 0
Vacancy: 2 - District 3, District 4

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 109
Replies: For: 5 Against: 2

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Sabrina Watkins, 2233 Preston Bend St., Frisco, TX, 75036
Against: None

CPC Recommended Conceptual Plan (Detail)



| | TOTAL PD | Subarea A | Subarea B | Subarea C | Subarea D | Subarea E | Subarea F |
|---|-----------------|------------------|-------------------|---|------------------|------------------|------------------|
| Land Area | 66.33 AC | n/a | n/a | n/a | n/a | n/a | n/a |
| Maximum Lot Coverage | 25% | n/a | n/a | n/a </td <td>n/a</td> <td>n/a</td> <td>n/a</td> | n/a | n/a | n/a |
| Maximum FAR | 0.5 | n/a | n/a | n/a | n/a | n/a | n/a |
| Maximum Density | 1,032 DU | n/a | n/a | n/a | n/a | n/a | n/a |
| Maximum Height | n/a | 30' | 55' | 72' | 30' | 55' | 30' |
| Number of Units/ Beds by Building Type/ Function/ Floor area | TOTAL PD | Subarea A | Subarea B | Subarea C | Subarea D | Subarea E | Subarea F |
| Detached single retirement housing | 38 units | 38 units | n/a | n/a | n/a | n/a | n/a |
| Attached single retirement housing | 20 units | 8 units | n/a | n/a | n/a | n/a | 12 units |
| Apartment retirement housing | 467 units | n/a | 104 units | 226 units | n/a | 65 units | 72 units |
| Convelesence and nursing care | 507 beds | n/a | 255 beds | n/a | 252 beds | n/a | n/a |
| Adult day care | 7,500 sf | n/a | 7,500 sf | n/a | n/a | n/a | n/a |
| Administrative, dining, health offices, and other accessory uses | 74,446 sf | n/a | 57,005 sf | 3,341 sf | 14,100 sf | n/a | n/a |
| Recreational | 1,500 sf | n/a | 1,500 sf | n/a | n/a | n/a | n/a |
| Maintenance | 12,460 sf | n/a | 8,680 sf | 3,780 sf | n/a | n/a | n/a |
| Early Childhood Education Center | | | maximum 15,000 sf | | | | |
| Parking - Surface and Underground | TOTAL PD | Subarea A | Subarea B | Subarea C | Subarea D | Subarea E | Subarea F |
| Resident | 704 | 46 | 189 | 226 | 84 | 65 | 94 |
| Employee | 351 | 0 | 257 | 67 | 27 | 0 | 0 |
| Visitor | 439 | 46 | 153 | 107 | 26 | 13 | 94 |
| Total | 1,494 | 92 | 599 | 400 | 137 | 78 | 188 |

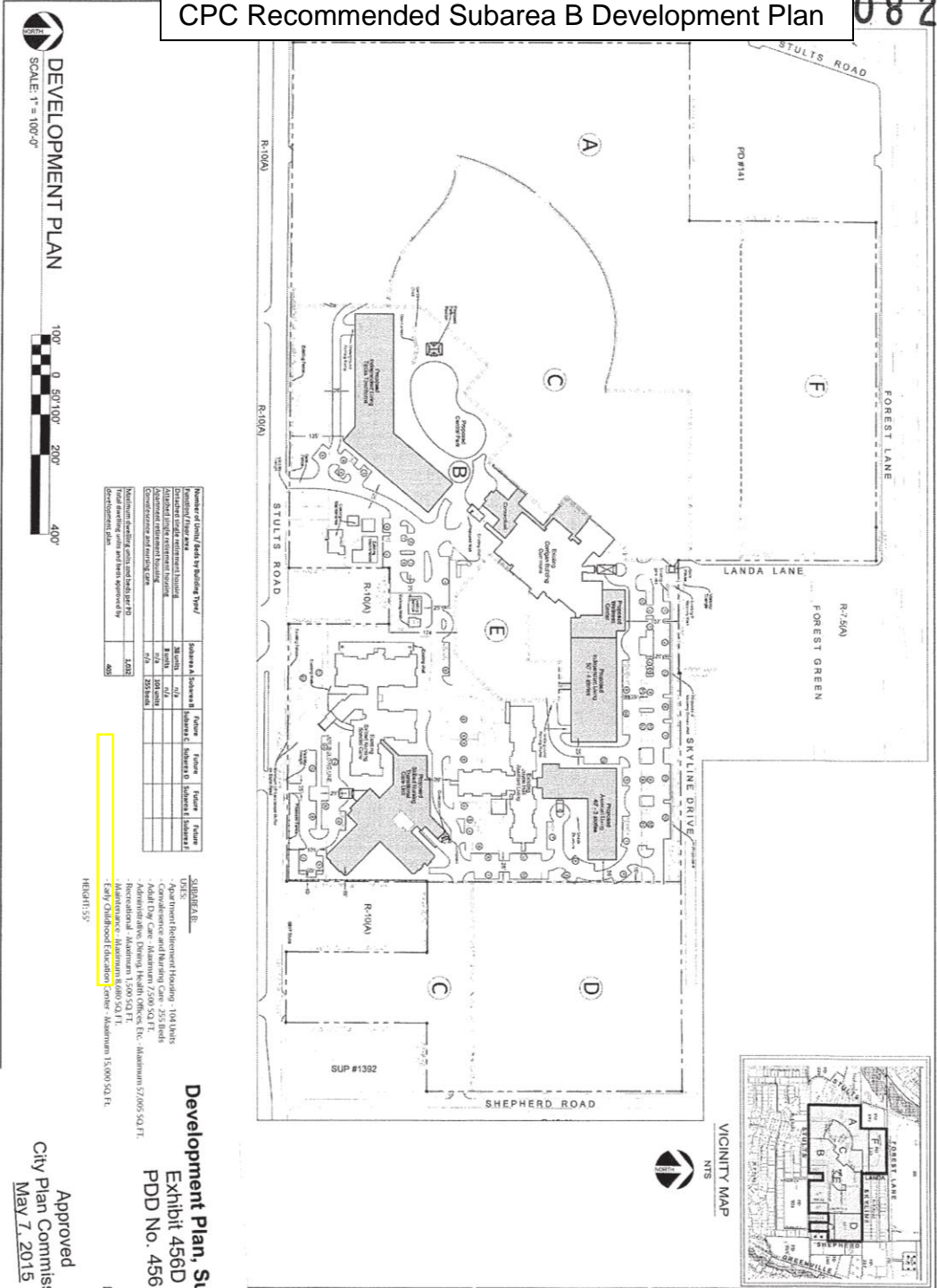
NOTE
BETW
TOTA



0'

CPC Recommended Subarea B Development Plan

082



| Number of Units/Facility to Building Type | Subarea A | Subarea B | Future C | Future D | Future E | Future F |
|---|-----------|-----------|----------|----------|----------|----------|
| Residential Single-Family | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential Medium-Density | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential High-Density | 0 | 0 | 0 | 0 | 0 | 0 |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| Public Facility | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |

- Subarea B:**
- URS
 - Apartment Retirement Housing - 104 Units
 - Convenience and Business Care - 255 Beds
 - Administrative, Dining, Health Office, Etc. - Maximum 57,005 SQ.FT.
 - Recreational - Maximum 15,000 SQ.FT.
 - Maintenance - Maximum 15,000 SQ.FT.
 - Early Childhood Education - Maximum 15,000 SQ.FT.

DEVELOPMENT PLAN
SCALE: 1" = 100'-0"
100' 0 50 100' 200' 400'

Approved
City Plan Commission
May 7, 2015

Development Plan, Subarea B
Exhibit 456D
PDD No. 456

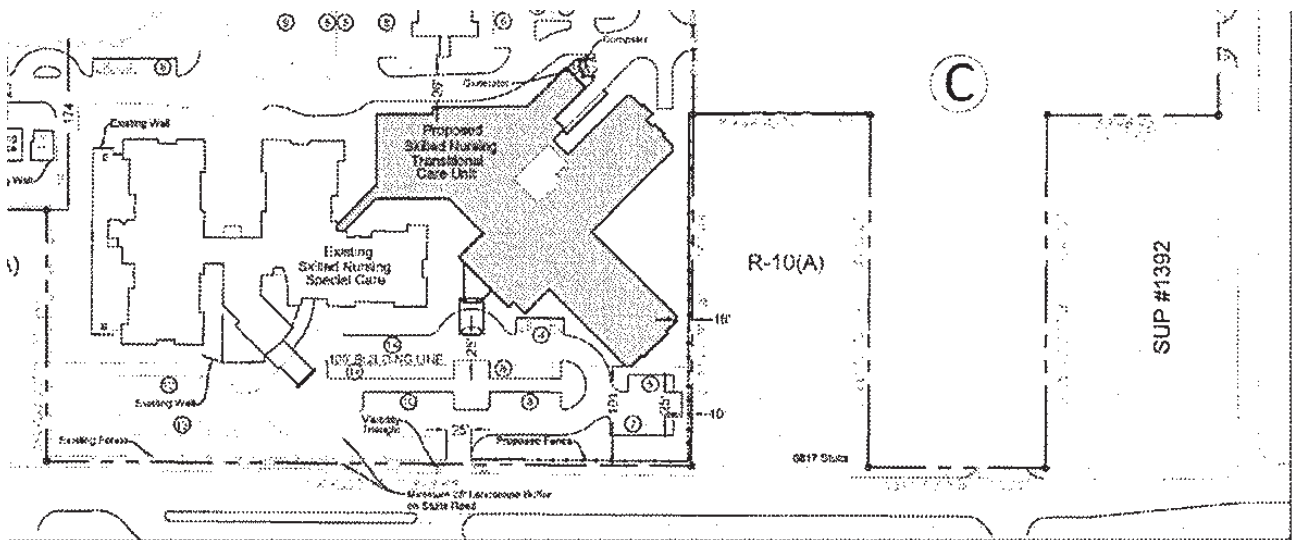
E DRIVE
AS, TEXAS

Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949

04/16/15
PROJECT NUMBER
CASE NUMBER
2145-166 (WB)

CPC Recommended Subarea B Development Plan (Detail)



| e/ | Subarea A | Subarea B | Future Subarea C | Future Subarea D | Future Subarea E | Future Subarea F |
|----|-----------|-----------|------------------|------------------|------------------|------------------|
| | 38 units | n/a | | | | |
| | 8 units | n/a | | | | |
| | n/a | 104 units | | | | |
| | n/a | 255 beds | | | | |

| | |
|------|-------|
| PD | 1,032 |
| l by | 405 |

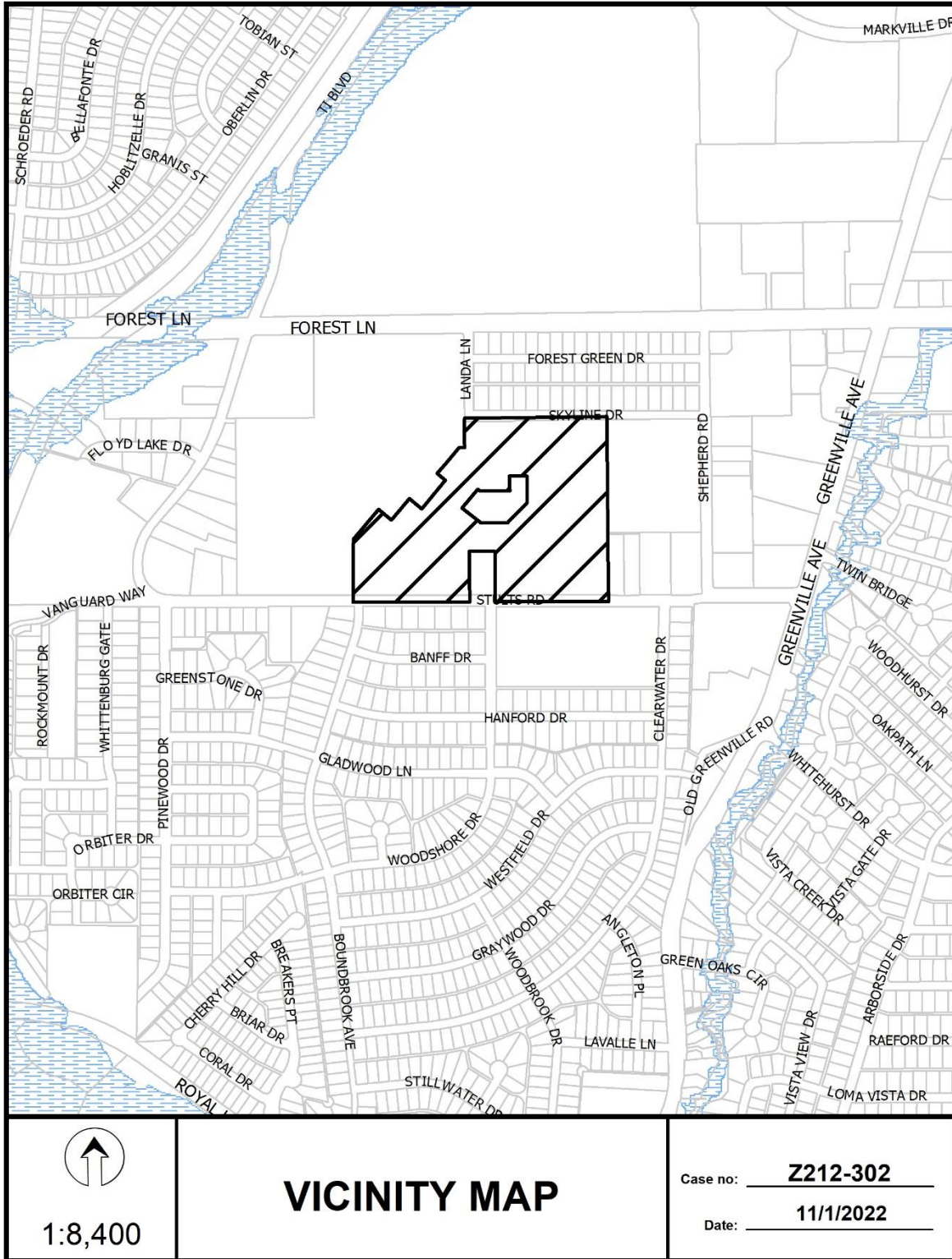
SUBAREA B:

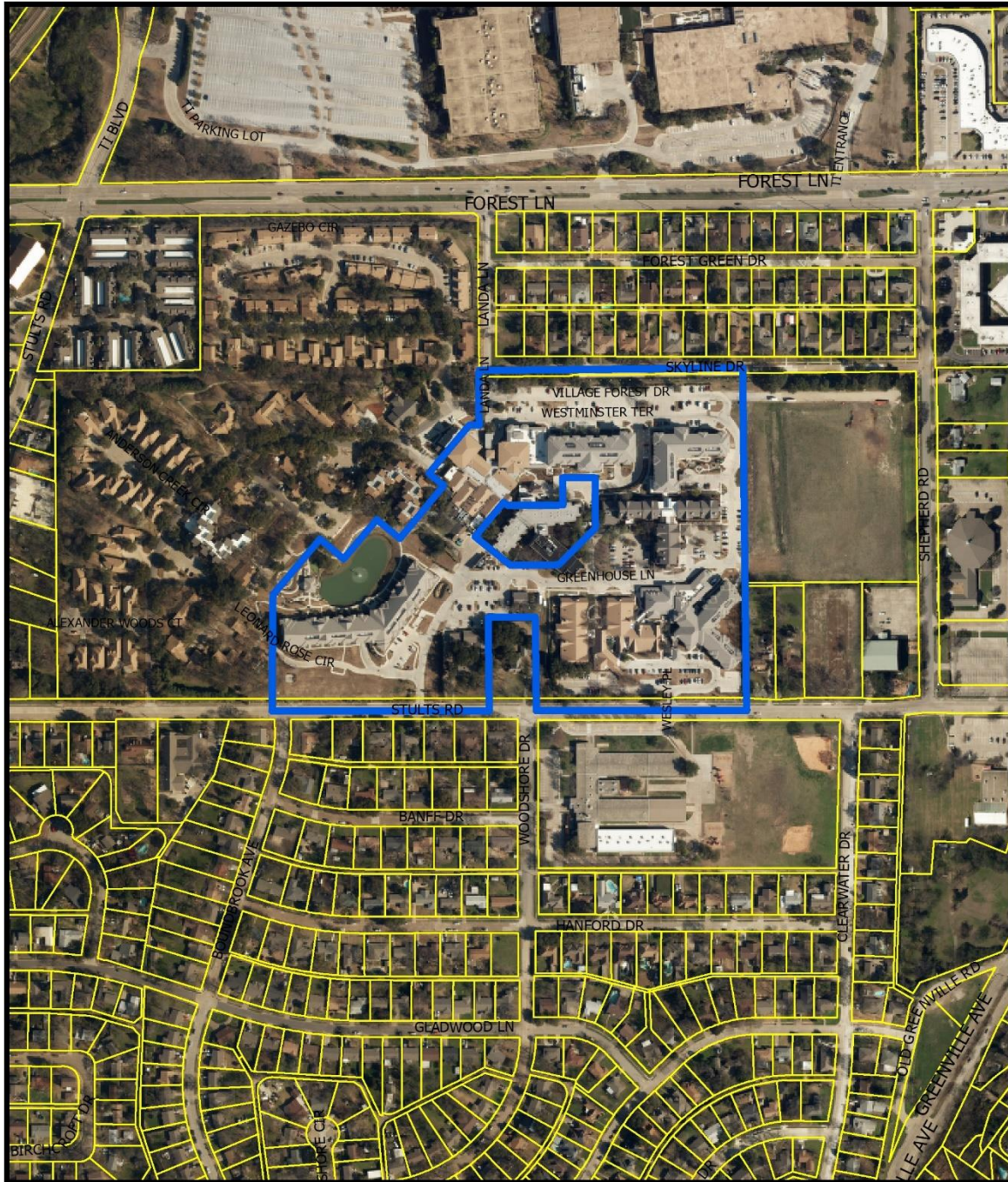
USES:

- Apartment Retirement Housing - 104 Units
- Convalescence and Nursing Care - 255 Beds
- Adult Day Care - Maximum 7,500 SQ. FT.
- Administrative, Dining, Health Offices, Etc. - Maximum 57,005 SQ. F
- Recreational - Maximum 1,500 SQ. FT.
- Maintenance - Maximum 8,680 SQ. FT.
- Early Childhood Education Center - Maximum 15,000 SQ. Ft.

Deve

HEIGHT: 55'



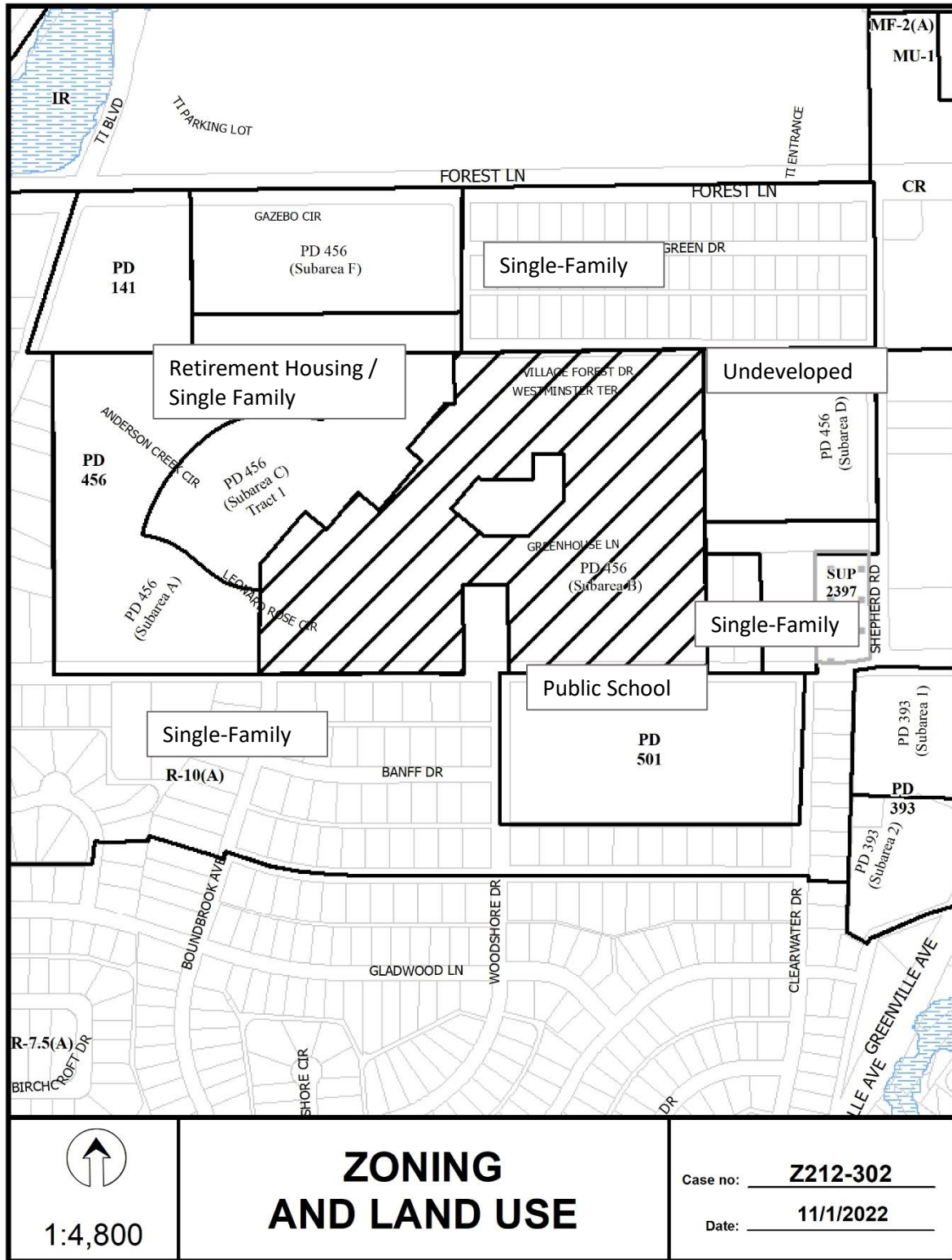


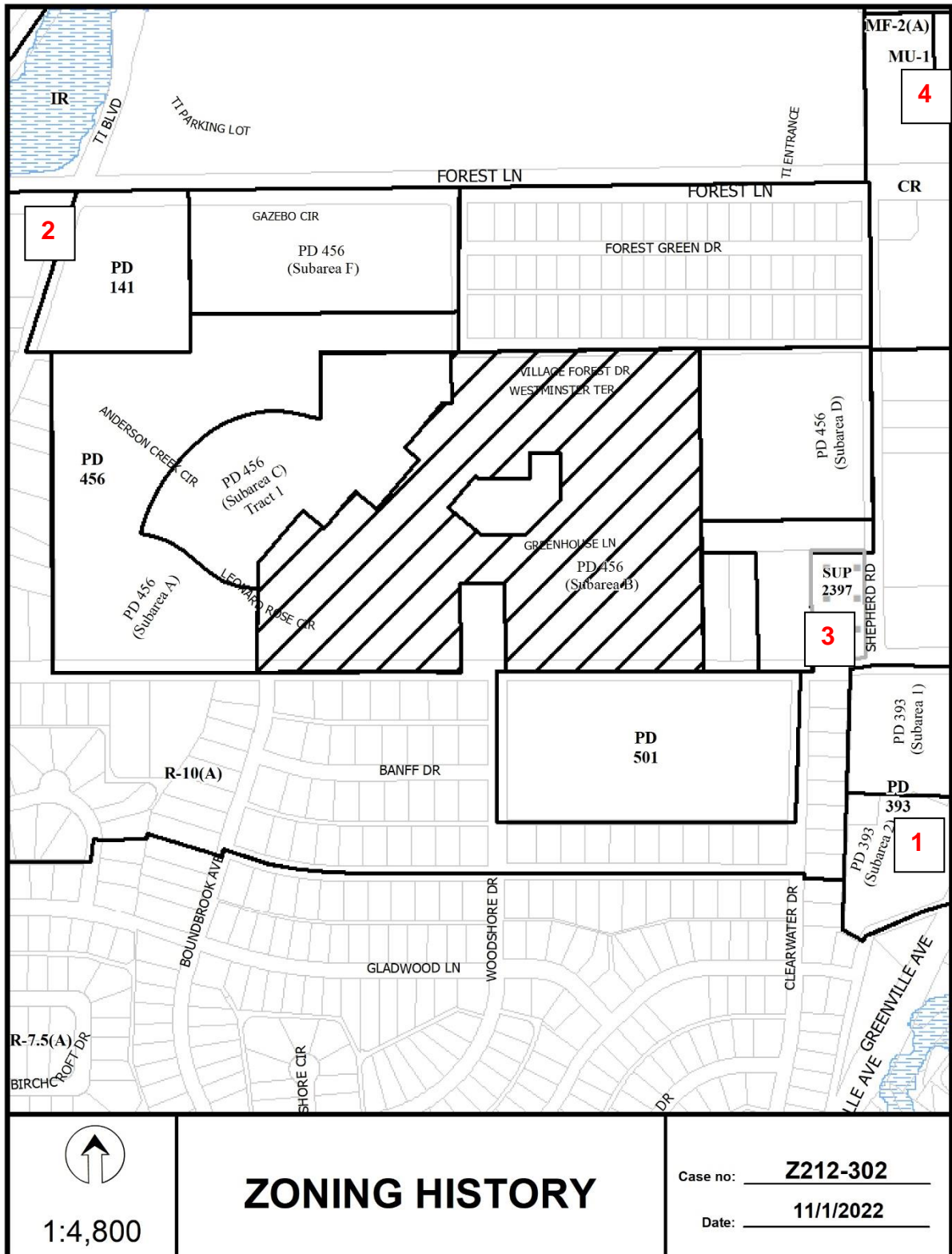
1:4,800

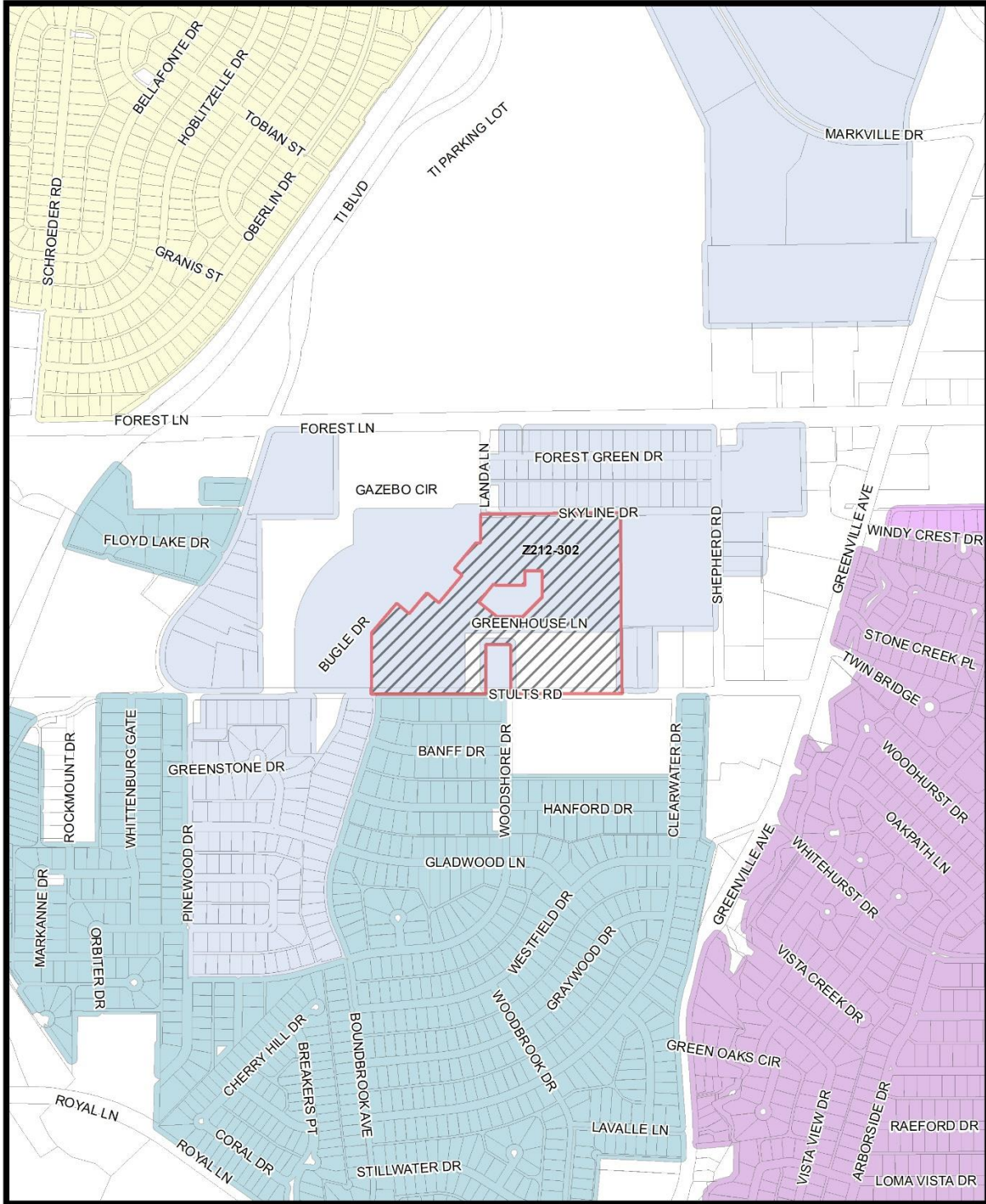
AERIAL MAP

Case no: Z212-302

Date: 11/1/2022

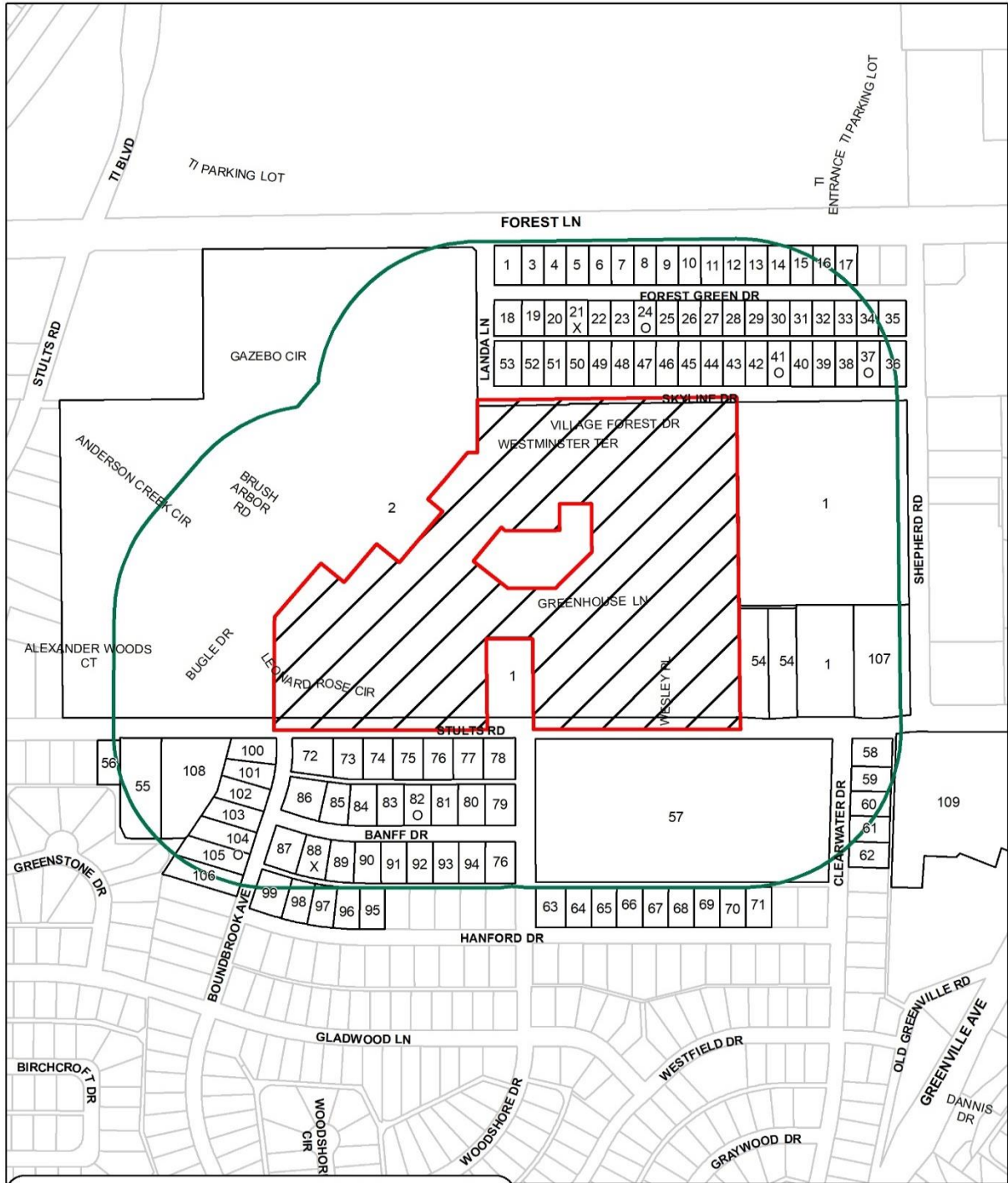






Market Value Analysis

Printed Date: 11/1/2022



| | |
|-----------------|--|
| 109 | Property Owners Notified (114 parcels) |
| 5 | Replies in Favor (5 parcels) |
| 2 | Replies in Opposition (2 parcels) |
| 500' | Area of Notification |
| 1/5/2023 | Date |

Z212-302
CPC



1:4,800

01/04/2023

Reply List of Property Owners***Z212-302******109 Property Owners Notified 5 Property Owners in Favor 2 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|---------------------------------|
| | 1 | 8605 FOREST GREEN DR | PRESBYTERIAN VILLAGE NORTH |
| | 2 | 8600 SKYLINE DR | PRESBYTERIAN VILLAGE NORTH |
| | 3 | 8611 FOREST GREEN DR | MADERE CAROLYN WILSON |
| | 4 | 8617 FOREST GREEN DR | MOSE A & BARBARA J JOHNSON |
| | 5 | 8623 FOREST GREEN DR | OLIVER CURTIS & CHERYL |
| | 6 | 8629 FOREST GREEN DR | TEAL PRINCE O & JOYCE W |
| | 7 | 8635 FOREST GREEN DR | CASH FAMILY TRUST |
| | 8 | 8703 FOREST GREEN DR | Taxpayer at |
| | 9 | 8709 FOREST GREEN DR | UPSHAW WAKEFIELD MARITAL |
| | 10 | 8715 FOREST GREEN DR | Taxpayer at |
| | 11 | 8721 FOREST GREEN DR | HUMPHREY DORIS |
| | 12 | 8727 FOREST GREEN DR | RUSSELL CHRISTOPHER |
| | 13 | 8733 FOREST GREEN DR | SEALE RACHEL & NATHAN |
| | 14 | 8805 FOREST GREEN DR | JAMES NANCY L |
| | 15 | 8811 FOREST GREEN DR | SMITH MURIEL C EST OF |
| | 16 | 8817 FOREST GREEN DR | BIRDSONG ROSIE J |
| | 17 | 8823 FOREST GREEN DR | SANTAMARIA ALEJANDRO & |
| | 18 | 8606 FOREST GREEN DR | TURNER RONALD |
| | 19 | 8612 FOREST GREEN DR | MULLINS JAMES H |
| | 20 | 8618 FOREST GREEN DR | CAVAZOS JOSEPHINE |
| X | 21 | 8624 FOREST GREEN DR | DAVIS LOUIS W JR EST OF |
| | 22 | 8630 FOREST GREEN DR | GAINES WILLIAM R |
| | 23 | 8636 FOREST GREEN DR | MARGOL STUART |
| O | 24 | 8704 FOREST GREEN DR | CARTER LOZELL & FRANCIS A |
| | 25 | 8710 FOREST GREEN DR | COLEMAN RICHARD A EST OF & NINA |
| | 26 | 8716 FOREST GREEN DR | DANIELS KENNETH E |

01/04/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------------|----------------------------------|
| | 27 | 8722 FOREST GREEN DR | BROOKER STEVEN DANIEL & |
| | 28 | 8728 FOREST GREEN DR | VILLALBA ANDRI |
| | 29 | 8734 FOREST GREEN DR | CHAMBERS COURTNEY & |
| | 30 | 8806 FOREST GREEN DR | ZICKGRAF PROPERTIES LLC |
| | 31 | 8812 FOREST GREEN DR | NOWLIN WILLIAM J EST OF |
| | 32 | 8818 FOREST GREEN DR | HILLSIDE SERIES LLC SERIES A |
| | 33 | 8824 FOREST GREEN DR | TUCKER CHRISTINE R & JASON R |
| | 34 | 8830 FOREST GREEN DR | ALLEN SUMMER L |
| | 35 | 8838 FOREST GREEN DR | THOMPSON MICHAEL |
| | 36 | 8833 SKYLINE DR | SHRODE REVOCABLE |
| O | 37 | 8827 SKYLINE DR | NGUYEN LEHONG T & |
| | 38 | 8821 SKYLINE DR | HAAK JOHN G & VIRGINIA L |
| | 39 | 8815 SKYLINE DR | ROGOOBIR KEISHA L & JEROME JASON |
| | 40 | 8809 SKYLINE DR | MONEY BUNYAN TR |
| O | 41 | 8803 SKYLINE DR | PETRIN BARBARA C |
| | 42 | 8735 SKYLINE DR | EVENDEN BENJAMIN B |
| | 43 | 8729 SKYLINE DR | STEVENS DOROTHY M |
| | 44 | 8723 SKYLINE DR | ROBERSON SAMPSON K |
| | 45 | 8717 SKYLINE DR | PRICE DELORIS A |
| | 46 | 8711 SKYLINE DR | VANDYKE ARTHELMA |
| | 47 | 8705 SKYLINE DR | DANIELS BRUCE E & |
| | 48 | 8633 SKYLINE DR | KELLEY TIFFANI & NICHOLAS |
| | 49 | 8627 SKYLINE DR | HAGGERTY MYRNA SUE |
| | 50 | 8621 SKYLINE DR | HOLMES JAMES SR |
| | 51 | 8615 SKYLINE DR | TUCKER CHRISTINE RENE & |
| | 52 | 8609 SKYLINE DR | VSP DALLAS LLC |
| | 53 | 8603 SKYLINE DR | PRESBYTERIAN VILLAGE NORTH INC |
| | 54 | 8817 STULTS RD | POWELL RICHARD & DEBRA |
| | 55 | 8566 STULTS RD | YOUTH BELIEVING IN CHANGE INC |
| | 56 | 8550 STULTS RD | RUTCOMM LLC |
| | 57 | 8700 STULTS RD | RICHARDSON ISD |

01/04/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|--------------------|-----------------------------------|
| | 58 | 9422 CLEARWATER DR | MARSHALL JERALDENE M |
| | 59 | 9416 CLEARWATER DR | DAVIS DOROTHY |
| | 60 | 9410 CLEARWATER DR | SANCHEZ ERIKA L |
| | 61 | 9404 CLEARWATER DR | GEMINI REALTY INVESTMENT |
| | 62 | 9324 CLEARWATER DR | Taxpayer at |
| | 63 | 8707 HANFORD DR | GEORGE MONCY & |
| | 64 | 8715 HANFORD DR | MCDANIEL COLIN & LINDSAY |
| | 65 | 8721 HANFORD DR | MCPHERSON STEPHANIE E & |
| | 66 | 8727 HANFORD DR | RUVALCABA ROGELIO |
| | 67 | 8735 HANFORD DR | BARNHART JAMES E |
| | 68 | 8741 HANFORD DR | ECHOLS HERTHA H |
| | 69 | 8805 HANFORD DR | SPRATT GARET G & TAYLOR R |
| | 70 | 8811 HANFORD DR | Taxpayer at |
| | 71 | 8819 HANFORD DR | BOYD CHERYL L |
| | 72 | 8584 STULTS RD | DOHERTY PAUL E |
| | 73 | 8592 STULTS RD | CERVANTES JOSE |
| | 74 | 8598 STULTS RD | STEVENS KATHLEEN |
| | 75 | 8606 STULTS RD | WHETSTONE BEVERLY J |
| | 76 | 8614 STULTS RD | HARTSELL MIKEAL CAMERON & |
| | 77 | 8622 STULTS RD | HOFFMAN CLARK & |
| | 78 | 8630 STULTS RD | SMITH THOMAS LEE |
| | 79 | 8633 BANFF DR | Taxpayer at |
| | 80 | 8625 BANFF DR | Taxpayer at |
| | 81 | 8619 BANFF DR | HASTSELL MIKEAL CAMERON & |
| O | 82 | 8611 BANFF DR | HARTSELL MIKEAL CAMERON & EMILY G |
| | 83 | 8605 BANFF DR | WALLACE STAN |
| | 84 | 8599 BANFF DR | WILLIAMS SHIRLEY A EST OF |
| | 85 | 8589 BANFF DR | WHETSTONE BEVERLY |
| | 86 | 8581 BANFF DR | MINOR JICORI |
| | 87 | 8580 BANFF DR | BLUE JANE |
| X | 88 | 8586 BANFF DR | ANDERSON SANDRA & JAMES |

01/04/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|---------------------|--------------------------------|
| | 89 | 8592 BANFF DR | HUYEN KHANH |
| | 90 | 8598 BANFF DR | TAAFFE SELENE |
| | 91 | 8606 BANFF DR | BARNHILL VINCE E & |
| | 92 | 8612 BANFF DR | EMBAYE SOLOMON & |
| | 93 | 8620 BANFF DR | GRIMES CHRISTOPHER |
| | 94 | 8626 BANFF DR | HILL KAREN |
| | 95 | 8599 HANFORD DR | JUAREZ BENJAMIN & |
| | 96 | 8593 HANFORD DR | ESTRADA EDUARDO |
| | 97 | 8587 HANFORD DR | TAYLOR LURENE LEE |
| | 98 | 8581 HANFORD DR | HUNTER BRYCE & MALLORY BARKOCY |
| | 99 | 8575 HANFORD DR | FENNELL WALTER D EST OF |
| | 100 | 9415 BOUNDBROOK AVE | HUEY JANE ANN |
| | 101 | 9409 BOUNDBROOK AVE | CHEN SUCHUNG CHRISTINA |
| | 102 | 9405 BOUNDBROOK AVE | HAAR JANICE |
| | 103 | 9325 BOUNDBROOK AVE | PARNELL DAVID Z & SUSAN K |
| O | 104 | 9319 BOUNDBROOK AVE | Taxpayer at |
| | 105 | 9315 BOUNDBROOK AVE | HARO KELLY J |
| | 106 | 9309 BOUNDBROOK AVE | WU VICKY |
| | 107 | 8835 STULTS RD | NEW MOUNT ZION BAPTIST |
| | 108 | 8568 STULTS RD | YOUTH BELIEVING IN CHANGE |
| | 109 | 8920 STULTS RD | YMCA OF METROPOLITAN DALLAS |