

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, AUGUST 28, 2024**

**ACM: Robin Bentley**

**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

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**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:**

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

<b>Notices:</b>	Area:	500	Mailed:	318
<b>Replies:</b>	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. 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.

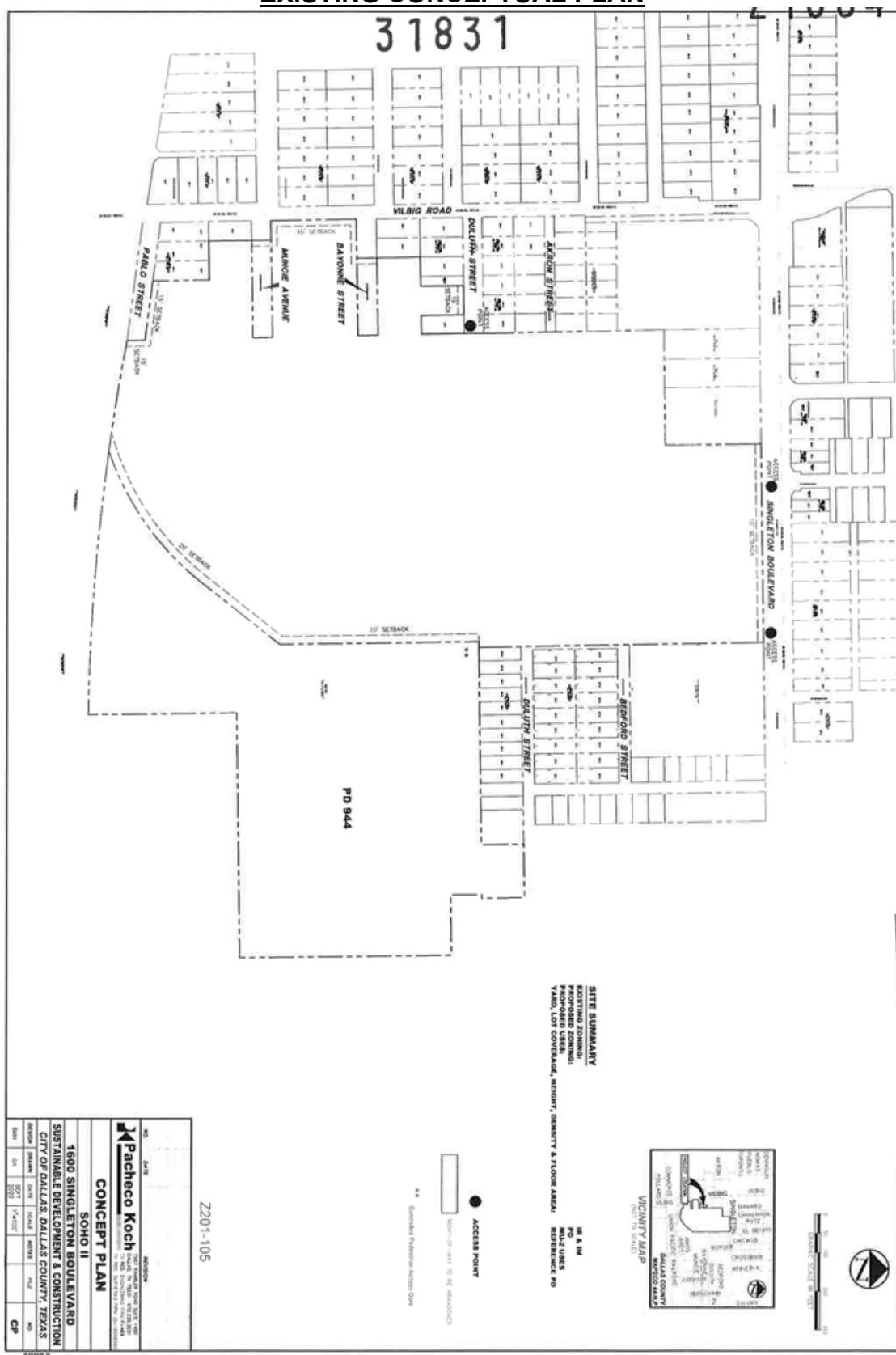
(b) Any required detention must be based upon weighted run-off coefficients of impervious and pervious areas for both existing and proposed site conditions and 100-year storm sewer design intensities.

(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.

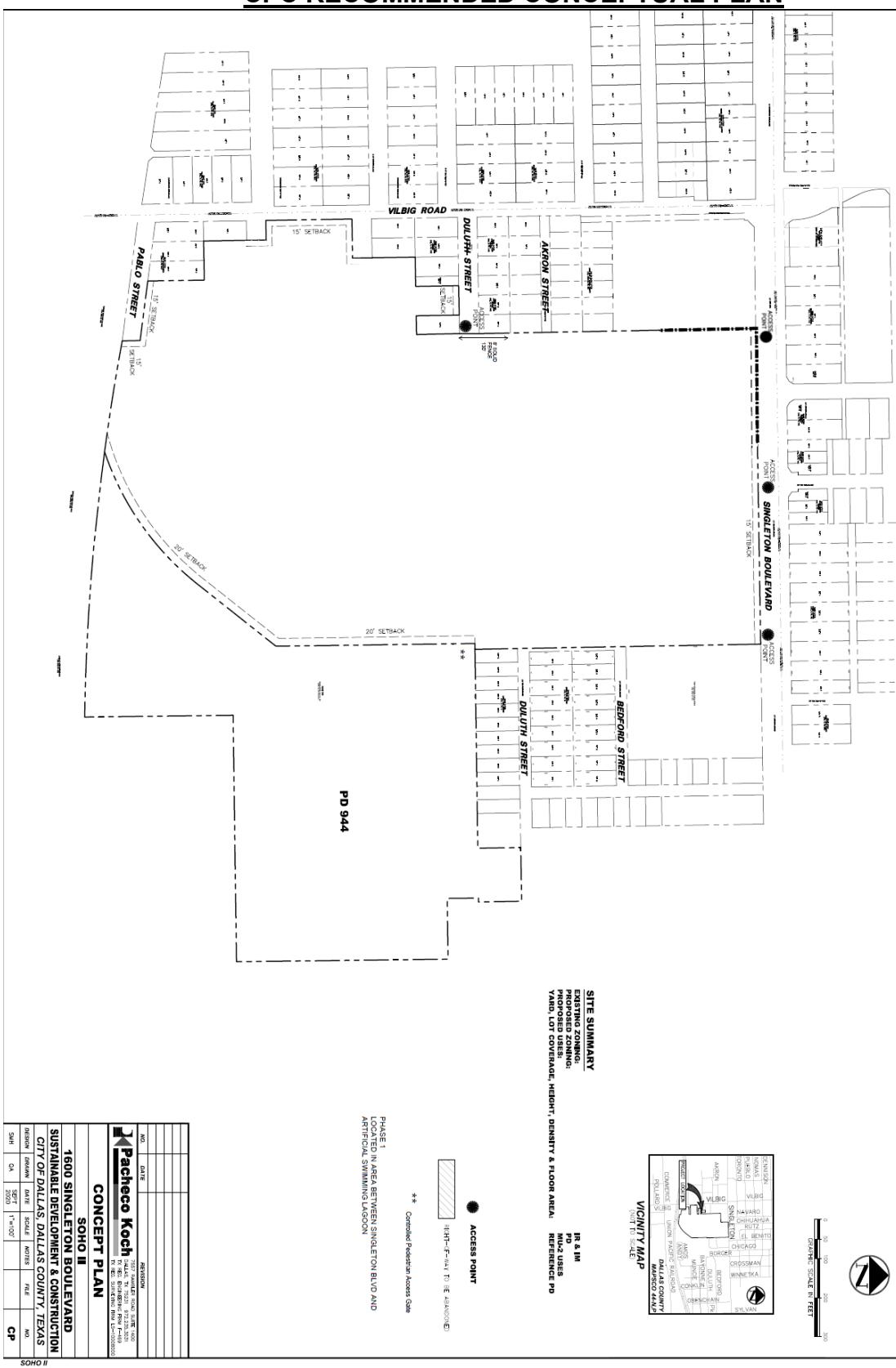
(d) The Property must be maintained in a state of good repair and neat appearance.

(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**

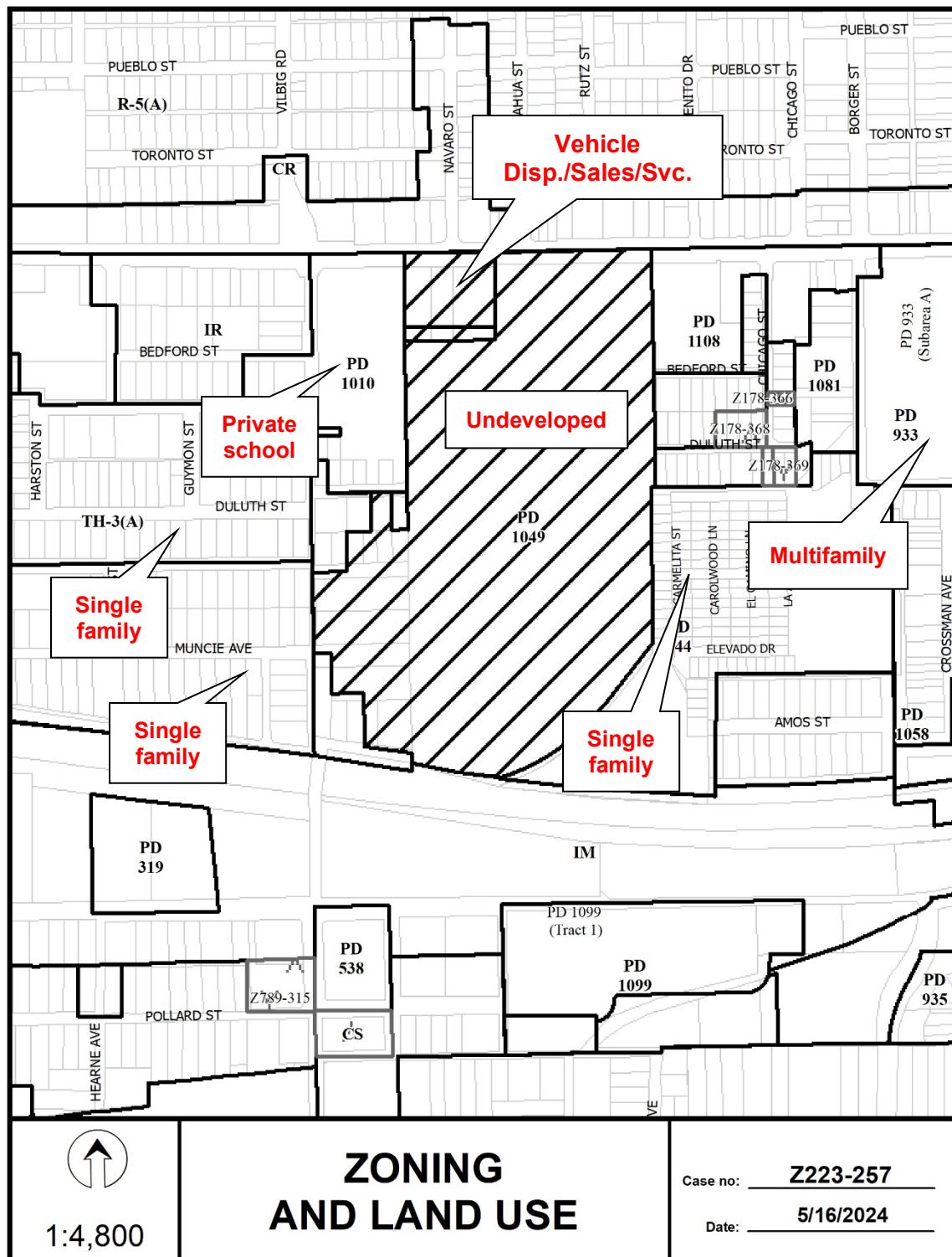


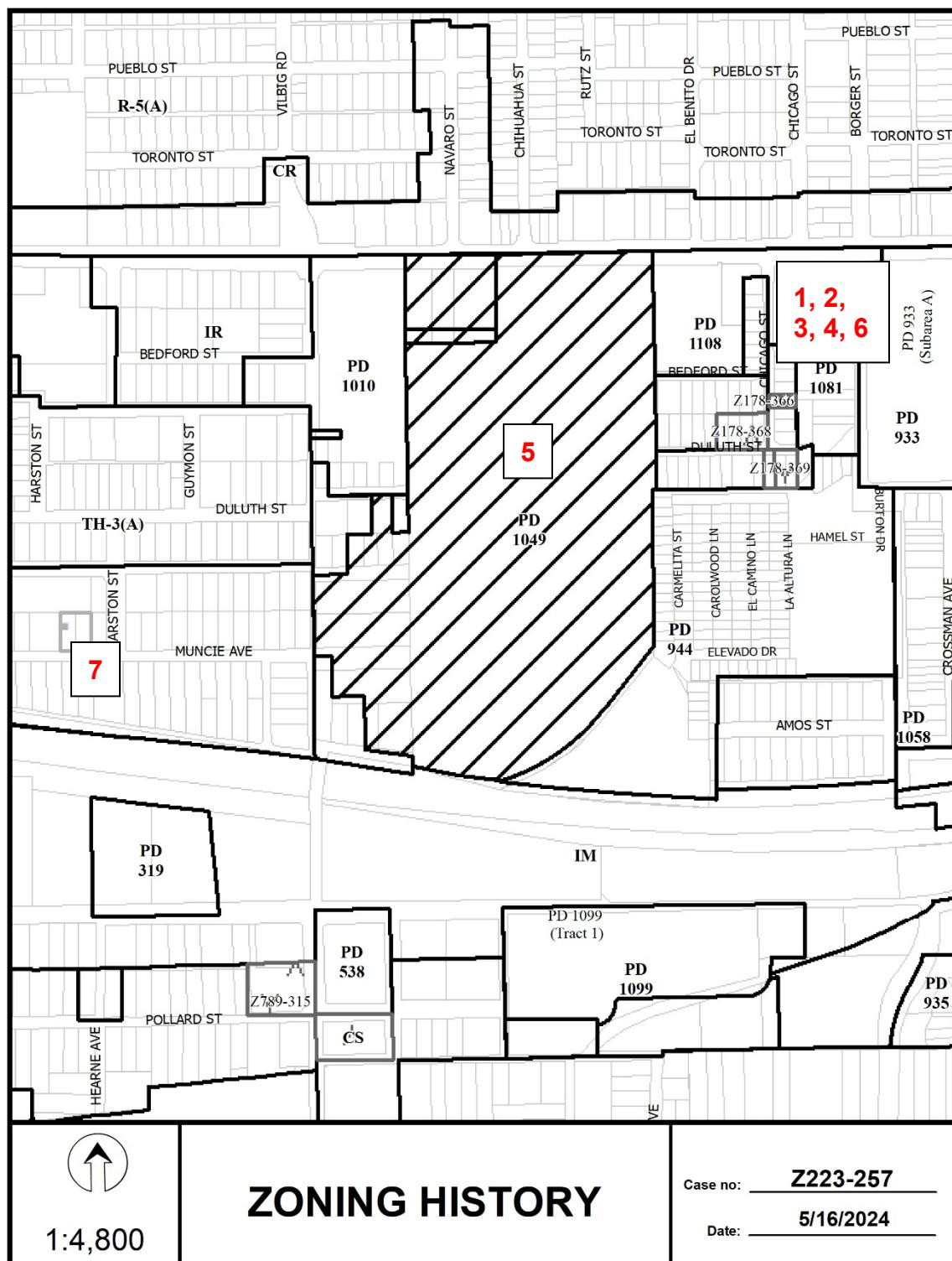
## CPC RECOMMENDED CONCEPTUAL PLAN

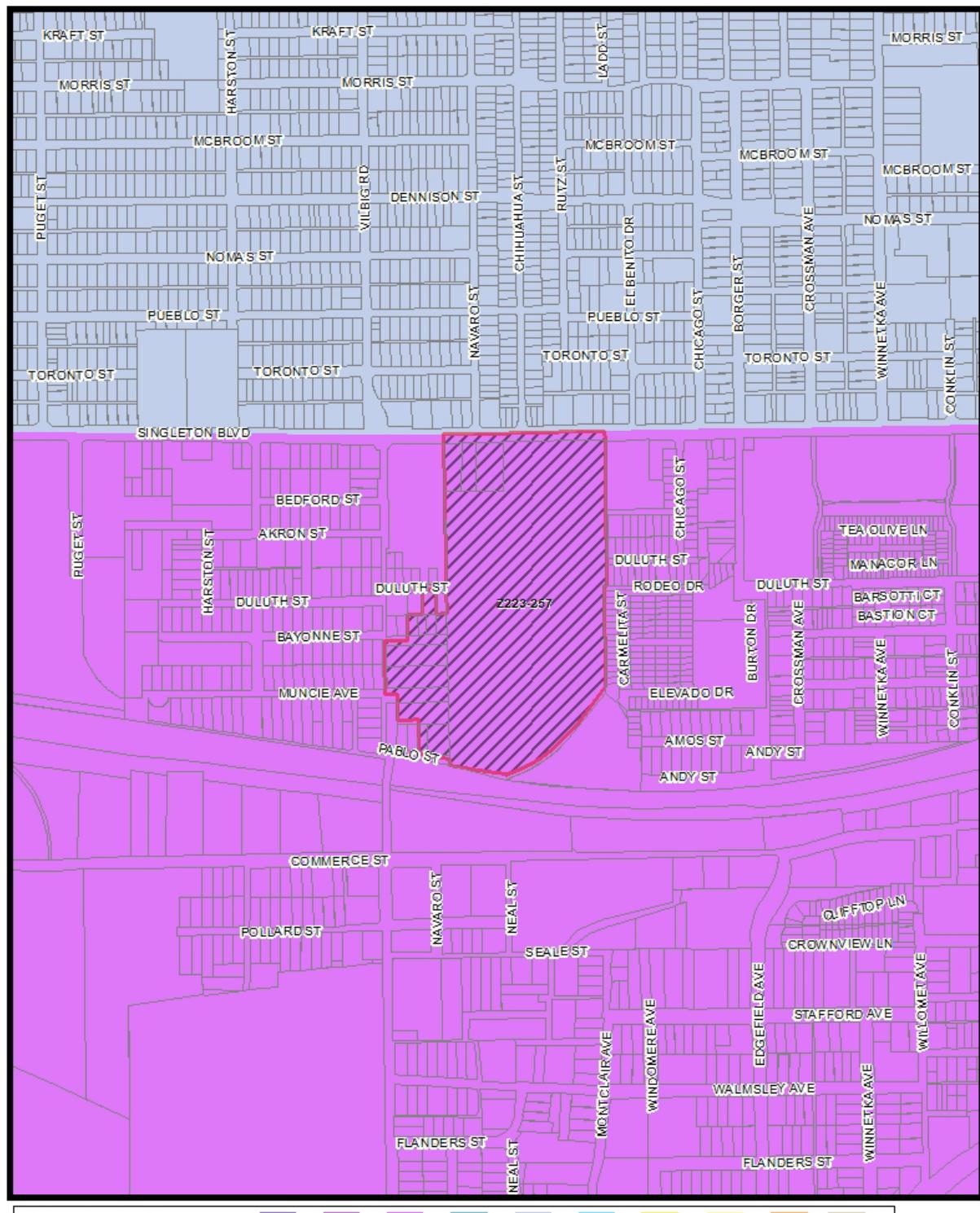














318 Property Owners Notified (405 parcels)

3 Replies in Favor (3 parcels)

0 Replies in Opposition (0 parcels)

500' Area of Notification

6/6/2024 Date

Z223-257

CPC

1:4,800



06/05/2024

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

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
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

06/05/2024

<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

06/05/2024

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
	58	1403 SINGLETON BLVD	Taxpayer at
	59	1405 SINGLETON BLVD	COSS LUCIA
O	60	1407 SINGLETON BLVD	DESANIAGO 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 ELIS &
	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

06/05/2024

<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 ITZEL
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

06/05/2024

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
120	3100	NAVARO ST	SESSION LAWANZA &
121	3020	NAVARO ST	SENNNA AYR MCMASTER HOLDINGS
122	3018	NAVARO ST	SMITH CURTIS
123	3012	NAVARO ST	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 PORSHE
	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

06/05/2024

<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

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
	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

06/05/2024

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
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

06/05/2024

<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	GHORBANI 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

06/05/2024

<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 BARRY LEWIS 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