

FILE NUMBER: Z212-259(RM) **DATE FILED:** May 2, 2022

LOCATION: Northwest line of Hudnall Street, between Denton Drive and Denton Drive Cut Off

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 4.42 acres **CENSUS TRACT:** 4.04

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

OWNER/APPLICANT: OH Maplewood LP

REQUEST: An application for a new tract within Planned Development Subdistrict No. 128 of Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to parking to allow parallel parking spaces along a private drive along the northwest boundary of the property.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development Subdistrict No. 128 within Planned Development District No. 193, the Oak Lawn Special Purpose District. The request area is currently developed with multifamily.
- PDS No. 128 was established by Ordinance No. 30428, passed by city council on April 12, 2017 (Z167-163). At this time, council added a provision that surface parking in this subdistrict is limited to one row of spaces fronting along Hudnall Street in front of the building facade and located between the centerline of the terminus of Fleetwood Oaks Avenue and Denton Drive. This one row of surface parking spaces is permitted separately from the parallel parking spaces that were built along the private drive along the northwest boundary of the site.
- Because this provision effectively prohibits surface parking anywhere else on site, the applicant is unable to utilize the parallel parking spaces that were built along the private drive along the northwest boundary of the site.
- To allow the use of these parallel spaces, the applicant proposes to create a new tract within PDS No. 128 that would apply only to the existing multifamily site. Within this proposed tract, parallel parking spaces would be permitted along the private drive along the northwest boundary of the site. Remaining property within PDS No. 128 would not be subject to this provision.
- The applicant proposes no other changes to the existing conditions of PDS No. 128.
- In addition to the existing development plan for the PDS (Exhibit S-128A), the applicant proposes to add a conceptual plan exhibit outlining the boundaries of their proposed tract.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Hudnall Street	Local Street	-
Denton Drive	Local Street	-
Denton Drive Cut Off	Community Collector	60 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* 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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
Site	PDS No. 128 within PD No. 193	Multifamily
Northwest	GR Subdistrict within PD No. 193	Multifamily
Northeast	R-7.5 Subdistrict within PD No. 193	Single family
Southeast	R-7.5, MF-2, and LC Subdistricts within PD No. 193	Single family, multifamily, alcoholic beverage establishment, liquor store
Southwest	IR	Auto service center, mini-warehouse

Land Use Compatibility:

The area of request is currently zoned PDS No. 128 within PD No. 193 and is developed with multifamily. Other multifamily uses exist to the northwest and southeast of the site. There are also single family uses to the northeast and southeast of the site. Southeast and southwest of the site are various nonresidential uses including alcoholic beverage

establishment, liquor store, auto service center, and mini-warehouse. Staff finds the applicant's existing use of the request area, and the proposed amendment to the parking conditions of PDS No. 128, to be compatible with the surrounding area.

Staff supports the applicant's proposed amendment to the parking conditions of PDS No. 128 and the addition of a conceptual plan for the PDS because these modifications will not have a detrimental impact to surrounding properties. The request will also allow for the use of parallel parking spaces that have already been constructed on the site.

Landscaping:

The applicant does not propose any modifications to the existing landscaping conditions of PDS No. 128. Landscaping will continue to be provided in accordance with Part I of PD No. 193.

Parking:

The existing parking conditions of PDS No. 128 currently limit surface parking to one row of spaces fronting along Hudnall Street in front of the building façade and located between the centerline of the terminus of Fleetwood Oaks Avenue and Denton Drive. This provision effectively limits surface parking anywhere else on site, including the parallel parking spaces that were built along the private drive along the northwest boundary of the site.

To allow the use of these parallel spaces, the applicant proposes to create a new tract within PDS No. 128 that would apply only to the existing multifamily site. Within this proposed tract, parallel parking spaces would be permitted along the private drive along the northwest boundary of the site. No other modifications are proposed to the existing parking conditions of PDS No. 128.

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

Z212-259(RM)

strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster. To the northeast and east is a “D” MVA cluster. To the southeast, south, and west are “E” MVA clusters.

List of Officers

OH Maplewood, LP

Steve Oden, Jr., Principal
Craig S. Hughes, Principal
Eric Taylor, Principal
Stephani Park, Principal
Mac McElwrath, Managing Director
Howell Beaver, Managing Director

CPC Action
December 15, 2022

Motion: It was moved to recommend **approval** of a new tract, subject to a conceptual plan and revised conditions with a modification to Section 128.111 (c) to strike “along Hudnall Drive”, to read as follows: “(c) Surface parking. Surface parking in this subdistrict is limited to one row of spaces fronting along Hudnall Street in front of the building facade and located between the centerline of the terminus of Fleetwood Oaks Avenue and Denton Drive. In Tract A, parallel parking along Hudnall Drive and along the northwest boundary of the Property is permitted.” within Planned Development Subdistrict No. 128 of Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Hudnall Street, between Denton Drive and Denton Drive Cut Off.

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

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

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

Notices:	Area: 500	Mailed: 258
Replies:	For: 1	Against: 3

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

PROPOSED CONDITIONS

Division S-128. PD Subdistrict 128.

SEC. S-128.101. LEGISLATIVE HISTORY.

PD Subdistrict 128 was established by Ordinance No. 30428, passed by the Dallas City Council on April 12, 2017. (Ord. 30428)

SEC. S-128.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 128 is established on property located at the west corner of Denton Drive and Hudnall Street. The size of PD Subdistrict 128 is 5.1749 acres. (Ord. 30428)

SEC. S-128.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district. (Ord. 30428)

SEC. S-128.104. EXHIBITS.

The following exhibits ~~is~~ **are** incorporated into this division:

(1) Exhibit S-128A: development plan.

(2) Exhibit S128-B: conceptual plan. ~~(Ord. 30428)~~

SEC. S128.104.1 TRACTS.

This subdistrict is divided into two tracts (Subarea A and Subarea B) as shown on the conceptual plan (Exhibit S-128B).

SEC. S-128.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. S-128.106. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-128A). If there is a conflict between the text of this division and the development plan, the text of this division controls. (Ord. 30428)

SEC. S-128.107. MAIN USES PERMITTED.

(a) In general. Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

(b) Additional uses. The following additional main use is permitted:

-- Bank or savings and loan office with drive-through window service.
[Limited to two drive-through lanes.]

(c) Service station. A service station must be on same lot as a retail food store that is 50,000 square feet or larger. A maximum of one service station use per city block is allowed.

(d) Exceptions. Along Denton Drive and along Hudnall Street northwest of the centerline of the terminus of Fleetwood Oaks Avenue, the ground story is limited to residential uses for the first 30 feet of the building measured inward from the street-facing facade. (Ord. 30428)

SEC. S-128.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108. (Ord. 30428)

SEC. S-128.109. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(b) Front yard.

(1) For Denton Drive and Hudnall Street, minimum front yard is 15 feet.

(2) Encroachments such as stairs, stoops, and landscape walls four feet in height and less are allowed five feet into the required front yard and do not need to be shown on the development plan.

(3) No additional setback is required above 36 feet.

(c) Side and rear yard. No minimum side or rear yard setback.

(d) Density. Maximum number of dwelling units is 425.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 48 feet.

(2) Along Denton Drive and along Hudnall Street northwest of the centerline of the terminus of Parkland Avenue, maximum structure height is 36 feet for the first 30 feet of the building measured inward from the street-facing facade.

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

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Gable, hip, or gambrel roof.

(F) Skylights.

(G) Clerestory.

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

(I) Chimney and vent stacks.

(J) Light standards on a parking structure.

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

(A) Parapet wall.

(B) Parking structure safety wall.

(f) Lot size. No minimum lot size. (Ord. 30428)

SEC. S-128.110. URBAN DESIGN STANDARDS.

(a) Entries. A minimum of 80 percent of the street-facing, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. Individual sidewalks may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(b) Off-street parking structure. Where directly across a street from a single family district, off-street parking structures must contain a permitted main use that is not parking or vehicular circulation on the ground story for the first 30 feet of the building measured inward from the street-facing facade. Otherwise, there is no active ground-story use requirement. Off-street parking structures must comply with Section 51P-193.127(a).

(c) Pedestrian crossings. Pedestrian crossings at driveways that intersect Hudnall Street or Denton Drive must be enhanced, using striping, pavers, or providing a continuous elevation across the driveway if the continuous elevation does not create a traffic hazard. (Ord. 30428)

SEC. S-128.111. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Above-ground parking structures. Above-ground parking structures must be in conjunction with a multiple family development with a minimum of 200 dwelling units.

(c) Surface parking. Surface parking in this subdistrict is limited to one row of spaces

fronting along Hudnall Street in front of the building facade and located between the centerline of the terminus of Fleetwood Oaks Avenue and Denton Drive. In Tract A, parallel parking along the northwest boundary of the Property is permitted.

SEC. S-128.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30428)

SEC. S-128.113. LANDSCAPING.

- (a) Landscaping and screening must be provided in accordance with Part I of this article.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 30428)

SEC. S-128.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 30428)

SEC. S-128.115. ADDITIONAL PROVISIONS.

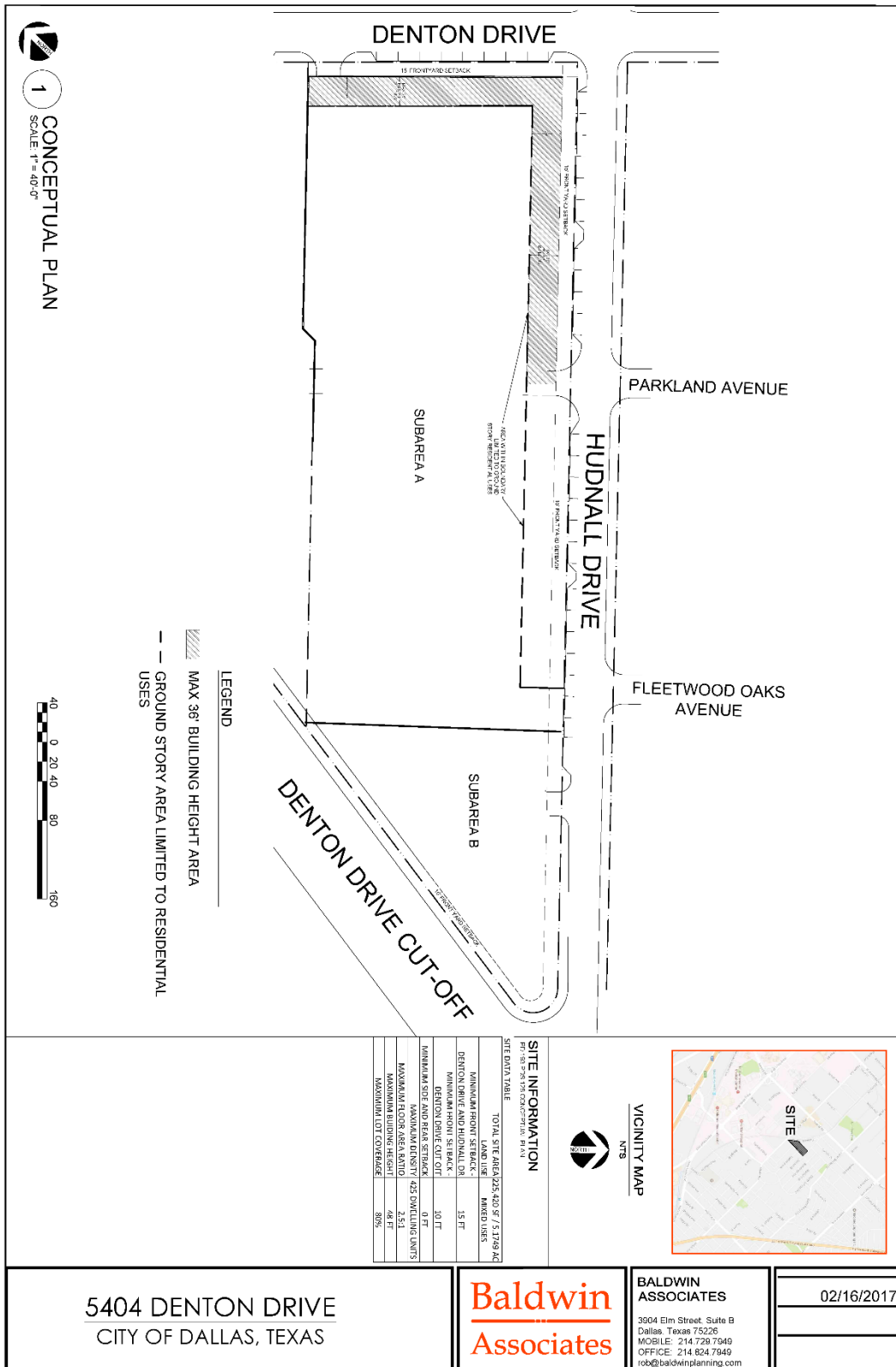
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article. (Ord. 30428)

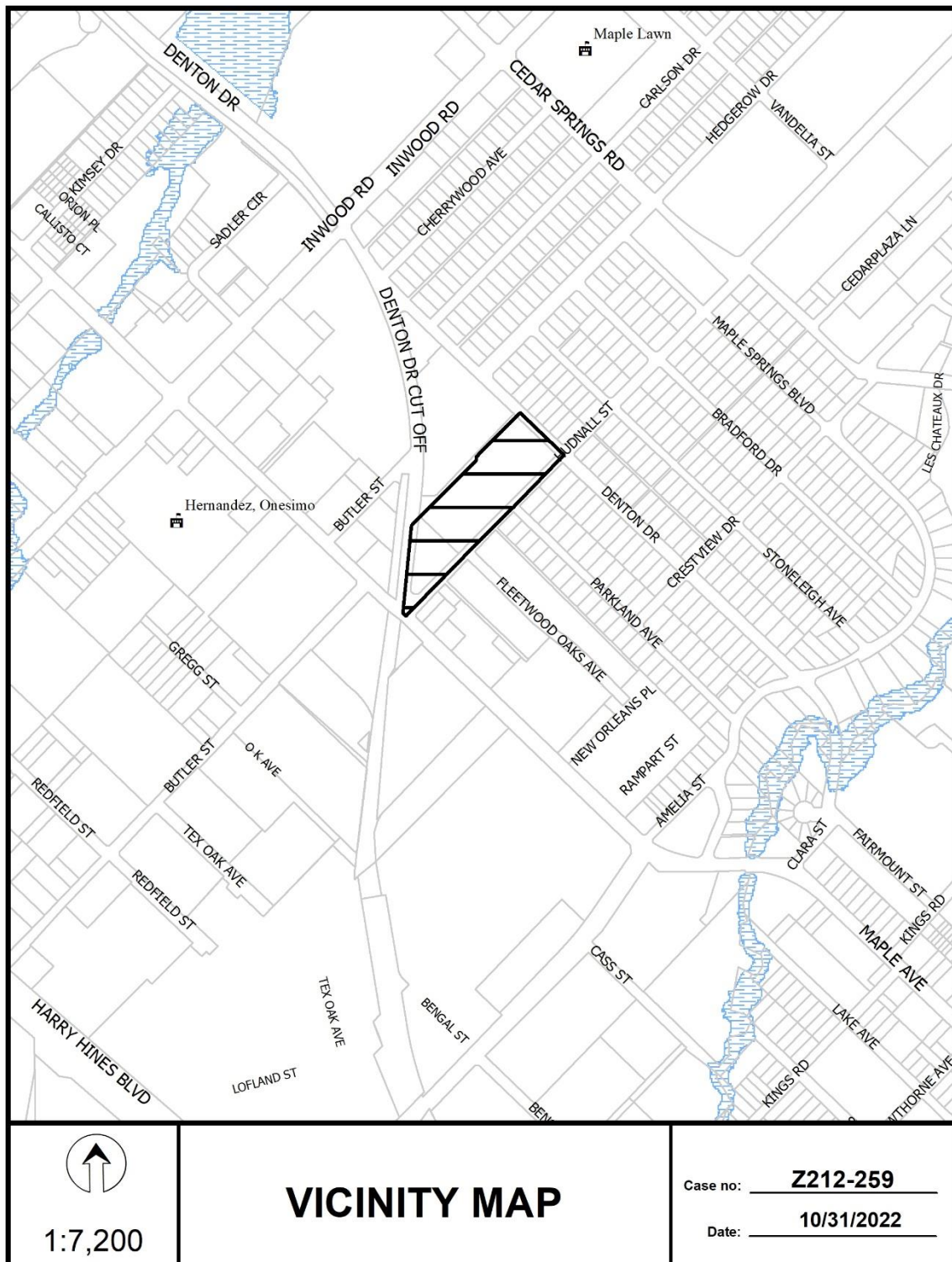
SEC. S-128.116. COMPLIANCE WITH CONDITIONS.

- (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.

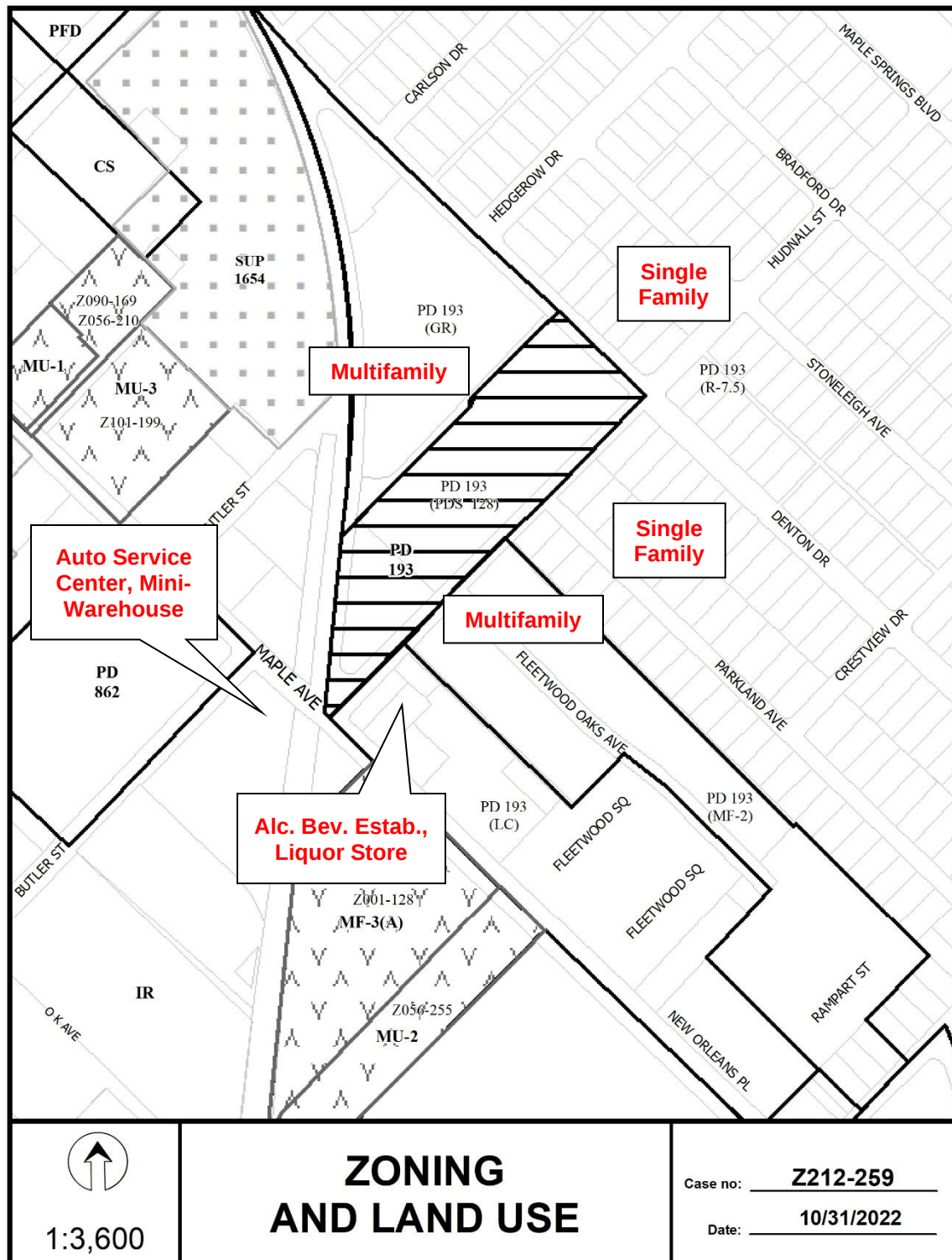
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30428)

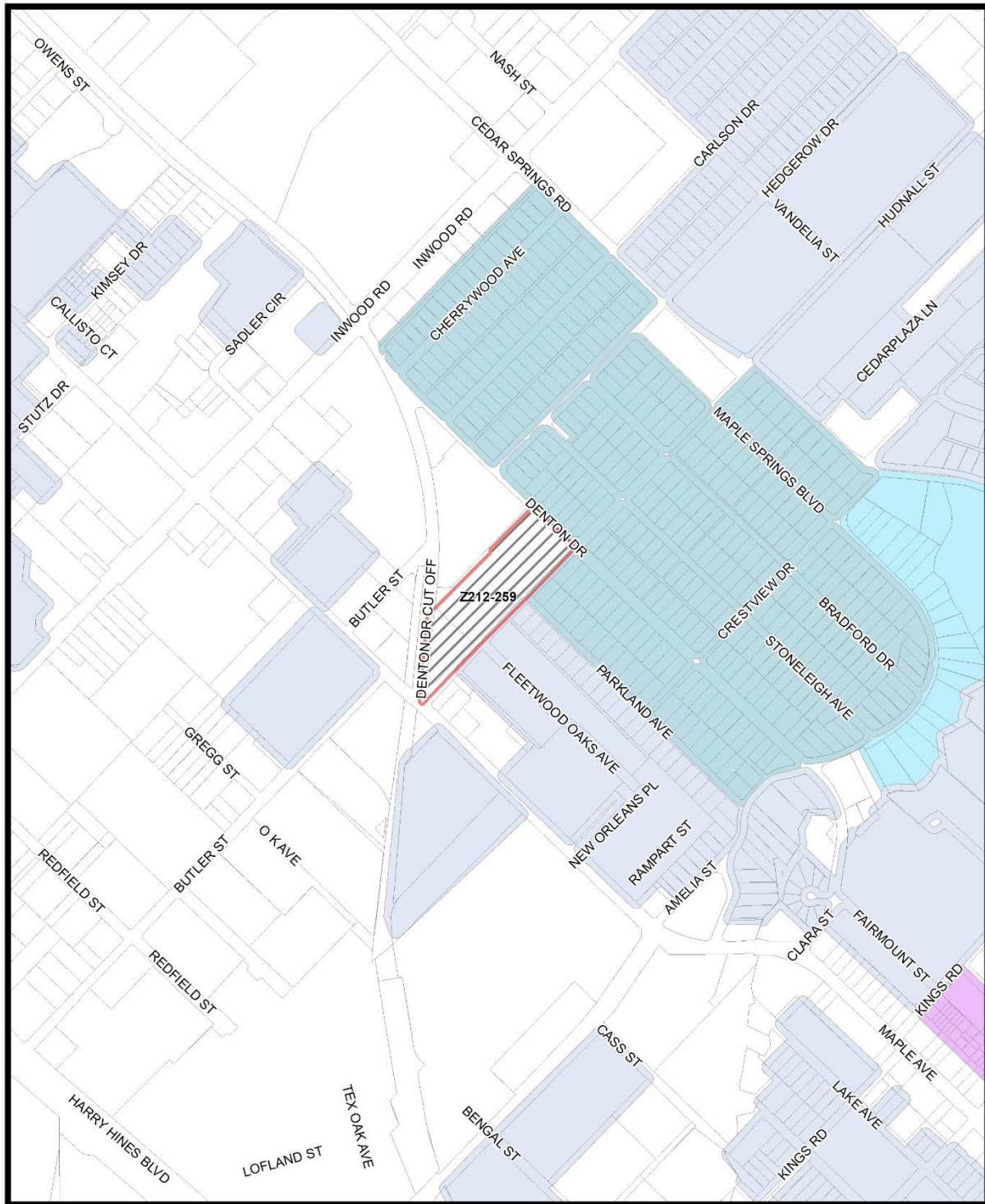
PROPOSED CONCEPTUAL PLAN











MVACluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 10/31/2022



12/14/2022

Reply List of Property Owners***Z212-259******258 Property Owners Notified 1 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5404 DENTON DR	5404 CUT OFF LLC
	2	5520 DENTON DR CUT OFF DR	OH MAPLEWOOD LP
	3	5321 MAPLE AVE	LAVUI INC
	4	5308 MAPLE AVE	MAYA FOODS INC
	5	5320 MAPLE AVE	Taxpayer at
	6	5326 MAPLE AVE	ES & S REALTY LLC
	7	2514 HUDNALL ST	RUBIN CANDACE
	8	5312 MAPLE AVE	Taxpayer at
	9	5223 DENTON DR	BOYER KEVIN BRYCE & JAMIE
	10	5227 DENTON DR	GEORGE EDWARD &
	11	5303 DENTON DR	RANAHAN ANDREW
	12	5307 DENTON DR	GONZALEZ SALVADOR &
	13	5311 DENTON DR	HAWKEN RICHARD K
	14	5315 DENTON DR	NIXON V BRUCE
	15	5319 DENTON DR	UPDOG VENTURES SERIES LLC
	16	5323 DENTON DR	BATCHELOR DOMINIC J
X	17	5327 DENTON DR	VONGPHACHANH XAYVIPHAEH
	18	5220 PARKLAND AVE	MILLER MATT MAYNE
	19	5224 PARKLAND AVE	DICK ADAM DAVID
	20	5304 PARKLAND AVE	FOX THOMAS P &
	21	5308 PARKLAND AVE	STEWART TREY AUSTIN &
	22	5312 PARKLAND AVE	UGALDE FIDEL
	23	5314 PARKLAND AVE	BAX TERRENCE
	24	5322 PARKLAND AVE	JIMENEZ IRENE H & JOE
	25	5328 PARKLAND AVE	DEWEY BEN
	26	5219 PARKLAND AVE	BARNETT MATTHEW KADE &

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5223 PARKLAND AVE	TRIPORO PETER
	28	5227 PARKLAND AVE	MCLAUGHLIN CHRISTOPH JEAN III
	29	5303 PARKLAND AVE	AGER SUSAN N & BRADLY E
	30	5307 PARKLAND AVE	MENDEZ MARTIN & ANGELICA
	31	5311 PARKLAND AVE	SLAUGHTER SCOTT A &
	32	5315 PARKLAND AVE	MITLYNG JAMES ALLAN & SUSAN JANE
	33	5317 PARKLAND AVE	GUTIERREZ MANUEL SR
	34	5323 PARKLAND AVE	JARVIS STEVEN D
	35	5327 BRADFORD DR	LYDEN MARK
	36	5328 STONELEIGH AVE	ALONZO GILBERT ROBLES
	37	5322 STONELEIGH AVE	BERKLEY NANCY J
	38	5320 STONELEIGH AVE	VAZQUEZ GABRIEL
	39	5314 STONELEIGH AVE	PHAM VIET MY
	40	5310 STONELEIGH AVE	SILVA ALBINA S
	41	5306 STONELEIGH AVE	SABO TONIA MARIE
	42	5227 STONELEIGH AVE	MCDONALD JAMES &
X	43	5303 STONELEIGH AVE	MENCHACA FAINE H
	44	5307 STONELEIGH AVE	DALLAS MARK I SERIES LLC
	45	5311 STONELEIGH AVE	LOIS LANE PROPERTIES LLC
	46	5315 STONELEIGH AVE	VILLASANA EULALIA
	47	5319 STONELEIGH AVE	CEDILLO MADELINE
	48	5323 STONELEIGH AVE	BEARDEN BILL S
	49	5325 STONELEIGH AVE	STONELEIGH LLC
	50	5328 DENTON DR	MCMOASIS LLC
	51	5322 DENTON DR	HUFF KENNY D & JULIE
	52	5318 DENTON DR	KEESEE JEFFREY A &
	53	5314 DENTON DR	NOLEN DARRELL
	54	5310 DENTON DR	WEBB NATALIE &
	55	5306 DENTON DR	FLORES ALBERTO
	56	5302 DENTON DR	SCOTT BRADY L &
	57	5226 DENTON DR	GARCIA FEDERICO

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5222 DENTON DR	CERRILLO ABEL A &
	59	5402 DENTON DR	MARTINEZ TRINIDAD A ESTATE OF
	60	5406 DENTON DR	CARRASCO VICENTE SR &
	61	5410 DENTON DR	RUIZ DAVID GERARDO
	62	5414 DENTON DR	MEYER LAURA A
	63	5418 DENTON DR	BYRKIT CHARLES & KRISTEN EDWARDS
X	64	5422 DENTON DR	WILLIAMS JASON
	65	5426 DENTON DR	ALMARAZ TRINIDAD &
	66	2802 HEDGEROW DR	TRINITY CARROLLTON LLC
	67	2806 HEDGEROW DR	JC LEASING LLP
	68	2810 HEDGEROW DR	WEST CHRISTINE E
	69	2814 HEDGEROW DR	SABONI DORIS
	70	2820 HEDGEROW DR	Taxpayer at
	71	5427 STONELEIGH AVE	PRZYBORSKI JAY &
	72	5423 STONELEIGH AVE	MAIA DAVID E
	73	5419 STONELEIGH AVE	BISHOP DAVID C
	74	5415 STONELEIGH AVE	RADO MARK ALEXANDER
	75	5411 STONELEIGH AVE	MANN SUSAN J
O	76	5407 STONELEIGH AVE	FISHER DAVID &
	77	5403 STONELEIGH AVE	DUSSEAU BERNARD G & DONNA L
	78	5402 STONELEIGH AVE	WOOD GREGORY S &
	79	5406 STONELEIGH AVE	DAVIS ASHLEY M & TAYLOR R
	80	5410 STONELEIGH AVE	TRENT DONALD L
	81	5418 STONELEIGH AVE	PERINI ELIZABETH MATHILE
	82	5422 STONELEIGH AVE	MANN SUSAN
	83	5426 STONELEIGH AVE	HAWPE JEREMY WAYNE &
	84	2826 HEDGEROW DR	THOMPSON BRUCE E &
	85	2832 HEDGEROW DR	OPENDOOR PROPERTY TRUST I
	86	2836 HEDGEROW DR	SANCHEZ RICHARD
	87	5427 BRADFORD DR	THOMPSON DENNIS M &
	88	5423 BRADFORD DR	RIVERA RACHEL &

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5419 BRADFORD DR	SIEMER STEPHEN &
	90	5411 BRADFORD DR	GILBERT JAMES RALPH
	91	5407 BRADFORD DR	CHIN CHELSEA N &
	92	5403 BRADFORD DR	SCHULTZ TEENA &
	93	2422 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT
	94	2802 CARLSON DR	REYES GILBERT &
	95	2806 CARLSON DR	GALVAN MARIO A &
	96	2810 CARLSON DR	FRANCO ANADELINA
	97	2814 CARLSON DR	MARTINEZ JO ANN B
	98	2831 HEDGEROW DR	MONDRAGON JUANITA
	99	2825 HEDGEROW DR	MOLINA M GUADALUPE
	100	2821 HEDGEROW DR	ROJAS ARCELIA DEL CARMEN
	101	2815 HEDGEROW DR	DAVILA ELENA SALINAS
	102	2811 HEDGEROW DR	MARTINEZ CARMEN
	103	2807 HEDGEROW DR	BAIRD ROBERT KENNETH
	104	2803 HEDGEROW DR	LONG ELENA
	105	5454 MAPLE AVE	PIMENTAL HOLDINGS LLC
	106	2530 BUTLER ST	4152 BUENA VISTA LTD
	107	2500 BUTLER ST	ONCOR ELECRIC DELIVERY COMPANY
	108	2525 BUTLER ST	CONSTANCE 2525 BUTLER LTD
	109	5225 MAPLE AVE	MAEDC MAPLE APTS LLC
	110	5415 MAPLE AVE	AREIT DALLAS MAPLE DISTRICT LP
	111	5353 MAPLE AVE	CRS MAPLE LLC
	112	5522 MAPLE AVE	WEC MAPLE STATION
	113	2720 INWOOD RD	DART
	114	555 2ND AVE	DART
	115	5322 FLEETWOOD OAKS DR	REZA ADRIANA
	116	5322 FLEETWOOD OAKS DR	GUZMAN MANUEL
	117	5322 FLEETWOOD OAKS DR	LASKA DAVID
	118	5322 FLEETWOOD OAKS DR	LITTLE ROGER L
	119	5326 FLEETWOOD OAKS DR	SPENCER DAVID L

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5326	FLEETWOOD OAKS DR GONZALEZ JULIO E	
121	5326	FLEETWOOD OAKS DR BURK MICHAEL T &	
122	5322	FLEETWOOD OAKS DR JOUZDANI ELAHE	
123	5322	FLEETWOOD OAKS DR MIDDLETON RICHARD H	
124	5322	FLEETWOOD OAKS DR JOYNER EDWIN E &	
125	5322	FLEETWOOD OAKS DR PELLEGRINE JOSEPH MARK	
126	5326	FLEETWOOD OAKS DR EATON STEVEN &	
127	5326	FLEETWOOD OAKS DR WATSON MATTHEW M	
128	5326	FLEETWOOD OAKS DR YUAN JAY & FUNA LIU	
129	5326	FLEETWOOD OAKS DR DARTY STEPHANIE W	
130	5310	FLEETWOOD OAKS DR WELTY TROY	
131	5310	FLEETWOOD OAKS DR BEAUXBEAR LLC	
132	5310	FLEETWOOD OAKS DR BENNETT HARALD	
133	5310	FLEETWOOD OAKS DR HABIG BENJAMIN ANTON & LAUREN E	
134	5322	FLEETWOOD OAKS DR MATA NORBERTO	
135	5322	FLEETWOOD OAKS DR BOULOS LLC	
136	5322	FLEETWOOD OAKS DR HUNT AESHA J	
137	5322	FLEETWOOD OAKS DR ZANONI MARK TRUST &	
138	5310	FLEETWOOD OAKS DR ARATA DAVID MICHAEL	
139	5310	FLEETWOOD OAKS DR HOWELL BRETT MICHAEL	
140	5310	FLEETWOOD OAKS DR MIDDLETON RICHARD	
141	5310	FLEETWOOD OAKS DR BARRETT JAMES	
142	5322	FLEETWOOD OAKS DR HENNEN DAVID LOUIS	
143	5322	FLEETWOOD OAKS DR MOSLEY ANGELA ET AL	
144	5322	FLEETWOOD OAKS DR SIMMONS CYNTHIA ANN	
145	5322	FLEETWOOD OAKS DR BOLIVER DOUGLAS	
146	5310	FLEETWOOD OAKS DR MORGAN BRYAN II	
147	5310	FLEETWOOD OAKS DR WEIDEMANN DANIELLE GRACE	
148	5310	FLEETWOOD OAKS DR REGAN MICHAEL	
149	5310	FLEETWOOD OAKS DR STARKS JADA &	
150	5310	FLEETWOOD OAKS DR EUFEMIA CARLOS A	

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5310	FLEETWOOD OAKS DR PARAYIL TRUST	
152	5306	FLEETWOOD OAKS DR SITZMAN JACKY	
153	5306	FLEETWOOD OAKS DR WILLIAMS DARYL	
154	5306	FLEETWOOD OAKS DR HABIG LAUREN COALSON &	
155	5306	FLEETWOOD OAKS DR MIDDLETON RICHARD	
156	5310	FLEETWOOD OAKS DR GONZALEZ RAY L	
157	5310	FLEETWOOD OAKS DR MAYIM FL LLC	
158	5310	FLEETWOOD OAKS DR SAUNDERS SARAH	
159	5310	FLEETWOOD OAKS DR LEBLANC STEPHEN BLAKE	
160	5306	FLEETWOOD OAKS DR CLAYTON SARAH C	
161	5306	FLEETWOOD OAKS DR MCCLURE WAYNE	
162	5306	FLEETWOOD OAKS DR OMAR YAZAN	
163	5306	FLEETWOOD OAKS DR GALVAN STEVEN	
164	5310	FLEETWOOD OAKS DR BOWLES AMY PATRICE	
165	5310	FLEETWOOD OAKS DR NORTON DALE H &	
166	5310	FLEETWOOD OAKS DR STONE DYLAN & CAROLINE	
167	5310	FLEETWOOD OAKS DR LEBLANC STEPHEN B	
168	5234	FLEETWOOD OAKS DR CASPER CHARLES	
169	5234	FLEETWOOD OAKS DR FERGUSON STEPHEN	
170	5234	FLEETWOOD OAKS DR DUBE CHARLES M &	
171	5238	FLEETWOOD OAKS DR MCCLURE WAYNE &	
172	5238	FLEETWOOD OAKS DR COLLINS CHARLES ANDREW	
173	5238	FLEETWOOD OAKS DR MCGOWEN JOSEPH LEON	
174	5234	FLEETWOOD OAKS DR PENA DAVID	
175	5234	FLEETWOOD OAKS DR DEAVILA JUAN M	
176	5234	FLEETWOOD OAKS DR CAVAZOS DEBORAH JEAN	
177	5238	FLEETWOOD OAKS DR MCCLURE WAYNE	
178	5238	FLEETWOOD OAKS DR WHITTINGTON LARA J &	
179	5218	FLEETWOOD OAKS DR DEJA STAINSLAW MAREK & KATARZYNA	
180	5220	FLEETWOOD OAKS DR HILL DARRYL W	
181	5222	FLEETWOOD OAKS DR MORSHED TANYA F	

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5222	FLEETWOOD OAKS DR ULRICH HAROLD H	
183	5226	FLEETWOOD OAKS DR WATERS BRIAN	
184	5232	FLEETWOOD OAKS DR TOMASI SALVATORE	
185	5232	FLEETWOOD OAKS DR SIMPSON JOHN K	
186	5218	FLEETWOOD OAKS DR PANCHASEELAN SARANYA	
187	5218	FLEETWOOD OAKS DR ALFARO MANUEL	
188	5220	FLEETWOOD OAKS DR DURRANT CORY E &	
189	5220	FLEETWOOD OAKS DR KUZNETSOVA EKATERINA	
190	5222	FLEETWOOD OAKS DR MACMAHON PAUL	
191	5222	FLEETWOOD OAKS DR DANYALI MARYAM	
192	5226	FLEETWOOD OAKS DR PRIDDY SOPHIA	
193	5226	FLEETWOOD OAKS DR SMITHERMAN THOMAS SCOTT	
194	5232	FLEETWOOD OAKS DR LABINJO OLUMAYOWA &	
195	5232	FLEETWOOD OAKS DR NEWLAND ALAN R	
196	5212	FLEETWOOD OAKS DR HOEDEBECK CHARLES E	
197	5212	FLEETWOOD OAKS DR BOLIVER DOUGLAS B	
198	5212	FLEETWOOD OAKS DR STARICHA PAIGE	
199	5214	FLEETWOOD OAKS DR HART CHARLES	
200	5214	FLEETWOOD OAKS DR FELCH ALAN	
201	5214	FLEETWOOD OAKS DR BURKE KATHERINE	
202	5212	FLEETWOOD OAKS DR TIRADO THIERRY ROLAND	
203	5212	FLEETWOOD OAKS DR PRASAD VENATIUS DEEPAK	
204	5212	FLEETWOOD OAKS DR WHEELER PEGGY	
205	5214	FLEETWOOD OAKS DR RATIGAN CHRISTOPHER R	
206	5214	FLEETWOOD OAKS DR HILL LOUIS JR	
207	5214	FLEETWOOD OAKS DR EQUITABLE REAL ESTATE	
208	5325	FLEETWOOD OAKS DR BIRDWELL CARY	
209	5325	FLEETWOOD OAKS DR LAMBERTY JEAN ANN	
210	5325	FLEETWOOD OAKS DR LI LIN &	
211	5323	FLEETWOOD OAKS DR MARCHBANKS DAVID M &	
212	5323	FLEETWOOD OAKS DR TURNER LARRY J	

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5323	FLEETWOOD OAKS DR COALTER ROBERT	
214	5325	FLEETWOOD OAKS DR CRUZ EDWARD	
215	5325	FLEETWOOD OAKS DR WHITE CALEB BISHOP	
216	5325	FLEETWOOD OAKS DR DALLAS LA VIDA LLC	
217	5323	FLEETWOOD OAKS DR ANWEILER DAVID W	
218	5323	FLEETWOOD OAKS DR LI LIN &	
219	5323	FLEETWOOD OAKS DR REYNOLDS JEAN H	
220	5319	FLEETWOOD OAKS DR CASTILLOWILSON CASIDY	
221	5319	FLEETWOOD OAKS DR GHEEN BOBBY D	
222	5315	FLEETWOOD OAKS DR REYNOSO JOSE	
223	5315	FLEETWOOD OAKS DR TC CAPITAL MANAGEMENT LLC	
224	5315	FLEETWOOD OAKS DR MARTIN CHARLES D	
225	5319	FLEETWOOD OAKS DR ESPINO HECTOR	
226	5319	FLEETWOOD OAKS DR RICKMAN BRIAN &	
227	5319	FLEETWOOD OAKS DR HARRELL MICHAEL H	
228	5315	FLEETWOOD OAKS DR AHMED KANWAL J	
229	5315	FLEETWOOD OAKS DR PANTOJA PONCIANO R	
230	5311	FLEETWOOD OAKS DR SHARKEY DANIEL P	
231	5311	FLEETWOOD OAKS DR GIBSON MARK	
232	5311	FLEETWOOD OAKS DR MOSHINSKI KEVIN C	
233	5311	FLEETWOOD OAKS DR ROMERO YINESSA	
234	5311	FLEETWOOD OAKS DR FREEMAN RACHEL D	
235	5311	FLEETWOOD OAKS DR 5311 FLEETWOOD OAKS 264 LLC	
236	5311	FLEETWOOD OAKS DR SECORE RACHEL	
237	5311	FLEETWOOD OAKS DR KAMY REAL PPTY TRUST	
238	5311	FLEETWOOD OAKS DR HENKE JOHN R	
239	5311	FLEETWOOD OAKS DR KAHN RICHARD	
240	5311	FLEETWOOD OAKS DR FLEETWOOD 169 LLC	
241	5311	FLEETWOOD OAKS DR KNIGHT CLYDE LEROY JR	
242	5311	FLEETWOOD OAKS DR HICKERSON KIM & STEVE	
243	5311	FLEETWOOD OAKS DR MORADO INVESTMENT HOLDINGS	

12/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5311	FLEETWOOD OAKS DR RODRIGUEZ ENRIQUE C	
245	5311	FLEETWOOD OAKS DR RAMIREZ MARCO &	
246	5311	FLEETWOOD OAKS DR DENG YUE WEN	
247	5311	FLEETWOOD OAKS DR FREDERICK DENNIE TOMPERS &	
248	5311	FLEETWOOD OAKS DR PHAM DIANA	
249	5311	FLEETWOOD OAKS DR CARROLL LEA	
250	5305	FLEETWOOD OAKS DR CARDINAL BODY SHOP LC	
251	5305	FLEETWOOD OAKS DR TC CAPITAL MANAGEMENT LLC	
252	5305	FLEETWOOD OAKS DR HARRINGTON DANA	
253	5303	FLEETWOOD OAKS DR BARROW THOMAS	
254	5305	FLEETWOOD OAKS DR BOLIVER DOUGLAS B	
255	5305	FLEETWOOD OAKS DR VAHALA PETER &	
256	5303	FLEETWOOD OAKS DR BETHEL APOSTOLIC MINISTRIES	
257	5303	FLEETWOOD OAKS DR DALY PATRICK W	
258	5303	FLEETWOOD OAKS DR WERTHMANN GORDON CHANDLER	