
FILE NUMBER: Z201-130(LG) **DATE FILED:** November 13, 2020
LOCATION: North side of R.L. Thornton Freeway (Interstate Highway 30),
east of North Buckner Boulevard
COUNCIL DISTRICT: 7 **MAPSCO:** 48 D
SIZE OF REQUEST: ±16.8 acres **CENSUS TRACT:** 123.02

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Uplift Education

OWNER: Chapel Downs Dallas, LLC

REQUEST: An application for a Planned Development District for an open-enrollment charter school use and R-7.5(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 an open-enrollment charter school by right and develop the site with an open-enrollment charter school serving elementary, middle, and high school grades [Uplift Education].

CPC RECOMMENDATION: Denial.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The subject site is currently undeveloped.
- According to the Dallas Development Code, a specific use permit is required to operate an open-enrollment charter school in an R-7.5(A) Single Family District.
- Prior to this request, an application (Z189-233) was submitted to requesting an LI Light Industrial District to allow warehouse use. Staff recommended approval of the LI District. The City Plan Commission recommended denial of the request on September 5, 2019. The applicant did not appeal the denial to City Council.
- An application to 1) delete Chenault Street from N. Buckner Boulevard to East City Limit line and 2) delete Unnamed NE-1 from Chenault Street to IH-30 was approved by CPC and is scheduled for the April 14, 2021 City Council hearing. The request is impacted by the thoroughfare plan amendment.

Zoning History: There has been one zoning case in the area within the last five years.

1. **Z189-233** On September 5, 2019, the City Plan Commission denied a request for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, located on the north line of Interstate Highway 30, east of North Buckner Boulevard. [subject site]

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
East RL Thornton Freeway	Freeway	Varies	Varies
Chenault Street (not built or dedicated)	Community Collector	None	Standard-4 lanes-undivided; 60 feet (proposed)

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and has voiced concerns regarding the traffic circulation situation with this request. The site does pose transportation concerns since it is only accessible from RL Thornton Freeway (Interstate Highway 30). Due to the limitations of the site, public transit cannot be used to access the site, and the site is not accessible to pedestrians since it is located along highway frontage.

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 1.1 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.

The proposed zoning request does not meet the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

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

Policy 1.4.2 Develop a multi-modal transportation network.

Area Plan:

On March 27, 2013, the City Council adopted the *2-Points to White Rock Lake Area Plan*. The Plan identifies the subject site on the eastern edge of an area identified as Strategic Opportunity Area 6. Area 6 promotes regional employment activities such as medical facilities or education centers that can take advantage of the location's proximity to the interchange at Big Town Boulevard on Interstate Highway 30. The area plan proposes the subject site has business center or corridor land uses, so the proposed project is incompatible with the proposed area plan.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
Northwest	PD No. 214 Tracts 1 and Tract 2	Single Family, Undeveloped
North	R-7.5(A)	Single Family
Northeast	TH-2(A)	Single Family
East	TH-3(A), RR with DR No. Z101-129 and Z845-374	Undeveloped Church
South	R-7.5(A), City of Mesquite	Highway, Warehouse
West	CS, LI and RR	Light Fabrication and Assembly, Retail, and Vehicle Sales

Land Use Compatibility:

Surrounding land uses consist of a single family neighborhood to the northwest, north, and northeast. Undeveloped land and a church are to the east of the site. Extensive freeway right-of-way is located to the south. The City of Mesquite is located further south and consists of warehouse uses. Lastly, light fabrication and assembly, retail uses, and vehicle sale uses are to the west.

The site is currently undeveloped and the proposed open-enrollment charter school use on the property is considered to be compatible with uses to the east and north. The proposed development is not fully compatible with uses located south and west of the property since these properties have been developed with commercial and industrial uses. The lack of transition due to the existing development patterns could pose future issues if Chenault Avenue is not developed in a manner to provide additional accessibility to the proposed school since Interstate Highway 30 is a one way and only accessible by car or bus.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	60%	None	Single family
Proposed: PD	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	60%	Proximity Slope Visual Intrusion	Open enrollment charter school, single family

Parking:

The Dallas Development Code states 1.5 spaces are required for elementary school classrooms; 3.5 spaces for middle school classrooms; and 9.5 spaces per high school classrooms. The applicant will have 28 elementary classrooms, which means they are required to provide 42 spaces and they will provide at least 42 spaces. The applicant will have 21 middle school classrooms, which means they are required to provide 74 spaces and they will provide at least 74 spaces. Lastly, the applicant will have 24 high school classrooms, which means they are required to provide 228 spaces and they will provide at least 228 spaces. In total, the applicant will be required to provide 344 parking spaces but have 363 spaces for the proposed development (353 regular, 10 accessible spaces). Therefore, the applicant will exceed their parking requirements by 19 spaces.

Landscaping:

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

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 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 (A through C) to orange, representing the weakest markets (G through

Z201-130(LG)

I). Although the area of request is not within an identifiable MVA cluster, it abuts an “E” MVA cluster located to the north.

List of Officers

Chapel Downs Dallas, LLC

Northfield Development LLC
Neil Blanchard, President
KW CADD Holdings LLC
Kelly S. Walker, Director
Chapel Downs Dallas Management LLC
Northfield Development LLC
Neil Blanchard, President

Uplift Education

Yasmin Bhatia, CEO
Alexander Berk, Chief Legal Officer
Deborah Bigham, Chief of External Affairs
Johnny Deas, Chief Operations Officer
Anne Erickson, Chief People and Innovation Officer
Dr. John Gecko, Chief Well-Being and SEL Officer
James Jahnke, Chief Financial Officer
Aurora Lora, Chief of Schools
Dr. Remy Washington, Chief Academic Officer

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Ryan Moss, Chairman	Richard Frapart
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Cathleen Crews	Andy Scripps
Pilar Davies	Michael Stack
Tony Dona	James Stanton
Cathy Estrada	Ed Tauriac
Ossa Fisher	

CPC ACTION
March 25, 2021

Motion: It was moved to recommend **denial** of a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the north side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard.

Maker: Jackson
Second: Blair
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: 100
Replies: For: 2 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Brain Nelson, 350 N. St. Paul St., Dallas, TX, 75201
Anna Meza, 6911 Lacywood Ln., Dallas, TX, 75227
Vikki Martin, 8230 Claremont Dr., Dallas, TX, 75228
Edison Senat, 2700 Crystal Falls Dr., Mesquite, TX, 75181
Deborah Bigham, 6822 Mimosa Ln., Dallas, TX, 75230
Eddie King, 9611 E. R.L. Thornton Fwy., Dallas, TX, 75228
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Elizabeth Crowe, Athens, TX, 75751
Crystal Ward, 5555 Amesbury Dr., Dallas, TX, 75206
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: Ruth Torres, Dallas, TX, 75222
Lori Kirkpatrick, 6705 Braeburn Dr., Dallas, TX, 75214
Lynn Davenport, 9627 Windy Hill Rd., Dallas, TX, 75238
Against (Did not speak): Diane Tasian, 3831 Turtle Creek Blvd., Dallas, TX, 75219
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE ____.

PD ____.

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 north side of E. RL Thornton Freeway, east of N. Buckner Boulevard. The size of PD ____ is approximately 16.2 acres.

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 zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: traffic management plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

- (a) For an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P- _____.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in R-7.5(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-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Open-enrollment charter school.

SEC. 51P- _____.107. ACCESSORY USES.

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- _____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) For an open-enrollment charter school, parking may be located within a required front yard setback.

SEC. 51P- _____.109. 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- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

- (b) No residential adjacency buffer is required within a stormwater easement or drainage channel in the area shown on the development plan.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P--____.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of an open-enrollment charter school must comply with the traffic management plan (Exhibit ___B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 31, 2022**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to

submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P- ____ .113. SIGNS.

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

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

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

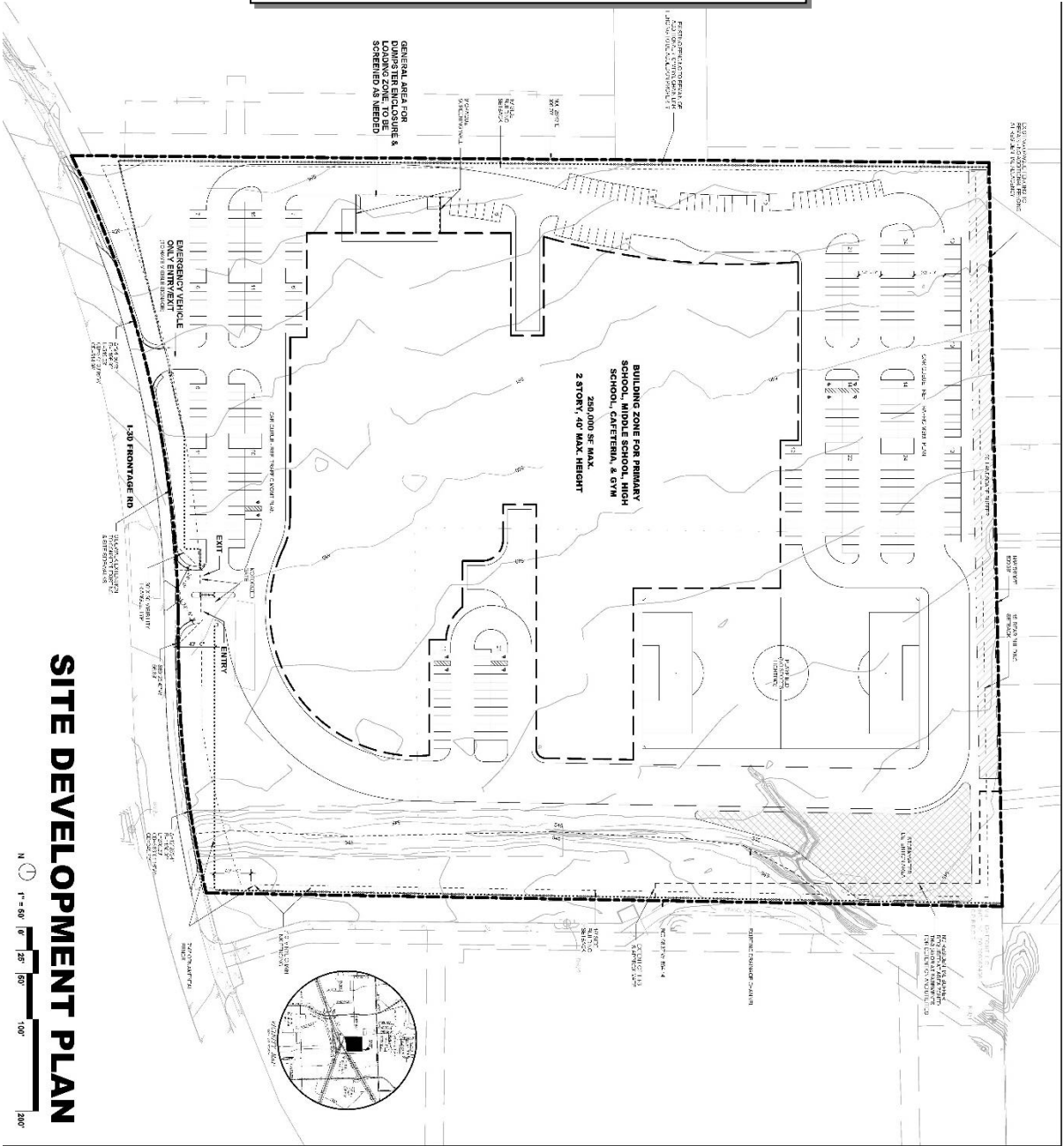
(c) Maximum height of fences in the front yard setback is seven feet.

SEC. 51P- ____ .115. 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 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.

Proposed Development Plan



SITE DEVELOPMENT PLAN

N
1" = 60'
0' 25' 50' 100' 200'

(PARKING SPACES 18' LONG X 6' WIDE, TYPICAL SPACING) (MAY INCLUDE TRAIL, ALSO AVAILABLE SPACES FOR OTHER SPACES)

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL	PRE-K	CAFETERIA	GYM	CLASSROOMS REQUIRED	CLASSROOMS PROVIDED	
24	21	24	4	1	1	74	74	
TOTAL							344	353

LANDSCAPE	INTERIORS COVERAGE
10	10

SITE	INTERIORS COVERAGE
16.79 ACRES	16.79 ACRES
731,295 SQ FT	731,295 SQ FT
290,000 SQ FT MAX BUILDING	290,000 SQ FT MAX BUILDING

SCALE AS SHOWN ON SITE DEVELOPMENT PLAN 02/24/21

LUNA PREPARATORY CHARTER SCHOOL UPLIFT EDUCATION

9743 E RL THORNTON HWY, DALLAS TX, 75228

Proposed Traffic Management Plan Page 1

Traffic Management Plan

The Traffic Management Plan (TMP) for the Uplift Education Luna IH 30 campus is provided in **Figure 1**. Specific circulation operations for the Primary and the Secondary school scholars have been developed and are provided graphically.

The IH 30 WBFR is currently constructed as three lanes in the segment adjacent to the project site, and the posted speed limit is 45 mph. Vehicle speeds adjacent to the site appeared to be at or above the speed limit as observed during site visits during the AM peak periods.

A right turn deceleration lane is provided for entry to the campus. All motorists entering the campus are to utilize this right turn deceleration lane to enter the campus from IH 30 westbound frontage road.

Once inside the campus, two distinct paths of circulation are indicated: the blue (open arrow) path for the Primary School and the red (solid arrow) path for the Middle and High School operations. For the entering direction, the Primary School line is the inside (left) lane, and the Secondary School (Middle and High School) line is the outside (right) lane. Circulation through the campus to the drop-off/pick-up locations will follow protocol of first in, first served. Uplift Education staff will assist in directing on-site traffic flow and traffic management.

An area where the two distinct car lines cross each other is indicated at the top of the TMP figure. The Primary School motorists must STOP and follow staff directions prior to crossing the Secondary School motorists' vehicle path.

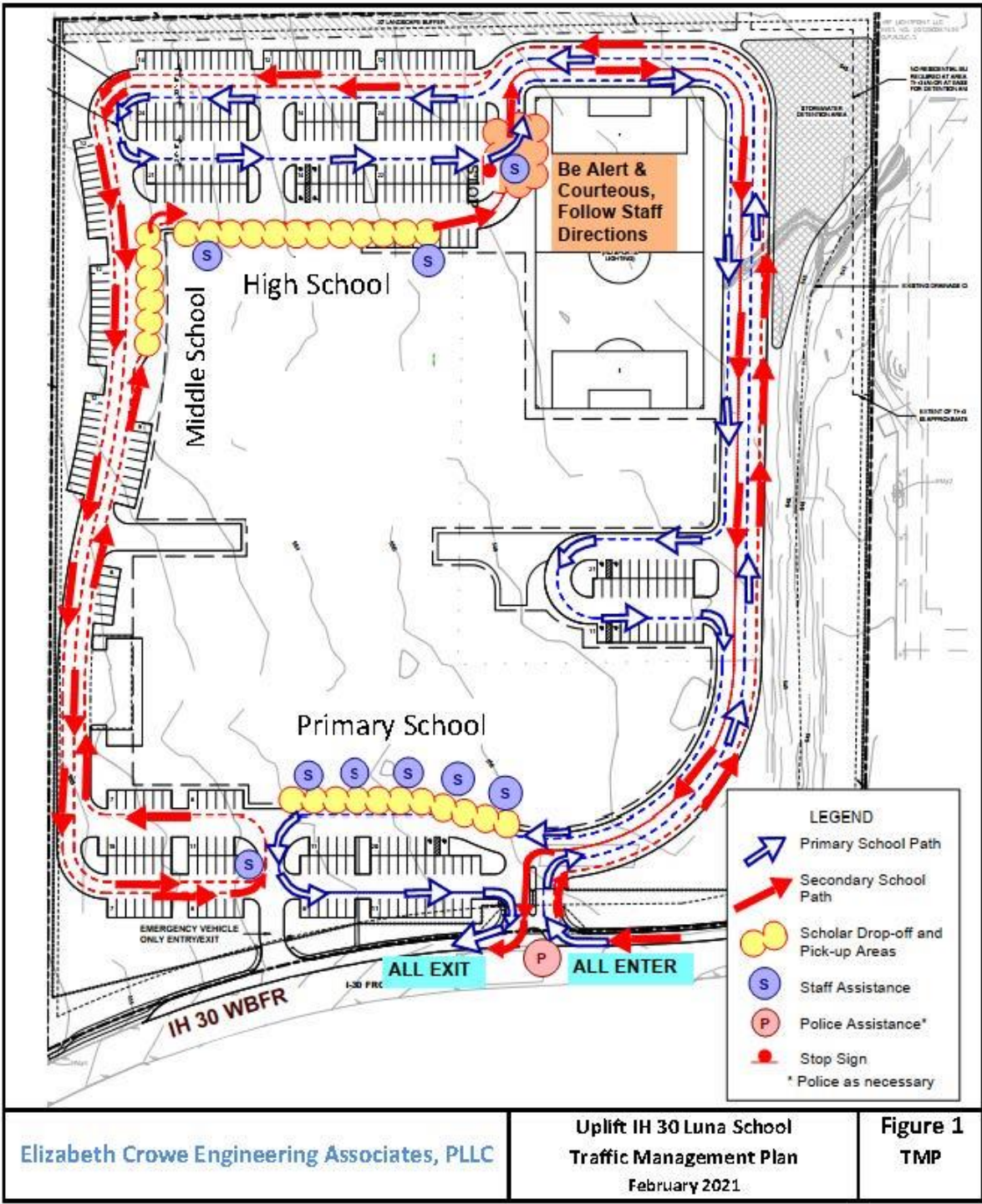
After either dropping off or picking up the scholar(s), motorists will depart the campus via a right turn onto IH 30 WBFR from the school driveway. There are two exit lanes provided from the campus to the frontage road. The outside lane (right side) is provided with an auxiliary lane to assist motorists departing the campus.

The site plan has been designed to accommodate 8,600 linear feet of vehicle queuing space for motorists picking up the scholars. **Table 1** provides the detailed calculations of the queuing storage for Buildout conditions.

Table 1. Full Buildout Queuing

Grade Level	# of Scholars	Queue Rate Length per Scholar (ft)	Linear Feet of Queuing Storage, LF		
			Calculated	TMP Provided on Site Plan	Above Calculated
PreK	80	5	400		
K - 5	672	4	2,688		
Total Primary	752		3,088	3,600	512
Middle School	588	3.2	1,882		
High School	672	3.2	2,150		
Total Secondary	1,260		4,032	5,000	968
Total	2,012		7,120	8,600	1,480

Proposed Traffic Management Plan Page 2



Elizabeth Crowe Engineering Associates, PLLC

Uplift IH 30 Luna School
Traffic Management Plan
February 2021

Figure 1
TMP

Proposed Traffic Management Plan Page 3

For the buildout enrollment of 2,012 scholars, this equates to 4.27 linear feet per scholar. More specifically, the Primary School queuing space of 3,600 linear feet provides 4.79 linear feet per scholar and the 5,000 feet provided for the Secondary School provides 3.97 linear feet per scholar.

City of Dallas staff expressed concern about potential queuing onto the IH 30 frontage road and cited negative examples of queuing conditions at two other charter schools, Family Faith Academy and Life School. **Table 2** summarizes a comparison of charter school on-campus queuing space provisions and the enrollment and resulting ratio of linear space to enrolled student.

Table 2. Charter School Queue Space Comparison

SCHOOL	ENROLLMENT # STUDENTS	QUEUE LF	LF/STUDENT
FAMILY FAITH ACADEMY (OLD TMP)	2,323	620	0.27
FAMILY FAITH ACADEMY (NEW TMP)	2,323	3,100	1.33
LIFE SCHOOL	1,539	3,100	2.01
UPLIFT WISDOM PREPARATORY	1,600	6,170	3.86
UPLIFT LUNA IH 30 (PER SITE PLAN)	2,012	8,400	4.27

The Uplift Luna IH 30 campus site plan provides over double the ratio of linear space to maximum number of scholars than the charter school campuses that the City of Dallas cited as having issues.

The operators of Uplift Education have demonstrated that the administrations and teachers/staff at the Uplift Education schools are adept at processing carline operations smoothly and efficiently. The Uplift Education schools utilize passenger identification system for scholar pick-up operations. Each campus maintains an Operations Director to work with the traffic engineer, the parents, staff, and administration to facilitate safe scholar drop-off and pick-up operations.

With the proper traffic management plans in place, the site plan has been designed to accommodate the predicted peak queuing conditions which typically occur during the afternoon pick-up operations.

As the school is not scheduled to open until 2022, the specific hours of school operations are not finalized. Other Uplift Education campuses operate with staggered dismissal times for the Primary and Secondary schools. **Table 2** provides the Uplift Wisdom Preparatory Campus School Hours provided on the school website.

Proposed Traffic Management Plan Page 4

Table 3. Uplift Wisdom Preparatory School Hours

Grade Level	Start Time	Dismissal Time	
		M, T, Th, F	Wednesday
Pre-Kindergarten	8:00 AM	3:15 PM	1:45 PM
Primary School	8:00 AM	3:35 PM	2:00 PM
Middle School	8:00 AM	4:00 PM	2:30 PM
High School	8:00 AM	4:00 PM	2:30 PM

It is assumed that the Luna Preparatory IH 30 campus will also follow some form of staggered dismissal time between the Primary and the Secondary School levels.

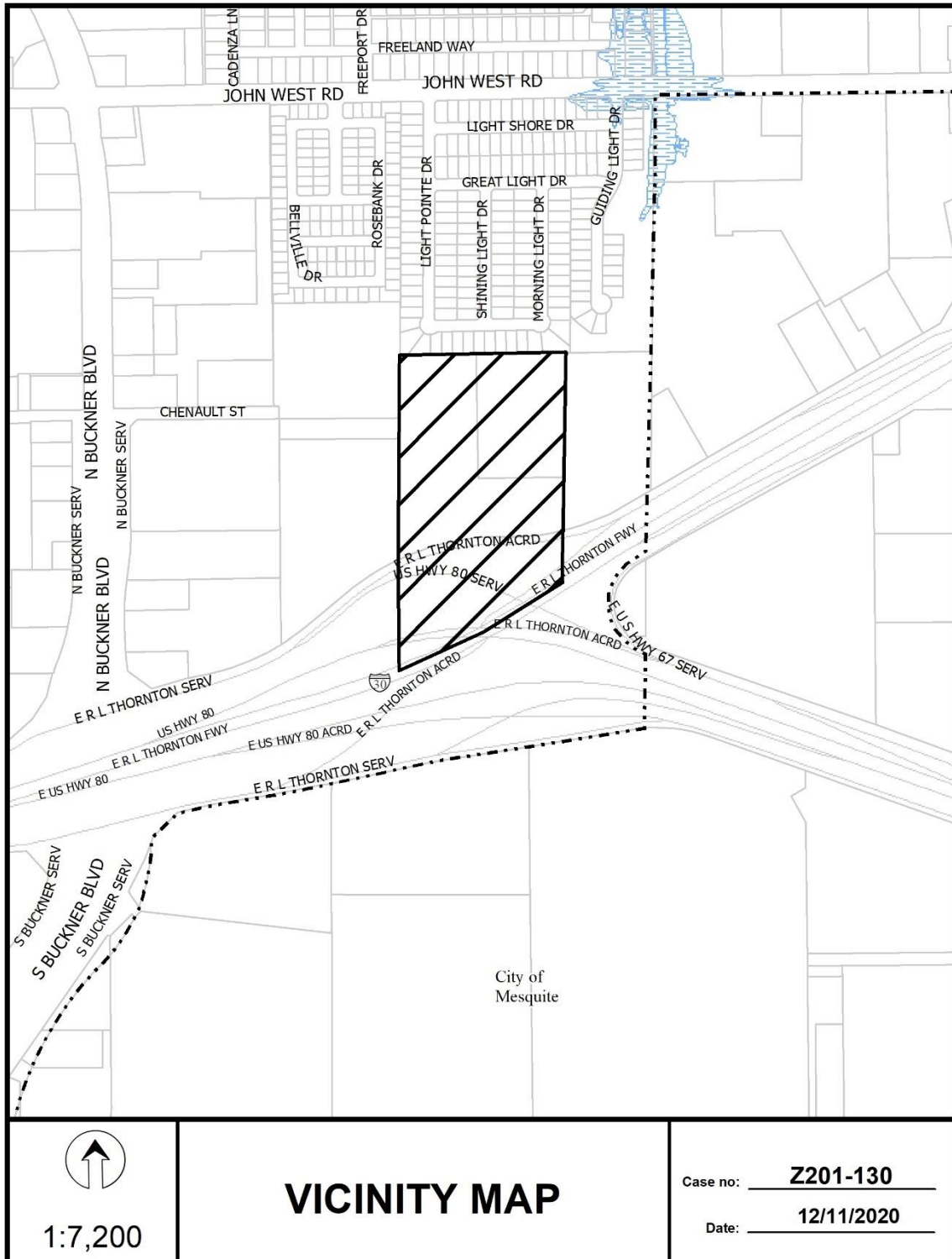
The Uplift Education Operations Director should monitor observance of vehicle circulation and queuing conditions and if necessary, be prepared to remedy any extraordinary queuing conditions outside the campus. Staggering of arrival times for both morning and afternoon operations may provide lessening of peak queuing conditions. The Operations Director and/or school staff should also monitor scholar pedestrian activity outside the campus and adjacent to the IH 30 WBFR.

At the onset of the Uplift Luna IH 30 campus opening in Fall 2022, it is recommended that Uplift Education provide police assistance for traffic control at the school driveway intersection with the westbound IH 30 frontage road during the school peak hours of drop-off and pick-up of scholars. As the school staff and parents grow accustomed to the operations, the police assistance may no longer be necessary. A minimum of two weeks of the initial operations is recommended.

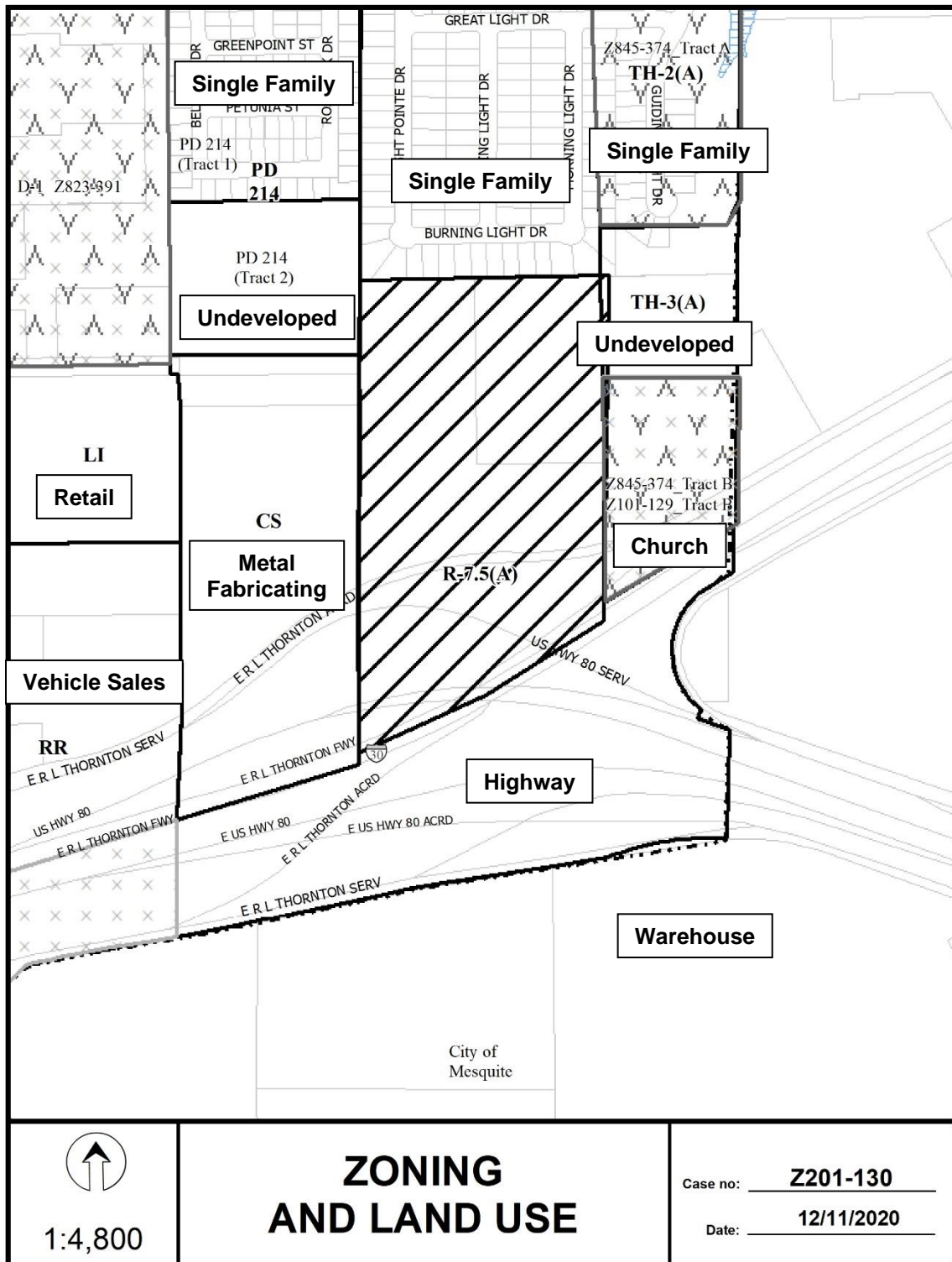
Parents and/or guardians of the Uplift scholars should follow the protocols presented in the Traffic Management Plan for the safety of the scholars, the staff, and the traveling public. Reminder tips for a more efficient and safer car line experience follow. If everyone fully cooperates, car line will go much more swiftly.

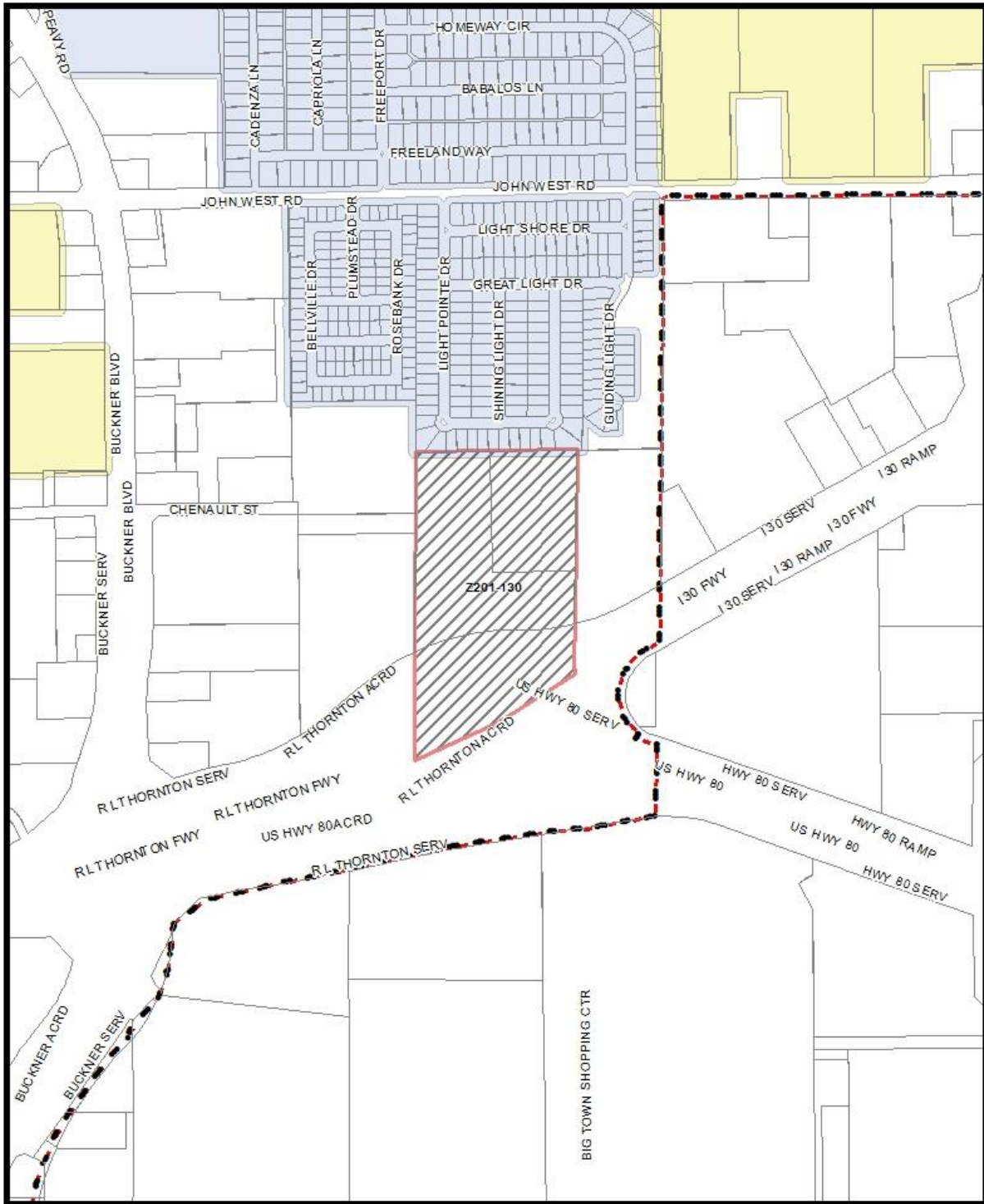
- Follow the directions of Administration, Staff and Police.
- If you are dropping off a scholar, pull forward as directed by staff until they signal scholars to exit your vehicle.
- Scholars should be prepared to immediately exit their vehicles when directed to do so. We understand this will be more difficult for younger scholars the first few weeks of school, so please arrive during times of less traffic to help alleviate traffic during car line.
- Keep your car line number in the window until all occupants have been loaded.
- Handheld cell phone usage is prohibited.
- Do not exit your vehicle unless you are in a parking space.

ABOVE ALL, BE PATIENT. Set a good example for others by following the instructions; the beginning of the school year is typically a learning experience.









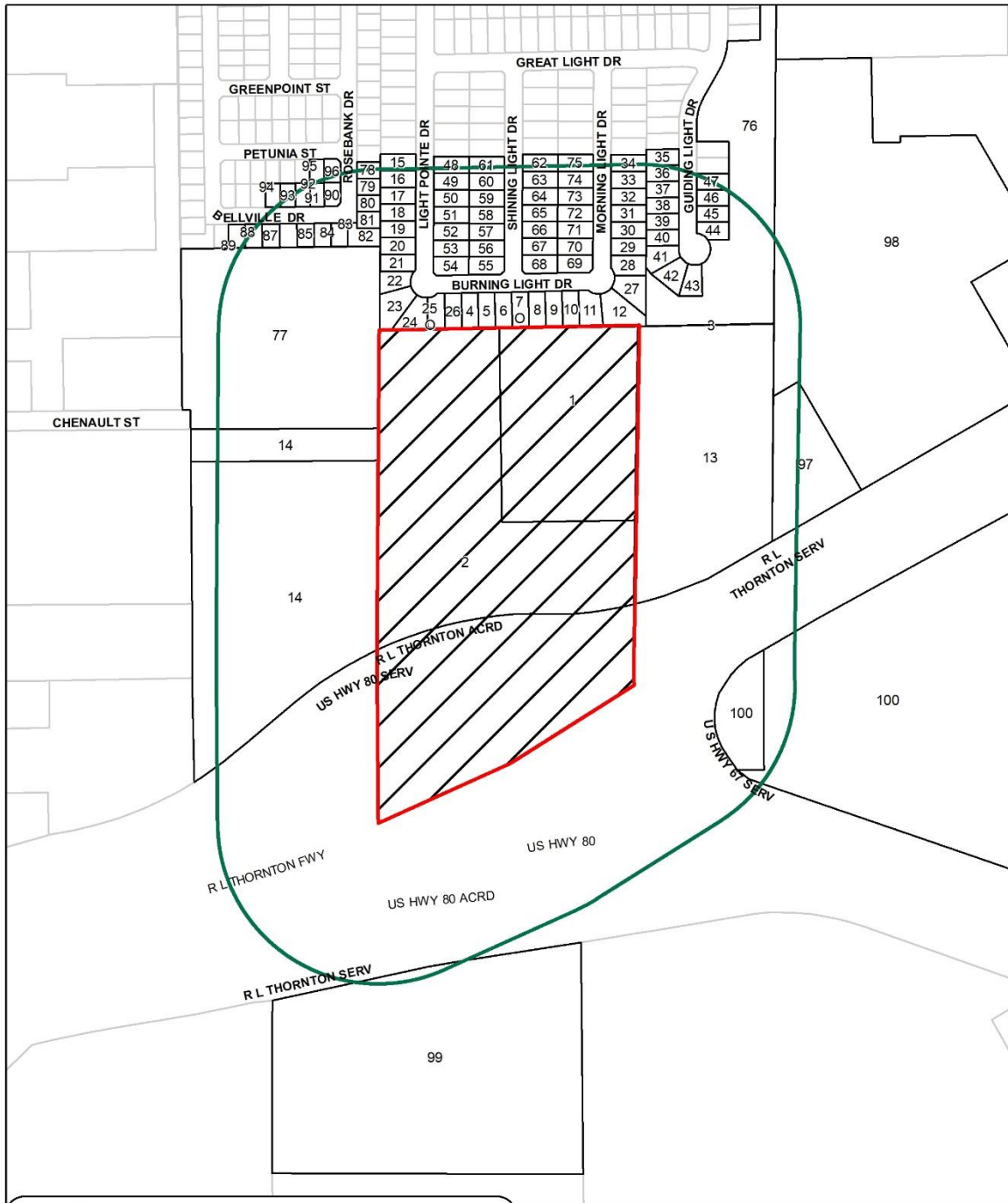
Market Value Analysis A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 12/11/2020

CPC RESPONSES



100	Property Owners Notified (102 parcels)
2	Replies in Favor (2 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
3/25/2021	Date

Z201-130
CPC



1:4,800

03/24/2021

Reply List of Property Owners***Z201-130******100 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2200 JOHN WEST RD	Taxpayer at
	2	9743 E R L THORNTON FWY	Taxpayer at
	3	3232 GUIDING LIGHT DR	SHEPHERD PLACE HOMES INC
	4	2314 BURNING LIGHT DR	GUERRERO CHRISTIAN &
	5	2318 BURNING LIGHT DR	JOHNSON LARRY D
	6	2322 BURNING LIGHT DR	BARBOSA ANGEL & LAURA L
O	7	2326 BURNING LIGHT DR	Taxpayer at
	8	2330 BURNING LIGHT DR	VILLARREAL ADAN ALVARADO & MARIA IBARRA
	9	2334 BURNING LIGHT DR	ALSAKINI MARTHA REYNA
	10	2338 BURNING LIGHT DR	HERNANDEZ J JESUS
	11	2342 BURNING LIGHT DR	VARGAS EDGAR DAVID FLORES &
	12	2346 BURNING LIGHT DR	CASTANEDA AROON
	13	9755 E R L THORNTON FWY	HEARTLINE MINISTRIES
	14	9611 E R L THORNTON FWY	SEK HOLDINGS INC
	15	3323 LIGHT POINTE DR	HERNANDEZ LEOVENY &
	16	3327 LIGHT POINTE DR	WILLIAMS TRACIE LEE EST OF
	17	3331 LIGHT POINTE DR	Taxpayer at
	18	3335 LIGHT POINTE DR	HAWKINS MARY
	19	3339 LIGHT POINTE DR	ANDRADE YANIRA YAMIL PORTILIO &
	20	3343 LIGHT POINTE DR	MARQUEZ CARLOS & MARIA
	21	3347 LIGHT POINTE DR	Taxpayer at
	22	3351 LIGHT POINTE DR	G & M RENTAL PPTIES LLC
	23	3355 LIGHT POINTE DR	Taxpayer at
	24	2302 BURNING LIGHT DR	TRAN LONG
O	25	2306 BURNING LIGHT DR	BASEBANG FRANCIS P
	26	2310 BURNING LIGHT DR	Taxpayer at

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3352	MORNING LIGHT DR	MORALES VICENTE
28	3348	MORNING LIGHT DR	DIXON JOSEPH LYNN & EVA M
29	3344	MORNING LIGHT DR	MILLER MELISSA LANE
30	3340	MORNING LIGHT DR	LUNA AARON ALONSO
31	3336	MORNING LIGHT DR	CORDOVA II HENRY FRANK & VANESSA BAHENA
32	3332	MORNING LIGHT DR	FERRER SAUL & ESTELA
33	3328	MORNING LIGHT DR	RODRIGUEZ JUAN C GOMEZ &
34	3324	MORNING LIGHT DR	GONZALEZ GABRIELA &
35	3321	GUIDING LIGHT DR	MCCALL CHANDA L
36	3325	GUIDING LIGHT DR	MCBRIDE LARITHA A
37	3329	GUIDING LIGHT DR	TRAN CHUNG THANH
38	3333	GUIDING LIGHT DR	Taxpayer at
39	3337	GUIDING LIGHT DR	Taxpayer at
40	3341	GUIDING LIGHT DR	MCCRARY BRYAN
41	3345	GUIDING LIGHT DR	TEU KIM LOON
42	3349	GUIDING LIGHT DR	EOM KELLY
43	3353	GUIDING LIGHT DR	VEGA MARINA
44	3338	GUIDING LIGHT DR	JACINTO ANGEL
45	3334	GUIDING LIGHT DR	NWEKE IFEANYI VALENTINE
46	3330	GUIDING LIGHT DR	CALCANAS ZOILA & MIGUEL BEDOY
47	3326	GUIDING LIGHT DR	MARES ROBERTO
48	3324	LIGHT POINTE DR	RODRIGUEZ SERGIO T
49	3328	LIGHT POINTE DR	DELEON TOMAS
50	3332	LIGHT POINTE DR	PEREZ JUAN CARLOS & SANDRA MARIBEL
51	3336	LIGHT POINTE DR	GONZALEZ MARGARITA
52	3340	LIGHT POINTE DR	ABDULKHALEO AHMED
53	3344	LIGHT POINTE DR	RODRIGUEZ JOSE LUIS AGUERO &
54	3348	LIGHT POINTE DR	MEDRANO MARISOL
55	3347	SHINING LIGHT DR	BISWA BAL & DEVI
56	3343	SHINING LIGHT DR	EMILIANO HECTOR MIGUEL JR & ROSILINA
57	3339	SHINING LIGHT DR	GARCIA EDWIN GIOVANNY &

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3335	SHINING LIGHT DR	SOLIS MIGUEL
59	3331	SHINING LIGHT DR	GADISON MICHELLE B
60	3327	SHINING LIGHT DR	ZAVALA MARISOL D & BERNIA ZAVALA
61	3323	SHINING LIGHT DR	VELEK DOUGLAS D
62	3322	SHINING LIGHT DR	RODRIGUEZ MARIA DEYSI
63	3326	SHINING LIGHT DR	EAST DALLAS MANAGEMENT LLC
64	3330	SHINING LIGHT DR	HINTON JACKIE TERRELL SR
65	3334	SHINING LIGHT DR	VILLANUEVA GREGORIO &
66	3338	SHINING LIGHT DR	CONSTANZA RICARDO A MARTINEZ
67	3342	SHINING LIGHT DR	Taxpayer at
68	3346	SHINING LIGHT DR	BARRIGA ANTONIO MATEOS &
69	3347	MORNING LIGHT DR	Taxpayer at
70	3343	MORNING LIGHT DR	MORALES WILFREDO SOLIS &
71	3339	MORNING LIGHT DR	NEBA ERIC SUH
72	3335	MORNING LIGHT DR	CARMONA JOSE ANTONIO & LOURDES TORRES
73	3331	MORNING LIGHT DR	VALDEZ DANIEL & ANGELA M
74	3327	MORNING LIGHT DR	CHAVEZ MIGUEL
75	3323	MORNING LIGHT DR	ROQUE VICENTE A &
76	3232	GUIDING LIGHT DR	BURNETT VICTOR L
77	1911	CHENAULT ST	Taxpayer at
78	3323	ROSEBANK DR	ALEMAN CECILIA L
79	3327	ROSEBANK DR	WILSON PAUL & BENITA H
80	3331	ROSEBANK DR	FORD VALERIE SMITH
81	3335	ROSEBANK DR	ABRAHAM THOMAS &
82	3440	BELLVILLE DR	HENDERSON ROBYN
83	3436	BELLVILLE DR	SCKC 3436 BELLVILLE
84	3432	BELLVILLE DR	FOLEY DWYLON VON
85	3428	BELLVILLE DR	LARA LUCIANO &
86	3424	BELLVILLE DR	RODRIQUEZ CARLOS
87	3420	BELLVILLE DR	MOORE LASHAWNDA D ET AL
88	3416	BELLVILLE DR	BARRIENTOS JAKE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3412 BELLVILLE DR	AHMED MOHAMED D &
	90	3439 BELLVILLE DR	ONYIA EMMANUEL O
	91	3435 BELLVILLE DR	LUBBERT TAMARA S
	92	3431 BELLVILLE DR	TORRES RAFAEL
	93	3427 BELLVILLE DR	TEBONG DAVID
	94	3423 BELLVILLE DR	OBOTENU MOSES
	95	2128 PETUNIA ST	VAUGHN VERONICA &
	96	2132 PETUNIA ST	MORA JUAN ANTONIO
	97	4789 IH 30	EMA CMA PROPERTIES LTD
	98	2600 EASTFIELD BLVD	HEADWAY ESTATES LTD
	99	5181 SAMUELL BLVD	PROLOGIS
	100	9700 E R L THORNTON FWY	TEXAS STATE OF