

FILE NUMBER: Z223-329(MP) **DATE FILED:** August 30, 2023

LOCATION: Northeast corner of Royal Lane and Dallas North Tollway

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 17,149 square feet **CENSUS TRACT:** 48113013400

REPRESENTATIVE: Ami Pankh, Stantec

OWNER/APPLICANT: Martha H. Morguloff, Danna Morguloff-Hayden (Sole Owners)

REQUEST: An application for a Planned Development District for NO(A) Neighborhood Office District uses and standards and personal service uses, with consideration for an NS(A) Neighborhood Service District on property zoned an R-16(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to uses, setbacks, sidewalks, signs, and design standards to develop the site with personal service uses.

STAFF RECOMMENDATION: Approval of an NS(A) Neighborhood Service District, in lieu of a Planned Development District.

PREVIOUS CPC ACTION: On May 16, 2024, the City Plan Commission moved to hold the case under advisement until June 6, 2024. On June 6, 2024, the City Plan Commission moved to hold the case under advisement until August 8, 2024. On August 8, 2024, the City Plan Commission moved to hold the case under advisement until August 22, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-16(A) Single Family District and is currently undeveloped.
- The applicant is requesting a Planned Development District based on an NO(A) Neighborhood Office District in which the primary substantive change is to allow personal service use as a main use.
- Staff recommends against a single property, single purpose Planned Development District. The proposed development could be accommodated in an NS(A) Neighborhood Service District, the least intense commercial district.
- No changes have been proposed since the previous hearing.

Zoning History:

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

1. **Z190-261:** On September 23, 2020, the City Council approved Specific Use Permit No. 2395 for a police or fire station, limited to a fire station use, for a three-year period, on property zoned an R-16(A) Single Family District, located on the northeast corner of Royal Lane and Quincy Lane [Subject Site]
2. **Z201-184:** On May 26, 2021, the City Council approved an application for a Planned Development District for D(A) Duplex District uses and a fire station use on property zoned a D(A) Duplex District on the south side of Royal Lane, west of Preston Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Royal Lane	Principal Arterial	100 foot ROW Bike Plan
Dallas North Tollway	Depressed Expressway	~225 feet ROW

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 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The requested planned development district conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The proposed planned development district would function effectively as a single-use, single-property zoning district on a site where a multi-use retail district such as NS(A) would be entirely appropriate. This conflicts with the goal of flexible, dynamic zoning and promoting neighborhoods with diverse land use and walkability. Although the proposed land use at this time is a personal service use, zoning should consider long term use and development of a property. Other light commercial uses that would otherwise be appropriate on the site would have to return for an additional public hearing to amend the PD.

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Staff's recommendation complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	R-16(A) Single Family District	Undeveloped
North	R-16(A) Single Family District	Single family
East	R-16(A) Single Family District	Single family
South	D(A) Duplex District	Multifamily
West	Planned Development District No. 84	Depressed expressway, private school

Necessity for Planned Development District:

According to [Sec. 4.702](#), the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions. As a new personal service use on a standard undeveloped site, without unique uses or significant natural or site features, a conventional zoning district is wholly appropriate. Additionally, the small size of the site, approximately 17,000 square feet, does not contain enough space to facilitate a “combination of land use developed under a uniform plan.”

When considering alterations requested to the base zoning, only extremely minor adjustments to the site plan would be necessary to build under a general zoning change, including their exemptions proposed for signs, setbacks, and garbage collection areas.

Staff cannot find a substantial justification for a planned development district.

Land Use Compatibility:

The property is bordered to the north and east by single family uses, with a 15 foot alley to the north. South across Royal Lane, there are multifamily uses. West of the site is the right of way for the Dallas North Tollway, which is depressed at this intersection. Further west across the highway is a private school under PD. No 84. The proposed use is appropriate for both the site and the surrounding area.

A general zoning category would be more appropriate to serve the surrounding area and complement the nearby residential, which also has significant retail development at the nearby Royal/Preston intersection. The site and surrounding area would better benefit under a general zoning category that allows for a greater diversity of uses and flexibility of design. The NS(A) District would only permit uses appropriate with neighborhood adjacency, given the base standards of NS(A) which restrict any potential uses to a very limited footprint and siting.

The primary balance of uses not permitted under the proposed PD are general merchandise or food store 3,500 square feet or less, dry cleaning or laundry store, and restaurant without drive-in or drive-through service with a residential adjacency review.

The existing zoning of R-16(A) is not appropriate at the intersection of a primary arterial and a major highway. A light commercial district, like NS(A), is more appropriate.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

□	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed	Recommendation
Use	R-16(A)	PD	NS(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			
Bus or rail transit vehicle maintenance or storage facility			
Catering service			
Commercial bus station and terminal			
Commercial cleaning or laundry plant			
Custom business services			
Custom woodworking, furniture construction, or repair			
Electronics service center			
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory			

	Existing	Proposed	Recommendation
Use	R-16(A)	PD	NS(A)
Technical school			
Tool or equipment rental			
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S		S
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S		S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	★	•	•
Cemetery or mausoleum	S		S
Child-care facility	★	•	•
Church	•	•	•
College, university, or seminary	S		S
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	S		•
Foster home	S		
Halfway house			
Hospital			
Library, art gallery, or museum	S	•	•
Open-enrollment charter school or private school	S		S
Public school other than an open-enrollment charter school	S		R
LODGING USES			

	Existing	Proposed	Recommendation
Use	R-16(A)	PD	NS(A)
Extended stay hotel or motel			
Hotel or motel			
Lodging or boarding house			
Overnight general purpose shelter			
MISCELLANOUS USES			
Attached non-premise sign.		S	S
Carnival or circus (temporary)	★		★
Hazardous waste management facility			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment			
Financial institution without drive-in window		•	•
Financial institution with drive-in window			
Medical clinic or ambulatory surgical center		•	•
Office		•	•
RECREATION USES			
Country club with private membership	S	S	•
Private recreation center, club, or area	S	S	S
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house			S
Duplex			
Group residential facility			
Handicapped group dwelling unit	★		
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family	•		
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.			
Ambulance service			
Animal shelter or clinic without outside runs			
Animal shelter or clinic with outside runs			

	Existing	Proposed	Recommendation
Use	R-16(A)	PD	NS(A)
Auto service center			
Business school			
Car wash			
Commercial amusement (inside)			
Commercial amusement (outside)			
Commercial motor vehicle parking			
Commercial parking lot or garage			
Convenience store with drive-through			
Drive-In theater			
Dry cleaning or laundry store			•
Furniture store			
General merchandise or food store 3,500 square feet or less			•
General merchandise or food store greater than 3,500 square feet			
General merchandise or food store 100,000 square feet or more			
Home improvement center, lumber, brick or building materials sales yard			
Household equipment and appliance repair			
Liquefied natural gas fueling station			
Liquor store			
Mortuary, funeral home, or commercial wedding chapel			
Motor vehicle fueling station			S
Nursery, garden shop, or plant sales			
Outside sales			
Paraphernalia shop			
Pawn shop			
Personal service use		•	•
Restaurant without drive-in or drive-through service		S	R
Restaurant with drive-in or drive-through service			
Surface parking			
Swap or buy shop			
Taxidermist			

	Existing	Proposed	Recommendation
Use	R-16(A)	PD	NS(A)
Temporary retail use			
Theater			
Truck stop			
Vehicle display, sales, and service			
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop			
Private street or alley	S		
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	★	•	•
Transit passenger station or transfer center	S	S,★	S,★
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station			
Electrical generating plant			
Electrical substation	S		S
Local utilities	S,R,★		S,R,★
Police or fire station	S	S	S
Post office			S
Radio, television, or microwave tower	S		S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★		★
Utility or government installation other than listed	S		S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds			

	Existing	Proposed	Recommendation
Use	R-16(A)	PD	NS(A)
Manufactured building sales lot			
Mini-warehouse			
Office showroom/warehouse			
Outside storage			
Petroleum product storage and wholesale			
Recycling buy-back center			
Recycling collection center			
Recycling drop-off container	★		★
Recycling drop-off for special occasion collection	★		★
Sand, gravel, or earth sales and storage			
Trade center			
Vehicle storage lot			
Warehouse			

Development Standards:

(Changes from base highlighted)

District	Setback		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
R-16(A)	35'	SF: 10' Other 15'/20'	1/16,000	30'	Res 40% Nonres 25%	None
PD with Base NO(A)	Quincy / DNT: 15' Royal: 35' No max	20' north, 15' east	N/A	36'*	50%	RPS, Visual intrusion
Staff Recommended NS(A)	15' No max (35' effective)	20' Effective east and north	FAR 0.5	30'* 35'* with slope 2 Stories	40%	RPS, Visual intrusion

* RPS, see below

The applicant proposes to utilize the yard, lot, and space standards of NO(A). These limit the front setback to match that which an R-16(A) or an NS(A) would have along Royal. The PD request asks to decrease the setback on the eastern boundary from 20 feet to 15

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feet. The PD also requests to allow one garbage collection enclosure within the front setback on the Quincy/DNT frontage, where it typically would not be permitted.

The development standards of NS(A) are appropriate for the surrounding area. The yard, lot, and space standards severely limit the types of uses and structures that can be placed on site. Blockface continuity would impose a 35-foot front setback on both of the frontages.

Residential proximity slope would limit height on the site in its entirety to 26 feet in height under the PD or the NS(A) District.

Landscaping:

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

Parking:

The base code requirement for a personal service use is one space per 200 square feet of floor area, which would require 13 spaces for a proposed 2,600 square foot facility. Other permitted commercial uses allowed by the proposed PD generally require the same or lower ratio than the stated proposed use.

Design Standards:

The following design provisions are proposed in the planned development district conditions.

- Six foot unobstructed sidewalks with a five foot buffer
- Level and distinct crossings
- One bench, one trash can, one bicycle rack required within the district
- Vertical protection for sidewalks (bollards or landscaping)
- Driveway maximums: One 30 foot driveway permitted on Royal, none else permitted.
- Pedestrian scale lighting
- Minimum 30% transparency

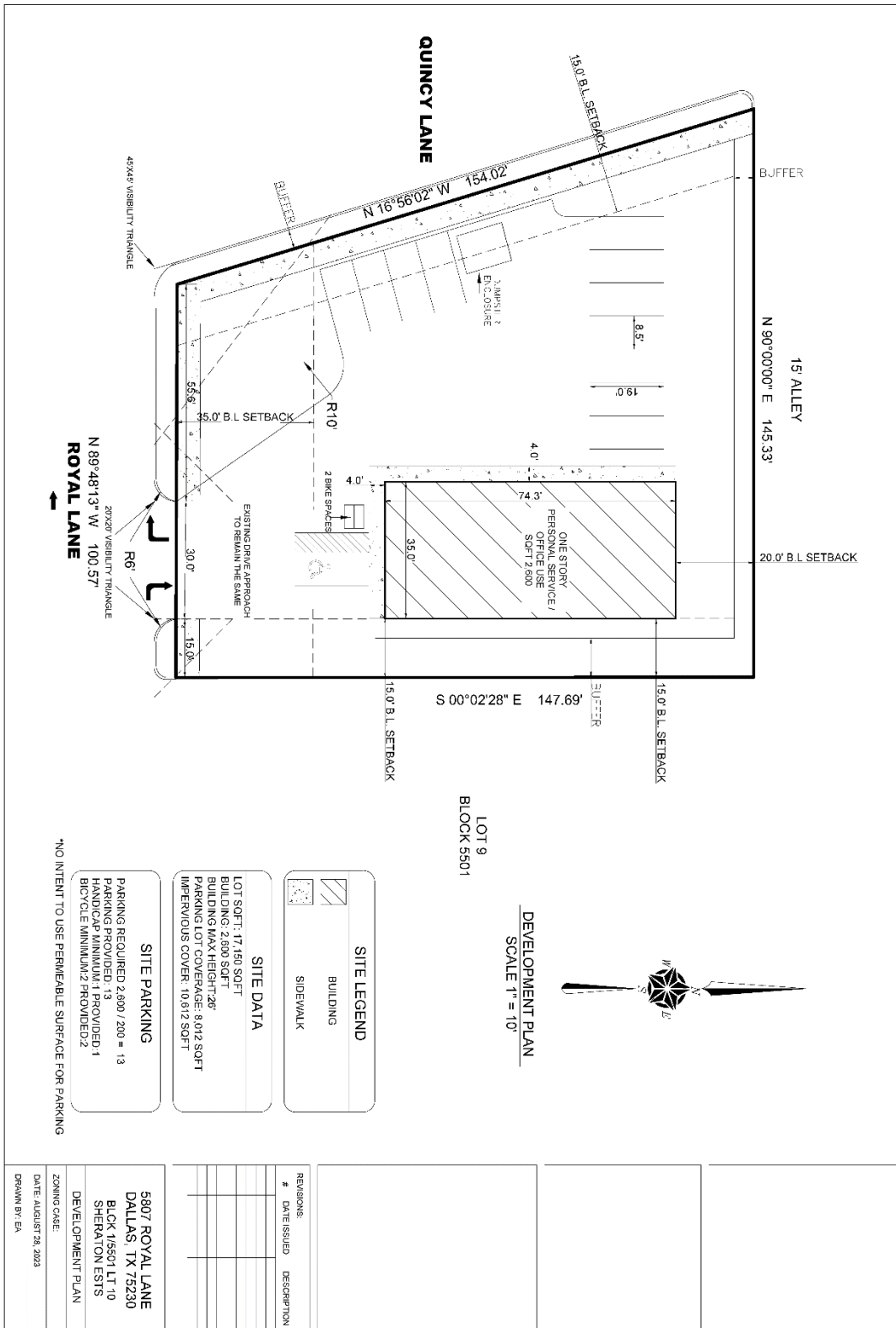
Signs:

The applicant proposes an additional provision for two specific detached signs. These two signs must follow the detached sign rules for non-business districts and must be located on a monument structure within the setback, provided it is less than five feet in height. The proposed size of detached signs would likely be permitted under the base code as they must meet the size and setback regulations of [Section 51A-7.403](#). However, this would allow them to have two detached signs rather than the one permitted by their frontage lengths. This is due to their proposal to have two small non-commercial signs on a monument structure.

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 subject property is located within an MVA Category "A" area.

APPLICANT'S PROPOSED DEVELOPMENT PLAN



LOT 9
BLOCK 5501

DEVELOPMENT PLAN
SCALE 1" = 10'

SITE LEGEND	
	BUILDING
	SIDEWALK

SITE DATA	
LOT SOFT: 17,160 SOFT	
BUILDING: 2,600 SOFT	
BUILDING MAX HEIGHT: 26'	
PARKING LOT COVERAGE: 8.012 SOFT	
IMPERVIOUS COVER: 10.812 SOFT	

SITE PARKING	
PARKING REQUIRED: 2,600 / 200 = 13	
PARKING PROVIDED: 13	
HANDICAP MINIMUM: 1 PROVIDED: 1	
BICYCLE MINIMUM: 2 PROVIDED: 2	

*NO INTENT TO USE PERMEABLE SURFACE FOR PARKING

<p>5807 ROYAL LANE DALLAS, TX 75230 BLOCK 1/5501 LT 10 SHERATON ESTS DEVELOPMENT PLAN</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>#</th> <th>DATE ISSUED</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	DATE ISSUED	DESCRIPTION									
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<p>ZONING CASE: DATE: AUGUST 28, 2023 DRAWN BY: EA</p>													

APPLICANT'S PROPOSED 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 5807 Royal Lane. The size of PD _____ is approximately 0.393 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 non-residential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit __A: development plan.

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

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.

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

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.

- (2) Commercial and business service uses.
 - None permitted.

- (3) Industrial uses.
 - None permitted.

- (4) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - Community service center. *[SUP]*
 - Library, art gallery, or museum.

- (5) Lodging uses.
 - None permitted.

- (6) Miscellaneous uses.
 - Attached non-premise sign. *[SUP]*
 - Temporary construction or sales office.

- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.

- (8) Recreation uses.
 - Country club with private membership. *[SUP]*
 - Private recreation center, club, or area. *[SUP]*
 - Public park, and/or playground.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Personal service uses
- Restaurant without drive in or drive through service. [SUP]

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Police or fire station. [SUP]

(13) Wholesale, distribution, and storage uses.

None permitted.

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

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

(b) The following accessory uses are not permitted:

- Accessory community center (private). [SUP]
- Accessory outside display of merchandise.
- Accessory outside sales.

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 NO(A) District apply.

(b) *Front yard.* Minimum front yard is 15 feet along Quincy Lane and 35 feet along Royal Lane.

(1) A structure supporting a sign or signs is permitted within the required yard provided this structure is no more than five feet in height and includes a landscape or water feature.

(2) One garbage collection enclosure is permitted within the front setback on the Quincy Lane frontage, as shown on the Development Plan.

(c) *Side Yards.* Minimum side yard on the eastern property boundary is 15 feet. Minimum side yard on the northern boundary is 20 feet.

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) Landscaping must be provided in accordance with Article X.

SEC. 51P- _____.112. SIGNS.

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

(a) The maximum number of detached signs permitted is two. Each of these two detached signs may have a maximum effective area of 50 square foot each.

(b) These signs must be affixed to one monument structure as described in SEC. 51P- _____.108.(b)(1).

(c) These detached signs must follow the SEC. 51A-7.403.(a)(3) size and setback rules for detached signs in a non-business districts.

SEC. 51P- _____.113. DESIGN STANDARDS.

(a) Six foot minimum unobstructed sidewalks are required on all street frontages, with a buffer zone of at least five feet between the sidewalk and curb. The buffer width may be reduced only to allow direct connection with adjacent existing sidewalks.

(b) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(c) Sidewalks must comply with the Street Design Manual, be continuous and level across all driveways and curb cuts and be at the same grade as the existing sidewalk.

(d) Pedestrian amenities. The following pedestrian amenities are required along the sidewalk within the district. These amenities must be located within 10 feet of the sidewalk and are permitted within the front setback.

- (1) One bench.
- (2) One trash can.
- (3) One Bicycle rack. This bicycle rack may count towards the minimum bicycle parking requirements.

(e) Where public sidewalks abut any driving surface, off-street or on-street loading area, or parking surface the following buffering must be used:

- (1) Landscaping plantings with a minimum height of 36 inches; or
- (2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(f) Driveway maximums:

- (1) Along Royal Lane, where an ingress or egress driveway crosses a sidewalk, maximum width of each driveway shall be 30 feet per frontage. One such driveway is permitted on this frontage.
- (2) Along Dallas North Tollway / Quincy Lane no driveways are permitted.

(g) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(h) A minimum transparency of 30% is required for street-facing facades.

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

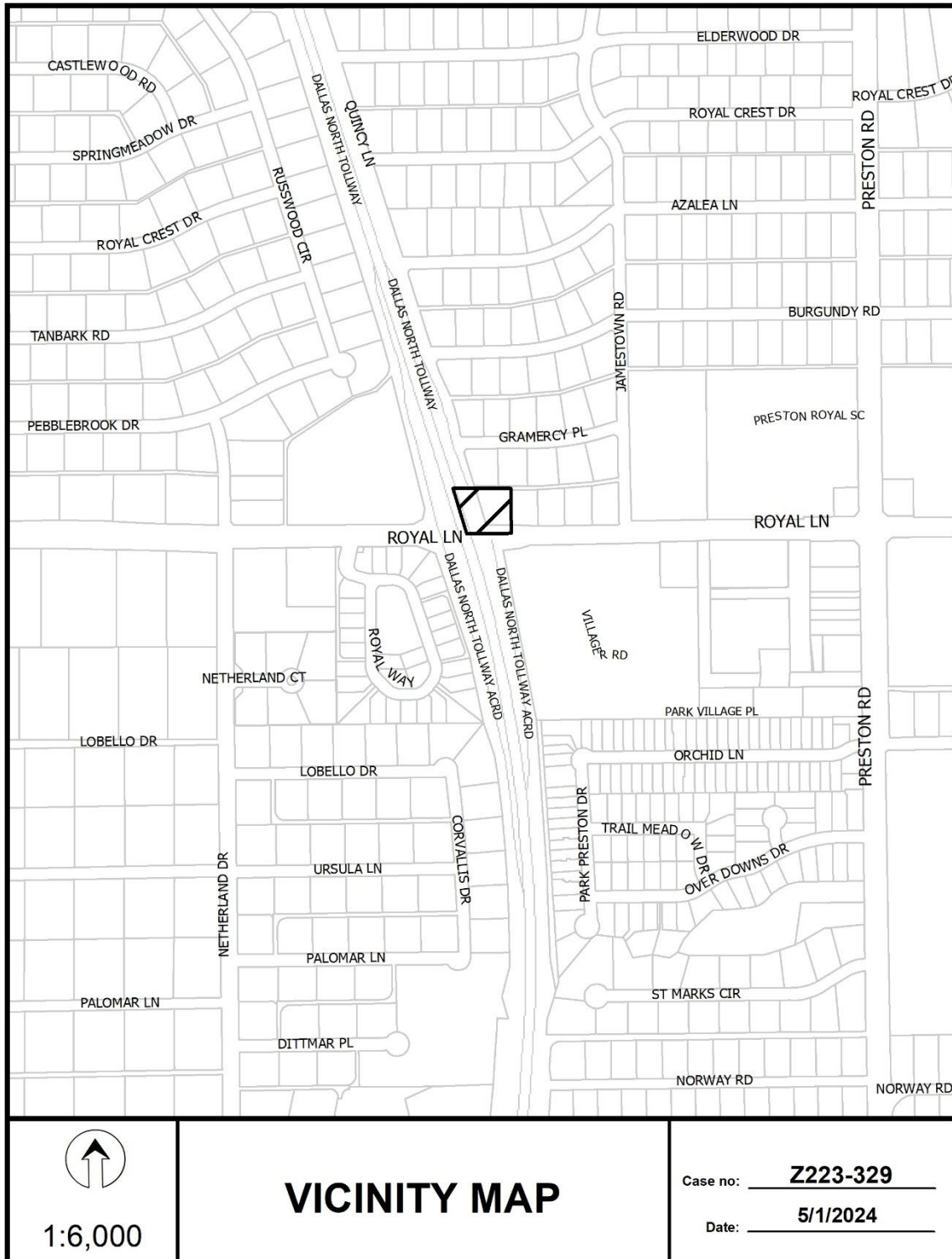
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

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(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.

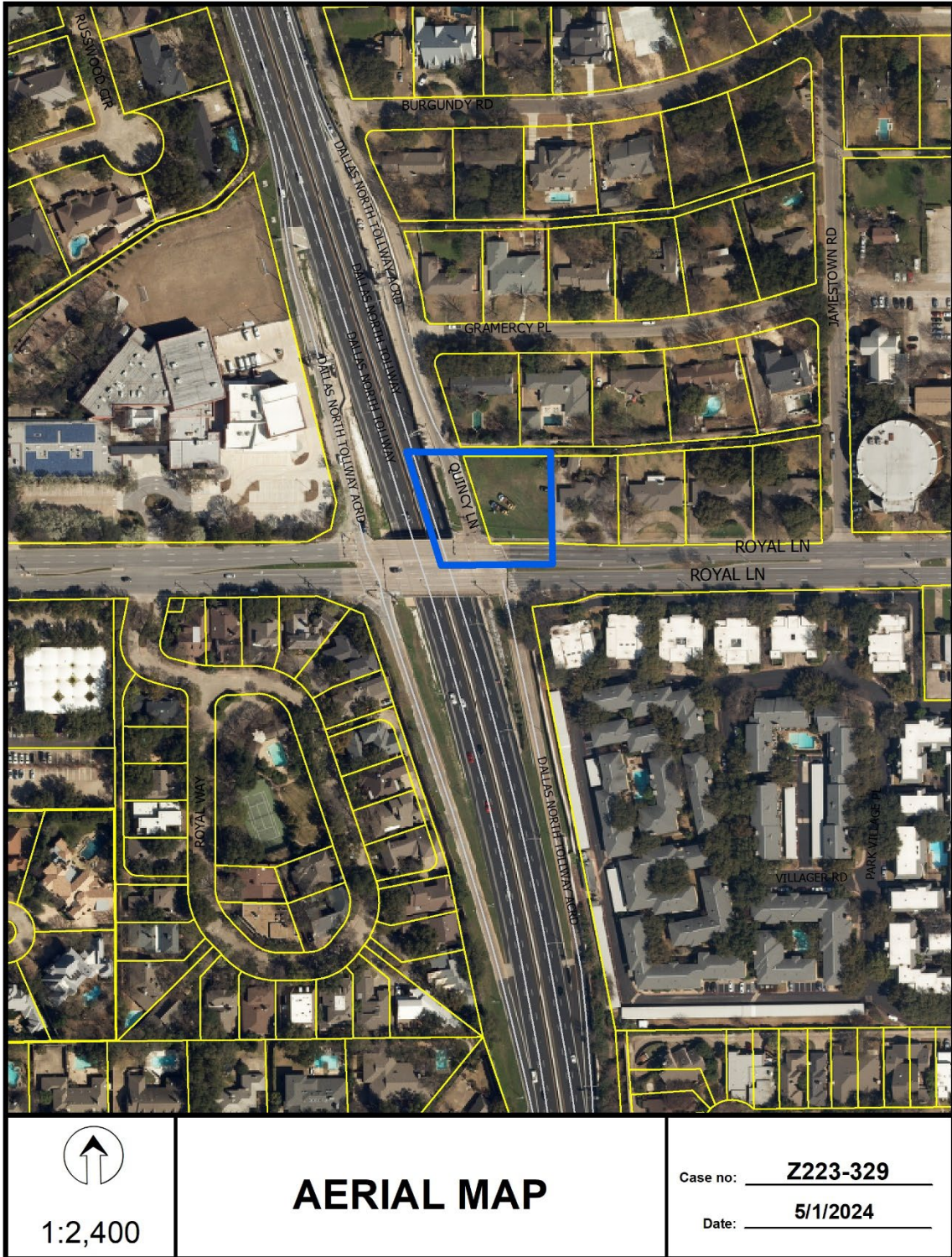


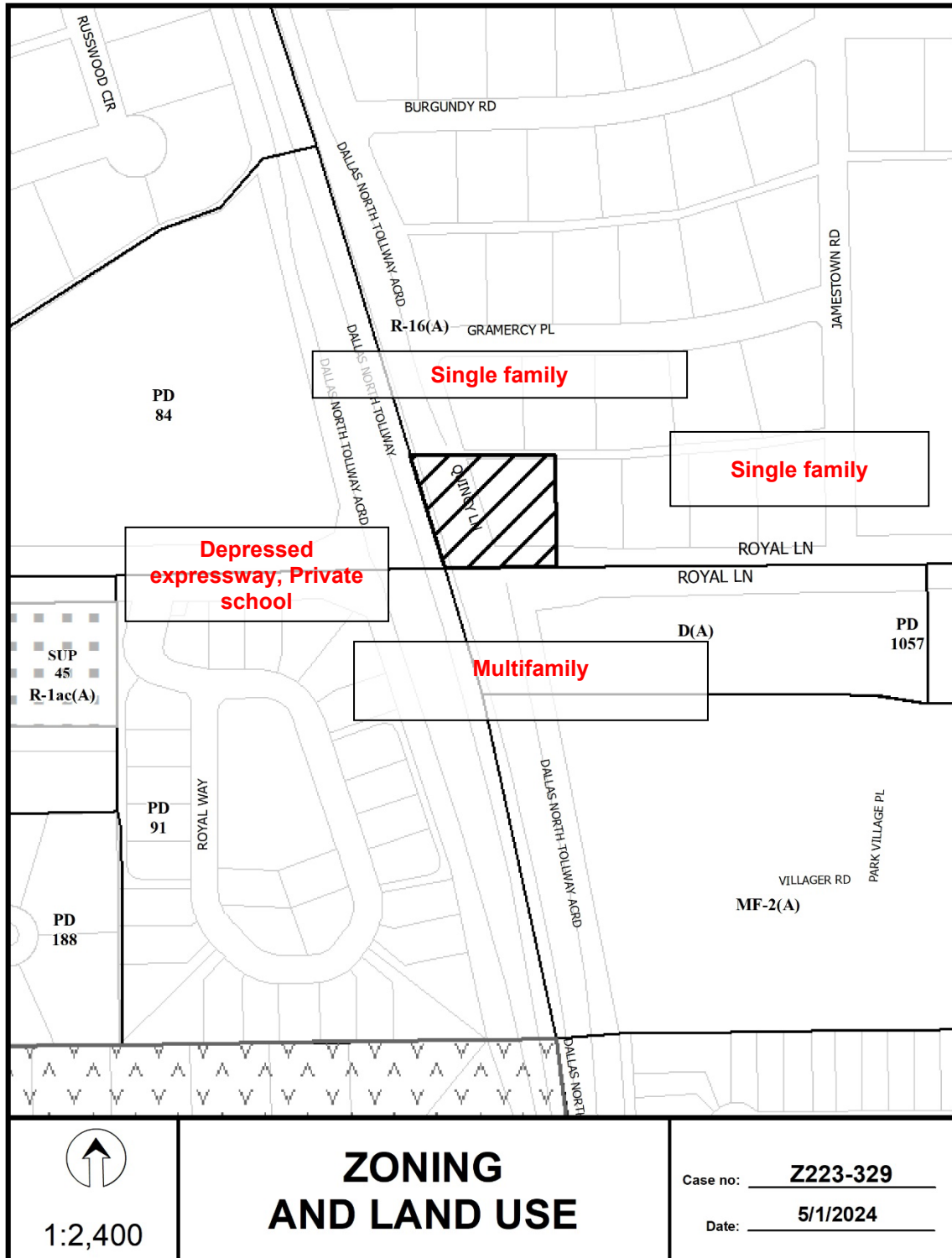
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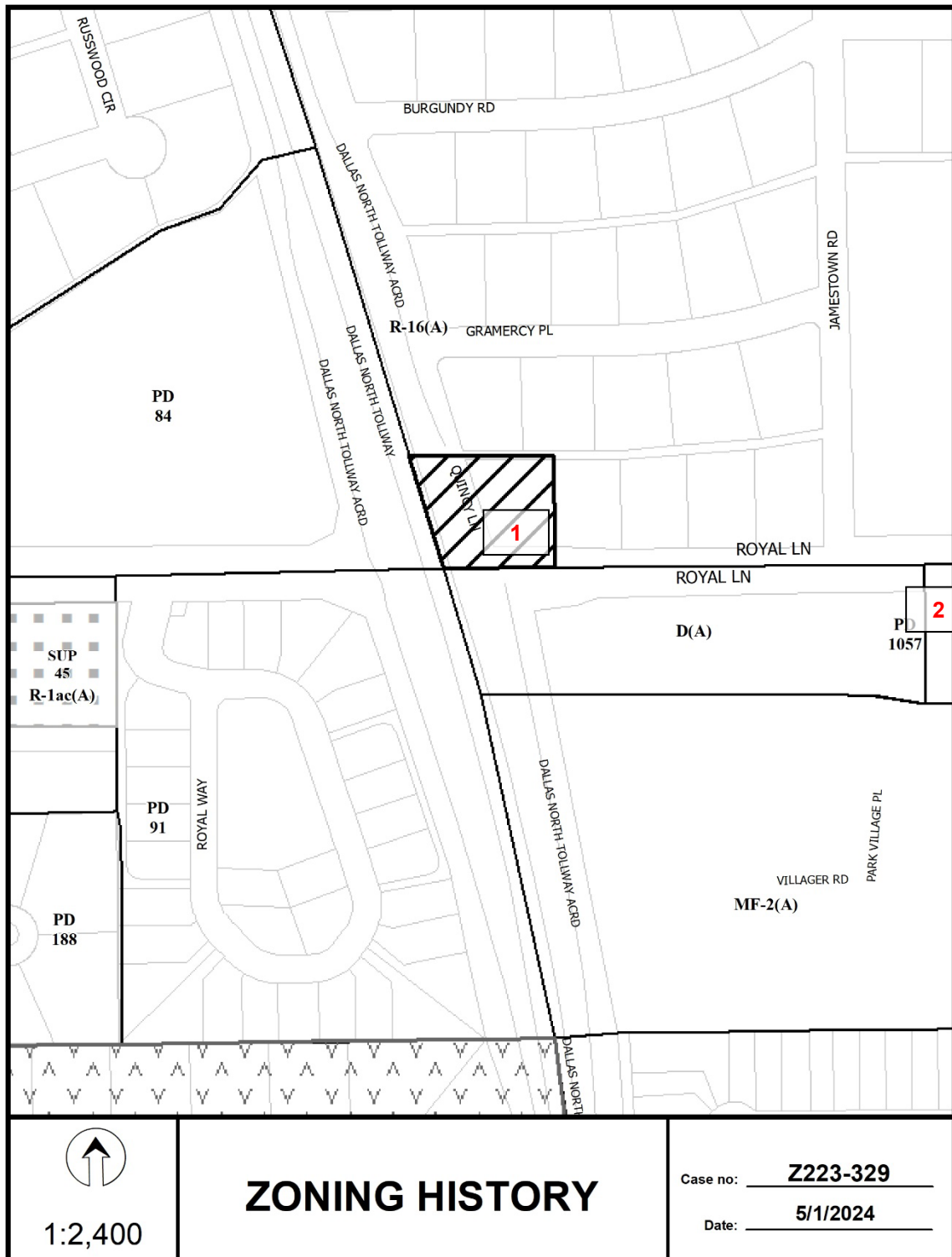
VICINITY MAP

Case no: Z223-329

Date: 5/1/2024





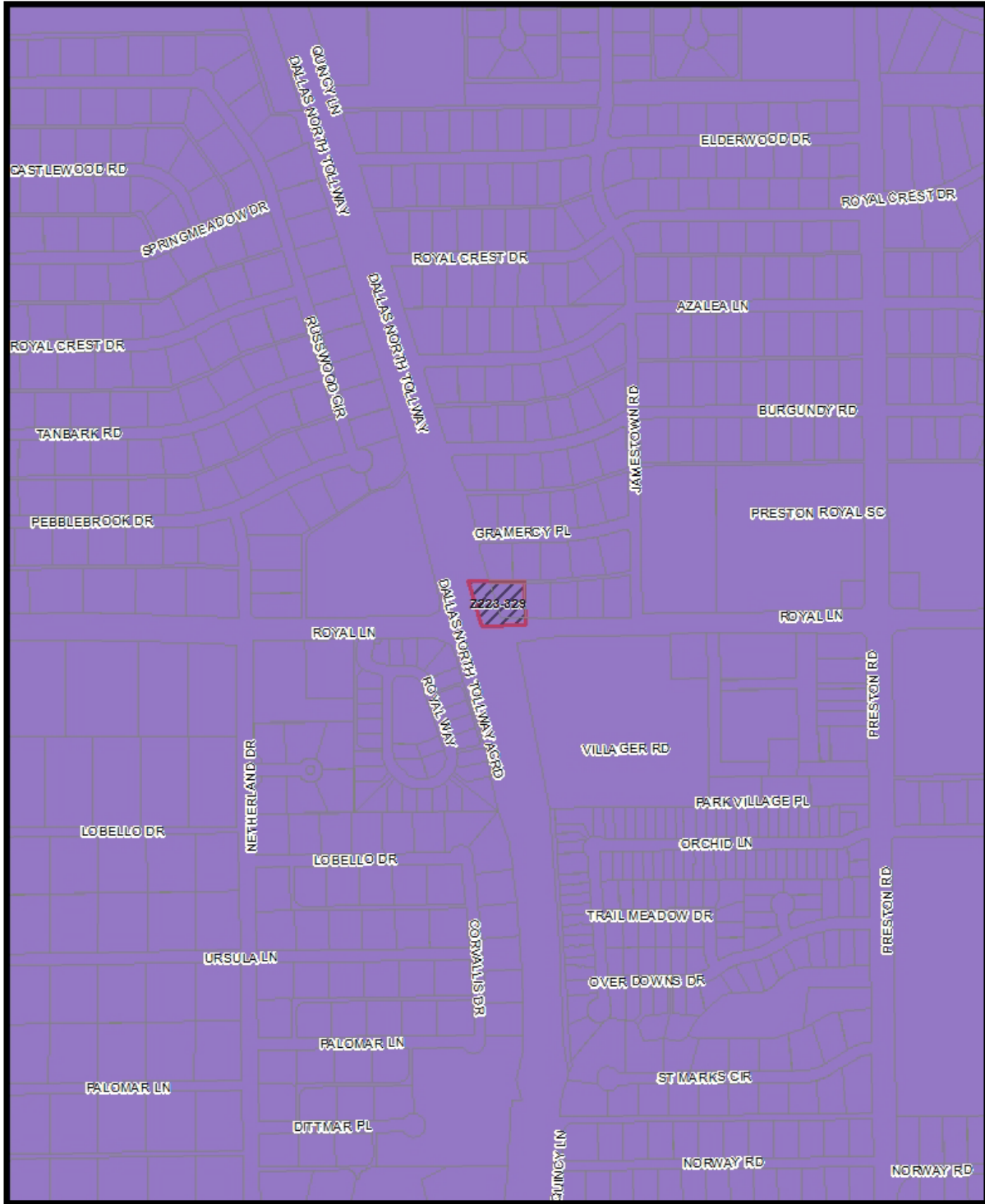


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ZONING HISTORY

Case no: Z223-329

Date: 5/1/2024



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

1:6,000

Market Value Analysis

Printed Date: 5/1/2024

05/01/2024

Notification List of Property Owners***Z223-329******236 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5807 ROYAL LN	MORGULOFF MARTHA H &
2	5923 ROYAL LN	CORPORATION OF EPISCOPAL
3	5806 GRAMERCY PL	ROSE AARON TIMOTHY &
4	5818 GRAMERCY PL	BRANDT CONRAD ETTIENNE
5	5826 GRAMERCY PL	RAFIEI MELIKA &
6	5834 GRAMERCY PL	KERMAN KAY LYNN
7	5844 GRAMERCY PL	PECKHAM CHRISTOPHER &
8	5839 ROYAL LN	HARVEY MARY LOU EST OF
9	5831 ROYAL LN	MCELYEA RENTAL REVOCABLE
10	5823 ROYAL LN	MILLENNIUM REAL ESTATE
11	5815 ROYAL LN	Taxpayer at
12	5806 BURGUNDY RD	PIERSON PAUL F &
13	5818 BURGUNDY RD	KOMMAREDDI MADHAVI LIVING TRUST
14	5826 BURGUNDY RD	BARCLAY SCOTT & BARCLAY TRACEY S
15	5834 BURGUNDY RD	ELLIOTT JAMES PETER &
16	5842 BURGUNDY RD	ANDRADE GAIL
17	5849 GRAMERCY PL	MANN GERALD C III &
18	5841 GRAMERCY PL	WARTHAN MOLLY M
19	5831 GRAMERCY PL	TEXAS MUSTANG INVESTMENTS LLC
20	5823 GRAMERCY PL	WILKES MIRAM CATHERINE
21	5815 GRAMERCY PL	FRATILA ANAMARIA &
22	5807 GRAMERCY PL	MORROW LUKE
23	1 ROYAL WAY	LENCHNER WILLIAM & KATHLEEN
24	2 ROYAL WAY	STATMAN ANDREA L & BENJAMIN L
25	3 ROYAL WAY	CIVELLO CATHERINE A &
26	4 ROYAL WAY	STACY ANN HOOPER

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27	5 ROYAL WAY	HARPER JOE K & RITA B
28	6 ROYAL WAY	TAYLOR LAWANDA S
29	7 ROYAL WAY	WELLS DENNIS L & JANIS F
30	8 ROYAL WAY	DECLEVA SOPHIA
31	9 ROYAL WAY	WHITEMAN JACK D &
32	11 ROYAL WAY	FIRST AMENDED & RESTATED MCCALL LAVERNE
33	32 ROYAL WAY	MORAN PATRICIA J MGT TR
34	33 ROYAL WAY	DELOACHE ZACHARY & LINDSEY
35	5700 ROYAL WAY	FIFTY SEVEN ROYAL OWNRS
36	10 ROYAL WAY	FRANKLIN BARBARA J
37	5757 ROYAL LN	WINSTON SCHOOL
38	5818 ROYAL LN	DONOVAN THOMAS JOHN SR &
39	5820 ROYAL LN	PETTIT ELIZABETH M
40	5826 ROYAL LN	GRAVEL BARRIE
41	5828 ROYAL LN	RAINES ARTHUR LEE & KATHERINE P
42	5834 ROYAL LN	TRAPP RAYMOND J
43	5836 ROYAL LN	SILHOL MICHAEL L
44	5842 ROYAL LN	BOWSER DIANA A
45	5844 ROYAL LN	RUTH MATINA &
46	5906 ROYAL LN	SELF S SUSAN
47	5908 ROYAL LN	HILL DAVID
48	5810 ROYAL LN	KIRBY SANDRA L
49	5812 ROYAL LN	MIZE LIVING TRUST THE
50	10656 PARK VILLAGE PL	FORREST JILL A
51	10656 PARK VILLAGE PL	TRUAX DIANA
52	10656 PARK VILLAGE PL	SUMTER RONALD S & JOHN F GRESHAM
53	10656 PARK VILLAGE PL	PARK VILLAGE D LLC
54	10660 PARK VILLAGE PL	MORENOMUNOZ JOSE ANTONIO
55	10660 PARK VILLAGE PL	ANSLEY JANET
56	10660 PARK VILLAGE PL	PITTMAN DONNA LOU
57	10660 PARK VILLAGE PL	PEUGH LYNDA LEOLA

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58	10710 PARK VILLAGE PL	SEELEY MARGARET M
59	10710 PARK VILLAGE PL	EBRAHIM NAVAZ &
60	10710 PARK VILLAGE PL	ARMENT DEBRA
61	10710 PARK VILLAGE PL	GAMPPER PAMELA S
62	10658 PARK VILLAGE PL	SAVANI RASHMIN CHANDULAL &
63	10658 PARK VILLAGE PL	KREUTZ PATRICE
64	10714 PARK VILLAGE PL	MCCULLOUGH MARGARET SUE W
65	10714 PARK VILLAGE PL	PATSATZIS CHARALABOS G &
66	10714 PARK VILLAGE PL	ABSHIRE RICHARD K &
67	10714 PARK VILLAGE PL	ENGLER ROBERT F III
68	10716 PARK VILLAGE PL	WILSON DAVID L
69	10716 PARK VILLAGE PL	SUMTER ROBERT SCOTT
70	10716 PARK VILLAGE PL	KNOX NANCY
71	10716 PARK VILLAGE PL	HARRISON MARGARET BURGIN
72	10718 PARK VILLAGE PL	LARSON GLORIA MCBETH
73	10718 PARK VILLAGE PL	GUMMER STEVEN V LIVING TRUST
74	10718 PARK VILLAGE PL	ACKERMAN VALERIE RUTH
75	10718 PARK VILLAGE PL	MEIS THERESA
76	10720 PARK VILLAGE PL	HADDAD LARA
77	10720 PARK VILLAGE PL	LAGRONE TRUST THE
78	10720 PARK VILLAGE PL	HEY MATTHEW
79	10720 PARK VILLAGE PL	NORTON CHRISTOPHER &
80	10724 PARK VILLAGE PL	BECKWITH FAMILY LIVING TRUST
81	10724 PARK VILLAGE PL	GRAY DAVID &
82	10724 PARK VILLAGE PL	BULLWINKLE MARY
83	10724 PARK VILLAGE PL	COOKE BARBARA A & RICHARD J
84	10730 PARK VILLAGE PL	BLAND MARILYN
85	10730 PARK VILLAGE PL	STALKER WILLIAM J
86	10730 PARK VILLAGE PL	LUIS & INGRID LOPEZ TRUST
87	10730 PARK VILLAGE PL	SRNICK GREGORY P
88	10734 PARK VILLAGE PL	FOUNTAIN JIMMIE CHARLES JR &

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89	10734 PARK VILLAGE PL	JOHNSTON HARRIET B
90	10734 PARK VILLAGE PL	WEBER LUCILLE C LIFE ESTATE
91	10734 PARK VILLAGE PL	BOX GERALD
92	10736 PARK VILLAGE PL	OLSSON JOHN P &
93	10736 PARK VILLAGE PL	BADOW THERESE E
94	10738 PARK VILLAGE PL	HUYNH LIPDA ELIZABETH
95	10738 PARK VILLAGE PL	GUMMER MARTHA &
96	10738 PARK VILLAGE PL	CHEN YAWEN
97	10738 PARK VILLAGE PL	CRANFILL JENNIFER
98	10744 PARK VILLAGE PL	WESSON DONALD E H &
99	10744 PARK VILLAGE PL	TURNER SUSANNAH ELISE
100	10744 PARK VILLAGE PL	HOLLAND ALEKSANDRA TOLPA
101	10744 PARK VILLAGE PL	WINDLAND CONNOR HOWARD
102	10750 PARK VILLAGE PL	NURRE MICHAEL THEODORE JR
103	10750 PARK VILLAGE PL	JENKINS KEVIN L
104	10750 PARK VILLAGE PL	GREEN LAURA F
105	10750 PARK VILLAGE PL	BUTLER NELL
106	10727 PARK VILLAGE PL	LOCHNER MARCIA
107	10727 PARK VILLAGE PL	DAWSON PATRICIA G
108	10727 PARK VILLAGE PL	HOLLAND RUSSELL B
109	10727 PARK VILLAGE PL	DOUGHERTY PATRICK W
110	10737 PARK VILLAGE PL	REZANOUR FARHAD
111	10737 PARK VILLAGE PL	HOWELL ROSS
112	10737 PARK VILLAGE PL	NEWMAN PHYLLIS
113	10737 PARK VILLAGE PL	STEPHENS PEGI A
114	10747 PARK VILLAGE PL	GARNER VICTORIA L
115	10747 PARK VILLAGE PL	LOCKLIN DELORES LEE TRUST
116	10747 PARK VILLAGE PL	MCDONALD LINDA
117	10747 PARK VILLAGE PL	TORRES MATHEWS &
118	10776 VILLAGER RD	WILKINSON JANICE G
119	10776 VILLAGER RD	BUSH STEVEN M

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120	10744 VILLAGER RD	KRISTOF TERESA
121	10744 VILLAGER RD	DAVIS CRYSTAL K
122	10744 VILLAGER RD	ORMAN WARREN B
123	10744 VILLAGER RD	BUSH LAURA ELIZABETH
124	10754 VILLAGER RD	KENNEDY BETH W
125	10754 VILLAGER RD	FENCL DANIEL ALLEN
126	10754 VILLAGER RD	COX JOHN Y & SUSAN D
127	10754 VILLAGER RD	AUGUSTINE SIMI P
128	10764 VILLAGER RD	TOWNSEND BETTY WILLIS
129	10764 VILLAGER RD	MACMICKEN CHIEKO
130	10764 VILLAGER RD	ALZAIM AYMAN
131	10764 VILLAGER RD	BUSH EMILY FRANCES
132	10774 VILLAGER RD	KENNY JENNY C &
133	10774 VILLAGER RD	ARMENT NORMA JEAN
134	10774 VILLAGER RD	GRAYLAWRENCE REVOCABLE TRUST
135	10774 VILLAGER RD	BASHARKHAH SIMINDOKHT &
136	10707 PARK VILLAGE PL	NGUYEN ANDY
137	10707 PARK VILLAGE PL	SMITH AMY DEANNE
138	10707 PARK VILLAGE PL	FLETCHER CAROL A
139	10707 PARK VILLAGE PL	GIBSON SARAH
140	10709 VILLAGER RD	MARX ANITA L
141	10709 VILLAGER RD	RUSHING MARGARET A
142	10711 VILLAGER RD	CHAKOS GUS W EST OF &
143	10711 VILLAGER RD	TALLEY DEVON CROSSLAND
144	10711 VILLAGER RD	KARALLA CHERYL L
145	10711 VILLAGER RD	COLEMAN HELEN E
146	10715 PARK VILLAGE PL	SPIES STEPHEN W & CRISTY H
147	10715 PARK VILLAGE PL	SMITH JONAN B
148	10715 PARK VILLAGE PL	DIPP JR 2019 LIVING TRUST
149	10715 PARK VILLAGE PL	BAKER CHRISTINE R
150	10717 VILLAGER RD	FOLEY VIVIAN LEE

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151	10717 VILLAGER RD	CASTANEDA ALEXA RENAE
152	10717 VILLAGER RD	BYERS GLENDA
153	10717 VILLAGER RD	BENNETT RICHARD
154	10719 VILLAGER RD	SMITH PEGGY DIANNE &
155	10719 VILLAGER RD	ZHANG JOHN ZHIMIN &
156	10719 VILLAGER RD	MCMAHON KEVIN & AMY
157	10719 VILLAGER RD	PRINCE MARIAESTELLA
158	10721 VILLAGER RD	CLAERHOUT JULIEN C & GLORIA F
159	10721 VILLAGER RD	MOBLEY ROXANNE M
160	10721 VILLAGER RD	GRAY DARLA HARD
161	10721 VILLAGER RD	LAWLER DELMAS LACY
162	10723 VILLAGER RD	LOTHAMER RENE W
163	10723 VILLAGER RD	BAN BARBARA A NESBITT
164	10723 VILLAGER RD	STILL JOSEPH W JR
165	10723 VILLAGER RD	ONEAL LYNDA S
166	10727 VILLAGER RD	SRB VILLAGER LLC
167	10727 VILLAGER RD	CARLSEN THOMAS BURKE
168	10727 VILLAGER RD	STEPHENSON FAMILY TRUST
169	10727 VILLAGER RD	LAMONT KATHLEEN ROGERS
170	10729 VILLAGER RD	WOMACK MAUREEN MARGARET
171	10729 VILLAGER RD	SAUNDERS LISA KIBBE
172	10729 VILLAGER RD	13 SANDY COVE LLC
173	10729 VILLAGER RD	JOHNSTON MARGARET ELLEN
174	10731 VILLAGER RD	TYNAN FAMILY TRUST
175	10731 VILLAGER RD	PITNER CHRISTINA ANN
176	10733 VILLAGER RD	MONTGOMERY CINDY LIFE ESTATE
177	10733 VILLAGER RD	CURRY BRIAN S
178	10733 VILLAGER RD	KEE MARILYN G
179	10733 VILLAGER RD	LUMPKIN LISA L
180	10735 VILLAGER RD	DIMOND ANITA EST OF
181	10735 VILLAGER RD	COUTODASILVA OCTAVIO H JR &

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182	10735 VILLAGER RD	WATSON ROBERT L II
183	10735 VILLAGER RD	HAMRICK JOHN RANDY
184	10737 VILLAGER RD	DUBOSE DAVE EDWARD JR &
185	10737 VILLAGER RD	WILSON JANIS F
186	10737 VILLAGER RD	KUONEN SANDRA & OSWALD
187	10737 VILLAGER RD	RICHARDSON KATHERINE M
188	10739 VILLAGER RD	HALL JOHN PHILLIP & ANGELINE G
189	10739 VILLAGER RD	HILL LACY & BILLY J HILL JR
190	10739 VILLAGER RD	TRAUTMANN DANIEL & KELLY H
191	10739 VILLAGER RD	RODER DENNIS L
192	10741 VILLAGER RD	VANBERGH PATRICIA
193	10741 VILLAGER RD	GWENS FAMILY REVOCABLE TRUST
194	10749 VILLAGER RD	BRANDENBURG LISA L
195	10749 VILLAGER RD	EQUITABLE REAL ESTATE
196	10751 VILLAGER RD	BUSH WENDELL ALLEN
197	10751 VILLAGER RD	ODOHERTY KATHLEEN
198	10751 VILLAGER RD	MORRIS BRUCE III & SUSAN G
199	10751 VILLAGER RD	KNOX LAURIE
200	10753 VILLAGER RD	NUCCIO FRANK P
201	10753 VILLAGER RD	HOLLAND STEFANI LOBELLO
202	10753 VILLAGER RD	BOND TOBY C JR
203	10747 VILLAGER RD	TAG LIVING TRUST
204	10747 VILLAGER RD	SULLIVAN DIANE
205	10755 VILLAGER RD	WSM 2005 DESCENDANTS TRUST THE
206	10755 VILLAGER RD	STEWART JENNIFER
207	10755 VILLAGER RD	BREWER JOHN WILLIAM III &
208	10755 VILLAGER RD	CASWELL EDWARD M
209	10745 VILLAGER RD	BASHARKHAH SAMAN
210	10745 VILLAGER RD	DUNNE PATTY
211	10745 VILLAGER RD	ASHLEY WILLIAM B
212	10745 VILLAGER RD	COX JILL M

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213	10757 VILLAGER RD	MEYER JOYCE A
214	10757 VILLAGER RD	BUCKLEY PAOLA TETTAMANZI
215	10757 VILLAGER RD	LATHROP EVA GULBIS
216	10757 VILLAGER RD	SAWYER SUSAN R
217	10767 VILLAGER RD	GATES ROBERT CARTER & JUDI
218	10767 VILLAGER RD	JESSUP MARILYN A
219	10767 VILLAGER RD	HOGAN ALLISON
220	10767 VILLAGER RD	SULLIVAN THOMAS A
221	10769 VILLAGER RD	ROYER COMPANY LLC THE
222	10769 VILLAGER RD	BOYD ROSALIE
223	10769 VILLAGER RD	PPR TRUST 2019
224	10769 VILLAGER RD	MALVAEZ DIANA
225	10771 VILLAGER RD	SCHWARTZ ROBERTA
226	10771 VILLAGER RD	WEITZUL CHADWICK EDWARD & SARAH
227	10771 VILLAGER RD	SCHWARTZ SUSAN
228	10771 VILLAGER RD	YOUNG ZACHARY
229	10763 VILLAGER RD	HODGKINSON CINDY
230	10763 VILLAGER RD	BAKER MARY P
231	10763 VILLAGER RD	MCHARGUE ELIZABETH B
232	10763 VILLAGER RD	COLE JENNIFER S
233	10765 VILLAGER RD	RAINES EMILY KATHERINE
234	10765 VILLAGER RD	THOMAS GIL
235	10765 VILLAGER RD	HANEY PHILIP DAVID & LISA HARRIS
236	10765 VILLAGER RD	HUM MAXWELL