

FILE NUMBER: Z190-353(LG) **DATE FILED:** September 14, 2020
LOCATION: West corner of Mountain Creek Parkway and Sorcey Road
COUNCIL DISTRICT: 3 **MAPSCO:** 71B K
SIZE OF REQUEST: ±4.854 acres **CENSUS TRACT:** 165.10

REPRESENTATIVE: Maxwell Fisher, Masterplan
APPLICANT: Palladium Mountain Creek, Ltd.
OWNER: Waxahachie Blacklands Property Trust
REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District.
SUMMARY: The purpose of the request is to allow for the construction of 146 multifamily units on the subject site.

CPC RECOMMENDATION: **Denial.**

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

BACKGROUND INFORMATION:

- The area of request currently undeveloped.
- The purpose of the request is to create a new planned development district with MF-2(A) Multifamily uses to allow for the development of 146 multiple family dwelling units.

Zoning History: There have been no zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Mountain Creek Pkwy.	Principal Arterial	100' with bike lane	SPCL 4D

Traffic:

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

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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 6. ENHANCE RENTAL HOUSING OPTIONS

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Undeveloped Land
North	R-7.5 (A)	Undevelopable Land, Single Family
Northeast/ East	R-7.5 (A), TH-2(A)	Undevelopable Land, Single Family
Southeast	CR ,R-7.5(A) with SUP No. 778 and SUP No. 711	Undevelopable Land, Pump Station, Electric Substation
South	R-7.5(A)	Single Family
Southwest	R-7.5(A)	Single Family
West/ Northwest	R-7.5 (A)	Single Family

Land Use Compatibility

The request site is currently undeveloped. The subject site is proposed to be developed with two structures with a total floor area of 134,574 square feet for multifamily uses. Surrounding land uses consist of single-family homes to the northwest, north, northeast, east, south, southwest, and west of the subject site. Undevelopable land that consists of transmission lines is located to the north, east, and southeast of the subject site. An electric substation and pump station are also located southeast of the subject site.

The applicant proposes 146 multifamily units for the site. Staff supports this density as the site is along a major thoroughfare - Mountain Creek Parkway and an MF District can serve as a buffer between the single-family neighborhood and the thoroughfare. Staff recommends require front facing units to increase walkability and neighborhood feel to the development.

Staff reviewed the site for Mixed Income Housing Bonuses and supports the request as submitted, therefore, a bonus for mixed income housing is not necessary.

The proposed development will provide amenities that will include a pool, one shade structure, one playground area, one horseshoe pit or similar game, and a dog park. A club house, fitness center and leasing office are also proposed for the site. An 80-foot building setback from the residential properties to the west is proposed to satisfy the requirements for residential proximity slope and to help ensure the proposed development will not intrude into the abutting residential areas.

Staff considers the requested development to be compatible with the surrounding neighborhood because the applicant proposed to reduce the lot coverage from 60% to 40%, will meet all of the regulations for residential proximity slope, and adequate fencing and landscaping will be provided on the site. There will also be adequate screening on the west side consisting of an 8' masonry wall; 6' wide sidewalks and design guidelines along the frontage of Mountain Creek Parkway to ensure the development is designed in a manner compatible with the surrounding neighborhood. Multifamily is also considered to be a compatible use next to single family because the multifamily use provides a transitional buffer to the single family use. The proposed development also serves as a buffer to a major roadway-Mountain Creek Parkway.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front*	Side/Rear*					
CR Community Retail – existing	15'	20' adjacent to residential OTHER: No Min.	0.5 for office 0.75 all uses combined	54'	60%	Proximity Slope Visual Intrusion	Retail/ Personal Service
New PD – proposed	15'	Side: 10' Rear: 15'	146 units	40' 3 stories	40%	RPS	Multifamily
MF-2(A) comparison	15'	No min. side or rear for SF Side: 5' for Duplex 10' for all other Rear: 10' for Duplex 15' for other	No Max* (Size limits due to RPS)	36'	60% for residential 50% for non-residential	RPS	Multifamily

Parking:

The PD conditions will follow parking regulations contained in Division 51A-4.200 for off-street parking/loading requirements for each use, except for the limit on three-bedroom parking. Multifamily developments require one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. A minimum of two parking spaces are proposed for each three-bedroom living unit.

The applicant proposed 212 spaces for the 146 units. If the site was developed per Code, 249 spaces would be required based on the number of bedrooms being proposed (80 one-bedroom units, 57 two-bedroom units and 9 three-bedroom units with 37 parking spaces for guests at a rate of 25% x 146 units). Staff believes 212 spaces is adequate parking for the proposed site. This amount was based on the ratio of no more than two parking spaces for each unit for two and three bedrooms, while the ratio of one parking space per bedroom was applied for the one-bedroom units, and no required guest parking.

The applicant also requested 14 parking spaces in the front yards of Mountain Creek Parkway and Timberbluff Road. Staff is in support of this request because most of the parking has been placed in the rear of the property.

Landscaping and Fencing

Landscaping will comply with Article X. The applicant initially had submitted a landscape plan, but it was determined by the Chief Arborist that the plan complied with Article X. The applicant is not requesting deviation to Article X.

The applicant proposes an eight-foot masonry fence that separates the single family uses on the west side of the proposed site.

Market Value Analysis

Market Value Analysis a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 to orange, representing the weakest markets. While the area of request is uncategorized, surrounding properties to the north, south, and east are located within an "F" Category.

LIST OF OFFICERS

Waxahachie Blacklands Property Trust

Joe Rust, Trustee/Sole Owner/Member

Palladium USA, Inc.

Thomas E. Huth, President

Fiorenza Rancilio, Vice President and Treasurer

James H. Bennett, Vice President and Secretary

Margaret M. Jones, Assistant Treasurer and Assistant Secretary

David E. Brusilow, Assistant Secretary

Board Members

Cesare Rancilio

Fiorenza Rancilio

James H. Bennett

CPC ACTION
JANUARY 21, 2021

Motion: It was moved to recommend **denial** of a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the west corner of Mountain Creek Parkway and Sorcey Road.

Maker: Stinson
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 140
Replies: For: 1 Against: 11

Speakers: For: Tom Huth, 13455 Noel Rd., Dallas, TX, 75240
Maxwell Fisher, 2201 Main St., Dallas, TX, 75201
Kim Parker Schwimmer, 2626 Cole Ave., Dallas, TX, 75204
Keith Pomykal, 3001 Sales St., Dallas, TX, 75219
Fred Dlizarraga, 4926 Junius St., Dallas, TX, 75214
Scott Johnson, 2813 Meadowbrook Dr., Plano, TX, 75075
Edna Pemberton, 9438 Sophora Dr., Dallas, TX, 75249
Andre Butler, 2539 Friendway Ln., Dallas, TX, 75237
Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249
Joe Rust, 440 Gingerbread Ln., Waxahachie, TX, 75165
For (Did not speak): Jonathan Hake, 1720 W. Virginia St., McKinney, TX, 75069
Erik Earnshaw, 4595 Excel Pkwy., Addison, TX, 75001
Wade Roper, 13455 Noel Rd., Dallas, TX, 75240
Against: Robyn Robson, 6240 Parkstone Way, Dallas, TX, 75249
Darryl Baker, 6306 Elder Grove Dr., Dallas, TX, 75232
Susan Vlach, 7102 Chinaberry Rd., Dallas, TX, 75249
Steve Maddox, 7420 Sorcey Rd., Dallas, TX, 75249
Kim Perez, 5507 Paladium Dr., Dallas, TX, 75249

PROPOSED PD CONDITIONS

ARTICLE ____.

P.D. ____.

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

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____, 2020. ()

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

PD ____ is established on property located west of the intersection of Mountain Creek Parkway and Sorcey Road. The size of PD ____ is approximately 4.8537 acres. (Ord. ____)

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

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

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

(c) This district is considered to be a residential district. (Ord. ____)

SEC. 51P-____.104. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit ____.) In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P-____.105. MAIN USES PERMITTED.

(a) The only main uses permitted in this district are those main uses permit in the MF-2(A) Multi Family-2 District, subject to the same conditions applicable to uses in that district set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the MF-2(A) Multifamily District in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the MF-2(A) Multifamily District in Chapter 51A, it is subject to DIR in this district; etc. (Ord. Nos. _)

SEC. 51P-____.106. ACCESSORY USES.

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

SEC. 51P-____.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided below, the yard, lot, and space regulations contained in Section 51A-4.116(b), “MF-2(A) Multifamily District,” apply in this district.

(b) For a multifamily use:

- (1) Floor area ratio. No maximum floor area ratio.
- (2) Density. The maximum number of residential units is 146.
- (3) Height. Maximum structure height is 40 feet.
- (4) Lot coverage. The maximum lot coverage is 40%.
- (5) Lot size. No minimum lot size.
- (6) Stories. Maximum number of stories above grade is three. (Ord. ____)
- (7) Building setback. The minimum building setback from the southwest property line adjacent to the residential alley is 80 feet.
- (8) Residential Proximity Slope. Section 51A-4.412 applies to this Property.

SEC. 51P-____.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided below, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) Required Parking. A minimum of two parking spaces are required for each 3-bedroom living unit.

(c) Guest parking. The additional guest parking requirement of 0.25 spaces per unit is not required provided that on-site parking is not restricted to residents only.

(d) Parking, front yards. A maximum of fourteen (14) parking spaces are permitted in the front yards of Mountain Creek Parkway and Timberbluff Road.

SEC. 51P-____.109. LANDSCAPING.

- (a) Landscaping must comply with Article X, exhibit _____.)
- (b) All plant materials must be maintained in a healthy, growing condition. (Ord. ____)

SEC. 51P-____.110. DESIGN STANDARDS FOR MULTIFAMILY USES

Frontages.

(a) A transparent surface is required for a minimum of one-third of the total of each street-fronting façade along Mountain Creek Parkway and Sorcey Road. The transparent surface must be uniformly spaced vertically and horizontally with no more than 25 feet separating transparent surfaces horizontally.

(b) A minimum of one pedestrian path is required to connect Building 1 to the public sidewalk along Sorcey Road. A minimum of one pedestrian path is required to connect Building 2 to a public sidewalk on Mountain Creek Parkway.

(c) Ground level patio or yard enclosures may not exceed 42 inches on street-fronting facades.

SEC. 51P-____.111. AMENITIES.

- (a) A minimum of one pool is required with a minimum water surface area of 700 square feet.
- (b) A minimum of one cabana is required.
- (c) A minimum of one shade structure is required.
- (d) A minimum of one horseshoe pit or similar game is required.
- (e) A minimum of one dog park is required.
- (f) A minimum of one piece of playground equipment is required.
- (g) A minimum of eight bike racks are required.
- (h) A minimum of two barbecue pits are required.

SEC. 51P-____.112. 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.

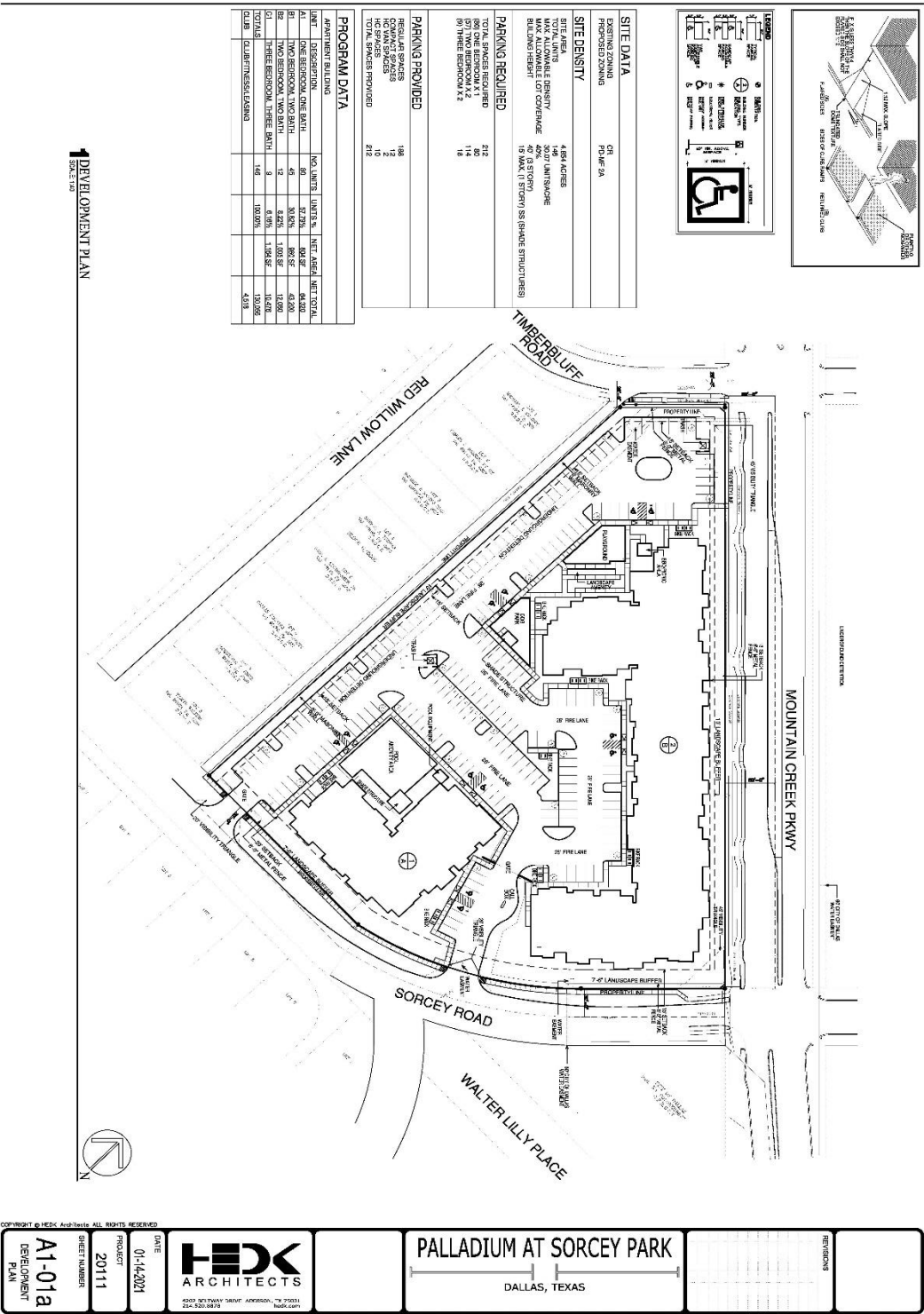
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

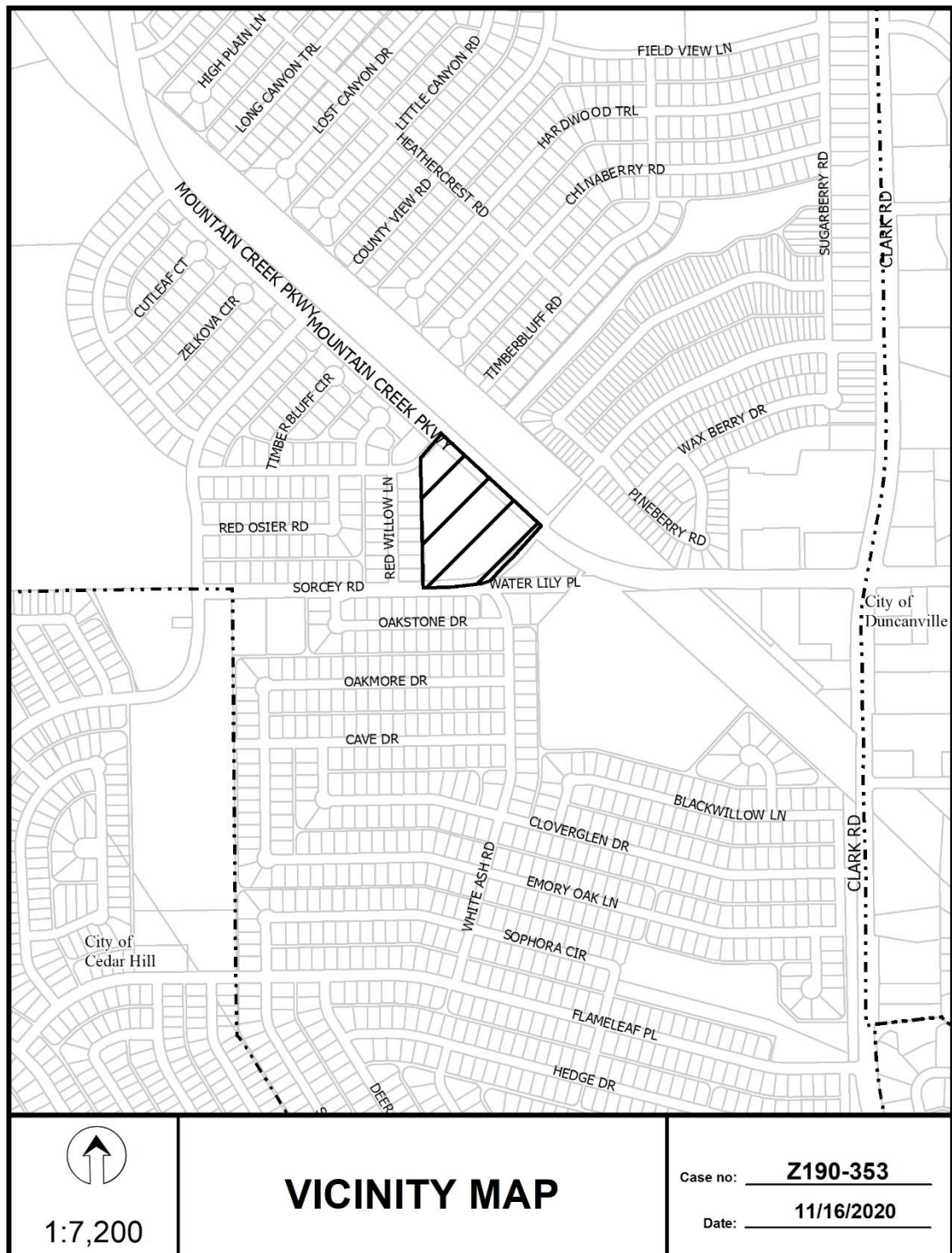
Z190-353(LG)

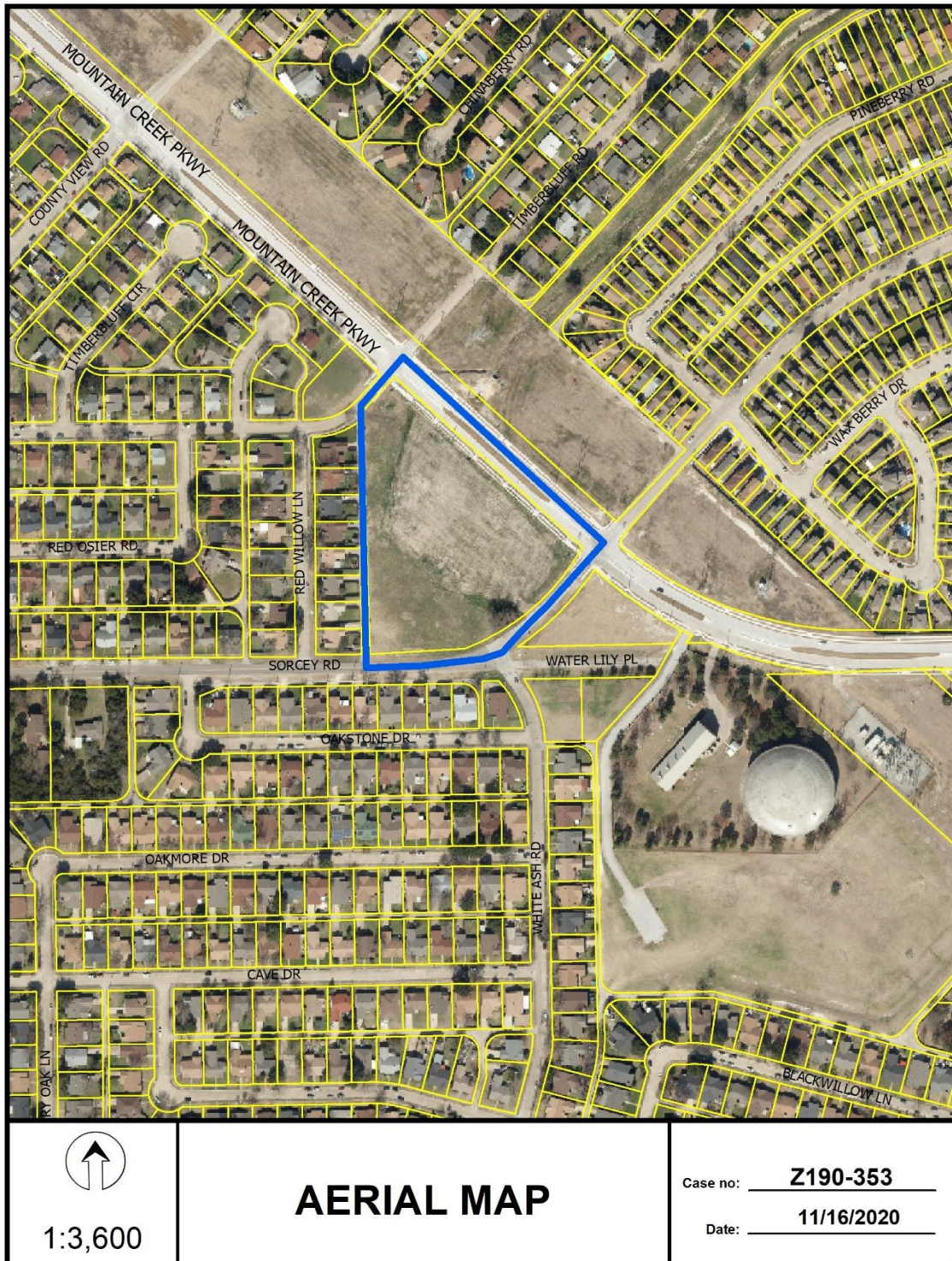
SEC. 51P-____.113. ZONING MAP.

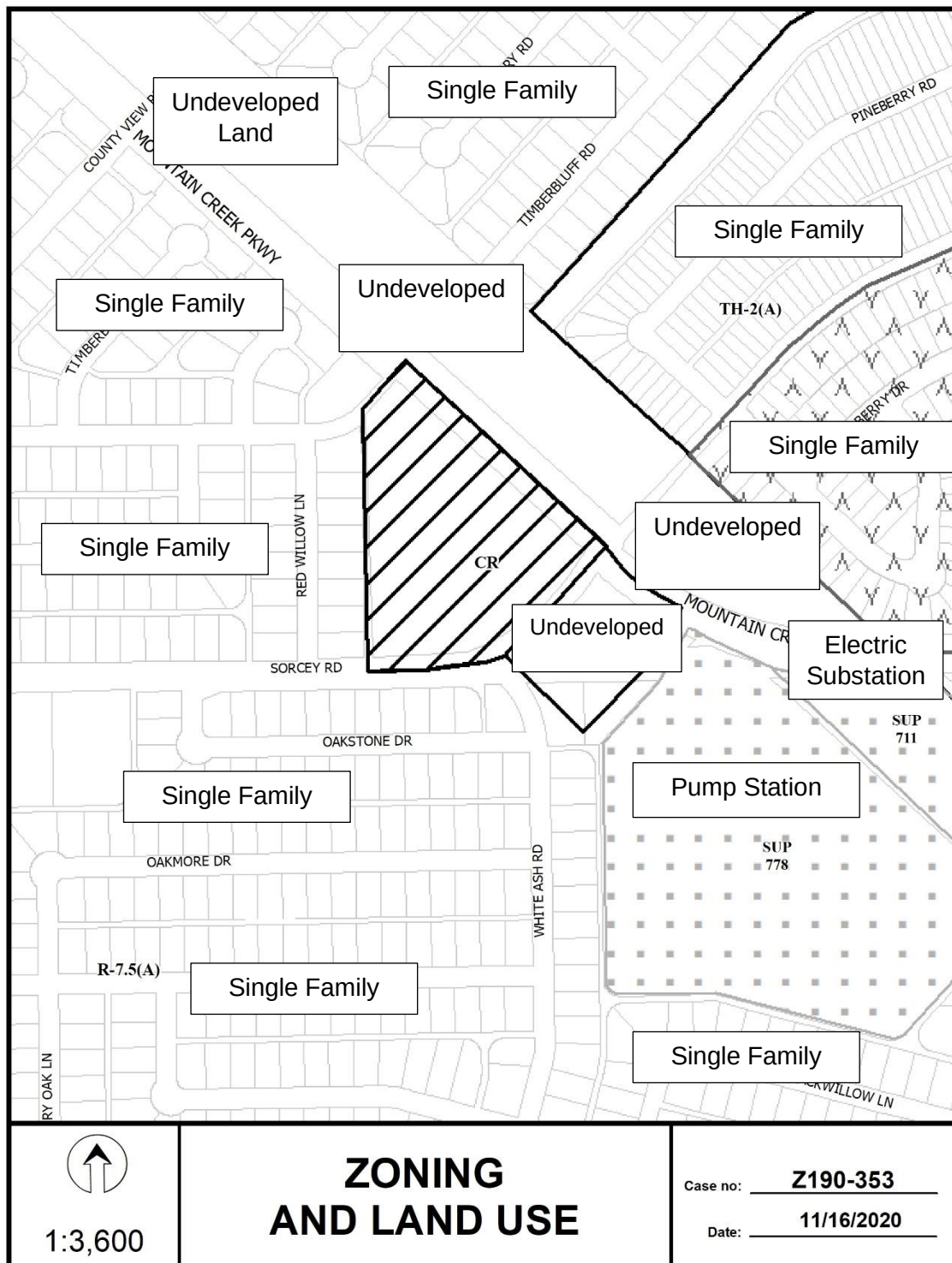
PD ____ is located on Zoning Map Nos. _ and ____ (Ord. _)

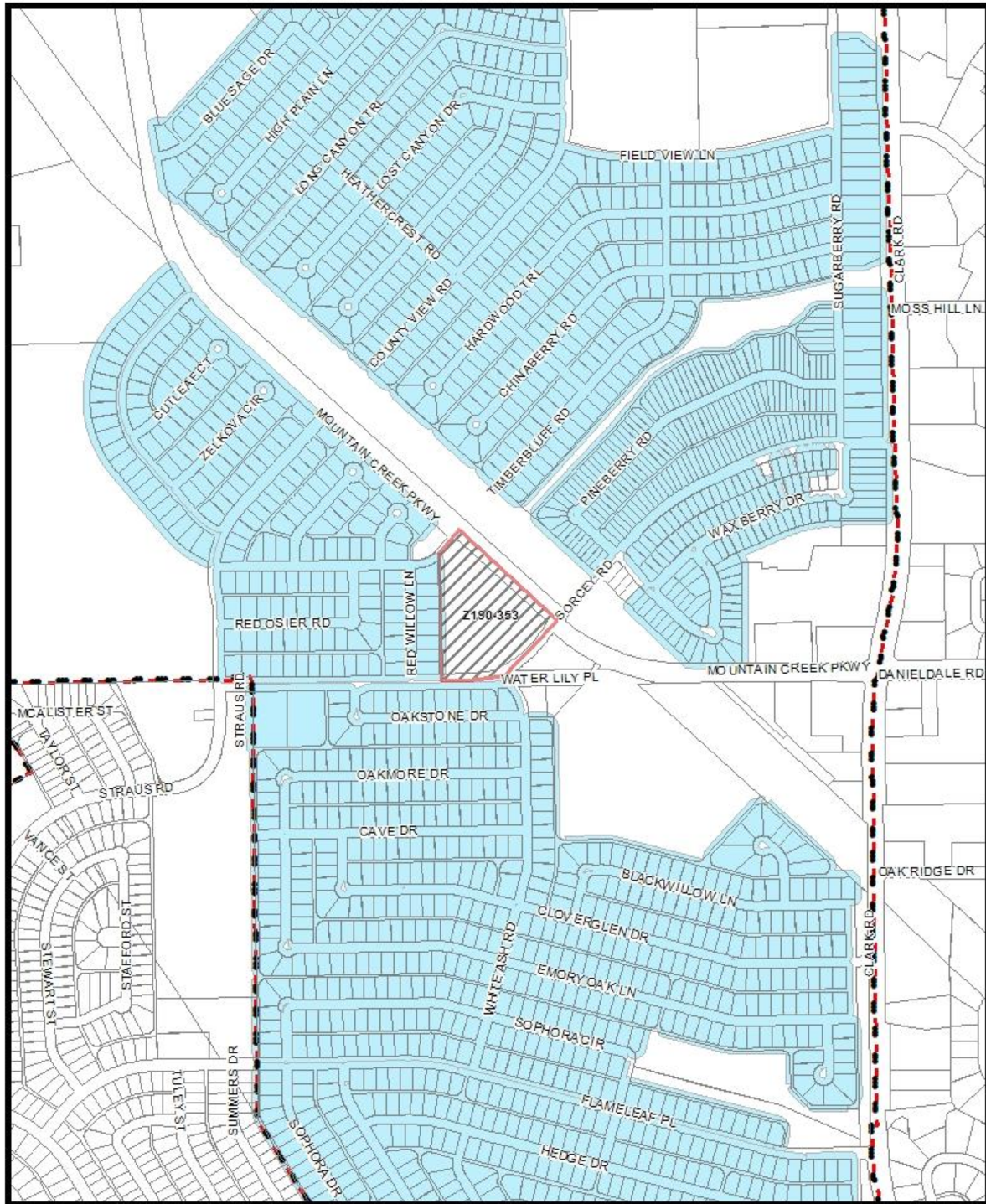
PROPOSED DEVELOPMENT PLAN











MVACluster A B C D E F G H I NA

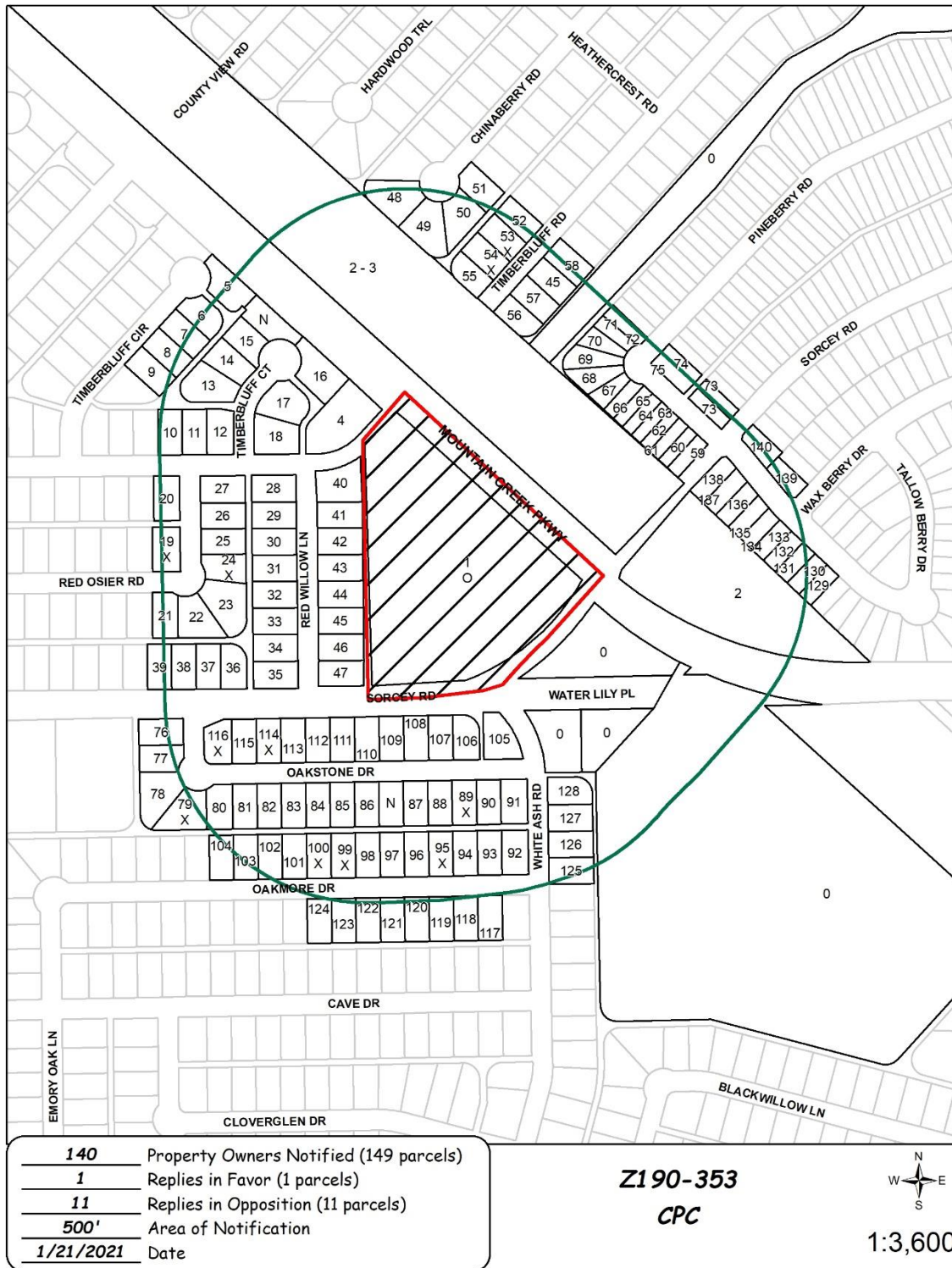


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Market Value Analysis

Printed Date: 11/16/2020

CPC RESPONSES



01/20/2021

Reply List of Property Owners**Z190-353****140 Property Owners Notified****1 Property Owners in Favor****11 Property Owners Opposed**

Reply	Label #	Address	Owner
O	1	8605 SORCEY RD	WAXAHACHIE BLACKLANDS PPTY TRUST
	2	6520 MOUNTAIN CREEK PKWY	ONCOR ELECRTIC DELIVERY COMPANY
	3	6520 MOUNTAIN CREEK PKWY	ONCOR ELECRTIC DELIVERY COMPANY
	4	7301 MOUNTAIN CREEK PKWY	WILD RIVER INC
	5	9502 TIMBERBLUFF CIR	MURRAY MICHAEL B & KATHLEEN
	6	9504 TIMBERBLUFF CIR	CARDONA LUIS V
	7	9506 TIMBERBLUFF CIR	ESTRADA ALBERT JR &
	8	9508 TIMBERBLUFF CIR	BRANTON BENNY DALE
	9	9510 TIMBERBLUFF CIR	Taxpayer at
	10	9509 TIMBERBLUFF RD	IWAMOTO JAMES BRUCE
	11	9507 TIMBERBLUFF RD	CAMPBELL ROGER T
	12	9505 TIMBERBLUFF RD	ROJAS ROBERTO A
	13	9507 TIMBERBLUFF CT	YUPE MARIE
	14	9505 TIMBERBLUFF CT	HOMS ROBERTO & LYDIA
	15	9503 TIMBERBLUFF CT	TNT HOME DESIGN LLC
	16	9502 TIMBERBLUFF CT	PINEDA CYNTHIA
	17	9504 TIMBERBLUFF CT	MCDONALD BRADLEY ALLEN
	18	9514 TIMBERBLUFF CT	ANDERSON KEVIN
X	19	7401 RED OSIER RD	BLACKMON RESHONDA D
	20	9512 TIMBERBLUFF RD	VELEZ HILDA T
	21	7404 RED OSIER RD	SALAZAR MARIA
	22	7402 RED OSIER RD	MARTINEZ JOVITA
	23	7310 RED OSIER RD	DE WU JASON
X	24	7308 RED OSIER RD	MELCHOR JONATHAN E & ROCIO L
	25	7306 RED OSIER RD	JYLC LP
	26	7304 RED OSIER RD	DEVLUKT KAREL DAVID

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	7302 RED OSIER RD	EDWARDS PENNY
	28	9501 RED WILLOW LN	Taxpayer at
	29	9503 RED WILLOW LN	WHITAKER COSBY
	30	9505 RED WILLOW LN	LEWIS DOLORES A
	31	9507 RED WILLOW LN	DIAZ MELIDA G
	32	9509 RED WILLOW LN	GARCIA ELIZABETH L
	33	9511 RED WILLOW LN	CF KL ASSETS 2019I LLC
	34	9515 RED WILLOW LN	CRUZ MARCELINO &
	35	9517 RED WILLOW LN	GUILLERMO BENJAMIN
	36	7301 SORCEY RD	PJVK FAMILY LIVING TRUST
	37	7303 SORCEY RD	JOHNSON DAVID A & GERI A LIVING TRUST
	38	7401 SORCEY RD	CARTER SARAH A
	39	7403 SORCEY RD	DAVIS BRADFORD LIVING TRUST
	40	9502 RED WILLOW LN	MALONE MICHAEL J
	41	9504 RED WILLOW LN	BARRON CARLOS JUAN &
	42	9506 RED WILLOW LN	DIAZ SABINO &
	43	9508 RED WILLOW LN	THOMAS SHERYL A
	44	9510 RED WILLOW LN	STUDEBAKER PAUL ALFRED JR EST OF
	45	9512 RED WILLOW LN	DALLAS HOUSING AUTHORITY
	46	9514 RED WILLOW LN	JONES JACQUELINE Y
	47	9516 RED WILLOW LN	WALTERS VICKYE
	48	7319 CHINABERRY RD	AGUIRRE PRICSILIANO CARRERA &
	49	7318 CHINABERRY RD	JONES EDDIE W
	50	7316 CHINABERRY RD	CASTEEL LINDA S
	51	7314 CHINABERRY RD	YATES CARMELINA
	52	9415 TIMBERBLUFF RD	LEE ROBERT EUGENE
X	53	9417 TIMBERBLUFF RD	HUDSON JOHN W & SHERRY L
X	54	9419 TIMBERBLUFF RD	CARR JOHN MICHAEL &
	55	9421 TIMBERBLUFF RD	PARENGKUAN GROUP LP
	56	9420 TIMBERBLUFF RD	LOZANO DAVID JR &
	57	9418 TIMBERBLUFF RD	JAISWAL PRANAVKUMAR

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	9414 TIMBERBLUFF RD	Taxpayer at
	59	7337 PINEBERRY RD	Taxpayer at
	60	7333 PINEBERRY RD	Taxpayer at
	61	7329 PINEBERRY RD	AKINOLA SHADRACH
	62	7325 PINEBERRY RD	Taxpayer at
	63	7321 PINEBERRY RD	MAXWELL JERRY & DEBORAH
	64	7317 PINEBERRY RD	VOSE LEONARD C & ELAINE M
	65	7313 PINEBERRY RD	GANT SHERILYN S
	66	7309 PINEBERRY RD	Taxpayer at
	67	7305 PINEBERRY RD	Taxpayer at
	68	7301 PINEBERRY RD	GARCIA JOSE LORETO &
	69	7285 PINEBERRY RD	NEW WORLD SERIES LLC
	70	7281 PINEBERRY RD	TURNER DWIGHT
	71	7277 PINEBERRY RD	COTTON FRED JR
	72	7273 PINEBERRY RD	ARRENDONDO SANTIAGO
	73	7169 SORCEY RD	THARP VERL A & GAIL S
	74	7270 PINEBERRY RD	WOOD JESSICA L & CALEB C
	75	7274 PINEBERRY RD	RCRH REALTY LLC
	76	7368 OAKSTONE DR	CROSSTIMBERS CAPITAL INC
	77	7364 OAKSTONE DR	MACIAS HEDIBERTO RAMOS
	78	7360 OAKSTONE DR	REID FELLESIA & RAY
X	79	7354 OAKSTONE DR	GOINES RENEE
	80	7350 OAKSTONE DR	WOOLDRIDGE MARK
	81	7346 OAKSTONE DR	HAYNES SHARON D
	82	7342 OAKSTONE DR	TORO ALEXIS
	83	7338 OAKSTONE DR	BAF ASSETS LLC
	84	7334 OAKSTONE DR	REID FAMILY TRUST THE
	85	7330 OAKSTONE DR	FUENTES JOSE RENE ESPINAL &
	86	7326 OAKSTONE DR	WILSON ZINA D
	87	7318 OAKSTONE DR	SESSION BARBARA A
	88	7314 OAKSTONE DR	FOWLKS MYRTLE

01/20/2021

Reply	Label #	Address	Owner
X	89	7310 OAKSTONE DR	THOMAS MERLENE S
	90	7306 OAKSTONE DR	RAMIREZ LEONARD & YOLANDA
	91	7302 OAKSTONE DR	HEAD BENNY & MONICA
	92	7301 OAKMORE DR	LOPEZ SONDRRA DEE &
	93	7305 OAKMORE DR	NICHOLS CARRIE
	94	7309 OAKMORE DR	SARMIENTO REYNALDO & OFELIA
X	95	7315 OAKMORE DR	FORD LEWIE J & SIGRUMM
	96	7319 OAKMORE DR	BUNDRED LEROY JR &
	97	7323 OAKMORE DR	LEWIS ANGELA
	98	7327 OAKMORE DR	ARNEY CLAUDE H III
X	99	7331 OAKMORE DR	FRANKS BOBBY
X	100	7335 OAKMORE DR	WHITE RHONDA B
	101	7339 OAKMORE DR	LOWE JENIFER
	102	7343 OAKMORE DR	COLBERT ANDREW & OWYTHRE
	103	7347 OAKMORE DR	CURRY MICHAEL
	104	7403 OAKMORE DR	BOOKER ANDREAL M
	105	7301 OAKSTONE DR	WILLIAMS MILLIE WALKER
	106	7305 OAKSTONE DR	CULTON TREVON D
	107	7309 OAKSTONE DR	LYNN HOLDINGS LLC
	108	7315 OAKSTONE DR	NGWA CHANTAL
	109	7319 OAKSTONE DR	FLORES JOSE &
	110	7323 OAKSTONE DR	GALVAN STEPHANIE NICOLE
	111	7327 OAKSTONE DR	SARGENT TARA
	112	7331 OAKSTONE DR	STEPHENSON BARBARA J
	113	7335 OAKSTONE DR	FLORES ROBERTO TREVINO &
X	114	7339 OAKSTONE DR	ATABAKI SAM K
	115	7343 OAKSTONE DR	RIVERA JAIME &
X	116	7347 OAKSTONE DR	PADEN SHERMAN & DENISE
	117	7306 OAKMORE DR	MUNOZ URIEL
	118	7310 OAKMORE DR	FLACH ROBERT R & BEVERLY
	119	7314 OAKMORE DR	STRINGER MARLYNE N

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7318	OAKMORE DR	WEST ROYCE BARRY
121	7322	OAKMORE DR	CARLSON LYDIA W
122	7326	OAKMORE DR	PLACENCIA JUAN
123	7330	OAKMORE DR	HOME SFR BORROWER LLC
124	7334	OAKMORE DR	GUTHRIE ZACHARY O
125	9624	WHITE ASH RD	BENITEZ MIGUEL & MARIA
126	9620	WHITE ASH RD	THOMAS BETTY MAE
127	9616	WHITE ASH RD	DAVIS DELERNA V
128	9612	WHITE ASH RD	Taxpayer at
129	7439	PINEBERRY RD	FORD JONATHAN & CARLA
130	7435	PINEBERRY RD	STREAT DJUANA
131	7431	PINEBERRY RD	PINA MUNOZ EDUARDO &
132	7427	PINEBERRY RD	SCOTT MARTIN
133	7423	PINEBERRY RD	MARTINEZ EDWARD
134	7419	PINEBERRY RD	GONZALEZ JORGE RODRIGUEZ &
135	7415	PINEBERRY RD	GARCIA BLADIMIR MONTIEL &
136	7411	PINEBERRY RD	ARMENDARIZ LEANDRO M &
137	7407	PINEBERRY RD	CORTES JUAN PEDRO LOPEZ &
138	7403	PINEBERRY RD	PEREZ MARIA RENYA ZARATE &
139	7099	WAX BERRY DR	ELIZONDO MARIO ALBERTO ACEVEDO &
140	7146	SORCEY RD	CORDERO PEDRO GARCIA &