

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****Planner: Martin Bate / Liliana Garza****FILE NUMBER:** Z-26-000007 **DATE FILED:** February 6, 2026**LOCATION:** South line of Royal Lane and the west line of Preston Road, north of Orchid Lane.**COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** Approx. 7.27 ac **CENSUS TRACT:** 48113007605

OWNER/APPLICANT: Leland Burk [RLA-PRDA Investments, LP]; JP Morgan Chase Bank N.A.**REPRESENTATIVE:** Victoria Morris, Suzan Kedron [Jackson Walker LLP]**REQUEST:** An application for a new planned development district on property zoned CR Community Retail District and P(A) Parking District.**SUMMARY:** The request is for CR Community Retail District uses and additional institutional and community service, lodging, and residential uses including, but not limited to, convalescent and nursing homes, hospice care, and related institutions; hotel and motel; multifamily; and retirement housing. The request includes new or modified development standards for a special project including, but not limited to, modified setbacks, increased height and stories, reduced lot coverage, increased floor-area-ratio, landscaping, and urban design standards.**STAFF RECOMMENDATION:** Approval, subject to a development plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is developed with a structure containing retail uses and an undeveloped area. The site was previously developed with other retail and office structures which were destroyed in a tornado in 2019.
- The applicant wishes to develop a mixed-use property including multifamily, hotel, office, and retail uses.
- The current yard, lot, space, and use regulations of the base CR Community Retail District do not permit the applicant's proposed development.
- As such, the applicant requests a new Planned Development District with modifications pertaining to heights, setbacks, lot coverage, design standards, mixed income housing, and landscaping. The PD would maintain some of the uses and standards of CR District but modify some of the previously mentioned items.

Zoning History:

There has been one zoning case in the area in the last five years.

1: Z223-329: On November 14, 2024, City Council approved an NS(A) Neighborhood Service District subject to deed restrictions volunteered by the applicant in lieu of a Planned Development District, on property zoned an R-16(A) Single Family District, on the northeast corner of Royal Lane and Dallas North Tollway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Royal Lane	Principal Arterial	100 feet
Preston Road	Principal Arterial	100 feet

Transit Access:

The area of request is within a half-mile of the following transit services:

DART

Route 237

Traffic:

The Engineering Division of Planning and Development reviewed a Traffic Impact Analysis dated June 12, 2026, for the proposed Preston and Royal mixed-use development. The analysis concludes that the surrounding roadway network can accommodate the project with targeted operational, access management, and signal improvements.

The study identified future signalization needs at Preston Road/Central Market Drive and Royal Lane/Tom Thumb Drive, along with turn-lane and access modifications intended to improve corridor operations and reduce conflict points along Preston Road and Royal Lane.

While most intersections are projected to continue operating at acceptable levels of service, the analysis notes that the future traffic signals and associated improvements are directly tied to ultimate full buildout conditions of the development.

In the event the project is constructed in phases, staff recommends that each phase contribute proportionately toward the ultimate signal and intersection improvement costs so that the final phase of development is not solely responsible for funding improvements warranted by cumulative project traffic impacts. This proportional cost participation approach would help ensure equitable funding of infrastructure improvements necessitated by the overall development.

Staff notes that traffic mitigation and improvements are reviewed and addressed throughout the permitting process, downstream of the zoning change process. The traffic impact assessment will continue to be refined as the development continues through the detailed design process. If mitigation measures are unable to be implemented, the property owner would need to revise their proposed development such that the traffic impact would not require such measures. Regarding the applicant's proposed development plan, Engineering recommended a modification to the development plan to remove the depiction of crosswalks and traffic signals. While these improvements may be warranted, they involve public rights-of-way that are not governed by a zoning document, and as such were not within the development plan's scope.

Staff also notes that the applicant requested language in the PD conditions that would require a specified apportionment and exaction for the installation of traffic signals, medians, turn lane extensions, and other public works improvements prior to the issuance of certificates of occupancy for Buildings 1, 2, and 3. After review, staff determined that this language was not appropriate for a zoning document; apportionment and exaction for improvements are governed by Chapter 51A-1.109. When the project proceeds to the permitting stage, traffic impacts must again be evaluated, and necessary improvements to mitigate traffic will be confirmed, along with the apportionment and exaction for those improvements.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. The designated placetype for this area is **Community Mixed-Use**. This placetype calls for a mix of uses in a more walkable design context; the proposed conditions improve the pedestrian realm and contain provisions for the activation of street-level uses. Additionally, the use of underground parking and the configuration of open space further promotes development that is accessible to both on-site users and visitors from the surrounding areas.

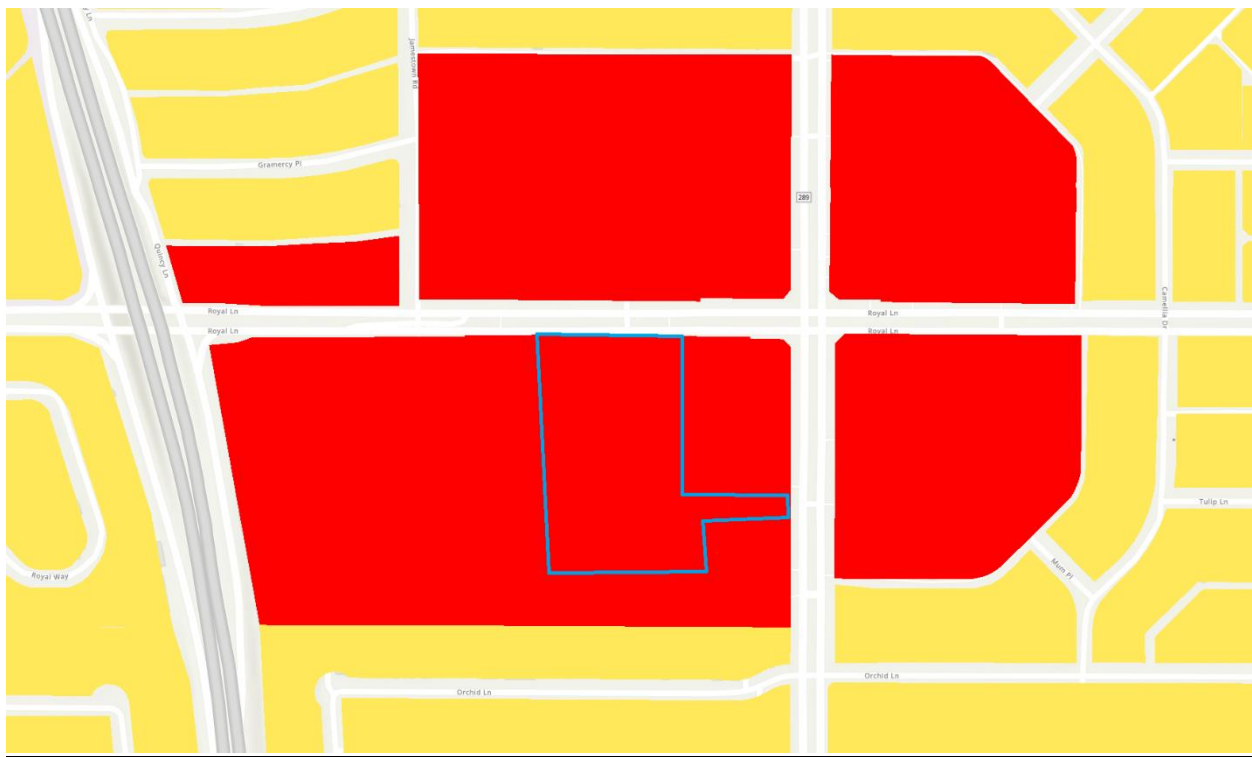
Forward Dallas 2.0 also calls for sensitivity in context to surrounding uses within this placetype. This includes an appropriate transition in heights from nearby uses or districts. As the surrounding districts are of a lower height intensity, consideration must be given as to how buildings are massed on the site and how the heights transition. The proposed height zones and setbacks, as well as lot coverage limits for heights, would prevent massing along the southern property line. However, the site is less restricted with respect to the western property line; while lot coverage would still be limited, the height would increase more rapidly compared to the southern property line. West of the site is also within the Community Mixed Use Placetype. Further analysis regarding the heights may be found in the Land Use Compatibility section of this report.

Placetype Summary

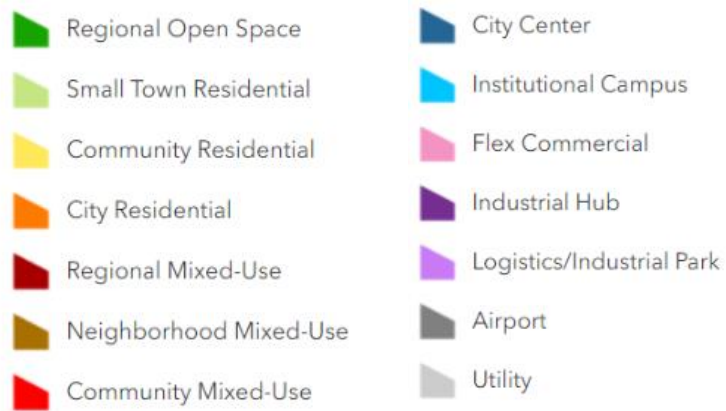
Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design

considerations described within the placetypes may be suitable for every individual property.

Community Mixed-Use areas are found at major intersections and along key corridors, concentrating a blend of commercial, office, retail, residential, and service uses to serve multiple surrounding neighborhoods. They are typically situated along DART bus and rail routes to support transit access and mobility. Development character varies by location: areas closer to Downtown tend toward compact, vertically integrated, mixed-use buildings with strong connectivity and transit access, while more suburban locations feature larger, lower-scale complexes with expansive parking and greater separation between uses.



Legend



Land Use:

	Zoning	Land Use
Site	CR Community Retail, P(A) Parking	Retail
North	CR Community Retail	Retail
South	NO(A) Neighborhood Office, TH-1(A) Townhouse	Office, Duplex, Single family
East	CR Community Retail	Retail, office
West	MF-2(A) Multifamily, PD 1057	Multifamily, fire station

Necessity for a Planned Development District:

According to Section 51A-4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

The proposed Planned Development District is requested as it allows for additional entitlements beyond the base CR Community Retail District. While several base zoning districts may allow for similar heights and uses, none would be able to accommodate the proposed development as designed. This would be in part due to Residential Proximity Slope requirements which would limit heights regardless of overall massing or lot coverage.

While the proposed conditions provide greater heights than the base CR Community Retail District, the PD would also impose several development standards pertaining to the project that step heights back and reduce building massing via lot coverage maximums. The proposed conditions also incorporate several urban design elements that improve the public realm including improved pedestrian standards, building articulation, architectural features, open space requirements, underground parking requirements, and

additional tree requirements. Such improvements would not be required in most base zoning districts and further justify the use of a planned development district.

Land Use Compatibility:

The area of request is developed with retail uses to the north and is otherwise undeveloped. The surrounding area is a mix of CR Community Retail and residential districts, including an MF-2(A) Multifamily District to the west and TH-1(A) Townhouse District to the south. Immediately south of the site is an NO(A) Neighborhood Office District. A PD for a fire station is also situated west of the site.

The buildout of the area reflects the existing zone, with mostly low-rise retail uses on the four corners of Preston Road and Royal Lane, developed in a manner where the structures are generally set back from the thoroughfares with large surface lots fronting the roads, in a more auto-oriented format. The proposed mix of uses, including multifamily, hotel, retail, and office, is compatible with the surrounding land uses.

The multifamily district to the west is developed with low-rise two-story condominiums, with the nearest residential structures approximately 45 feet west of the subject site's property line. The office district to the south is developed with three office structures. The TH-1(A) district further south is developed with a mix of duplex and single family structures; the nearest uses are approximately 130 feet away from the subject site, measured from property line to property line.

Under base zoning standards, a 1:3 (18.4 degree) Residential Proximity Slope (RPS) originates from the TH-1(A) district. At the furthest distance from these properties on the northern property line of the area of request, the maximum height allowed would be approximately 240 feet, or 120 feet at the midpoint. Additionally, a 1:1 (45 degree) Residential Proximity Slope originates from the multifamily district to the west and terminates at 50 feet of distance. For the sake of comparison, if that slope continued past 50 feet of distance, the maximum height attained under this slope would be approximately 450 feet, or 225 feet at the midpoint. The proposed PD restricts the southern RPS to 220 feet of distance from origination, terminating in Height Zone 1.

The intent of RPS is to limit the imposition of tall structures adjacent to lower-rise residential structures. However, the utility of a shallower slope diminishes with distance; past a certain point, a tall structure will appear less imposing if it is possible to see sky above the structure from a pedestrian's point of view. Additionally, overall height is one

component of compatibility. Structural massing plays a role as well; height stepping, articulation, and lot coverage limits are factors that can make the difference between a severe building that is incompatible with surrounding development standards and a building that, while taller, is more compatible with surrounding development standards.

Development Standards

Following is a comparison of the development standards of the current CR Community Retail District and the requested planned development:

District	Setback		Density/Lot Size	Max Height	Lot Cvrgr.
	Front	Side/Rear			
Current: CR	15'	None or 20'	None	54'	60%
Requested PD	15'	10' ¹ Increases with height	None	45' – 240' ² Reduces with proximity to property line	45% ³ Average 30.8% Reduces with height

Below is a summary of the height and coverage zones. In broad strokes, the PD includes height zones that restrict height to the interior of the site and also correspond with a more restrictive coverage.

1: Additional setbacks for Buildings 1 and 2:

- Building 1:
 - Minimum setback of 54 feet for portions of structure up to 54 feet in height
 - Between 54 and 140 feet in height, setback is 70 feet
 - Above 140 feet in height, setback is 80 feet
- Building 2:
 - For portions of structure greater than 190 feet in height, minimum setback is 40 feet
 - For portions greater than 210 feet in height, setback is 50 feet

2: Maximum heights vary based on building and height zone:

- Building 1:
 - Height Zone 1: 54 feet maximum height
 - Height Zones 2 and 3: 185 feet maximum height; MIHDB bonus to 210 feet
- Building 2:
 - Height Zone 1: 54 feet maximum height

- Height Zone 2: 110 feet maximum height
- Height Zone 3: 200 feet maximum height; MIHDB bonus to 240 feet
- Building 3: 190 feet maximum height
- Restaurant village zone: 45 feet maximum height

3: 35% for portion between 54' and 110' in height; 30% between 110' and 190'; 15% between 190' and 210'; 10% above 210'

Design Standards:

The following design standards are proposed within the special project:

Sidewalks: Along Royal Lane, the sidewalk must have a minimum unobstructed width of six feet and an average width of ten feet. Furthermore, a minimum of two benches and two trash receptacles must be provided along Royal Lane.

Planting Zone: A minimum six-foot-wide planting zone must be provided between Royal Lane and the sidewalk.

Internal paths: An improved pedestrian path with a minimum unobstructed width of four feet and an average width of six feet must be provided between publicly accessible buildings.

Crosswalks: must be level with sidewalks and paths, clearly marked by colored concrete or other materials, subject to director approval.

Buffering: sidewalks and paths must be buffered from drive surfaces, parking, with landscape plantings or bollards.

Architectural elements: must be provided adjacent to all building corners and public entry points; elements include prominent entrances, canopies, increased transparency, etc.

Façade standards facing Royal Lane:

- Ground level facing public ROW: minimum 30% transparency
- Building entries must be architecturally prominent
- No blank walls over 30 feet in length
- Blank walls require horizontal or vertical articulation
- At least one pedestrian entrance for each building fronting Royal Lane

Green infrastructure: At least 30% of roof area must have improvements to reduce heat production. Recycling containers must be available for residents and on-site workers. At least 1,000 square feet of photovoltaic cells on-site.

Mixed Income Housing:

The applicant is proposing to tie the increase in height to the provision of mixed income housing. The applicant's request is to increase the height of certain zones, provided the applicant provides five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Although the existing MIHDB program does not have an exact analog for the proposed planned development district, staff considers the overall policy of the program, which calls for the *lowest AMFIs to be included in the highest MVAs*.

As such, in an MVA A, it is most appropriate to the overall policy to include 5% at 51-60% of AMFI. This is included in staff's recommendation to stay consistent with the Citywide MIHDB Policy. Staff notes that the MIHDB provisions include an allowance for the required units to be placed in Building 1. The MIHDB program was developed with for-lease units in mind; as the applicant's intent is for Building 2 to have for-sale units, it would not be feasible to allocate MIHDB units in Building 2. All other provisions of 51A-4.1106 would still apply, including the requirement that reserved dwelling units must be dispersed throughout the building.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. The proposed project includes enhanced landscaping and tree plantings:

- Site must provide 0.68 acres of open space, 0.5 of which must be contiguous
- 200 site trees must be provided; base Article X would only require 76 site trees
- Site trees must have minimum 4 caliper inches, with twelve trees having minimum 12 caliper inches; base Article X only requires minimum 2 caliper inches
- Planting areas must consist of habitat gardens

Parking:

Parking must be provided in accordance with Chapter 51A. For multifamily uses at the applicant's proposed number of units, one parking space per unit would be required. For a hotel use, no minimum parking is required. Requirements for restaurant and retail uses vary based on total square footage; restaurants do not require off-street parking for the first 2,500 square feet of floor area, while general merchandise and food stores do not require off-street parking. The applicant proposes a multi-level underground parking structure to serve all uses on the site.

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 within an "A" MVA area.

LIST OF OFFICERS

RLA-PRDA INVESTMENTS LP

By: RLA-PRDA INVESTMENTS GP, LLC

- Leland Burk
- Gerald Stool

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

Tim Westall, Executive Director

**PROPOSED PD CONDITIONS
(As published on June 18, 2026)**

ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on _____, 2026.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located near the southwest corner of Preston Road and Royal Lane. The size of PD ____ is approximately 7.27 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a public right-of-way that does not include a material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(2) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof.

(3) MICRO MOBILITY CHARGING SPACE means an electrical charging station or outlet available for charging a micro-mobility vehicle such as an e-scooter or e-bike.

(4) MICRO UNIT means a dwelling unit that has a maximum floor area of 550 square feet.

(5) RESTAURANT VILLAGE ZONE means the area shown on the development plan (Exhibit _____A) that contains street activating uses.

(6) SPECIAL PROJECT means a mixed-use development that complies with Sections 51P-____.111 and 51P-____.112 to allow for increased height.

(7) STREET ACTIVATING USES means uses offering products or services to the general public, including but not limited to restaurants and retail and personal service uses.

(8) HEIGHT ZONE 1 means the area shown on the development plan that is located between zero feet and 100 feet from the southern Property line.

(9) HEIGHT ZONE 2 means the area shown on the development plan that is located between 100 feet and 240 feet from the southern Property line.

(10) HEIGHT ZONE 3 means the area shown on the development plan that is located between 240 feet and 380 feet from the southern Property line.

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

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article: Exhibit ____A: development plan.

SEC. 51P-____.105. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Special project. Development and use of the Property as a special project must comply with the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) Compliance with the development plan is not required for renovations or alterations to buildings existing on the property as of [*DATE OF ORDINANCE ADOPTION*].

SEC. 51P-____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the

CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

- Convalescent and nursing homes, hospice care, and related institutions.
- Hotel and motel.
- Multifamily.
- Retirement housing.

(c) For a special project, hotel and motel uses are prohibited above the eighth floor of Building 2 shown on the development plan.

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for a CR Community Retail District apply.

(b) Special project. Except as provided in this subsection, the yard, lot, and space regulations for a CR Community Retail District apply.

(1) Front yard. Minimum front yard is 15 feet. No urban form setback is required.

(2) Side and rear yard. Except as provided below, minimum side and rear yard setback is 10 feet.

(A) Building 1. The following setbacks apply:

- (i) For portions of a structure up to 54 feet in height, minimum setback is 54 feet.
- (ii) For portions of a structure more than 54 feet in height but less than 140 feet in height, minimum setback is 70 feet.
- (iii) For portions of a structure greater than 140 feet in height, minimum setback is 80 feet.

(B) Building 2. The following setbacks apply:

(i) For portions of a structure greater than 190 feet in height, minimum side or rear yard setback is 40 feet.

(ii) For portions of a structure greater than 210 feet in height, minimum side or rear yard setback is 50 feet.

(3) Internal setbacks. No internal setbacks are required.

(4) Floor area ratio.

(A) Residential uses. No maximum floor area ratio.

(B) Non-residential uses. Maximum floor area ratio for non-residential uses is 1.7:1.

(5) Height.

(A) Building 1.

(i) In height zone 1, maximum structure height is 54 feet.

(ii) Except as otherwise provided, in height zone 2 and height zone 3, maximum structure height is 185 feet.

(aa) The portion of the structure within height zone 2 shall contain a minimum of three stepbacks, as shown on the development plan (Exhibit ____A).

(bb) If compliant with Section 51P-____.114, maximum structure height in height zone 2 and height zone 3 is 210 feet.

(B) Building 2.

(i) In height zone 1, maximum structure height is 54 feet.

(ii) In height zone 2, maximum structure height is 110 feet.

(iii) Except as otherwise provided, in height zone 3, maximum structure height is 200 feet.

(aa) If compliant with Section 51P-____.114, maximum structure height in height zone 3 is 240 feet.

(C) Building 3. Maximum structure height is 190 feet.

(D) Restaurant village zone. Maximum structure height is 45 feet.

(6) Height projections.

(A) The following may project a maximum of 10 feet above the maximum structure height:

(i) Elevator penthouse or bulkhead and associated screens for elevator penthouse or bulkhead.

(ii) Mechanical equipment or mechanical equipment room and any visual screens which surround mechanical equipment.

(iii) Cooling tower.

(iv) Photovoltaic cells.

(v) Chimney and vent stacks.

(vi) Parapet walls or guard rails.

(vii) Clerestory.

(viii) Other architectural features, including shade structures.

(B) The projections described in subparagraph (A)(i) through (A)(viii) may project a maximum of 16 feet above the maximum structure height, provided such projections are set back a minimum of eight feet from the building face and do not exceed 40 percent of the total roof area.

(7) Residential proximity slope. A residential proximity slope of 1:3 is measured from the site of origination nearest to the southern Property line and terminates at a horizontal distance of 220 feet from the site of origination.

(8) Stories.

- (A) Building 1. Maximum number of stories above grade is 18.
- (B) Building 2. Maximum number of stories above grade is 19.
- (C) Building 3. Maximum number of stories above grade is 12.
- (D) Restaurant village zone. Maximum number of stories is two.

(9) Lot coverage.

(A) For portions of a structure less than or equal to 54 feet in height, maximum lot coverage is 45 percent.

(B) For portions of a structure greater than 54 feet in height but less than or equal to 110 feet in height, maximum lot coverage is 35 percent.

(C) For portions of a structure greater than 110 feet in height but less than or equal to 190 feet in height, maximum lot coverage is 30 percent.

(D) For portions of a structure greater than 190 feet in height but less than or equal to 210 feet in height, maximum lot coverage is 15 percent.

(E) For portions of a structure greater than 210 feet in height, maximum lot coverage is 10 percent.

(10) Density. No maximum dwelling unit density.

(11) Micro units. A minimum of four dwelling units must be micro units.

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading regulations for each use.

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

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

(b) Special project.

(1) Open space. Except as provided in this paragraph, a minimum of 0.68 acre of the district must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping and hardscaping, subject to the following:

(A) A minimum of 0.5 acre of the open space must be contiguous.

(B) Except for emergency and ground maintenance vehicles, operation or parking of vehicles within open space is prohibited.

(C) No structures except for architectural elements; building overhangs; garage ventilation shafts; raised planters; seat walls and retaining walls; stairs, stoops and railings; playground equipment; structures that are not fully enclosed such as canopies, colonnades, pergolas, and gazebos; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are permitted.

(D) Except as otherwise provided, open space may contain primarily pavers, concrete sidewalks and seating areas, grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(E) A minimum of 50 percent of the open space must consist of grass, turf, vegetation, ornamental plantings, or ground cover.

(2) Site trees.

(A) A minimum of 200 site trees must be provided.

(B) Site trees must be a minimum of four caliper inches, except that a minimum of 12 site trees must be a minimum of 12 caliper inches.

(C) Street trees may be counted towards the site tree requirement.

(3) Habitat gardens. Except for the open space described in Paragraph (1)(E), all planting areas must consist of habitat gardens, and all landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(a) In general.

(1) Sidewalks and pedestrian paths.

(A) An unobstructed sidewalk with a minimum width of six feet and an average width of 10 feet must be provided along Royal Lane.

(B) A minimum six-foot-wide planting zone must be provided between the back of the projected street curb and the sidewalk along Royal Lane.

(C) An improved pedestrian path with a minimum unobstructed width of four feet and an average width of six feet must be provided for internal connectivity between publicly accessible buildings within this district.

(D) Subject to approval of the director, across all driveways and curb cuts, a new sidewalk or pedestrian path must be:

(i) continuous and level with the adjoining sidewalks or pedestrian paths;

(ii) designed to be at the same grade as the existing sidewalk or pedestrian path; and

(iii) clearly marked by colored concrete, patterned or stamped concrete, concrete pavers, or brick pavers to indicate pedestrian crossing.

(E) Where a sidewalk or pedestrian path abuts any driving surface, off-street or on-street pedestrian loading zone, or parking surface the following buffering must be used:

(i) landscaping plantings with a minimum height of 24 inches;
or

(ii) bollards with a minimum height of 24 inches, spaced no more than six feet from each other.

(2) Pedestrian amenities. A minimum of two benches and two trash receptacles must be provided along Royal Lane.

(3) Architectural elements. An architectural element, such as the following, must be provided adjacent to all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(4) Façade standards. The following design standards apply to facades fronting on Royal Lane:

(A) Ground level facades facing a public right-of-way must have a minimum transparency of 30 percent.

(B) Building entries must be architecturally prominent and clearly visible from the public right-of-way or an internal drive.

(C) Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulation is required, such as:

(i) A minimum of one change in plane for each 30 feet of horizontal or vertical articulation, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(ii) Architectural details such as raised bands and cornices.

(iii) Architecturally prominent entrance.

(iv) Attached tower or turret.

(v) Awnings.

(vi) Variations in building massing.

(vii) Increased transparency.

(viii) Variations in fenestration.

(ix) Change in material.

(D) A minimum of one pedestrian entrance must be provided for each building fronting on Royal Lane.

(5) Parking structures.

(A) Required off-street parking must be provided at or below grade.

(B) Below grade parking structures must be set back a minimum of 30 feet from the western Property line.

(6) Green infrastructure elements.

(A) A minimum of 30 percent of the roof area must be covered with improvements that minimize heat production such as light-colored roof materials, turf, synthetic turf, raised planters or planting beds, pedestrian concrete, pavers, tile, photovoltaic cells, swimming pools, water features, or shade structures.

(B) Recycling containers must be available for residents and on-site workers.

(C) A minimum of 1,000 square feet of photovoltaic cells for capturing solar energy must be located on site.

(D) The following irrigation tools must be implemented:

(i) Drip irrigation must be used for maintenance of landscaping and plantings.

(ii) Condensate from base building HVAC cooling coils that are greater than five tons must be reused for cooling tower makeup or irrigation. Excess condensate will be discharged to sanitary sewer if the amount of condensate wastewater exceeds the irrigation and cooling tower makeup water needs of the project.

(iii) Detention and rainwater harvesting must be used for irrigation.

(7) Street activating uses.

(A) A minimum of 2,500 square feet of the ground floor building area combined across Building 1 and Building 2 must be reserved for street activating uses with direct access to a sidewalk or pedestrian path.

(B) A minimum of 3,500 square feet of the ground floor building area in Building 3 must be reserved for street activating uses with direct access to a sidewalk or pedestrian path.

(C) A minimum of 5,000 square feet of the ground floor building area in the restaurant village zone must be reserved for street activating uses with direct access to a sidewalk or pedestrian path.

(8) Micro mobility charging spaces. A minimum of five micro-mobility charging spaces must be provided.

(9) Pedestrian scale lighting.

(A) Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to Royal Lane.

(B) Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.0 footcandles must be provided along interior pedestrian paths that are not adjacent to Royal Lane.

(C) The design and placement of both the standards and fixtures must be approved by the director of the department of transportation and public works.

SEC. 51P-____.113. SIGNS.

(a) Except as otherwise provided, signs must comply with the provisions for business zoning districts in Article VII.

(1) Two additional detached premise signs are permitted, subject to the following:

(A) The maximum height for each sign is 35 feet.

(B) The maximum effective area for each sign is 525 square feet.

(C) The minimum front yard setback for each sign is five feet. No minimum side yard is required.

(D) The address of the premise is not required.

(2) For purposes of subdivision signs, this district is considered a business park.

(b) This district is considered one lot for purposes of sign regulations.

SEC. 51P-____.114. DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Sections 51P-____.108(b)(5)(A)(ii)(bb) and 51P-____.108(b)(5)(B)(iii)(aa).

STAFF RECOMMENDED CONDITION:

(b) Height bonus. The height bonuses set forth in Sections 51P-____.108(b)(5)(A)(ii)(bb) and 51P-____.108(b)(5)(B)(iii)(aa) apply if a minimum of five percent of the total multifamily units in this district are made available to households earning between 51 percent to 60 percent of the area median family income. The reserved units may be entirely provisioned within Building 1.

APPLICANT REQUESTED CONDITION

(b) Height bonus. The height bonuses set forth in Sections 51P-____.108(b)(5)(A)(ii)(bb) and 51P-____.108(b)(5)(B)(iii)(aa) apply if a minimum of five percent of the total multifamily units in this district are made available to households earning between 81 percent to 100 percent of the area median family income. The reserved units may be entirely provisioned within Building 1.

(c) Development regulations. Compliance with Section 51A-4.1107 is not required.

SEC. 51P-____.115. OUTDOOR LIGHTING.

All outdoor lighting must be directed downward and away from adjacent residential properties.

SEC. 51P-____.116. AMPLIFIED SOUND.

Use of outdoor amplified sound is limited to 63 decibels and may only be used between 8:00 a.m. and 10:00 p.m., Monday through Sunday.

SEC. 51P-____.117. ADDITIONAL PROVISIONS.

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

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

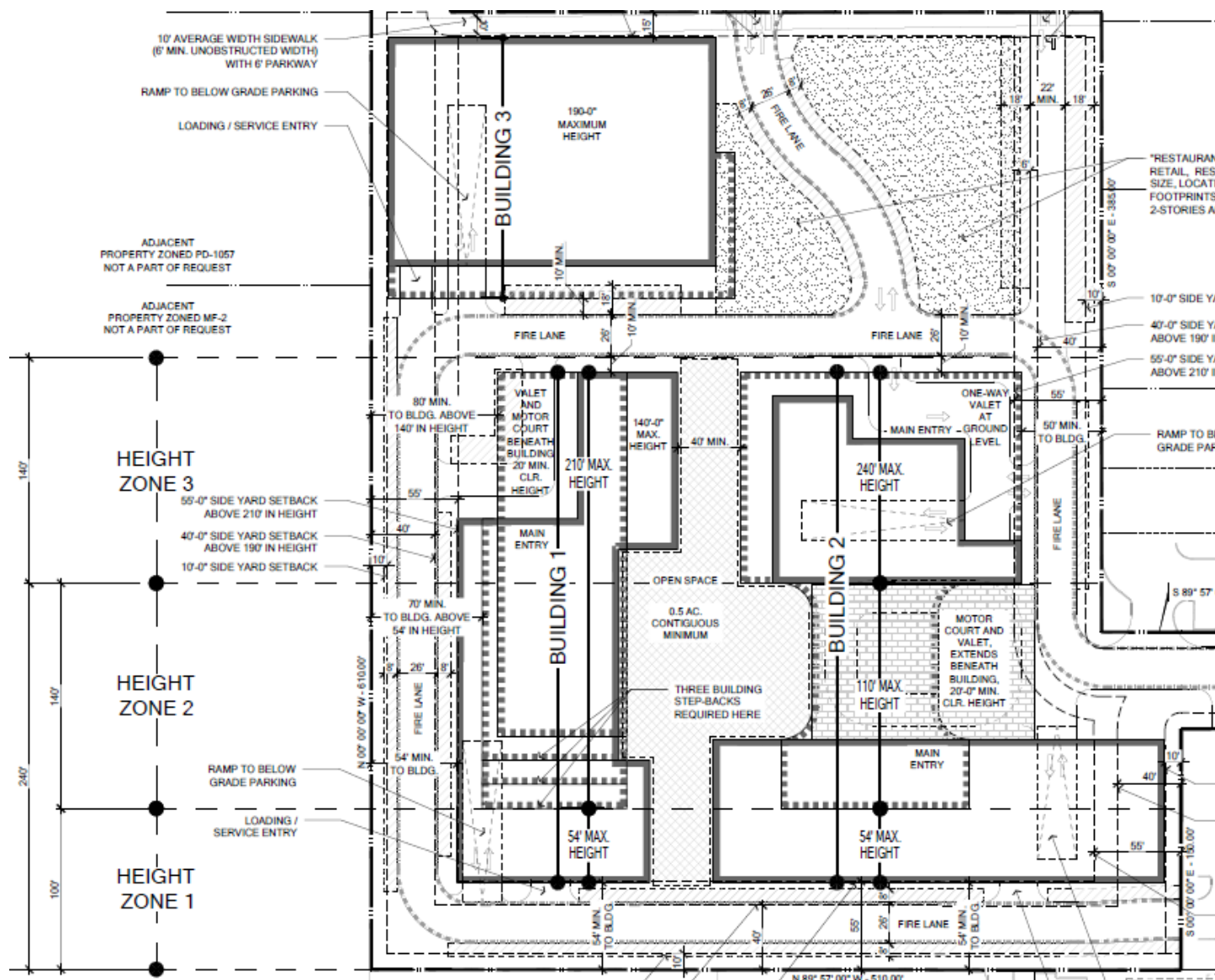
SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

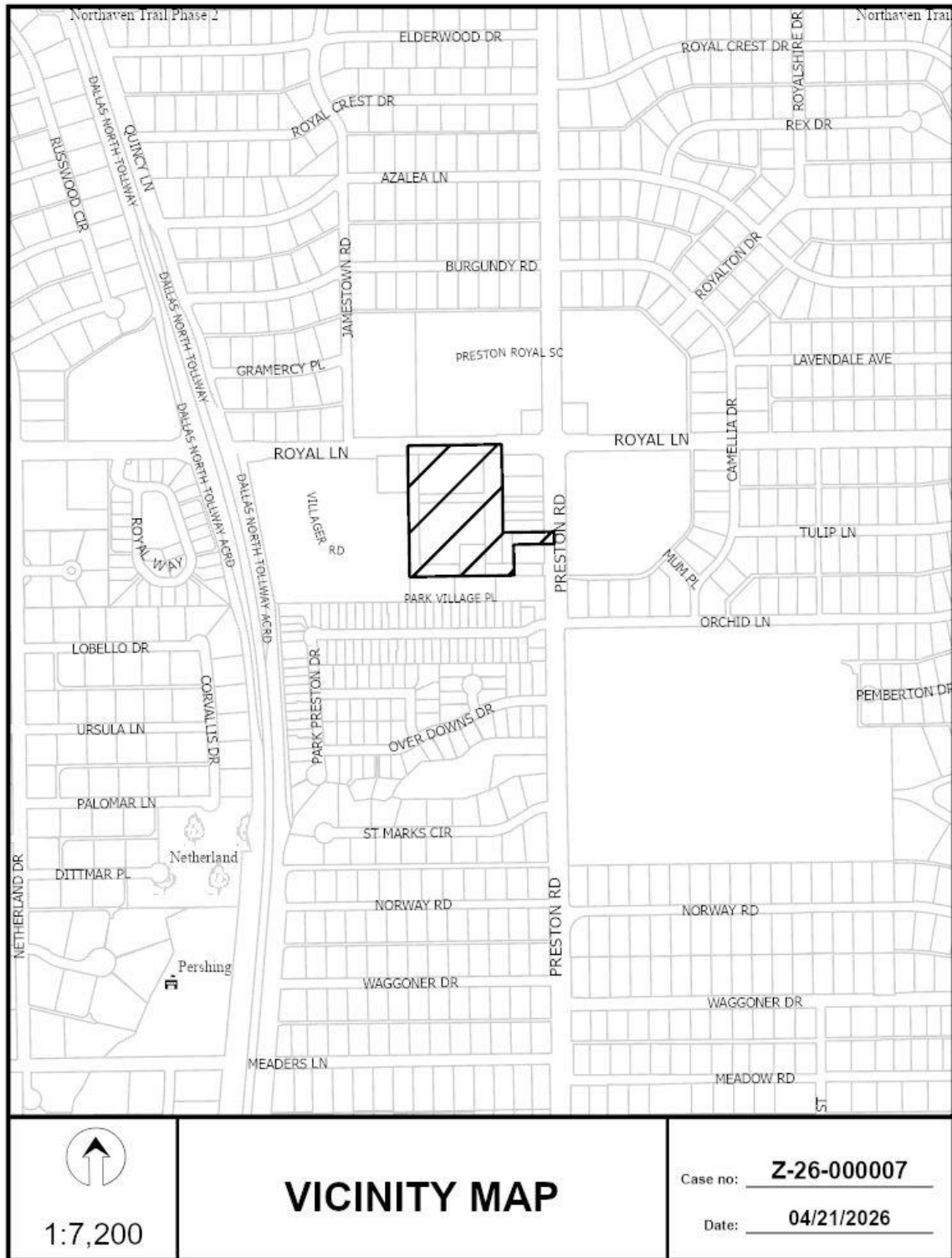
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

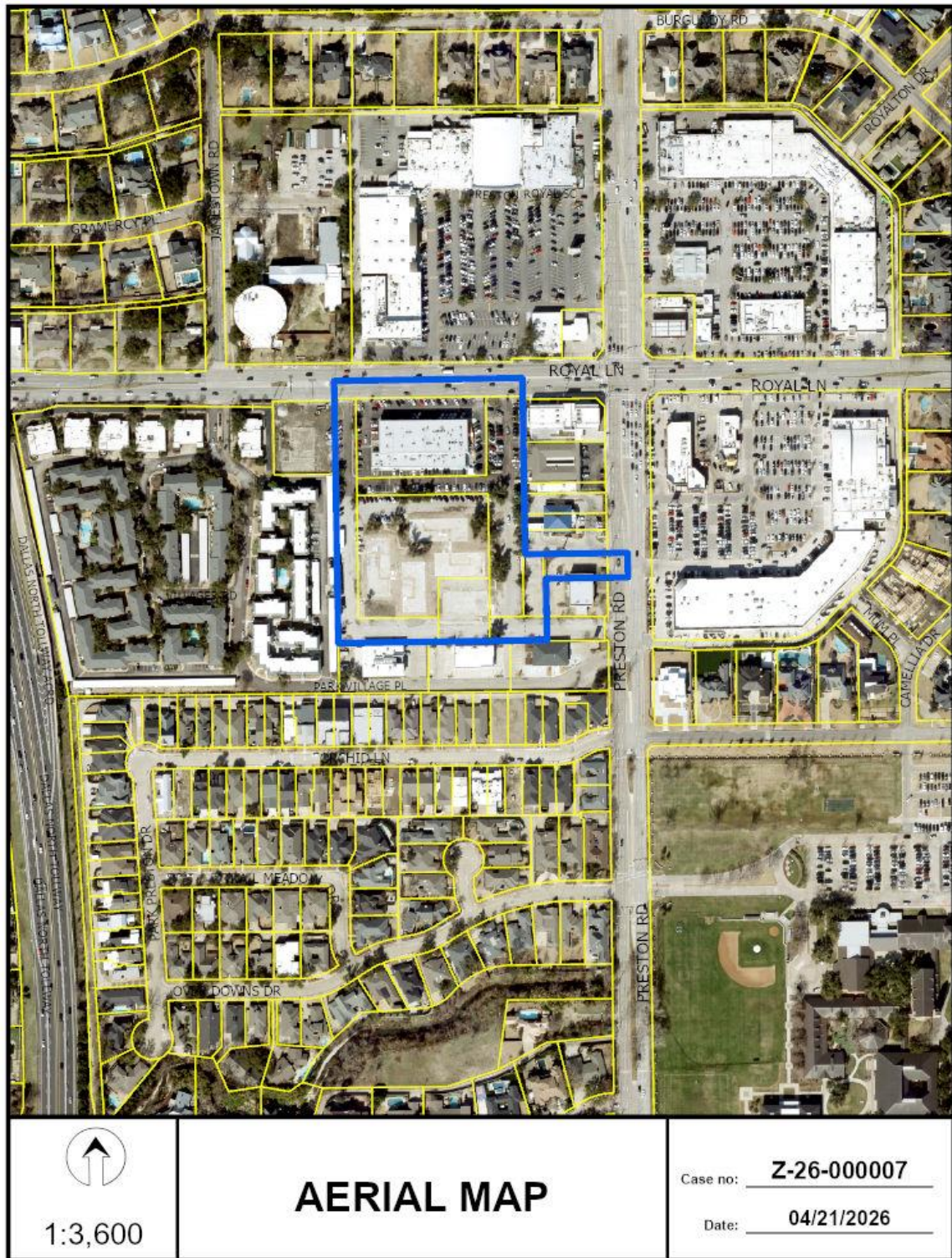
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

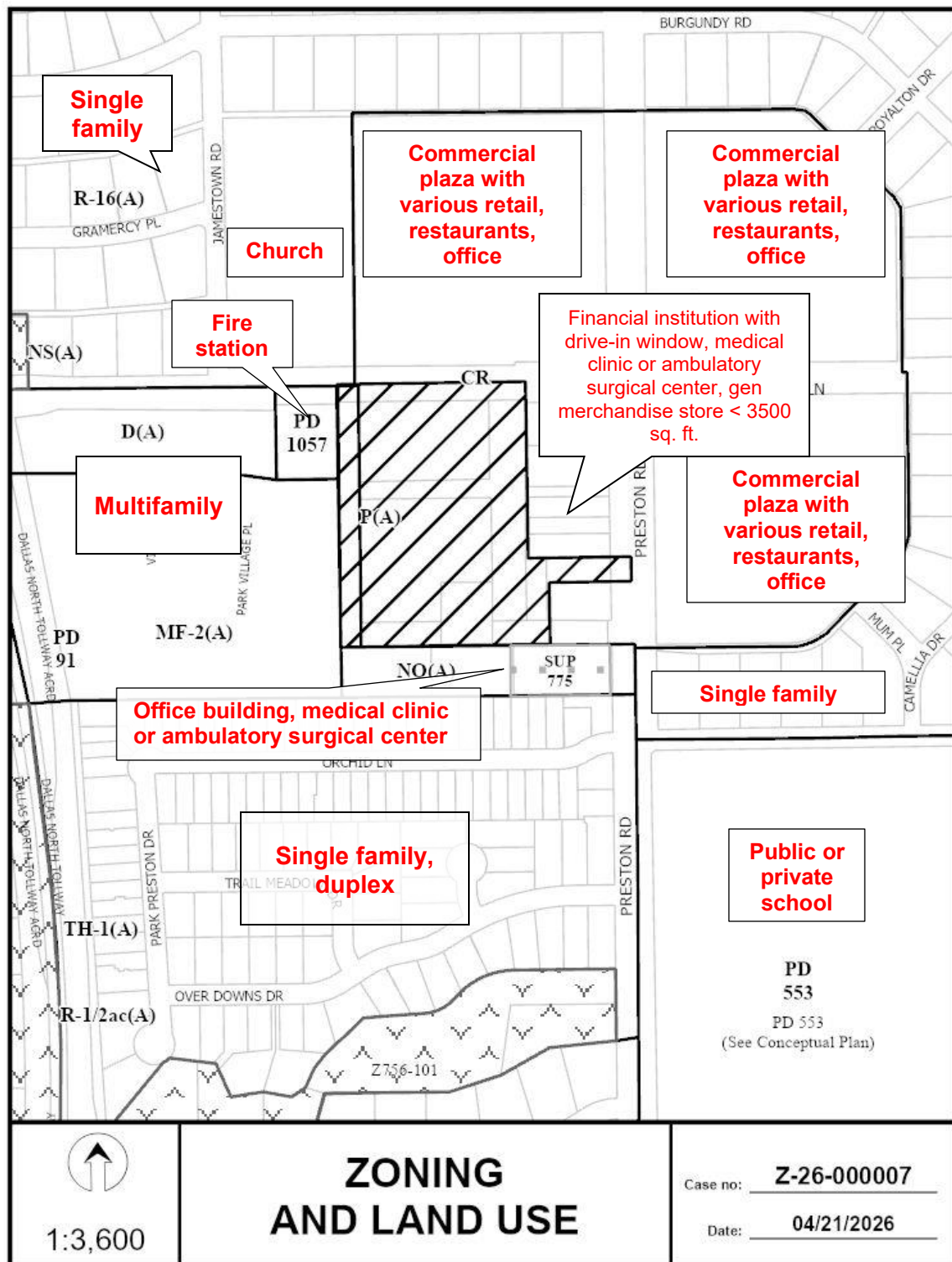
14-26

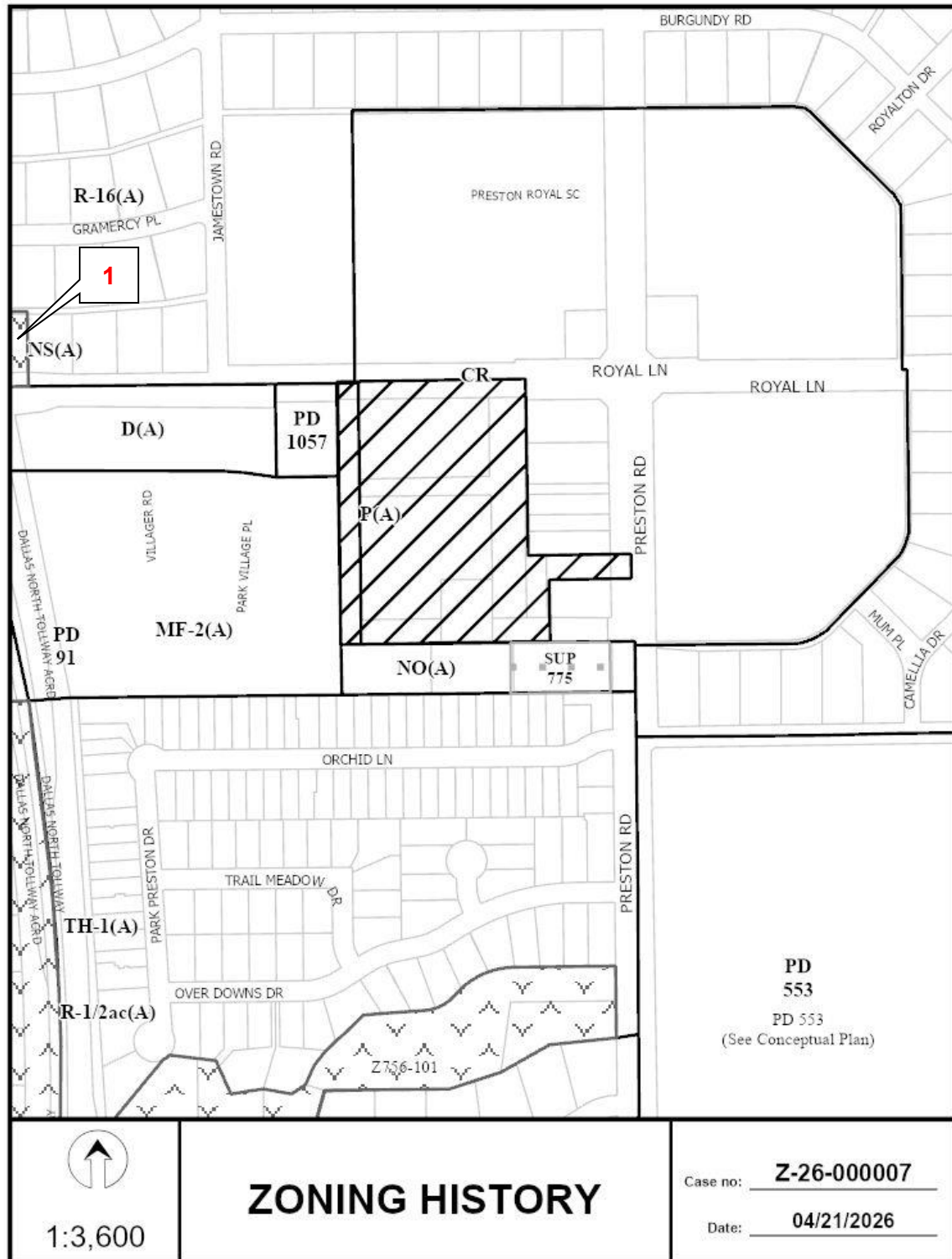


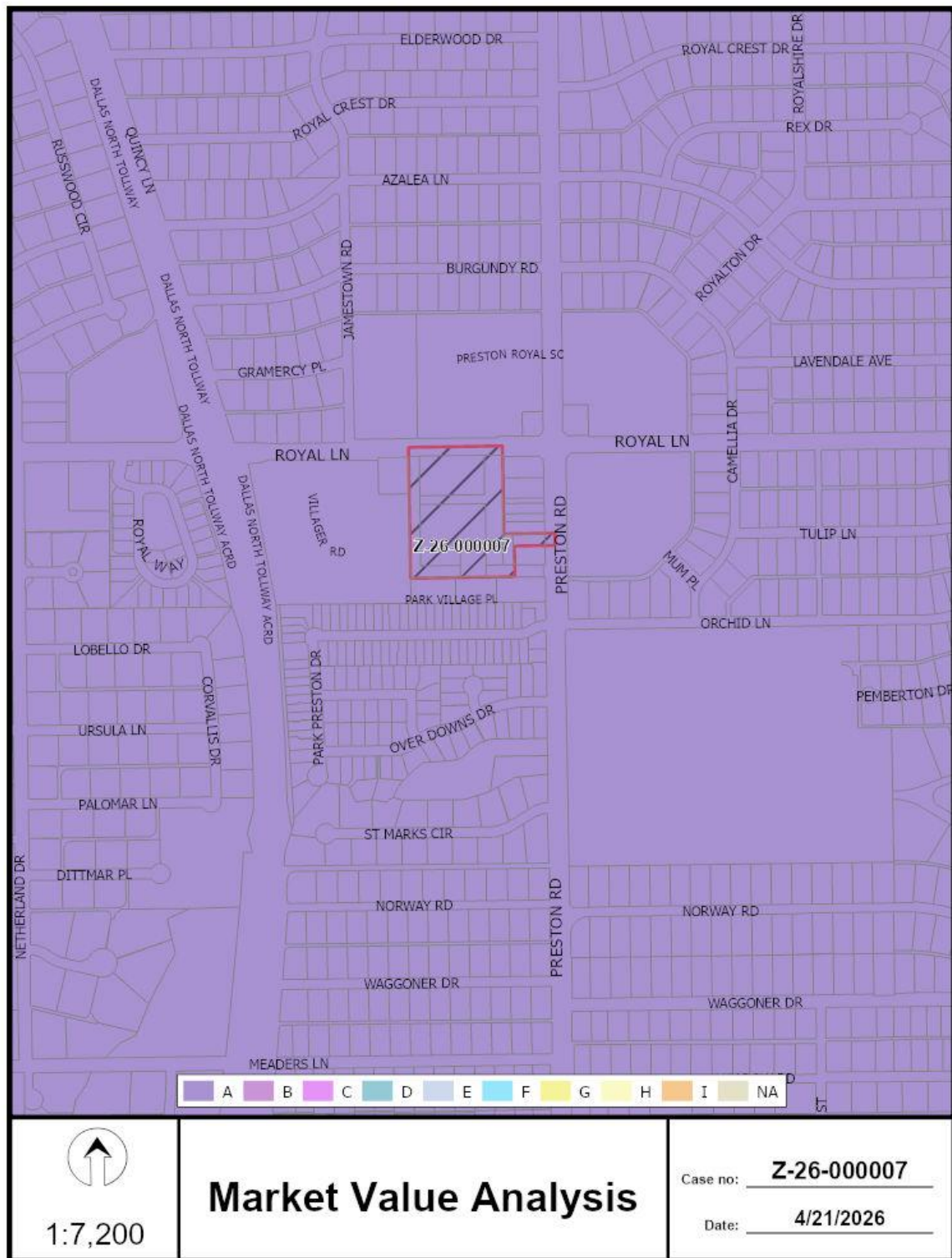


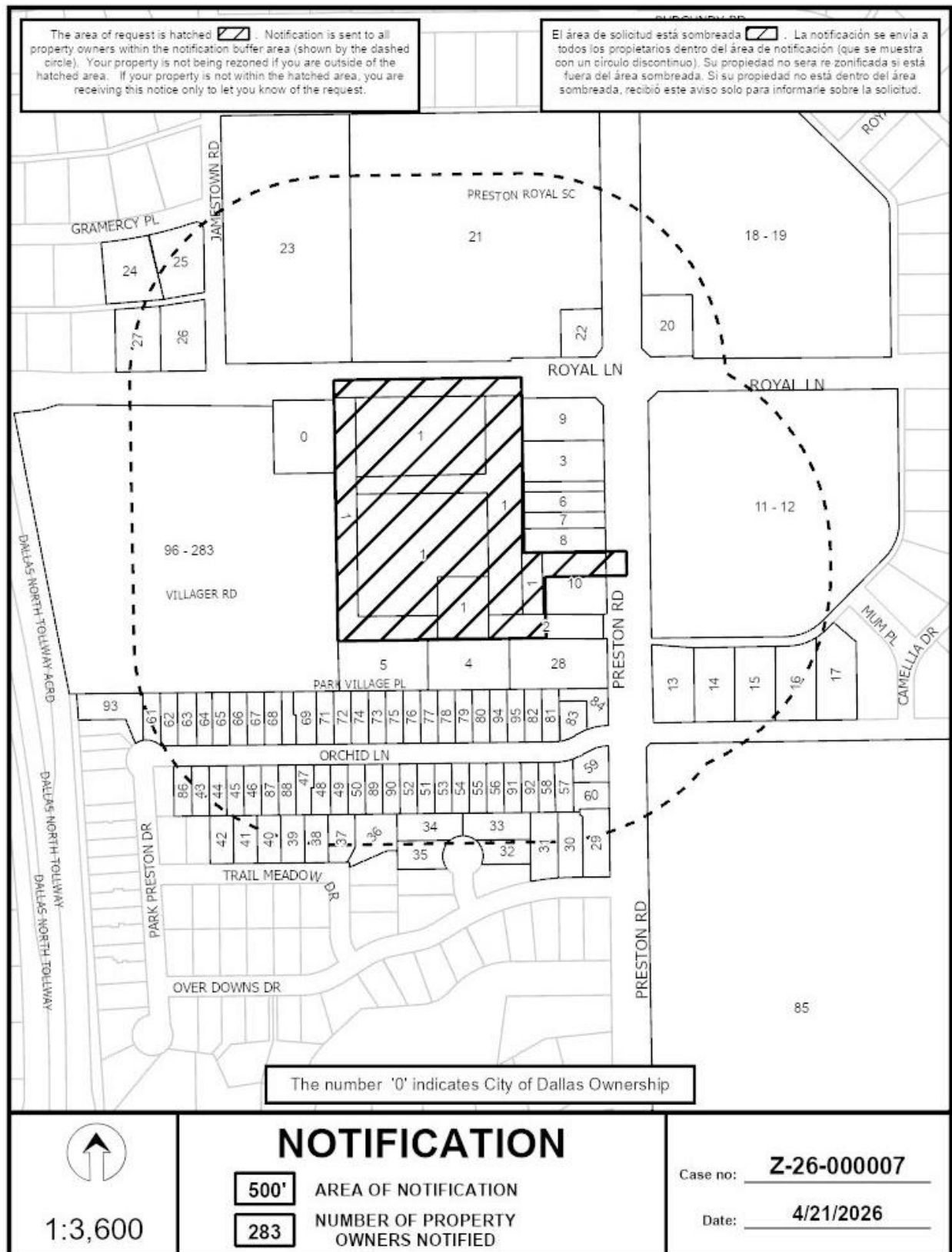












04/21/2026

Notification List of Property Owners***Z-26-000007******283 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5900 ROYAL LN	RLA PRDA INVESTMENTS LP
2	5900 ROYAL LN	RLA PRDA INVESTMENTS LP
3	10749 PRESTON RD	WELLSPRING PRESTON LLC
4	10707 PRESTON RD	10707 INVESTMENTS LLC
5	10711 PRESTON RD	CASTLEBROOK REALTY
6	10729 PRESTON RD	WALKUP BETTYE J TRUST
7	10729 PRESTON RD	LISOTTA JOE
8	10729 PRESTON RD	RASANSKY MITCHELL &
9	10763 PRESTON RD	BENCHMARK BANK
10	10721 PRESTON RD	HOME SVGS OF AMERICA FA
11	10720 PRESTON RD	SEPR REGENCY LLC
12	10720 PRESTON RD	BAI MAC INC
13	6007 ORCHID LN	SIDDAMSHETTY ARVIND &
14	6015 ORCHID LN	6015 ORCHID LANE LLC
15	6023 ORCHID LN	DIFRANCESCO JOSEPH M III &
16	6031 ORCHID LN	SARDAS JACQUES R TRUST
17	6039 ORCHID LN	DUNN FRANK P & CARRIE E
18	10830 PRESTON RD	MILLER HENRY S & ASSOC
19	6025 ROYAL LN	AMREIT PRESTON ROYAL NEC LP
20	10804 PRESTON RD	PRESTON ROYAL EDENS LLC
21	5959 ROYAL LN	AMREIT PRESTON ROYAL LP
22	10803 PRESTON RD	UNITED TAXAS BANK NA
23	5923 ROYAL LN	CORPORATION OF EPISCOPAL
24	5834 GRAMERCY PL	KERMAN KAY LYNN
25	5844 GRAMERCY PL	PECKHAM CHRISTOPHER &
26	5839 ROYAL LN	5839 ROYAL LANE LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5831 ROYAL LN	5831 ROYAL LANE LLC
28	10703 PRESTON RD	10703 PRESTON ROAD INVESTORS LP
29	5919 OVERDOWNS DR	HOSFORD IRENE L
30	5915 OVERDOWNS DR	KRISHER VERDELL DAVIS &
31	5911 OVERDOWNS DR	PRYOR SAMUEL THOMAS &
32	5923 OVERDOWNS CIR	BROWNING THOMAS C &
33	5919 OVERDOWNS CIR	MCWHORTER MANAGEMENT
34	5915 OVERDOWNS CIR	BERK LAWRENCE S
35	5909 OVERDOWNS CIR	BURK BAILEY & SHANNON
36	5801 TRAIL MEADOW DR	GIRSON MARK & LINDY
37	5757 TRAIL MEADOW DR	GREENE EMILY J
38	5727 TRAIL MEADOW DR	SCUCCHI GERALD D & KATHLEEN S
39	5723 TRAIL MEADOW DR	GOSSLEE RESIDENCE TRUST
40	5717 TRAIL MEADOW DR	BASS FAMILY TRUST
41	5715 TRAIL MEADOW DR	MCCARTOR SHEILA
42	5709 TRAIL MEADOW DR	DAVENPORT FAMILY TRUST THE
43	5712 ORCHID LN	LAUFENBERG JOAN
44	5714 ORCHID LN	BROWN CARY MORRIS &
45	5716 ORCHID LN	TOBIN JOHN H JR &
46	5718 ORCHID LN	MARKS PAUL D
47	5724 ORCHID LN	SMITH JANE BEVERLY H &
48	5726 ORCHID LN	SMITH DURRELL P JR & MICHELLE R
49	5802 ORCHID LN	MCCOLLUM JANICE
50	5804 ORCHID LN	JEFFERIES ERNESTINE TINA A
51	5812 ORCHID LN	CARDINAL CAROLYN P
52	5810 ORCHID LN	CAI WEIQING
53	5814 ORCHID LN	ROBERDS WILLIAM G & SUSAN L
54	5816 ORCHID LN	GOMEZ EDGAR &
55	5818 ORCHID LN	FCLC LLC
56	5820 ORCHID LN	MOFFITT ADAM &
57	5910 ORCHID LN	BAILEY MICHAEL & CYNTHIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5908 ORCHID LN	BAILEY MICHAEL & CYNTHIA
59	5912 ORCHID LN	CONDRIY DON A & KRISTIE
60	5914 ORCHID LN	ANDERSON KATHLEEN J
61	5709 ORCHID LN	LIEU REVOCABLE LIVING TRUST THE
62	5711 ORCHID LN	SALETAN PHYLLIS
63	5715 ORCHID LN	CHABRIS MARGARET
64	5717 ORCHID LN	Taxpayer at
65	5719 ORCHID LN	Taxpayer at
66	5721 ORCHID LN	Taxpayer at
67	5723 ORCHID LN	MALONE MOLLY J &
68	5725 ORCHID LN	BLEAKLEY BRUCE A
69	5729 ORCHID LN	ALLEN PETER M &
70	5727 ORCHID LN	NABORS ANNA M & BEN L
71	5801 ORCHID LN	FLORES ALVARO & EDITH
72	5803 ORCHID LN	BURBANK RICHARD & DIANA
73	5807 ORCHID LN	NURRE JUDITH B
74	5805 ORCHID LN	WILLOUGHBY JUDY J
75	5809 ORCHID LN	MTS TEXAS HOLDINGS LLC
76	5811 ORCHID LN	SHERROD LIVING TRUST
77	5813 ORCHID LN	Taxpayer at
78	5815 ORCHID LN	FISHMAN ALAN & TERRI
79	5819 ORCHID LN	ANDERSON BETH JO BAXTER
80	5821 ORCHID LN	Taxpayer at
81	5907 ORCHID LN	COLEMAN JOY LEIGH
82	5905 ORCHID LN	HURSIN DANNY L & MARY M
83	5911 ORCHID LN	BOYD EMILY A
84	5915 ORCHID LN	BAILEY MICHAEL & CYNTHIA
85	10600 PRESTON RD	ST MARKS SCHOOL OF TEXAS
86	5710 ORCHID LN	ADHIKARI HEMANT &
87	5720 ORCHID LN	5720 ORCHID LN LP
88	5722 ORCHID LN	BOHANNON ANDREW E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5806 ORCHID LN	WU CHEHAI &
90	5808 ORCHID LN	BOWLIN SYDNEY CLAIRE
91	5904 ORCHID LN	MARKS PROPERTIES LLC
92	5906 ORCHID LN	MARKS PAUL DANIEL & SARAH
93	5707 ORCHID LN	TAMANNA NALINI MOHAN & PRATHIBHA S
94	5901 ORCHID LN	CORE DENTON 501 GP LLC
95	5903 ORCHID LN	CORE CAPITAL GROUP LLC
96	5818 ROYAL LN	DONOVAN THOMAS JOHN SR &
97	5820 ROYAL LN	PETTIT ELIZABETH M
98	5826 ROYAL LN	CHAMPION KATHLEEN W
99	5828 ROYAL LN	RAINES KATHERINE P
100	5834 ROYAL LN	TRAPP RAYMOND J
101	5842 ROYAL LN	BOWSER DIANA A
102	5844 ROYAL LN	JMMR REVOCABLE TRUST
103	5906 ROYAL LN	SELF S SUSAN
104	5908 ROYAL LN	ZALE BARRY & CINDY
105	5810 ROYAL LN	KIRBY SANDRA L
106	5812 ROYAL LN	MIZE LIVING TRUST THE
107	10656 PARK VILLAGE PL	COSTON KAREN A &
108	10656 PARK VILLAGE PL	TRUAX DIANA
109	10656 PARK VILLAGE PL	GRAFFGESSAMAN VERA LOYD
110	10656 PARK VILLAGE PL	STANFORD KAREN MARIE
111	10660 PARK VILLAGE PL	MORENOMUNOZ JOSE ANTONIO
112	10660 PARK VILLAGE PL	ANSLEY JANET
113	10660 PARK VILLAGE PL	PITTMAN DONNA LOU
114	10660 PARK VILLAGE PL	PEUGH FAMILY TRUST THE
115	10710 PARK VILLAGE PL	LVC LIVING TRUST UA THE
116	10710 PARK VILLAGE PL	EBRAHIM NAVAZ &
117	10710 PARK VILLAGE PL	ARMENT DEBRA
118	10710 PARK VILLAGE PL	GAMPPER PAMELA S
119	10658 PARK VILLAGE PL	SAVANI RASHMIN CHANDULAL &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10658 PARK VILLAGE PL	KREUTZ PATRICE
121	10714 PARK VILLAGE PL	MCCULLOUGH MARGARET SUE W
122	10714 PARK VILLAGE PL	PATSATZIS CHARALABOS G &
123	10714 PARK VILLAGE PL	ABSHIRE RICHARD K &
124	10714 PARK VILLAGE PL	ENGLER ROBERT F III
125	10716 PARK VILLAGE PL	WILSON DAVID L
126	10716 PARK VILLAGE PL	MCHUGH ERIN KATHLEEN
127	10716 PARK VILLAGE PL	KNOX NANCY
128	10716 PARK VILLAGE PL	HARRISON MARGARET BURGIN
129	10718 PARK VILLAGE PL	ANDERSON BARBARA LYNN
130	10718 PARK VILLAGE PL	GUMMER STEVEN V LIVING TRUST
131	10718 PARK VILLAGE PL	ACKERMAN VALERIE RUTH
132	10718 PARK VILLAGE PL	MEIS THERESA
133	10720 PARK VILLAGE PL	BAUMEISTER NATALIE PAULINE
134	10720 PARK VILLAGE PL	LAGRONE TRUST THE
135	10720 PARK VILLAGE PL	HEY MATTHEW
136	10720 PARK VILLAGE PL	NORTON CHRISTOPHER &
137	10724 PARK VILLAGE PL	WALKER JOSEPH ANTHONY &
138	10724 PARK VILLAGE PL	GRAY DAVID &
139	10724 PARK VILLAGE PL	BULLWINKLE MARY
140	10724 PARK VILLAGE PL	COOKE BARBARA A & RICHARD J
141	10730 PARK VILLAGE PL	BLAND MARILYN
142	10730 PARK VILLAGE PL	STALKER WILLIAM J
143	10730 PARK VILLAGE PL	LUIS & INGRID LOPEZ TRUST
144	10730 PARK VILLAGE PL	SRNICK GREGORY P
145	10734 PARK VILLAGE PL	FOUNTAIN JIMMIE CHARLES JR &
146	10734 PARK VILLAGE PL	JOHNSTON HARRIET B
147	10734 PARK VILLAGE PL	WEBER LUCILLE C LIFE ESTATE
148	10734 PARK VILLAGE PL	BOX GERALD
149	10736 PARK VILLAGE PL	OLSSON JOHN P &
150	10736 PARK VILLAGE PL	BADOW THERESE E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10738 PARK VILLAGE PL	HUYNH LIPDA ELIZABETH
152	10738 PARK VILLAGE PL	GUMMER MARTHA &
153	10738 PARK VILLAGE PL	CHEN YAWEN
154	10738 PARK VILLAGE PL	CRANFILL JENNIFER
155	10744 PARK VILLAGE PL	WESSON DONALD E H LIFE ESTATE
156	10744 PARK VILLAGE PL	TURNER SUSANNAH ELISE
157	10744 PARK VILLAGE PL	HOLLAND ALEKSANDRA TOLPA
158	10744 PARK VILLAGE PL	CAESAR SKYLAR
159	10750 PARK VILLAGE PL	SULLIVAN ROBERT
160	10750 PARK VILLAGE PL	JENKINS KEVIN L
161	10750 PARK VILLAGE PL	GREEN LAURA F
162	10750 PARK VILLAGE PL	BUTLER NELL
163	10727 PARK VILLAGE PL	SELF CYDNEY JAN SUPPLEMENTAL
164	10727 PARK VILLAGE PL	HOLLAND RUSSELL B
165	10727 PARK VILLAGE PL	DOUGHERTY PATRICK W
166	10737 PARK VILLAGE PL	REZANOUR FARHAD
167	10737 PARK VILLAGE PL	HOWELL ROSS
168	10737 PARK VILLAGE PL	PN LIVING TRUST
169	10737 PARK VILLAGE PL	STEPHENS PEGI A
170	10747 PARK VILLAGE PL	GARNER VICTORIA L
171	10747 PARK VILLAGE PL	LOCKLIN DELORES LEE TRUST
172	10747 PARK VILLAGE PL	MCDONALD LINDA
173	10747 PARK VILLAGE PL	TORRES MATHEWS &
174	10776 VILLAGER RD	WILKINSON JANICE G
175	10776 VILLAGER RD	MCKEE MEREDITH LEA
176	10744 VILLAGER RD	KRISTOF TERESA
177	10744 VILLAGER RD	DAVIS CRYSTAL K
178	10744 VILLAGER RD	ORMAN WARREN B
179	10744 VILLAGER RD	BUSH LAURA ELIZABETH
180	10754 VILLAGER RD	KENNEDY BETH W
181	10754 VILLAGER RD	FENCL DANIEL ALLEN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10754 VILLAGER RD	COX JOHN Y & SUSAN D
183	10754 VILLAGER RD	AUGUSTINE SIMI P
184	10764 VILLAGER RD	TOWNSEND BETTY WILLIS
185	10764 VILLAGER RD	MACMICKEN CHIEKO
186	10764 VILLAGER RD	ALZAIM AYMAN
187	10764 VILLAGER RD	BUSH EMILY FRANCES
188	10774 VILLAGER RD	CAMPBELL HELEN LIFE ESTATE
189	10774 VILLAGER RD	KENNY JENNY CAMPBELL & DOUGLAS
190	10774 VILLAGER RD	GRAYLAWRENCE REVOCABLE TRUST
191	10774 VILLAGER RD	BASHARKHAH SIMINDOKHT &
192	10707 PARK VILLAGE PL	NGUYEN ANDY
193	10707 PARK VILLAGE PL	SMITH AMY DEANNE
194	10707 PARK VILLAGE PL	FLETCHER CAROL A
195	10707 PARK VILLAGE PL	GIBSON SARAH
196	10709 VILLAGER RD	RUSHING MARGARET A
197	10711 VILLAGER RD	CHAKOS GUS W EST OF &
198	10711 VILLAGER RD	TALLEY DEVON CROSSLAND
199	10711 VILLAGER RD	KARALLA CHERYL L
200	10711 VILLAGER RD	COLEMAN HELEN E
201	10715 PARK VILLAGE PL	SPIES STEPHEN W & CRISTY H
202	10715 PARK VILLAGE PL	SMITH JONAN B
203	10715 PARK VILLAGE PL	DIPP JR 2019 LIVING TRUST
204	10715 PARK VILLAGE PL	BAKER CHRISTINE R
205	10717 VILLAGER RD	PRITCHARD JEFFREY M &
206	10717 VILLAGER RD	CASTANEDA ALEXA RENAE
207	10717 VILLAGER RD	BENNETT RICHARD
208	10719 VILLAGER RD	SMITH LIVING TRUST
209	10719 VILLAGER RD	MCMAHON KEVIN & AMY
210	10719 VILLAGER RD	PRINCE MARIAESTELLA
211	10721 VILLAGER RD	CLAERHOUT GLORIA F
212	10721 VILLAGER RD	MOBLEY ROXANNE M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	10721 VILLAGER RD	GRAY DARLA HARD
214	10721 VILLAGER RD	LAWLER DELMAS LACY
215	10723 VILLAGER RD	LOTHAMER RENE W
216	10723 VILLAGER RD	BAN BARBARA A NESBITT
217	10723 VILLAGER RD	STILL JOSEPH W JR
218	10723 VILLAGER RD	ONEAL LYNDA S
219	10727 VILLAGER RD	SRB VILLAGER LLC
220	10727 VILLAGER RD	CARLSEN THOMAS BURKE
221	10727 VILLAGER RD	LAMONT KATHLEEN ROGERS
222	10729 VILLAGER RD	WOMACK MAUREEN MARGARET
223	10729 VILLAGER RD	SAUNDERS LISA KIBBE
224	10729 VILLAGER RD	JOHNSTON MARGARET ELLEN
225	10731 VILLAGER RD	TYNAN FAMILY TRUST
226	10731 VILLAGER RD	PITNER CHRISTINA ANN
227	10733 VILLAGER RD	MONTGOMERY CINDY LIFE ESTATE
228	10733 VILLAGER RD	FERGUSON JANET HELEN
229	10733 VILLAGER RD	KEE MARILYN G
230	10733 VILLAGER RD	OCAMPO JUAN DAVID & LISA G
231	10735 VILLAGER RD	ALDEN LAURENCE M
232	10735 VILLAGER RD	OCAMPO ISABEL CRISTINA
233	10735 VILLAGER RD	HAMRICK JOHN RANDY LIFE EST
234	10737 VILLAGER RD	DUBOSE DAVE EDWARD JR &
235	10737 VILLAGER RD	WILSON JANIS F
236	10737 VILLAGER RD	KUONEN SANDRA
237	10737 VILLAGER RD	RICHARDSON KATHERINE LIV TR &
238	10739 VILLAGER RD	HALL JOHN PHILLIP & ANGELINE G
239	10739 VILLAGER RD	HILL LACY & BILLY J HILL JR
240	10739 VILLAGER RD	TRAUTMANN TOWNLEY RYAN
241	10739 VILLAGER RD	RODER DENNIS L
242	10741 VILLAGER RD	VANBERGH PATRICIA
243	10741 VILLAGER RD	GWENS FAMILY REVOCABLE TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	10749 VILLAGER RD	BRANDENBURG LISA L
245	10749 VILLAGER RD	EQUITABLE REAL ESTATE
246	10751 VILLAGER RD	AISPURO JOSE ALEJANDRO
247	10751 VILLAGER RD	ODOHERTY KATHLEEN
248	10751 VILLAGER RD	MORRIS BRUCE III & SUSAN G
249	10751 VILLAGER RD	KNOX LAURIE
250	10753 VILLAGER RD	NUCCIO FRANK P
251	10753 VILLAGER RD	HOLLAND STEFANI LOBELLO
252	10753 VILLAGER RD	NOE ROBERT
253	10753 VILLAGER RD	BOND TOBY C JR
254	10747 VILLAGER RD	TAG LIVING TRUST
255	10747 VILLAGER RD	SULLIVAN DIANE
256	10755 VILLAGER RD	FOUR RIVERS GROUP LLC
257	10755 VILLAGER RD	STEWART JENNIFER
258	10755 VILLAGER RD	DYACHUK MARYAN &
259	10745 VILLAGER RD	BASHARKHAH SAMAN
260	10745 VILLAGER RD	DUNNE PATTY
261	10745 VILLAGER RD	ASHLEY WILLIAM B
262	10757 VILLAGER RD	CAGLE DAVID P & DANA D
263	10757 VILLAGER RD	BUCKLEY PAOLA TETTAMANZI
264	10757 VILLAGER RD	MILLER CHRISTINA MARIE
265	10757 VILLAGER RD	SAWYER SUSAN R
266	10767 VILLAGER RD	GATES ROBERT CARTER & JUDI
267	10767 VILLAGER RD	HOGAN ALLISON
268	10767 VILLAGER RD	SULLIVAN THOMAS A
269	10769 VILLAGER RD	ROYER COMPANY LLC THE
270	10769 VILLAGER RD	BOYD ROSALIE
271	10769 VILLAGER RD	ZIDELL JANAY &MICHAEL
272	10769 VILLAGER RD	MALVAEZ DIANA
273	10771 VILLAGER RD	SCHWARTZ ROBERTA FAMILY
274	10771 VILLAGER RD	WEITZUL CHADWICK EDWARD & SARAH BARTLES WEITZUL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	10771 VILLAGER RD	SCHWARTZ SUSAN
276	10771 VILLAGER RD	YOUNG ZACHARY
277	10763 VILLAGER RD	HODGKINSON CINDY
278	10763 VILLAGER RD	BAKER MARY P
279	10763 VILLAGER RD	MCHARGUE ELIZABETH B
280	10763 VILLAGER RD	RUSSELL DEBRA G
281	10765 VILLAGER RD	THOMAS GIL
282	10765 VILLAGER RD	HANEY REVOCABLE LIVING TRUST
283	10765 VILLAGER RD	HUM MAXWELL