

BACKGROUND INFORMATION:

- The area of request is currently zoned IR Industrial/Research District and consists of multiple lots currently used for outdoor storage.
- The applicant proposes to combine the lots into a single development site and develop multifamily residential uses.
- To facilitate this, the request seeks WMU-5 Walkable Urban Mixed-Use District zoning, consistent with the recently approved zoning on the adjacent property.
- There have not been any updates since the previous hearing.

Zoning History:

There have been four zoning cases in the area in the last five years.

1. **Z201-200:** On November 10, 2021, the City Council approved a zoning change from IR Industrial/Research District to MF-2(A) Multifamily District with deed restrictions on property located on the northwest line of Empire Central Drive, southwest of Mohawk Drive.
2. **Z201-201:** On August 11, 2021, the City Council approved a zoning change from IR Industrial/Research District to MF-2(A) Multifamily District with deed restrictions on property located on the northwest side of the intersection of Empire Central Drive and Forest Park Road.
3. **Z223-115:** On May 10, 2023, the City Council approved a zoning change from IR Industrial/Research District to MF-2(A) Multifamily District with deed restrictions on property located on the northwest line of Empire Central Drive, northeast of Harry Hines Boulevard.
4. **Z-223-103:** On June 9, 2023, the City Council approved a zoning change from IR Industrial/Research District to WMU-5 Walkable Urban Mixed-Use District on property located on the southeast line of Empire Central Drive, northeast of Harry Hines Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Empire Central Drive	Community Collector	60 feet

Forest Park Road	Local	--
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Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes:
122, 207,213

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

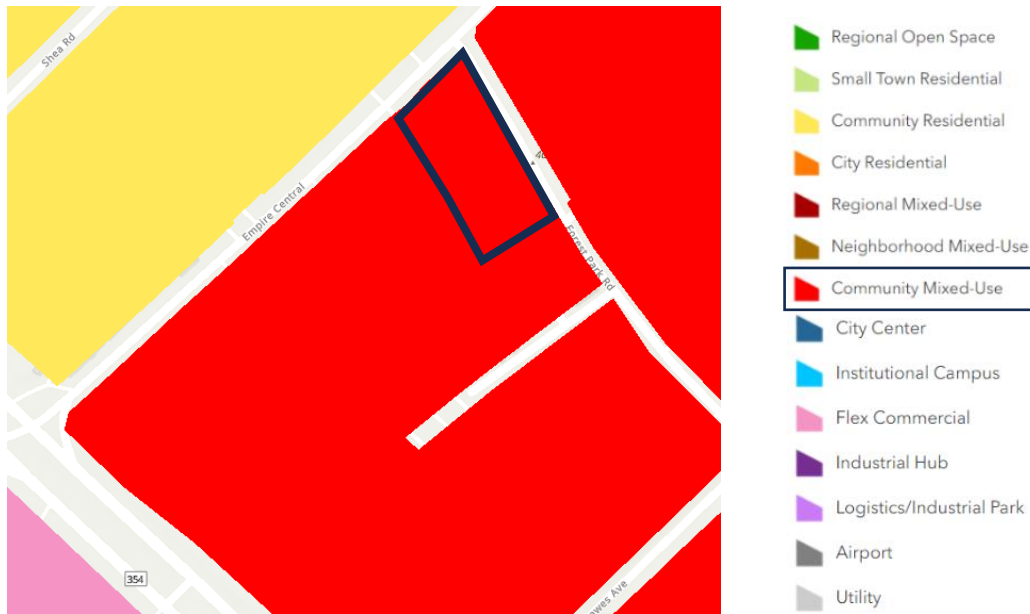
The subject site is designated within the **Community Mixed Use** placetype:

This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office, in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. These districts accommodate broader market needs while reinforcing neighborhood access to goods, jobs, and services in a compact, mixed-use environment.

The proposed redevelopment represents a transition from industrial uses to a more urban, residential-focused development pattern. This aligns with the intent of the Community Mixed-Use placetype, which encourages redevelopment of underutilized or incompatible uses into more active, walkable environments with integrated residential components.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype map.



Land Use:

	Zoning	Land Use
Site	IR	Outside storage
Northwest	IR, MF-2(A)	Outside storage, single family, multifamily
Northeast	IR	Church, office showroom/warehouse
East	IR	Office showroom/warehouse
Southeast	Subdistrict 2A within PD 759	Multifamily
Southwest	IR, MU-2	Office, community service center, commercial parking lot or garage
West	WMU-5	Office showroom/warehouse

Land Use Compatibility:

The subject site is currently zoned IR Industrial/Research District and developed with outside storage uses. The surrounding area reflects a mix of industrial, commercial, and residential development patterns. Properties to the northwest include IR and MF-2(A) districts with outside storage, single-family, and multifamily uses, while properties to the northeast and east, zoned IR, are developed with office showroom/warehouse uses and a church. To the southeast, properties within Subdistrict 2A of PD No. 759 are developed with multifamily residential uses, and to the southwest, IR and MU-2 districts include office uses, a community service center, and a commercial parking lot or garage.

Notably, the property immediately west of the site has recently been rezoned to WMU-5 Walkable Urban Mixed Use District and is anticipated to be developed with multifamily residential uses. This rezoning, in combination with existing nearby multifamily development, reflects an ongoing transition in the area from primarily industrial uses to a more urban, mixed-use environment.

Given this evolving context, staff finds the proposed request to be compatible with surrounding land uses, as it supports the continued transition toward a more integrated and urban development pattern. The request includes consideration of a WMU-5 District, which incorporates enhanced development standards that promote walkability and a pedestrian-oriented environment, further aligning with the direction of development in the area.

Overview of Form Districts

Form-based zoning differs from traditional zoning in that development standards focus primarily on the form of the building rather than its intended land use. Under form-based zoning, the desired form of buildings is typically more urban in style. Buildings are constructed with multiple stories and are located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

Another key feature that lends itself to a more urban development form is a requirement that buildings fill a percentage of the width of the lot with the building façade. This street frontage requirement creates a streetscape that encourages and supports pedestrian activity and screens parking. Benefits to property owners include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation.

The request now includes consideration of a WMU-5 District, which is classified as low intensity among the several WMU Walkable Urban Mixed Use districts available in Article

XIII. The WMU districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian friendly environment. Although parcels of any size are eligible for a WMU District, Article XIII indicates these districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development exists or is definitely planned. This critical mass is present when:

- (A) The surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics;
- (B) The surrounding area consists of at least 25 acres proposed by and is part of an adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
- (C) The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Article XIII also states that the WMU districts are intended for use in the vicinity of rail transit stations, immediately adjacent to the Central Business District, and in the 23 study areas of the Trinity River Corridor Comprehensive Land Use Study. These districts are also appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to *forwardDallas* has been adopted.

Staff finds the area of request to be appropriate for a WMU-5 District due to its proximity to existing multifamily and mixed-use zoning, as well as comparable planned development zoning. The request area is located in the vicinity of a large tract of MU-2 District zoning as well as MF-2(A) District zoning. Also, in the vicinity is PD No. 759, which permits mixed uses and is currently developed with high density multifamily and commercial uses in a pedestrian oriented style.

Although the area of request is not located within the boundaries of an adopted area plan, it is located just outside the boundaries of both the Stemmons Corridor – Southwestern Medical District Area Plan and the Trinity River Corridor Comprehensive Land Use Study. Both of these area plans recommend high density zoning and land uses in addition to an enhanced pedestrian experience. The property is located within a mile of the Inwood/Love Field DART station, which is identified as a strategic opportunity area in the Stemmons Corridor – Southwestern Medical District Area Plan.

Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt) development type.

A development containing three or more dwelling units consolidated into a single structure qualifies for the Apt development type. Standards for the Apt development type further specify that an apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. On-site surface parking must be located to the rear of the building, and no on-site surface parking is permitted between the building and the street. Primary entrances must be prominent and street facing, and an elevated ground floor for residential uses is recommended to ensure privacy.

The applicant’s proposed use of the site would fall under the multifamily living use category within the Apt development type. However, the WMU-5 District would also allow other development types and use categories. Following is a comparison table showing differences in the permitted uses between the current IR District and consideration of a WMU-5 District. Blank cells indicate a comparable land use is not specified for that district.

Land Use Comparison Chart

Existing: IR	Proposed: WMU-5
<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> -- Building repair and maintenance shop. [RAR] -- Bus or rail transit vehicle maintenance or storage facility. [RAR] -- Catering service. -- Commercial cleaning or laundry plant. [RAR] -- Custom business services. -- Custom woodworking, furniture construction, or repair. -- Electronics service center. -- Job or lithographic printing. [RAR] -- Labor hall. [SUP may be required. See Section 51A-4.202 (8.1).] -- Machine or welding shop. [RAR]	

Land Use Comparison Chart

Existing: IR	Proposed: WMU-5
<ul style="list-style-type: none"> -- Machinery, heavy equipment, or truck sales and services. <i>[RAR]</i> -- Medical or scientific laboratory. -- Technical school. -- Tool or equipment rental. -- Vehicle or engine repair or maintenance. 	
<p><u>Industrial uses.</u></p> <ul style="list-style-type: none"> -- Alcoholic beverage manufacturing. <i>[RAR]</i> -- Gas drilling and production. <i>[SUP]</i> -- Industrial (inside). <i>[See Section 51A-4.203(b)(1).]</i> -- Industrial (inside) for light manufacturing. -- Industrial (outside). <i>[See Section 51A-4.203(b)(2).]</i> -- Medical/infectious waste incinerator. <i>[SUP]</i> -- Municipal waste incinerator. <i>[SUP]</i> -- Organic compost recycling facility. <i>[SUP]</i> -- Pathological waste incinerator. <i>[SUP]</i> -- Temporary concrete or asphalt batching plant. <i>[By special authorization of the building official.]</i> 	<p><u>Fabrication use categories.</u></p> <ul style="list-style-type: none"> -- Gc: light manufacturing, research and development, vehicle service
<p><u>Institutional and community service uses.</u></p> <ul style="list-style-type: none"> -- Adult day care facility. -- Cemetery or mausoleum. <i>[SUP]</i> -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. -- Hospital. <i>[RAR]</i> -- Public or private school. <i>[SUP]</i> 	<p><u>Civic use categories.</u></p> <ul style="list-style-type: none"> -- Mu, ground story and upper stories: community service <i>[SUP]</i>, museum, library; daycare; educational; government service, except detention center, jail, or prison; social service <i>[SUP]</i>; transit station -- Ss, ground story only: community service <i>[SUP]</i>, museum, library; daycare; educational; government service, except detention center, jail, or prison; social service <i>[SUP]</i>; transit station -- Gc: community service <i>[SUP]</i>, museum, library; daycare; educational; government service; detention center, jail, or prison <i>[SUP]</i>; social service <i>[SUP]</i>; transit station -- Ts, ground story only: community service <i>[SUP]</i>, museum, library -- Civ: Community service <i>[SUP]</i>, museum, library; daycare; educational;

Land Use Comparison Chart

Existing: IR	Proposed: WMU-5
	<p>government service; detention center, jail, or prison <i>[SUP]</i>; transit station</p> <p>-- O: park or open space, utilities</p> <p><u>Place of worship use categories.</u></p> <p>-- Mu, ground story and upper stories: place of worship</p> <p>-- Ss, ground story only: place of worship</p> <p>-- Gc: place of worship</p> <p>-- Civ: place of worship</p>
<p><u>Lodging uses.</u></p> <p>-- Extended stay hotel or motel. <i>[SUP]</i></p> <p>-- Hotel or motel. <i>[RAR]</i></p> <p>-- Lodging or boarding house.</p> <p>-- Overnight general purpose shelter. <i>[See Section 51A-4.205(2.1).]</i></p>	
<p><u>Miscellaneous uses.</u></p> <p>-- Attached non-premise sign. <i>[SUP]</i></p> <p>-- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i></p> <p>-- Hazardous waste management facility. <i>[Except when operated as a hazardous waste incinerator.]</i></p> <p>-- Temporary construction or sales office.</p>	
<p><u>Office uses.</u></p> <p>-- Alternative financial establishment. <i>[SUP]</i></p> <p>-- Financial institution without drive-in window.</p> <p>-- Financial institution with drive-in window. <i>[RAR]</i></p> <p>-- Medical clinic or ambulatory surgical center.</p> <p>-- Office.</p>	<p><u>Office use categories.</u></p> <p>-- Mu, ground story and upper stories: medical, office</p> <p>-- Ss, ground story only: medical, office</p> <p>-- Gc: medical, office</p> <p>-- Ts, ground story only: office</p>
<p><u>Recreation uses.</u></p> <p>-- Country club with private membership.</p> <p>-- Private recreation center, club, or area.</p> <p>-- Public park, playground, or golf course.</p>	
<p><u>Residential uses.</u></p> <p>-- None permitted.</p>	<p><u>Residential use categories.</u></p> <p>-- Mu, upper stories only: single-family living, multifamily living, group living</p> <p>-- Apt: multifamily living, group living</p> <p>-- Ts, ground story and upper stories: single-family living, multifamily living, group living</p> <p>-- Th: single-family living, multifamily living, group living</p>

Land Use Comparison Chart

Existing: IR	Proposed: WMU-5
	-- Mh: single-family living, multifamily living, group living
<p><u>Retail and personal service uses.</u></p> <ul style="list-style-type: none"> -- Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] -- Animal shelter or clinic without outside runs. -- Animal shelter or clinic with outside runs. [SUP may be required. See Section 51A-4.210(b)(2).] -- Auto service center. [RAR] -- Business school. -- Car wash. [RAR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] -- Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.] -- Commercial parking lot or garage. [RAR] -- Convenience store with drive-through. [SUP] -- Dry cleaning or laundry store. -- Furniture store. -- General merchandise or food store 3,500 square feet or less. -- Home improvement center, lumber, brick or building materials sales yard. [RAR] -- Household equipment and appliance repair. -- Liquefied natural gas fueling station. [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.] -- Motor vehicle fueling station. -- Paraphernalia shop. [SUP] -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. [RAR] -- Restaurant with drive-in or drive-through service. [DIR] -- Taxidermist. 	<p><u>Retail use categories.</u></p> <ul style="list-style-type: none"> -- Mu, ground story only: drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales -- Ss, ground story only: drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales -- Gc: drive-thru facility [SUP] <p><u>Service and entertainment use categories.</u></p> <ul style="list-style-type: none"> -- Mu, ground story and upper stories: commercial amusement (inside) [SUP]; indoor recreation; personal service, including animal care -- Ss, ground story only: commercial amusement (inside) [SUP]; indoor recreation; personal service, including animal care -- Gc: commercial amusement (inside) [SUP]; indoor recreation; personal service, including animal care <p><u>Commerce use categories.</u></p> <ul style="list-style-type: none"> -- Mu, ground story and upper stories: commercial parking -- Mu, upper stories only: passenger terminal limited to a helistop [SUP], overnight lodging, self-service storage [SUP] -- Gc: commercial parking, passenger terminal limited to a helistop [SUP], overnight lodging, self-service storage [SUP] -- O: commercial parking [SUP]

Land Use Comparison Chart

Existing: IR	Proposed: WMU-5
<ul style="list-style-type: none"> -- Temporary retail use. -- Theater. -- Truck stop. <i>[SUP]</i> -- Vehicle display, sales, and service. <i>[RAR]</i> 	
<p><u>Transportation uses.</u></p> <ul style="list-style-type: none"> -- Airport or landing field. <i>[SUP]</i>. -- Commercial bus station and terminal. <i>[RAR]</i>. -- Heliport. <i>[RAR]</i> -- Helistop. <i>[RAR]</i> -- Railroad passenger station. <i>[SUP]</i> -- STOL (short take off or landing) port. <i>[SUP]</i> -- Transit passenger shelter. -- Transit passenger station or transfer center. <i>[By SUP or city council resolution. See Section 51A-4.211.]</i> 	
<p><u>Utility and public service uses.</u></p> <ul style="list-style-type: none"> -- Commercial radio or television transmitting station. -- Electrical substation. -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. -- Post office. -- Radio, television, or microwave tower. <i>[RAR]</i> -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. <i>[SUP]</i> -- Water treatment plant. <i>[SUP]</i> 	
<p><u>Wholesale, distribution, and storage uses.</u></p> <ul style="list-style-type: none"> -- Freight terminal. <i>[RAR]</i> -- Manufactured building sales lot. <i>[RAR]</i> -- Mini-warehouse. -- Office showroom/warehouse. -- Outside storage. <i>[RAR]</i> -- Recycling buy-back center. <i>[See Section 51A-4.213(11).]</i> -- Recycling collection center. <i>[See Section 51A-4.213(11.1).]</i> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> 	

Land Use Comparison Chart

Existing: IR	Proposed: WMU-5
-- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).] -- Trade center. -- Warehouse. [RAR]	

Development Standards

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current IR District and consideration of a WMU-5 District. Included in the WMU-5 column are the development standards applicable to the Apt development type. Development standards have been consolidated to indicate what is applicable to the context of this particular site. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: IR	Proposed: WMU-5
Front setback	15' min	Primary street: 5' min / 15' max
Required street frontage, primary street*		Primary street: 70% min
Parking setback		Primary street: 30' min Abutting multifamily, nonresidential district, alley: 5' min
Side setback	30' adj to res Other: No min	Abutting multifamily, nonresidential district: 0' or 5' min
Rear setback	30' adj to res Other: No min	Abutting nonresidential district: 0' or 5' min
FAR	2.0 FAR overall 0.75 office/retail 0.5 retail	None
Density	No max	None
Height	200' 15 stories	1 story min 5 stories / 80' max
Story height		Ground story: 10' min / 15' max

		Upper story: 10' min / 15' max
Lot coverage	80%	80% max
Transparency		Ground story, primary street façade: 30% Upper story, primary street façade: 20%
Entrance		Required on primary street Entrance spacing: None
Blank wall area		Primary street: 30' max
Special standards	Proximity slope Visual intrusion	Proximity slope

* Empire Central Drive and Forest Park Road are designated as a primary street

Landscaping:

Under a WMU-5 District, landscaping for multifamily living uses in an Apt development type must be in accordance with Article X, as amended. Additionally, Article XIII requires that at least eight percent of the net land area of a building site in a form district be provided as open space. Compliance with the open space requirement must be demonstrated at the time of application for a building permit.

Parking:

Under a WMU-5 District, development must comply with Chapter 51A, as amended May 14, 2025. Multifamily parking is subject to a tiered parking ratio based on the number of dwelling units, with a minimum of one space per dwelling unit required for developments with 200 units or more, reduced ratios for smaller developments, and no minimum parking requirement for developments with 20 units or fewer. Additional guest parking requirements may also apply based on project size. Additional information on use-specific ratios can be found in [Parking Reform Summary](#)

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 not currently in an MVA cluster, but there is an "H" MVA cluster to the north. There are also some "C" MVA clusters to the northeast and east.

List of Officers

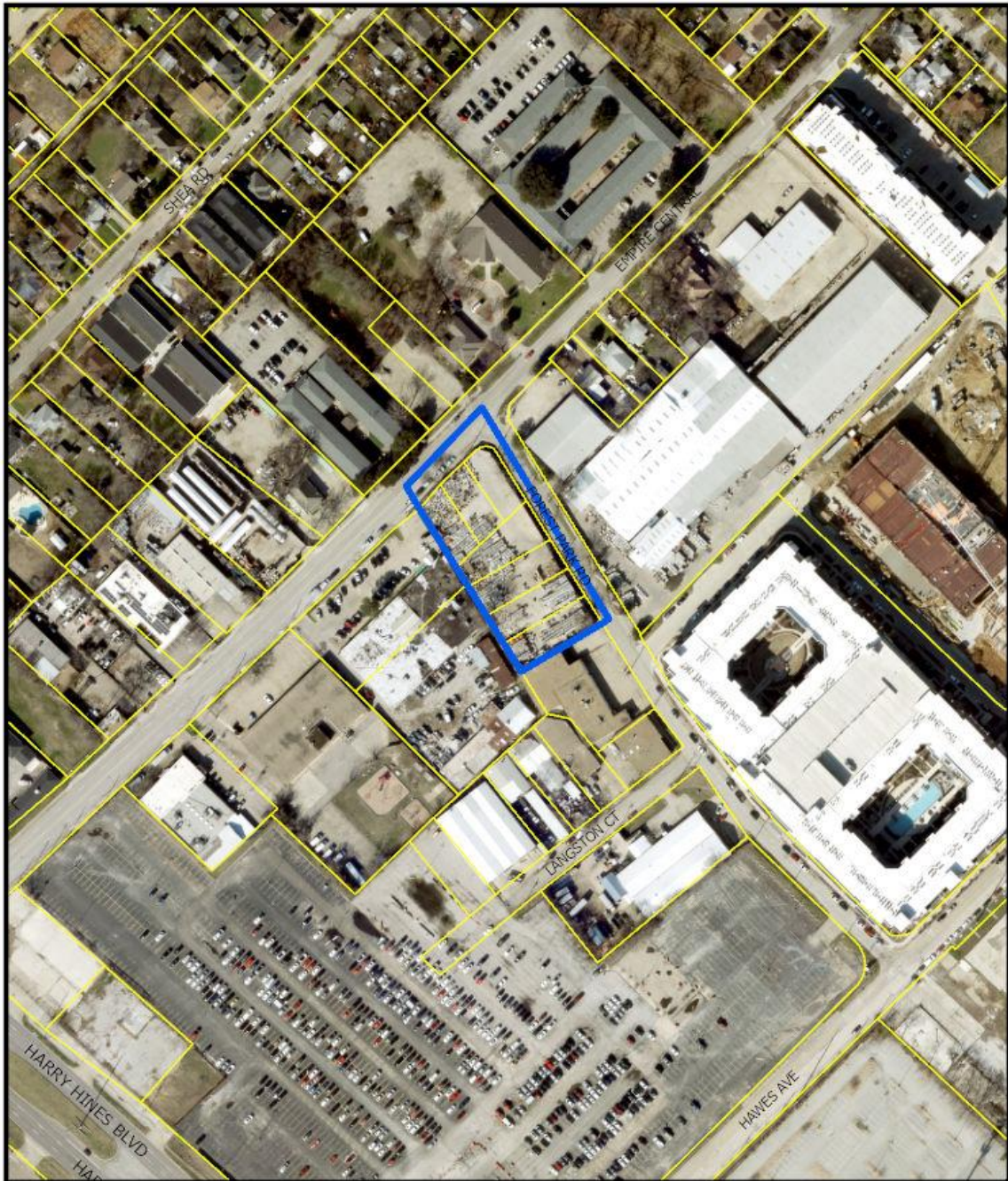
Imprunetta, LLC

Bomar Management, LLC
Robert Jackson, Manager

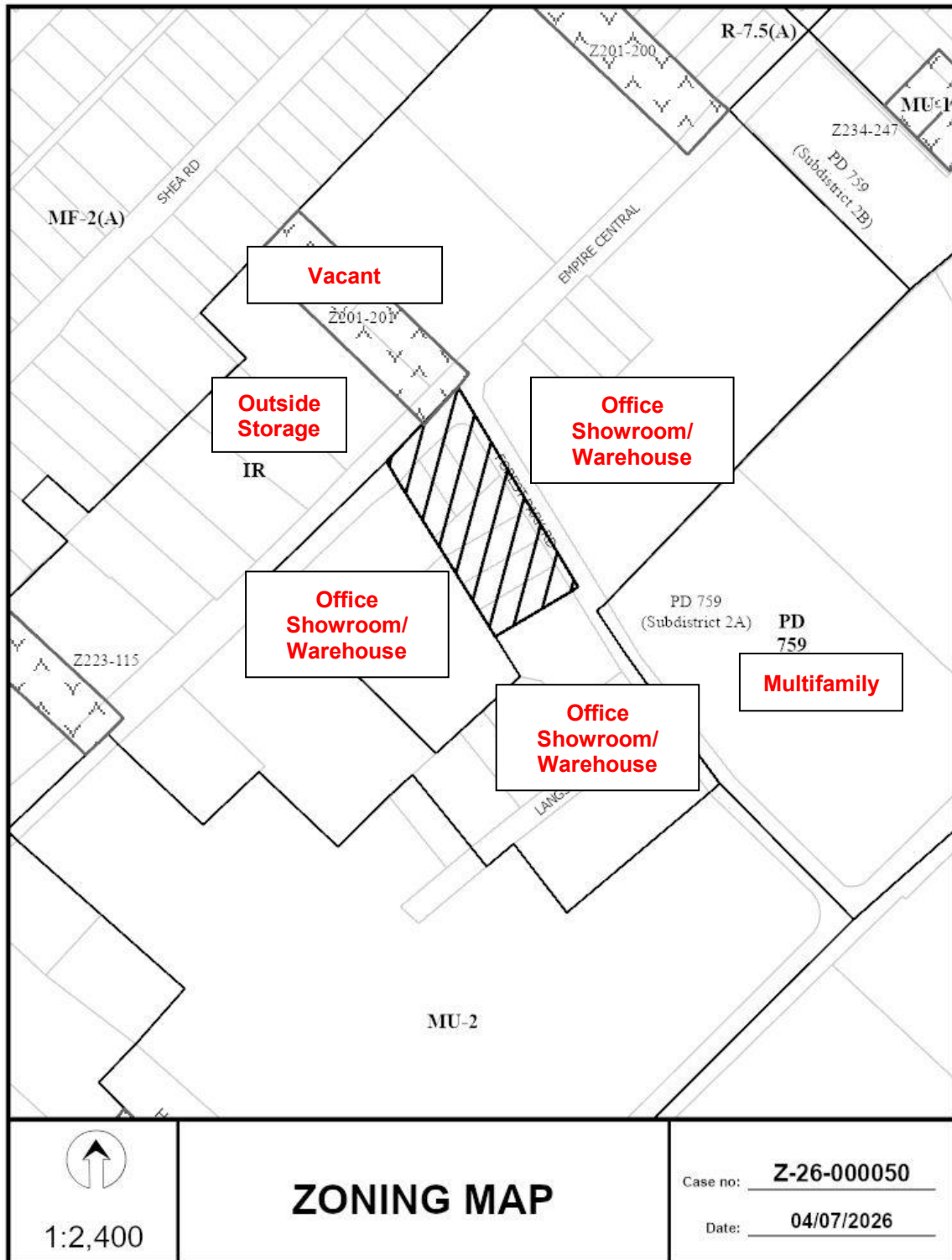
Slate Properties

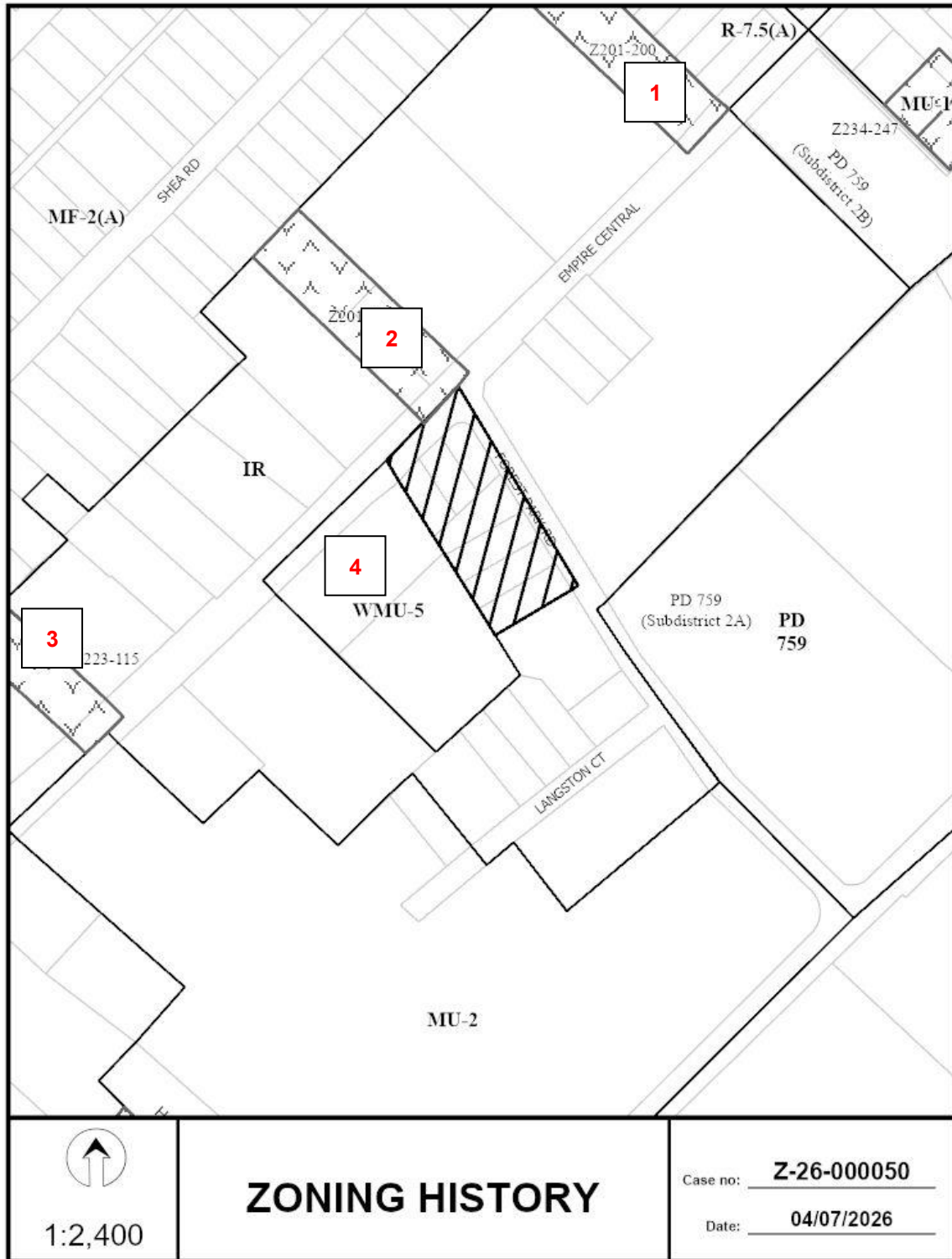
Reid Beucler, Managing Partner

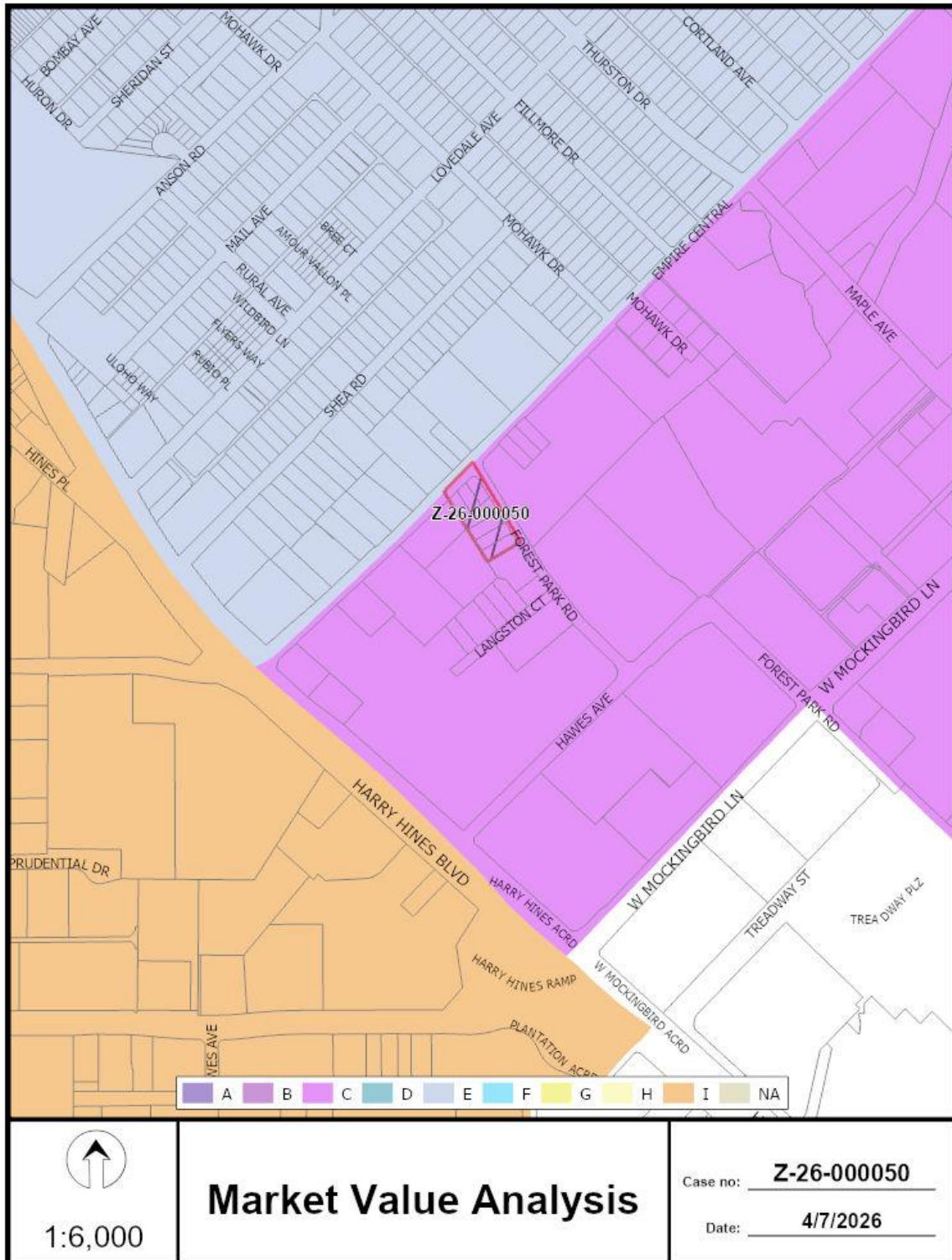


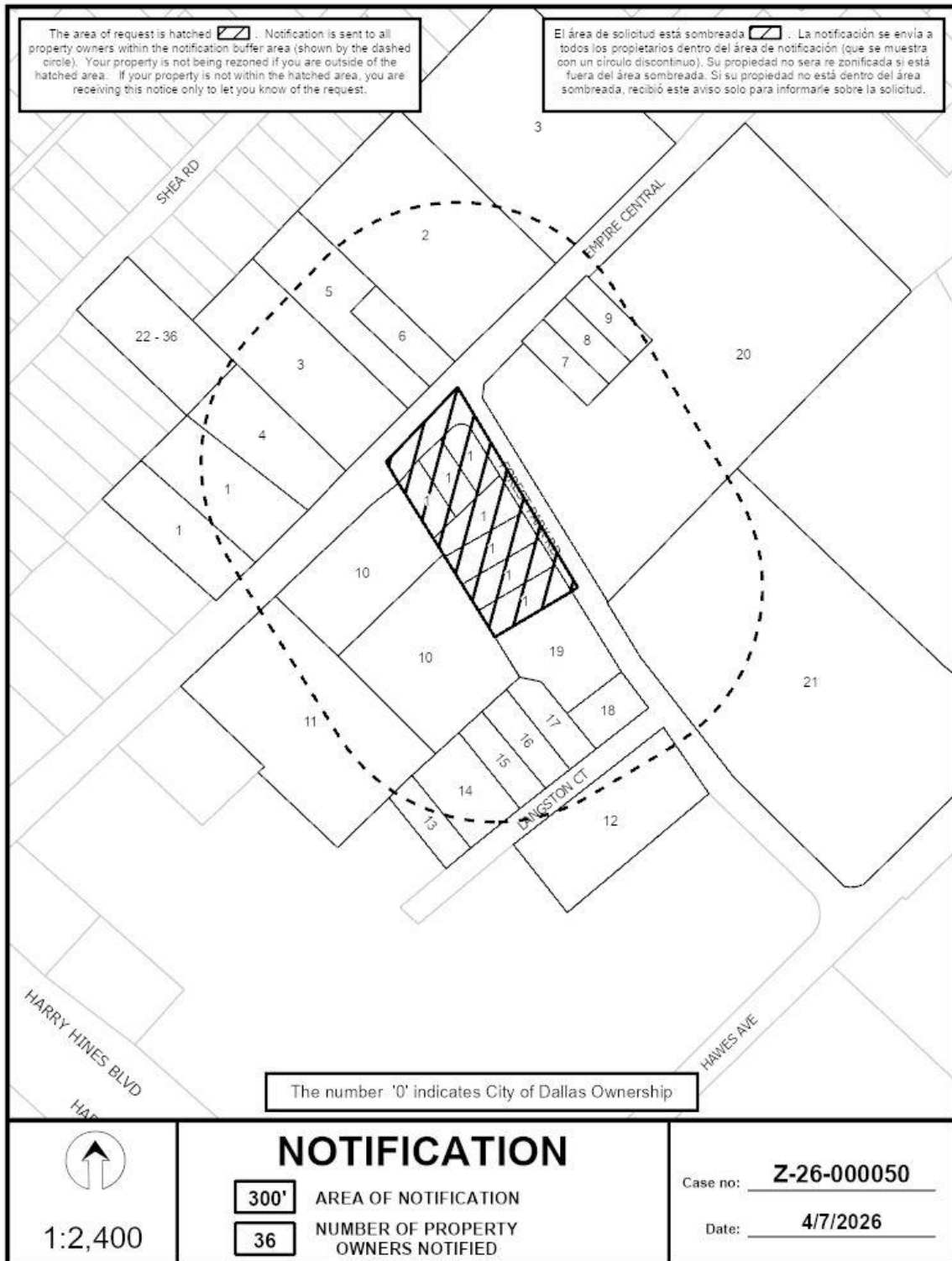


 1:2,400	<h2>AERIAL MAP</h2>	Case no: <u> Z-26-000050 </u> Date: <u> 04/07/2026 </u>
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Notification List of Property Owners

Z-26-000050

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2103 EMPIRE CENTRAL	IMPRUNETTA LLC
2	2145 EMPIRE CENTRAL	IGLESIA DE CRISTO EMPIRE CENTRAL
3	2121 EMPIRE CENTRAL	WSP EMPIRE CENTRAL LLC
4	2115 EMPIRE CENTRAL	2115 EMPIRE CENTRAL LLC
5	2133 EMPIRE CENTRAL	EMPIRE CENTRAL MF VENTURE LLC
6	2137 EMPIRE CENTRAL	EMPIRE CENTRAL MF VENTURE LLC
7	2148 EMPIRE CENTRAL	BFH LTD
8	2152 EMPIRE CENTRAL	SOLIS GLORIA B
9	2156 EMPIRE CENTRAL	HERNANDEZ DAVID PAEZ &
10	2102 EMPIRE CENTRAL	EMPIRE CENTRAL MF VENTURE
11	2040 EMPIRE CENTRAL	GIRLS INCORPORATED OF
12	6835 FOREST PARK RD	SONG JIN HEE
13	2100 LANGSTON CT	DLF HINES LLC
14	2119 LANGSTON CT	DERUTA LLC
15	2123 LANGSTON CT	FORESTPARK SERVICES LLC
16	2127 LANGSTON CT	VALDEZ FRANCISCO EST OF
17	2131 LANGSTON CT	MCRAE MICHAEL C
18	6901 FOREST PARK RD	FORD LEVERNE R &
19	6911 FOREST PARK RD	ABSOLUTE DIPLOMACY LIABILITY
20	6930 FOREST PARK RD	BFH LTD
21	2223 HAWES AVE	JDFW IV LLC
22	2112 SHEA RD	NORRIS NICHOLAS PAUL
23	2112 SHEA RD	PHAN QUYNH TRAM &
24	2112 SHEA RD	CORRL AARON
25	2112 SHEA RD	VILCHIS NICOLE
26	2112 SHEA RD	TOLEDO DELILAH

Z-26-000050

04/07/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2112 SHEA RD	NEELEY AMBER
28	2112 SHEA RD	DROX VENTURES LLC
29	2112 SHEA RD	ZAVORINA YULIA
30	2116 SHEA RD	WINDER VINCENT & RILEY
31	2116 SHEA RD	KUSKI CHRISTOPHER K
32	2116 SHEA RD	KLICHKO VLADIMIR &
33	2116 SHEA RD	BHARGAVA TARAK
34	2116 SHEA RD	SHADE MAYAN TRUST
35	2116 SHEA RD	SOPCIC RANDY
36	2116 SHEA RD	IKERI JOY