

FILE NUMBER: Z201-156(CT) **DATE FILED:** December 22, 2021
LOCATION: Northeast corner of East Lovers Lane and Skillman Street
COUNCIL DISTRICT: 14 **MAPSCO:** 36 C
SIZE OF REQUEST: ±7.929 acres **CENSUS TRACT:** 79.03

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Zion Lutheran Church

REQUEST: An application for (1) a Planned Development District for a private school use and R-7.5(A) Single Family District uses; and (2) to terminate Specific Use Permit No. 2114 for a private school use on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow the existing private school use by right and provide for the construction of a new gymnasium and additional parking on site. [Zion Lutheran School]

CPC RECOMMENDATION: Approval, subject to a development plan, a traffic management plan, and conditions, and approval of the termination of Specific Use Permit No. 2114.

STAFF RECOMMENDATION: Approval, subject to a development plan, a traffic management plan, and conditions, and approval of the termination of Specific Use Permit No. 2114.

BACKGROUND INFORMATION:

- The request site is developed with a 39,980 square foot private school and 14,500 square foot church.
- The site is currently under Specific Use Permit No. 2114 for a Private School. The Specific Use Permit was approved on October 29, 2014 for a ten-year period with eligibility for automatic renewals for additional 10-year periods and is set to expire on October 29, 2024.
- The applicant proposes to terminate Specific Use Permit No. 2114 for a private school use and include the use by right in the proposed Planned Development District.
- The applicant seeks to create a Planned Development District for the private school use and R-7.5(A) Single Family District uses. The applicant proposes to add a 12,990 square foot gymnasium to the school with deviations to setback requirements along Skillman Street.

Zoning History: There has been one recent zoning change request in the vicinity within the last five years.

1. **Z189-231** On December 23, 2019, an application to amend Planned Development District No. 916 to use private street addresses rather than the nearest public street was terminated due to inactivity.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
East Lovers Lane	Minor Arterial	100 ft.
Skillman Avenue	Principal Arterial	100 ft.

Traffic:

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for the elementary school use. The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

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.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) SUP No. 2114	Private School; Church
North	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	PD No. 916	Multifamily

Land Use Compatibility

The request site is the location of an elementary and middle school and church and is developed with one-story and two-story structures. The school is currently operating under Specific Use Permit No. 2114 for a private school use. The applicant proposes a Planned Development District to allow for a private school use by right and all other main uses permitted within an R-7.5(A) Single Family District. With the Planned Development District, the applicant is proposing the addition of a 12,990 square foot gymnasium. Per the PD conditions, the development plan determines the front, side, and rear yard setbacks, which depict a 15-foot front yard setback on Skillman Street and a 25-foot front yard setback on East Lovers Lane. The 15-foot setback on Skillman

Street would deviate from the 25-foot setback required in an R-7.5(A) Single Family District.

Surrounding land uses consist of single family to the north, south, and east of the site, multifamily to the west and south across Skillman Street.

The PD has a base zoning of R-7.5(A), which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the planned development district because the school has operated within the community at this location for many years and provides a development plan for the property. Staff considers the planned development district to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

During the City Plan Commission Hearing, CPC recommended removing the following condition: "Parking lot and or loading screening is not required."

Development Standards

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A) Single Family District	25'	5' for Res. Other: Side: 10' Rear: 15'	1 Dwelling Unit/ 7,500 Sq. ft	30'	45% for residential 25% for nonresidential	Single Family
Proposed: PD	Skillman Street 15' Lovers Lane 25'	5' for Res. Other: Side: 10' Rear: 15'	1 Dwelling Unit/ 7,500 Sq. ft	30'	45% for residential 25% for nonresidential	Private School, Single Family

Parking:

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires one and one-half spaces for each kindergarten/elementary school classroom and three and one-half spaces for junior high/middle school classrooms. At these ratios, the school is required to provide 20 off-street parking spaces for the existing 13 kindergarten/elementary school classroom and seven off-street parking spaces for the two junior high/middle school classrooms.

Parking for the church use is as follows: one space per 333 square feet in floor area if a church has less than 5,000 square feet of floor area and is located in a shopping center with more than 20,000 square feet in floor area, otherwise one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. The church has 492 fixed seats for the use which would require 123 off-street parking spaces.

All uses combined, there is a requirement of 150 off-street parking spaces. There are currently 163 parking spaces on site and the current proposal seeks to add 31 parking spaces for a total of 194 off-street parking spaces on the site, meeting the requirements for all uses.

The applicant is proposing parking and the setbacks and no screening of the parking. Currently, parking on the site is within the setbacks. The added parking will also be in the setback abutting East Lovers Lane, which staff does not view as having a negative effect on surrounding properties.

Landscaping

Per the PD conditions, 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 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 to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the west are located within the "D" Category and properties to the north and east are within the "C" Category. South of the site is in category "B."

LIST OF OFFICERS

Zion Lutheran Church Board

Curtis Pullen, President

Robert Rubel, Vice President

Daniel Kruger, Treasurer

Rebecca Hairston, Secretary

Brian Lemons, Financial Secretary

Alan Zreet, Chairman – Building Committee

CPC ACTION
MARCH 25, 2021

Motion: It was moved to recommend 1) **approval** of a Planned Development District for a private school use and R-7.5(A) Single Family District uses, subject to a development plan, a traffic management plan, and conditions with removal of SEC. 51P-xxx.109.(b), as briefed; and 2) **approval** of the termination of Specific Use Permit No. 2114 for a private school use on property zoned an R-7.5(A) Single Family District, on the northeast corner of East Lovers Lane and Skillman Street.

Maker: Garcia
Second: Murphy
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: 188
Replies: For: 10 Against: 0

Speakers: For: None
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE XXX

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

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX

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

PD XXX is established on property generally located on Lovers Lane. The size of PD XXX is approximately 7.929 acres.

SEC. 51P-xxx.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. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit xxxA: development plan.
- (2) Exhibit xxxB: traffic management plan

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

(a) For a private school use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, the text of this article controls.

(b) For all other permitted uses, Paragraph 51A.4.702(c)2 through Subsection 51A-4.702(j), governing the requirements for a site plan, a development plan, and amendments to a development plan, do not apply.

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

(a) Except as provided below, all 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 the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this planned development district 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 planned development district, etc.

(b) Private school is allowed by right.

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

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

SEC. 51P-xxx.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 51A4.400, this section controls.)

(a) Floor area: Maximum floor area for a private school use is 67,500 square feet.

(b) Height: Maximum height for a private school is 30 feet. Light poles are allowed a maximum height of 30 feet.

(c) Setbacks: Setback for a private school and/or church are as follows:

(1) Skillman Street. 15 foot setback.

(2) Lovers Lane. 25 foot setback.

(3) Steps, handrails, canopies, fences and light poles are allowed in the required setbacks. Parking for a private school and/or church is allowed in the required yard.

SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.

- (a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq.

SEC. 51P--409.109.2 TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 706C).

- (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 **May 21, 2023**. 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 **odd-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-xxx.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

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

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

SEC. 51P-xxx.112. SIGNS.

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

SEC. 51P-xxx.113. ADDITIONAL PROVISIONS.

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

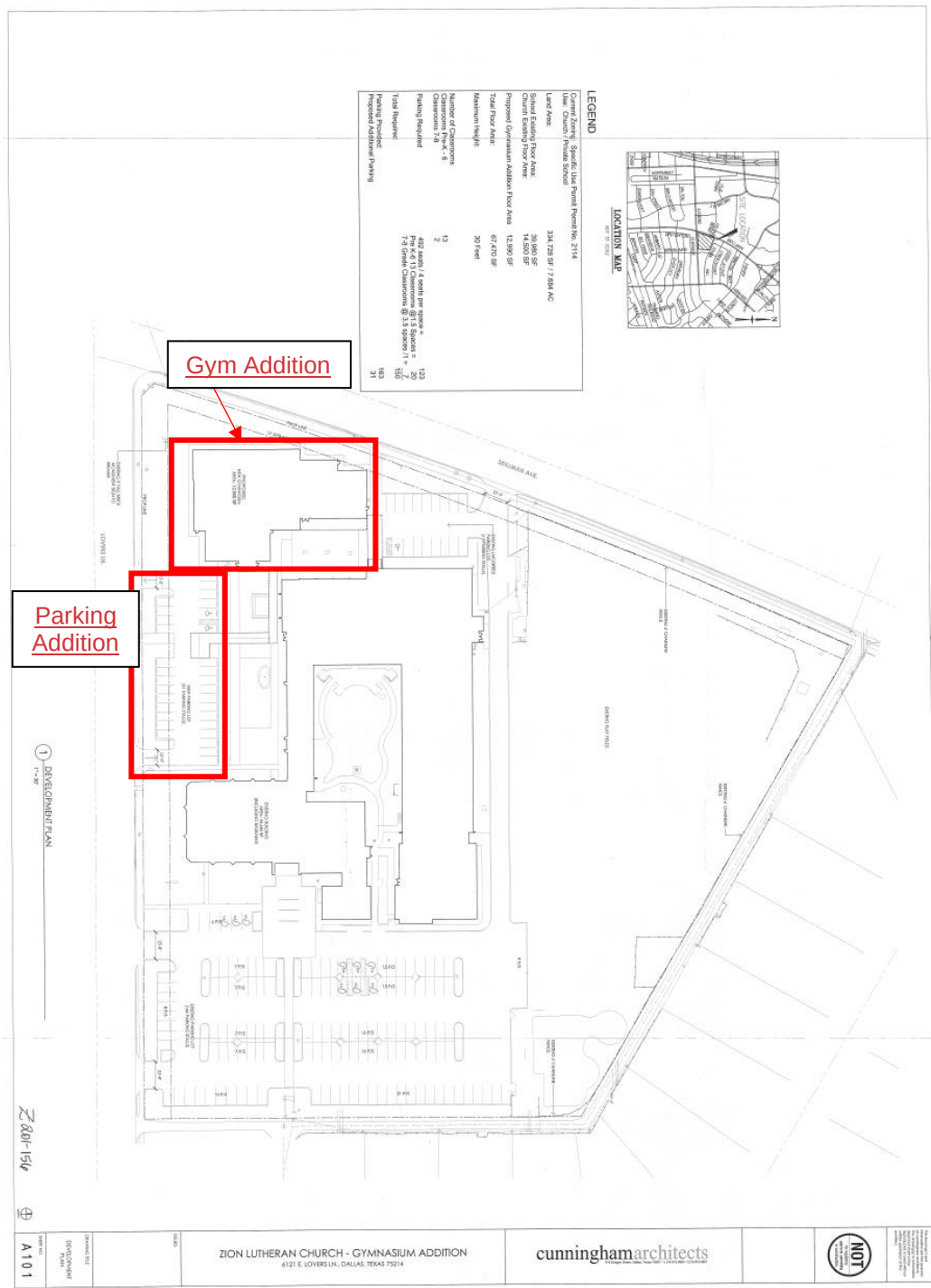
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-xxx.114 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 for a use until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

CPC RECOMMENDED DEVELOPMENT PLAN



CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN
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November 16, 2020

PK# 4805-20.605

Z###-###

TRAFFIC MANAGEMENT PLAN

Zion Lutheran School
CITY OF DALLAS



Introduction

The services of **Pacheco Koch** (PK) were retained by Zion Lutheran Church and School to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Zion Lutheran School (the "School") located at 6121 East Lovers Lane Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Private School
- Address: 6121 East Lovers Lane
- Grades: Pre-K - 8th Grade
- Start/End Times:
 - 8:15 AM – 3:30 PM
- Existing Zoning: SUP 2114
- Existing Enrollment:
 - 99 (Pre-Kindergarten)
 - 97 (Kindergarten – 5th Grade)
 - 51 (6th Grade – 8th Grade)

School Access

- Adjacent Streets:
 - Lovers Lane: Six lanes, two-way operation, median-divided [school zone]
 - Skillman Street: Six lanes, two-way operation, median-divided



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

Z201-156

November 16, 2020



TRAFFIC MANAGEMENT PLAN

A summary of existing conditions from observations performed on November 5th, 2020 is provided below:

- Parent pick-up activity currently occurs within the site in the eastern parking lot. Separate queue lines are utilized that circulation around the northern and eastern sides of the school building. Pre-Kindergarten drop-off/pick-up occurs at the existing turnaround area located at the southwestern portion of the school building.

Traffic Management Operations

- Pre-Kindergarten:

Parent traffic is to enter the area via Lovers Lane and enter the school site through the western parking lot. Ingress traffic shall queue in the provided queueing area just south of the school building in a one-way directional flow.

Traffic is to exit continuing south and turning right to travel west on Lovers Lane after the vehicle has sufficiently unloaded/loaded the student(s) out of/into the vehicle.

- Kindergarten – 8th Grade:

Parent traffic is to enter the area via Lovers Lane and enter the school site through the eastern parking lot. Ingress traffic from the parking lot will travel through the eastern portion of the parking lot where circulation will travel in a counter-clockwise flow. Traffic shall queue in two separate lines in a one-way directional flow and wrap around the northern and eastern sides of the school building. Actual unloading/loading shall occur in the area along the eastern side of the school building in front of the school office.

Traffic is to exit continuing west for the north queue and south for the east queue after the vehicle has sufficiently unloaded/loaded the student(s) out of/into the vehicle. Traffic is then to exit the site towards Skillman Street or Lovers Lane.

Staff assistance shall be present to allow students to enter the school building in a safe and efficient manner.

No bus loading/unloading occurs on site and minimal students walk to/from home.

No changes to the existing operation are proposed.

A graphical summary of parent pick-up activities is depicted in **Exhibit 1**:

Z201-156

November 16, 2020

**Acknowledgement Statement****REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for Zion Lutheran School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

A handwritten signature in black ink, appearing to read 'Jeff Thorman'.

Signature

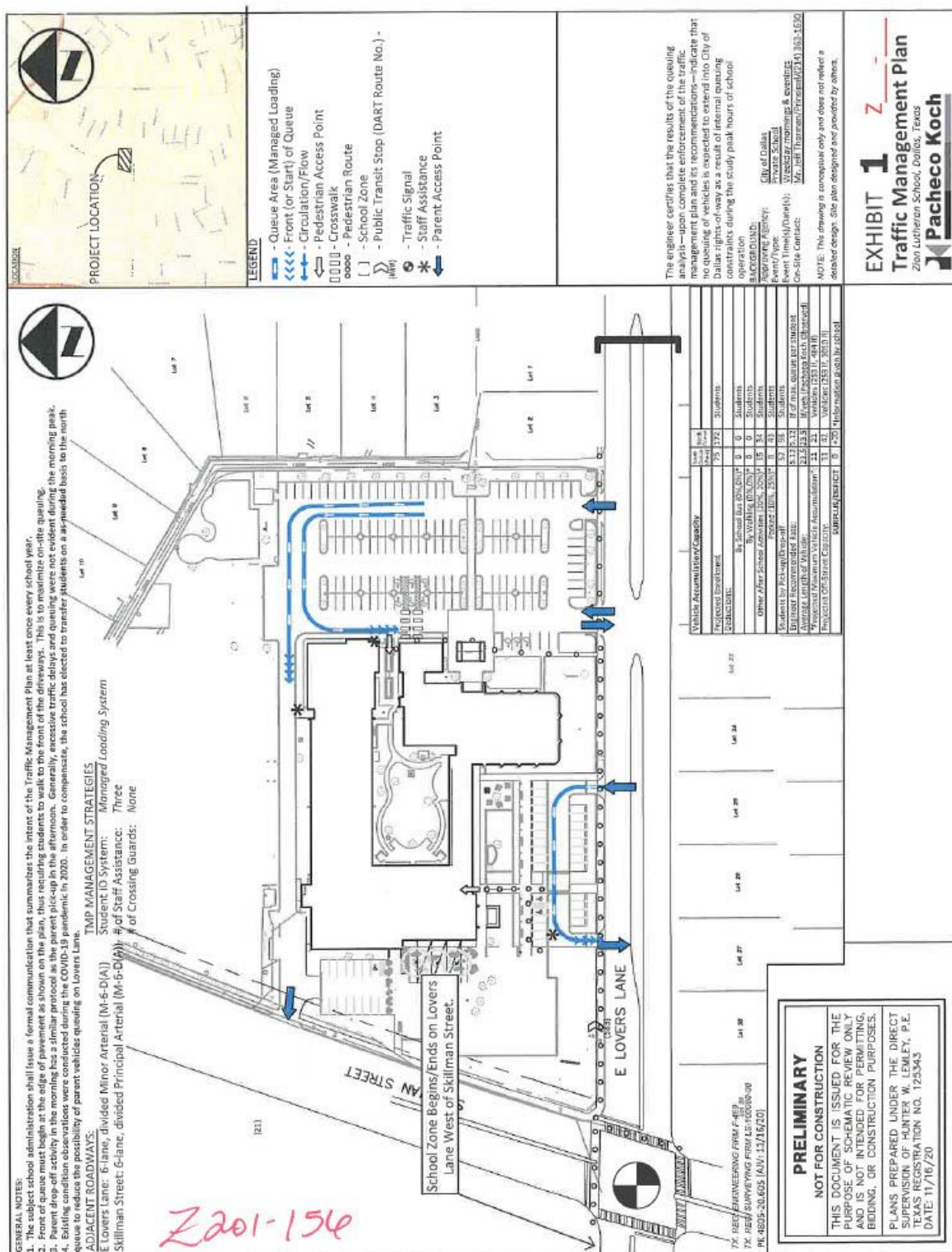
December 3, 2020

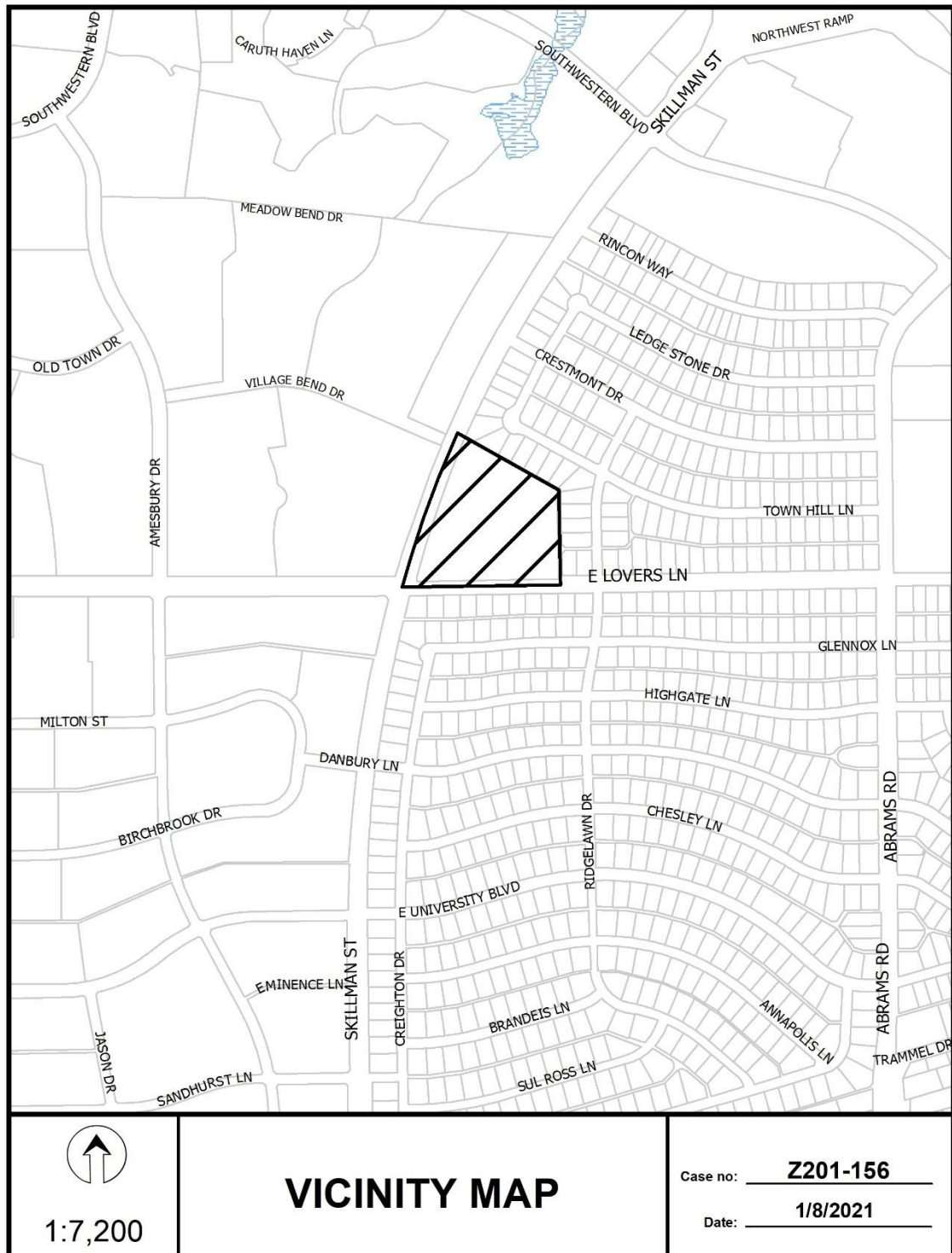
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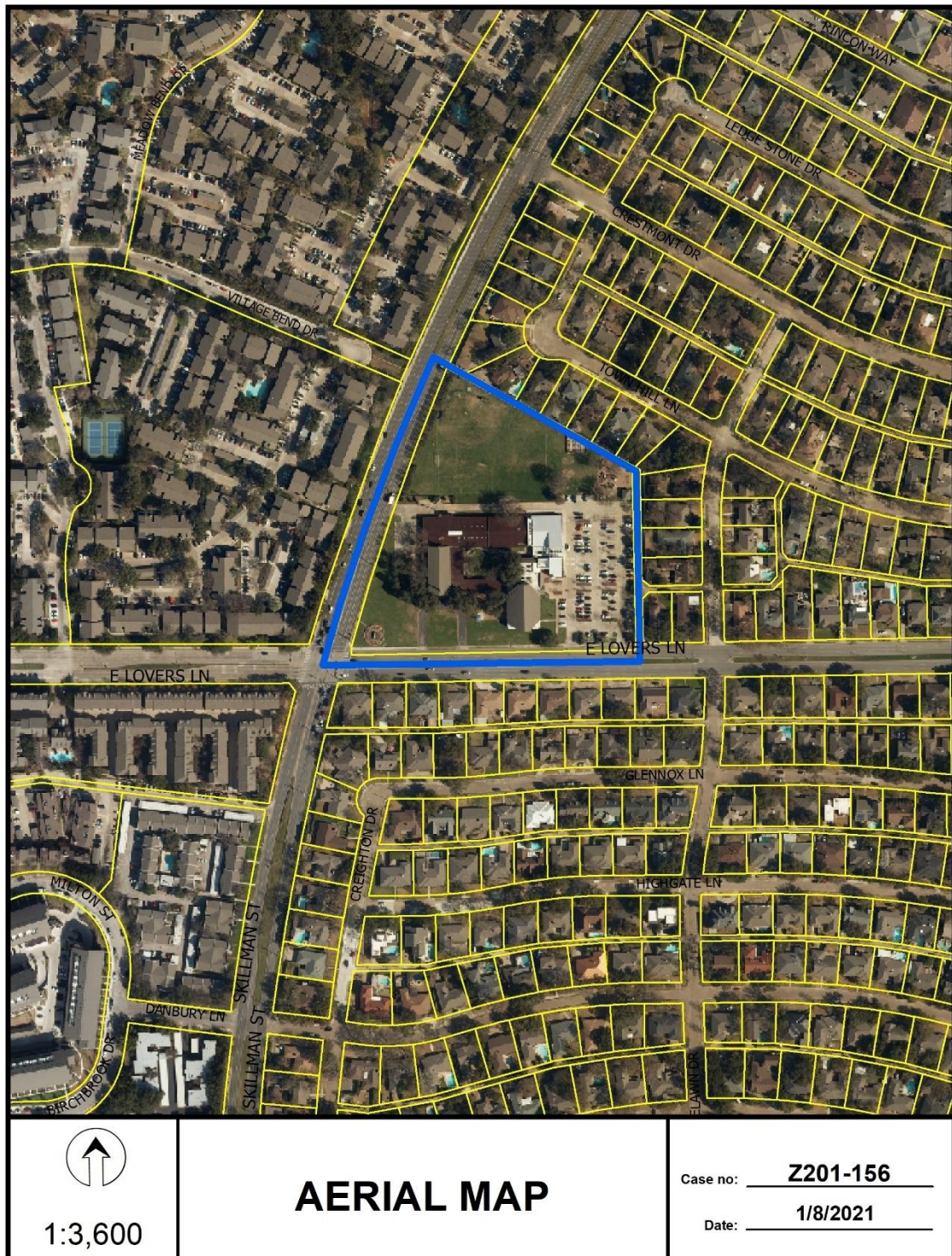
Name: Jeff ThormanTitle: Minister of Education / Principal

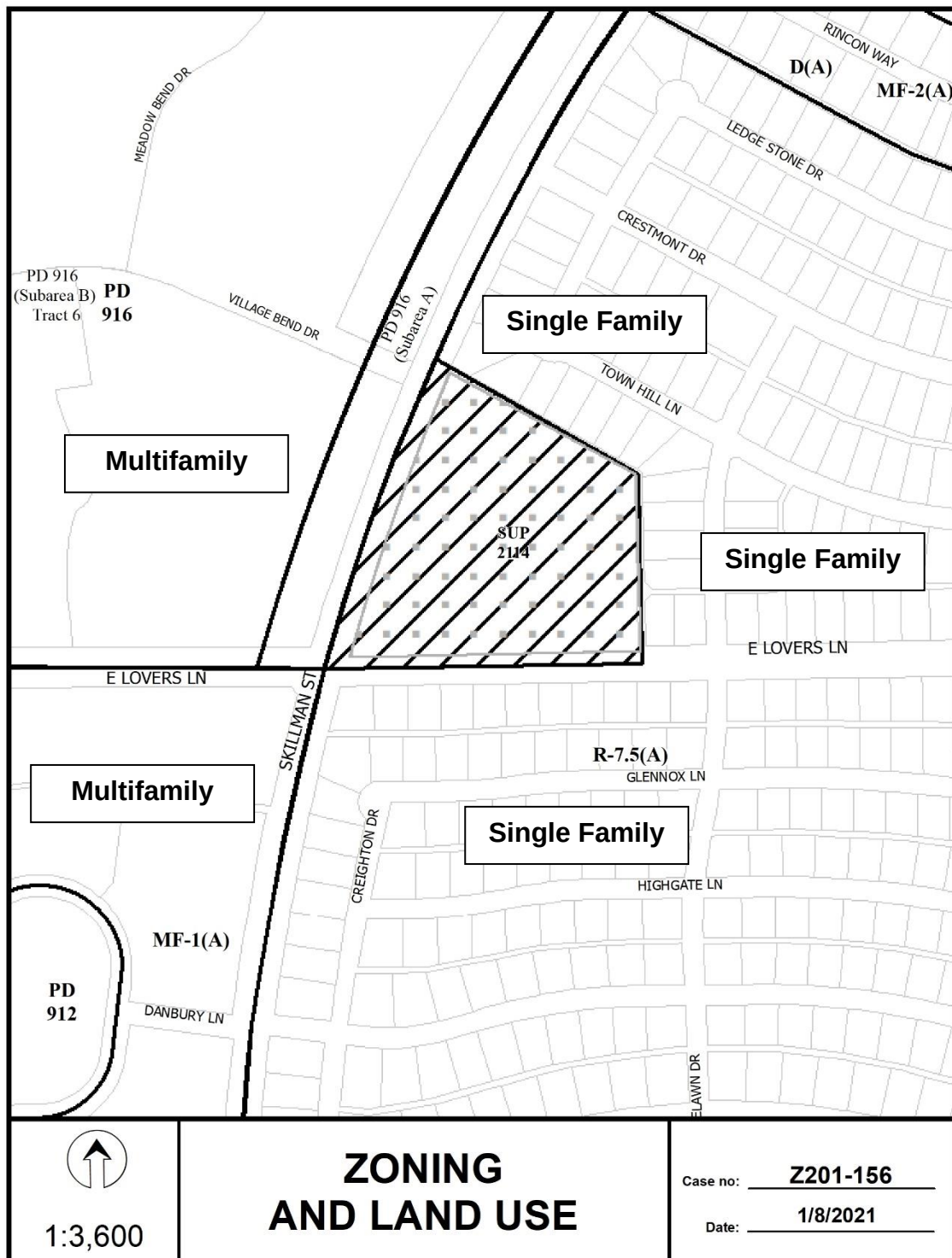
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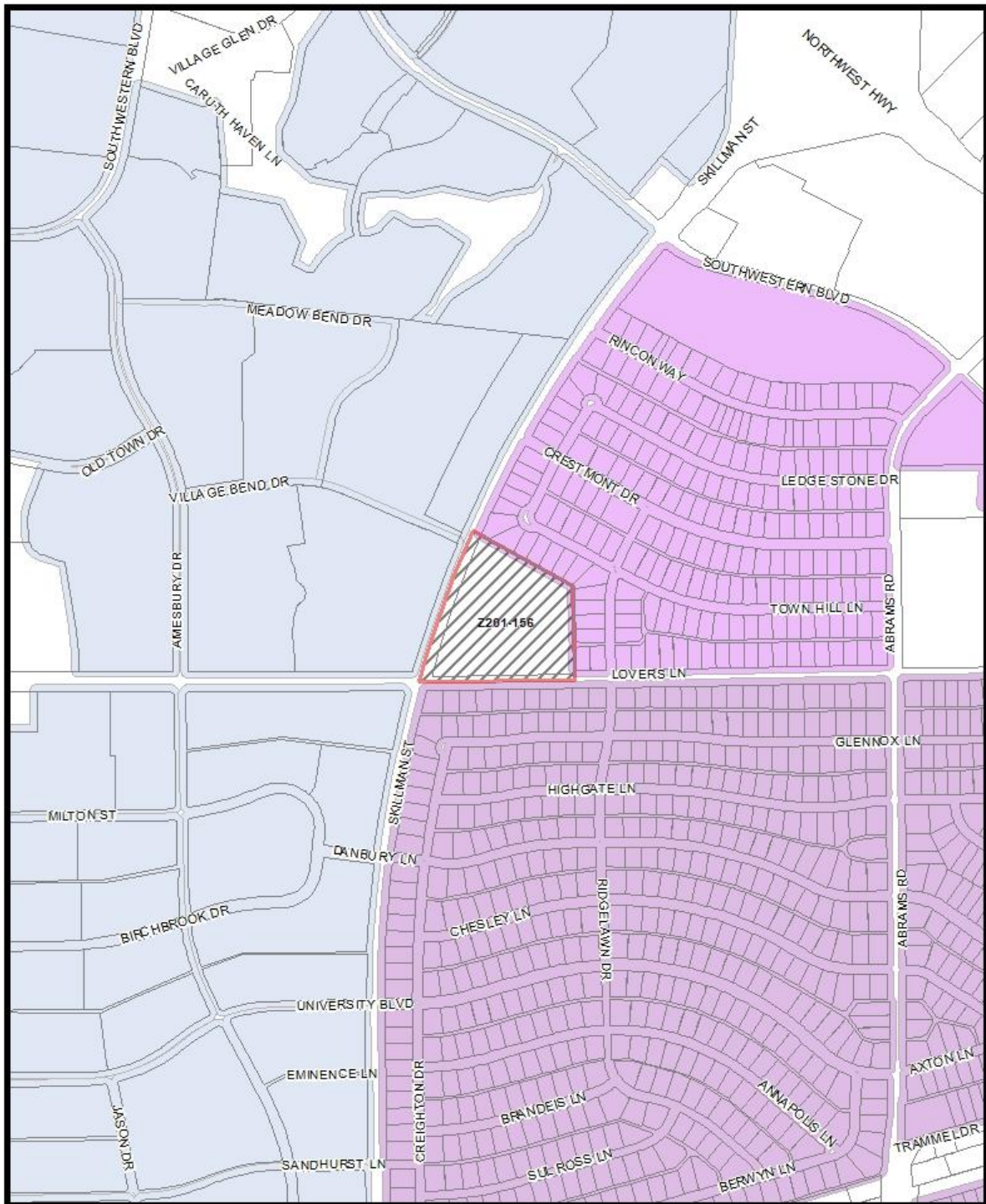












Market Value Analysis

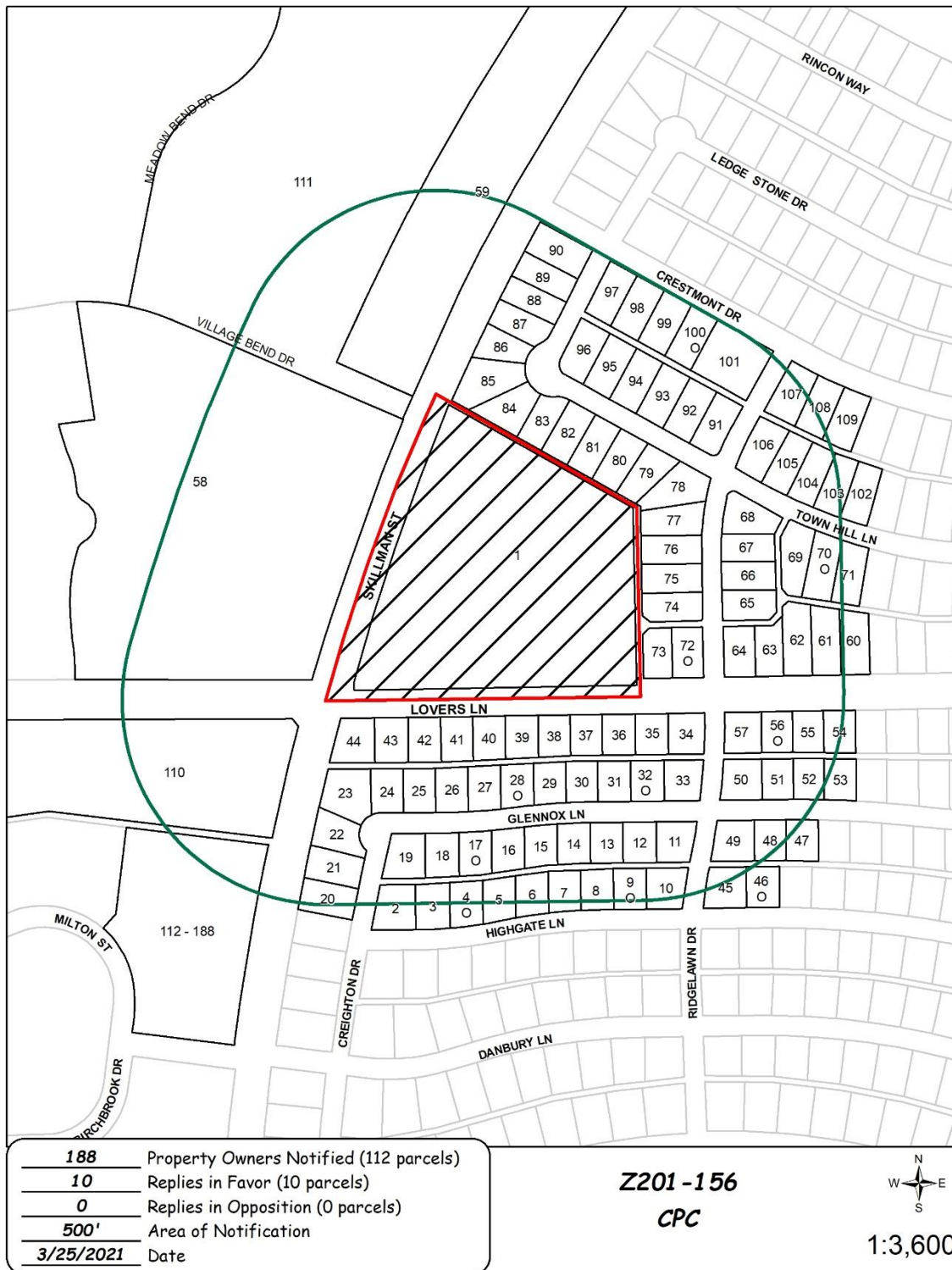


1:7,200

Market Value Analysis

Printed Date: 1/8/2021

CPC RESPONSES



03/24/2021

Reply List of Property Owners***Z201-156******188 Property Owners Notified******10 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	6121 E LOVERS LN	ZION LUTHERAN CHURCH
	2	6109 HIGHGATE LN	PINO CARLOS J & ANNALY M
	3	6115 HIGHGATE LN	DOROSTKAR TAVIA &
O	4	6121 HIGHGATE LN	BYRUM KIMBERLY & ALEX J
	5	6127 HIGHGATE LN	MUNSON DAWN M &
	6	6133 HIGHGATE LN	GOOLSBY VANESSA &
	7	6139 HIGHGATE LN	HANSEN PAUL E & GINA M
	8	6145 HIGHGATE LN	LAMBETH CHARLES H &
O	9	6151 HIGHGATE LN	WITHERS JOEL ANN
	10	6159 HIGHGATE LN	BROWN MARY LETRICE
	11	6160 GLENNOX LN	LILLEY JOHN W III
	12	6152 GLENNOX LN	JUSTICE SYLVIA KAYE
	13	6146 GLENNOX LN	FOLTS LAURIN M
	14	6140 GLENNOX LN	PHELPS FARRELL DEAN &
	15	6134 GLENNOX LN	MONTGOMERY ROBERT R
	16	6128 GLENNOX LN	TZEGAI EMBAYE &
O	17	6122 GLENNOX LN	LOVE AMY PROETZ
	18	6116 GLENNOX LN	AMOS NELL E
	19	6108 GLENNOX LN	FORREST JERRY & JEANNIE
	20	5105 CREIGHTON DR	SAGE OAK HOLDINGS II LLC
	21	5111 CREIGHTON DR	CHHIKARA SIDDHARTH &
	22	5119 CREIGHTON DR	MU AUSTIN L P
	23	5123 CREIGHTON DR	BELLA ESTATES I INC
	24	6105 GLENNOX LN	PAULINO JOSE & NAOMI L
	25	6111 GLENNOX LN	BOYDSTON ELIZABETH N
	26	6117 GLENNOX LN	VAUGHN JAMES O & PATSY

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6123 GLENNOX LN	WESTBROOK MARIAN TANNER EST OF
O	28	6129 GLENNOX LN	SILVER GABRIELA
	29	6135 GLENNOX LN	HELM ADAM &
	30	6141 GLENNOX LN	TEJAS 93 INVESTMENTS LTD
	31	6147 GLENNOX LN	WEDEBERG BRADLEY ADAM
O	32	6153 GLENNOX LN	HIGGINBOTHAM ROBERT M &
	33	6161 GLENNOX LN	DICKENS SEAN M
	34	6168 E LOVERS LN	CANAMARGUERRA JORGE
	35	6160 E LOVERS LN	VELA AUSTIN MIKEL &
	36	6154 E LOVERS LN	BUCHANAN KELSEY R &
	37	6148 E LOVERS LN	GILBERT LILLIAN TRUST
	38	6142 E LOVERS LN	CHREENE MARY JO
	39	6136 E LOVERS LN	BURNS DAVID LEITER
	40	6130 E LOVERS LN	ORSOY SELIN
	41	6124 E LOVERS LN	LAI WENDY
	42	6118 E LOVERS LN	BLACK JOHN KEITH
	43	6112 E LOVERS LN	ROTHE DANIEL A
	44	6106 E LOVERS LN	DAVIS TIMOTHY
	45	6207 HIGHGATE LN	RAY IAN G & ERIN
O	46	6215 HIGHGATE LN	LEEMAN PEGGY M
	47	6220 GLENNOX LN	WYATT JACKSON R
	48	6214 GLENNOX LN	HARTY ROBERT A
	49	6208 GLENNOX LN	ALCANTAR JOSEPH MICHAEL &
	50	6207 GLENNOX LN	TEMPLE KIM L
	51	6215 GLENNOX LN	MERRIMAN GRAHAM
	52	6221 GLENNOX LN	CHERKASSKY ALLA
	53	6227 GLENNOX LN	HAWKINS ROBERT FRANK JR & LANE
	54	6226 E LOVERS LN	TAYLOR KIMBERELY J
	55	6220 E LOVERS LN	THOMAS CAROLYN J
O	56	6214 E LOVERS LN	ABRAHAM WILLIAM J
	57	6208 E LOVERS LN	TURVAN LARRY ALAN

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	6060 VILLAGE BEND DR	VILLAGE GREEN TWO ASSOC
	59	6071 VILLAGE BEND DR	FM VILLAGE FIXED RATE LLC
	60	6227 E LOVERS LN	ANDERSON BILLIE DEE
	61	6221 E LOVERS LN	BALES JOHN P &
	62	6217 E LOVERS LN	PENTAKOTA HEMA
	63	6211 E LOVERS LN	POLLARD DON K
	64	6205 E LOVERS LN	TSEVOUKAS ELIAS
	65	5316 RIDGELAWN DR	OROSCO JEFFREY R
	66	5322 RIDGELAWN DR	ONEIL KEVIN P & DEBRAN L
	67	5328 RIDGELAWN DR	LIESE MARTHA JEAN
	68	5336 RIDGELAWN DR	HUGHES JONATHAN L
	69	6216 TOWN HILL LN	MCCARTHY KEVIN W &
O	70	6222 TOWN HILL LN	STREIT DAVID F &
	71	6228 TOWN HILL LN	COUNTS ROBERT THOMAS &
O	72	6167 E LOVERS LN	EUSTACE LARRY W
	73	6161 E LOVERS LN	HAZLETT PAULINE EST OF
	74	5315 RIDGELAWN DR	JAMES MELISSA A
	75	5321 RIDGELAWN DR	LUND JOSHUA
	76	5327 RIDGELAWN DR	PRASSE ERIC
	77	5335 RIDGELAWN DR	WOOD MARCUS LIFE EST
	78	6132 TOWN HILL LN	RAMIREZ RAMIRO JR
	79	6126 TOWN HILL LN	TROUTT KAY S
	80	6120 TOWN HILL LN	JONAS KATHARINE E &
	81	6114 TOWN HILL LN	SARNO JOSEPH W
	82	6108 TOWN HILL LN	SENDER ROBERT KEITH & KRISTY MARIE
	83	6102 TOWN HILL LN	BOYINGTON LIEUEN
	84	6100 TOWN HILL LN	HAMILTON JEFFREY DANE &
	85	5407 LEDGESTONE DR	WIEGERT JAMES S & MAUREEN O
	86	5411 LEDGESTONE DR	BOYLE JERRAD M
	87	5415 LEDGESTONE DR	MILLS MITCHELL
	88	5421 LEDGESTONE DR	QUIJADA EDGAR

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5427 LEDGESTONE DR	MIKUS TIMOTHY AUGUST
	90	5433 LEDGESTONE DR	MAGEE STEVEN JAY
	91	6133 TOWN HILL LN	WATTON BARBARA UMPLEBY
	92	6127 TOWN HILL LN	HILL SCOTT G & VICKI D
	93	6121 TOWN HILL LN	MARKUS RICHARD &
	94	6115 TOWN HILL LN	JANOUSEK GEORGIA ANN LIFE EST
	95	6109 TOWN HILL LN	HAACKER LORRAINE GAIL
	96	6103 TOWN HILL LN	GRIFFITH CATHLEEN
	97	6120 CRESTMONT DR	LAHAT GAL
	98	6126 CRESTMONT DR	LAITINEN MICHELLE TENCLEVE &
	99	6132 CRESTMONT DR	MARTINEZ MARIA TERESA
O	100	6138 CRESTMONT DR	MONTGOMERY DANIEL KENNETH &
	101	6148 CRESTMONT DR	TOMLIN GERALD
	102	6227 TOWN HILL LN	MCLINN CINDY
	103	6221 TOWN HILL LN	SNELL DAVID
	104	6217 TOWN HILL LN	COTTINGAME DANA K
	105	6211 TOWN HILL LN	ETZOLD DEVIN
	106	6205 TOWN HILL LN	VERDOORN BLAKE
	107	6206 CRESTMONT DR	WHEELER DARCY PATE
	108	6210 CRESTMONT DR	MUTZ JACQUELINE
	109	6218 CRESTMONT DR	HALL MATTHEW M &
	110	6044 E LOVERS LN	RESERVE WP LLC &
	111	6061 VILLAGE BEND DR	FM VILLAGE FIXED RATE LLC
	112	6005 DANBURY LN	SILVERMAN JAY
	113	6005 DANBURY LN	DINH TONY THANG
	114	6005 DANBURY LN	BRECHBUHL BREANNA L
	115	6005 DANBURY LN	RODRIGUEZ YOLANDA
	116	6005 DANBURY LN	HARRISON KAYLA C
	117	6005 DANBURY LN	LAKIS GUS C & ZEYING
	118	6005 DANBURY LN	LOWE BRITTANY JAYNE
	119	6005 DANBURY LN	DELGADO KARA A

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6011	DANBURY LN	VANIAN HEATHER
121	6011	DANBURY LN	IBARRA KARLA
122	6011	DANBURY LN	DERMARGOSIAN TRISTIN &
123	6011	DANBURY LN	GALINDO ELODIA
124	6011	DANBURY LN	WEISFELD RONALD A
125	6011	DANBURY LN	LEE JINEI
126	6011	DANBURY LN	MORENO NICHOLE ELENA TRUST
127	5003	SKILLMAN ST	LESTER JULIA CLAIRE
128	5003	SKILLMAN ST	HERRERA JORGE
129	5003	SKILLMAN ST	TRW MANAGEMENT TRUST
130	5003	SKILLMAN ST	FUJISAWA YOZO
131	5003	SKILLMAN ST	LAM SUI LUN
132	5003	SKILLMAN ST	STOKES RYAN K & MARRI P
133	5003	SKILLMAN ST	FITZGERALD STEVEN &
134	5003	SKILLMAN ST	HALL CHERRY
135	5003	SKILLMAN ST	MAJESTIC SKIES SERIES LLC
136	5003	SKILLMAN ST	BOWSHEWICZ FAMILY TRUST
137	5003	SKILLMAN ST	INCOTRADE AMERICA LLC SERIES 4
138	5003	SKILLMAN ST	INCOTRADE AMERICA LLC
139	5005	SKILLMAN ST	MEYERS EARL
140	5005	SKILLMAN ST	KEEFE JANET R EST OF
141	5005	SKILLMAN ST	GEBREDINGIL TESFA
142	5005	SKILLMAN ST	PEREZ ALEJANDRO
143	5005	SKILLMAN ST	PARK CITIES REAL ESTATE HOLDINGS LLC
144	5005	SKILLMAN ST	CHOE MOON
145	5103	SKILLMAN ST	LLN PROPERTIES LLC
146	5103	SKILLMAN ST	GARCIA MARY
147	5105	SKILLMAN ST	WATHEN PATRICIA
148	5105	SKILLMAN ST	CLIFFORD INVESTMENTS INC
149	5103	SKILLMAN ST	OBRIEN KELLY N
150	5103	SKILLMAN ST	CHUNG FRANK F

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5105	SKILLMAN ST	LEVITAN INVESTMENTS LLC
152	5111	SKILLMAN ST	MASCARENHAS MARIA G &
153	5111	SKILLMAN ST	MALLETT SHIRLEY
154	5111	SKILLMAN ST	RESTAFF LLC
155	6063	MILTON ST	SHEGERE AMELEWRK H
156	6061	MILTON ST	HSU YU JEN
157	5111	SKILLMAN ST	DECKARD JOHN & DEBORAH C
158	5107	SKILLMAN ST	TRUMBO DAVID MATTHEW
159	5111	SKILLMAN ST	GERST KRISTIN
160	5111	SKILLMAN ST	FLORES ALEYDA
161	5111	SKILLMAN ST	MARTIN ANDREW GREGORY
162	5111	SKILLMAN ST	MCLEARY ERIN L
163	5111	SKILLMAN ST	ACOSTA NAYELI LIRA
164	5111	SKILLMAN ST	HAMMONDS DEXTER
165	5111	SKILLMAN ST	GEBRIEL TESSGAY
166	6061	MILTON ST	YAMMANEE SUKANYA
167	6065	MILTON ST	MUNSTERMAN LINDA
168	6065	MILTON ST	ADAM RONALD
169	6067	MILTON ST	CHARLIE SIERRA BRAVO LLC
170	6067	MILTON ST	HILL WILLIAM & STEPHEN
171	6065	MILTON ST	STOCKERT ANDREA D TRUST
172	6065	MILTON ST	DIETTER DANIEL
173	6065	MILTON ST	ALGORY LLC
174	6067	MILTON ST	ROBERTS MARK S
175	6077	MILTON ST	KHODAPARAST NEGIN
176	6073	MILTON ST	RAY ANDREW J
177	6073	MILTON ST	HSU YUJEN
178	6077	MILTON ST	RCP INTL LLC SERIES B
179	6077	MILTON ST	MATEVOSYAN KARINE
180	6073	MILTON ST	DAVIS DWAYNE G & SUSAN C
181	6073	MILTON ST	ARGENBRIGHT DONALD A JR

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	6081 MILTON ST	BUCKLEY BRIAN K & MICHELLE L
	183	6081 MILTON ST	CARDENAS LEONARD
	184	6081 MILTON ST	JACKMAN SADIE
	185	6081 MILTON ST	BRYANT JUDY K
	186	6081 MILTON ST	PARSON VIRO J &
	187	6081 MILTON ST	KERWIN THOMAS M
	188	6081 MILTON ST	DELAGARZA MARIO JR