

FILE NUMBER: Z223-250(LG) **DATE FILED:** April 13, 2023
LOCATION: Southeast line of Inwood Road, northeast of Lemmon Avenue
COUNCIL DISTRICT: 13
SIZE OF REQUEST: Approx. 3.035 acres **CENSUS TRACT:** 48113000609

REPRESENTATIVE: Tommy Mann, Winstead PC

APPLICANT: Harbert South Bay Partners, LLC

OWNER: Fairwood Apartments, LTD

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use 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 modified development standards primarily related to permitted uses, setbacks, lot size, density, lot coverage, parking, and design standards to allow the development of an assisted living facility.

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

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

BACKGROUND INFORMATION:

- The area of request is currently developed with several two-story multifamily buildings and is zoned MF-2 District within Planned Development No. 193.
- The applicant is proposing to develop the property with an assisted living facility and a reduction in parking space requirement. The existing zoning does not allow this use; therefore, they are requesting a new subdistrict to permit this use and define terms and requirements for it.
- The conditions define the “assisted living facility” use as: a permanent residential facility, requiring an assisted living facility license from the State of Texas for all units, which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance, which may include memory care and in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a centralized kitchen with a centralized dining facility. Individual dwelling units and suites may have kitchens.
- The pedestrian realm will be enhanced by design standards that ensure a safe and activated sidewalk and require below grade parking.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z201-152:** On April 14, 2021, City Council approved an application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use for a ten-year period with eligibility for automatic renewal for additional ten-year periods, on the east corner of Lemmon Avenue and Inwood Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Inwood Road	Principal Arterial	100 feet Bike Plan
Lemmon Wood Plaza	Local Street	50 feet
Fairfax Avenue	Local Street	50 feet
La Foy Boulevard	Local Street	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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.

Land Use:

	Zoning	Land Use
Site	MF-2 Multiple Family Subdistrict, within Planned Development No. 193	Multiple-family
North	MF-2(A) Multifamily District	Multifamily
Northeast	MF-2 Multiple Family Subdistrict, within Planned Development No. 193	Multiple-family
South	TH-3 Townhouse Subdistrict, within Planned Development No. 193	Single Family
Southwest	Planned Development Subdistrict No. 5, within Planned Development No. 193	Restaurant with drive-through service
Northwest	LC Subdistrict, within Planned Development No. 193, CS Commercial Service District	Motor vehicle repair, Industrial (inside)

Land Use Compatibility:

The area of request is currently developed with several two-story apartment buildings and is zoned MF-2 Multiple Family Subdistrict within Planned Development No. 193. The site is surrounded by multiple-family use to the northeast, single family use to the south, restaurant with drive-through service use to the southwest, and motor vehicle repair use and industrial (inside) use to the northwest.

The existing MF-2 Multiple Family Subdistrict allows for the development of retirement housing use; however, it does not allow an assisted living facility use. Therefore, the applicant requests a new subdistrict within Planned Development No. 193 to allow for the development of an assisted living facility use and permit a lesser number of required parking spaces. The proposed land use would be complementary to the surrounding uses in the area, while introducing a new variety of housing not available in the vicinity of the site. In terms of varying from the base zoning, variations to yard, lot, and space regulations and design standards in the proposed Planned Development Subdistrict would tie to the assisted living facility use.

Staff supports the request because the proposed use will add an appropriately designed development with an additional diversity of housing.

Development Standards

Following are the development standards for the current MF-2 Subdistrict and the proposed changes within the new Planned Development Subdistrict, which otherwise uses MF-2 Subdistrict as a base.

District	Setback		Density	Height	Lot Cvrg.
	Front	Side/Rear			
Current: MF-2 within PD No. 193	20' Single Family OTHER: 15'	Duplex Side: 5' Duplex Rear: 10' Multifamily less than 36' in height Side: 10' Multifamily less than 36' in height Rear: 10' OTHER Side: 10' OTHER Rear: 15'	2,000 sq. ft.- SF 3,000 sq. ft. each – Duplex 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR 150 sq. ft. – each add BR	36'	60% Res. 50% Nonres.
Proposed: New PDS (Assisted Living Facility use)	15'	10' Below grade parking structure: 0'	No min. lot area per dwelling unit 170 units max	36'	70%

Design Standards

The following design standards are proposed within the new Planned Development Subdistrict. Bicycle racks, benches, and trash receptables are required along each street frontage. Unobstructed sidewalks are required along all street frontages, with a minimum width of 6 feet and a minimum five-foot-wide buffer. Pedestrian scale lighting must be provided at regular intervals along all building facades facing a public street. The required transparency along Inwood Road is 15% and 12% along Lemmon Wood Plaza. Along Fairfax Avenue the transparency requirement is 20%, except 15% between Lemmon Wood Plaza and La Foy Boulevard. All parking for an assisted living facility must be located underground, except for spaces for temporary or short term use by deliveries. A minimum of 35,000 square feet of open space must be provided, or roughly 27% of the lot.

Landscaping:

Landscaping and screening will be provided in accordance with Part I of Planned Development No. 193.

Parking:

The parking and off-street loading requirements of the proposed new Subdistrict will default to Part I of Planned Development No. 193. In addition to these requirements, the assisted living facility use will require 0.7 spaces per dwelling unit or suite, which mirrors the requirement for retirement housing use in PD 193, except that no additional parking is required based on square footage of common areas. This would require a minimum of 119 spaces for the 170 maximum units.

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 currently within a “C” MVA area. To the northwest is a “E” MVA area.

List of Officers and Directors

Applicant:

HARBERT SOUTH BAY PARTNERS, LLC

Managing Member: Joseph P. McGonigle

Managing Member Harbert Management Company, LLC

HARBERT MANAGEMENT COMPANY, LLC

Managing Member: Kimberly Clayburn

Managing Member: Jason Harbert

CPC Action
April 4, 2024

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use, subject to a development plan and conditions on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Inwood Road, northeast of Lemmon Avenue.

Maker: Rubin
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 272
Replies: For: 12 Against: 1

Speakers: For: None
For (did not speak): Adam Murphy, 2828 Routh St., 100, Dallas, TX 75201
Against: None

CPC RECOMMENDED CONDITIONS

Division S-____. PD 193 Subdistrict.

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was passed by the Dallas City Council on _____, 2024.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located on Inwood Road between Bordeaux Avenue and Lemmon Avenue. The size of PD Subdistrict ____ is approximately 3.035 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) ASSISTED LIVING FACILITY means a permanent residential facility, requiring an assisted living facility license from the State of Texas for all units, which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance, which may include memory care and in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment.

(2) OPEN SPACE means the portion of a building site that is principally open to the sky except for building overhangs or portions of the open space area underneath a portion of a building that provides shade above the open space. Architectural elements such as colonnades, pergolas, and gazebos and/or structures supporting outdoor activities such as, but not limited to, shade structures, kiosks, or seating areas may be included in open space area. Open space may be located on top of a below ground parking structure.

(3) SUBDISTRICT means a subdistrict of PD 193.

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

(d) This subdistrict is considered to be a residential zoning district.

SEC. S-____.105. EXHIBITS.

(a) The following exhibits are incorporated into this division for an assisted living facility:

- (1) Exhibit S-___A: assisted living facility development plan.

SEC. S-___,106. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, 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.

(b) Assisted living facility. For an assisted living facility, 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.

SEC. S-___,107. MAIN USES PERMITTED.

(a) 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 permitted b right:

- Assisted living facility.

SEC. S-___,108. ACCESSORY USES.

(a) In this section:

(1) ART STUDIO means a facility, within an assisted living facility and for the exclusive use of the residents, where art is displayed.

(2) CAFE OR FOOD STORE means a facility, within an assisted living facility and for the exclusive use of the residents, where food and beverages are sold to residents.

(3) DRUG FACILITY means a facility, within an assisted living facility and for the exclusive use of the residents, where drugs are dispensed.

(4) MOVIE THEATRE means a facility, within an assisted living facility and for the exclusive use of the residents, where motion pictures are shown.

(5) SALON means a facility, within an assisted living facility and for the exclusive use of the residents, where barber/beauty shop services are provided.

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

(c) The following accessory uses are permitted by right within this subdistrict but may not be open to the general public:

- Art studio.
- Cafe or food store.
- Community center (private).
- Drug facility.
- Game court (private).
- Movie theatre.
- Salon.
- Swimming pool (private).

SEC. S- ____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as generally provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-family Subdistrict apply.

(b) Assisted living facility. For an assisted living facility, the below yard, lot , and space regulations apply.

(1) Front yards. Except as provided in this subsection, minimum front yard is 15 feet.

(i) An encroachment of an unenclosed structure is permitted within the front setback along Inwood Road provided it is less than 16 feet in height.

(ii) A screening fence with a maximum height of 9 feet may be located within the front yards on La Foy Boulevard and Fairfax Avenue in front of the loading and service area.

(ii) Below grade parking structures may extend into the front yard.

(2) Side and rear yard: Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

(C) Below grade parking structures may extend into the side and rear yards.

(3) Minimum lot area. For an assisted living facility, no minimum lot area per dwelling unit or suite.

(4) Density. Maximum number of dwelling units and suites is 170.

(5) Lot Coverage. Maximum lot coverage is 70%.

SEC. S- ____.110. URBAN DESIGN STANDARDS FOR AN ASSISTED LIVING FACILITY

(a) Pedestrian amenities. Along each street frontages, a minimum of two of each of the following pedestrian amenities must be provided:

(1) Benches.

(2) Trash receptacles.

(3) Bicycle racks.

(b) Architectural elements. A minimum of one of the following architectural elements must be provided at all public entrances:

(1) Architecturally prominent public entrance.

(2) Canopy.

(3) Awning.

(4) Attached tower.

(5) Turret.

(c) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 2 feet variation within the vertical plane at least once every 100 feet of façade length.

(d) Sidewalks.

(1) At each intersection of driveway and sidewalk, crosswalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

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

(3) A minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along all street frontages.

(e) Pedestrian scale lighting must be provided at regular intervals along all building facades facing a public street

(f) Minimum required open space is 35,000 square feet.

(g) Minimum required transparency for street-facing facades:

(1) Along Inwood Road: 15%.

(2) Along Fairfax Avenue: 20%, except 15% between Lemmon Wood Plaza and La Foy Boulevard.

(3) Along Lemmon Wood Plaza: 12%.

SEC. S-___,111.

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) Assisted living facility._

(1) All parking must be located underground. Only surface parking intended for short term pick up and drop off is permitted.

(2) Required parking for an assisted living facility is 0.7 spaces per dwelling unit or suite.

SEC. S-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.113. LANDSCAPING.

Landscaping and screening must be provided in accordance with Part I of this article.

SEC. S-____.114. SIGNS.

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

SEC. S-____.115. ADDITIONAL PROVISIONS.

(a) In general.

(1) The Property must be properly maintained in a state of good repair and neat appearance.

(2) 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.

(3) Except as provided in this division, development and use of the Property must comply with Part I of this article.

(b) Retirement housing. Retirement housing may have a common dining facility.

(c) Assisted living facility. Assisted living facility may have centralized kitchens where food is prepared and centralized dining facilities. Individual dwelling units and suites may have kitchens.

SEC. S-____.116. COMPLIANCE WITH CONDITIONS.

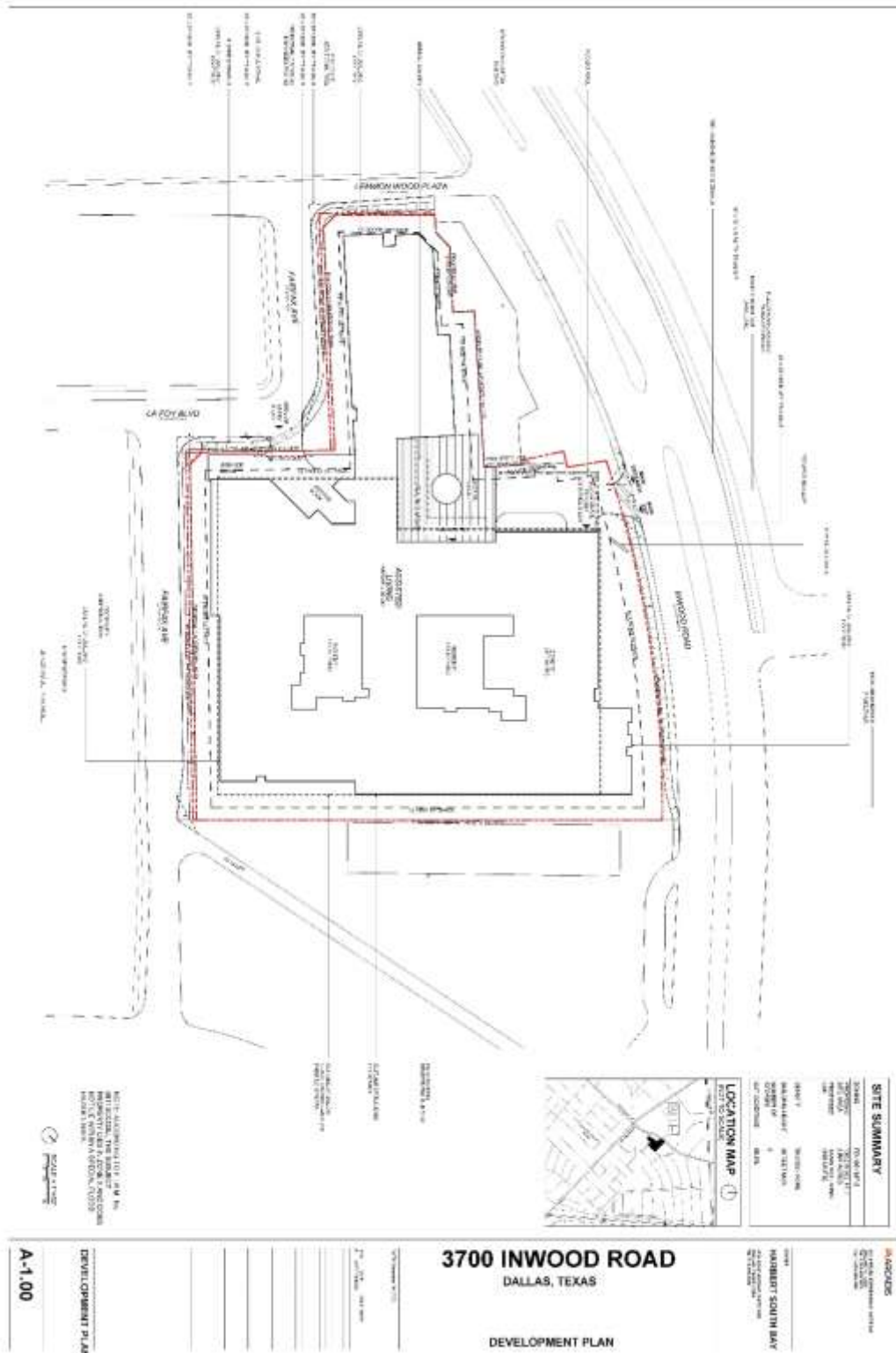
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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

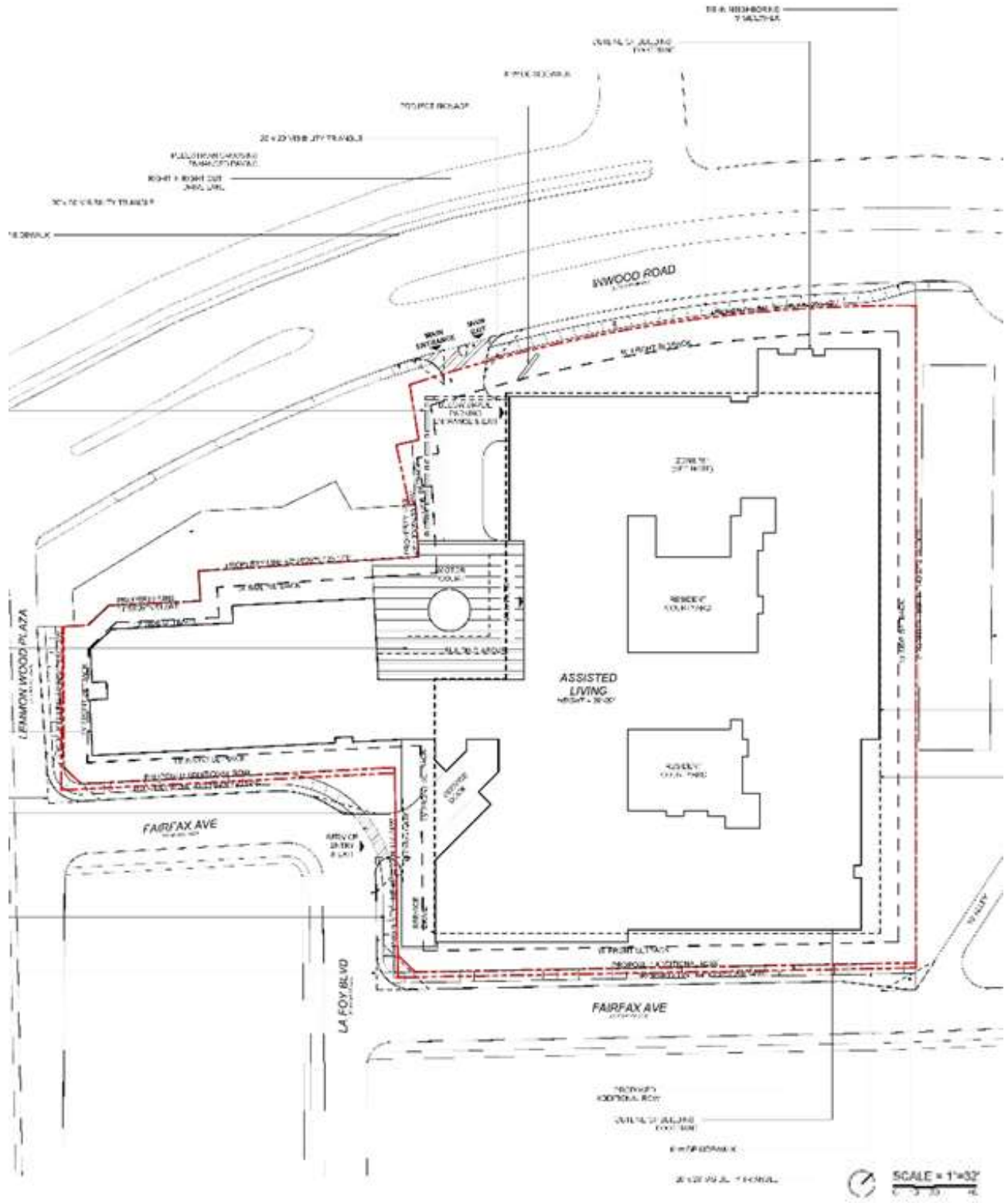
Z223-250(LG)

this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

CPC RECOMMENDED DEVELOPMENT PLAN

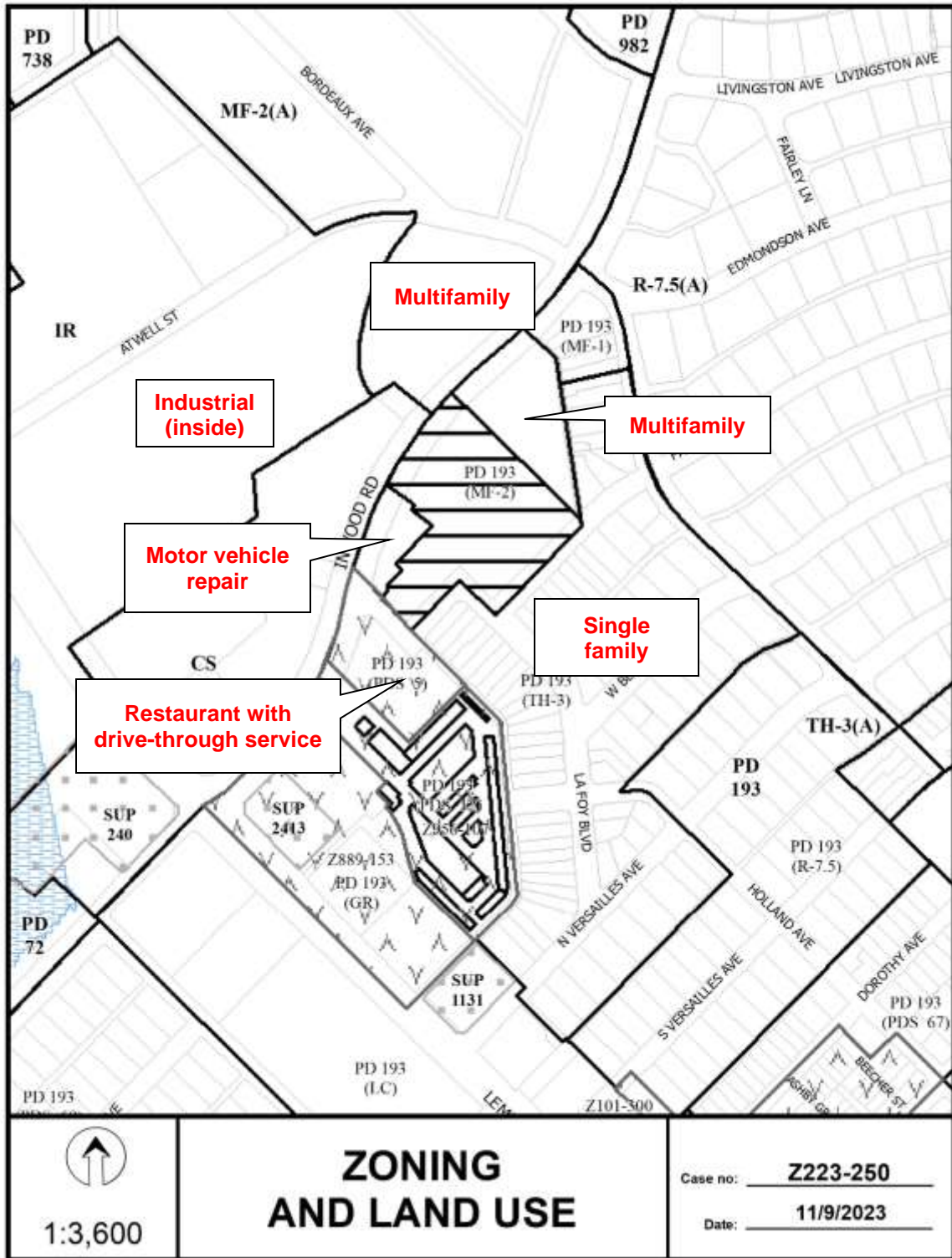


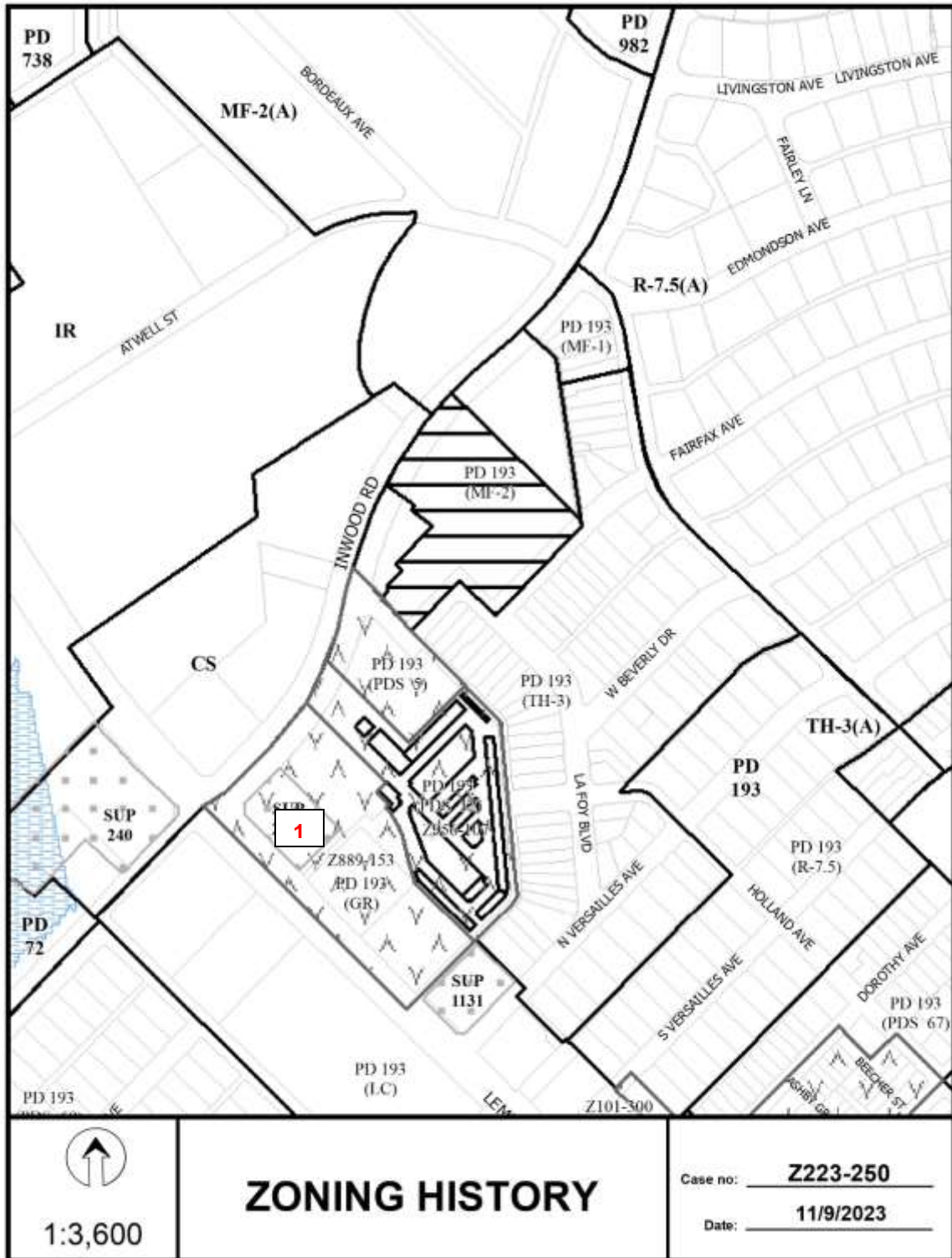
CPC RECOMMENDED DEVELOPMENT PLAN

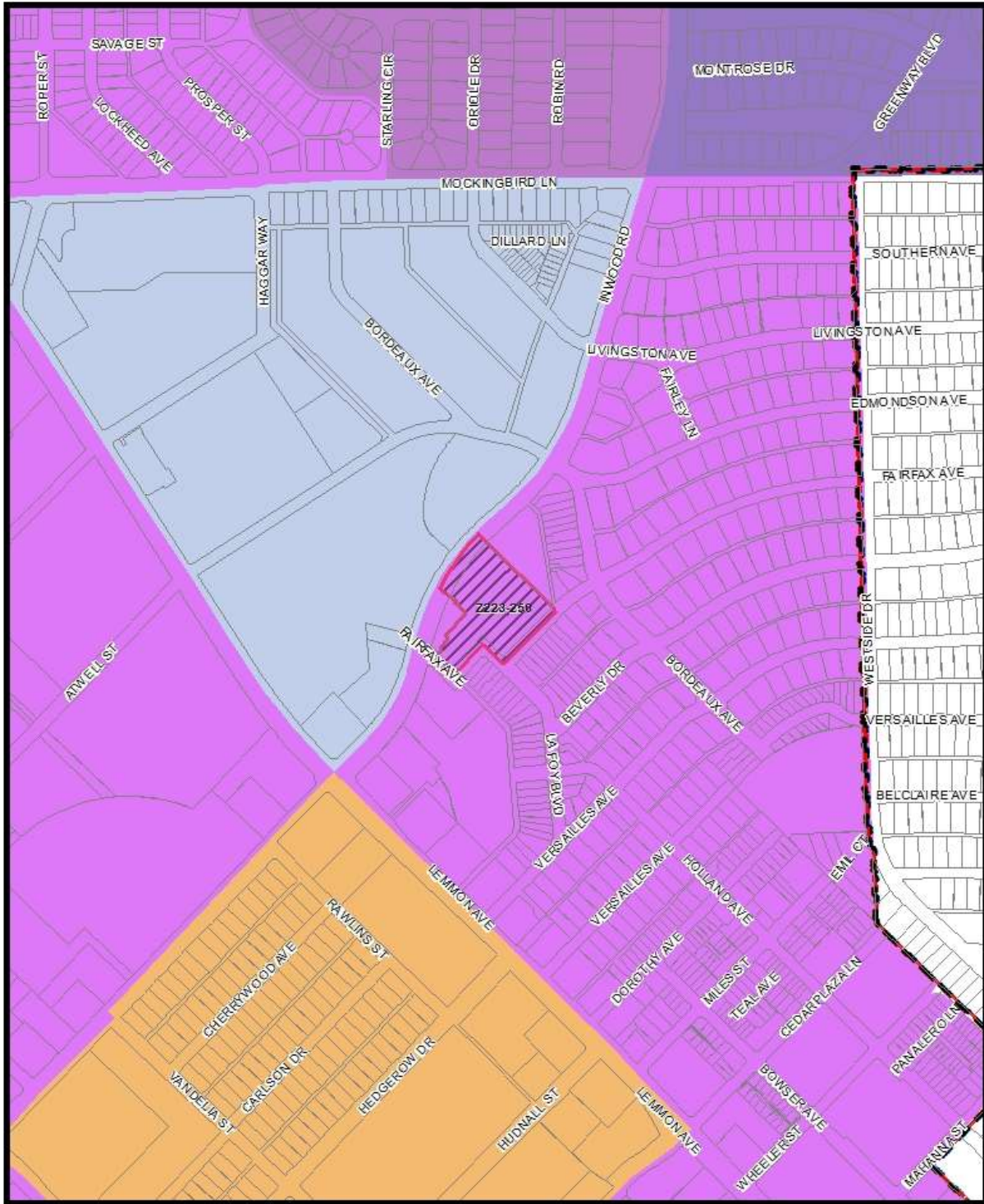












Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/10/2024



04/03/2024

Reply List of Property Owners***Z223-250******272 Property Owners Notified******12 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3700 INWOOD RD	FAIRWOOD APARTMENTS LTD
	2	3620 INWOOD RD	CQFT LLC
	3	5519 LA FOY BLVD	WITCHER RUCKER D
	4	3728 W BEVERLY DR	LILLY WILLIAM R
	5	3724 W BEVERLY DR	LKR PROPERTIES LLC
	6	3722 W BEVERLY DR	PERRY JOSEFINE ANN LIVING TRUST
	7	3718 W BEVERLY DR	SL HUMPHRIES LLC
	8	3714 W BEVERLY DR	DPC BEVERLY LLC
O	9	3706 W BEVERLY DR	JACKSON HENRY LLC
	10	3722 FAIRFAX AVE	MDS CUSTOM BUILDERS
O	11	3716 FAIRFAX AVE	ALSOP CHARLES ROYCE
	12	3718 FAIRFAX AVE	WEBSTER WINSTON SCOTT
O	13	3712 FAIRFAX AVE	BIRKELAND BRYAN &
	14	3710 FAIRFAX AVE	DHAROD CHRIS SUNIL
	15	3708 FAIRFAX AVE	JAMES MARGARET & STEPHEN
	16	3706 FAIRFAX AVE	MASON SCHEL CHALFANT
	17	3702 FAIRFAX AVE	COLLETT THOMAS ARTHUR & JAN
	18	3700 FAIRFAX AVE	SANFORD ETHAN L & NINA NIU
	19	3723 W BEVERLY DR	OLERIO HOMES LLC
	20	3721 W BEVERLY DR	3719 21 W BEVERLY LLC
	21	3717 W BEVERLY DR	BROWN JAMES R & NANCY D
	22	3715 W BEVERLY DR	KHURANA EDITH TR
	23	3709 W BEVERLY DR	FELDMAN ELLEN M &
	24	3711 W BEVERLY DR	PEARL ALISON
	25	3707 W BEVERLY DR	MOORER CONNIE &
	26	3705 W BEVERLY DR	WILKINSON KATHRYN A

04/03/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	5607 LA FOY BLVD	JOHNSON OLIVER F &
	28	5609 LA FOY BLVD	SKWERES TRAVIS &
	29	5619 LA FOY BLVD	DRAKE CHRISTOPHER &
	30	5621 LA FOY BLVD	JOE FELICIA NICOLE
	31	5625 LA FOY BLVD	MADDEN WALES H III & NITA M
	32	5627 LA FOY BLVD	BRIDGET JOHNSTON
	33	5633 LA FOY BLVD	BLOODWORTH JOE & LUCY
	34	5631 LA FOY BLVD	MORRIS A LEE
O	35	5637 LA FOY BLVD	NEUMANN CHERYL A
	36	5635 LA FOY BLVD	HEFFINGTON TOM D
	37	5641 LA FOY BLVD	EVANS CARL L JR
	38	5643 LA FOY BLVD	GIORDANO JONN V
	39	5203 EDMONDSON AVE	AUMAN SHERRILL LEONARD JR
	40	6007 BORDEAUX AVE	SPENCE CHARLES M
O	41	6009 BORDEAUX AVE	WEISFELD RONALD A
O	42	6017 BORDEAUX AVE	CROSSLEY DELIA STALEY &
	43	6109 BORDEAUX AVE	DEPRIEST ALEXANDRA
	44	6111 BORDEAUX AVE	LINDGREN PAMELA
	45	6121 BORDEAUX AVE	JENSEN MARTIN R & JENNIFER JO
	46	6123 BORDEAUX AVE	CARTER ROBERT III & JENNIFER P
	47	6125 BORDEAUX AVE	STOOL MARIA TERESA S M
	48	6129 BORDEAUX AVE	SCHMIDT PATRICIA
	49	6131 BORDEAUX AVE	KEHOE ANDREW
	50	5204 EDMONDSON AVE	MIES STEVEN MANAGEMENT TRUST
	51	5210 EDMONDSON AVE	REYNOLDS COURTNEY
	52	3815 W BEVERLY DR	MURRAY CATHERINE FONDREN &
	53	3809 W BEVERLY DR	GIBBONS KYLE ENGLAND
	54	3801 W BEVERLY DR	COOPER LEE &
	55	3735 W BEVERLY DR	CUSTER WALTER J JR LIFE EST &
	56	3731 W BEVERLY DR	GILES FAMILY LIVING TRUST &
	57	3733 W BEVERLY DR	GILES FAMILY LIVING TRUST

04/03/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	3724 FAIRFAX AVE	RL RESIDENCES LLC
O	59	3730 FAIRFAX AVE	LARKIN JAMES E & CYNTHIA A SCHUERMAN
O	60	5919 BORDEAUX AVE	BOUNDS SUSAN D & WILLIAM G
	61	3740 W BEVERLY DR	TURNER MICHAEL S
	62	3734 W BEVERLY DR	WOODLAWN PROPERTIES LLC
	63	3802 W BEVERLY DR	FERRETTI JOSEPH J &
	64	3807 FAIRFAX AVE	YEE KIM
	65	3815 FAIRFAX AVE	LANDEN JAMES E JR &
	66	3821 FAIRFAX AVE	MONTGOMERY DAKON Q & KIMBERLY R
O	67	3806 FAIRFAX AVE	BUENO GONZALO
	68	3814 FAIRFAX AVE	PALTER KATHLEEN
O	69	3822 FAIRFAX AVE	SMITH PETER G
	70	3605 INWOOD RD	KAYCEETEE PARTNERS LLC
	71	6201 BORDEAUX AVE	CHEVELLE APT GROUP LLC
	72	5636 LEMMON AVE	5636 LEMMON LLC
	73	3602 INWOOD RD	RETAIL BUILDINGS INC
	74	3540 INWOOD RD	CONSTANCE LEMMONWOOD LTD
	75	3524 INWOOD RD	HALLE PPTIES LLC
	76	5622 LEMMON AVE	CONSTANCE LEMMONWOOD LTD
	77	3540 INWOOD RD	STORAGE TRUST PROPERTIES
	78	3700 W BEVERLY DR	SCOTT RAY
	79	5606 LA FOY BLVD	TERAUCHI STEPHANIE YUKO
	80	5602 LA FOY BLVD	SCHMITZ JAMES MACINTYRE &
	81	5601 LA FOY BLVD	THOMPSON VAUGHN
X	82	5603 LA FOY BLVD	KENDALL E J
	83	5611 LA FOY BLVD	SCHERMER ZACHARY & DENISE
	84	5615 LA FOY BLVD	PIERCEALL RYAN
O	85	3727 FAIRFAX AVE	JONES CLAY ELLIS
	86	3725 FAIRFAX AVE	FERRANTE KARIN AGIUS &
	87	6000 LEMMON AVE	RAYTHEON COMPANY
	88	3515 INWOOD RD	ASBURY DALLAS VOL LLC

04/03/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5704 LEMMON AVE	COLE AMY W CAMPBELL
	90	5704 LEMMON AVE	CAMPBELL HENRY V III
	91	6473 BORDEAUX AVE	WELTY KAREN D
	92	6475 BORDEAUX AVE	ROSSON JIM C
	93	6477 BORDEAUX AVE	TALLEY MARK
	94	6479 BORDEAUX AVE	KUEHL ANNE D
	95	6481 BORDEAUX AVE	HALL FAITH N &
	96	6483 BORDEAUX AVE	HALLMAN KATRINA
	97	6485 BORDEAUX AVE	KENNY EILEEN M
	98	6487 BORDEAUX AVE	COOPER TRUMAN
	99	6489 BORDEAUX AVE	SEPTIEN CESAR HERRERA
	100	6491 BORDEAUX AVE	ARM REAL ESTATE LLC
	101	6493 BORDEAUX AVE	MITCHELL JAMES MICHAEL &
	102	6495 BORDEAUX AVE	OHMER JEFFREY D
	103	6497 BORDEAUX AVE	JONES LISA D
	104	6499 BORDEAUX AVE	SMITH MICHAEL J
	105	6461 BORDEAUX AVE	JEFFERY ELISE
	106	6463 BORDEAUX AVE	CRONE MARY ELLEN
	107	6465 BORDEAUX AVE	EHG LLC
	108	6467 BORDEAUX AVE	GATEWOOD ROBERT H JR &
	109	6469 BORDEAUX AVE	WHITE CHARLES CLAYTON
	110	6471 BORDEAUX AVE	SMITH YARISA D
	111	6453 BORDEAUX AVE	YOCH MANAGEMENT TRUST
	112	6455 BORDEAUX AVE	HAMMES DULCINEA NICOLE
	113	6457 BORDEAUX AVE	FOSTER JEAN C
	114	6459 BORDEAUX AVE	TURLEY STEPHEN D
	115	6413 BORDEAUX AVE	JENNINGS ZACHARY EDWARD
	116	6415 BORDEAUX AVE	WHITEHILL MARGARET LEE
	117	6417 BORDEAUX AVE	HAUGH JOSEPH E &
	118	6419 BORDEAUX AVE	MAYO MICHEAL J
	119	6421 BORDEAUX AVE	MAY ELEANOR S

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	120	6423 BORDEAUX AVE	BECK JENNIFER L
	121	6425 BORDEAUX AVE	CLAYTON SARAH
	122	6427 BORDEAUX AVE	KLEIN STEVEN F & DANA C
	123	6429 BORDEAUX AVE	GOFORTH GEORGE
	124	6431 BORDEAUX AVE	SMITH NATHAN SAMUEL
	125	6433 BORDEAUX AVE	HALL TYLER
	126	6435 BORDEAUX AVE	HARP CRYSTAL
	127	6437 BORDEAUX AVE	GUTIERREZ CHRISTOPHER M
	128	6439 BORDEAUX AVE	SONNIER SCHALACEY
	129	6441 BORDEAUX AVE	REZAI CAMERON PARKER &
	130	6443 BORDEAUX AVE	RUSHING JUSTIN ALEXANDER &
	131	6445 BORDEAUX AVE	NOSENCHUK ROBERT & WENDY
	132	6447 BORDEAUX AVE	KNIGHT LAURA CHRISTINE
	133	6449 BORDEAUX AVE	JAMIEETHAM KANNIKAR
	134	6451 BORDEAUX AVE	SONG FAMILY REVOCABLE TRUST THE
	135	6401 BORDEAUX AVE	KELLEY NANCY
	136	6403 BORDEAUX AVE	KRITTENBRINK CHRISTOPHER
	137	6405 BORDEAUX AVE	HUSSAIN NAVAID
	138	6407 BORDEAUX AVE	PERRY RICHARD
	139	6409 BORDEAUX AVE	MCGOWAN RHONDA
	140	6411 BORDEAUX AVE	THOMAS JONATHAN T
	141	6337 BORDEAUX AVE	MEULENAERE DAVID K
	142	6339 BORDEAUX AVE	GALLAGHER PAT
	143	6341 BORDEAUX AVE	DOSSETT DENNIS L
	144	6343 BORDEAUX AVE	RUEDEMANN NANCY SUE
	145	6345 BORDEAUX AVE	WILDBURGER ADELLE M
	146	6347 BORDEAUX AVE	ROATH KAREN D
	147	6349 BORDEAUX AVE	HILL THOMAS AUSBON
	148	6351 BORDEAUX AVE	HILL THOMAS A
	149	6353 BORDEAUX AVE	BEASLEY MARGARET L
	150	6359 BORDEAUX AVE	MEHENDALE NEELESH H ETAL

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	151	6361 BORDEAUX AVE	HEIMLICH ERIC V & CYNTHIA R
	152	6363 BORDEAUX AVE	WILDBURGER ADELLE M
	153	6365 BORDEAUX AVE	ADAMEK JOHNNY R &
	154	6367 BORDEAUX AVE	USRY CHERYL A
	155	6369 BORDEAUX AVE	TENISCI JOSHUA
	156	6371 BORDEAUX AVE	HUNTER RICHARD B JR
	157	6373 BORDEAUX AVE	LULSEGED LIDYA ASSEFA
	158	6375 BORDEAUX AVE	FIGURELLI BARBARA
	159	6456 BORDEAUX AVE	BORDEAUX 6456 LAND TRUST
	160	6458 BORDEAUX AVE	MOITZ MELISSA & RICHARD JR
	161	6460 BORDEAUX AVE	SCHULTZE ULRIKE
	162	6462 BORDEAUX AVE	FAUSETT SCOTT K
	163	6464 BORDEAUX AVE	ROSENTHAL JOSEPHINE A
	164	6466 BORDEAUX AVE	RODRIGUEZ CARLOS EDINSON &
	165	6468 BORDEAUX AVE	TFO REALTY LLC
	166	6470 BORDEAUX AVE	COWLEY KAREN H
	167	6472 BORDEAUX AVE	KAZI SABIHA
	168	6474 BORDEAUX AVE	FREEMAN REBECCA E
	169	6476 BORDEAUX AVE	HINOJOSA ALICIA C
	170	6478 BORDEAUX AVE	LEWIS SHERIDAN F
	171	6480 BORDEAUX AVE	D & L BORDEAUX LLC
	172	6482 BORDEAUX AVE	MBLS REVOCABLE TRUST
	173	6484 BORDEAUX AVE	COLLINS CHRISTA
	174	6488 BORDEAUX AVE	BOGAN MADELEINE
	175	6490 BORDEAUX AVE	MCMAHON LAUREN K
	176	6492 BORDEAUX AVE	LUCAS CHRISTINA MARIE
	177	6496 BORDEAUX AVE	DETOTA JORDAN TIMOTHY
	178	6498 BORDEAUX AVE	FRANK PORFIRIA J
	179	6444 BORDEAUX AVE	PRETZLAFF KARA &
	180	6446 BORDEAUX AVE	CODY CRISTAL L
	181	6448 BORDEAUX AVE	KOBS MAX

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	182	6450 BORDEAUX AVE	AMINMAHMOUDI MASOUMEH &
	183	6452 BORDEAUX AVE	FREEMAN CARRA
	184	6400 BORDEAUX AVE	GASS CHARLEEN S
	185	6402 BORDEAUX AVE	HINOJOSA EMMANUEL
	186	6404 BORDEAUX AVE	GAMBER JOY ELAINE & ROYAL NATHANIEL
	187	6406 BORDEAUX AVE	WAGNER RACHEL
	188	6408 BORDEAUX AVE	SHIELDS JOSEPH M
	189	6410 BORDEAUX AVE	SARVER HEATHER L
	190	6412 BORDEAUX AVE	JONES CATHERINE
	191	6414 BORDEAUX AVE	UNGUREANU VANDA
	192	6416 BORDEAUX AVE	SMITH OLIVIA GRACE
	193	6418 BORDEAUX AVE	YEGRES HARRY F &
	194	6420 BORDEAUX AVE	BURNS SHERILYN JOY
	195	6422 BORDEAUX AVE	PASS JOHN
	196	6424 BORDEAUX AVE	KOBS JEFFREY & HEATHER
	197	6426 BORDEAUX AVE	PORTER RONALD JAMES
	198	6428 BORDEAUX AVE	SEARIGHT DANIEL S
	199	6430 BORDEAUX AVE	CLIFTON DOUGLAS W
	200	6432 BORDEAUX AVE	NALL STEVE
	201	6434 BORDEAUX AVE	HALL JEFFREY A
	202	6436 BORDEAUX AVE	MORGAN MELISSA BETH ET AL
	203	6438 BORDEAUX AVE	ENLOW FAMILY TRUST
	204	6440 BORDEAUX AVE	PORCARI CYNTHIA L
	205	6442 BORDEAUX AVE	SANDOVAL BARRY D
	206	6336 BORDEAUX AVE	MELISH LEONARD JEROME JR
	207	6338 BORDEAUX AVE	VISSER JOHN E
	208	6340 BORDEAUX AVE	MONTGOMERY MARGARET
	209	6342 BORDEAUX AVE	HURST JAMES C
	210	6344 BORDEAUX AVE	GERTSON CAROL A
	211	6346 BORDEAUX AVE	JOHNSON JIM S & SUSAN H
	212	6348 BORDEAUX AVE	SHEIKH KHADIJA

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	213	6350 BORDEAUX AVE	ENKE ERINN SHALENE
	214	6352 BORDEAUX AVE	WITT CAROLINE W
	215	6354 BORDEAUX AVE	KC&G PROPERTIES LLC
	216	6356 BORDEAUX AVE	PERRYMAN KRISTAN
	217	6358 BORDEAUX AVE	ZEPEDA JUAN PABLO
	218	6360 BORDEAUX AVE	ROYE JAMES ANDREW
	219	6362 BORDEAUX AVE	JACKSON MICHEAL W
	220	6364 BORDEAUX AVE	IRWIN WILLIAM C
	221	6366 BORDEAUX AVE	DION LONA JEAN
	222	6368 BORDEAUX AVE	HENDRIX CHRIS E
	223	6370 BORDEAUX AVE	VALDEZ AIDEN B
	224	6372 BORDEAUX AVE	MCELYEA MATTHEW S
	225	6374 BORDEAUX AVE	RABE HAYLEY
	226	6376 BORDEAUX AVE	CROSSLEY ANNE BLAIR
	227	6378 BORDEAUX AVE	FARAH MARY ELYSE
	228	6324 BORDEAUX AVE	COX AMY SUE
	229	6326 BORDEAUX AVE	ELDER JAMES LEE III
	230	6328 BORDEAUX AVE	JOSEPH TOM S & STEFFI ALIE
	231	6330 BORDEAUX AVE	PATTERSON SHERRY S
	232	6332 BORDEAUX AVE	SUAREZ PETER M JR
	233	6334 BORDEAUX AVE	ACTKINSON SCOTT RAY &
	234	6314 BORDEAUX AVE	FERGUSON NANCY S
	235	6316 BORDEAUX AVE	GONZALEZ VERONICA DARLENE
	236	6318 BORDEAUX AVE	WIMSA LLC
	237	6320 BORDEAUX AVE	FORD LEIGH R
	238	6322 BORDEAUX AVE	DRENNAN JOHN T
	239	3909 INWOOD RD	INWOOD HIGHLAND LLC
	240	3909 INWOOD RD	SANTANGELO WILLIAM C MD REVOCABLE TRUST
	241	3913 INWOOD RD	ALFORD LORIEN
	242	3913 INWOOD RD	ROARK JUDGE FRANKLIN III
	243	3917 INWOOD RD	OSTRANDER CRAIG D

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	244	3917 INWOOD RD	KELLER ANTHONY PAUL
	245	3921 INWOOD RD	MCWILLIAMS COLBY L
	246	3921 INWOOD RD	WOODWARD ANTHONY JOSEPH
	247	3921 INWOOD RD	4T ESTATE INVESTMENTS LLC
	248	3925 INWOOD RD	PETKOVSKI JACQUELINE JO
	249	3925 INWOOD RD	NEALY DEBBRA
	250	3929 INWOOD RD	STEGER GROUP HOLDINGS LLC
	251	3937 INWOOD RD	PIERCE SUE HELEN
	252	3810 INWOOD RD	IRASTORZA RAMON
	253	3810 INWOOD RD	SCHACKNOW TAMAR &
	254	3810 INWOOD RD	JEFFRIES CHRISTOPHER
	255	3810 INWOOD RD	ONE HOME REALTY II LLC
	256	3810 INWOOD RD	ONE HOME REALTY II LLC
	257	3810 INWOOD RD	ONE HOME REALTY II LLC
	258	3810 INWOOD RD	MASSEY JANETT
	259	3810 INWOOD RD	HARDEMAN DANNY L
	260	3810 INWOOD RD	MALDONADO OSCAR J &
	261	3810 INWOOD RD	3810 INWOOD LLC
	262	3810 INWOOD RD	ONE HOME REALTY IV LLC
	263	3800 INWOOD RD	FAULKNER SANDRA G
	264	3800 INWOOD RD	ONE HOME REALTY III LLC
	265	3810 INWOOD RD	GYR LISA LIFE ESTATE
	266	3800 INWOOD RD	GONZALEZ RICARDO LIFE EST
	267	3800 INWOOD RD	COLVIN MICKY L
	268	3800 INWOOD RD	RECHY JON F
	269	3800 INWOOD RD	ONE HOME REALTY V LLC
	270	3810 INWOOD RD	ONE HOME REALTY V
	271	3810 INWOOD RD	ONE HOME REALTY III LLC
	272	3810 INWOOD RD	ONE HOME REALTY II