

**FILE NUMBER:** Z223-280(MP)                      **DATE FILED:** June 7, 2023  
**LOCATION:** West line of Carlisle Street, between North Hall Street and Carlisle Place  
**COUNCIL DISTRICT:** 14  
**SIZE OF REQUEST:** 2.447 acres                      **CENSUS TRACT:** 48113001801

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**REPRESENTATIVE:** Tommy Mann, Winstead PC

**OWNER/APPLICANT:** Carlisle on the Creek, LLC

**REQUEST:** An application for a Planned Development Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related to uses, setbacks, density, lot coverage, floor area ratio, height, design standards, parking, landscaping, signs, and mixed income housing to develop the site with residential and restaurant uses.

**STAFF RECOMMENDATION:** Approval, subject to a development plan, a landscape plan, and staff's recommended conditions.

**PD No. 193:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

**PD No. 193 Yard, Lot, and Space:**

[dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf](https://dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf)

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and currently exists as a multiple-family complex and associated surface parking.
- The existing zoning district allows the multiple-family use, but does not allow the proposed restaurant without drive-in or drive-through service use. The applicant proposes to include the restaurant use to permit a restaurant oriented toward the trail. Additionally, the maximum height is limited to 36 feet, a height lower than is typical throughout the broader area.
- To build to the desired development plan, the applicant requests to adjust the development standards of the site. To accomplish this, the applicant requests a new Planned Development Subdistrict (PDS) with a mixed income housing development bonus tied to an increase over a base for floor area ratio and height.
- The applicant also proposes modified development standards primarily related to setbacks, height, lot coverage, unit density, landscaping, and design standards.
- The public realm will be enhanced by design standards that increase transparency, ensure a safe and activated public realm, reduce driveway sizes, and require hidden parking.
- The applicant proposes a development plan and a landscape plan. The development plan depicts a building that concentrates height in the northern portion of the site and designates the trail-side restaurant space. The landscape plan and conditions describe the minor variations from the base Part 1 landscaping.

**Zoning History:**

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

1. **Z190-359:** On April 28, 2021, the City Council approved an application for Planned Development Subdistrict No. 161 for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District located at the southwest corner of Carlisle Street and North Hall Street.
2. **Z201-178:** On May 26, 2021, the City Council approved an amendment to Planned Development District No. 372, located south of McKinney Avenue, between Lemmon Avenue East and Lemmon Avenue.
3. **Z212-155:** On June 22, 2022, the City Council approved an application for an amendment to Planned Development Subdistrict No. 135 within Planned

Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Turtle Creek Boulevard, between Cedar Springs Road and Dickason Avenue.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / Proposed ROW</b>
Carlisle Street	Minor Arterial	60 foot ROW
North Hall Street	Local Street	47 feet
Carlisle Place	Local Street	35 feet

**Traffic:**

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

Engineering staff reviewed the traffic study dated April 17, 2023 for the proposed development. The study indicates that the proposed development can be successfully incorporated into the surrounding local roadway network. Engineering staff will continue a review of civil plans to include requests for traffic signs and upgrades to the traffic signal at the adjacent intersection, unobstructed sidewalks. Staff will also coordinate the project through the proposed two-way design.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which 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.

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT**

**Policy 1.4.2** Develop a multi-modal transportation network.

**Policy 1.4.3** Embrace environmental sustainability.

**ECONOMIC ELEMENT**

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**TRANSPORTATION ELEMENT**

**GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

**Policy 4.2.2** Promote a network of on-street and off-street walking and biking paths.

**Policy 4.2.3** Promote efficient, cost-effective and environmentally friendly movement of vehicles.

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.2** Define urban character in downtown and urban cores.

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

**Policy 5.1.4** Enhance visual enjoyment of public space.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**Policy 5.2.2** Promote the character of the city's significant districts, linkages, and areas.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

**Policy 5.3.1** Encourage a balance of land uses within walking distance of each other.

**ENVIRONMENT ELEMENT**

**GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY**

**Policy 6.3.1** Promote green building practices.

**Policy 6.3.3** Limit vehicle miles traveled.

**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.

**Goal 6** Enhance Rental Housing Options

**Policy 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

**Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

**Comprehensive Environmental and Climate Action Plan (CECAP)**

**Goal 3: Dallas' communities have access to carbon-free, affordable, transportation options.**

**T10** Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

**T14** Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

**T15** Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The staff recommended conditions which include reduced minimum parking requirements, ROW design standards, and bicycle storage facilities support the low carbon and mode split goals of CECAP.

**Area Plan:**

**The 360 Plan**

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Uptown area of the plan.

The project’s transit and trail orientation meet the 360 plan’s strategy to Advance Urban Mobility through the following goals:

**5 ADVANCE PRIORITY BICYCLE AND PEDESTRIAN IMPROVEMENT PROJECTS**

The applicant’s inclusion of urban design standards meets the 360’s strategy to Promote Great Placemaking through the following goals:

**1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE**  
**2 ACTIVATE THE PUBLIC REALM**

The project’s standards for transparency, enhanced sidewalks, and pedestrian amenities all contribute to the 360 plan’s placemaking and urban design goals.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-2 Multiple Family Subdistrict within PD No. 193	Multiple-family
<b>Northwest</b>	MF-2 Multiple Family Subdistrict within PD No. 193	Trail, public park
<b>Northeast</b>	Planned Development No. 174	Multiple-family, restaurant without drive through
<b>Southeast</b>	MF-2 Multiple Family Subdistrict within PD No. 193	Multiple-family
<b>Southwest</b>	Planned Development Subdistrict No. 161 within PD No. 193	Under development (multiple family)

**Land Use Compatibility:**

The area of request is a single lot with 2.447 acres. The property currently includes a multiple family complex fronting Hall Street and associated surface parking to the northeast.

Properties northeast, southeast, and south of the site are currently built out as multiple-family. The block to the northeast within PD No. 174 also includes a ground-floor retail component. Across Carlisle to the east there is an office building. Southwest across Hall Street, there is a multiple family development being built out under PDS No. 161. Northwest of the site, the property abuts the Katy Trail.

The proposed residential and retail uses would be complimentary with the surrounding area. The addition of restaurant uses helps diversify nearby land uses and activate this portion of trail.

Overall, staff supports the applicant's request because it will add an appropriately designed development while offering additional diversity of housing. The locational and infrastructure characteristics of the site are suited to additional density. The project will include design and landscaping standards that contribute to a more active pedestrian experience in proximity to walkable retail streets, as well as design features that meet the environmental goals of the comprehensive plan and CECAP. Additionally, the request complies with the design and placemaking objectives of the 360 Plan.

**Development Standards**

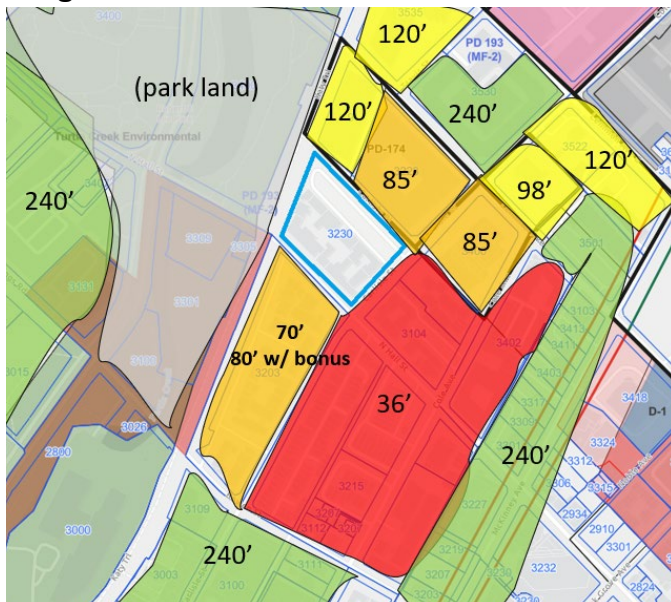
<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Existing MF-2 PD No. 193</u></b>	15'	10' / 25' (No rear on AOR)	Studio 800 1 BR 1,000 2 BR 1,200 +1 +150	N/A	36'	60% res 50% nonres
<b><u>Proposed New PDS, PD No. 193</u></b>	Carlisle Pl: 10' grade to 45' 18' – 45' and above Carlisle St: 10' grade to 45' 35' – 45' and above Hall St: 25' grade to 45' 45' – 45' to 65' 100' – 65' and above	Katy Trail frontage: 15' grade to 45' 120' – 45' and above	No minimum lot area per unit  16 micro-unit min in addition to MIH  Applicant: 5% at 61-80 <b>Staff:</b> 10% at 61-80 5% at 81-100	Base: 2.5:1  If providing MIH: 5:8	36'  If providing MIH: 360**	65%

\*Maximum height is effectively limited by the setbacks listed in the first and second columns on a significant portion of the site.

**Setbacks**

The proposed conditions observe fairly typical setbacks for PD 193 at the ground floor, except on Hall, where this setback has been increased to 25 feet. However, significant additional setbacks prescribe step-backs in height, especially with regard to distance from the side property line line which borders the trail, and from the southern property line on Hall Street.

**Height**

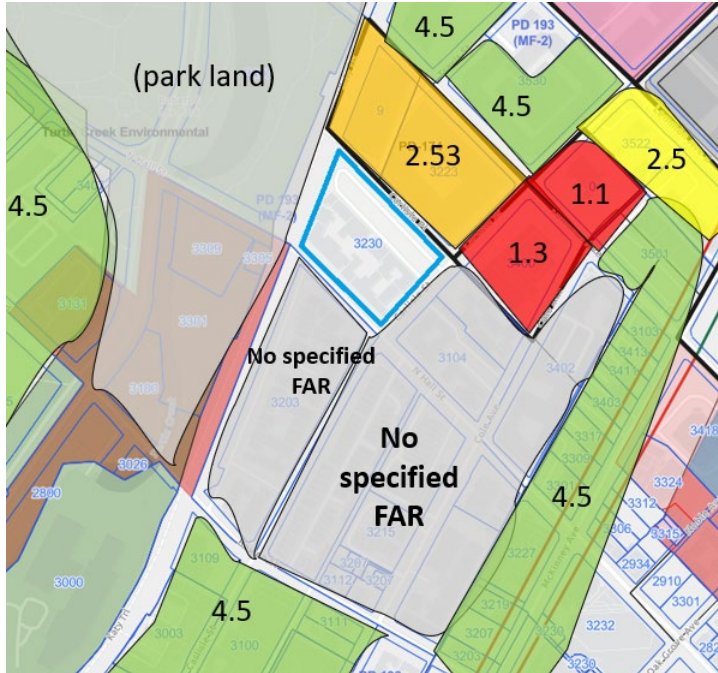


Although there is not a single established pattern for heights within the surrounding area, there is a trend in this section of Uptown for increased heights along the Katy Trail. This particular site would be separated from the lower multiple-family building heights to the south not only by multiple streets, but by the significant setbacks that push the height toward the north part of the site, as described in the table. The increased height would only be permitted if mixed income housing is provided.



## Floor Area Ratio

The existing MF-2 subdistrict is not governed by FAR, but is primarily limited by its maximum height of 36 feet.



The proposed base FAR of 2.5 is based on the existing FAR values permitted in the vicinity of the site, including the PDS 174 across Carlisle Street, which has a 2.53 FAR base. If mixed income housing is provided, the FAR could increase to 5.8, which is not out of scale with the 4.5 FAR permitted along McKinney, Lemmon, and across Turtle Creek from the site. Moreover, additional density is supported by the ample transit, pedestrian, and bicycle access at the site.

For this lot, the buildable square footage for the whole site with a 2.5 FAR base would be approximately 266,000 square feet. Under a 5.8 FAR, the buildable square footage would be approximately 618,000 square feet.

## Lot Coverage

The increase in lot coverage from 60% to 65% is appropriate in keeping with surrounding developments, such as PD 174 to the north, which has 80% maximum lot coverage. Additionally, lot coverage is indirectly limited significantly by the setbacks that apply at higher heights. Generally, in a dense environment such as Uptown, high lot coverages encourage effective use of land, especially at the ground level.

## Design Standards

The proposed PDS must include the design standards of 4.1107 except where specified.

- Parking: All garages must be below grade or partially at grade. One partial floor may be above grade due to the grade change on site, but such a floor must have all the following screening requirements. Parking structures must be screened by either an active use with a minimum of 30 feet of floor area or have a similar architecture and appearance to the main structure. Exterior openings, if they occur must include a minimum of 42 inch headlight screening. Exterior surface parking is prohibited, except for pick up and drop off.
  - Staff recommended conditions also include parking minimums in accordance with 4.1107, which helps activate private space and generate pedestrian trips.
- Sidewalks: All frontages must have a minimum of six foot unobstructed sidewalk with a five foot parkway.
  - Language has been added to clearly delineate and vertically protect the sidewalk in proximity to any on-site drive aisles. Per 4.1107, all sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Lighting: Per 4.1107, pedestrian scale lighting is required along the street frontages. Beyond providing even and comfortable lighting, the lighting structures provide human scale definition at the street level.
- Transparency: Per 4.1107, transparency is required to be evenly spaced along the façade. A transparent surface is required for every 25 linear feet of continuous street-fronting facade. This is increased to every 50 linear feet only along Carlisle Place to accommodate architectural projections. This helps activate the street with a visual connection to the interior of the structure.
- Individual entries and access: Per 4.1107, should the applicant put residential units on the ground floor, 60% adjacent to a street would be required to have individual access to the sidewalk. This shortens walking distance for residents and activates the sidewalk throughout the block. Beyond this, uses on the Katy Trail must have ground level access to the trail. This would apply primarily to the proposed restaurant.
- Fencing: Per 4.1107, fences are required to be a maximum of four feet in the front yard. This further aids in visual interaction between the street and structure.
- Street furniture: A minimum of two of the following street furniture are required on each frontage: bench and trash receptacles.

- Open space: 20,000 square feet of open space is required. (Roughly 19% of lot area)
- Driveways: Driveway widths and numbers are limited, ensuring safer pedestrian passage around the site through the public realm. One driveway is permitted per frontage, with a maximum width of 30 feet.
- Sustainable performance features: The applicant also proposes sustainable performance features including drip irrigation and micro-mobility charging stations.

**Mixed Income Housing:**

The applicant is proposing to tie the increase in heights and floor area ratio to the provision of mixed income housing. The applicant’s request is to increase the FAR from the proposed base of 2.5:1 to 5:8, provided the applicant provides five percent of units available to households at 61 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 PD 193’s MF-2 Subdistricts, staff considers an MU-3 Mixed Use District as an approximate equivalent for comparison of bonuses. Below is the schedule of bonuses for FAR in an MU-3 District and an “F” MVA area.

<b>MVA "F"</b>	<b>Additional FAR</b>
5% at 61%-80% AMI	1.0
10% at 61%-80% AMI	2.0
<b>10% at 61%-80% AMI; and 5% at 81%-100% AMI</b>	<b>3.0</b>

The third bonus in the table is most comparable to achieve the requested 3.3 additional FAR. As such, staff’s recommendation is 10% at 61%-80% AMI; and 5% at 81%-100% AMI. This income grouping is appropriate as the tract is in a below average tract for displacement risk ratio.

**Landscaping:**

The proposed PDS requires that landscaping be provided in accordance with both Part 1 of PD No. 193 and the proposed landscape plan.

Arborist's staff has reviewed the proposed landscape plan and determined it complies generally with the spirit of Part 1.

The conditions decrease the total landscape site area from 10% to 20%, but prescribe that a higher proportion of this must be focused along the front yards (50% in the base vs 60% in the proposed conditions). It also increases the general planting area from 5% to 12% of the front yards. Further, it increases the special planting areas in these front yards from 5% to 6%.

In simple terms, these changes to Part I allow a decrease in total landscape site area, but focus the most enhanced plantings near the public realms, rather than allowing them to be out of public sight. In concert with the increased front yard setbacks on Hall Street, the conditions prescribe that the Hall frontage must be highly landscaped.

In accordance with Part I, street trees are required at a maximum of one per 40 feet within the tree planting zone.

**Parking:**

In general, the parking requirements in the proposed PDS default to Part I of PD No. 193.

In keeping with the standards of 4.1107, staff recommends conditions requiring a minimum of one-half space per all units. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. Reducing overparking, especially in transit rich areas, is a goal supported by CECAP, as mentioned above, and implemented as policy citywide under the mixed income development housing bonus.

The applicant's requested condition calls for parking in accordance with Part I of PD 193, which requires one space per 500 square feet of dwelling unit, with a minimum requirement of one space and a maximum of one and one half spaces, depending on the floor area of the final build-out of units. One quarter unassigned spaces available for use by visitors and residents are required for each dwelling unit.

A minimum of 20 bicycle parking spaces would be required along street frontages.

**Signs:**

Signs must comply with the non-business provisions of Article VII. However, the applicant proposes to prohibit lighted signs above the third story of the structure.

**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 located with an “F” MVA area.

## List of Officers

### **Carlisle on the Creek, LLC**

- Lang Partners, LLC (Governing Person)
  - Dirik Oudt (Member)
  - Kyle Oudt (Member)
  - Matt Johnson (Member)
  - Brandon Hancock (President of Development)

## PROPOSED DEVELOPMENT PLAN

**PROJECT DATA TABLE**

PROJECT DATA TABLE	2401 CARLISLE PLACE MUSEUMS
MIN FRONT YARD SETBACK CARLISLE PLACE BELOW 45' IN HEIGHT	10 FT
MIN FRONT YARD SETBACK CARLISLE PLACE BELOW 45' IN HEIGHT	18 FT
MIN FRONT YARD SETBACK CARLISLE STREET BELOW 45' IN HEIGHT	10 FT
MIN FRONT YARD SETBACK CARLISLE STREET BELOW 45' IN HEIGHT	35 FT
MIN FRONT YARD SETBACK CARLISLE STREET BELOW 45' IN HEIGHT	25 FT
MIN FRONT YARD SETBACK WALK STREET ABOVE 45' IN HEIGHT	105 FT
MIN FRONT YARD SETBACK WALK STREET ABOVE 45' IN HEIGHT	45 FT
MIN SIDE YARD SETBACK 45' BY TRAIL FOR RESTAURANT BUILDINGS	15 FT
MIN SIDE YARD SETBACK 45' BY TRAIL FOR RESIDENTIAL STRUCTURES BELOW 45' IN HEIGHT	25 FT
MIN SIDE YARD SETBACK 45' BY TRAIL FOR RESTAURANT BUILDINGS BELOW 45' IN HEIGHT	125 FT
MIN SIDE YARD SETBACK 45' BY TRAIL FOR RESTAURANT BUILDINGS BELOW 45' IN HEIGHT	260 FT
MAX LOT OCCUPANCY RATIO TO 40' IN HEIGHT	40%
MAX LOT OCCUPANCY RATIO TO 40' IN HEIGHT	20%
MAX LOT OCCUPANCY RATIO TO 40' IN HEIGHT	45%
MAX LOT OCCUPANCY RATIO TO 40' IN HEIGHT	25%
MAX TOTAL GRI	30%
MAX TOTAL GRI	25%
MAX TOTAL GRI	20%
MAX TOTAL GRI	15%
MAX TOTAL GRI	10%
MAX TOTAL GRI	5%
MAX TOTAL GRI	0%

**VICINITY MAP**

**PROJECT LOCATION**

**LEGEND**

- EXTENT OF BUILDING GREATER THAN 95' IN HEIGHT
- EXTENT OF BUILDING LESS THAN 95' IN HEIGHT
- EXTENT OF FINISHED PLANNING
- EXTENT OF RESERVATION ZONE

**Detailed Development Plan Description:**

This plan shows the proposed development on the site bounded by Carlisle Place, Carlisle Street (Right-of-Way), and Hall Street. The site is divided into several zones and includes the following features:

- Carlisle Place (Right-of-Way):** A central commercial area with a building height of up to 125 feet. It includes a restaurant building and a residential structure. The building has a footprint of 260 feet by 125 feet.
- Carlisle Street (Right-of-Way):** A commercial area with a building height of up to 45 feet. It includes a building with a footprint of 105 feet by 45 feet.
- Hall Street (Right-of-Way):** A residential area with a building height of up to 25 feet. It includes a building with a footprint of 15 feet by 25 feet.
- Residential Structures:** Several residential units are shown, including a 125-foot by 25-foot unit and a 260-foot by 125-foot unit.
- Other Features:** The plan includes parking spaces, landscaping, and various setbacks and easements.

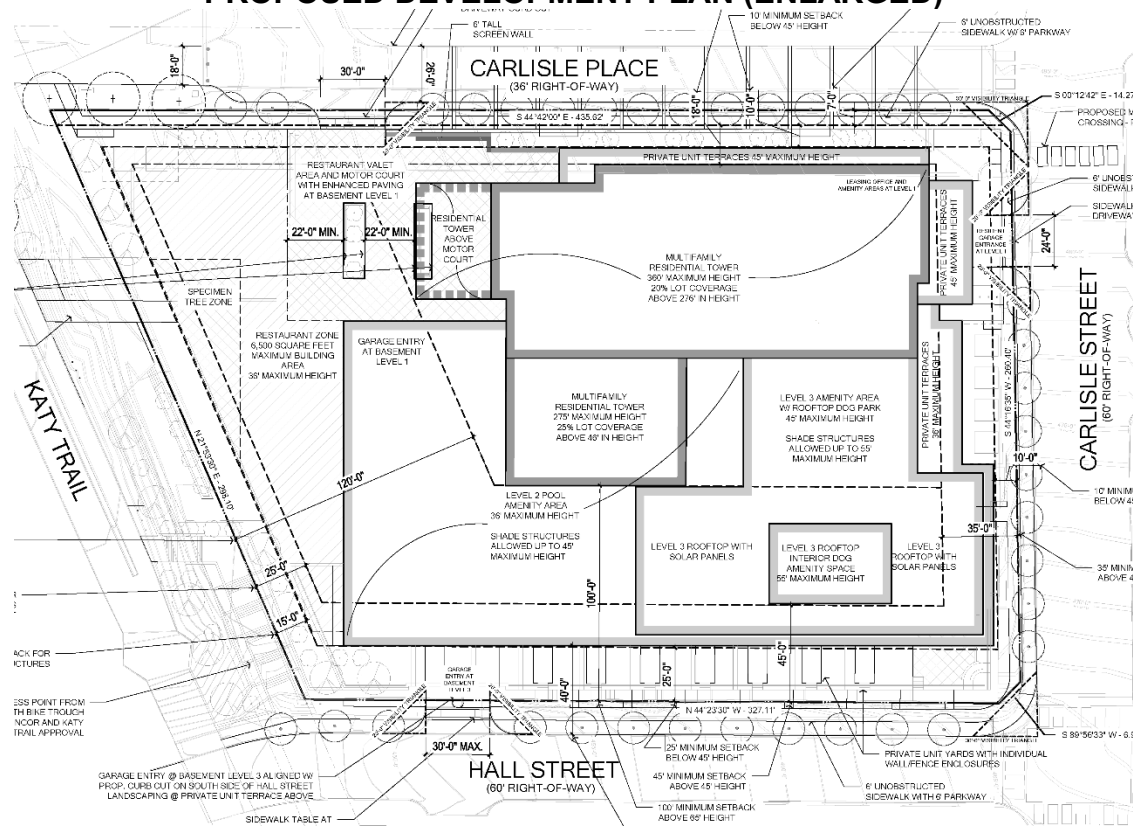
**Key Notes and Specifications:**

- Setbacks:** Minimum front setbacks are 10 feet for Carlisle Place and 18 feet for Carlisle Street. Minimum side setbacks are 15 feet for the trail and 25 feet for residential structures.
- Height Restrictions:** Maximum height is 125 feet for the main commercial building and 45 feet for the street-level buildings.
- Lot Occupancy Ratios:** Ratios are specified for different height ranges: up to 40' (40%), up to 45' (20%), up to 40' (45%), and up to 40' (25%).
- Other Specifications:** The plan includes details on utility lines, easements, and other site-specific requirements.

**PROJECT INFORMATION:**

- DATE:** 7/13/2018
- PROJECT:** 3240 N HALL STREET DEVELOPMENT PLAN
- CLIENT:** LAND PARTNERS
- SCALE:** 1" = 20'
- PROJECT NO.:** Z223-280
- PROJECT DATE:** 7/13/2018
- PROJECT ADDRESS:** 3240 N HALL STREET
- PROJECT CITY:** DALLAS, TEXAS
- PROJECT COUNTY:** DALLAS COUNTY, TEXAS

**PROPOSED DEVELOPMENT PLAN (ENLARGED)**





# PROPOSED LANDSCAPE PLAN

GFF design

LANG PARTNERS

2023.03.03

CASE # Z223-280  
 Schedule 10 - The Technical Staff Report

Date: 2023

LANDSCAPE DEVELOPMENT PLAN  
 2023.03.03

NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT
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**LANDSCAPE DIFFERENCE CALCULATION**

DATE: 2023.03.03

BY: GFF DESIGN

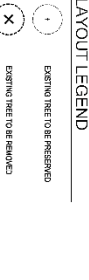
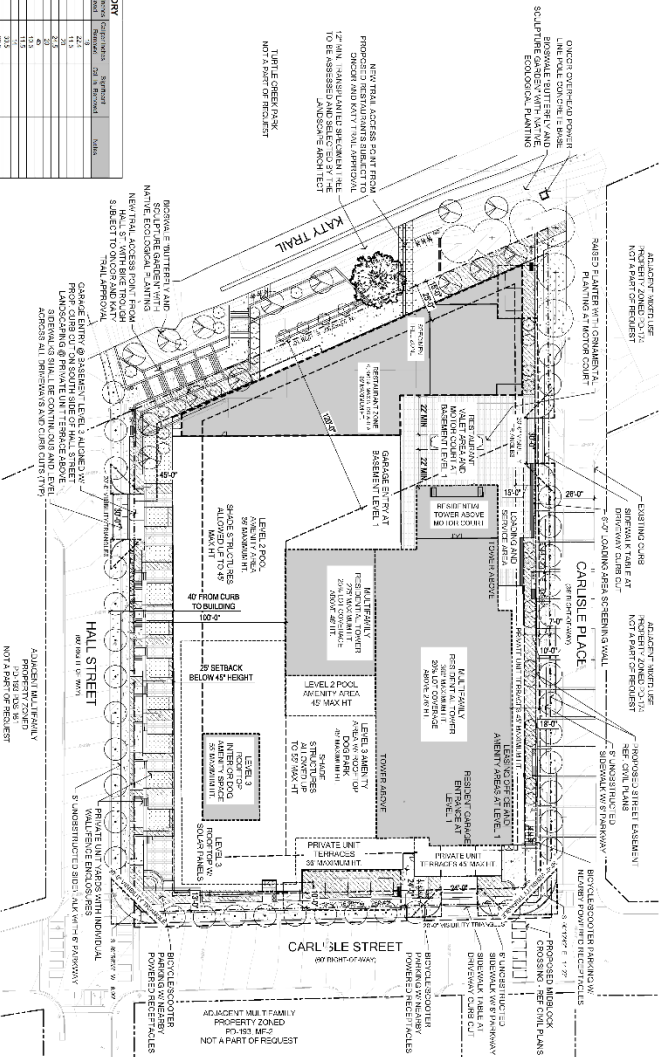
PROJECT: 223-280

DESCRIPTION: LANDSCAPE DEVELOPMENT PLAN

REVISIONS:

1. Landscape Site Plan
2. General Conditions
3. Special Conditions

STREET	TRAILER	TRUCK	TRUCK	TRUCK	TRUCK
HALL ST	280	11	13	28.5	72
CARLISLE PLACE	428	4	46	316	54



**IRRIGATION NOTES**

1. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

2. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

3. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

4. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

5. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

6. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

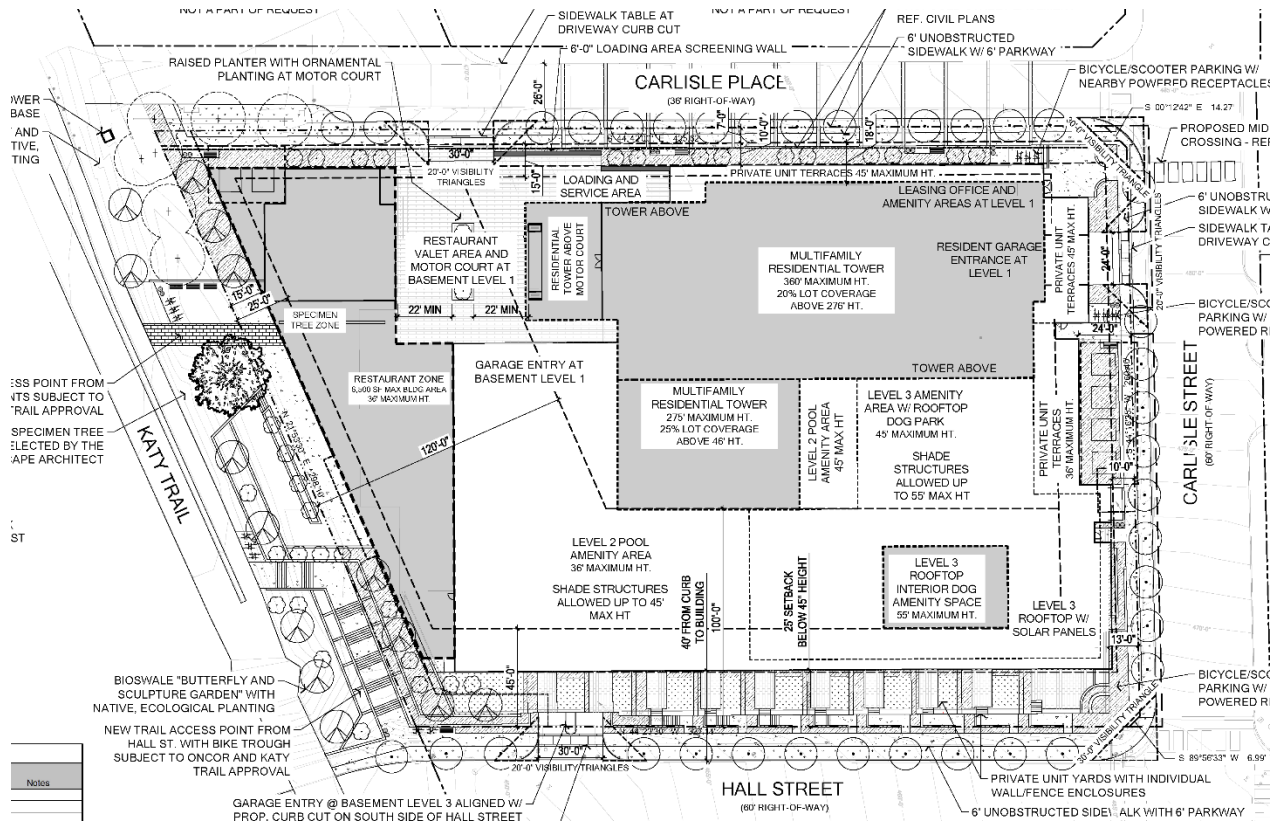
7. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

8. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

9. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

10. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

### PROPOSED LANDSCAPE PLAN (ENLARGED)



**PROPOSED CONDITIONS**

**Division S-\_\_\_. Subdistrict \_\_\_.**

**SEC. S-\_\_\_.101 LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 20\_\_.

**SEC. S-\_\_\_.102 PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_ is established on property located at the northwest corner of North Hall Street and Carlisle Street, south of Carlisle Place. The size of PD Subdistrict \_\_\_ is approximately 2.45 acres.

**SEC. S-\_\_\_.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:

(1) 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.

(2) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(3) MICRO-UNIT means an efficiency, studio, or one-bedroom unit less than 475 square feet in size.

(4) OPEN SPACE means an area that is open to all occupants of a building on the same lot and is unobstructed to the sky without permanent structures, except structures supporting pedestrian activities, including colonnades, pergolas, and gazebos.

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) TRANSPARENCY means the total area of window and door openings filled with glass expressed as a percentage of the total street-level facade.

(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 residential zoning district.

**SEC. S-\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit S-\_\_A: development plan.
- (2) Exhibit S-\_\_B: landscape plan.

**SEC. S-\_\_\_.105. DEVELOPMENT PLAN.**

(a) For a project obtaining a mixed income housing bonus in accordance with SEC S\_\_\_114, development and use of the Property must comply with the development plan (Exhibit S-\_\_A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) All other development. No development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

**SEC. S-\_\_\_.106. 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 MF-2 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-Family 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 MF-2 Multiple-Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following additional main uses are also permitted in this subdistrict:  
-- Restaurant without drive in or drive-through service *[maximum 6,500 square feet]*.

**SEC. S-\_\_\_.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of 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.

- (b) In this subdistrict, the following accessory uses are not permitted:
- Private stable.
  - Amateur communication tower.
  - Open storage.

**SEC. S-\_\_\_\_.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 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 MF-2 multiple-family subdistrict apply in this subdistrict.

(b) Floor to area ratio. Maximum floor area ratio is 2.5 to 1.

(c) Development bonus project. The yard, lot, and space regulations apply to a project that complies with a mixed-income housing bonus in accordance with Sec. S-\_\_\_\_114.

(1) Front yard. Stoops, stairs, canopies, retaining walls, shade structures, planters, railings, and similar improvements may be located in the front yard. Minimum front yards are as follows:

(A) Carlisle Place :

(i) For portions of structures 45 feet in height or less, minimum front yard is 10; and

(ii) For portions of structures with a height greater than 45 feet, minimum front yard is 18 feet.

(B) Carlisle Street:

(i) For portions of structures 45 feet in height or less, minimum front yard is 10; and

(ii) For portions of structures with a height greater than 45 feet, minimum front yard is 35 feet.

(C) Hall Street:

(i) For portions of structures 45 feet in height or less, minimum front yard is 25 feet;

(ii) For portions of structures with a height greater than 45 feet but less than 65 feet, minimum front yard is 45 feet; and

(iii) For portions of structures with a height greater than 65 feet, minimum front yard is 100 feet.

(2) Side Yard. Stoops, stairs, canopies, retaining walls, shade structures, planters, railings, and similar improvements may be located in the side yard. Minimum side yards are as follows:

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(A) Except as provided in this Paragraph, minimum side yard is 15 feet;

(B) For portions of structures with a height greater than 45 feet, minimum side yard is 120 feet.

(3) Floor area ratio. If compliant with the mixed income provisions of SEC. S-\_\_\_114, maximum floor area ratio is 5.8.

(4) Density. No minimum lot area per dwelling unit.

(5) Height.

(A) If compliant with the mixed income provisions of SEC. S-\_\_\_114 , maximum structure height is 360 feet.

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

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room and mechanical equipment.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Visual screens that surround roof-mounted mechanical equipment.
- (vi) Chimney and vent stacks.

(C) Parapet walls may project a maximum of six feet above the maximum structure height.

(6) Lot coverage.

(A) Maximum lot coverage is 65 percent.

(7) Floor area.

(A) For restaurant without drive-in or drive-through service uses, maximum floor area is 6,500 square feet.

**SEC. S-\_\_\_109. OFF-STREET PARKING AND LOADING.**

(a) 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) For a project obtaining a mixed-income housing bonus in accordance with SEC. S- 114. Parking structures must be located primarily at or below grade with no more than a

**Staff Recommendation:**

If mixed income housing is provided in accordance with SEC S\_\_\_114, minimum parking is required in accordance with Section 51A-4.1107(c).

portion of a single level of parking structure above grade due to changes in topography across the property.

**SEC. S-\_\_\_110. URBAN DESIGN STANDARDS.**

(a) In general. This section applies to a project obtaining a mixed-income housing bonus in accordance with Sec. S-\_\_\_114.

(b) Sidewalks. Six foot minimum unobstructed sidewalks are required on all street frontages , and minimum parkway width is 5 feet.

(c) Where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface the following buffering must be used:

- (1) Landscaping plantings with a minimum height of 36 inches; or
- (2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(d) Sidewalks must be continuous and level across all driveways, loading areas, and curb cuts and designed to be at the same grade as the existing sidewalk subject to approval of the director.

(e) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(f) Driveways.

- (1) Maximum number of driveways per street frontage is one.
- (2) Maximum driveway width is 30 feet.

(g) A minimum of two of each of the following pedestrian amenities must be provided on each frontage:

- (1) Benches.

(2) Trash and recycling receptacles.

(h) Trail-level uses. All uses located along Katy Trail shall have ground level access to Katy Trail and trash and recycling receptacles available for public use, and at least one direct pedestrian connection from the property to the Katy Trail shall be provided

(i) External parking is prohibited. This does not include spaces intended for short term drop off and loading spaces.

(j) All rooftop mounted equipment must be screened.

(k) Subject to review and approval of the director or her designee, a crosswalk demarked by signage, lighting, pavement markings, and traffic signaling shall be provided from the property to the opposite side of Carlisle Street.

**SEC. S-\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-\_\_\_.112. SUSTAINABLE DESIGN FEATURES FOR A PROJECT OBTAINING A MIXED-INCOME HOUSING BONUS**

(a) A minimum of 30 percent of the podium roof area shown on the development plan shall be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, and shade structures.

(b) At least 1,000 square feet of Photovoltaic cells for producing solar energy must be located on a roof area of the main building.

(c) Except for lawn areas, drip irrigation must be utilized for maintenance of plantings.

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

(e) Micro-mobility charging and parking. Micro-mobility charging and parking for at least 10 vehicles must be provided within the front yard or along the Katy Trail.

(f) Bicycle Parking. 20 total spaces for bicycle parking must be located along street frontages or the Katy Trail.

(g) Façade Lighting. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.



(h) A minimum of 5 percent of dwelling units must be micro-units. Micro units may not be counted for purposes of qualifying for a mixed-income housing bonus pursuant to Sec. S-\_\_\_\_.114(b).

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

(j) Detention and rainwater harvesting must be utilized for irrigation.

**SEC. S-\_\_\_\_113. LANDSCAPING.**

(a) In general. Except as provided in this subsection, compliance with Part 1 landscaping requirements is required.

(b) Landscaping for a development bonus project.

(1) Except as otherwise provided, for a project obtaining a mixed-income housing bonus in accordance with Sec. S-\_\_\_\_.114, landscaping must conform to the Habitat Garden standards and otherwise be provided in accordance with Part 1 and as shown on the landscape plan (Exhibit S-\_\_B), except that the chief arborist may allow for relocation of plantings at time of permit if necessary to allow for conflicts with utilities or driveways. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(A) A minimum of 10% of the site area shall be designated landscape site area.

(B) A minimum of 60% of the required front yard shall be designated as landscape site area.

(C) A minimum of 12% of the required front yard shall be designated as general planting area.

(D) A minimum of 6% of the required front yard shall be designated special planting area.

(2) All plantings within the special and general planting areas must comply with habitat garden standards.

(3) The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition.

**SEC. S-\_\_\_\_114. DEVELOPMENT BONUSES 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 Section S-\_\_\_\_.108.

(b) Reserved units. The height and floor area ratio development bonuses set forth in Section S-\_\_\_\_108 apply if five percent of residential units are made available to households earning between 61 percent to 80 percent of area median family income.

**Staff recommendation:**

The height and floor area ratio development bonuses set forth in Section S-\_\_\_\_108 apply if **10 percent of residential units are available to households earning between 61 percent to 80 percent** of area median family income and **5 percent of residential units are available to households earning between 81 percent to 100 percent** of area median family income.

(c) Development regulations. Except as provided below, compliance with Section 51A-4.1107 is required.

(1) Along Carlisle Place, transparency is required for every 50 linear feet of continuous street-fronting and open-space-fronting façade.

(2) Minimum open space is 20,000 square feet.

**SEC. S-\_\_\_\_115. SIGNS.**

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

(b) Signs located above the third story of a building may not be illuminated.

**SEC. S-\_\_\_\_.116. 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.

**Applicant's Request:**

(d) For a project obtaining a mixed-income housing bonus in accordance with Sec. S-\_\_\_\_.114.

(1) Outdoor dining is prohibited after 11:00pm.

(2) Amplified outdoor noise shall not exceed 63 decibels and may not be utilized after 10:00pm.

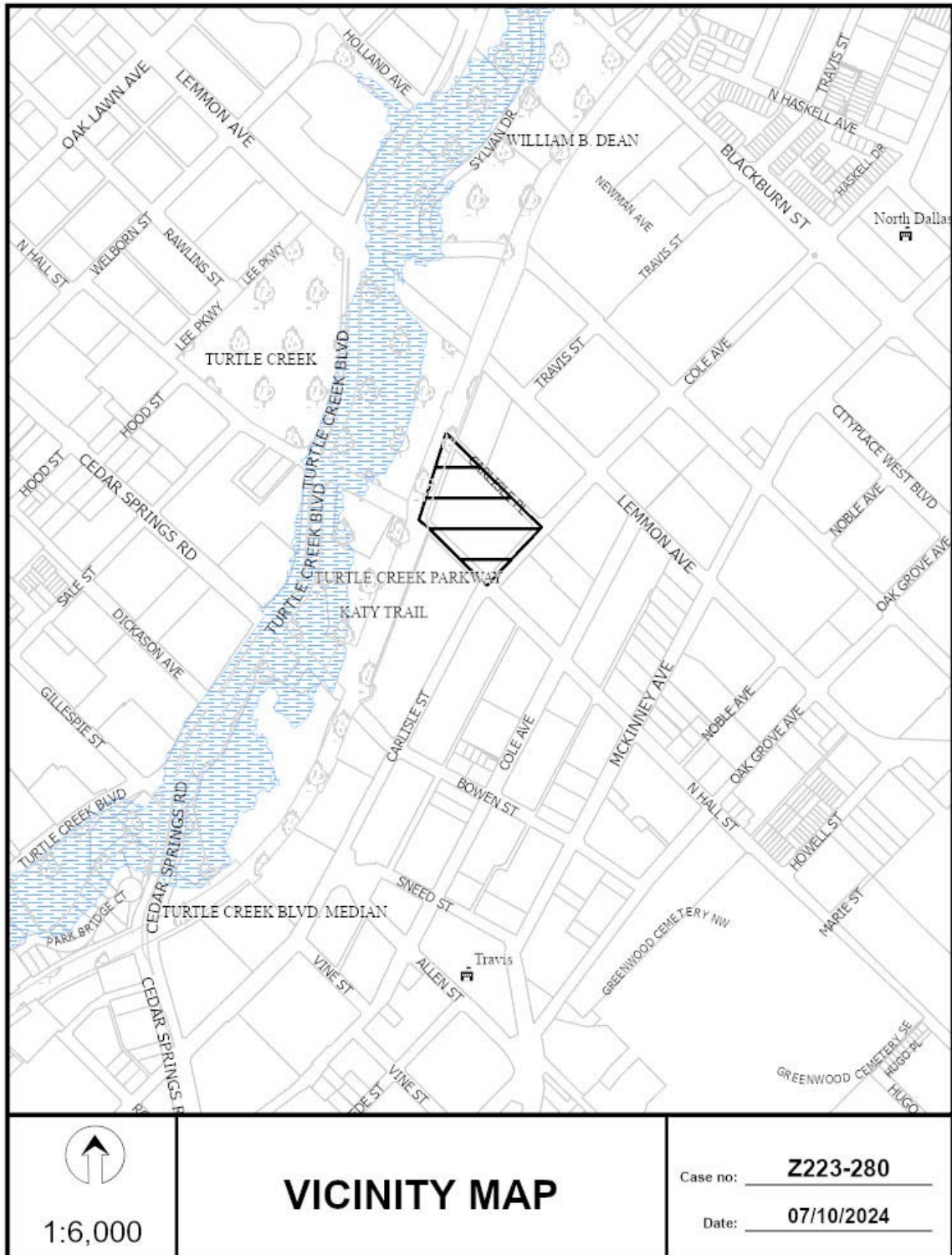
**Staff Recommendation:**

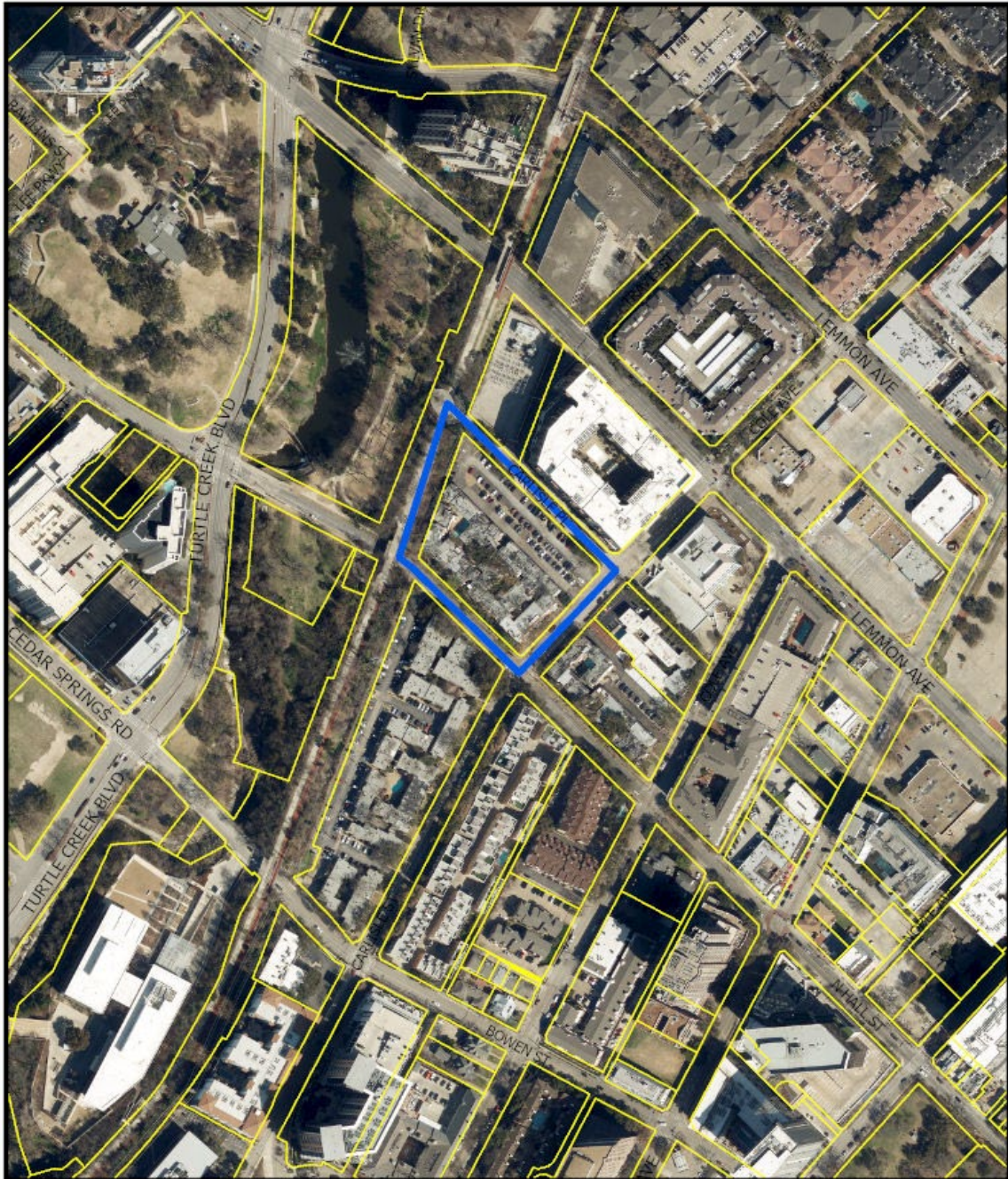
- ~~(d) For a project obtaining a mixed income housing bonus in accordance with Sec. S-  
\_\_\_\_.114.~~
- ~~(1) Outdoor dining is prohibited after 11:00pm.~~
- ~~(2) Amplified outdoor noise shall not exceed 63 decibels and may not be utilized after  
10:00pm.~~

**SEC. S-\_\_\_\_-117. 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 director of public works and transportation.

(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.



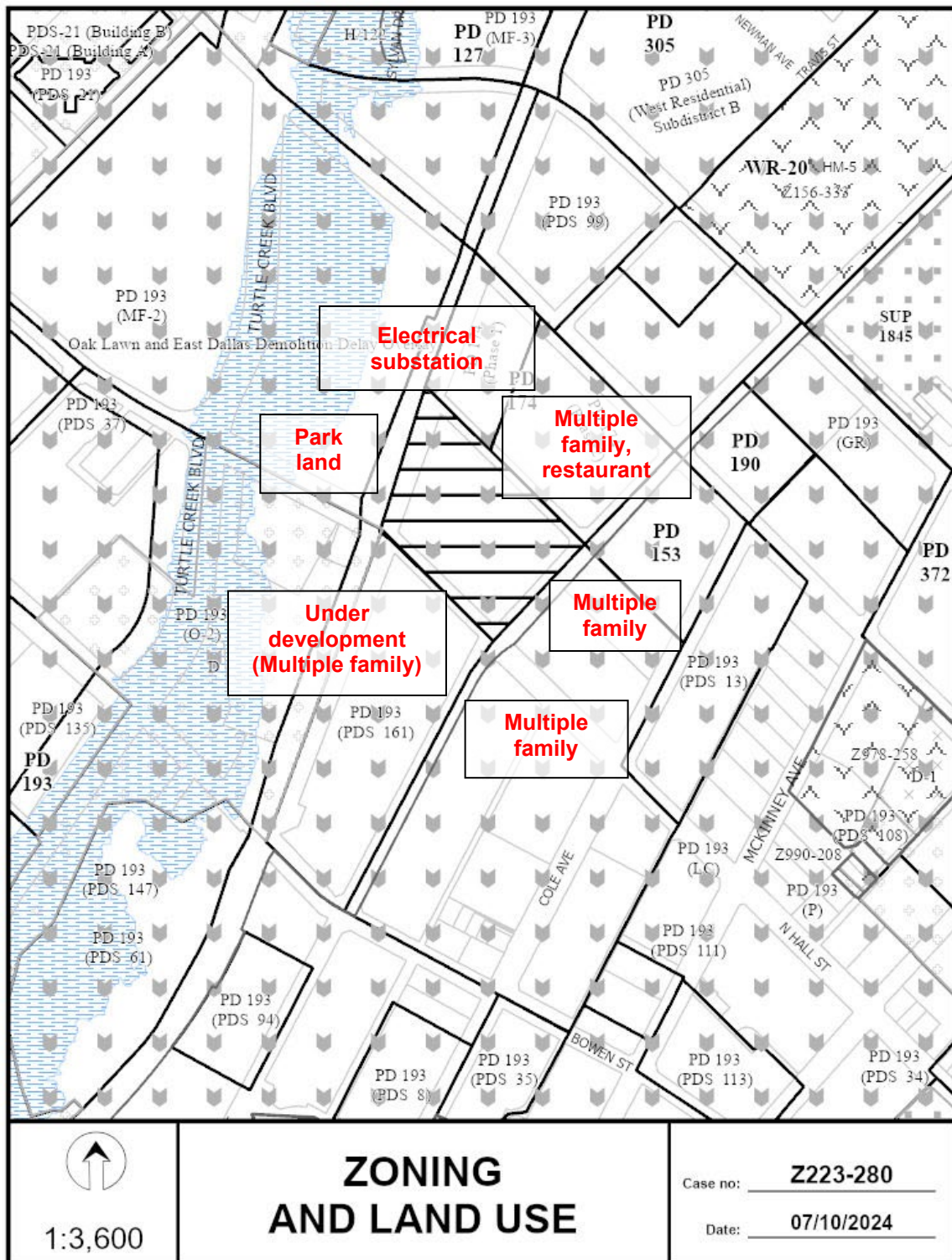


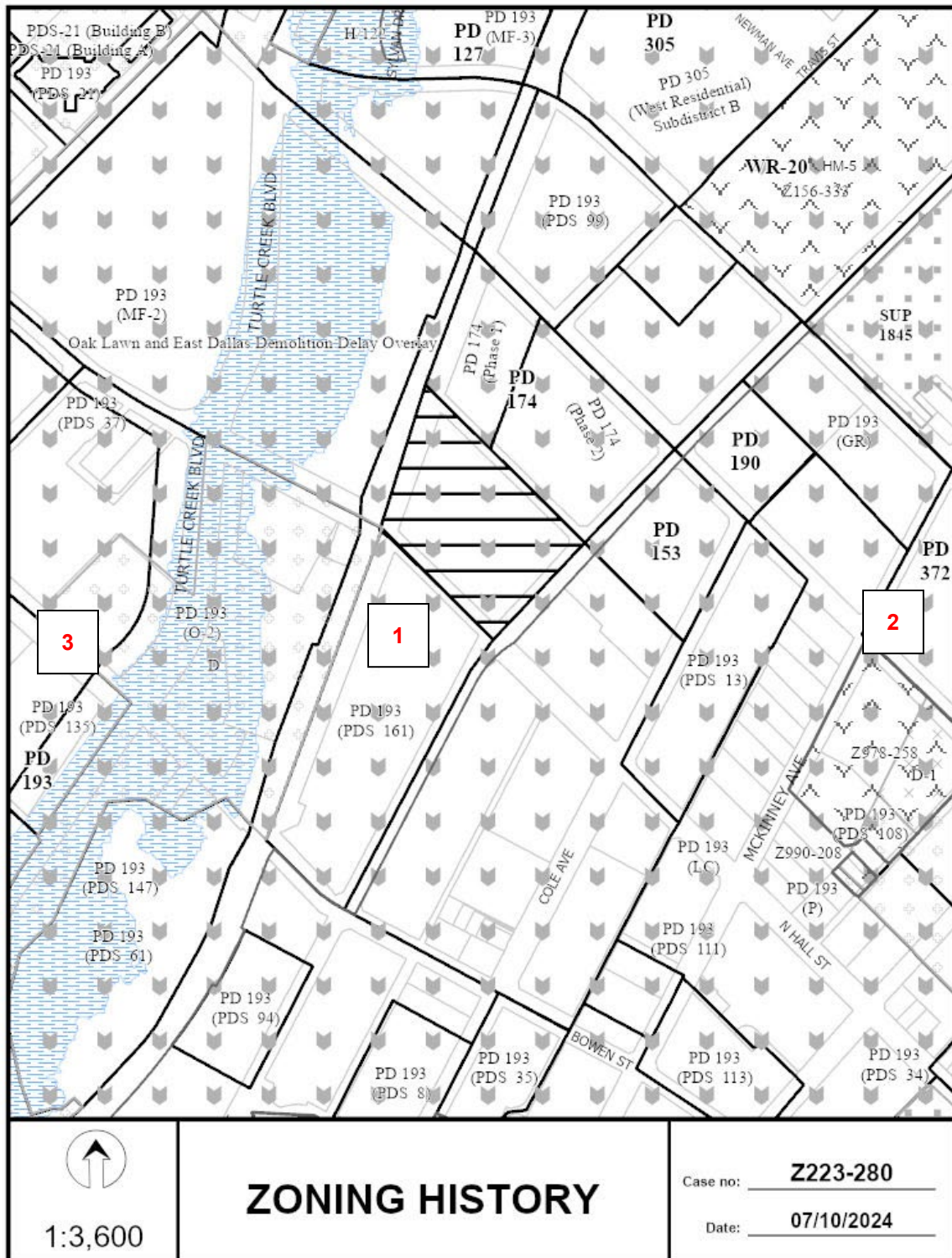
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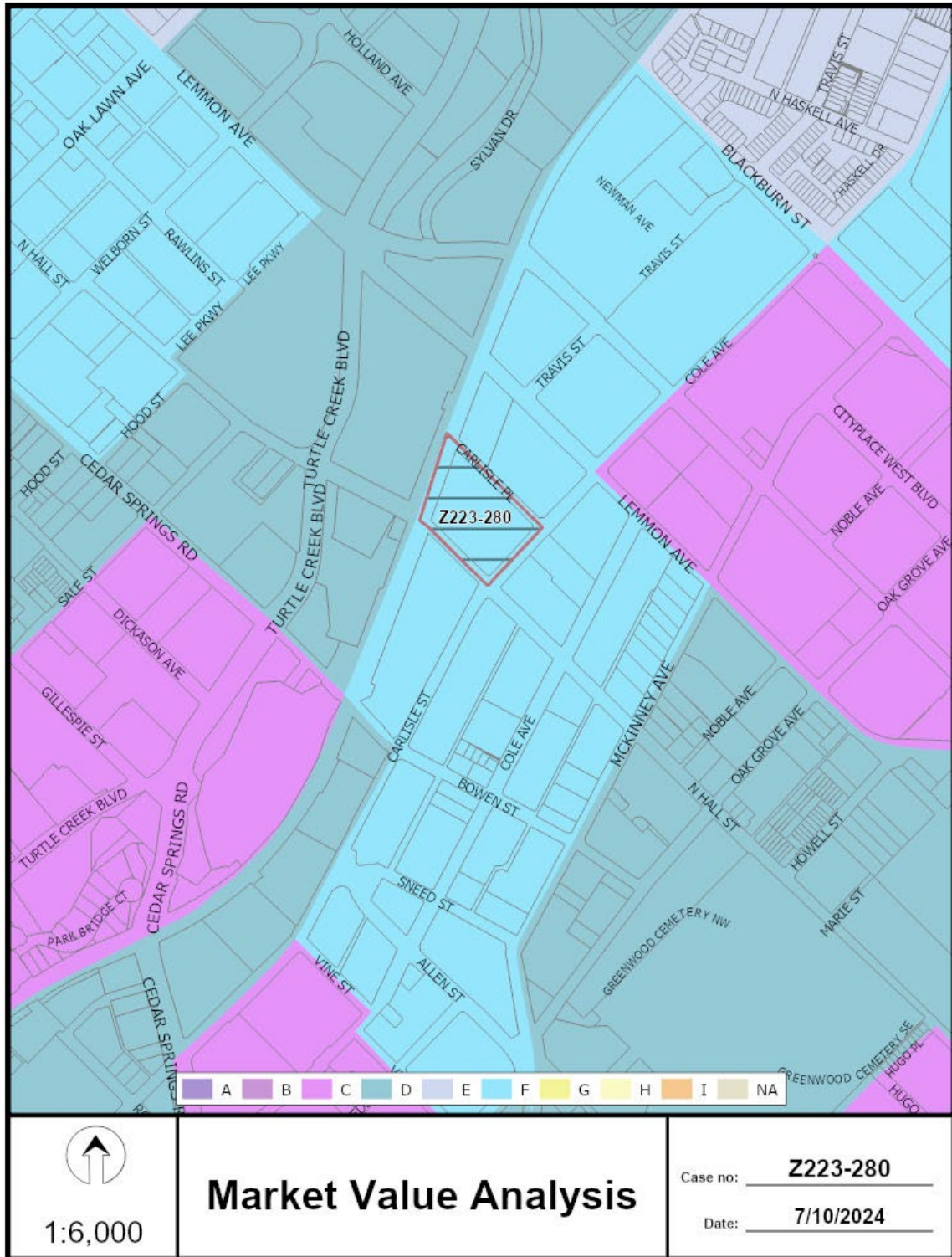
# AERIAL MAP

Case no: Z223-280

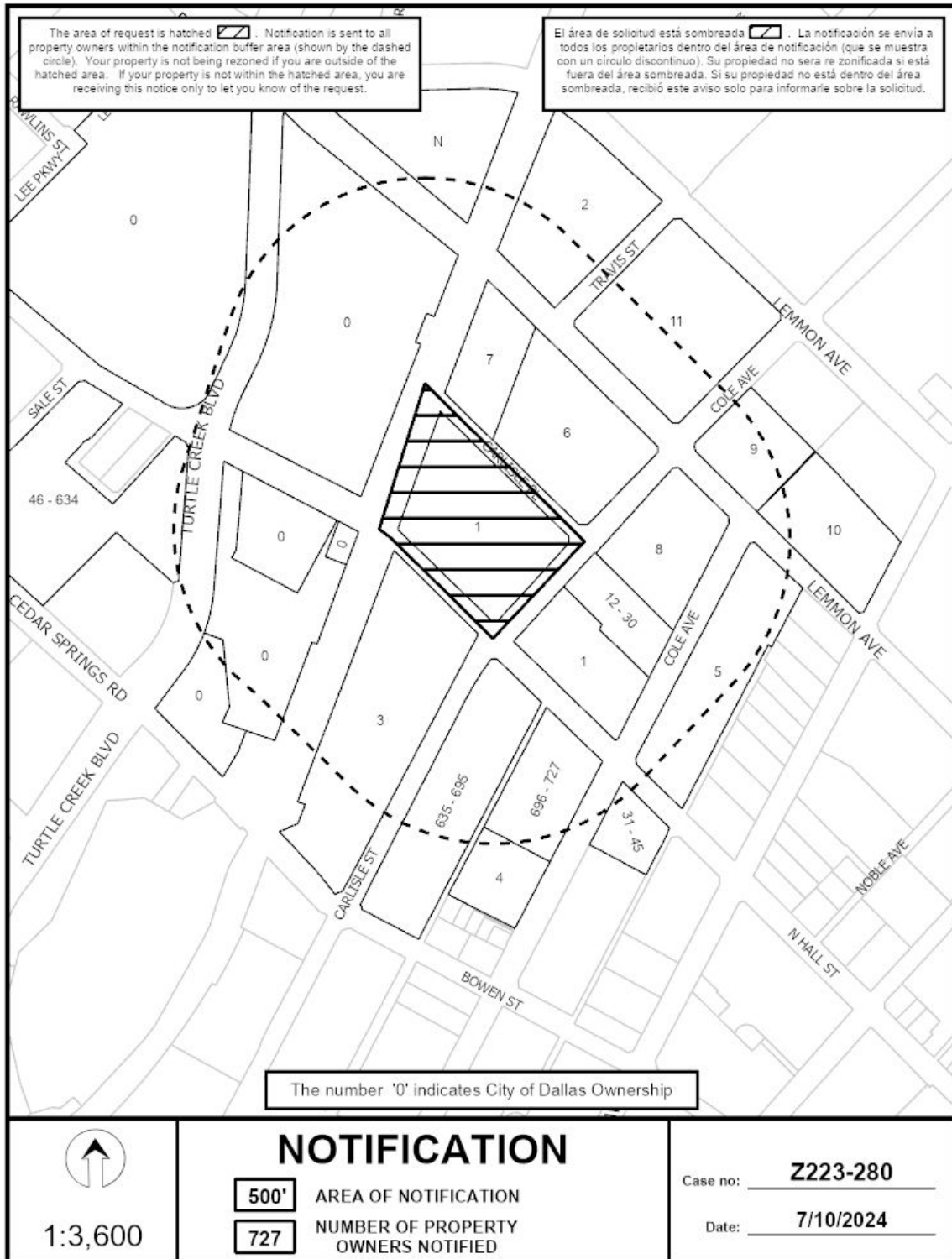
Date: 07/10/2024











07/10/2024

***Notification List of Property Owners******Z223-280******727 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3104 N HALL ST	CARLISLE ON THE CREEK LLC
2	3535 TRAVIS ST	KATY TRAIL PLACE INC
3	3203 CARLISLE ST	MQMF DALLAS CARLISLE STREET LLC
4	3215 COLE AVE	AHC COLE LP
5	3402 COLE AVE	POST APARTMENT HOMES LP
6	3223 LEMMON AVE	POST KATY TRAIL LLC
7	9 LEMMON AVE	ONCOR ELECRTCIC DELIVERY COMPANY
8	3400 CARLISLE ST	HC CARLISLE BUILDING LLC
9	3130 LEMMON AVE	Taxpayer at
10	3501 MCKINNEY AVE	3501 MCKINNEY LTD
11	3530 TRAVIS ST	CONNELL RIVIERA LLC
12	3321 COLE AVE	REINMILLER AARON
13	3321 COLE AVE	THEILEN VERNON L
14	3321 COLE AVE	BERRY DENISE L
15	3321 COLE AVE	MONTOYA REBECCA L
16	3321 COLE AVE	HARRIS TYLER FLANNIGAN &
17	3321 COLE AVE	MAPES ROBERT
18	3321 COLE AVE	CANADY RICKY
19	3321 COLE AVE	OSTREWICH MARIS STELLA
20	3321 COLE AVE	THEILEN VERNON LEE
21	3321 COLE AVE	HENDRICK JAY BRYANT
22	3321 COLE AVE	NUSSBAUM STEVEN H
23	3321 COLE AVE	KRONENBERG BRENDA
24	3321 COLE AVE	THOMAS JUSTIN
25	3321 COLE AVE	BECKNER BRET & JOAN &
26	3321 COLE AVE	NGUYEN TRANG THANH

Z223-280(MP)

07/10/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3321 COLE AVE	BULL KRISTIN &
28	3321 COLE AVE	GRIFFIN CATHEY F & STEVEN CRAIG
29	3321 COLE AVE	LOUDIS PETER
30	3321 COLE AVE	THEKKUMKARA THOMAS & MARY
31	3230 COLE AVE	BHAMIDIPATI PRABHAKAR
32	3230 COLE AVE	GARLICK RYAN M
33	3230 COLE AVE	WOODWARD LOIS N
34	3230 COLE AVE	VIGIL CAMILLE AURORA LEIGH
35	3230 COLE AVE	WILLIAMS STEVE F &
36	3230 COLE AVE	LUNA JOHN B
37	3230 COLE AVE	NAGAR BEN
38	3230 COLE AVE	FITZPATRICK ROBERT A
39	3230 COLE AVE	ARMSTRONG ADAM
40	3230 COLE AVE	COSTA FRANCESCO
41	3230 COLE AVE	KLUGE DENNIS L &
42	3230 COLE AVE	DICKSON KYLIE
43	3230 COLE AVE	PETERSON DAVID J &
44	3230 COLE AVE	HESS DOUGLAS ALLEN
45	3230 COLE AVE	RIVERA FRANK
46	3225 TURTLE CREEK BLVD	SCOTT EDWARD MANAGEMENT TRUST THE
47	3225 TURTLE CREEK BLVD	FOSTER HENSTON TRUST THE
48	3225 TURTLE CREEK BLVD	T F W MANAGEMENT INC
49	3225 TURTLE CREEK BLVD	DOLAN LILLIAN
50	3225 TURTLE CREEK BLVD	LAKEY IRENE
51	3225 TURTLE CREEK BLVD	DERRY GARTH
52	3225 TURTLE CREEK BLVD	GARCIA ADRIAN
53	3225 TURTLE CREEK BLVD	PERRY SHIRLEY LOUISE JOHNSON
54	3225 TURTLE CREEK BLVD	DUVALL PHILIP JAMES
55	3225 TURTLE CREEK BLVD	DUNHAM LARRY D &
56	3225 TURTLE CREEK BLVD	DELGADO GLORIA TATIS &
57	3225 TURTLE CREEK BLVD	TAYLOR DONALD M

Z223-280(MP)

07/10/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3225 TURTLE CREEK BLVD	LEWIS KIM DUKE
59	3225 TURTLE CREEK BLVD	COFFMAN STEPHEN
60	3225 TURTLE CREEK BLVD	MOORE ASHLEY W
61	3225 TURTLE CREEK BLVD	GALLARDO JENNIFER
62	3225 TURTLE CREEK BLVD	ABTAHI ALLEN
63	3225 TURTLE CREEK BLVD	
64	3225 TURTLE CREEK BLVD	PAGANINI MARC
65	3225 TURTLE CREEK BLVD	TOOPRAN NITIN C
66	3225 TURTLE CREEK BLVD	GARCIA LEE
67	3225 TURTLE CREEK BLVD	LIESNER DARLENE
68	3225 TURTLE CREEK BLVD	KENNEDY SYDNEY MIREILLE
69	3225 TURTLE CREEK BLVD	MARTINEZ GINALYN
70	3225 TURTLE CREEK BLVD	CAMPBELL NELSON & JOYCE M
71	3225 TURTLE CREEK BLVD	BIVONA TROY
72	3225 TURTLE CREEK BLVD	RINICKER ELLENE
73	3225 TURTLE CREEK BLVD	MCCANCE MELISSA
74	3225 TURTLE CREEK BLVD	CHIEN NANCY K
75	3225 TURTLE CREEK BLVD	KSNN REALTY LLC
76	3225 TURTLE CREEK BLVD	BRISCOE SHEILA A
77	3225 TURTLE CREEK BLVD	ADAMS ARMELIA A
78	3225 TURTLE CREEK BLVD	RAPPOLI MATTHEW R &
79	3225 TURTLE CREEK BLVD	GJONI DENIS &
80	3225 TURTLE CREEK BLVD	ALTUNA FAMILY TRUST
81	3225 TURTLE CREEK BLVD	STJ ASSOCIATES LLC
82	3225 TURTLE CREEK BLVD	HATAM ANDREW A JR
83	3225 TURTLE CREEK BLVD	STEFKA IRIS
84	3225 TURTLE CREEK BLVD	MOSTAFAVI MOHAMMAD ALI
85	3225 TURTLE CREEK BLVD	FETZER MARC
86	3225 TURTLE CREEK BLVD	EASTWOOD ETHAN& DARCY
87	3225 TURTLE CREEK BLVD	STAHA SARA SCHRETENTHALER &
88	3225 TURTLE CREEK BLVD	FELD MARK B

Z223-280(MP)

07/10/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3225 TURTLE CREEK BLVD	LUTTRELL TRACY L
90	3225 TURTLE CREEK BLVD	DENG BAO &
91	3225 TURTLE CREEK BLVD	SHIRK FRANCESCA
92	3225 TURTLE CREEK BLVD	YANG JACK
93	3225 TURTLE CREEK BLVD	FERNANDEZ DE LEON IRMA MAY
94	3225 TURTLE CREEK BLVD	PRESTON CAPITAL INVESTMENT LLC
95	3225 TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K
96	3225 TURTLE CREEK BLVD	SAJITHARAN DEENA DIVYA
97	3225 TURTLE CREEK BLVD	NAYLOR RACHEL MARIE
98	3225 TURTLE CREEK BLVD	MELOTH REVOCABLE LIVING TRUST
99	3225 TURTLE CREEK BLVD	GANTI GIRIJA &
100	3225 TURTLE CREEK BLVD	HAMILTON JAMIE
101	3225 TURTLE CREEK BLVD	BLEVINS AMANDA L
102	3225 TURTLE CREEK BLVD	GARRIS LISA C
103	3225 TURTLE CREEK BLVD	WINOKUR TATYANA
104	3225 TURTLE CREEK BLVD	MARTINEZ EDWIN E HERNANDEZ
105	3225 TURTLE CREEK BLVD	BONE MEGAN E
106	3225 TURTLE CREEK BLVD	BULL BRIAN W
107	3225 TURTLE CREEK BLVD	DEAHL KRISTEN
108	3225 TURTLE CREEK BLVD	A CORPORATIONS TEXAS LLC THE
109	3225 TURTLE CREEK BLVD	CLEVELAND TOM & KRISTINE
110	3225 TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO &
111	3225 TURTLE CREEK BLVD	ZHAO JIAYI
112	3225 TURTLE CREEK BLVD	RAVISHANKAR ROSHAN &
113	3225 TURTLE CREEK BLVD	SLKALAY AVISHAI & MICHELE
114	3225 TURTLE CREEK BLVD	CLOUGH WILLIAM J & JACQUELINE
115	3225 TURTLE CREEK BLVD	ONEAL SHELDON
116	3225 TURTLE CREEK BLVD	REN JUE
117	3225 TURTLE CREEK BLVD	TURNER RICK
118	3225 TURTLE CREEK BLVD	ARISTY ARISMENDY NICOLAS
119	3225 TURTLE CREEK BLVD	HE AMANDA ZIWEI

Z223-280(MP)

07/10/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3225 TURTLE CREEK BLVD	TORRES DENNIS M &
121	3225 TURTLE CREEK BLVD	CAI & CHU PROPERTIES LLC
122	3225 TURTLE CREEK BLVD	YOUNG ALISHA Y
123	3225 TURTLE CREEK BLVD	GOODHEART MELANIE
124	3225 TURTLE CREEK BLVD	WAGERS LENI
125	3225 TURTLE CREEK BLVD	SMITH EDNA DARLENE
126	3225 TURTLE CREEK BLVD	COOK TERRY & KEEWANI
127	3225 TURTLE CREEK BLVD	POPKOVA ALLA
128	3225 TURTLE CREEK BLVD	MARTIN ERIC C
129	3225 TURTLE CREEK BLVD	ALLAJBEU MONIKA
130	3225 TURTLE CREEK BLVD	YAVANZA LLC
131	3225 TURTLE CREEK BLVD	TOLAND JANICE
132	3225 TURTLE CREEK BLVD	TRAN BRENNAN P
133	3225 TURTLE CREEK BLVD	LEWIS LUCINDA J
134	3225 TURTLE CREEK BLVD	K E Y FAMILY TRUST
135	3225 TURTLE CREEK BLVD	BENOIST CAROLINE LEA
136	3225 TURTLE CREEK BLVD	MUNCIE DIANNA
137	3225 TURTLE CREEK BLVD	GARDNER ELIZABETH P
138	3225 TURTLE CREEK BLVD	RUMINKSI RICHARD K REVOCABLE
139	3225 TURTLE CREEK BLVD	MILLS JAMES
140	3225 TURTLE CREEK BLVD	ROLIM GEVERSON
141	3225 TURTLE CREEK BLVD	MCDERMOTT JOHN P
142	3225 TURTLE CREEK BLVD	LEAHY DEDIE
143	3225 TURTLE CREEK BLVD	WELLS GEORGE W JR
144	3225 TURTLE CREEK BLVD	WILEMON ALAYNE
145	3225 TURTLE CREEK BLVD	PHILMON TERRY L & MARGARET CHU
146	3225 TURTLE CREEK BLVD	FERREIRA HEYDIANE
147	3225 TURTLE CREEK BLVD	PAVLOCK TARA
148	3225 TURTLE CREEK BLVD	ZAKI MENA
149	3225 TURTLE CREEK BLVD	MCLEAN KATHLEEN
150	3225 TURTLE CREEK BLVD	DEAN ASAD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3225 TURTLE CREEK BLVD	DASILA DEEPAK & SMITA
152	3225 TURTLE CREEK BLVD	EPSHTEYN ELEONORA
153	3225 TURTLE CREEK BLVD	MEADOWS DANIEL
154	3225 TURTLE CREEK BLVD	GUPTA CHIRAG
155	3225 TURTLE CREEK BLVD	HOPPER KELLY M
156	3225 TURTLE CREEK BLVD	ANDERSON JEFFREY ALLEN &
157	3225 TURTLE CREEK BLVD	SIMON MARK H
158	3225 TURTLE CREEK BLVD	CORDERO LUIS
159	3225 TURTLE CREEK BLVD	WARE MICHELLE MARIE
160	3225 TURTLE CREEK BLVD	SHELTON HAYLEY B
161	3225 TURTLE CREEK BLVD	KINZLER CAROLINE TAYLOR
162	3225 TURTLE CREEK BLVD	ADAMS DARREN &
163	3225 TURTLE CREEK BLVD	XIE MENG & MICHAEL A BECK
164	3225 TURTLE CREEK BLVD	CAMERON LAURA
165	3225 TURTLE CREEK BLVD	BURNETT AMBER
166	3225 TURTLE CREEK BLVD	AGARWAL AMIT & NITA
167	3225 TURTLE CREEK BLVD	WU ISABEL
168	3225 TURTLE CREEK BLVD	MAEDA SONIA A
169	3225 TURTLE CREEK BLVD	CURTSINGER ERNEST EVERETT JR
170	3225 TURTLE CREEK BLVD	SUMMEROUR SHELLY
171	3225 TURTLE CREEK BLVD	HIDELL TIMOTHY B &
172	3225 TURTLE CREEK BLVD	EASTLAWN AVENUE LLC
173	3225 TURTLE CREEK BLVD	SADLOWSKI JOANNE
174	3225 TURTLE CREEK BLVD	MECCA PAUL
175	3225 TURTLE CREEK BLVD	SONG JEONG SOON
176	3225 TURTLE CREEK BLVD	WALKER ROSLYN A
177	3225 TURTLE CREEK BLVD	WILBER LYN REID
178	3225 TURTLE CREEK BLVD	MAHER BRITTANY MCDONALD
179	3225 TURTLE CREEK BLVD	SEATTLE RETURNS LLC
180	3225 TURTLE CREEK BLVD	YANUS MARGARET
181	3225 TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3225 TURTLE CREEK BLVD	BCD SINGH PROPERTIES OF PLANO LLC
183	3225 TURTLE CREEK BLVD	GALLO EVELYN DANIELA OLAYA &
184	3225 TURTLE CREEK BLVD	CAMPBELL DEAN R & SUZANNE E
185	3225 TURTLE CREEK BLVD	CHOY DAVID & PATRICIA L
186	3225 TURTLE CREEK BLVD	RICO ANGEL
187	3225 TURTLE CREEK BLVD	DAVIS TERRY
188	3225 TURTLE CREEK BLVD	PAUP PROPERTY MGMT LLC
189	3225 TURTLE CREEK BLVD	RAMIREZ MARCUS DEVIN
190	3225 TURTLE CREEK BLVD	PANDEY RENU & SHUBHAM
191	3225 TURTLE CREEK BLVD	WALLACE LOUISE L
192	3225 TURTLE CREEK BLVD	YELLIN CRAIG ELIOT
193	3225 TURTLE CREEK BLVD	LITWIN ANDREW BRANAGAN
194	3225 TURTLE CREEK BLVD	MEGHANA PATIL LLC
195	3225 TURTLE CREEK BLVD	HANKINS JACK C
196	3225 TURTLE CREEK BLVD	KARAMALLY ZAHOOR A
197	3225 TURTLE CREEK BLVD	BEAN SANDRA L
198	3225 TURTLE CREEK BLVD	RIGDON HOLLEY &
199	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
200	3225 TURTLE CREEK BLVD	ESTREMER SAMUEL SANTIAGO
201	3225 TURTLE CREEK BLVD	ELAYDI JIHAD H
202	3225 TURTLE CREEK BLVD	RIGNEY PAUL W
203	3225 TURTLE CREEK BLVD	MARTINEZ MATISSE M &
204	3225 TURTLE CREEK BLVD	BURFORD MORGAN V &
205	3225 TURTLE CREEK BLVD	STAHA SARA SCHRETENTHALER &
206	3225 TURTLE CREEK BLVD	TRINITY 2 TRUST
207	3225 TURTLE CREEK BLVD	RAMEZAN FRED TR
208	3225 TURTLE CREEK BLVD	EDGAR TROY DEAN &
209	3225 TURTLE CREEK BLVD	HOOVER KRISTIN L &
210	3225 TURTLE CREEK BLVD	HU YUAN PAI
211	3225 TURTLE CREEK BLVD	MARCHE LIVE LLC
212	3225 TURTLE CREEK BLVD	AGUSALA MADHAVA & VASANTHA



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213	3225 TURTLE CREEK BLVD	MCELROY CHARLES WESLEY III
214	3225 TURTLE CREEK BLVD	ITANI ABDUL RAHMAN YOUSSEF
215	3225 TURTLE CREEK BLVD	THOMAS JAMES BRIAN & BORSCH COLLEEN C
216	3225 TURTLE CREEK BLVD	ABBASI PARHAM
217	3225 TURTLE CREEK BLVD	CASTAGNET GERARDO & ROSA PATRICIA
218	3225 TURTLE CREEK BLVD	TU BENJAMIN & HELEN REVOCABLE
219	3225 TURTLE CREEK BLVD	GONZALEZ JESUS J
220	3225 TURTLE CREEK BLVD	NAJAFI NADIA
221	3225 TURTLE CREEK BLVD	BAKKE ALEXANDER BRADLEY
222	3225 TURTLE CREEK BLVD	HATFIELD BRYAN BENTON
223	3225 TURTLE CREEK BLVD	GARAY MARIBEL
224	3225 TURTLE CREEK BLVD	AZARARYA HOLDINGS LLC
225	3225 TURTLE CREEK BLVD	CHURIY IGOR & TETYANA
226	3225 TURTLE CREEK BLVD	ASFAQ RAHEELA
227	3225 TURTLE CREEK BLVD	NGUYEN LAN N
228	3225 TURTLE CREEK BLVD	HARRIS CHERYL L
229	3225 TURTLE CREEK BLVD	MILLER JOSEPH F
230	3225 TURTLE CREEK BLVD	BENNER KYLEE DAWN
231	3225 TURTLE CREEK BLVD	JOUN MICHEL
232	3225 TURTLE CREEK BLVD	SNODELL MEAGAN
233	3225 TURTLE CREEK BLVD	SHERRY JAMES TODD & CHRISTINE LYNN
234	3225 TURTLE CREEK BLVD	NEELEY KIMBERLY
235	3225 TURTLE CREEK BLVD	KLS INVESTMENTS
236	3225 TURTLE CREEK BLVD	MCKENNETT MICHELLE D
237	3225 TURTLE CREEK BLVD	RAMLAL JADE
238	3225 TURTLE CREEK BLVD	GANESH CHAT P & LALITHA
239	3225 TURTLE CREEK BLVD	JARAKI ABDULRAHMAN & RAFAH M &
240	3225 TURTLE CREEK BLVD	MARIMUTHU RAJESH &
241	3225 TURTLE CREEK BLVD	SCHMIDT FAMILY TRUST
242	3225 TURTLE CREEK BLVD	SWEENEY DAN & RENEE
243	3225 TURTLE CREEK BLVD	DOULCET FELICIE T

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244	3225 TURTLE CREEK BLVD	STAGGS WILLIAM F JR
245	3225 TURTLE CREEK BLVD	KENNEDY LESLIE A
246	3225 TURTLE CREEK BLVD	JONES HARRY A & SUSAN A
247	3225 TURTLE CREEK BLVD	BABA RP1 LLC
248	3225 TURTLE CREEK BLVD	LAU ROBERT CLAYTON &
249	3225 TURTLE CREEK BLVD	MOGHADAM ALI
250	3225 TURTLE CREEK BLVD	GLICK HOWARD
251	3225 TURTLE CREEK BLVD	LIGHTWALA TASNEEM &
252	3225 TURTLE CREEK BLVD	ALMANZA HILARIO JR & GENOVIE M
253	3225 TURTLE CREEK BLVD	HADAVAND REZA
254	3225 TURTLE CREEK BLVD	PATEL MITESH
255	3225 TURTLE CREEK BLVD	LEPP JANICE MARIE LIVING TRUST
256	3225 TURTLE CREEK BLVD	HARWOOD KRISTIN JEAN &
257	3225 TURTLE CREEK BLVD	PELOSOF LORRAINE C
258	3225 TURTLE CREEK BLVD	HICKMAN VICTORIA
259	3225 TURTLE CREEK BLVD	ME MI MO LLC
260	3225 TURTLE CREEK BLVD	SREEWASTAV KIRAN
261	3225 TURTLE CREEK BLVD	BAKONYI MICHAEL & CONNIE &
262	3225 TURTLE CREEK BLVD	NEMATOLLAHI NAVID &
263	3225 TURTLE CREEK BLVD	NEWSOM BOYD L
264	3225 TURTLE CREEK BLVD	CANTU CHRISTOPHER J
265	3225 TURTLE CREEK BLVD	STEVENS TYLER C
266	3225 TURTLE CREEK BLVD	MOORE GARRETT M
267	3225 TURTLE CREEK BLVD	LESNIEWSKI LORI A
268	3225 TURTLE CREEK BLVD	BARNEY FRED O JR &
269	3225 TURTLE CREEK BLVD	SCHULENBERG ROSS
270	3225 TURTLE CREEK BLVD	CHAND ARJUN
271	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA
272	3225 TURTLE CREEK BLVD	GIDDINGS HELEN FAMILY
273	3225 TURTLE CREEK BLVD	JOHNSON JEREMIAH J & KIMBERLY R
274	3225 TURTLE CREEK BLVD	HABEEB ROBERT A

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275	3225 TURTLE CREEK BLVD	KING JON JOSHUA
276	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN &
277	3225 TURTLE CREEK BLVD	MURPHY GARY
278	3225 TURTLE CREEK BLVD	MARASLIOGLU SAHIN & DIKRANUHI
279	3225 TURTLE CREEK BLVD	SAPITSKY JACOBA R
280	3225 TURTLE CREEK BLVD	AMSTEIN MICHAEL B & CYNTHIA B
281	3225 TURTLE CREEK BLVD	PORTERFIELD DONALD & CARMEN
282	3225 TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
283	3225 TURTLE CREEK BLVD	PANDYA ALMA R
284	3225 TURTLE CREEK BLVD	DIBBLE LARRY
285	3225 TURTLE CREEK BLVD	KOVAL JOHN & LAURA
286	3225 TURTLE CREEK BLVD	EED ALIA
287	3225 TURTLE CREEK BLVD	LEE VIVIAN S
288	3225 TURTLE CREEK BLVD	HUKIC SUNCICA
289	3225 TURTLE CREEK BLVD	VASHISTH SURESH C & SUNITA S
290	3225 TURTLE CREEK BLVD	SANGHANI GULSHAN & RAHIM &
291	3225 TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL
292	3225 TURTLE CREEK BLVD	MOSTAFAIE ALIREZA
293	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
294	3225 TURTLE CREEK BLVD	COBURN LOREN &
295	3225 TURTLE CREEK BLVD	MANGALL LLOYD WILLIAM JR & TRACEY
296	3225 TURTLE CREEK BLVD	JOHNSON DANIEL &
297	3225 TURTLE CREEK BLVD	LUCIO JESUS S & DALILA
298	3225 TURTLE CREEK BLVD	KUSTOFF JULIE
299	3225 TURTLE CREEK BLVD	GRIFFITH CARROLL P JR 2011 TR &
300	3225 TURTLE CREEK BLVD	FAIR ROGERS P JR
301	3225 TURTLE CREEK BLVD	SHORTELL JOSEPH HENRY
302	3225 TURTLE CREEK BLVD	YOUNG MARK D
303	3225 TURTLE CREEK BLVD	BISMAR HISHAM & DIMA
304	3225 TURTLE CREEK BLVD	BUISIER JANAN MOHAMED
305	3225 TURTLE CREEK BLVD	CHEEMA ROOHI

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306	3225 TURTLE CREEK BLVD	MADANI RAMTIN
307	3225 TURTLE CREEK BLVD	LI MEIZI
308	3225 TURTLE CREEK BLVD	SCHMIDT JARRET
309	3225 TURTLE CREEK BLVD	CAMPBELL BAILEY
310	3225 TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C
311	3225 TURTLE CREEK BLVD	CAMPBELL THOMAS MICHAEL &
312	3225 TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M
313	3225 TURTLE CREEK BLVD	GONZALEZ INGRID
314	3225 TURTLE CREEK BLVD	WARMINGTON MARIA C
315	3225 TURTLE CREEK BLVD	BROWNFIELD GARY
316	3225 TURTLE CREEK BLVD	RUSSELL KIMMIE LLC
317	3225 TURTLE CREEK BLVD	ZAMORANO EDMUNDO
318	3225 TURTLE CREEK BLVD	SHAFFER DIANA L
319	3225 TURTLE CREEK BLVD	KAMALI BEHNOOSH
320	3225 TURTLE CREEK BLVD	BASHIROVA ULVIYYA
321	3225 TURTLE CREEK BLVD	YJE JEANETTE E KOREB REVOCABLE
322	3225 TURTLE CREEK BLVD	LAAKE JARED A &
323	3225 TURTLE CREEK BLVD	GONZALES CYNTHIA
324	3225 TURTLE CREEK BLVD	RUTHERFORD AL F
325	3225 TURTLE CREEK BLVD	REECE BOBBY N
326	3225 TURTLE CREEK BLVD	SNOVER BURT ALLEN
327	3225 TURTLE CREEK BLVD	KIM EUNSUP
328	3225 TURTLE CREEK BLVD	HAMP THOMAS EDMON &
329	3225 TURTLE CREEK BLVD	DOWD SEAN
330	3225 TURTLE CREEK BLVD	EDWARDS WILLIAM B & RHONDA M
331	3225 TURTLE CREEK BLVD	LOPEZ CARLOS JR & LAURIE A
332	3225 TURTLE CREEK BLVD	WITMER SCOTT TUAN
333	3225 TURTLE CREEK BLVD	MITTLEMAN KIMI
334	3225 TURTLE CREEK BLVD	RICHARDS-CARTY CHERRI J
335	3225 TURTLE CREEK BLVD	CARPENTER JESSICA
336	3225 TURTLE CREEK BLVD	KHODAPARAST SHAHIRA &

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337	3225 TURTLE CREEK BLVD	EVSEEV PETER E
338	3225 TURTLE CREEK BLVD	CHAO LIN
339	3225 TURTLE CREEK BLVD	CANTON MICHAEL
340	3225 TURTLE CREEK BLVD	MARSHALL RYAN
341	3225 TURTLE CREEK BLVD	GILBERT MICAH ANDREW
342	3225 TURTLE CREEK BLVD	NVK PPTIES LLC
343	3225 TURTLE CREEK BLVD	WALSER CHRIS
344	3225 TURTLE CREEK BLVD	SPERO KIMBERLY
345	3225 TURTLE CREEK BLVD	LANKA MURALI KRISHNA
346	3225 TURTLE CREEK BLVD	MANCINI MASSIMO G
347	3225 TURTLE CREEK BLVD	LIU SHILUN
348	3225 TURTLE CREEK BLVD	RAUPP MAGDALA
349	3225 TURTLE CREEK BLVD	DONOVAN GEORGE J III
350	3225 TURTLE CREEK BLVD	ELLIS KEELEY ELISE &
351	3225 TURTLE CREEK BLVD	ALIREZALEYAN ALI
352	3225 TURTLE CREEK BLVD	FOX RUN SENIOR LLC
353	3225 TURTLE CREEK BLVD	RUBLE EILEEN M
354	3225 TURTLE CREEK BLVD	KOBYLINSKA MONIKA MARLENA
355	3225 TURTLE CREEK BLVD	SURIC HELENA
356	3225 TURTLE CREEK BLVD	MASSARE JORGE &
357	3225 TURTLE CREEK BLVD	SHAH DHRUVAL
358	3225 TURTLE CREEK BLVD	DAGHIGHI KIAN M
359	3225 TURTLE CREEK BLVD	LUCAS DEAN MICHAEL &
360	3225 TURTLE CREEK BLVD	JONES ANN LUTZ
361	3225 TURTLE CREEK BLVD	SIBLEY STEPHEN
362	3225 TURTLE CREEK BLVD	EDWARDS TRACEY SMITH
363	3225 TURTLE CREEK BLVD	KIM SEAN KYOM &
364	3225 TURTLE CREEK BLVD	SANI ALI
365	3225 TURTLE CREEK BLVD	MASSOM LLC
366	3225 TURTLE CREEK BLVD	MARCHE LIVE LLC
367	3225 TURTLE CREEK BLVD	KHAN BILAL AHMED & ANIQA

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368	3225 TURTLE CREEK BLVD	DEZHAM CAMERON & HOLLY VAFI &
369	3225 TURTLE CREEK BLVD	BARKER TRAVIS BRIAN &
370	3225 TURTLE CREEK BLVD	FEDOCK RICHARD NICHOLAS & CAROLE CURRY
371	3225 TURTLE CREEK BLVD	MAYFIELD TAMMY L
372	3225 TURTLE CREEK BLVD	MESSENGER CLYDE J IV & YAIMA Q
373	3225 TURTLE CREEK BLVD	NEERUKONDA PRASAD P & LATHA S
374	3225 TURTLE CREEK BLVD	ABRAHAM CHARLES T
375	3225 TURTLE CREEK BLVD	DAI CHENGHUA
376	3225 TURTLE CREEK BLVD	AGUSALA MADHAVA
377	3225 TURTLE CREEK BLVD	MASROUR SHAMIN
378	3225 TURTLE CREEK BLVD	SHASTRI SHANI
379	3225 TURTLE CREEK BLVD	GENTRY NEWMAN FRANKLIN
380	3225 TURTLE CREEK BLVD	THAMM MARY C & RICK W
381	3225 TURTLE CREEK BLVD	ABRAMS ROBERT G & JOY L
382	3225 TURTLE CREEK BLVD	YARI NILOOFAR
383	3225 TURTLE CREEK BLVD	LEWIS CAILYN CARROLLJANE
384	3225 TURTLE CREEK BLVD	DAY WILLIAM D & KAREN M
385	3225 TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
386	3225 TURTLE CREEK BLVD	SRIHARI SWASTIC KAVEESHWAR
387	3225 TURTLE CREEK BLVD	MARTINEZ JAIME A & LESLIE N
388	3225 TURTLE CREEK BLVD	MONIRI ALLEN A
389	3225 TURTLE CREEK BLVD	DUKES SUSAN & TIMOTHY
390	3225 TURTLE CREEK BLVD	BOLDING GARY D
391	3225 TURTLE CREEK BLVD	BINDER LEVAV
392	3225 TURTLE CREEK BLVD	BOYKIN MICHAEL
393	3225 TURTLE CREEK BLVD	WARDFREEMAN SUSAN &
394	3225 TURTLE CREEK BLVD	LE DIEM THO
395	3225 TURTLE CREEK BLVD	CORNELL DOUGLAS T &
396	3225 TURTLE CREEK BLVD	TOBEY ROBERT L &
397	3225 TURTLE CREEK BLVD	MIDLING STEPHANIE &
398	3225 TURTLE CREEK BLVD	HEAD KEITH L &

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399	3225 TURTLE CREEK BLVD	BUISIER MOHAMAD SALEH &
400	3225 TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
401	3225 TURTLE CREEK BLVD	LEONARD RHEADA
402	3225 TURTLE CREEK BLVD	DASH RANGADHAR
403	3225 TURTLE CREEK BLVD	PUWETO LLC
404	3225 TURTLE CREEK BLVD	KOSHER PROPERTIES
405	3225 TURTLE CREEK BLVD	CARAM MEREDITH
406	3225 TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR &
407	3225 TURTLE CREEK BLVD	HE YUN & LI XINGZHE
408	3225 TURTLE CREEK BLVD	HEYMAN LINDA S
409	3225 TURTLE CREEK BLVD	PAUP PROPERTY MANAGEMENT LLC
410	3225 TURTLE CREEK BLVD	VIDAKOVIC ROBERT L
411	3225 TURTLE CREEK BLVD	JU MICHELLE RAYU
412	3225 TURTLE CREEK BLVD	MARTINEZ MARCO A EST OF &
413	3225 TURTLE CREEK BLVD	CAUDELL CHRISTINA C
414	3225 TURTLE CREEK BLVD	TAN FANGYUN
415	3225 TURTLE CREEK BLVD	PEYROVI LILLY
416	3225 TURTLE CREEK BLVD	ROY RAJAT
417	3225 TURTLE CREEK BLVD	SAMEI ROZITA &
418	3225 TURTLE CREEK BLVD	GRESHAM ANN
419	3225 TURTLE CREEK BLVD	HILL MARILYN K
420	3225 TURTLE CREEK BLVD	DELEON JOSE M &
421	3225 TURTLE CREEK BLVD	GRAY ROBERT & LESLI
422	3225 TURTLE CREEK BLVD	CORTEZ GLORIA J
423	3225 TURTLE CREEK BLVD	ORTIZ LUIS A
424	3225 TURTLE CREEK BLVD	ROSE JAMES E
425	3225 TURTLE CREEK BLVD	HONKONEN AARON
426	3225 TURTLE CREEK BLVD	STONE JANE
427	3225 TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA
428	3225 TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
429	3225 TURTLE CREEK BLVD	TAMEZ ORACIO

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430	3225 TURTLE CREEK BLVD	MYERS MICHELLE
431	3225 TURTLE CREEK BLVD	ALLEN JOHN
432	3225 TURTLE CREEK BLVD	MENDOZA GONZALO A BAEZ
433	3225 TURTLE CREEK BLVD	BAHIRWANI RANJEETA
434	3225 TURTLE CREEK BLVD	JL PPTY INV LLC JL TURTLE CREEK SERIES
435	3225 TURTLE CREEK BLVD	HAN SONG MI
436	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
437	3225 TURTLE CREEK BLVD	PEREZ ROBERTO
438	3225 TURTLE CREEK BLVD	KOWALSKI ELIZABETH
439	3225 TURTLE CREEK BLVD	MONCADA ALEJANDRO &
440	3225 TURTLE CREEK BLVD	MAGUIRE BARBARA A & LAMBERT
441	3225 TURTLE CREEK BLVD	RAGSDALE THOMAS R &
442	3225 TURTLE CREEK BLVD	ABOLMAALI SEYED
443	3225 TURTLE CREEK BLVD	DANNER STEVEN J
444	3225 TURTLE CREEK BLVD	BUISIER SALEH
445	3225 TURTLE CREEK BLVD	JING HWA INC
446	3225 TURTLE CREEK BLVD	HOPKINS TIMOTHY
447	3225 TURTLE CREEK BLVD	GODOY MARCO ANTONIO
448	3225 TURTLE CREEK BLVD	HEIDE JACQUELINE
449	3225 TURTLE CREEK BLVD	CONSTANTINE SAMI
450	3225 TURTLE CREEK BLVD	TAN FANGYUN
451	3225 TURTLE CREEK BLVD	MAJEED SAMER WAIL
452	3225 TURTLE CREEK BLVD	ANSON MATTHEW DAVID &
453	3225 TURTLE CREEK BLVD	CHARAN RAM
454	3225 TURTLE CREEK BLVD	NASH MARIANNE E
455	3225 TURTLE CREEK BLVD	BIRDSALL JENNIFER GAIL
456	3225 TURTLE CREEK BLVD	VARIAN LAWRENCE
457	3225 TURTLE CREEK BLVD	DSS INVESTMENT PROPERTIES LLC
458	3225 TURTLE CREEK BLVD	CHARCHAFLIEH BASIL
459	3225 TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN
460	3225 TURTLE CREEK BLVD	AMADOR MARISOL



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461	3225 TURTLE CREEK BLVD	CASTLES JAMES B &
462	3225 TURTLE CREEK BLVD	ZHANG LINDA & ERIC MING SUN
463	3225 TURTLE CREEK BLVD	SCHRUF LUKE
464	3225 TURTLE CREEK BLVD	ZHANG GUANG
465	3225 TURTLE CREEK BLVD	SEATTLE RETURNS LLC
466	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
467	3225 TURTLE CREEK BLVD	RICHARDSCARTY CHERRI J
468	3225 TURTLE CREEK BLVD	KOBLER CHRISTOPHER
469	3225 TURTLE CREEK BLVD	KERR ROYANNE
470	3225 TURTLE CREEK BLVD	KESSLER TIMOTHY
471	3225 TURTLE CREEK BLVD	ADAMS TRUST THE &
472	3225 TURTLE CREEK BLVD	REKOWSKI NICOLE
473	3225 TURTLE CREEK BLVD	MACHON ED &
474	3225 TURTLE CREEK BLVD	MORGAN MARK G
475	3225 TURTLE CREEK BLVD	GREAUX CHERYL
476	3225 TURTLE CREEK BLVD	RAMZY JOHN W LIVING TRUST THE
477	3225 TURTLE CREEK BLVD	HOUSTON ANTHONY
478	3225 TURTLE CREEK BLVD	MANDAVA PREM K
479	3225 TURTLE CREEK BLVD	VANCE BRADLY LEE &
480	3225 TURTLE CREEK BLVD	EMMI NIVVA KIRAN
481	3225 TURTLE CREEK BLVD	SHAKAMURI RAVI & MADHUMATHI
482	3225 TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE
483	3225 TURTLE CREEK BLVD	ROBERTS BRUCE LEE & KRISTI
484	3225 TURTLE CREEK BLVD	CANNATA JAMES
485	3225 TURTLE CREEK BLVD	AHMED MOHAMMED SAIFUDDIN
486	3225 TURTLE CREEK BLVD	MOSS ANDRELYN C &
487	3225 TURTLE CREEK BLVD	EMBABI SHERIF &
488	3225 TURTLE CREEK BLVD	RODSKY MARCY
489	3225 TURTLE CREEK BLVD	RBR INTERESTS LLC
490	3225 TURTLE CREEK BLVD	SELL JOHN
491	3225 TURTLE CREEK BLVD	TEAGUE TRAVIS M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	3225 TURTLE CREEK BLVD	SABEEN SALIM PROPERTIES LLC
493	3225 TURTLE CREEK BLVD	NEAL HOLLY
494	3225 TURTLE CREEK BLVD	FOGLER JASON C
495	3225 TURTLE CREEK BLVD	JOHNSON LAWRENCE & SONIA A
496	3225 TURTLE CREEK BLVD	CONNOR JAMES THOMAS JR
497	3225 TURTLE CREEK BLVD	MCCAFFERY SEAN & ANNE
498	3225 TURTLE CREEK BLVD	BORS LARISA
499	3225 TURTLE CREEK BLVD	WILSONMCCONNELL FAMILY
500	3225 TURTLE CREEK BLVD	ZIMMERMAN STEVEN & CINDY
501	3225 TURTLE CREEK BLVD	TAFRALIAN DICRON
502	3225 TURTLE CREEK BLVD	DEFURIA LINDA M
503	3225 TURTLE CREEK BLVD	ZHANG GUANG
504	3225 TURTLE CREEK BLVD	LANKFORD JAMES M
505	3225 TURTLE CREEK BLVD	WILSON JAMES P
506	3225 TURTLE CREEK BLVD	LIU ENCHI & PIN YUAN WANG
507	3225 TURTLE CREEK BLVD	KING IVORY L
508	3225 TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
509	3225 TURTLE CREEK BLVD	GRAHAM JUDITH ANN
510	3225 TURTLE CREEK BLVD	DERINGER MATTHEW ROBERT
511	3225 TURTLE CREEK BLVD	SOHAEE SIAVASH &
512	3225 TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON
513	3225 TURTLE CREEK BLVD	CAMPBELL JIM L
514	3225 TURTLE CREEK BLVD	MELTON BENJAMIN CORD
515	3225 TURTLE CREEK BLVD	REICHARD CARLA A &
516	3225 TURTLE CREEK BLVD	YAZDANI MAHMOUD MAGHSOUD &
517	3225 TURTLE CREEK BLVD	HERBST PAUL & LORI
518	3225 TURTLE CREEK BLVD	GIGLIO DANIELLA
519	3225 TURTLE CREEK BLVD	RIVERA BEN E & FRED A L
520	3225 TURTLE CREEK BLVD	KRALIS LESLEY ELIZABETH
521	3225 TURTLE CREEK BLVD	BROADDUS JEFFREY
522	3225 TURTLE CREEK BLVD	CRONK M ESTELLE TRUST OF 2010

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	3225 TURTLE CREEK BLVD	KNOCHEL KIMBERLY
524	3225 TURTLE CREEK BLVD	CHANG TERESA ALLISON
525	3225 TURTLE CREEK BLVD	PINE TREE REAL ESTATE
526	3225 TURTLE CREEK BLVD	LANKA SURYA PRAKASH &
527	3225 TURTLE CREEK BLVD	COFFEY ELIZABETH M
528	3225 TURTLE CREEK BLVD	SUGIURA YOSHIE
529	3225 TURTLE CREEK BLVD	FELLI SAMUEL
530	3225 TURTLE CREEK BLVD	NAIR CKP & SYAMALA C
531	3225 TURTLE CREEK BLVD	PATEL PIYUSH K & MINA P
532	3225 TURTLE CREEK BLVD	SAKS KATHRINE TORY &
533	3225 TURTLE CREEK BLVD	BINFORD OSWALD &
534	3225 TURTLE CREEK BLVD	WARNER TINA
535	3225 TURTLE CREEK BLVD	DESAI PRAVIN & ARATI
536	3225 TURTLE CREEK BLVD	PATEL SHITAL J & SUKETU KAUSHIK
537	3225 TURTLE CREEK BLVD	WILLS DELINDA DEMITA
538	3225 TURTLE CREEK BLVD	KENAA HANNA H &
539	3225 TURTLE CREEK BLVD	VARGAS CYNTHIA
540	3225 TURTLE CREEK BLVD	ZHANG GUANG
541	3225 TURTLE CREEK BLVD	SOM SOLINA
542	3225 TURTLE CREEK BLVD	HUSBAND NIKKI SHERRELL
543	3225 TURTLE CREEK BLVD	MOROZOV ZAKHAR
544	3225 TURTLE CREEK BLVD	VELASQUEZ RUBEN II
545	3225 TURTLE CREEK BLVD	WENNO HILDA
546	3225 TURTLE CREEK BLVD	WILLIAMS KENT ROGER
547	3225 TURTLE CREEK BLVD	HODGES STEVEN
548	3225 TURTLE CREEK BLVD	HALL DAVID DOUGLAS JR &
549	3225 TURTLE CREEK BLVD	DONOFRIO SAMANTHA
550	3225 TURTLE CREEK BLVD	LIDJI MYRIAM B
551	3225 TURTLE CREEK BLVD	ZAKHOUR BASSAM
552	3225 TURTLE CREEK BLVD	BLAS EDUARDO & RENATA
553	3225 TURTLE CREEK BLVD	ZHANG YIZHENG

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	3225 TURTLE CREEK BLVD	LAHRODI POONEH
555	3225 TURTLE CREEK BLVD	SARIN ARVIND
556	3225 TURTLE CREEK BLVD	MATTHEWS JUDY GAIL BEARD
557	3225 TURTLE CREEK BLVD	MZLS ENTERPRISES LP
558	3225 TURTLE CREEK BLVD	SALMI TOMMI
559	3225 TURTLE CREEK BLVD	HUYNH DYLAN &
560	3225 TURTLE CREEK BLVD	AHMED MAHRIN
561	3225 TURTLE CREEK BLVD	WU GEORGE & XUNZHI JENNIFER
562	3225 TURTLE CREEK BLVD	CIOCAN FLORENTINA
563	3225 TURTLE CREEK BLVD	WENDLER JESSICA T
564	3225 TURTLE CREEK BLVD	TURNER BARRY & VIVKI
565	3225 TURTLE CREEK BLVD	SONI SWATIBEN R &
566	3225 TURTLE CREEK BLVD	HOLDER SYDNEY
567	3225 TURTLE CREEK BLVD	DEAN FAMILY PARTNERSHIP LP
568	3225 TURTLE CREEK BLVD	DIJOSEPH JOHN
569	3225 TURTLE CREEK BLVD	KEELAN BRIAN & LISA
570	3225 TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL
571	3225 TURTLE CREEK BLVD	WETTREICH ZARA ELIZABETH
572	3225 TURTLE CREEK BLVD	LANKA INDIRA &
573	3225 TURTLE CREEK BLVD	MCCARTHY JOHN E & KATHERINE B
574	3225 TURTLE CREEK BLVD	NAZIFPOUR SHAYDA &
575	3225 TURTLE CREEK BLVD	MASOUMALIZADEH MAHIN &
576	3225 TURTLE CREEK BLVD	NGUYEN YEN HOANG
577	3225 TURTLE CREEK BLVD	ROZENZVIG YEHIEL
578	3225 TURTLE CREEK BLVD	REDDY MANVITHA C & SASIKANTH
579	3225 TURTLE CREEK BLVD	NEWSOME PHOEBE D
580	3225 TURTLE CREEK BLVD	ASHRAF MOHAMMED AHMED
581	3225 TURTLE CREEK BLVD	MAH JEFFERY
582	3225 TURTLE CREEK BLVD	SCOTT MEGHAN
583	3225 TURTLE CREEK BLVD	C&L REAL ESTATE HOLDINGS LLC
584	3225 TURTLE CREEK BLVD	HERRMANN JOHN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	3225 TURTLE CREEK BLVD	JALALI SID POORYA &
586	3225 TURTLE CREEK BLVD	ADAMSON KAREN ANN HERRERA
587	3225 TURTLE CREEK BLVD	PAFF PENNY & CANNON
588	3225 TURTLE CREEK BLVD	RICHENEMEH MOUFID & MAYA TRUST
589	3225 TURTLE CREEK BLVD	MORELAND MATTHEW JOSEPH &
590	3225 TURTLE CREEK BLVD	BONILLA EVA
591	3225 TURTLE CREEK BLVD	SMART STEPHANIE LYNN &
592	3225 TURTLE CREEK BLVD	CELLI ROBERT MICHAEL
593	3225 TURTLE CREEK BLVD	EVERTON MATTHEW &
594	3225 TURTLE CREEK BLVD	CAUTHEN DON & JULIA
595	3225 TURTLE CREEK BLVD	BLAKE NINA CERVANTES
596	3225 TURTLE CREEK BLVD	BARTUS DAVID E
597	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B &
598	3225 TURTLE CREEK BLVD	GREEN JIMMY
599	3225 TURTLE CREEK BLVD	SENNETTEBROWN GRADYNE
600	3225 TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A
601	3225 TURTLE CREEK BLVD	LEE WILLIAM G
602	3225 TURTLE CREEK BLVD	MARTINEZ FAUSTINA
603	3225 TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
604	3225 TURTLE CREEK BLVD	SEEBERGER JOAN P
605	3225 TURTLE CREEK BLVD	RYDELSKI VICTORIA
606	3225 TURTLE CREEK BLVD	STINSON JANET LYNN
607	3225 TURTLE CREEK BLVD	DEBLANK ANNE B
608	3225 TURTLE CREEK BLVD	MASSOM LLC
609	3225 TURTLE CREEK BLVD	SMITH MEREDITH
610	3225 TURTLE CREEK BLVD	BLOOM ROBERT A
611	3225 TURTLE CREEK BLVD	MAYBERRY DAVID W
612	3225 TURTLE CREEK BLVD	SANTIAGO JUAN
613	3225 TURTLE CREEK BLVD	HERNANDEZ ELISA C
614	3225 TURTLE CREEK BLVD	BINFORD OSWALD S &
615	3225 TURTLE CREEK BLVD	DUNDON KENNETH J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	3225 TURTLE CREEK BLVD	PANCHASARP VANEE &
617	3225 TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON
618	3225 TURTLE CREEK BLVD	KUBILIUN NISA
619	3225 TURTLE CREEK BLVD	MOES BROS & SONS LLC &
620	3225 TURTLE CREEK BLVD	TOMLINS JEFF E
621	3225 TURTLE CREEK BLVD	MAZZARELLA LORAINNE & RICHARD
622	3225 TURTLE CREEK BLVD	DELBAGNO JOHN B TR &
623	3225 TURTLE CREEK BLVD	ROOZROKH MICHAEL
624	3225 TURTLE CREEK BLVD	ZAKHOUR KAMIL
625	3225 TURTLE CREEK BLVD	HANSEL SCOTT
626	3225 TURTLE CREEK BLVD	BENAHARON SOL
627	3225 TURTLE CREEK BLVD	BURGIO DONALD A
628	3225 TURTLE CREEK BLVD	ALKAYED RIYAD
629	3225 TURTLE CREEK BLVD	MATHER MATTHEW JAMES
630	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY BRIAN &
631	3225 TURTLE CREEK BLVD	ROBINSON DAVID & JULIE GARDES
632	3225 TURTLE CREEK BLVD	MROZ MELANIE
633	3225 TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
634	3225 TURTLE CREEK BLVD	THE RENAISSANCE ON TURTLE CREEK
635	3210 CARLISLE ST	PAGE ANTHONY R
636	3210 CARLISLE ST	KOROSEC BLAZ
637	3210 CARLISLE ST	MEHTA SIDDHI
638	3210 CARLISLE ST	CHOI YUN H
639	3210 CARLISLE ST	JOHNSON LEVI D &
640	3210 CARLISLE ST	ALDOUS ELEANOR &
641	3210 CARLISLE ST	BROWN BRENT CHRISTOPHER
642	3210 CARLISLE ST	BIRDWELL CAMERON SALTER
643	3210 CARLISLE ST	IMER INVESTMENTS LLC
644	3210 CARLISLE ST	PATEL NEIL N & BINITA
645	3210 CARLISLE ST	BADARACCO LUIS BLONDET &
646	3210 CARLISLE ST	WENTWORTH BARBARA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	3210 CARLISLE ST	NICKS CHRISTOPHER S & LYNN H NICKS
648	3210 CARLISLE ST	ABRAHAM JASON F REVOCALBLE
649	3210 CARLISLE ST	ZIMMERMAN KATHERYN
650	3210 CARLISLE ST	SANDELL MITZI & JIM DICK JR
651	3210 CARLISLE ST	BENDER BRIAN TIMOTHY
652	3210 CARLISLE ST	GROJEAN GRANT C
653	3210 CARLISLE ST	HORTON LANCE
654	3210 CARLISLE ST	BAKER JILL &
655	3210 CARLISLE ST	STOJANOVIC VESNA
656	3210 CARLISLE ST	WATERMAN PETER ALAN &
657	3210 CARLISLE ST	GOODWIN BOBBY A &
658	3210 CARLISLE ST	BENSON KEITH JR
659	3210 CARLISLE ST	RUSCHHAUPT REED
660	3210 CARLISLE ST	DUNTON STACY
661	3210 CARLISLE ST	STANFORD CHRISTIN C & ERIK
662	3210 CARLISLE ST	DEVSOL HOLDINGS II LLC
663	3210 CARLISLE ST	WOODARD BRYAN T
664	3210 CARLISLE ST	HSIEH ERIC TZONGLIN
665	3210 CARLISLE ST	FLOWERS ROBERT R
666	3210 CARLISLE ST	STEELE KATELYN E
667	3210 CARLISLE ST	BURNS MICHAEL R &
668	3210 CARLISLE ST	LOCKE KELLY
669	3210 CARLISLE ST	ADAMS CAMERON
670	3210 CARLISLE ST	STRATTON GUS
671	3210 CARLISLE ST	STEELMAN CHARLES E JR &
672	3210 CARLISLE ST	BASS JAMES G & LAURI C
673	3210 CARLISLE ST	KIBBEY CAITLIN M
674	3210 CARLISLE ST	ALVAREZ PEDRO JR &
675	3210 CARLISLE ST	COTE ERNEST E
676	3210 CARLISLE ST	GEIKEN CHAD D
677	3210 CARLISLE ST	NYSTROM PETER

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678	3210 CARLISLE ST	WARGIN GABRIEL
679	3210 CARLISLE ST	LARE ROBERT JR & GAYLENE M
680	3210 CARLISLE ST	SLAVIN DIERDRE
681	3210 CARLISLE ST	WELLS CORY
682	3210 CARLISLE ST	DYSLIN KATHRYN R & JOHN M
683	3210 CARLISLE ST	DWH VENTURES LLC
684	3210 CARLISLE ST	MCINTOSH MICHELLE & DAVID
685	3210 CARLISLE ST	HUANG THERESA T
686	3210 CARLISLE ST	FISHBACK ANNE
687	3210 CARLISLE ST	3210 CARLISLE LLC
688	3210 CARLISLE ST	CREIGHTON BENJAMIN B
689	3210 CARLISLE ST	CONROY ALEXIUS
690	3210 CARLISLE ST	THIRD & WILLIS LLC
691	3210 CARLISLE ST	CONVERSE SUSAN MANNING
692	3210 CARLISLE ST	MIRE DENNIS
693	3210 CARLISLE ST	SMITH JAMES GLASGOW II
694	3210 CARLISLE ST	DIONALEX TRUST THE
695	3210 CARLISLE ST	REECE CRYSTAL
696	3235 COLE AVE	YEXIAOBING &
697	3235 COLE AVE	NGUYEN THONG
698	3235 COLE AVE	MOSCA CELESTE ALISA
699	3235 COLE AVE	
700	3235 COLE AVE	LOWRY PATRICK
701	3235 COLE AVE	KHAN ZARA
702	3235 COLE AVE	TRAN VERONIQUE & TIM VU
703	3235 COLE AVE	CHAPMAN ALBERT J III
704	3235 COLE AVE	EASLEY DAKOTA CHARLES
705	3235 COLE AVE	HALLOCK KEITH R JR
706	3235 COLE AVE	SKEMP JENNIFER ELIZABETH
707	3235 COLE AVE	MAJOR DAVID P
708	3235 COLE AVE	STOCKTON ASHLEY



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	3235 COLE AVE	LUNN CHRISTOPHER &
710	3235 COLE AVE	BENNETT HEATHER
711	3235 COLE AVE	PALEOLOGUS NIKOLAS ALEXANDER &
712	3235 COLE AVE	OATES CLAIRE ELIZABETH
713	3235 COLE AVE	ELCHAMMAS MANAR
714	3235 COLE AVE	PALERMO AURORA D &
715	3235 COLE AVE	BEDELL SUZANNE
716	3235 COLE AVE	LITOFF AUSTIN
717	3235 COLE AVE	LECOVER MATTHEW L
718	3235 COLE AVE	KUO ANDY
719	3235 COLE AVE	COBIAN ANA P &
720	3235 COLE AVE	MOLINA APRIL DANIELLE
721	3235 COLE AVE	HUPF ELIZABETH
722	3235 COLE AVE	BERARD MICHAEL
723	3235 COLE AVE	ALTOONIAN GREGORY
724	3235 COLE AVE	CHATTERSON SARA MARIE &
725	3235 COLE AVE	OROSA ANTONIO &
726	3235 COLE AVE	REDETZKE ELISE CLAIRE
727	3235 COLE AVE	BUTLER WILLIAM W III