

FILE NUMBER: Z201-299(CT)

DATE FILED: July 12, 2021

LOCATION: South of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road

COUNCIL DISTRICT: 8

MAPSCO: 69 G; H; L

SIZE OF REQUEST: 34.21 Acres

CENSUS TRACT: 116.02

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Liberty Banker Life Insurance Company

REQUEST: An application for a Planned Development District for R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District

SUMMARY: The purpose of the request is to allow for a single family development with modified development standards primary related to yard, lot, and space regulations.

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

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

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District, and with the exception of a single-family structure along Haymarket Road and a few other scattered structures, the site is largely undeveloped, and is partially covered with large mature canopy trees.
- The purpose of the request is to allow for the development of the site with approximately 165 single family dwellings. The development will also include a walking trail and open space to include amenities.
- This property was the subject site in two recent cases (Z189-318 and Z201-123). With Z189-318, the previous applicant proposed an RV Park use on the property. The purpose of that request was to allow for the development of the site with a recreational vehicle (RV) campground with up to 272 stalls, amenity areas and other customary uses such as manager’s office and laundry room. Staff recommended denial on that case, citing the proposal was not in line with the recommendation of the Area Plan and Comprehensive Plan to protect, support and enhance the existing neighborhoods and was incompatible with the single family uses and the existing lot pattern of the neighborhood. City Plan Commission agreed with staff’s recommendation and denied the request. On Z201-123, the applicant proposed to develop the site with 200 single family dwellings, with 4,000 sq. ft. lots and other deviations. Staff recommendation approval for that case but City Plan Commission denied without prejudice.
- Since the last application, the applicant has decreased the proposed number of units to 165 units, and now proposing mostly 5,000 sq. ft. lots with some lots at 7,500 sq. ft facing Prater Road.

Zoning History:

There have been seven zoning change requests in the area in the past five years.

- 1. Z156-273:** On April 12, 2017, City Council approved Specific Use Permit No. 2232 for the placement of fill material, on property zoned an A(A) Agricultural District and an R-10(A) Single-family District, located on the east line of Haymarket Road, south of LBJ Freeway.
- 2. Z189-171:** On June 12, 2019, City Council approved an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Rylie Road and Tufts Road.
- 3. Z189-248:** On December 11, 2019, City Council approved an NS(A) Neighborhood Service District and Specific Use Permit No. 2351 for a motor vehicle fueling station for a five-year period with eligibility for automatic renewal for additional five-year

periods, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Haymarket Road and Interstate Highway 20 [LBJ Freeway].

- 4. Z189-253:** On July 1, 2019 an automatic renewal for Specific Use Permit No. 2100 for an open-enrollment charter school was approved for an additional five-year period, on property zoned an R-7.5(A) Single Family District, located on the southeast corner of Tufts Road and Mulberry Street.
- 5. Z189-283:** On March 25, 2020, City Council approved an R-7.5(A) Single Family District on a property zoned an A(A) Agricultural District, located on the northwest corner of Prater Road and Tempest Drive.
- 6. Z189-318** On May 21, 2020, City Plan Commission denied without prejudice, a request for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District. [Area of request]
- 7. Z201-123** On March 4, 2021, City Plan Commission denied without prejudice, a request for a Planned Development District for R-5(A) Single Family District, on property zoned an R-7.5(A) Single Family District. [Area of request]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Haymarket Rd.	Community Collector	60 feet	60 feet
Interstate Highway 20	Highway	Variable	-
Rylie Rd	Residential Collector	60 feet	60 feet

Traffic

The applicant submitted a Traffic Assessment Memo with this request that evaluates the existing traffic conditions around the request site and includes a traffic impact assessment. The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the 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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character

Neighborhood Plus Plan

Goal 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Goal 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Goal 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

Area Plan

The I-20 Freeway Corridor Land Use Study was adopted by City Council in December 2000. The I-20 Freeway Corridor Land Use Study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The request site is located within Subdistrict No. 2. The future land use map for Subdistrict No. 2 reflects the areas west of Dowdy Ferry Road remaining agricultural with possible commercial retail development east of Dowdy Ferry Road and I-20; and encourages single family uses throughout (preferably not along the freeway frontage in the event future service roads are constructed at such time land use should be reassessed); and recommends NS(A) Neighborhood Service District zoning in areas adjacent to residential uses to encourage neighborhood serving commercial/retail services and professional offices principally servicing and compatible in scale and intensity to existing land use.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A) with SUP No. 1339	Open-enrollment charter school
Northeast	R-7.5(A) with SUP No. 2100	Open-enrollment charter school
East	PD No. 648	Public school, single family
Southeast	NS(A) with SUP No. 2351 CS	Undeveloped
South	R-7.5(A) A(A)	Single family, daycare, crop production
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is zoned an R-7.5(A) Single Family District, and with the exception of a single-family structure along Haymarket Road and a few other scattered structures, the site is largely undeveloped, and is partially covered with large mature canopy trees. The entry ramp onto I-20 is bordering the site to the south. The site has no access from I-20 entry ramp. The site has frontages on Haymarket Road, Rylie Road and Prater Street.

The request site is generally surrounded by single family homes and public and open enrollment charter schools. The further surroundings include churches, a mobile home park, and crop production. The overall composition of the surrounding area consists of some established residential neighborhood in large parcels of land, newer single-family

subdivisions and a non-conforming mobile home park with a denser lot pattern. Existing schools and churches that are neighborhood supporting uses, are scattered throughout the area.

The purpose of the request is to allow for a single family development and open space amenities for the neighborhood. The proposed district would incorporate main uses of an R-5(A) District and would allow for 7,500 square foot lots for lots facing Prater Road and 5,000 sq. ft lot for the rest of the development.

Should this property remain zoned an R-7.5(A) District, the property could potentially be developed with approximately 169 homes, assuming about 15% of the land would be utilized for right-of-way or other utility purposes. The number of proposed units with this PD is less than that.

Access to the development will originate from Prater Street, Rylie Road, and Haymarket Road. Staff believes that the access point opening to Haymarket Road will be the most used access to the development, as there is access to the Lyndon B. Johnson Freeway just south of this access point and C.F. Hawn Freeway heading north on Haymarket Road. Thereby it limits the possible traffic accessing Prater Street, which dead ends into Lyndon B. Johnson Freeway. Rylie Road is viewed as the second most used access point.

The area plan map of future uses presents this area for single family uses and the request would help develop a large portion of undeveloped land and complete the makeup of the neighborhood. Staff recognizes the zoning for the area per the area plan call for single family dwellings.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' for SFD, 10' other structures	1 DU/7,500 sq. ft.	30' Max 12' projection above specified height	45% for Residential, 25% for non-residential	RPS
R-5(A)	20'	5' for SFD, 10' other structures,	1 DU/ 5,000 sq. ft.	30' Max 12' projection above specified height	45% for Residential, 25% for non-residential	RPS
Proposed PD for R-5(A) uses	20'	Side: 5' Rear 7'	1 DU/ 5,000 sq. ft. and 7,500 sq. ft.	30' Max 12' projection above specified height	60% for Residential, 40% for non-residential	Open Space

Setbacks are the base standard R-5(A) District requirements except corner lots with two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by the side yard regulations. Side yards are five feet and minimum rear yard is seven feet. Minimum lot size is 5,000 square feet and the five lots with front yards along Prater Road, minimum lot area is 7,500 square feet.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for R-5(A) and R-7.5(A) Districts require one space per dwelling unit. The applicant will need to meet this requirement at the permitting stage of the development.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Open Space:

A minimum of three acres of open space is proposed to be provided for active or passive recreation, playground activity, plaza, groundwater recharge or detention area, or landscaping. Open Space is to include no structures except for architectural

elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

Market Value Analysis

Market Value Analysis (MVA), is 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 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 to orange, representing the weakest markets. Only a small portion of the site is located within the “F” category. Adjacent properties to the west, north and east, and south, are located within the “F” category.

CPC ACTION
October 21, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District uses, subject to a conceptual plan and staff's recommended conditions; as briefed, on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.

Maker: Blair
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 146
Replies: For: 0 Against: 8

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

CPC ACTION

September 23, 2021

Motion: In considering an application for a Planned Development District for R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road, it was moved to **hold** this case under advisement until October 21, 2021.

Maker: Blair
Second: Garcia
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 146

Replies: For: 0 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

For (Did not speak): Brian Klein, 7075 Twin Hills Ave., Dallas, TX, 75204

Against: Guillermina Garcia Rios, 1401 Prater St., Dallas, TX, 75217
Rosa Andrade, 1425 Prater St., Dallas, TX, 75217

Against (Did not speak): Shirley Garnder, 1417 Prater St., Dallas, TX, 75217

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Z201-299(CT)

LIST OF OFFICERS

Liberty Bankers Life Insurance Company

Bradford A. Phillips – President, Sole Officer

CPC RECOMMENDED PD CONDITIONS

ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at the _____. The size of PD _____ is approximately 34.21 acres.

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

- (b) 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.
- © This district is considered to be a residential zoning district.

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: conceptual plan.

SEC. 51P- _____.105. CONCEPTUAL PLAN.

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

SEC. 51P- _____.106. DEVELOPMENT PLAN.

CPC Recommendation:

(b) For single family uses and related accessory uses, a preliminary plat may serve as the development plan. ~~A plat for single family development may make minor deviations from the lot and street configuration shown on the conceptual plan provided that the plat does not increase the number of lots or increase the number of access points.~~

Applicant's Request:

(b) For single family uses and related accessory uses, a preliminary plat may serve as the development plan. A plat for single family development may make minor deviations from the lot and street configuration shown on the conceptual plan provided that the plat does not increase the number of lots or increase the number of access points.

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

SEC. 51P- _____.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P- _____.108. ACCESSORY USES.

(b) 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.

(b) Accessory community center (private) is permitted by right.

SEC. 51P- _____.109. YARD, LOT, AND SPACE REGULATIONS.

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

- (b) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.
- (b) Front yard. Minimum front yard is 20 feet. For corner lots with two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by the side yard regulations.
- © Side and rear yard. Minimum side yard is five feet. Minimum rear yard is seven feet.
- (d) Height. Maximum structure height is 30 feet.
- © Lot coverage. Maximum lot coverage is 60 percent for residential uses. Maximum lot coverage is 40 percent for non-residential uses. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (f) Lot size. Except for lots with front yards along Prater Road, minimum lot size is 5,000 square feet. For the five lots with front yards along Prater Road, minimum lot area is 7,500 square feet.
- (g) Private driveway access. In accordance with Sec. 51A-8.503.(b) frontage, up to four lots may share a private driveway access easement and front yard setbacks shall be measured from the private driveway access easement.
- (h) Open space. A minimum of 3.0 acres of open space must be provided for active or passive recreation, playground activity, plaza, groundwater recharge or detention area, or landscaping.
 - (b) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.
 - (2) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge or detention area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.
 - (3) Open space may also be provided at or below grade or aboveground by an outside roof deck, playground area, pool area, patio, plaza, or similar type of outside common area.
 - (4) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

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(5) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(6) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .110. OFF-STREET PARKING AND LOADING.

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

SEC. 51P- ____ .111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .112. LANDSCAPING.

(b) Landscaping must be provided in accordance with Article X.

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

SEC. 51P- ____ .113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

(b) 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.

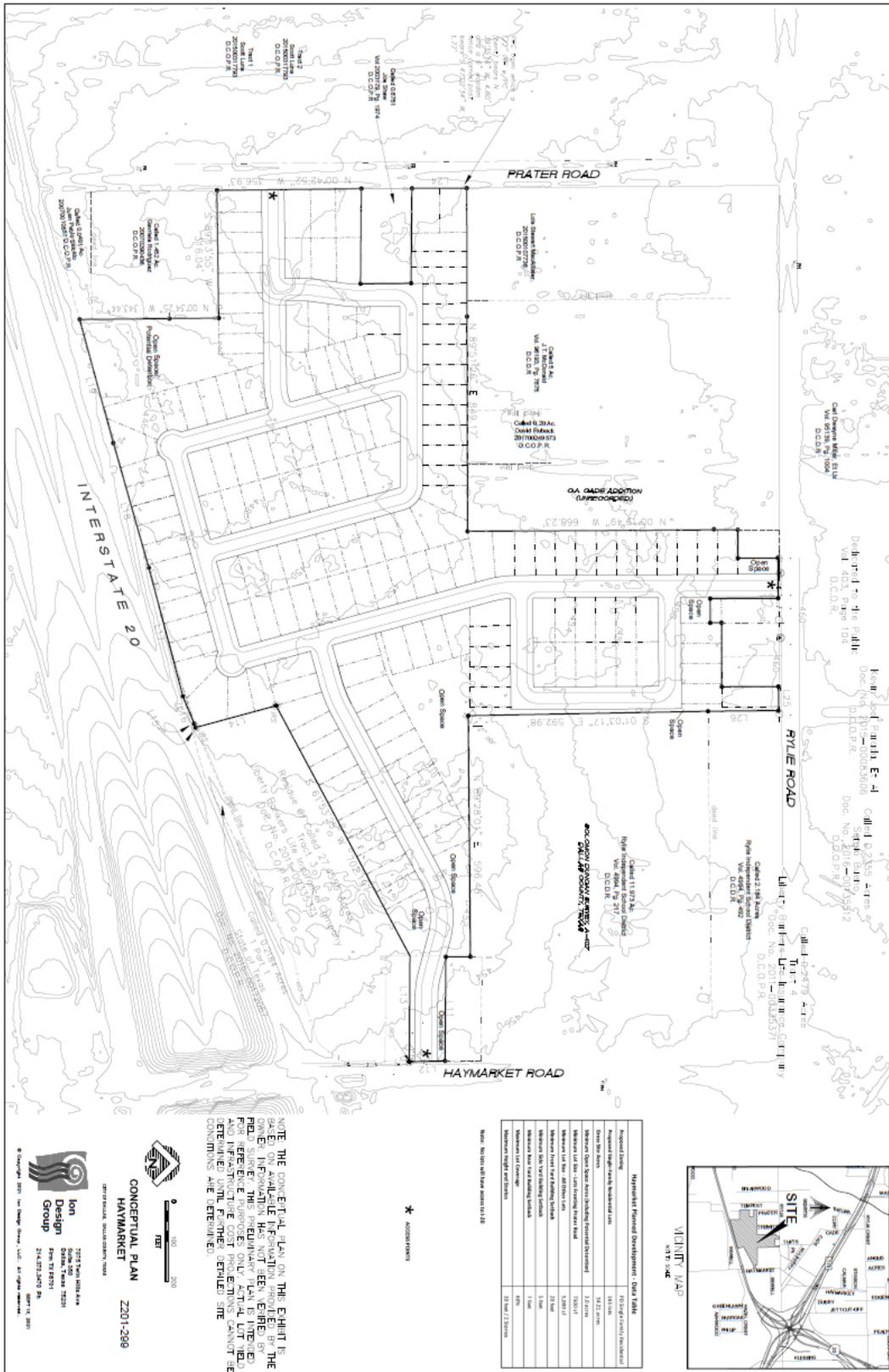
© Minimum sidewalk width of five feet is required.

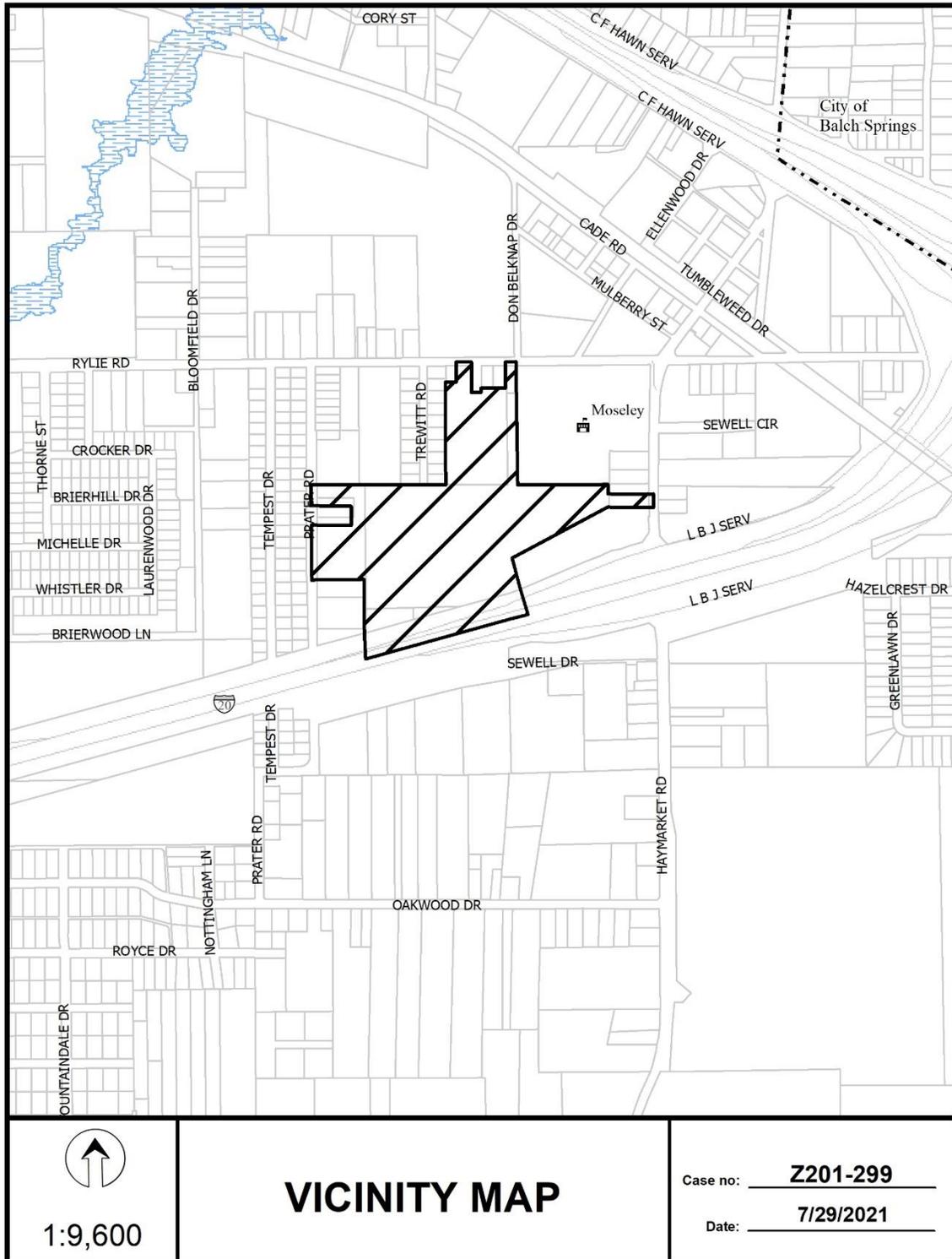
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

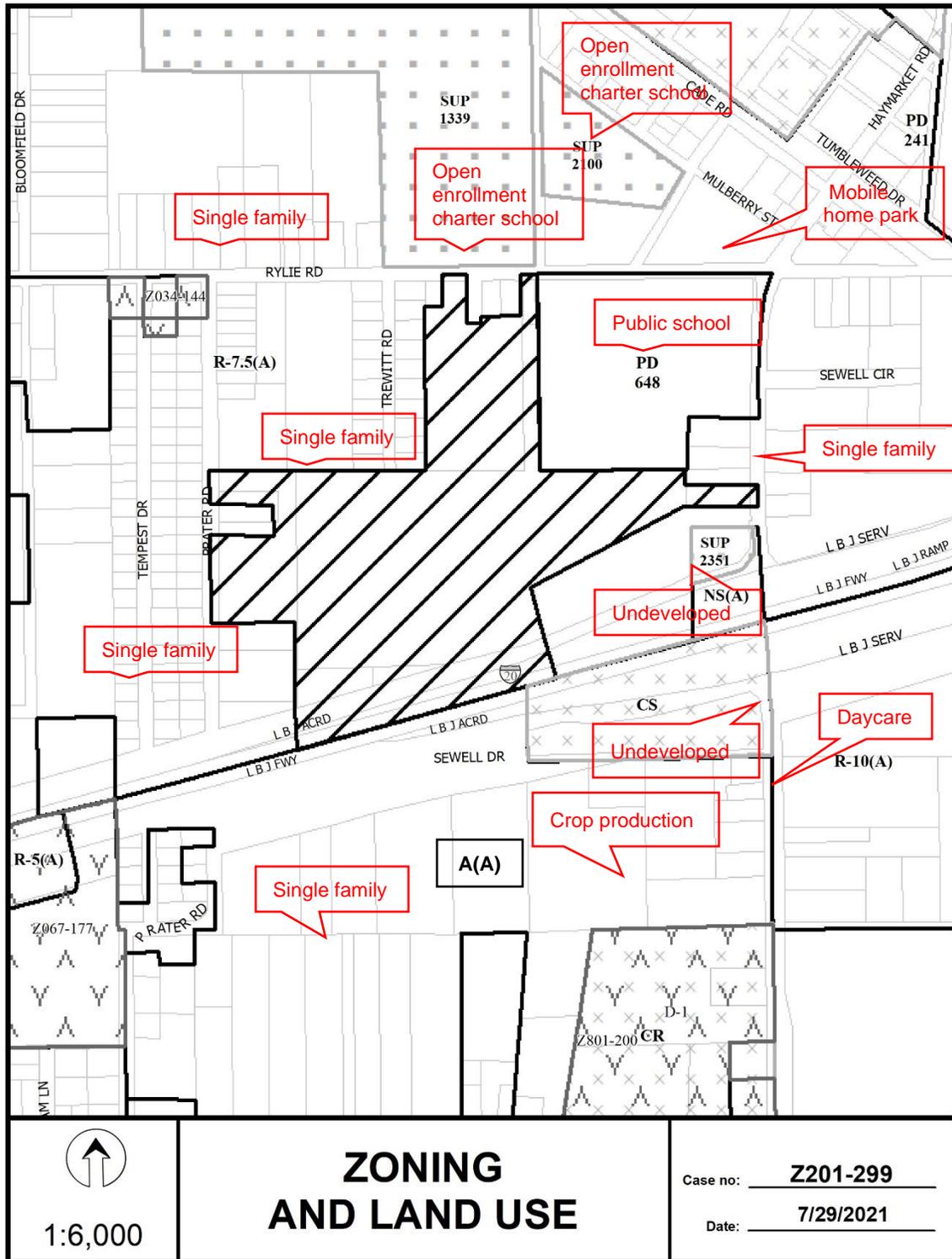
- (b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

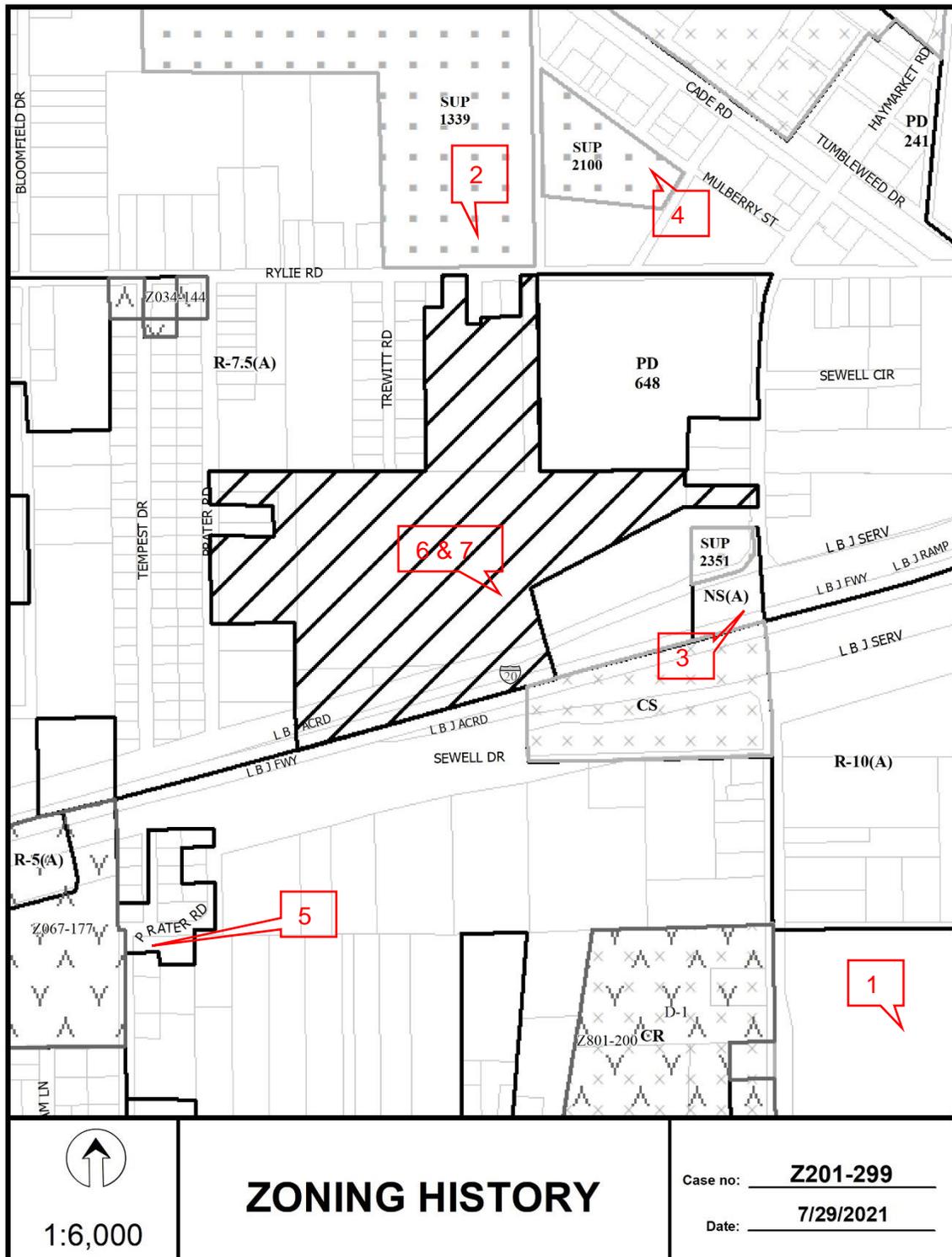
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

CPC RECOMMENDED CONCEPTUAL PLAN



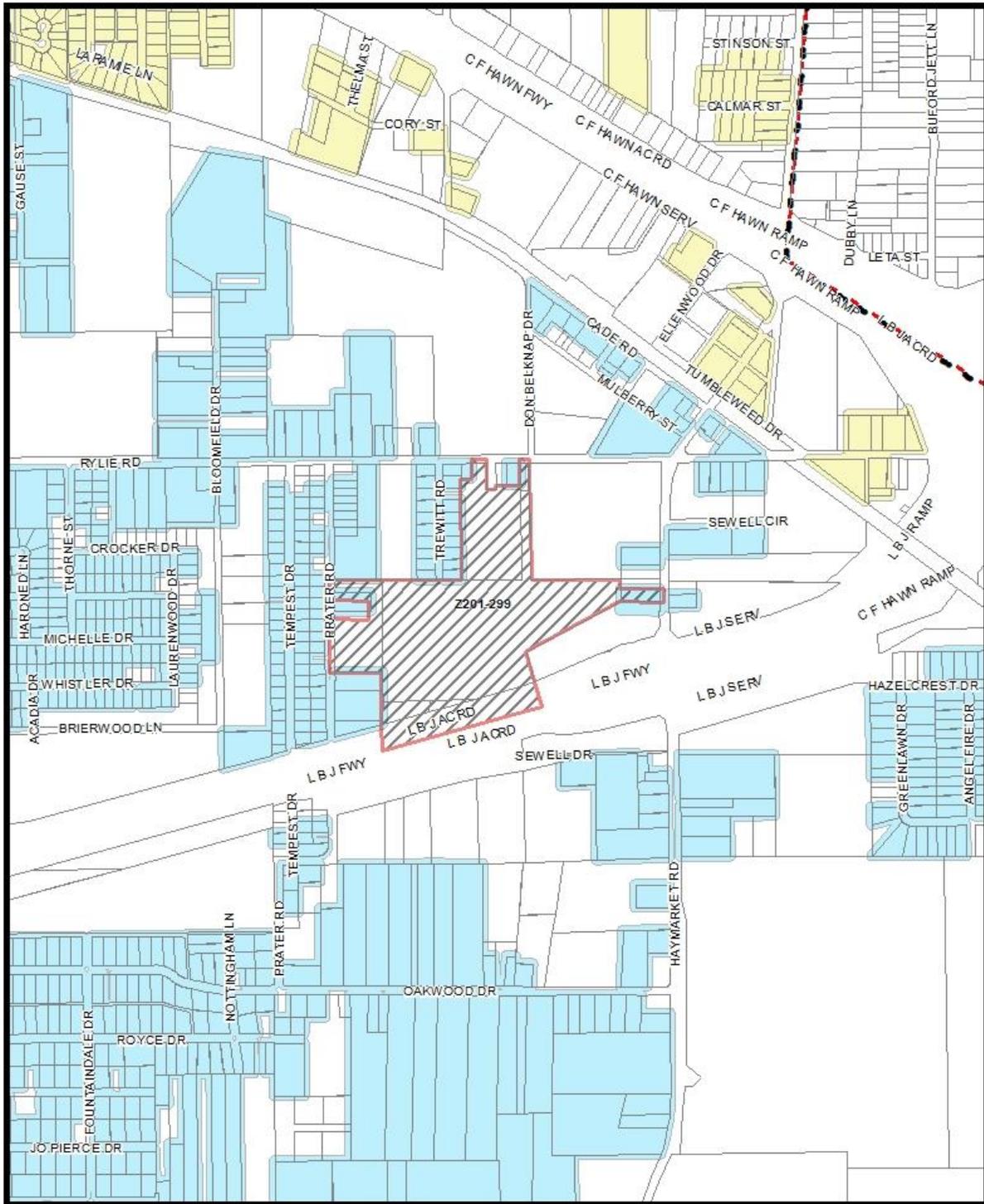






ZONING HISTORY

Case no: Z201-299
Date: 7/29/2021



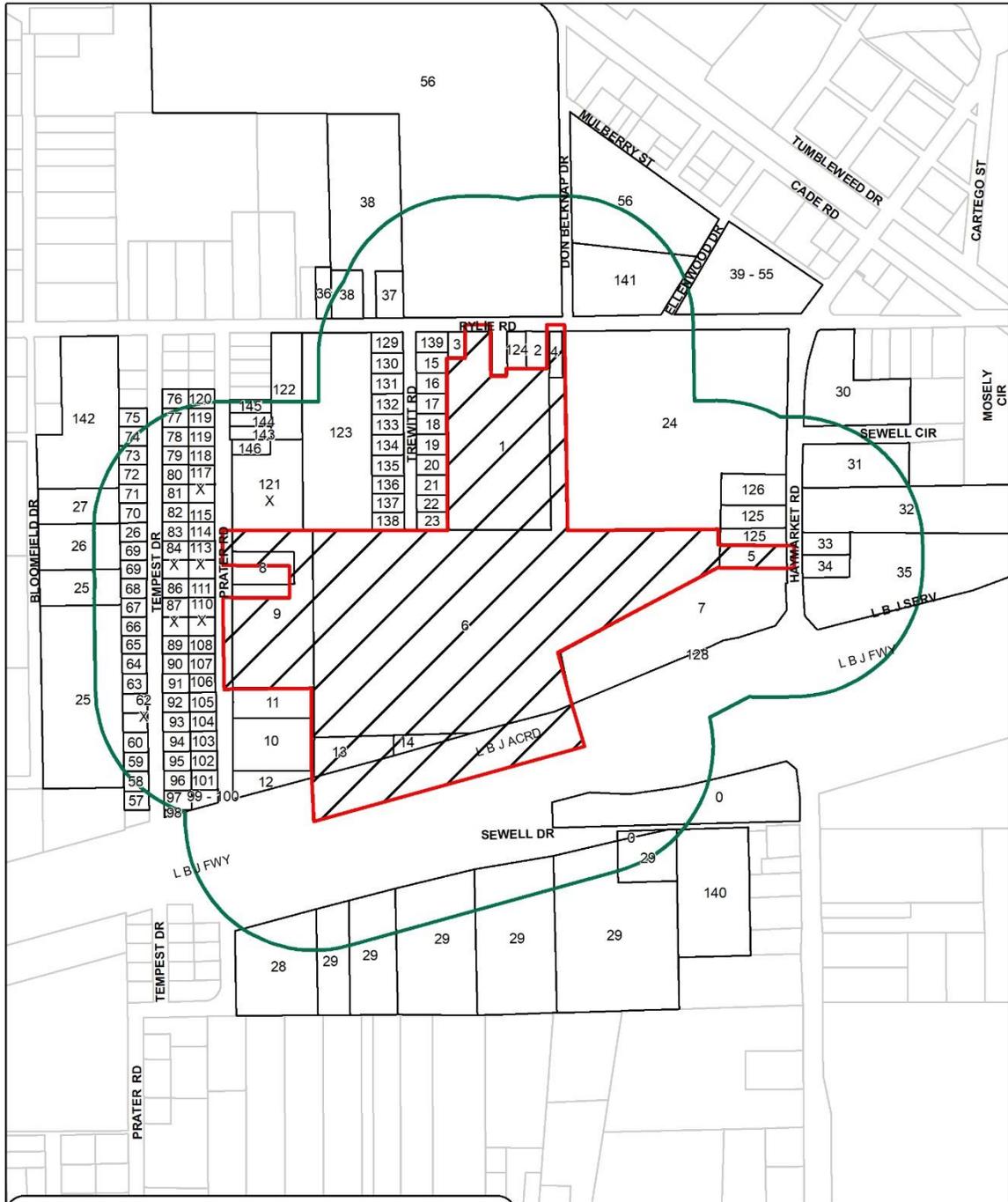
MVAC Cluster A B C D E F G H I NA

1:9,600

Market Value Analysis

Printed Date: 7/29/2021

CPC RESPONSES



146	Property Owners Notified (143 parcels)
0	Replies in Favor (0 parcels)
8	Replies in Opposition (8 parcels)
500'	Area of Notification
10/21/2021	Date

Z201 - 299
CPC



1:6,000

10/20/2021

Reply List of Property Owners***Z201-299******146 Property Owners Notified 0 Property Owners in Favor 8 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10328	RYLIE RD	Taxpayer at
2	10334	RYLIE RD	BUENO SERGIO
3	10314	RYLIE RD	MILLER LISA GAIL
4	10340	RYLIE RD	Taxpayer at
5	1451	HAYMARKET RD	LIBERTY BANKERS LIFE INSURANCE CO
6	1523	HAYMARKET RD	Taxpayer at
7	1523	HAYMARKET RD	SF INVESTMENT LLC
8	1412	PRATER RD	RODRIGUEZ JOSE
9	1420	PRATER RD	Taxpayer at
10	1444	PRATER RD	RODRIGUEZ GABRIELA
11	1438	PRATER RD	HERNANDEZ MANUELA
12	1450	PRATER RD	SALCIDO JUAN PABLO
13	1479	PRATER RD	Taxpayer at
14	26979	LBJ FWY	Taxpayer at
15	1304	TREWITT RD	DE LEON JUAN &
16	1308	TREWITT RD	CASTELLANOS ASHLEY
17	1312	TREWITT RD	CARRALES RAMIRO
18	1318	TREWITT RD	DELEON E JAIME
19	1322	TREWITT RD	MARTINEZ MARIA ISABEL &
20	1326	TREWITT RD	SOLIS JUAN
21	1330	TREWITT RD	MURILLO LETICIA
22	1334	TREWITT RD	ROSALES JOSE A
23	1338	TREWITT RD	TORRES JOSE &
24	10400	RYLIE RD	Dallas ISD
25	1416	BLOOMFIELD DR	MUNOZ RACHEL NICOLE
26	1400	BLOOMFIELD DR	LOMELI ALFREDO &

10/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1400	BLOOMFIELD DR	ZUNIGA RAMIRO &
28	1538	PRATER RD	WHITE KENNETH RAY
29	10230	SEWELL RD	RUIBAL FARMS LP
30	10510	SEWELL CIR	SEWELL CIRCLE LP
31	10510	SEWELL CIR	BUENO NORBERTO & MARIA
32	1430	HAYMARKET RD	GALVAN FRANCISCO
33	1450	HAYMARKET RD	MARTINEZ MARIA D C &
34	1454	HAYMARKET RD	BERLANGA MARIA L
35	1508	HAYMARKET RD	MILLARD MATTHEW
36	10239	RYLIE RD	MALDONADO BLAS &
37	10249	RYLIE RD	SANCHEZ JOSE SANTOS
38	10245	RYLIE RD	A+ CHARTER SCHOOLS
39	1221	HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
40	10850	MULBERRY ST	LARA, MARTHA
41	10850	MULBERRY ST	GARCIA VIRGINIA
42	10850	MULBERRY ST	RAMIREZ MARIA D SALAZAR
43	10850	MULBERRY ST	PIEDRA FERNANDO
44	10850	MULBERRY ST	SOTO LITZY B
45	10850	MULBERRY ST	SANABRIA, CLAUDIA
46	10850	MULBERRY ST	HERNANDEZ, IVAN PABLO
47	10850	MULBERRY ST	DIMENSIONS INVESTMENT GROUP
48	10850	MULBERRY ST	MURILLO LETICIA
49	10850	MULBERRY ST	LORENA, VILLA
50	10850	MULBERRY ST	MARTINEZ CRYSTAL
51	10850	MULBERRY ST	CABALLERO DANIEL
52	10850	MULBERRY ST	LOLLAR JESSEY
53	10850	MULBERRY ST	TREJO, JOSE
54	10850	MULBERRY ST	NAJERA JAIME
55	10850	MULBERRY ST	CALZADA LIZETH
56	1000	ELLENWOOD DR	A+ CHARTER SCHOOLS INC
57	1451	TEMPEST DR	LUVIANO YANIVE L CAMPOS

10/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1449 TEMPEST DR	HERNANDEZ CARMEN
	59	1445 TEMPEST DR	NAVARRETE FLORENTINO
	60	1443 TEMPEST DR	DELABRA GERARDO & KARINA
	61	1441 TEMPEST DR	LAWSON JAMES L
X	62	1437 TEMPEST DR	TORRES FABIAN & MARY L
	63	1435 TEMPEST DR	WBH INVESTMENTS LLC
	64	1433 TEMPEST DR	HERNANDEZ ENRIQUE &
	65	1429 TEMPEST DR	TOMLIN THOMAS R
	66	1427 TEMPEST DR	GUZMAN GUSTAVO
	67	1425 TEMPEST DR	GOMEZ CRISTOBAL A &
	68	1421 TEMPEST DR	HERNANDEZ ISAIAS &
	69	1419 TEMPEST DR	RAMIREZ BIBIANA &
	70	1409 TEMPEST DR	ZUNIGA MARIA ALEJANDRA &
	71	1405 TEMPEST DR	IBARRA RICARDO JR &
	72	1401 TEMPEST DR	FIGUEROA JOSE
	73	1325 TEMPEST DR	BROWN SOPHIA ET AL
	74	1319 TEMPEST DR	BUENO SERGIO
	75	1317 TEMPEST DR	BUENO SERGIO
	76	1314 TEMPEST DR	TOVAR ANA LAURA
	77	1318 TEMPEST DR	MORENO MARIA EUGENIA L &
	78	1322 TEMPEST DR	ALLEN VERNON & CARRIE
	79	1326 TEMPEST DR	ALLEN ANGELA KAY
	80	1402 TEMPEST DR	PALACIOS LEONARDO &
	81	1406 TEMPEST DR	PALACIOS PATRICIA
	82	1410 TEMPEST DR	GOMEZ JIMMY
	83	1414 TEMPEST DR	GUZMAN JUANITA
X	84	1418 TEMPEST DR	Taxpayer at
	85	1420 TEMPEST DR	ANGELESMANCILLA BERNARDO &
	86	1422 TEMPEST DR	GUZMAN ENRIQUE G & JUANITA
X	87	1426 TEMPEST DR	BAKER DOROTHY
	88	1428 TEMPEST DR	DUARTE RAMIRO &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1430 TEMPEST DR	ROGERSGONZALEZ NICOMEDES M
	90	1434 TEMPEST DR	MORALES STEPHANIE M & IVAN C
	91	1436 TEMPEST DR	VASQUEZ JOAQUIN DE JESUS
	92	1438 TEMPEST DR	MONTGOMERY PATRICK L
	93	1442 TEMPEST DR	HACKNEY RICHARD E
	94	1444 TEMPEST DR	GUZMAN ANTONIO &
	95	1446 TEMPEST DR	RAMIREZ JUVENTINO & JUANA
	96	1450 TEMPEST DR	MONROY FELIPE
	97	1452 TEMPEST DR	RODRIQUEZ GLORIA H
	98	1454 TEMPEST DR	JETT MARION B &
	99	1451 PRATER RD	LEYVA RUBEN & CARMEN
	100	1451 PRATER RD	HENLEY DANIEL W
	101	1449 PRATER RD	LEYVA RUBEN & MARIA
	102	1445 PRATER RD	MURILLO ANTONIO
	103	1443 PRATER RD	FREEMAN CYNDI
	104	1441 PRATER RD	RIVERA ANGEL
	105	1437 PRATER RD	CHAVEZ DANIELA
	106	1435 PRATER RD	PEREZ RODOLFO BANCHI &
	107	1433 PRATER RD	THOMAS JIMMIE L
	108	1429 PRATER RD	LIMON FERNANDO & ANA ESPARZA
	109	1427 PRATER RD	RAMIREZ ERIK AUGUSTINE
X	110	1425 PRATER RD	ANDRADE JOSE & ROSA
	111	1421 PRATER RD	ANDRADE JOSE & ROSA M
	112	1419 PRATER RD	GALVAN LAURENCIO
X	113	1417 PRATER RD	GARDNER SHIRLEY JEAN
	114	1413 PRATER RD	DIAZ SILVERIO & DIAMANTIN
	115	1409 PRATER RD	DIAZ SILVERIO G
X	116	1405 PRATER RD	ANDRADE JOSE
X	117	1401 PRATER RD	CHAVEZ GUILLERMINA GARCIA &
	118	1325 PRATER RD	FUENTES ERNESTO & ABELINA
	119	900009 PRATER RD	CHAVEZ GUILLERMINA GARCIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1313 PRATER RD	ESPINOZA MIKE
X	121	1408 PRATER RD	MACALLISTER LOIS
	122	10232 RYLIE RD	RODRIGUEZ JOSE
	123	10240 RYLIE RD	RYLIE CHURCH OF CHRIST
	124	10330 RYLIE RD	PARADA KEVIN JOEL &
	125	1437 HAYMARKET RD	LOPEZ FRANSISCO &
	126	1431 HAYMARKET RD	ALBARRAN MARICELA
	127	1523 HAYMARKET RD	Taxpayer at
	128	1523 HAYMARKET RD	Taxpayer at
	129	1301 TREWITT RD	Taxpayer at
	130	1305 TREWITT RD	GUAJARDO YOLANDA
	131	1309 TREWITT RD	GOMEZ GABRIEL & MAURA
	132	1315 TREWITT RD	OGAZ FRANCISCO J & THELMA
	133	1319 TREWITT RD	PULIDO JAVIER & MARIA
	134	1323 TREWITT RD	JUAREZ MATIAS & BEATRIZ PESINA CRUZ
	135	1327 TREWITT RD	CORNELIUS WANDA
	136	1331 TREWITT RD	AMARO JOSE TORRES
	137	1335 TREWITT RD	HERNANDEZ AURELIO
	138	1339 TREWITT RD	RUBACK DAVID
	139	1300 TREWITT RD	MORA JOSE ALFREDO TIRADO &
	140	10440 SEWELL RD	LEMONS JAMES D
	141	10410 RYLIE RD	RILEY CEMETERY ASSOC
	142	10110 RYLIE RD	NEW HAVEN BAPTIST CHURCH
	143	1330 PRATER RD	GALVAN FRANCISCO
	144	3 PRATER RD	ZARZOZA EFRAIN
	145	1322 PRATER RD	EDWARDS LAVONDA K
	146	1336 PRATER RD	ESPINOZA BERNARDO