

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, APRIL 23, 2025

ACM: Robin Bentley

FILE NUMBER: Z245-111(LC) **DATE FILED:** November 5, 2024

LOCATION: Generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 309.77 acres **CENSUS TRACTS:** 48113007909, 48113007910, 48113007912, 48113007915, 48113007916

REPRESENTATIVE: Roger Albright, Law Offices of Roger Albright, LLC

OWNER/APPLICANT: FM Village Fixed Rate, LLC
FM Village Facility, LLC
Village Main Street Apartments, LLC
Village Main Street Land, LLC
Dallas Village Green, LLC
PC Village Apts Dallas, LP
J. Blake Pogue

REQUEST: An application for an amendment to Planned Development District No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards.

SUMMARY: The purpose of the request is to increase the number of hotel units allowed on site, adjust the parking requirement for the allowed outside commercial amusement uses and adjust the signage provisions of the existing PD.

CPC RECOMMENDATION: Approval, subject to amended conditions.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with existing buildings for housing, retail and office with existing parking lots and green spaces [The Village], on property zoned Planned Development District No. 916 (approx. 309.77 acres in total size).
- Geographically located in Northeastern Dallas, approx. 7 miles from downtown.
- This lot has frontage on East Northwest Highway, Skillman Street, East Lovers Lane and Southwestern Boulevard.
- The purpose of the request is to amend the text of existing Planned Development District No. 916 to modify the allowed number of hotel units on each lot, adjust the parking requirement for the allowed outside commercial amusement uses and adjust the signage provisions of the existing PD.
- Applicant requests a PD amendment.

Zoning History:

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

1. **Z201-156:** On Wednesday, May 12, 2021, the City Council approved an application 1) for a Planned Development District for a private school use and R-7.5(A) Single Family District uses and 2) to terminate Specific Use Permit No. 2114 for a private school use, located on the Northeast corner of East Lovers Lane and Skillman Street.
2. **Z223-335:** On Wednesday, March 27, 2024, the City Council approved an application for an MU-3-D Mixed Use District with a D Liquor Control Overlay on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay on the southeast line of Abrams Road, between Fisher Road and East Lovers Lane.
3. **Z234-259:** On Wednesday, November 12, 2024, the City Council approved an application for the automatic renewal of Specific Use Permit (SUP) No. 2120 for a private school on property zoned an MU-3(SAH) Mixed Use Standard Affordable Housing District, with Deed Restrictions (Z067-162) on the east line of North Central Expressway, between Park Lane and Blackwell Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Northwest Highway	PA – Principal Arterial	107'
Skillman Street	PA – Principal Arterial	100'
East Lovers Lane	MA – Minor Arterial	100'
Greenville Avenue	PA – Principal Arterial	100'

Traffic:

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

STAFF ANALYSIS:

Active Area Plans:

Dallas TOD Vickery Meadow Area Plan - <https://dallascityhall.com/departments/pnv/Pages/TOD-Vickery-Meadow-station-area-landing-page.aspx>

Important to note the subject property sits just south of the boundaries of the Dallas TOD Vickery Meadow Area Plan.

Comprehensive Plan:

The new forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our City has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Centers Land Use and the City Residential Placetype. This placetype allows the following primary land uses: Multiplex, Apartments and Mixed-Use; in conjunction with secondary land uses including:

Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Lodging, Commercial, Office, Civic/Public Institutional and Utility. The request would be specifically considered the Mixed-Use primary land use.

The City Residential neighborhoods primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors.

The area of request is an existing mixed-use development consisting of existing residential buildings, existing commercial retail, surface parking lots, open and green space [The Village]. It is important to note, any new developments within this placetype should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area. The request is consistent with Forward Dallas 2.0 as it is an existing mixed-use project that offers the neighborhood variety in housing type and convenience of needed goods and services to residents in the immediate area and community through onsite retail.

Land Use:

	Zoning	Land Use
Site	PD. No. 916	Residential, Retail, Office; [The Village]
North	MU-2(A), MU-3(A), PD. No. 592, MF-2(A) & PD. No. 742	Retail, commercial and multifamily uses
South	MF-1(A), PD. No. 799 & PD. No. 610	Multifamily and retail uses
East	CR, D(A), MF-2(A), R-7.5(A) & PD. No. 1052	Retail and commercial uses, duplex and townhome uses, single-family uses and a church
West	D(A), MU-2(A) & MU-3(A)	Retail and commercial uses.

Land Use Compatibility:

The area of request is currently developed with existing buildings for housing, retail and office with existing parking lots and green spaces [The Village], on property zoned Planned Development District No. 916 (approx. 309.77 acres in total size), located and generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.

PD No. 916:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=916>

The applicant proposes amendments to the existing PD No. 916, including modifying the allowed number of hotel units on each lot, adjusting the parking requirement for the allowed outside commercial amusement uses and adjusting the signage provisions of the existing PD.

To the north of the property are multifamily uses and PD. No. 592 with a mix of commercial uses. To the south and east of the property are all residential uses consisting of single family with existing SUP No. 490, multifamily and duplex. To the west of the property are existing PD. No. 73 & 463, as well as MU-2 which is a mix of commercial retail, office and residential uses. With the immediate area being mostly residential uses and the subject site having an existing mixed-use development, staff finds the applicant's request for amendments to the existing PD No. 916 to be appropriate and compatible with the surrounding area.

Landscaping:

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

Parking:

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted under the existing Planned Development District No. 916.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The

analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “F” MVA area. To the north are the “F”, “G” and “I” MVA area. To the south are the “B”, “F” and “H” MVA areas. To the east are the “C” and “G” MVA area and to the west is all “A” MVA area.

List of Officers

FM Village Fixed Rate, LLC
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CPC Action

APRIL 10, 2025 – DRAFT CITY PLAN COMMISSION MINUTES

Motion: It was moved to recommend **approval** of an amendment to PD. No. 916, subject to revised amended conditions as briefed, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards, generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.

Maker: Rubin
Second: Sleeper
Result: Carried: 12 to 0

For: 12 - Chernock, Herbert, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper,
Housewright, Nightengale, Haqq, Hall,
Rubin

Against: 0
Absent: 3 - Hampton, Carpenter, Kingston
Vacancy: 0

Notices:	Area: 500	Mailed: 327
Replies:	For: 6	Against: 0

Speakers: None

CPC RECOMMENDED AMENDED PD CONDITIONS

ARTICLE 916

PD 916

The Village Special Purpose District

SEC. 51P-916.101. LEGISLATIVE HISTORY.

PD 916 was established by Ordinance No. 29387, passed by the Dallas City Council on June 25, 2014. (Ord. 29387)

SEC. 51P-916.102. PROPERTY LOCATION AND SIZE.

(a) PD 916 is established on property located between Skillman Street and the Oncor right-of-way east of Greenville Avenue, north of Lovers Lane and south of Northwest Highway. The size of PD 916 is approximately 309.77 acres.

(b) This district is divided into three Subareas: Subarea A, Subarea B, and Subarea C, as shown on the subarea map (Exhibit 916A). (Ord. 29387)

SEC. 51P-916.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **GOURMET MARKETPLACE** means a specialty food store that offers grocery items, prepared meals for on and off premise consumption, catered meals, and culinary demonstrations or instruction.

(2) **OFF-SITE OPEN SPACE** means the portion of the district that is accessible to all occupants of the district, open to the sky, but allows for architectural elements such as colonnades, pergolas, and gazebos.

(3) **ON-SITE OPEN SPACE** means the portion of a building site that is accessible to all occupants of the building site, open to the sky, but allows for architectural elements such as colonnades, pergolas, and gazebos; and may include multi-use, landscaped parking plazas for pedestrian use.

(4) **OPEN SPACE** means off-site and on-site open space.

(5) **PEDESTRIAN AND/OR BICYCLE CONNECTION** means an unobstructed area or path that is a minimum of six feet in width and illuminated to allow for pedestrian and/or bicycle traffic.

(6) **PUBLIC STREETS** means Amesbury Drive, Caruth Haven Lane, Lovers Lane, Old Town Drive, Shady Brook Lane, Skillman Street, and Southwestern Boulevard.

(7) **STOOP** means a small porch leading to the entrance of a residential structure.

(8) TANDEMPARKING means one parking space in front of another parking space making it necessary to pass through one parking space to gain vehicular access to the other parking space.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 29387)

SEC. 51P-916.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 916A: subarea map.
- (2) Exhibit 916B: supplement to building permit application.
- (3) Exhibit 916C: mixed use development parking chart. (Ord. 29387)

SEC. 51P-916.105. CONCEPTUAL PLAN.

A conceptual plan is not required for this special purpose district. (Ord. 29387)

SEC. 51P-916.106. 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, development schedule, and landscape plan do not apply. (Ord. 29387)

SEC. 51P-916.107. SUPPLEMENT TO BUILDING PERMIT APPLICATION.

Each application for a building permit for new construction must include a tabulation in the form required by Exhibit 916B (supplement to building permit application) which provides, as applicable:

- (1) the proposed number of dwelling units or the proposed floor area of nonresidential uses;
- (2) the existing number of dwelling units or existing floor area of nonresidential uses in all of the subareas on the Property; and
- (3) a calculation that provides sufficient information to verify that the proposed improvements comply with the maximum number of dwelling units, density, floor area, and floor area ratio requirements of this article. (Ord. 29387)

SEC. 51P-916.108.

MAIN USES PERMITTED.

(a) Subarea A. Except as provided in this subsection, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP. Residential adjacency review (RAR) and development impact review (DIR) are not required.

(b) Subareas B and C. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production. *[Limited to community garden.]*

(2) Commercial and business service uses.

-- Building repair and maintenance shop.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Community service center.

(5) Lodging uses.

-- Extended stay hotel or motel. *[Subarea C only. ~~No more than 80 guest rooms permitted.~~]*

-- Hotel or motel. *[Subarea C only. ~~No more than 80 guest rooms permitted.~~]*

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area.

- (9) Residential uses.
 - Multifamily.
 - Retirement housing.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - Convenience store with drive-through.
 - 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.
 - Gourmet marketplace. *[Accessory seating area is permitted.]*
 - Liquor store.
 - Motor vehicle fueling station.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service.
 - Surface parking.
 - Theater.
- (11) Transportation uses.
 - Private street or alley.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.
- (12) Utility and public service uses.
 - Local utilities.
 - Radio, television, or microwave tower.
 - Tower/antenna for cellular communication.
 - Utility or government installation other than listed.
- (13) Wholesale, distribution, and storage uses.
 - Mini-warehouse.
 - Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(Ord. 29387)

SEC. 51P-916.109. ACCESSORY USES.

(a) 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.

- (b) This district is considered one lot for uses accessory to a residential main use. (Ord. 29387)

SEC. 51P-916.110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general.

- (1) Density. Maximum number of units for Subareas A, B, and C combined is 12,360.

(2) Residential proximity slope. The residential proximity slope provisions of Section 51A-4.125(f)(4)(E)(i) apply only if the site of origination is zoned an R or R(A) Single Family District, and is developed with a single family use before June 25, 2014.

(b) Subarea A.

- (1) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(2) Lot coverage. Subarea A is considered one lot for purposes of calculating lot coverage. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(c) Subareas B and C.

(1) Front yard.

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

(B) Minimum front yard on Lovers Lane, Amesbury Drive, Southwestern Boulevard, Caruth Haven Lane, and Shady Brook Lane is 10 feet.

(2) Side and rear yard. No minimum side or rear yard is required.

(3) Encroachments. Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front yard. Unenclosed balconies, unenclosed patios, and stoops may project up to six feet into the required front yard, provided the width of the encroachment is not greater than 12 feet.

(4) Floor area.

(A) Residential uses. No maximum floor area.

(B) Non-residential uses.

(i) Except as provided in this subparagraph, the total maximum floor area for all nonresidential uses combined is 600,000 square feet.

(ii) In Subarea B, the maximum floor area for an individual retail or

personal service use is 10,000 square feet.

(5) Height.

(A) Subarea B. Maximum structure height is 70 feet.

(B) Subarea C. Maximum structure height is 160 feet.

(C) Projections. Parapet walls, mechanical equipment, and related structures may project a maximum of four feet above the maximum structure height.

(D) Lighting. Lighting for athletic fields and tennis courts may not exceed 60 feet in height.

(6) Lot coverage.

(A) In general. Each subarea is considered one lot for purposes of calculating lot coverage.

(B) Subarea B. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(C) Subarea C. Maximum lot coverage is 65 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size is required.

(8) Stories. No maximum number of stories. (Ord. 29387)

SEC. 51P-916.111.

OFF-STREET PARKING AND LOADING.

(a) In general. 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) Commercial Amusement (outside). For a Commercial Amusement (outside) use in Subarea C. No off-street parking is required for the first 40,000 square feet of this use. Thereafter, the off-street parking requirement shall be one space per 500 square feet of floor area, plus one space per 1,000 square feet of site area exclusive of parking area.

(c) Light rail parking reduction.

(1) For a nonresidential use located within 1,320 feet of a DART light rail station, required parking may be reduced by 20 percent if an enhanced sidewalk is provided between the non-residential use and the DART light rail station.

(2) The enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(3) In this district, distance to a DART light rail station is calculated using a straight line from the nearest point of the DART light rail station to the nearest point of the building site containing a nonresidential use.

(d) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 916C).

(B) For purposes of this subsection, mixed use development means one or more buildings on a single building site containing at least one residential use and one nonresidential use.

(C) The off-street parking reduction may only be used if the parking is located on the same building site as the mixed use development.

(D) The off-street parking reduction may be used in combination with other parking reductions, except that the required parking for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) The standard parking requirements for each use in the mixed use development must be calculated.

(B) The parking demand for each use must then be determined for each of the five times of day shown in the mixed use development 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 mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times a day.

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

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(e) Tandem parking.

(1) Tandem parking is permitted for residential uses only.

(2) Two parking spaces in tandem must have a combined minimum dimension of nine feet in width by 34 feet in length.

(3) Up to 50 percent of the total required parking spaces may be tandem.

(4) Both parking spaces in a tandem parking space must be assigned to the same unit.

(5) Tandem parking may not be used for guest parking.

(f) Location of parking spaces.

(1) In Subarea A, off-street parking is prohibited within 25 feet of Skillman Street.

(2) Along public street frontages, no more than two rows of off-street parking may be located between the sidewalk and building facade. (Ord. 29387)

SEC. 51P-916.112. ON-STREET PARKING.

(a) On-street parking reduction. Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(b) Striping. On-street parking must be striped in accordance with standard city specifications. (Ord. 29387)

SEC. 51P-916.113. URBAN DESIGN STANDARDS FOR PUBLIC STREET FRONTAGES.

(a) Sidewalks.

(1) A minimum six-foot-wide sidewalk with at least four feet of unobstructed width must be provided along all public street frontages. Tree grates do not count toward the minimum unobstructed sidewalk width.

(2) If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(b) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along each public street frontage:

(1) benches;

(2) trash receptacles; and

(3) bicycle racks.

(c) Facade wall changes.

(1) Public street-facing facades must have a building articulation with a minimum depth of one foot for every 75 feet of length.

(2) A minimum of two different facade materials must be provided on each public street-facing facade.

(d) Transparency.

(1) For a building with nonresidential uses, public street-facing facades must have a minimum transparency of 50 percent.

(2) For a building with only residential uses and uses accessory to residential uses, public street-facing facades must have a minimum transparency of 30 percent.

(e) Ground floor dwelling units.

(1) A minimum of 50 percent of ground floor dwelling units facing a public street must have individual entries that access the public street and must have an improved path connecting to the sidewalk. Individual entries may be gated and private yards fenced if the fencing is at least 50 percent open.

(2) Stoops and/or porches at each public street-facing, ground floor dwelling unit are encouraged.

(f) Retail and personal service entry. Retail and personal service uses may not have a front entry facing Lovers Lane or Skillman Street.

(g) Connectivity.

(1) In Subarea B, a pedestrian and/or bicycle connection via sidewalk, crosswalk, trail, or a combination of these connections must be provided from every building site to Subarea C, and to the sidewalk on Lovers Lane.

(2) In Subarea C, a pedestrian and/or bicycle connection via sidewalk, crosswalk, trail, or a combination of these connections must be provided from every building site to Subarea B, and to the sidewalk on Lovers Lane.

(3) Pedestrian and/or bicycle connections may be located in Subarea A and may be located within the public right-of-way.

(4) If an off-site, publicly accessible hike and bike trail abuts a building site within this district at the time of submittal of a site plan, as required by Section 51P-916.116, a pedestrian and/or bicycle connection to the trail must be shown on the site plan for that building site.

(5) Trails and other pedestrian and/or bicycle connections may be located within the floodplain and must be constructed of a permeable, all-weather surface. Building permits may be issued for the construction of trails and other pedestrian and/or bicycle improvements regardless of whether the trail or other pedestrian and/or bicycle improvements are located on a building site.

(6) Sidewalks, crosswalks, trails, or bicycle paths within the public right-of-way may be used to satisfy the requirements in this section. (Ord. 29387)

SEC. 51P-916.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29387)

SEC. 51P-916.115. LANDSCAPING AND TREE MITIGATION.

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

(b) Northwest Highway street trees. Along Northwest Highway, street trees must be located on the Property within 20 feet of the Property line.

(c) Parkway trees. Trees planted in the parkway may be counted toward the tree replacement requirements in Article X.

(d) Tree mitigation. An existing healthy, protected, large tree, with a caliper of 16 inches or greater, that is preserved, may reduce the number of replacement inches by a factor of 0.5. For example, a tree with a caliper of 16 inches that is preserved reduces the tree replacement requirement eight inches. Trees must be protected before and during construction with the minimum standards approved by Article X. To qualify for a reduction in the number of replacement trees, the building official must determine that the tree protection requirements in Article X have been met.

(e) Skillman Street landscape buffer.

(1) In Subarea A, a 25-foot landscape buffer must be maintained along Skillman Street.

(2) The landscape buffer must include a berm, with a minimum of two feet and a maximum of four feet in height and irregular vertical and horizontal contours.

(3) Driveways, visibility triangles, streets, and related improvements are permitted within the landscape buffer.

(f) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owner or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "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.

(2) 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.

(3) Upon the installation of landscaping 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.

(4) 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 subsection 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.

(g) Parkway landscape permit.

(1) 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.

(2) 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.

(3) 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.

(4) 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.

(5) The issuance of a parkway landscape permit under this subsection 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. (Ord. 29387)

SEC. 51P-916.116. OPEN SPACE.

(a) A minimum of four percent of a building site must be maintained as open space.

(b) In addition, one square foot of on-site or off-site open space must be provided for every 20 square feet of floor area on the building site. Fractions of open space are rounded up to the next whole number. Open space existing at the time of application for a building permit may be included in the calculation of the open space requirement.

(c) Compliance with the open space requirement must be shown on a site plan and demonstrated at the time of application for any building permit for new construction. The site plan must include a calculation of any off-site open space used to meet the requirements of this section, and this calculation must be updated on all subsequent site plans to ensure that no off-site open space is used more than once to satisfy a building site open space requirement. (Ord. 29387)

SEC. 51P-916.117. SIGNS.

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

(b) Except as provided in this section, signs for nonresidential uses must comply with the requirements for business zoning district in Article VII.

(c) Non-monument signs are prohibited. (Ord. 29387)

(d) There are no restrictions on the size or location of nonresidential signs in Subarea C which are located on private property and/or located along a private drive and which are not visible from a public street.

SEC. 51P-916.118. ADDITIONAL PROVISIONS.

(a) Motor vehicle access to Skillman Street through Subarea A is prohibited, except as required by the city.

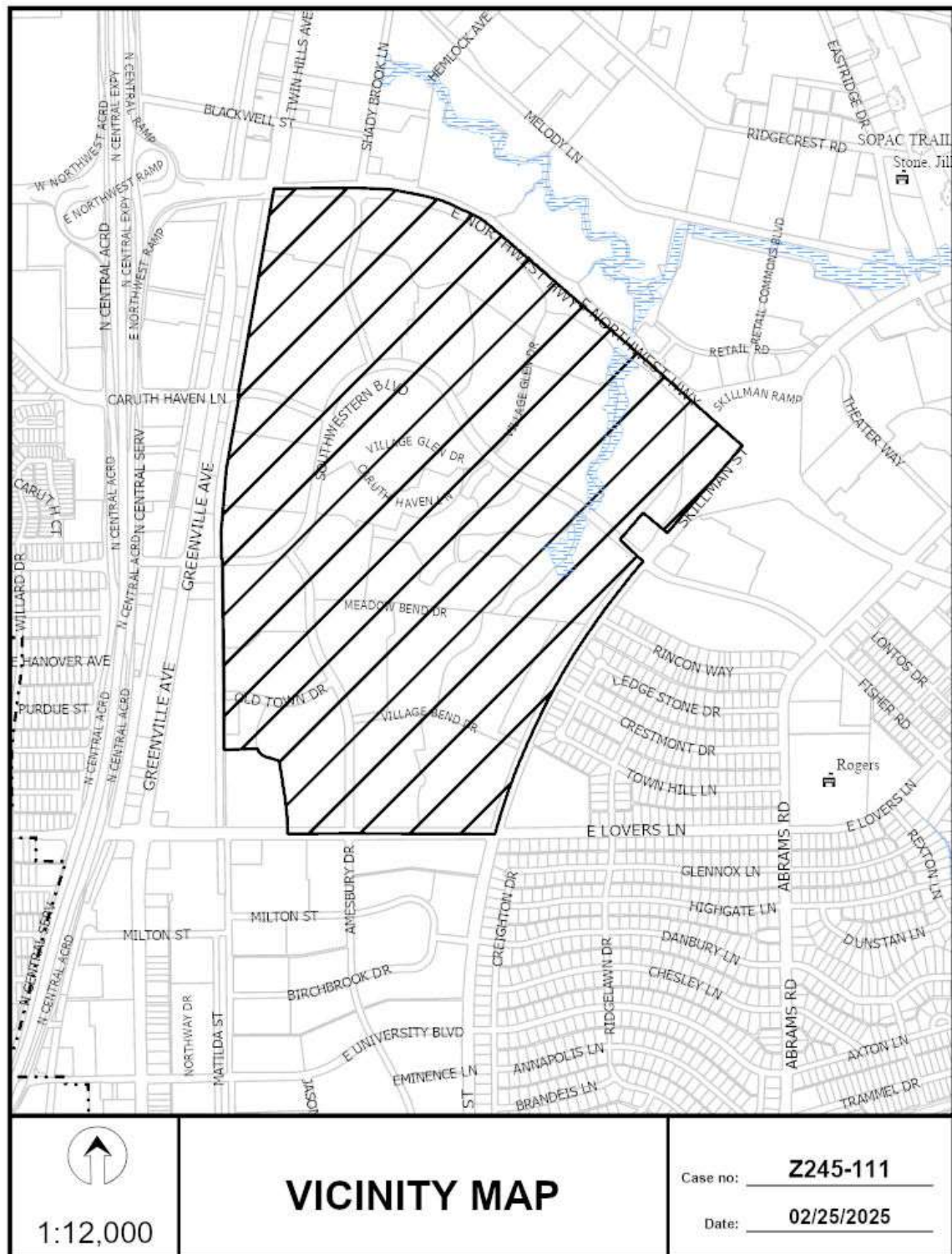
(b) The Property must be properly maintained in a state of good repair and neat appearance.

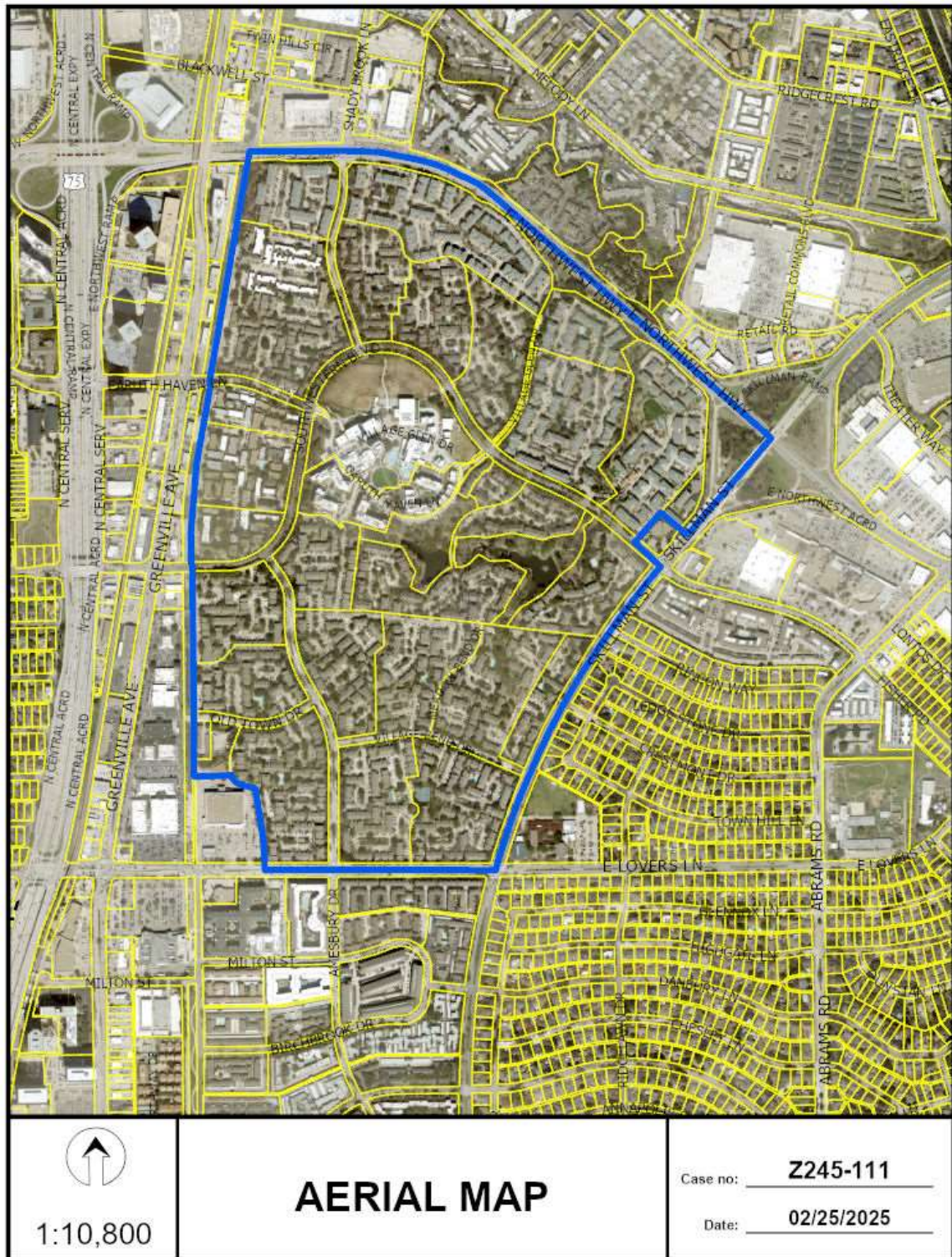
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 29387)

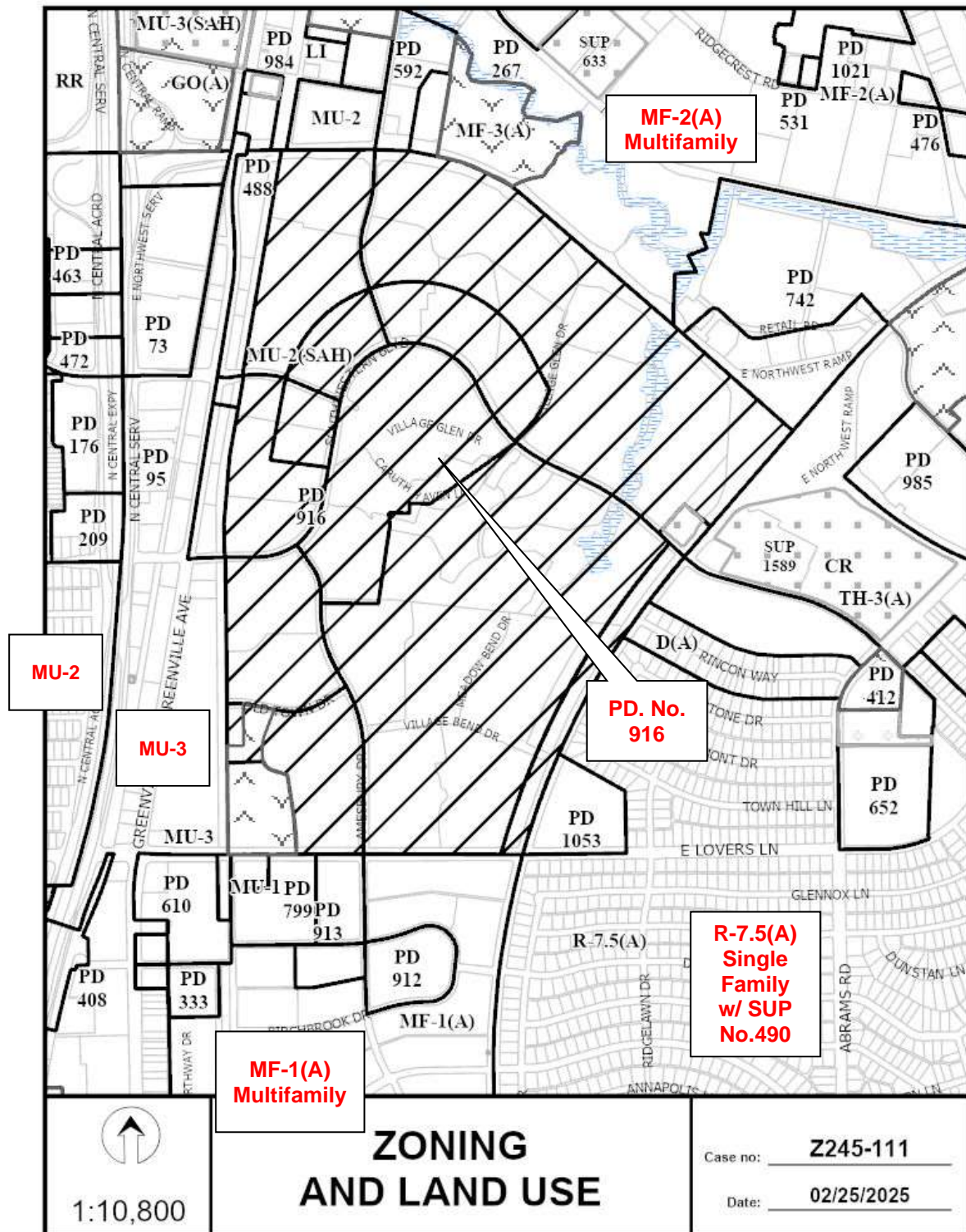
SEC. 51P-916.119. COMPLIANCE WITH CONDITIONS.

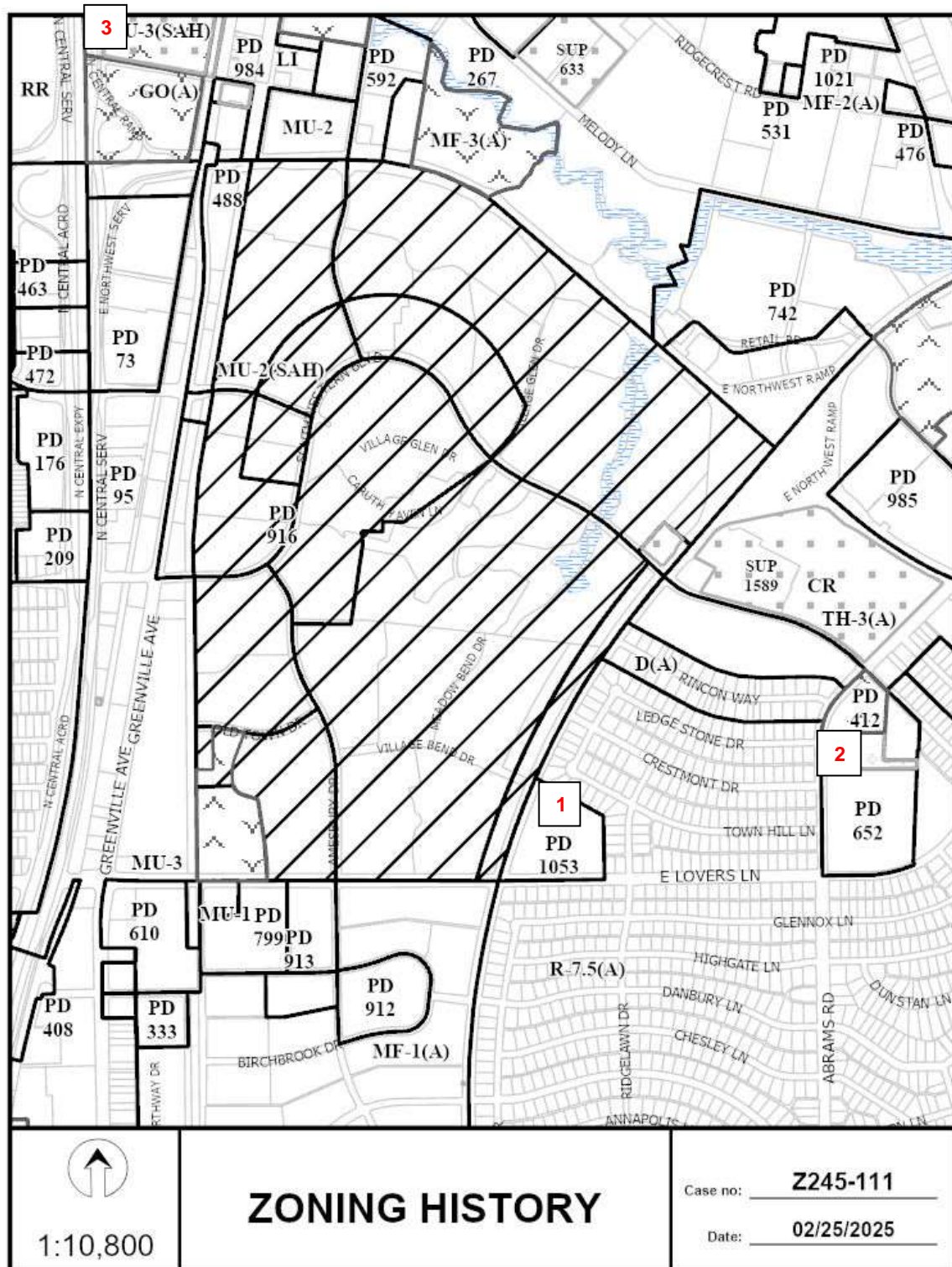
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

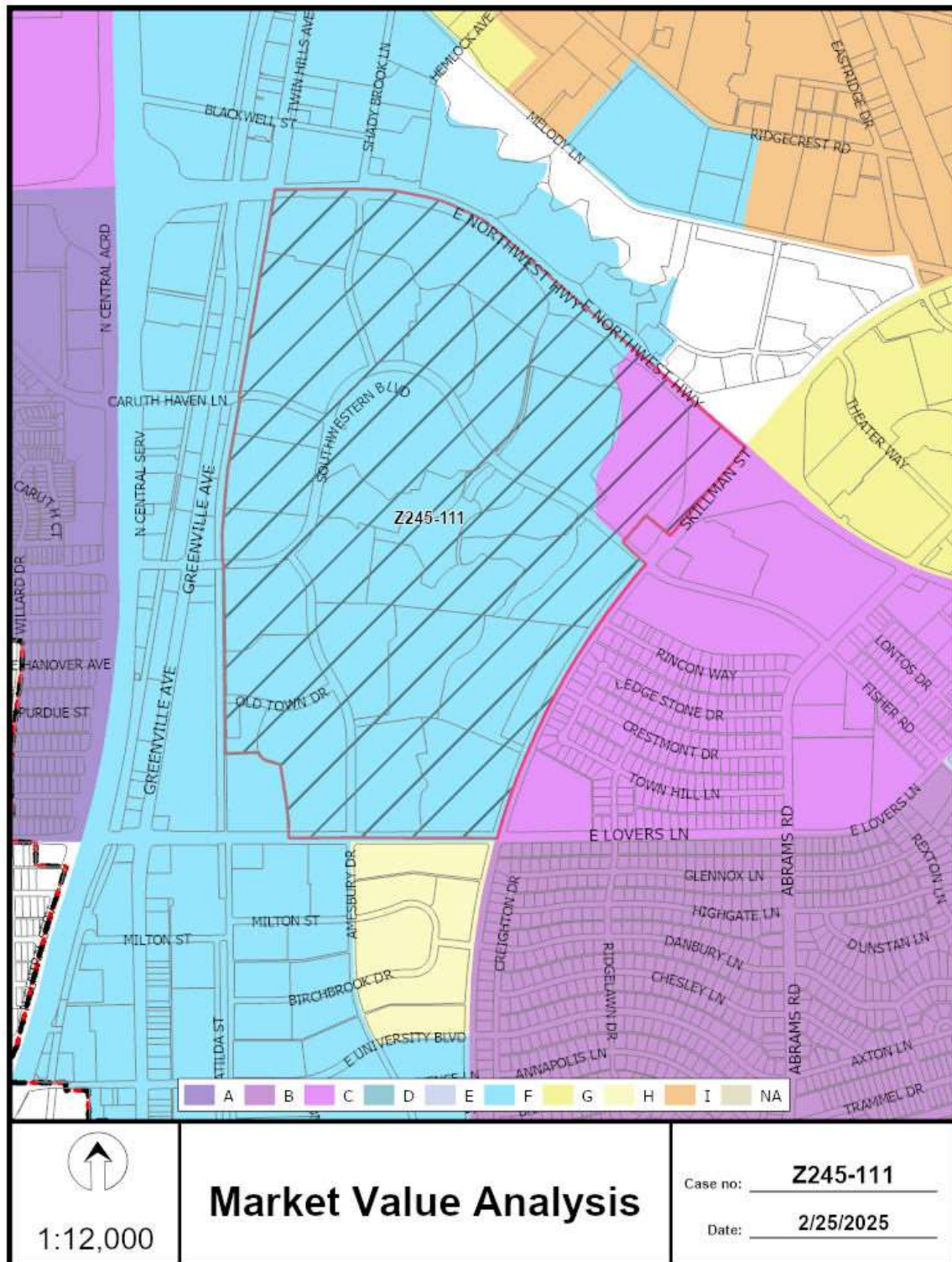
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29387)

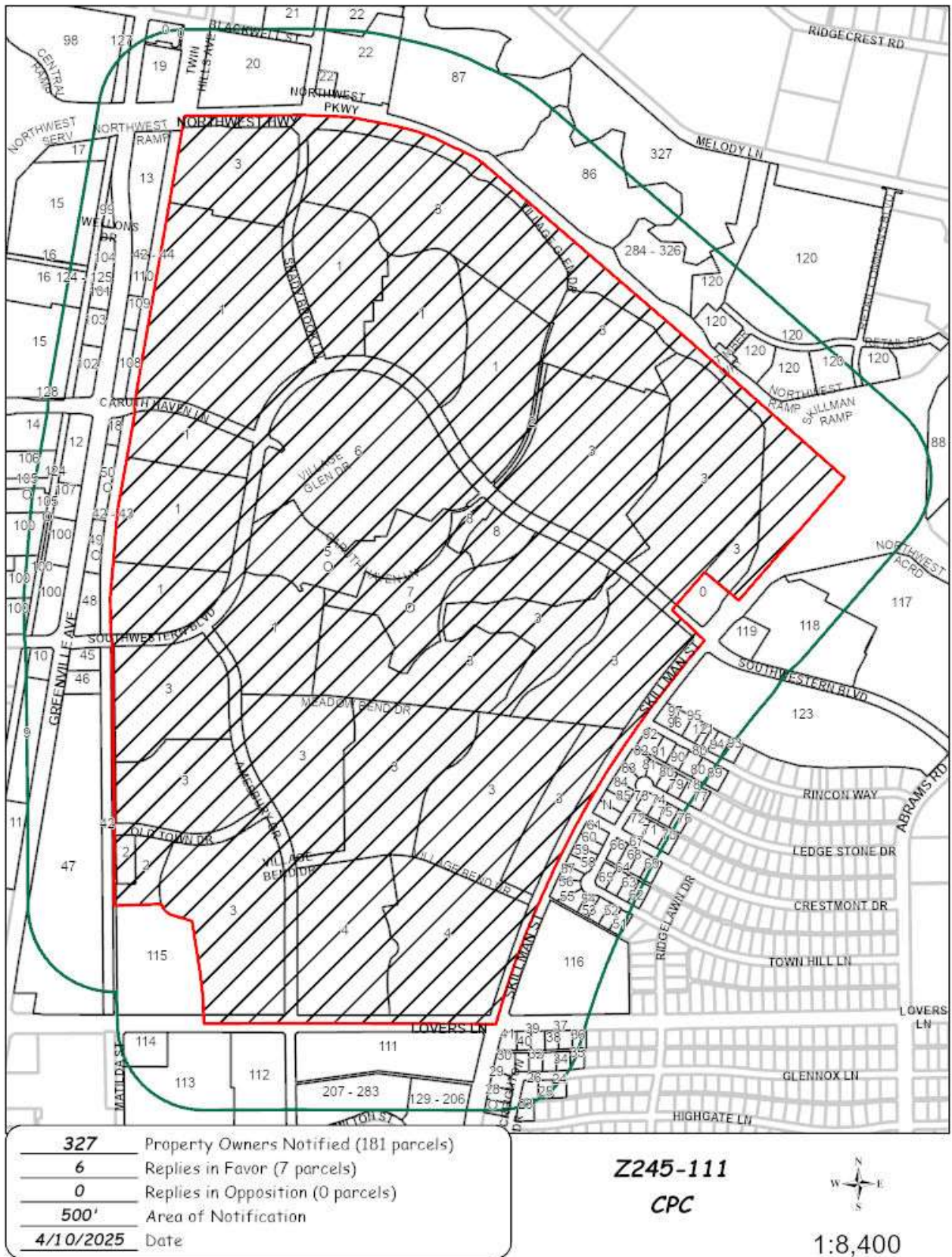












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Reply List of Property Owners***Z245-111******327 Property Owners Notified******6 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	8131 SOUTHWESTERN BLVD	FM VILLAGE FACILITY LLC
	2	5904 OLD TOWN DR	PC VILLAGE APTS DALLAS LP
	3	5349 AMESBURY DR	FM VILLAGE FIXED RATE LLC
	4	5350 AMESBURY DR	DALLAS VILLAGE GREEN LLC
O	5	5625 VILLAGE GLEN DR	VILLAGE MAIN STREET APARTMENTS LLC
	6	8310 SOUTHWESTERN BLVD	VILLAGE MAIN STREET LLC
O	7	8310 SOUTHWESTERN BLVD	VILLAGE MAIN STREET LAND LLC
	8	8610 SOUTHWESTERN BLVD	PC VILLAGE APTS DALLAS LP
	9	5757 GREENVILLE AVE	TEXAS CENTRAL CONTROL LLC
	10	5809 GREENVILLE AVE	CENTRAL CONTROL COMPANY
	11	5601 GREENVILLE AVE	GREENS VILLE ACQUISITION
	12	6103 GREENVILLE AVE	CARUTH H LTD
	13	6500 GREENVILLE AVE	LILIUM GVP LLC
	14	8080 N CENTRAL EXPY	8080 NCX TEXAS LLC
	15	8150 N CENTRAL EXPY	FCAW CC PROPCO LLC
	16	8250 N CENTRAL EXPY	BLACK FOREST CC HOTEL LLC
	17	5600 E NORTHWEST HWY	RODDIMEYER III LLC
	18	6162 GREENVILLE AVE	PC VILLAGE APTS DALLAS LP
	19	5701 E NORTHWEST HWY	EXTRA SPACE PROPERTIES 124 LLC
	20	5801 E NORTHWEST HWY	HALF PRICE BOOKS RECORDS
	21	5827 BLACKWELL ST	WILLOWOOD PORTFOLIO E LLC
	22	5905 E NORTHWEST HWY	BOOKMARK LLC
	23	6109 HIGHGATE LN	PINO CARLOS J & ANNALY M
	24	6122 GLENNOX LN	LOVE AMY PROETZ
	25	6116 GLENNOX LN	Taxpayer at
	26	6108 GLENNOX LN	FORREST JERRY & JEANNIE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5105 CREIGHTON DR	SAGE OAK HOLDINGS II LLC
O	28	5111 CREIGHTON DR	RUTHERFORD PAUL & BARBARA
	29	5119 CREIGHTON DR	MU AUSTIN L P
	30	5123 CREIGHTON DR	WYMAN ROBERT &
	31	6105 GLENNOX LN	PAULINO JOSE & NAOMI L
	32	6111 GLENNOX LN	WYATT JOHN ROBERT &
	33	6117 GLENNOX LN	VAUGHN JAMES O & PATSY
	34	6123 GLENNOX LN	METW HOLDINGS LLC
	35	6129 GLENNOX LN	SILVER GABRIELA
	36	6136 E LOVERS LN	BURNS DAVID LEITER
	37	6130 E LOVERS LN	ORSOY SELIN
	38	6124 E LOVERS LN	LAI WENDY
	39	6118 E LOVERS LN	BLACK JOHN KEITH
	40	6112 E LOVERS LN	CHOI MARGOT BLAIR & BRIAN JOHN
	41	6106 E LOVERS LN	DAVIS TIMOTHY
	42	5700 E LOVERS LN	ONCOR ELECRCIC DELIVERY COMPANY
	43	5700 E LOVERS LN	ONCOR ELECRCIC DELIVERY COMPANY
	44	5700 E LOVERS LN	ONCOR ELECRCIC DELIVERY COMPANY
	45	5858 GREENVILLE AVE	SOUTHWESTERN CORNER DEV
	46	5800 GREENVILLE AVE	SOUTHWESTERN CORNER DEV
	47	5500 GREENVILLE AVE	WPF OPERATING LLC
	48	5960 GREENVILLE AVE	MCDONALDS CORP
O	49	6050 GREENVILLE AVE	6050 GREENVILLE RETAIL
O	50	6110 GREENVILLE AVE	CARUTH RESIDENTIAL PARTN
	51	6120 TOWN HILL LN	TUBB FRANCES
	52	6114 TOWN HILL LN	Taxpayer at
	53	6108 TOWN HILL LN	RITTER ALEXANDRA E
	54	6102 TOWN HILL LN	BOYINGTON KELLY RENEE
	55	6100 TOWN HILL LN	FINE JAMES TIM & REBECCA A
	56	5407 LEDGESTONE DR	WIEGERT JAMES S & MAUREEN O
	57	5411 LEDGESTONE DR	HERLING MEGAN MARLE &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5415	LEDGESTONE DR	MILLS MITCHELL &
59	5421	LEDGESTONE DR	QUIJADA EDGAR
60	5427	LEDGESTONE DR	MIKUS TIMOTHY AUGUST
61	5433	LEDGESTONE DR	FERRELL JOHN & DAWNA
62	6121	TOWN HILL LN	MCLEAN EMMA DELANEY &
63	6115	TOWN HILL LN	JANOUSEK GEORGIA ANN LIFE EST
64	6109	TOWN HILL LN	SCHAUB WILLIAM G & PATRICIA M
65	6103	TOWN HILL LN	GRIFFITH CATHLEEN
66	6120	CRESTMONT DR	LAHAT GAL
67	6126	CRESTMONT DR	LAITINEN MICHELLE TENCLEVE &
68	6132	CRESTMONT DR	MARTINEZ MARIA TERESA
69	6138	CRESTMONT DR	MCCRAW CHANCE BRIAN &
70	6139	CRESTMONT DR	DEMURO CHARLES W
71	6133	CRESTMONT DR	POLMA GEOFFREY R & GERDA L
72	6123	CRESTMONT DR	ANTHONY JAMES T &
73	5530	LEDGESTONE DR	ADLER BOAZ N & LAHAT GAL
74	5536	LEDGESTONE DR	LEE GREGORY R &
75	5540	LEDGESTONE DR	KIMBELL CHRISTOPHER H & TINA C
76	5546	LEDGESTONE DR	KRAUSE BARRY W
77	5547	LEDGESTONE DR	VAIL ELIZABETH ANN &
78	5543	LEDGESTONE DR	DOZIER DOAK WILSON
79	5537	LEDGESTONE DR	SOMODEVILLA NANCY ANN ARKO &
80	5533	LEDGESTONE DR	STANZEL PAUL H & MARIAN E
81	5527	LEDGESTONE DR	ALEXANDER TYLER &
82	5523	LEDGESTONE DR	GREEN FOSTER
83	5519	LEDGESTONE DR	KIRBY SHIRLEY M EST OF
84	5515	LEDGESTONE DR	AKIN COLEMAN G
85	5511	LEDGESTONE DR	NANDA AMRITA
86	6033	E NORTHWEST HWY	CROSS CREEK ACQUISITION LLC
87	5959	E NORTHWEST HWY	FATH STRATFORD APTS LTD PS
88	6343	E NORTHWEST HWY	DALLAS CHILDRENS THEATRE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	6140 RINCON WAY	SIDERIS WENDY NOEL
	90	6120 RINCON WAY	STANZEL PAUL H
	91	6114 RINCON WAY	STANZEL PAUL & MARIAN
	92	6106 RINCON WAY	WAGSTAFF DANIEL R & HALEY
	93	6139 RINCON WAY	TOMLIN JOANNE
	94	6135 RINCON WAY	PANGEOCAT LLC
	95	6121 RINCON WAY	MONSON LORETTA ANNE
	96	6115 RINCON WAY	JEC GROUP LLC
	97	6105 RINCON WAY	KREBBS JONATHAN LEE
	98	8750 N CENTRAL EXPY	SPUS8 8750 NCX LP
	99	6501 GREENVILLE AVE	SPOTLIGHT PROPERTIES CORP
	100	5915 GREENVILLE AVE	TEXAS 3 WAY LP
	101	6403 GREENVILLE AVE	DALLAS LUBE VENTURE LLC
	102	6251 GREENVILLE AVE	CHASE BANK OF TX NA
	103	6363 GREENVILLE AVE	HJC DEVELOPMENT I LTD
	104	6449 GREENVILLE AVE	GPM RE LLC
O	105	7830 N CENTRAL EXPY	ROSEBRIAR CARUTH HAVEN LP
	106	7940 N CENTRAL EXPY	IN N OUT BURGERS
	107	6061 GREENVILLE AVE	CARUTHH LTD
	108	6306 GREENVILLE AVE	PC VILLAGE APT DALLAS LP
	109	6336 GREENVILLE AVE	NAYEB FAMILY LP
	110	6424 GREENVILLE AVE	MECHANICA LLC
	111	6044 E LOVERS LN	RESERVE WP LLC &
	112	5201 AMESBURY DR	TR LANDMARK APARTMENTS CORP
	113	5850 E LOVERS LN	LOVERS TRADITION II LP
	114	5800 E LOVERS LN	LOVERS CORNER INVESTORS LP
	115	5809 E LOVERS LN	OT CHATSWORTH TEXAS LLC
	116	6121 E LOVERS LN	ZION LUTHERAN CHURCH
	117	6300 E NORTHWEST HWY	MEDALLION CENTER PARTNERS LP
	118	5720 SKILLMAN ST	MEDALLION CENTER PROPERTY HOLDING CO LLC
	119	5702 SKILLMAN ST	MEDALLION CENTER PARTNERS LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6001	E NORTHWEST HWY	TIMBER CREEK OWNER LP
121	6127	RINCON WAY	CASTLE ONE PROPERTIES LLC &
122	6129	RINCON WAY	CONE STEPHEN M & CAROL D
123	8910	SOUTHWESTERN BLVD	REEP AVERY OWNER LLC
124	401	S BUCKNER BLVD	DART
125	401	S BUCKNER BLVD	DART
126	401	S BUCKNER BLVD	DART
127	555	2ND AVE	DART
128	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT
129	6005	DANBURY LN	DINH JENNIFER BAOVY
130	6005	DANBURY LN	THOMPSON JULIE MARIE &
131	6005	DANBURY LN	RODRIGUEZ YOLANDA
132	6005	DANBURY LN	HARRISON KAYLA C
133	6005	DANBURY LN	DANBURY 1 LLC
134	6005	DANBURY LN	BILLY JEALOUSY LLC
135	6005	DANBURY LN	DELGADO KARA A
136	6011	DANBURY LN	VANIAN HEATHER
137	6011	DANBURY LN	MELVIN ANGELA NICOLE
138	6011	DANBURY LN	IBARRA KARLA
139	6011	DANBURY LN	TRW MANAGEMENT TRUST
140	6011	DANBURY LN	WEISFELD RONALD A
141	6011	DANBURY LN	REESE MICHAEL &
142	6011	DANBURY LN	6011 DANBURY 208 LLC
143	5003	SKILLMAN ST	LESTER JAMES WALLACE JR &
144	5003	SKILLMAN ST	TUESDAY REAL ESTATE LLC
145	5003	SKILLMAN ST	5003 SKILLMAN #111C LLC
146	5003	SKILLMAN ST	Yael VANGRUBER COUNSELING
147	5003	SKILLMAN ST	BAXAVANIS NICHOLAS &
148	5003	SKILLMAN ST	FUJISAWA YOZO
149	5003	SKILLMAN ST	LAM SUI LUN
150	5003	SKILLMAN ST	STUART LYNDOLYN DAWN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	5003 SKILLMAN ST	STOKES RYAN K & MARRI P
	152	5003 SKILLMAN ST	FITZGERALD STEVEN &
	153	5003 SKILLMAN ST	HALL CHERRY
	154	5003 SKILLMAN ST	MAJESTIC SKIES SERIES LLC
	155	5003 SKILLMAN ST	INCOTRADE AMERICA LLC SERIES 4
	156	5003 SKILLMAN ST	INCOTRADE AMERICA LLC
	157	5005 SKILLMAN ST	RTJ PROPERTIES LLC
	158	5005 SKILLMAN ST	SALDIVAR JORGE T
	159	5005 SKILLMAN ST	PEREZ ALEJANDRO
	160	5005 SKILLMAN ST	REDICK MICHAEL
	161	5005 SKILLMAN ST	NOVAK PETER
	162	5103 SKILLMAN ST	LLN PROPERTIES LLC
	163	5103 SKILLMAN ST	GARCIA MARY
	164	5105 SKILLMAN ST	WATHEN PATRICIA
	165	5105 SKILLMAN ST	WALCHER STEPHEN DEAN
	166	5103 SKILLMAN ST	OBRIEN KELLY N
	167	5103 SKILLMAN ST	CHUNG FRANK F
	168	5105 SKILLMAN ST	BENJAMIN EDWARD ESTATES LLC
	169	5105 SKILLMAN ST	RTJ PROPERTIES LLC
	170	5111 SKILLMAN ST	LUNEKEIS LLC
	171	5111 SKILLMAN ST	COCKAHOOP CAPITAL LLC
	172	5111 SKILLMAN ST	STARKUS ISABEL &
	173	6063 MILTON ST	DUGEDA ERMIA TEKLU
	174	5111 SKILLMAN ST	HSU YU JEN
	175	5111 SKILLMAN ST	DECKARD JOHN & DEBORAH C
	176	5107 SKILLMAN ST	TRUMBO DAVID MATTHEW
	177	5111 SKILLMAN ST	ZACHARIAH CYRIL
	178	5111 SKILLMAN ST	HAUCK SYDNEY
	179	5111 SKILLMAN ST	MARTIN ANDREW GREGORY
	180	5111 SKILLMAN ST	ACOSTA NAYELI LIRA
	181	5111 SKILLMAN ST	BRIGHAM CORTLAND P &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5111	SKILLMAN ST	GEBREMEDHIN RIGAT TESFAY
183	6061	MILTON ST	YAMMANEE SUKANYA
184	6065	MILTON ST	MUNSTERMAN LINDA
185	6065	MILTON ST	VALTIERRA ALEXIS V
186	6067	MILTON ST	SELLASIE ISAYAS TESFAY
187	6065	MILTON ST	RUIZ EDUAL
188	6065	MILTON ST	DIETTER DANIEL
189	6067	MILTON ST	ALGORY LLC
190	6067	MILTON ST	ROBERTS MARK S
191	6077	MILTON ST	SHEGERE AMELEWRK HAMZA
192	6077	MILTON ST	CARNELIAN INVESTMENT GROUP LLC
193	6073	MILTON ST	BARNETT LAURIE REAVES &
194	6073	MILTON ST	HSU YUJEN
195	6077	MILTON ST	PAREDES CAMILO ANDRES &
196	6077	MILTON ST	MATEVOSYAN KARINE
197	6073	MILTON ST	NANCE REBECCA E
198	6073	MILTON ST	ARGENBRIGHT DONALD A JR
199	6081	MILTON ST	LEYBOVICH VLADISLAV
200	6081	MILTON ST	BALLEZA MARIA D MORENO &
201	6081	MILTON ST	JACKMAN SADIE
202	6081	MILTON ST	BRYANT JUDY K
203	6081	MILTON ST	PARSON VIRO J &
204	6081	MILTON ST	VEITENHEIMER LINCOLN DANIEL &
205	6081	MILTON ST	BROCKWAY RYAN
206	6081	MILTON ST	DELAGARZA MARIO JR
207	5130	AMESBURY DR	CHAVEZ CONSUELO BERNAL
208	5130	AMESBURY DR	BRETSCHNEIDER SEBASTIAN TR
209	5130	AMESBURY DR	BRETSCHNEIDER SEBASTIAN
210	5132	AMESBURY DR	COUSINO JAY FREDERICK &
211	5132	AMESBURY DR	BEYOND THE SKYLINE LLC
212	5132	AMESBURY DR	CARRANZA ALEXANDER

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5130	AMESBURY DR	BROCK CHARLES BARRY & JOY HOLMES
214	5130	AMESBURY DR	COUSINO JAY & LORI
215	5130	AMESBURY DR	BRADBURY KENT E &
216	5132	AMESBURY DR	KINARD STEVE & MYRNA
217	5132	AMESBURY DR	ZOU ANGELA J &
218	5132	AMESBURY DR	BUSH MATT
219	5136	AMESBURY DR	FURRH ELIZABETH & SEAN
220	5136	AMESBURY DR	ELLIOTT SUSAN
221	5138	AMESBURY DR	MEYERS CINDY
222	5138	AMESBURY DR	RICKRICH WHITE LLC
223	5138	AMESBURY DR	COUSINO JAY
224	5136	AMESBURY DR	GILBREATH CYNTHIA
225	5136	AMESBURY DR	STRAIN ELIZABETH A
226	5138	AMESBURY DR	CCHIRCA ANATOMIO
227	5138	AMESBURY DR	PHILLIPS ROGER
228	5138	AMESBURY DR	TAYLOR CONSTANCE GRACE &
229	5140	AMESBURY DR	SADIYEH OMAR & SUMMER
230	5142	AMESBURY DR	MATASSA DIANE TERESA
231	5142	AMESBURY DR	TALABER MICHAEL JOSEPH
232	5142	AMESBURY DR	SRO HOLDING GROUP LLC
233	5140	AMESBURY DR	1014 EVERGREEN HOLDINGS LLC
234	5140	AMESBURY DR	VELASQUEZ BENJAMIN
235	5142	AMESBURY DR	MISKIMINS SETH RUNNER
236	5142	AMESBURY DR	LINDLOFF KEITH & PATRICIA
237	5142	AMESBURY DR	KENNEDY CAROLE K
238	5148	AMESBURY DR	STEWART ALAMO LLC
239	5148	AMESBURY DR	FELLOWS HOWARD F JR
240	5148	AMESBURY DR	FISHER AARON
241	5148	AMESBURY DR	KELLER PHILLIP LANCE
242	5148	AMESBURY DR	KAROVA RENI TZVETANOVA
243	5148	AMESBURY DR	NEGA AKLIL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5148	AMESBURY DR	BROTHERTON KATHERINE
245	5150	AMESBURY DR	STEWART MARTIN A
246	5150	AMESBURY DR	BUSHMERRILL REVOCABLE TRUST
247	5150	AMESBURY DR	SABOGAL ANDREW
248	5150	AMESBURY DR	GRAY GARY T & NORMA MINNIS
249	5150	AMESBURY DR	LINDLEY TODD P
250	5150	AMESBURY DR	LOZANO JR LINO GARZA &
251	5150	AMESBURY DR	AKHTAR SYED N
252	5150	AMESBURY DR	CCLIV LLC SERIES A
253	5154	AMESBURY DR	MICKEL DONALD G
254	5154	AMESBURY DR	SAUNDERS RYAN W
255	5154	AMESBURY DR	ESCARFULLERY MARIA
256	5154	AMESBURY DR	HART TYLER
257	5154	AMESBURY DR	WHITE TROY DOUGLAS
258	5154	AMESBURY DR	ESCARFULLERY CESAR & MARIA
259	5154	AMESBURY DR	ORTEGA TABITHA C & JOSE B
260	5154	AMESBURY DR	MILLER BARBARA ANNE HOLMES
261	6001	MILTON ST	GHENNET MICHELE
262	6003	MILTON ST	SCHORN DESIREE WELCH
263	6005	MILTON ST	Yael VANGRUBER COUNSELING
264	6007	MILTON ST	DAMETIE TADELE
265	6009	MILTON ST	DUNN ZENEBECH
266	6011	MILTON ST	CHAVEZALMENDAREZ OMAR
267	6015	MILTON ST	NORMAN THOMAS E
268	6017	MILTON ST	DAVENPORT LESLIE C
269	6019	MILTON ST	TALARICO CHRISTOPHER JAMES
270	6021	MILTON ST	IBRAHIM MARY
271	6023	MILTON ST	XIE BAILE
272	6033	MILTON ST	YAYA FOOT SPA LLC
273	6035	MILTON ST	KHAN ANJUM JAWAID &
274	6037	MILTON ST	CUELLAR ARTURO JR

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	6039	MILTON ST	ROBBINS MYRA ELIZABETH
276	6041	MILTON ST	ESCARFULLERY CESAR & MARIA
277	6043	MILTON ST	DOMHOFF EMILY &
278	6045	MILTON ST	PARCHINI BEHROOZ DEHGHAN
279	6047	MILTON ST	NMJ PARTNERS LLC
280	6049	MILTON ST	TURLINGTON MARTHE
281	6051	MILTON ST	CORSE CATHY DOWDY TR
282	6053	MILTON ST	GARNER LACEY
283	6055	MILTON ST	TSIAPERAS TASHA
284	6157	SUMMER CREEK CIR	WYMAN ERIK R
285	6155	SUMMER CREEK CIR	DEVAUGHN TANYA R
286	6153	SUMMER CREEK CIR	PRUGEL JEFFREYP
287	6151	SUMMER CREEK CIR	BROWN DAVID E
288	6149	SUMMER CREEK CIR	OWENS RICHARD
289	6147	SUMMER CREEK CIR	MAYER BENI M
290	6145	SUMMER CREEK CIR	BLOCK EMILY &
291	6143	SUMMER CREEK CIR	EDWARDS PIERCE
292	6141	SUMMER CREEK CIR	PANTET DANNY W &
293	6139	SUMMER CREEK CIR	RANIERI MARIO
294	6137	SUMMER CREEK CIR	JONES BENJAMIN J &
295	6135	SUMMER CREEK CIR	FERGUSON DANE L
296	6133	SUMMER CREEK CIR	AUTREY J DENNIS C
297	6131	SUMMER CREEK CIR	CLUCK DAVID E
298	6129	SUMMER CREEK CIR	THURSTON W BRYAN
299	6127	SUMMER CREEK CIR	LOUER REIKO
300	6125	SUMMER CREEK CIR	LAURENT THOMAS JOSEPH
301	6123	SUMMER CREEK CIR	DEBBIES RENTALS LLC
302	6121	SUMMER CREEK CIR	CLAYTON JAMES L
303	6119	SUMMER CREEK CIR	YESELSON ALAN J
304	6111	SUMMER CREEK CIR	GUTHRIE GAVIN KEITH
305	6115	SUMMER CREEK CIR	ROCKWELL THERESE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6117	SUMMER CREEK CIR	RAHMANI OMID & BRIANA
307	6109	SUMMER CREEK CIR	JALNOS MARVIN
308	6107	SUMMER CREEK CIR	ARREAGA ANA
309	6105	SUMMER CREEK CIR	STAFFORD STEVEN D
310	6103	SUMMER CREEK CIR	PATTRSON TROY
311	6101	SUMMER CREEK CIR	LUNSFORD DAVID
312	6102	SUMMER CREEK CIR	GOMEZ YOLANDA
313	6104	SUMMER CREEK CIR	MILLER EMILY S
314	6106	SUMMER CREEK CIR	PARSONS IAN JOSEPH
315	6108	SUMMER CREEK CIR	MITCHELL STACI L
316	6110	SUMMER CREEK CIR	JARRELL JENNIFER C
317	6112	SUMMER CREEK CIR	6112 SUMMER CREEK LAND TR
318	6132	SUMMER CREEK CIR	CHASE JEFFERY
319	6134	SUMMER CREEK CIR	RESPY LLC
320	6118	SUMMER CREEK CIR	HUGHES JASON CHRISTOPHER
321	6120	SUMMER CREEK CIR	MCHENRY MYLES F
322	6122	SUMMER CREEK CIR	BOGARD STEVEN M
323	6124	SUMMER CREEK CIR	GERMAN KEVIN
324	6152	SUMMER CREEK CIR	JANKOVIC BO BOSILJKA
325	6126	SUMMER CREEK CIR	GUINN PEGGY A
326	6116	SUMMER CREEK CIR	FISHER RICHARD KENT
327	6262	MELODY LN	HP ACQUISITON LLC