

FILE NUMBER: Z223-257(MB)

DATE FILED: May 2, 2023

LOCATION: South line of Singleton Boulevard at the terminus of Navaro Street, and on the east line of Vilbig Road, south of Duluth Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 32.08 acres

CENSUS TRACT: 48113004300

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

OWNER/APPLICANT: Villages at SOHO Square, LLC

REQUEST: An application for an amendment to and expansion of Planned Development District No. 1049, on property zoned Planned Development District No. 1049, an IR Industrial Research district, and an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to modify development standards related to permitted uses, floor area ratio, maximum height, use operations, and to expand district boundaries.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 1049, IR Industrial Research, and IM Industrial Manufacturing.
- The applicant proposes to expand PD No. 1049 to include properties currently zoned IR Industrial Research and IM Industrial Manufacturing.
- The applicant also proposes the following amendments to the conditions of PD No. 1049:
 - 1) permitting enclosed stairwells to be within 12' allowance for structural and architectural overruns;
 - 2) adjusting allowable floor-area ratio from 1.9 to 2.2;
 - 3) allowing commercial amusement (inside) as a permitted use within Phase 1 of PD No. 1049 for the operation of a bowling alley;
 - 4) allowing a maximum height of 85 feet for structures within Phase 1 of PD No. 1049;
 - 5) adjusting hours of operations for the artificial swimming lagoon.
- To accomplish this, they request an amendment to PD No. 1049 to expand the boundaries and make the aforementioned changes.

Zoning History:

There have been seven zoning cases in the vicinity of the subject site in the last five years.

1. **Z178-366:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the east line of Chicago Street, north of Duluth Street.
2. **Z178-367:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street.
3. **Z178-368:** On August 14, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR

Industrial Research District on the northwest corner of Duluth Street and Chicago Street.

4. **Z178-369:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street.
5. **Z201-105:** On April 14, 2021, City Council approved a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District on property generally located on the south side of Singleton Boulevard and east side of Vilbig Road. [Subject site]
6. **Z201-323:** On April 27, 2022, City Council approved a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial / Research, located on the west line of Borger Street, south of Singleton Boulevard.
7. **Z223-173:** On October 13, 2023, Specific Use Permit No. 1807 for a private recreation center, club, or area limited to an outdoor play area on property zoned an R-5(A) Single Family District on the north line of Muncie Avenue, west of Harston Street was automatically renewed for a period of five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Singleton Boulevard	Principal Arterial	100 feet
Vilbig Road	Community Collector	60 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request 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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

ECONOMIC Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS PLAN

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

Trinity River Corridor Plan (2009):

The *Trinity River Corridor Plan*, adopted in March 2005 and amended in December 2009, shows the area of request as being in the Multi-Use land use type. This use supports “different uses arranged in a horizontal nature.” The site is also within the West Villages development area, envisioned as a series of transit-oriented villages with multi-use and residential neighborhoods. The Preferred Land Use Plan for the West Dallas District in the study calls for preserving the character of neighborhoods north of Singleton Boulevard, retaining the areas south of Singleton Boulevard for new development. Staff finds that the proposed zoning is in support of the future land use needs identified by the Study.

Land Use:

	Zoning	Land Use
Site	Planned Development No. 1049; IR Industrial Research; IM Industrial Manufacturing	Undeveloped; Vehicle display/sales/service; Restaurant w/o drive-through
North	CR Community Retail	Restaurant w/o drive-through; single family
East	PD No. 1108; PD No. 944; R-5(A)	Warehouse; single family; office; surface parking; undeveloped; multifamily; auto service center.
West	TH-3(A), PD No. 1010, R-5(A)	Single family; church; private school.
South	IM Industrial Manufacturing and PD No. 538	Outside storage; warehouse; and single family.

Land Use Compatibility:

The area of request is predominantly surrounded by a mix of single family and commercial properties. To the north, east, and west, there are single-family houses, warehouses, and retail uses such as restaurants and vehicle display, sales and service. To the south, there are a variety of commercial uses as well as single-family across the railroad tracks. The existing PD No. 1049 complements the surrounding area by providing a mix of housing and other uses, revitalizing the area.

The request area is currently zoned PD No. 1049 as well as IR Industrial Research and Industrial Manufacturing, which were also the prior base zonings before the creation of PD No. 1049. The proposal would expand the boundaries of PD No. 1049 to include these properties, thereby requiring those properties to meet the use regulations and development standards of PD No. 1049, which are largely derived from the MU-2 Mixed Use District. This would allow for further development along the Singleton Boulevard frontage that complements the envisioned development within PD No. 1049.

Staff supports the proposed amendments to the PD conditions. The allowance for enclosed stairwells to project a maximum of 12 feet above the maximum structure height would have a minimal impact on the overall appearance of the property, and is in line with the existing allowances for other building features. Furthermore, the allowance would only apply to enclosed stairwells that are part of a parking structure.

The amendment to increase the floor-area ratio (FAR) from 1.9 to 2.2 would increase the square footage allowable for the residential uses within a mixed-use project (MUP). Staff notes that the standard FAR for a MUP in MU-2 is 1.8 residential with one other use category, or 1.9 with two or more other use categories, with a total allowable FAR of 2.0 with one other use category or 2.25 with two or more other use categories. The increase in FAR would provide more flexibility in building design and layout.

The amendment to permit commercial amusement (inside) within Phase 1 would allow for applicant to develop a bowling alley within the property. All other commercial amusement (inside) uses would not be permitted with this amendment.

The adjustment to the hours of operation for the artificial swimming lagoon would be compatible with the vision for the area; existing city code would provide limitations and regulations on noise.

Development Standards:

(Changes highlighted)

District	Setbacks		Height/ Stories	Lot Coverage	Density/ FAR
	Front	Side/Rear			
Existing: IR District	15'	30' adjacent to residential Other: No Min.	200' 15 stories (+RPS, visual intr.)	80%	2.0 FAR overall 0.75 office/ retail 0.5 retail
Existing: IM District	15'	30' adjacent to residential Other: No Min.	110' 8 stories (+RPS, visual intr.)	80%	2.0 FAR overall 0.75 office/ retail 0.5 retail

District	Setbacks		Height/ Stories	Lot Coverage	Density/ FAR
	Front	Side/Rear			
Existing PD No. 1049	15' No urban form setback	0'	85' for structures with over 50 feet of frontage along Singleton Blvd 85' for one seven- story parking garage in Phase 1 All other structures 65'	80%	50 DU/acre additional 35 dwelling units per acre for a development offering five percent units at Income band 2 additional 55 dwelling units per acre for a development offering 10 percent units at Income band 2 additional 75 dwelling units per acre for a development offering 10 percent of dwelling units at income band 2 and 5 percent at income band 1 FAR: for residential use in MUP with mix of residential plus one other category, 1.9
Proposed PD No. 1049	15' No urban form setback	0'	85' within Phase 1 All other structures 65 feet	80%	50 DU/acre additional 35 dwelling units per acre for a development offering five percent units at Income band 2 additional 55 dwelling units per acre for a development offering 10 percent units at Income band 2 additional 75 dwelling units per acre for a development offering 10 percent of dwelling units at income band 2 and 5 percent at income band 1 FAR: for residential use in MUP with mix of residential plus one other category, 2.2

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended. Landscaping must be demonstrated by the submission of a landscape plan to the City Plan Commission prior to development of the property. Additionally, one street tree must be provided for every 30 feet of street frontage along Singleton Boulevard, and a minimum four-foot planting zone must be maintained between the sidewalk and back of curb alignment along Singleton Boulevard.

Parking:

Except as provided below, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use. The conditions require minimum parking for multifamily uses at to be provided at one space per bedroom and 0.25 spaces for visitor parking with maximum of two parking spaces shall be provided for each dwelling unit. Three bedroom units have a reduced parking requirement compared to base code as the maximum number of parking spaces is two spaces for multifamily units. Retail uses may qualify for a fifteen percent reduction of required parking if a minimum of seven spaces are designated on private property for ride sharing vehicles. For the purposes of parking, the entire district shall be considered one lot.

Market Value Analysis:

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

List of Officers

Villages at SOHO Square, LLC

Megatel Holdings, LLC
Armin Afzalipour, Member
Arash Afzalipour, Member

CPC Action
June 6, 2024

Motion: It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 1049, subject to an amended conceptual plan and amended conditions, on property zoned Planned Development District No. 1049, an IR Industrial Research District, and an IM Industrial Manufacturing District, on the south line of Singleton Boulevard at the terminus of Navaro Street, and on the east line of Vilbig Road, south of Duluth Street.

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

For: 13 - Chernock, Hampton*, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Eppler, Hall, Rubin

Against: 0
Absent: 2 - Haqq, Kingston
Vacancy: 0

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 318
Replies:	For: 3	Against: 0

Speakers: None

CPC RECOMMENDED PD CONDITIONS
(All changes highlighted)

ARTICLE 1049.

PD 1049.

SEC. 51P-1049.101. LEGISLATIVE HISTORY.

PD 1049 was established by Ordinance No. 31831, passed by the Dallas City Council on April 14, 2021. (Ord. 31831)

SEC. 51P-1049.102. PROPERTY LOCATION AND SIZE.

PD 1049 is established in the general area southwest of the intersection of Duluth Street and Borger Street. The size of PD 1049 is approximately 31 acres. (Ord. 31831)

SEC. 51P-1049.103. DEFINITIONS AND INTERPRETATIONS.

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

(A) **ARTIFICIAL SWIMMING LAGOON** means a commercial amusement (outside) use that includes at least 1.5 acres of continuous open water area that is regulated by the State of Texas Department of Health and Human Services and Texas Health and Safety Code Chapter 341. This use is limited to water events and activities and an accessory beach.

(B) **LIVE MUSIC VENUE** means a commercial amusement (outside) use that is used for the performance of live music for an audience. This use may be accessory to an artificial swimming lagoon use. This use is limited to an area designated on an approved development plan and may include a band shell.

(C) **MASSAGE ESTABLISHMENT** and **MASSAGE** means a massage establishment or massage as defined by Texas Occupations Code Chapter 455, as amended.

(D) **RECREATIONAL AMENITIES** means structures that are used for physical exercise or enjoyment that includes, but are not limited to playground equipment, pavilions, gazebos, exercise stations, pedestrian benches, trash receptacles, swimming pools, dog parks, art, water features, shade structures, street furnishing, a plaza, seating areas, a pocket park, merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements).

(E) SOCIAL FUNCTION means a celebration or gathering, not open to the public, which involves the use of all or a portion of the artificial swimming lagoon. Weddings, receptions, parties, and meetings are examples of social functions. This use is an accessory use to an artificial swimming lagoon.

(F) STOOP means a small porch leading to the entrance of a dwelling unit.

(G) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(H) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of the total facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(b) This district is considered to be a non-residential zoning district. (Ord. 31831)

SEC. 51P-1049.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 1049A: conceptual plan. (Ord. 31831)

SEC. 51P-1049.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 1049A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 31831)

SEC. 51P-1049.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 31831)

SEC. 51P-1049.107. MAIN USES PERMITTED.

(a) Phase 1. The following uses are the only main uses permitted:

(1) Residential uses.

- Multifamily.

(2) Retail and personal services.

- Commercial amusement (outside). *[Limited to artificial swimming lagoon and live music venue.][Live music only permitted in conjunction with an artificial swimming lagoon.]*
- Dry cleaning or laundry store *[no on-site dry cleaning allowed]*.
- General merchandise or food store 3,500 square feet or less.
- Personal service uses. *[Excluding tattoo or body piercing studio and massage establishment.]*
- Restaurant without drive-in or drive-through service.
- **Commercial amusement (inside) (limited to a bowling alley)**

(3) Utility and public service uses.

- Local utilities.
- Tower/antenna for cellular communication. *[Must be mounted on the roof or attached to a building or parking structure.]*

(b) Future phases. The following main use is allowed in future phases located south of an approved artificial swimming lagoon:

- Multifamily. (Ord. 31831)

SEC. 51P-1049.108. 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) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator. (Ord. 31831)

SEC. 51P-1049.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Front yard. Minimum front yard is 15 feet.

(1) Urban form setback is not required.

(2) Seat walls, porches, balconies, stoops, steps, ramps, handrails, and safety railings not exceeding four feet in height may extend a maximum of five feet into the required front yard.

(3) Pedestrian benches and landscape planters may be located in a required front yard.

(4) Recreational amenities may be located in a required front yard.

(c) Side and rear yard. No minimum side or rear yard is required. Tower spacing is not required.

(d) Density.

(1) Except as provided in this subsection, maximum dwelling unit density is 50 units per acre.

(2) When a multifamily use complies with the requirements of Section 51P-1049.116(a)(1), maximum dwelling unit density is 85 units per acre.

(3) When a multifamily use complies with the requirements of Section 51P-1049.116(a)(2), maximum dwelling unit density is 105 units per acre.

(4) When a multifamily use complies with the requirements of Section 51P-1049.116(a)(3), maximum dwelling unit density is 125 units per acre.

(e) Floor area ratio. Except as provided in this section, MU-2 standards apply:

(1) Maximum floor area ratio for a residential use in a mixed-use project (MUP) with a mix of residential plus one other use category is ~~4.9~~ 2.2.

(2) For purposes of qualifying as an MUP in this district, the area dedicated to an artificial swimming lagoon is considered floor area in the retail and personal service use category.

(f) Height.

(1) Maximum structure height is 85 feet for structures ~~with over 50 linear feet of frontage along Singleton Boulevard~~ within Phase 1 of the development.

~~(2) In Phase 1, one seven story parking garage is permitted with a maximum height of 85 feet.~~

~~(3)~~(2) For all other structures, maximum structure height is 65 feet.

~~(4)~~(3) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) Chimney or vent stacks.

(B) Clerestory.

(C) Cooling tower.

(D) Elevator penthouse or bulkhead.

(E) Mechanical equipment room.

(F) Ornamental cupola or dome.

(G) Parapet wall or deck railing limited to a height of five feet.

(H) Skylights.

(I) Tank designed for holding liquids.

(J) Visual screens which surround roof mounted mechanical equipment.

(K) Enclosed stairwell only for parking structures.

SEC. 51P-1049.110. DESIGN STANDARDS.

(a) Ground story multifamily uses.

(1) For residential uses with street level access along Singleton Boulevard, at least 80 percent of individual dwelling unit entries must provide direct access via an improved pedestrian way to the sidewalk along abutting streets and abutting privately owned, publicly accessible driveways. A dwelling unit is not required to have more than one point of access.

(2) The ground level, street-facing facade must provide a minimum of 20 percent transparency.

(b) Service and loading zones.

(1) Service and loading zones are prohibited along Singleton Boulevard.

Service and loading zones along Vilbig Road must be screened to prevent visibility from any adjacent public right-of-way.

(2) Service entries and back of house functions for non-residential uses must be located away from primary facades and must be visually screened with landscaping such as shrubs, bushes, and trees.

(c) Sidewalks.

(1) A minimum seven-foot sidewalk is required along Singleton Boulevard, with a minimum unobstructed width of six feet, except for tree grates, pedestrian streetlamps, street furnishings, utility poles, and service boxes. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. The grates or containment areas must be large enough to permit healthy tree growth.

(2) A minimum of 12,500 linear feet of sidewalks, with a minimum width of five feet, must be provided throughout the property. This condition may be completed in phases.

(3) 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 by the director.

(4) Driveways that intersect with pedestrian sidewalks, must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossings.

(d) Lighting.

(1) For lighting along Singleton Boulevard and Vilbig Road, a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(2) Lighting must be directed downward and away from residential districts or residential uses.

(3) This subsection may be satisfied with a combination of pole lights, bollards, wall packs, or tree lighting. Bollards are prohibited adjacent to public streets.

(e) Pedestrian amenity spaces. A minimum of three pedestrian benches and two trash receptacles are required along Singleton Boulevard.

(f) Above grade parking structures.

(1) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking for a minimum of 80 percent of the cumulative length of the street-facing facade. For the purpose of this section, street facing facades

are those facades within 150 feet of Singleton Boulevard or Vilbig Road that do not have an intervening structure between the parking structure and the right-of-way. Dwelling units may be used to satisfy this requirement.

(2) Exterior parking structure facade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(3) Aboveground parking structures must be constructed to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening must not prohibit the garage from being considered "open air" for ventilation purposes. Screening requirements for aboveground parking structures may be satisfied by dwelling units developed around these structures.

(g) Mechanical equipment. All roof top mechanical equipment must be appropriately screened from adjacent properties. Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from Singleton Boulevard and Vilbig Road. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs, bushes, and trees. (Ord. 31831)

SEC. 51P- 1049.111. OFF STREET PARKING AND LOADING.

(a) In general.

(1) 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.

(2) For purposes of this section, the entire district is considered one lot.

(b) Multifamily uses. A minimum of one space per bedroom is required. 0.25 spaces per bedroom is required for visitor parking. A maximum of two parking spaces may be provided for each dwelling unit.

(c) Retail and personal service use. A 15 percent parking reduction is available if a minimum of seven spaces are designated on private property for ride sharing vehicles.

(d) Multifamily uses. A designated off-street loading space is required.

(e) Artificial swimming lagoon. One space per 1,130 square feet of land area is required. (Ord. 31831)

SEC. 51P- 1049.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31831)

SEC. 51P- 1049.113. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) 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 the district. Landscape plans may be processed in phases and include any portion of the property.
- (c) One street tree must be provided for every 30 feet of street frontage along Singleton Boulevard, with the exception of drive approaches and visibility triangles. Street trees must be located within a front yard, parkway, landscape median, or within 15 feet of a public right-of-way.
- (d) A minimum four-foot planting zone must be maintained between the sidewalk and back of curb alignment along Singleton Boulevard. Landscape areas along Singleton Boulevard must use small trees. (Ord. 31831)

SEC. 51P- 1049.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 31831)

SEC. 51P- 1049.115. OPEN SPACE.

- (a) Amount of open space. 3.1 acres of open space are required. Open space may consist of private courtyards and areas below grade or aboveground. Open space may be completed in phases. An artificial swimming lagoon does not count toward the open space requirement.
- (b) Recreational amenities. Open space areas must have a minimum of three recreational amenities. Merchandise displays, and occasional public activities (such as farmers markets or art shows) may not be used to satisfy the minimum three requirements.
- (c) Amount of contiguous open space. A minimum of 25,600 square feet of contiguous open space is required on the property at the completion of all phases. This area cannot be calculated with courtyards or aboveground structures. This area shall maintain one site tree of at least 3 caliper inches for every 4,000 square feet of land area. This area shall have a minimum of five recreational amenities.

(d) Vehicles. Except for emergency vehicles and ground maintenance vehicles, vehicles may not operate or park on required open space.

(e) Courtyard. A courtyard with a minimum width of 30 feet and a minimum area of 900 square feet must be located within 160 feet of Vilbig Road between Bayonne Street and Muncie Avenue. The courtyard must be connected to an open space area of at least 2,500 square feet located along Vilbig Road. The minimum dimension for the open space area is 10 feet. The courtyard must be open to Vilbig Road.

(f) Maintenance. Open space must be properly maintained in a state of good repair and neat appearance, and plants must be maintained in a healthy, growing condition. (Ord. 31831)

SEC. 51P- 1049.116. DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) Except as provided in this section, to obtain a development bonus as set forth in Section 51P-1049.109, mixed-income housing must be provided in compliance with the provisions of Division 51A-4.1100 and not inconsistent with this article for units made available to households earning incomes within the income ranges referenced in this subsection.

(1) The development bonus set forth in Section 51P-1049.109(d)(2) applies if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

(2) The development bonus set forth in Section 51P-1049.109(d)(3) applies if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of area median family income and five percent of the total number of units are available to households earning between 61 and 80 percent of the area median family income.

(3) The development bonus set forth in Section 51P-1049.109(d)(4) applies if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of area median family income and a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income and five percent of the total number of units are available to households earning between 81 and 100 percent of the area median family income.

(b) Compliance with Section 51A-4.1107 is not required. (Ord. 31831)

SEC. 51P-1049.117. ARTIFICIAL SWIMMING LAGOON.

(a) Except as provided in this section, an artificial swimming lagoon must be open to the public during normal hours of operation.

(b) Except as provided in this section, an artificial swimming lagoon may only operate between ~~8:00 a.m. and 9:00 p.m.~~ 7:00 a.m. and 10:00 p.m. Monday through Thursday and between ~~8:00 a.m. and 10:00 p.m.~~ 7:00 a.m. and 12:00 a.m. Friday through Sunday.

(c) Amplified sound or lighting for an artificial swimming lagoon is prohibited outside these days and hours of operation.

(d) Minimum fence height for an artificial swimming lagoon is six feet.

(e) An artificial swimming lagoon may host after hour events on up to five calendar days per year. After hour events must terminate by midnight.

(f) Social functions must be conducted within the normal hours of operation. Amplified sound must not exceed 63 decibels during a social function, as measured on the A scale, over a 15-minute period at the boundary line with a residential zoning district.

(g) The entire artificial swimming lagoon must be located within 800 feet of Singleton Boulevard. A band shell or similar area may only be located on the western boundary of the artificial swimming lagoon. (Ord. 31831)

SEC. 51P-1049.118. ~~INFRASTRUCTURE~~ INFRASTRUCTURE.

(a) The building official shall not issue a building permit to authorize work or a certificate of occupancy for new construction until there is an executed developer agreement or contract for the installation of detection equipment at the intersection of Singleton Boulevard and Vilbig Road as determined by the director.

(b) Once the multifamily portion of the project has reached 50 percent occupancy of the entire development, or within one year of issuance of the final certificate of occupancy of more than 1,000 dwelling units, whichever occurs first, the Property owner or operator shall submit a developer report to the director in accordance with Section 51A-1.109(c). The director shall then determine what infrastructure improvements are needed, if any.

(c) Vehicular access points are prohibited between the Property and the neighborhood east of the development.

(d) A restricted pedestrian access connection with the neighborhood east of the district is permitted as shown on the conceptual plan. (Ord. 31831)

SEC. 51P-1049.119. 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. 31831)

SEC. 51P- 1049.120. ADDITIONAL PROVISIONS.

(a) Solid fences along the southern boundary of the district may exceed nine feet in height.

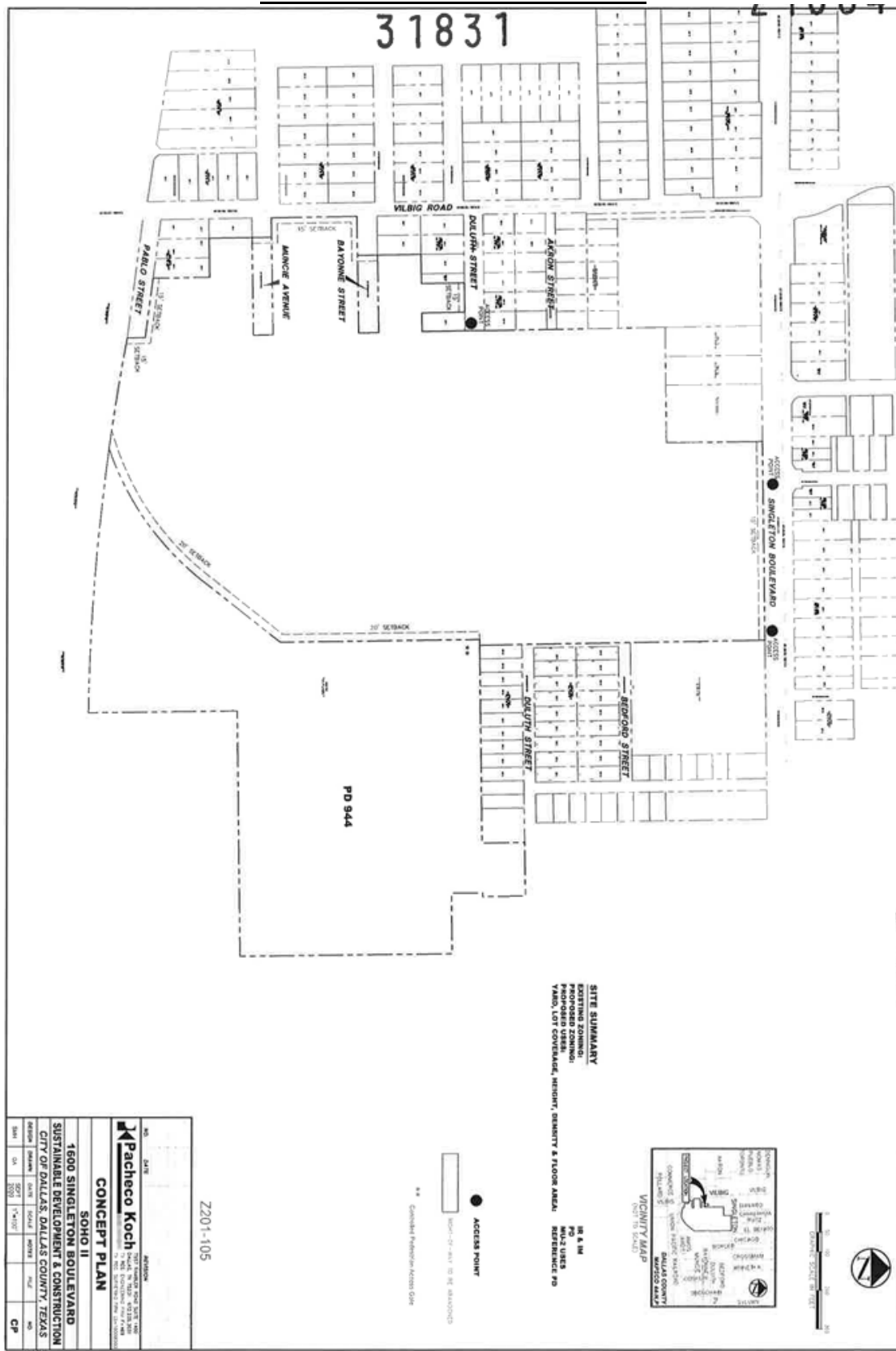
(b) Any required detention must be based upon weighted run-off coefficients of impervious and pervious areas for both existing and proposed site conditions and 100-year storm sewer design intensities.

(c) Any required detention may be constructed beneath a building structure so long as the required access points and outfall structure are located outside of the building. All access for maintenance of an underground detention system must be serviced from areas outside building footprints. Building structures may be constructed over detention area easements.

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

(e) Development and use of the Property must comply with all federal and state laws or regulations, and with all ordinances, rules, and regulations of the city. (Ord. 31831)

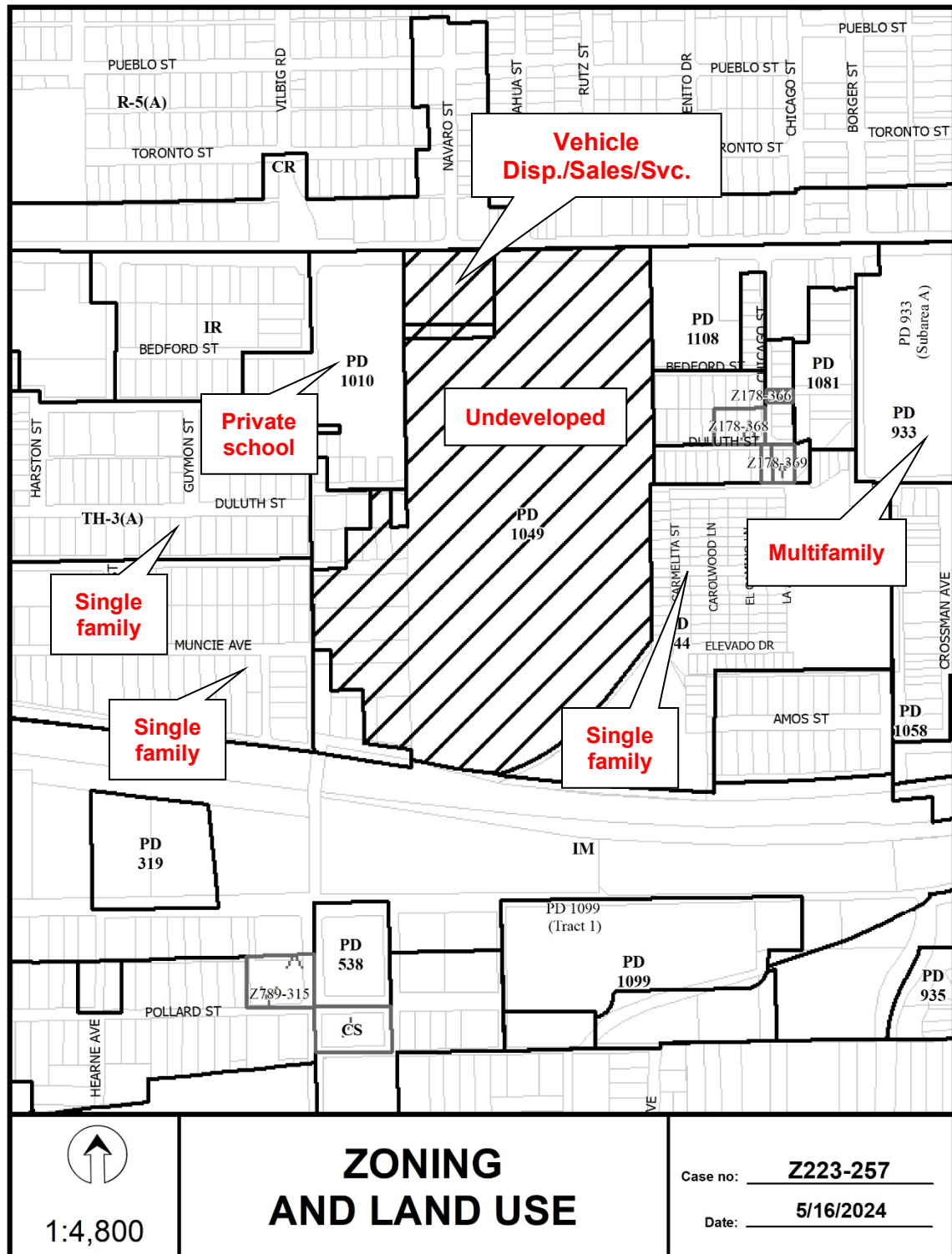
EXISTING CONCEPTUAL PLAN

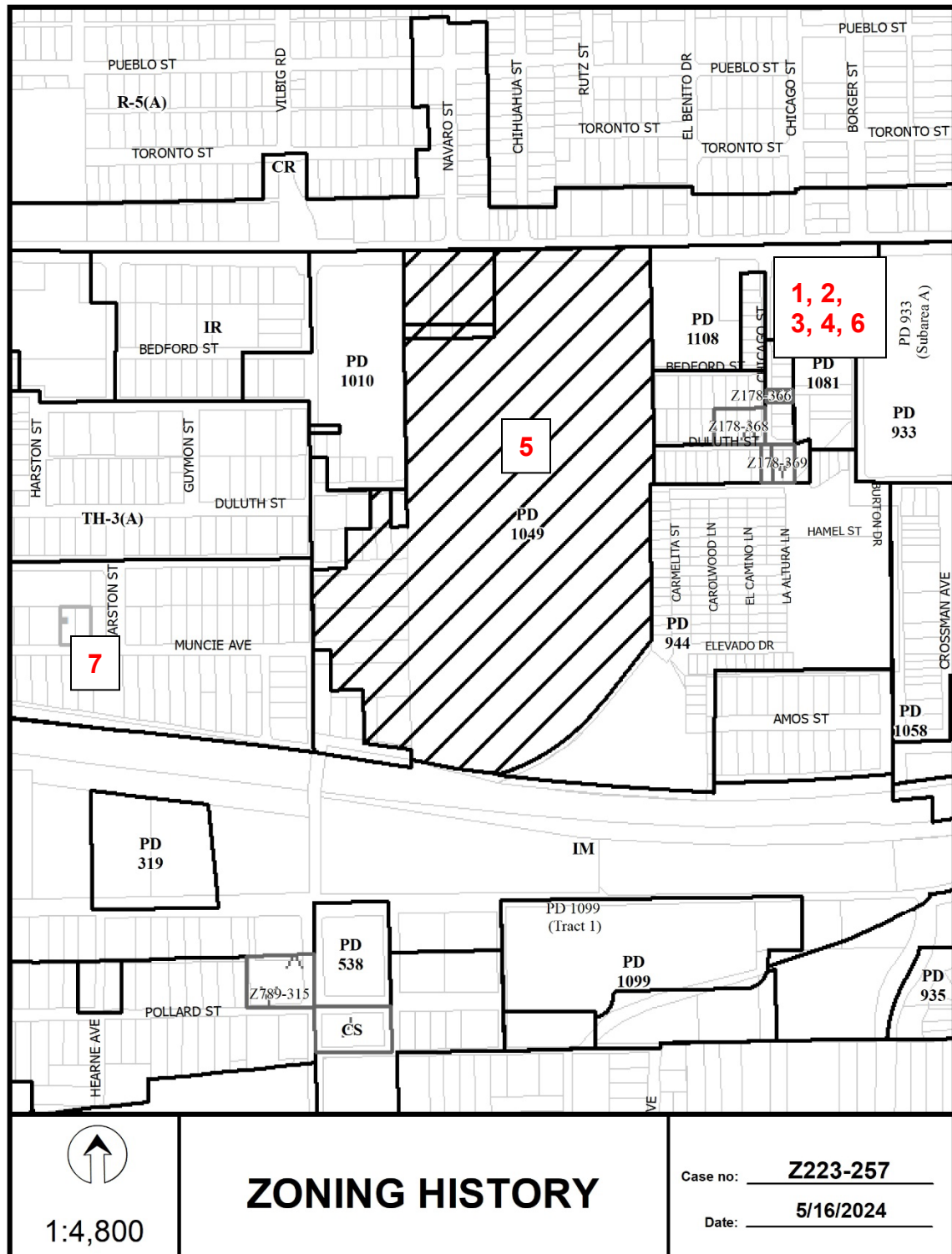


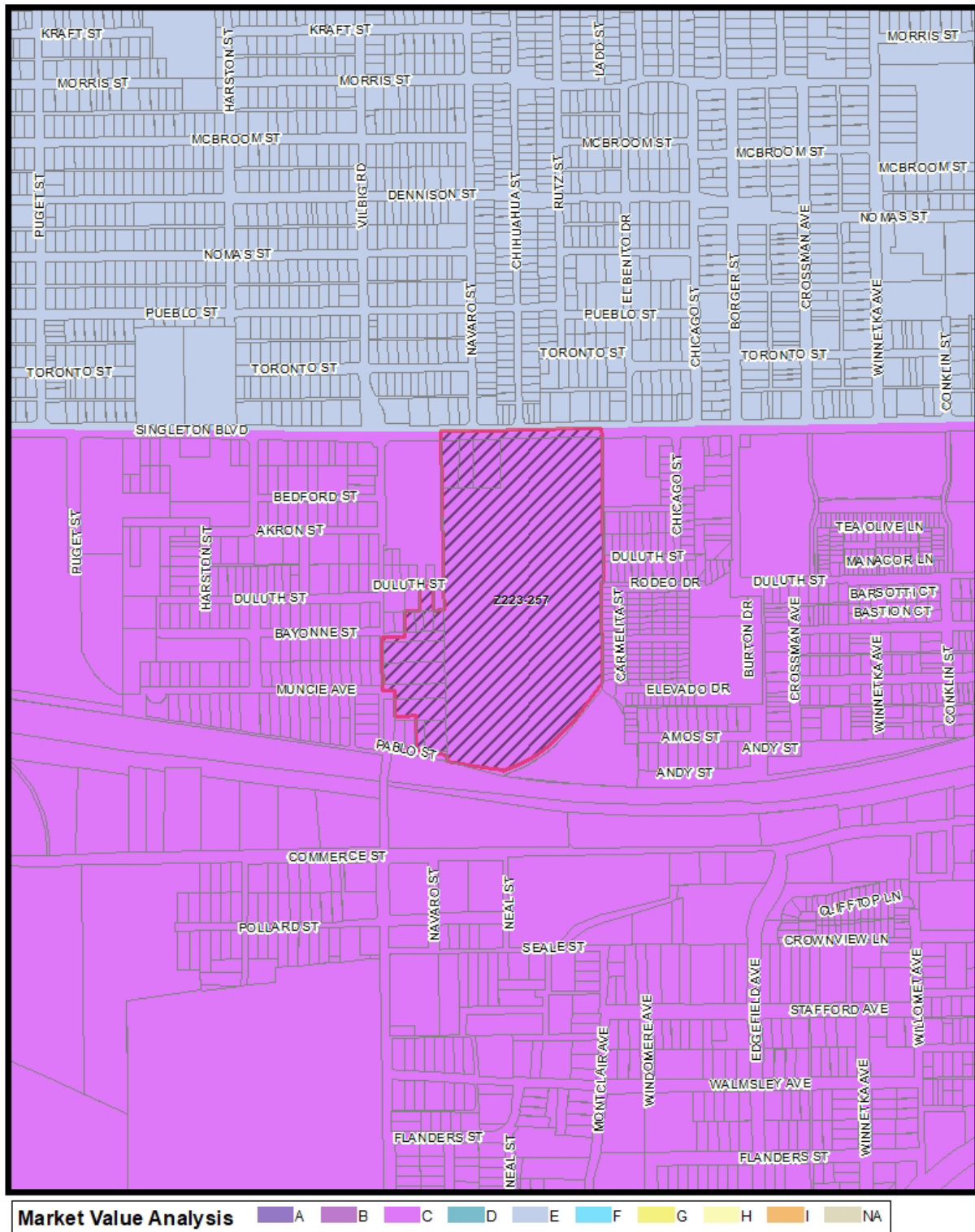














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Reply List of Property Owners***Z223-257******318 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1722 DULUTH ST	Taxpayer at
	2	1732 BAYONNE ST	Taxpayer at
	3	1727 BAYONNE ST	Taxpayer at
	4	1723 BAYONNE ST	Taxpayer at
	5	1717 BAYONNE ST	Taxpayer at
	6	2600 VILBIG RD	Taxpayer at
	7	1734 MUNCIE AVE	Taxpayer at
	8	1727 PABLO ST	Taxpayer at
	9	1717 PABLO ST	Taxpayer at
	10	1710 SINGLETON BLVD	LEE FAMILY TRUST THE
	11	1616 SINGLETON BLVD	WEST DALLAS INVESTS LP
	12	1600 SINGLETON BLVD	Taxpayer at
	13	1702 SINGLETON BLVD	LEE FAMILY TRUST
	14	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	15	9999 NO NAME ST	UNION PACIFIC RR CO
	16	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	17	1511 TORONTO ST	DELEON IVAN EMANUEL
	18	1515 TORONTO ST	MARCELENO MARIA MAGDALENA LF EST
	19	1519 TORONTO ST	KHADARONAK ALEX
	20	1523 TORONTO ST	FRANCO ANITA Z ESTATE OF
	21	1510 PUEBLO ST	VILLASENOR FELIPE & JESSICA
	22	1514 PUEBLO ST	HERNANDEZ GONZALO
	23	1518 PUEBLO ST	HINOJOSA HILARIO ESTATE OF &
	24	3110 RUTZ ST	HINOJOSA CELIA
	25	3103 RUTZ ST	ANTILLON PEDRO JR
	26	3105 RUTZ ST	SOLIS SAMMY G LIFE ESTATE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3109 RUTZ ST	SALAZAR ELIZABETH
	28	1533 SINGLETON BLVD	Taxpayer at
	29	1525 SINGLETON BLVD	Taxpayer at
	30	1521 SINGLETON BLVD	Taxpayer at
	31	1511 SINGLETON BLVD	Taxpayer at
	32	1507 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
	33	1501 SINGLETON BLVD	Taxpayer at
	34	3011 EL BENITO DR	Taxpayer at
	35	1500 TORONTO ST	BETHEL BAPTIST MISSION
	36	3000 EL BENITO DR	BETEL IGLESIA B
	37	1510 TORONTO ST	Taxpayer at
	38	1514 TORONTO ST	DELAGARZA MATIAS JR
	39	1518 TORONTO ST	ZEPADA FRANCES &
	40	1522 TORONTO ST	PINNEBOG TEMPLE PARTNERS LTD
	41	1526 TORONTO ST	CHOVANEC ROBERT H JR
	42	1528 TORONTO ST	TORRES RICHARD R &
	43	1534 TORONTO ST	ESPARZA MARY TERESA
	44	3119 EL BENITO DR	BETHEL BAPTIST MISSION
	45	3125 EL BENITO DR	BETHEL BAPTIST MISSION
	46	1422 PUEBLO ST	LOZADA CONSUELO
	47	1418 PUEBLO ST	NEW DIMENSION HOMES LLC
	48	1407 TORONTO ST	ROSALES JUAN &
	49	1411 TORONTO ST	MIRAMONTES MARTHA
	50	1415 TORONTO ST	BUILDERS OF HOPE COMMUNITY
	51	1423 TORONTO ST	ARAGON OMAR F
	52	1422 TORONTO ST	MENDEZ MIGUEL ANGEL &
	53	1420 TORONTO ST	RODRIGUEZ WILFREDO MURILLO
	54	1414 TORONTO ST	ESPARZA ANTONIA
	55	1410 TORONTO ST	MONTEMAYOR JOSEFINA G
	56	1406 TORONTO ST	CASTILLO RAYMOND J
	57	3019 CHICAGO ST	ALONZO MARY G

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1403 SINGLETON BLVD	Taxpayer at
	59	1405 SINGLETON BLVD	COSS LUCIA
O	60	1407 SINGLETON BLVD	DESANTIAGO MARIA
	61	1409 SINGLETON BLVD	FLORIDO ELIAS
	62	1413 SINGLETON BLVD	UTHMAN OLANIYI
	63	1419 SINGLETON BLVD	Taxpayer at
	64	1423 SINGLETON BLVD	PANTOJA SARAH VILLANUEVA
	65	1535 SINGLETON BLVD	Taxpayer at
	66	1537 SINGLETON BLVD	Taxpayer at
	67	1539 SINGLETON BLVD	Taxpayer at
	68	3010 CHIHUAHUA ST	Taxpayer at
	69	3014 CHIHUAHUA ST	DELEON EFRAIN &
	70	3018 CHIHUAHUA ST	ROJAS MILCIADES A NIMAJUAN &
	71	3022 CHIHUAHUA ST	HERNANDEZ PORFIRIO &
	72	3026 CHIHUAHUA ST	RAMIREZ JORGE
	73	3106 CHIHUAHUA ST	DELEON EFRAIN ELIZONDO
	74	3110 CHIHUAHUA ST	DELEON EFRAIN
	75	3114 CHIHUAHUA ST	SUNSET MANOR LLC
	76	1601 SINGLETON BLVD	MALAGON ABEL OCTAVIO
	77	1603 SINGLETON BLVD	Taxpayer at
	78	1605 SINGLETON BLVD	MARTINEZ FERNANDO
	79	3011 CHIHUAHUA ST	RODRIGUEZ JUAN &
	80	3015 CHIHUAHUA ST	SIMON ELI S &
	81	3019 CHIHUAHUA ST	DELEON DIONICIO
	82	3023 CHIHUAHUA ST	VALENZUELA MARIA D &
	83	3029 CHIHUAHUA ST	TREVINO JESSICA
	84	3101 CHIHUAHUA ST	RICE RUBY JEAN &
	85	3105 CHIHUAHUA ST	BROWEN QOF LLC
	86	3111 CHIHUAHUA ST	MORALES MARTIN
	87	3113 CHIHUAHUA ST	CASTILLO MARCELLO
	88	1723 SINGLETON BLVD	JSM DEVELOPMENT COMPANY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1713 SINGLETON BLVD	JSM DEVELOPMENT CO
	90	1701 SINGLETON BLVD	MONREAL ROGELIO
	91	3013 NAVARO ST	ANTHONY WILLIAM DOUGLAS
	92	1710 TORONTO ST	LEIJA LUIS
	93	1708 TORONTO ST	HERNANDEZ MARIO
	94	1714 TORONTO ST	DAVIS CARLOES LEE
	95	1718 TORONTO ST	MEADOWS ZACHARY ALAN
	96	1720 TORONTO ST	ORTIZ BLANCA IT'ZEL
	97	1726 TORONTO ST	Taxpayer at
	98	1724 TORONTO ST	HMK LTD
	99	1734 TORONTO ST	OWENS NATHAN GLENN
	100	1738 TORONTO ST	HERNANDEZ GELACIO
	101	1737 TORONTO ST	RUBIOREYES MANUEL D
	102	1739 TORONTO ST	RAMOS NORA DELIA MENDEZ &
	103	1727 TORONTO ST	LEWIS OPHELIA DOWNS
	104	1723 TORONTO ST	ALVAREZ NORMA ELIZABETH
	105	1719 TORONTO ST	RODRIGUEZ ANTONIO
	106	1715 TORONTO ST	GRAY LARRY JAMES &
	107	1711 TORONTO ST	DUNN BENNIE L
	108	1707 TORONTO ST	BENITEZ PATRICIO
	109	3103 NAVARO ST	DUVALL RICHARD DUANE
	110	3113 NAVARO ST	POSADA FRANCISCO
	111	1706 PUEBLO ST	Taxpayer at
	112	1710 PUEBLO ST	JOHNSON TONY ETAL
	113	1714 PUEBLO ST	LOPEZ JUAN
	114	1718 PUEBLO ST	MARSH ADA
	115	1720 PUEBLO ST	AREDA MELESSE
	116	1726 PUEBLO ST	FUERY BRENDA J EST OF
	117	3112 NAVARO ST	Taxpayer at
	118	3110 NAVARO ST	CASTILLO MARCELO
	119	3104 NAVARO ST	TTBI LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3100 NAVAROST	SESSION LAWANZA &
	121	3020 NAVAROST	SENNAYR MCMASTER HOLDINGS
	122	3018 NAVAROST	SMITH CURTIS
	123	3012 NAVAROST	WDA PROPERTIES LLC
	124	1801 SINGLETON BLVD	Taxpayer at
	125	1804 TORONTO ST	KIRKWALLS PATRICIA A
	126	1837 DULUTH ST	JOHNSON JANET &
	127	1814 SINGLETON BLVD	Taxpayer at
	128	1810 SINGLETON BLVD	Taxpayer at
	129	1802 SINGLETON BLVD	Taxpayer at
	130	2917 VILBIG RD	Taxpayer at
	131	2921 VILBIG RD	Taxpayer at
	132	2913 VILBIG RD	DEAVILA MARIA C
	133	1815 AKRON ST	SMCCP RC
	134	2818 GUYMON ST	CHAVEZ MARY ANN
	135	1825 DULUTH ST	JOHNSON LAWRENCE EST OF
	136	1819 DULUTH ST	HERNANDEZ MANUEL &
	137	1813 DULUTH ST	Taxpayer at
	138	1811 DULUTH ST	MEDINA ANTONIA
	139	1807 DULUTH ST	MEDINA DAGABERTO
	140	1801 DULUTH ST	MEDINA DAGOBERTO
	141	1802 AKRON ST	MEDINA ANTONIO &
	142	1806 AKRON ST	TORRES JESUS
	143	1810 AKRON ST	HALL DOROTHY J
	144	1838 DULUTH ST	SPRINGFUL PROPERTIES LLC
	145	1834 DULUTH ST	FRANKLIN L A &
	146	1828 DULUTH ST	PEREZ PAULA
	147	1826 DULUTH ST	VI PHONG
	148	1822 DULUTH ST	MEDINA JOSE G
	149	1814 DULUTH ST	Taxpayer at
	150	1804 DULUTH ST	VELEZ ABEL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	151	1800 DULUTH ST	INFINITE WESTERN LLC
	152	1838 BAYONNE ST	FLORES ALFREDO
	153	1834 BAYONNE ST	PERRY VERNICE
	154	1830 BAYONNE ST	SIMPSON CHERRIE
	155	1826 BAYONNE ST	ESCOBAR JUAN
	156	1822 BAYONNE ST	DALLAS AREA HABITAT FOR HUMANITY INC
	157	1810 BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
	158	1806 BAYONNE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT&
	159	2603 VILBIG RD	Taxpayer at
	160	1809 MUNCIE AVE	DALLAS AREA HABITAT FOR HUMANITY
	161	1811 MUNCIE AVE	STRICKLAND SHARON
	162	1815 MUNCIE AVE	WILLIS TAMEKIA PORSHÉ
	163	1819 MUNCIE AVE	RAMIREZ DAVID &
	164	1823 MUNCIE AVE	DELGADILLO LUIS LORENZO
	165	1831 MUNCIE AVE	PORTLEY ASHANTI
	166	1835 MUNCIE AVE	AYELE WALELAW ALEMENEH &
	167	1837 MUNCIE AVE	HABIA AYAO &
	168	2513 VILBIG RD	ALVAREZ EPIFANIO & JULIA
	169	2507 VILBIG RD	MARTINEZ LORENA
	170	2503 VILBIG RD	BASORIA JOSE ABEL &
	171	2409 VILBIG RD	GALINDO DOUGLAS
	172	2405 VILBIG RD	BATRES WILIAN WALDEMAR GARCIA &
	173	1810 MUNCIE AVE	OKOCHA OKE
	174	1816 MUNCIE AVE	ABDU BINYAM K & ZEYNEB K IBRAHIM
	175	1820 MUNCIE AVE	FRIAS JOSE L RODRIGUEZ &
	176	1822 MUNCIE AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
	177	1824 MUNCIE AVE	LAWRENCE REGINALD SR
	178	1828 MUNCIE AVE	SOTO JOSE A ARREOLA &
	179	1832 MUNCIE AVE	AMAYA J JESUS CAMACHO &
	180	1836 MUNCIE AVE	PONCE CESAR
	181	1813 W COMMERCE ST	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	2800 VILBIG RD	VALDEZ JESSIE
	183	2708 VILBIG RD	BANDA REBECA
	184	1730 DULUTH ST	GEBBIA ANTHONY &
	185	1716 DULUTH ST	SHERMAN CHAISL
	186	2726 VILBIG RD	CERVANTES RAYMOND
	187	1735 BAYONNE ST	CERVANTES RAYMOND
	188	2406 VILBIG RD	MONAS VENTURES DALLAS LLC
	189	1500 SINGLETON BLVD	Dallas ISD
	190	1404 SINGLETON BLVD	M2 EQUITY GROUP LLC
	191	1314 DULUTH ST	GARZA MARIA E
	192	1318 DULUTH ST	HERNANDEZ MANUEL H &
	193	1320 DULUTH ST	MARTINEZ ALEJANDRO
	194	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
	195	1404 DULUTH ST	TEMPLO PENA DE HOREB
	196	1401 DULUTH ST	SAENZ IRMA
	197	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
	198	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
	199	1404 BEDFORD ST	HERNANDEZ JENNIFER N
	200	1406 BEDFORD ST	HERNANDEZ TONY CORTEZ III
	201	1412 BEDFORD ST	RODRIGUEZ ALFREDO S
	202	1420 BEDFORD ST	ORTIZ YOLANDA
	203	2802 CHICAGO ST	THEORY REALTY LLC &
	204	2806 CHICAGO ST	SANCHEZ JUAN
	205	2814 CHICAGO ST	LAI YONG
	206	2820 CHICAGO ST	SAN SABA ROCK REAL ESTATE LLC
	207	2902 CHICAGO ST	TI DEVELOPMENT LLC
	208	2904 CHICAGO ST	ELVISARA LLC
	209	2903 CHICAGO ST	LOPEZ FLORENTINO
	210	2907 CHICAGO ST	WILCHES MARCELEN A
	211	2919 CHICAGO ST	YANEZ JORGE & MARIELA
	212	2927 CHICAGO ST	LUNA GETRUDIS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	1318 SINGLETON BLVD	ZARATE ANTONIO
	214	1310 DULUTH ST	SALAZAR RICHARD EST OF
	215	1311 DULUTH ST	UG SINGLETON LP
	216	1311 DULUTH ST	HERNANDEZ MANUEL
	217	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
	218	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
	219	1324 AMOS ST	YBARA REYNALDO &
	220	1328 AMOS ST	TORRES ALEJANDRINO
	221	1332 AMOS ST	TORRES PEDRO &
	222	1336 AMOS ST	LUNA JOSE G
	223	1340 AMOS ST	LIPP DANA E
	224	1317 AMOS ST	CRAYTON LATISHIA D
	225	1323 AMOS ST	JOHNSON GLORIA
	226	1325 AMOS ST	HAMILTON JERRY R
	227	1329 AMOS ST	GRIMALDO J GUADALUPE MEJIA &
	228	1333 AMOS ST	GRIMALDO ALBERTO
	229	1337 AMOS ST	GRIMALDO MARIA
	230	1341 AMOS ST	GRIMALDO FLORENTINA
	231	1610 W COMMERCE ST	COMMERCIAL METALS COMPANY
	232	1618 W COMMERCE ST	PAULINES LAND HOLDINGS LLC
	233	1607 W COMMERCE ST	RINGER LLC
	234	1401 W COMMERCE ST	LO 1401 WEST COMMERCE LLC
	235	1400 W COMMERCE ST	1400 TRIPLE B HOLDINGS LP
	236	1739 SINGLETON BLVD	Taxpayer at
	237	2911 CHICAGO ST	QUINTERO MARIA EULALIA
	238	1351 HAMEL ST	MEGATEL SOHO SQUARE SA LLC
	239	2651 CARMELITA ST	MEGATEL SOHO SQUARE SA LLC
	240	2533 CARMELITA ST	MEGATEL SOHO SQUARE SA LLC
	241	2653 CAROLWOOD LN	WEI PENG PENG &
O	242	2645 CAROLWOOD LN	SOTO JOSE ALEJANDRO &
	243	2637 CAROLWOOD LN	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	2629 CAROLWOOD LN	JOHN CONRAD &
	245	2621 CAROLWOOD LN	SORIA BENITO GUADALUPE &
	246	2613 CAROLWOOD LN	MCGHEE KATRINA DENISE
	247	2605 CAROLWOOD LN	GARNER BRETT J
	248	2551 CAROLWOOD LN	THURMAN ASHLEY NICOLE
	249	2527 CAROLWOOD LN	MEGATEL SOHO SQUARES SA LLC
	250	2511 CAROLWOOD LN	SANTAGATA PROPERTIES LLC
	251	2503 CAROLWOOD LN	SISK BRANDY C & IVORY LEE JR
	252	2504 CAROLWOOD LN	SMITH SHELDAN PERCIVAL &
	253	2512 CAROLWOOD LN	MCMURRAY ERIN &
	254	2520 CAROLWOOD LN	GRANT JASON
	255	2536 CAROLWOOD LN	TURNER ASHLEY A
	256	2552 CAROLWOOD LN	Taxpayer at
	257	2606 CAROLWOOD LN	TATRO LINWOOD SCOTT
	258	2614 CAROLWOOD LN	OPARAEKE CRYSTAL
	259	2622 CAROLWOOD LN	HAGANS MICHELLE
	260	2630 CAROLWOOD LN	WASH KAMERON C
	261	2638 CAROLWOOD LN	SIMON HARRY BERNARD JR
	262	2646 CAROLWOOD LN	OLLIVANT CALEB
	263	2654 CAROLWOOD LN	FIROUZBAKHT FARID &
	264	2655 EL CAMINO LN	PERRY SCOTT ANDREW JR
	265	2647 EL CAMINO LN	HENRY SEAN WILLIAM & JIE GUO
	266	2639 EL CAMINO LN	Taxpayer at
	267	2631 EL CAMINO LN	TURKSON MASERA ASAMNUA &
	268	2623 EL CAMINO LN	SCHECHTER OSCAR T &
	269	2615 EL CAMINO LN	MAJMUDAR SHAIL &
	270	2607 EL CAMINO LN	LEGORRETA ABRAHAM CORNEJO
	271	2553 EL CAMINO LN	NAFZIGER JONATHAN &
	272	2545 EL CAMINO LN	CHAPAGAIN NIKESH &
	273	2537 EL CAMINO LN	CHOICE JAMEILE
	274	2529 EL CAMINO LN	NGUYEN DIANE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	2521 EL CAMINO LN	RICHARDSON ANN M
	276	2513 EL CAMINO LN	SPENCER EDDRICK LAWRENCE &
	277	2505 EL CAMINO LN	LEWIS ERIXSA
	278	2506 EL CAMINO LN	MATHEW CHRIS T
	279	2514 EL CAMINO LN	RAZO JOSE EMMANUEL &
	280	2522 EL CAMINO LN	RODRIGUEZ VALERIA &
	281	2530 EL CAMINO LN	GRINNELL NEVIN E
	282	2538 EL CAMINO LN	PASQUAL ALICE M & CRAIG M
	283	2546 EL CAMINO LN	Taxpayer at
	284	2554 EL CAMINO LN	LEMMON KATIE L
	285	2608 EL CAMINO LN	BRYANTHARRELL TERRI
	286	2616 EL CAMINO LN	SAENZ JONATHAN
	287	2624 EL CAMINO LN	FINCH JEREMY
	288	2632 EL CAMINO LN	WANG CHEN HAN
	289	2640 EL CAMINO LN	HAN EUGENE
	290	2648 EL CAMINO LN	CLEETUS CARMEL MARY
	291	2656 EL CAMINO LN	BROWN SHAWN MATTHEWS & ANDREA
	292	2641 LA ALTURA LN	GOODSPEED KIMBERLY & PETER
	293	2633 LA ALTURA LN	NEWTON JACKLYN & NATHANIEL III
	294	2625 LA ALTURA LN	PAYROVI DUSTIN
	295	2617 LA ALTURA LN	LINK MARC W
	296	2609 LA ALTURA LN	MCCARTHY JOHN &
	297	2601 LA ALTURA LN	VO KIET
	298	2555 LA ALTURA LN	GHOEBANI FREDERICK
	299	2547 LA ALTURA LN	HANSON HEATHER NICOLE
	300	2539 LA ALTURA LN	HARRIS JALEN &
	301	2531 LA ALTURA LN	WARDEN BENJAMIN
	302	2523 LA ALTURA LN	ANTHONY KEITH
	303	2515 LA ALTURA LN	CANO MARIA
	304	2507 LA ALTURA LN	JONES ERICA
	305	1410 ELEVADO DR	NOLAN CHRISTOPHER J

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	1418 ELEVADO DR	BROWN COREY & ALICIA
	307	1426 ELEVADO DR	CERVANTES ANTHONY &
	308	1434 ELEVADO DR	ELAMPARO MARITESS
	309	1442 ELEVADO DR	MONTEMAYOR JENNIFER IVETT
	310	1450 ELEVADO DR	Taxpayer at
	311	1458 ELEVADO DR	VENNETI VIKRAM & NEERAJA
	312	1466 ELEVADO DR	MOBLEY MICHAEL
	313	1474 ELEVADO DR	PHAM DAVID TUAN &
	314	1482 ELEVADO DR	HARRIS BARRYLEWIS II
	315	2468 CARMELITA ST	MEGATEL SOHO SQUARES
	316	2452 CARMELITA ST	LUKE DOUGLAS THOMAS
	317	2300 AL LIPSCOMB WAY	BNSF RAILWAY
	318	2300 AL LIPSCOMB WAY	BNSF RAILWAY