

FILE NUMBER: Z234-206(WK) **DATE FILED:** April 11, 2024

LOCATION: Southeast corner of Harvest Hill Road and Noel Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 9.089 acres **CENSUS TRACT:** 48113009604

REPRESENTATIVE: Jim Dewey, Jr., JDJR Engineers & Consultants, Inc.

OWNER: Sterling Acquisition, LLC

APPLICANT: CR Capital

REQUEST: An application for an amendment to Planned Development District No. 411.

SUMMARY: The purpose of the request is to allow for a building expansion.

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

BACKGROUND INFORMATION:

- The area of request is within PD No. 411.
- The request is for an amendment to the PD to reduce the side and rear setbacks for interior lot lines from 25 feet to 10 feet.
- The lot has frontage on Harvest Hill Road and Noel Road.

Zoning History:

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

1. **Z201-293:** On January 12, 2022, City Council approved an application for the termination of deed restrictions [Z789-149] on property zoned an MU-3 Mixed Use District on the southeast corner of Lyndon B. Johnson Freeway and Dallas North Tollway.
2. **Z223-305:** On June 26, 2024, City Council approved a Planned Development District for MU-2 Mixed Use District uses on property zoned a GO(A) General Office District on the south line of LBJ Freeway, between Noel Road and Montfort Drive.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|---------------------|-----------------------|
| Harvest Hill Road | Community Collector | 60 feet |
| Noel Road | Local Street | - |

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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Land Use:

| | Zoning | Land Use |
|--------------|---------------|---------------------------------|
| Site | PD 411 | Nursing and Healthcare Facility |
| North | MF-1(A) | Multifamily |
| East | MF-1(A) | Multifamily |
| South | PD 50 | Single family |
| West | NO(A) | Office |

Land Use Compatibility:

The request site is within PD No. 411, and is currently occupied with a retirement and nursing facility. Other uses surrounding the area of request include multifamily to the north and east, single family to the south, and office to the west.

The purpose of the request is to allow the sale of the healthcare portion of the facility, located on the southeast corner of the site. The sale will result in a small building expansion on the site which will house the facility’s laundry and kitchen facilities. The proposed amendment to the PD conditions regarding side and rear setbacks along interior lot lines will facilitate this building expansion. This request is compatible with the existing use on the site and surrounding uses in the area.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in PD No. 411.

Parking:

There no changes proposed to the existing parking requirements of PD No. 411. The proposed amendment to the PD conditions will not impact parking on the site.

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

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can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “D” MVA area that extends to the south, east, and west. North of the request area across Harvest Hill Road is an “I” MVA cluster. Further to the east and west are “C” MVA clusters.

PROPOSED CONDITIONS

ARTICLE 411.

PD 411.

SEC. 51P-411.101. LEGISLATIVE HISTORY.

PD 411 was established by Ordinance No. 22325, passed by the Dallas City Council on February 8, 1995. Ordinance No. 22325 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22325; 26042)

SEC. 51P-411.102. PROPERTY LOCATION AND SIZE.

PD 411 is established on property generally located at the southeast corner of Harvest Hill Road and Noel Road. The size of PD 411 is approximately 9.1225 acres. (Ord. Nos. 22325; 26042)

SEC. 51P-411.103. 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. (Ord. 26042)

SEC. 51P-411.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 411A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22325; 26042)

SEC. 51P-411.105. MAIN USES PERMITTED.

(a) Institutional and community service uses.

- Adult day care facility.
- Child-care facility. *[Subject to the limited use regulations contained in Section 51A-4.218 and further limited to a maximum floor area of 4,000 square feet.]*
- College, university, or seminary. *[Subject to the limited use regulations contained in Section 51A-4.218 and further limited to a maximum floor area of 7,000 square feet.]*
- Convalescent and nursing homes, hospice care, and related institutions.
- Hospital. *[SUP]*

(b) Office uses.

- Medical clinic or ambulatory surgical center. *[Limited to a maximum floor area of 15,000 square feet.]*

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(c) Residential uses.

- Retirement housing. *[Limited to a maximum floor area of 250,000 square feet.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

(Ord. Nos. 22325; 26042)

SEC. 51P-411.106. 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. (Ord. Nos. 22325; 26042)

SEC. 51P-411.107. DEVELOPMENT STANDARDS.

(a) Front yard. Minimum front yard setback is 25 feet. Parking is allowed within the front yard setback.

(b) Side and rear yard. Minimum side and rear yard setback is 25 feet. Minimum side and rear setback for interior lot lines is 10 feet. Parking is allowed within the side and rear setback.

(c) Density. For a retirement housing use, a maximum of 275 dwelling units or suites are allowed. For a convalescent and nursing homes, hospice care, and related institutions use a maximum of 150 dwelling units or suites, with no more than 150 beds, are allowed.

(d) Floor area. Maximum floor area for all uses combined is 300,000 square feet.

(e) Height. Maximum height for any structure is 48 feet.

(f) Lot coverage. Maximum lot coverage is 40 percent, excluding surface parking lots.

(g) Stories. Maximum number of stories for any structure is three. (Ord. Nos. 22325; 26042)

SEC. 51P-411.108. OFF-STREET PARKING AND LOADING.

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

(b) Off-street parking and loading must be provided in the location shown on the development plan.

(c) Controlled access gates, as shown on the development plan, must be installed and operational prior to the issuance of a certificate of occupancy for any medical clinic or ambulatory surgical center use. (Ord. Nos. 22325; 26042)

SEC. 51P-411.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22325; 26042)

SEC. 51P-411.110. LANDSCAPING.

Landscaping must be provided as shown on the development plan. Landscaping must be installed within six months after the issuance of a certificate of occupancy. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22325; 26042)

SEC. 51P-411.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22325; 26042)

SEC. 51P-411.112. ADDITIONAL PROVISIONS.

(a) The entire 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. (Ord. Nos. 22325; 26042)

SEC. 51P-411.113. PAVING.

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. (Ord. Nos. 22325; 26042)

SEC. 51P-411.114. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. (Ord. Nos. 22325; 26042)

SEC. 51P-411.115. ZONING MAP.

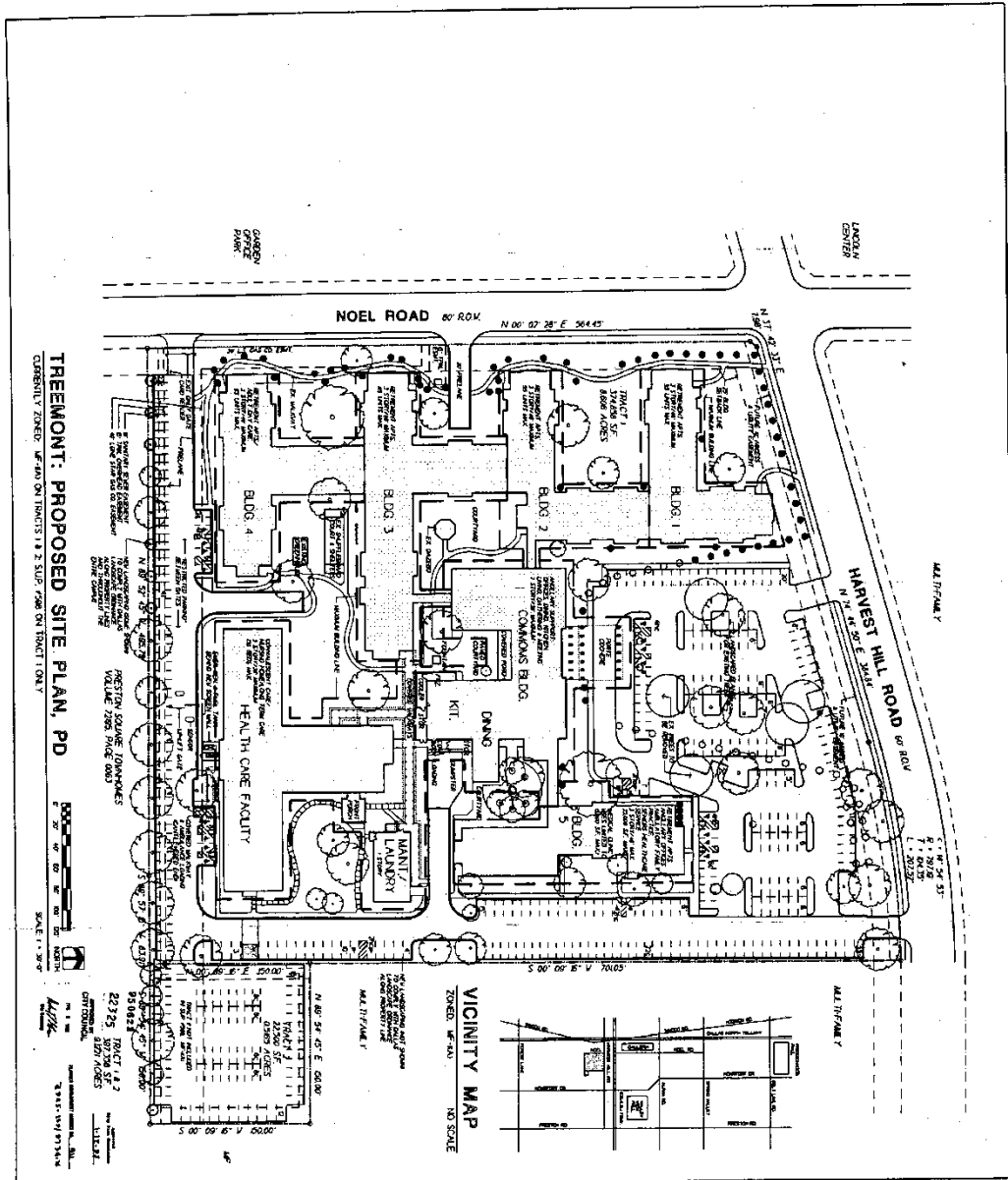
PD 411 is located on Zoning Map No. D-7. (Ord. Nos. 22325; 26042)

EXISTING DEVELOPMENT PLAN (EXHIBIT 411A)

26042

05 19 68

EXHIBIT 411A



TREMONT: PROPOSED SITE PLAN, PD
 CONSISTENT ZONES: W-400 ON TRACTS 1 & 2; S-200; T-200 ON TRACT 1 ONLY

VICINITY MAP
 ZONED: W-400
 NO SCALE

DATE: 10/25/68
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 26042
 SHEET NO.: 1 OF 1

DATE: 10/25/68
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 26042
 SHEET NO.: 1 OF 1

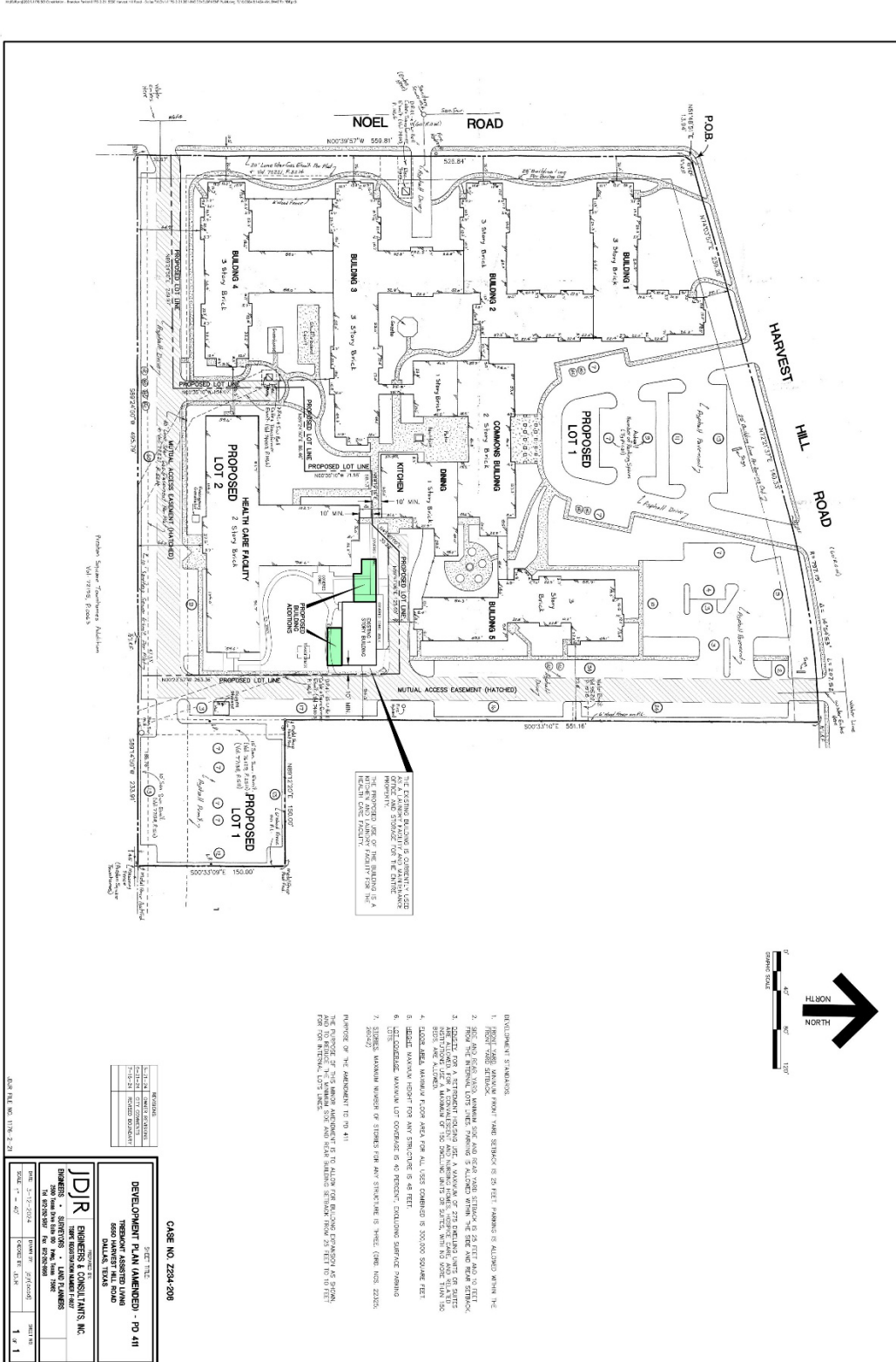
TAI TREAT ARCHITECTS, INC.
 4000 CORPUS LANE
 DALLAS, TEXAS 75201
 (214) 351-1100

DATE: 10/25/68
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 26042
 SHEET NO.: 1 OF 1

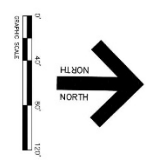


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AMENDED DEVELOPMENT PLAN (EXHIBIT 411A)



THE EXISTING BUILDING OF COMMON BUILDING IS A HEALTH CARE FACILITY. THE PROPOSED USE OF THE BUILDING IS A HEALTH CARE FACILITY.



- DEVELOPMENT STANDARDS:
1. FRONT YARD SETBACK: THREE FEET; SIDE SETBACK IS 20 FEET; REAR SETBACK IS 10 FEET.
 2. FRONT YARD SETBACK: MAXIMUM SIDE AND REAR SETBACKS OF 10 FEET AND 10 FEET.
 3. SIDE SETBACK: MAXIMUM SIDE SETBACKS OF 10 FEET AND 10 FEET.
 4. SIDE SETBACK: MAXIMUM SIDE SETBACKS OF 10 FEET AND 10 FEET.
 5. SIDE SETBACK: MAXIMUM SIDE SETBACKS OF 10 FEET AND 10 FEET.
 6. SIDE SETBACK: MAXIMUM SIDE SETBACKS OF 10 FEET AND 10 FEET.
 7. SIDE SETBACK: MAXIMUM SIDE SETBACKS OF 10 FEET AND 10 FEET.

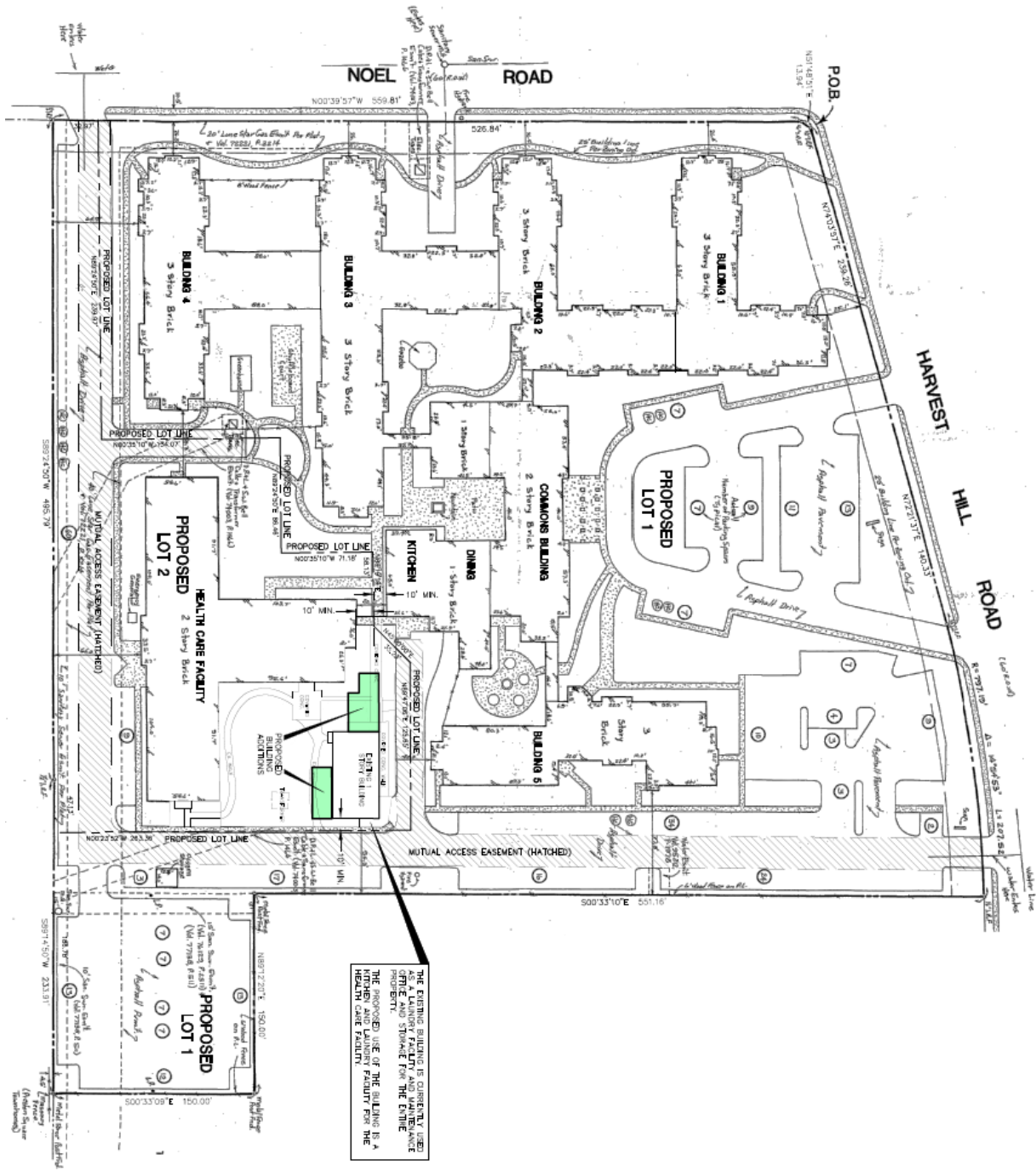
CASE NO. Z234-206

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------|
| 1 | 11/11/2024 | PRELIMINARY PLAN |
| 2 | 12/11/2024 | AMENDED PLAN |

DEVELOPMENT PLAN (AMENDED) - PD 411
 PREPARED BY: JDR ENGINEERS & CONSULTANTS, INC.
 2000 W. MAIN ST. SUITE 1000
 DALLAS, TEXAS 75201

JDR ENGINEERS & CONSULTANTS, INC.
 2000 W. MAIN ST. SUITE 1000
 DALLAS, TEXAS 75201
 PHONE: 214-750-1234
 FAX: 214-750-5678
 WWW: JDR.COM

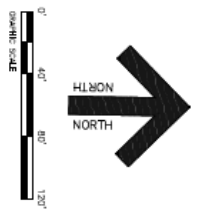
AMENDED DEVELOPMENT PLAN (EXHIBIT 411A) – ENLARGED

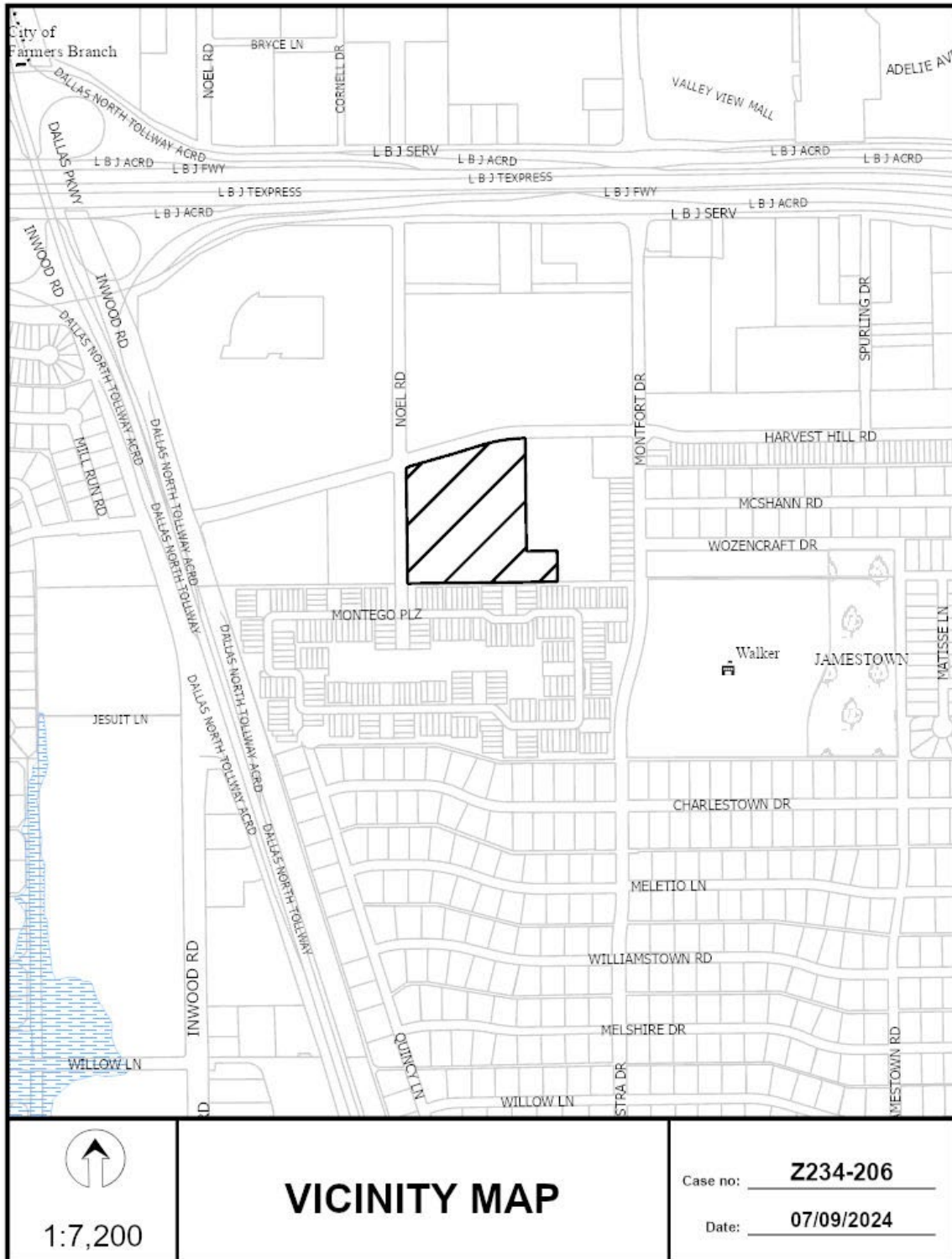


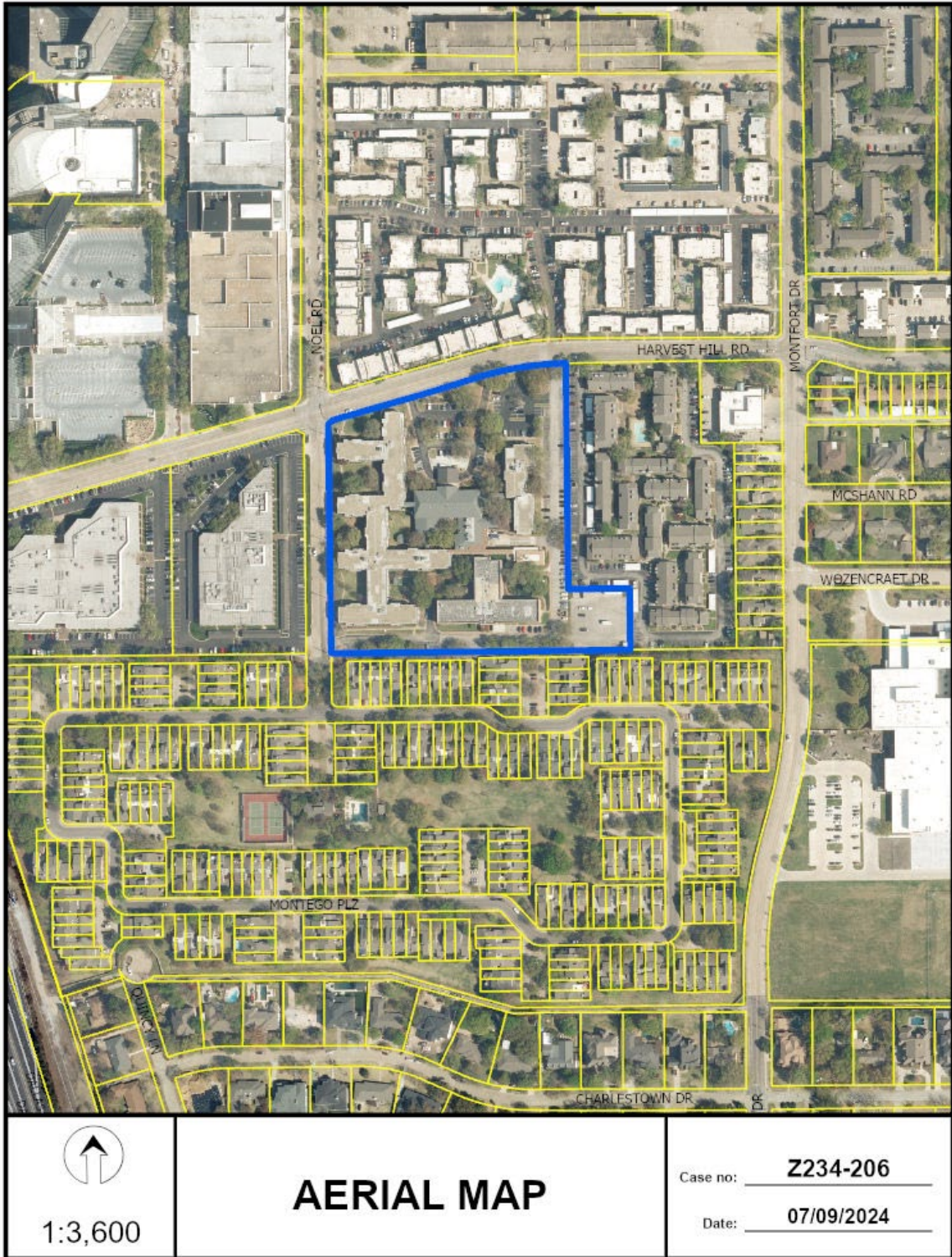
THE EXISTING BUILDING IS CURRENTLY USED AS A LAUNDRY FACILITY AND WILL BE RENOVATED FOR USE AS A KITCHEN AND DINING FACILITY FOR THE HEALTH CARE FACILITY.

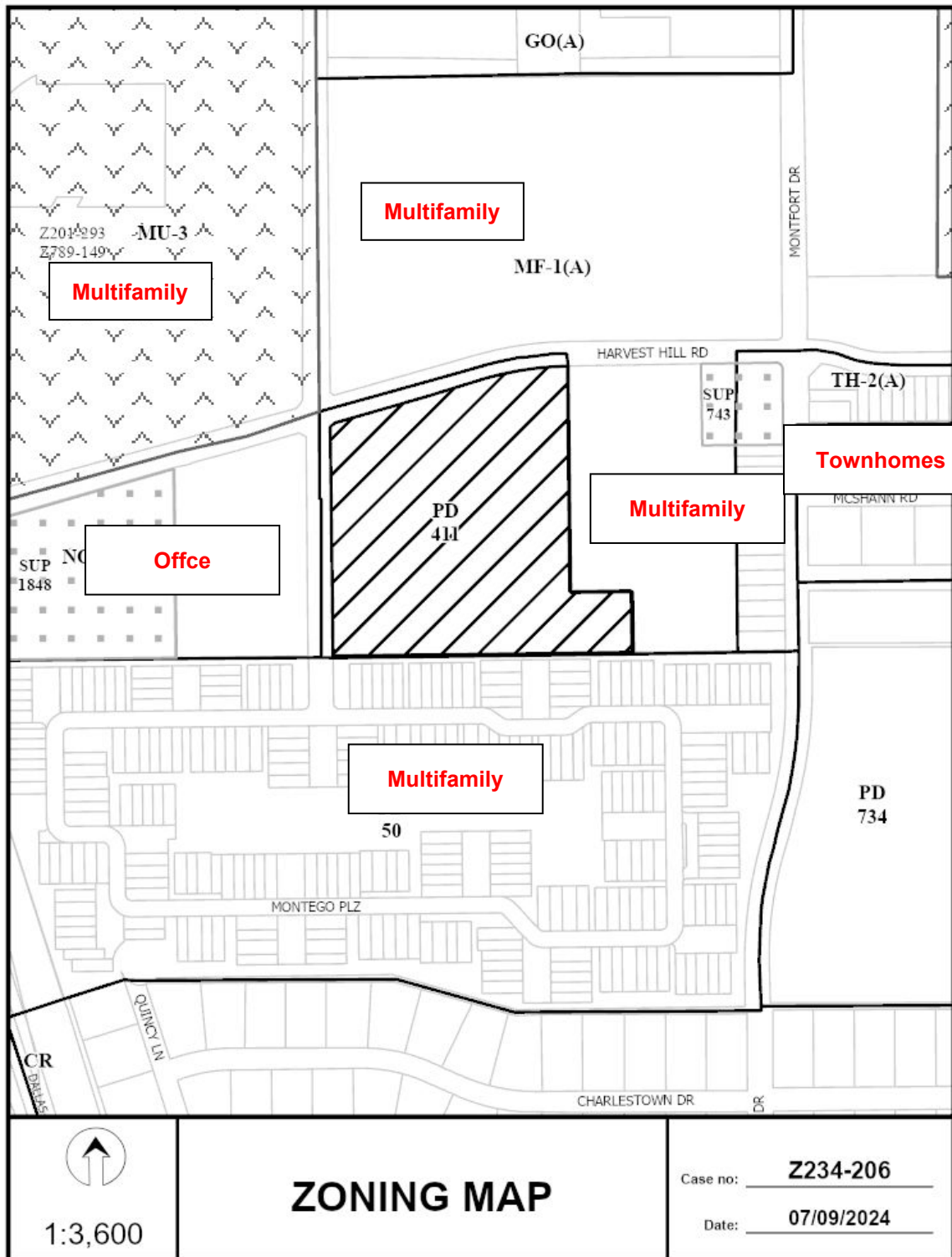
- DEVELOPMENT STANDARDS
1. FRONT YARD MINIMUM FRONT YARD SETBACK
 2. SIDE AND REAR YARD SETBACK FROM THE INTERNAL LOT LINE
 3. DECKED PORCH AREA SHALL BE MINIMUM 10' WIDE AND 10' DEEP
 4. BLOOD AREA MARK
 5. HEALTH WARDROOM
 6. LAUNDRY FACILITY
 7. STOCKS WARDROOM

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| | | | | | | |

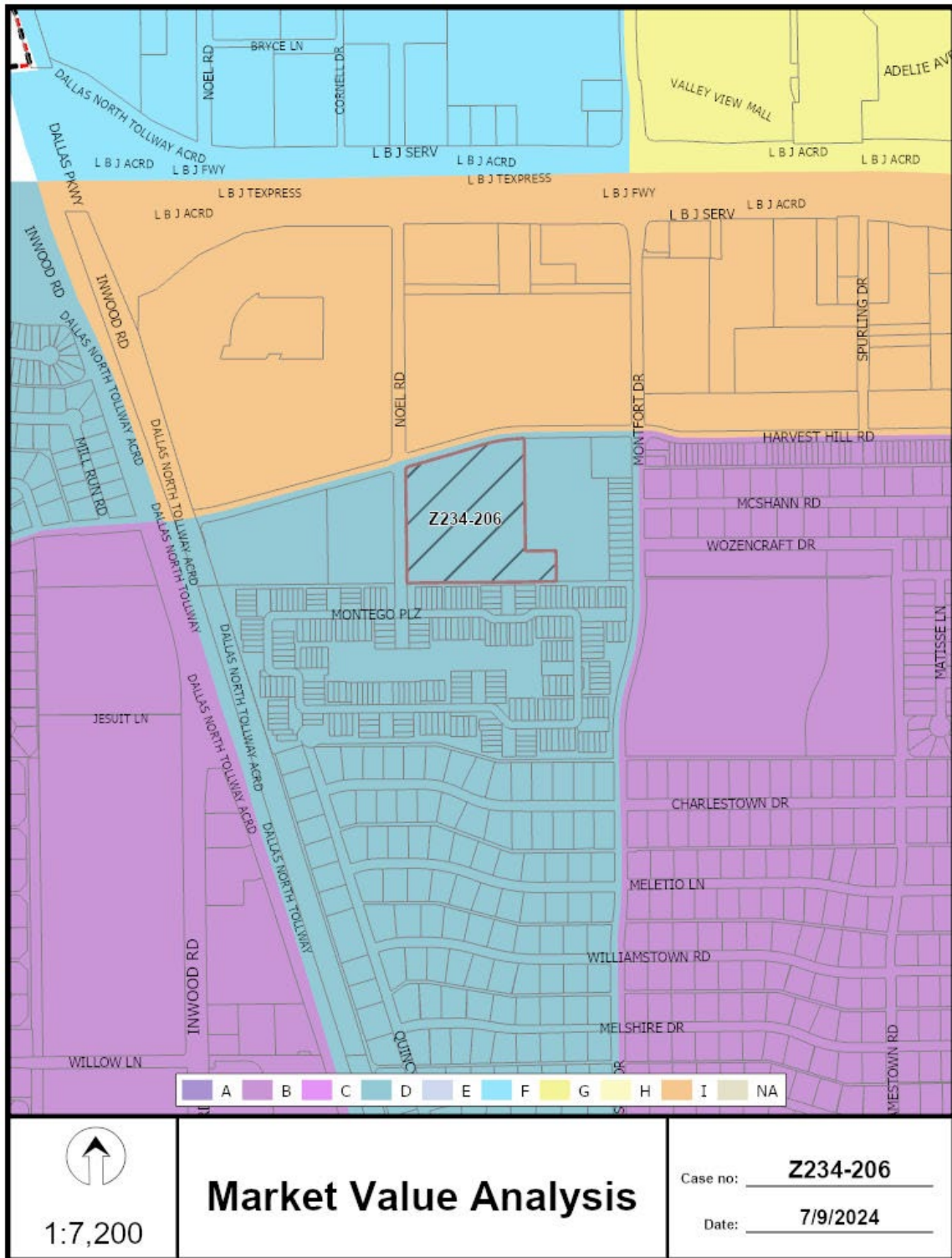


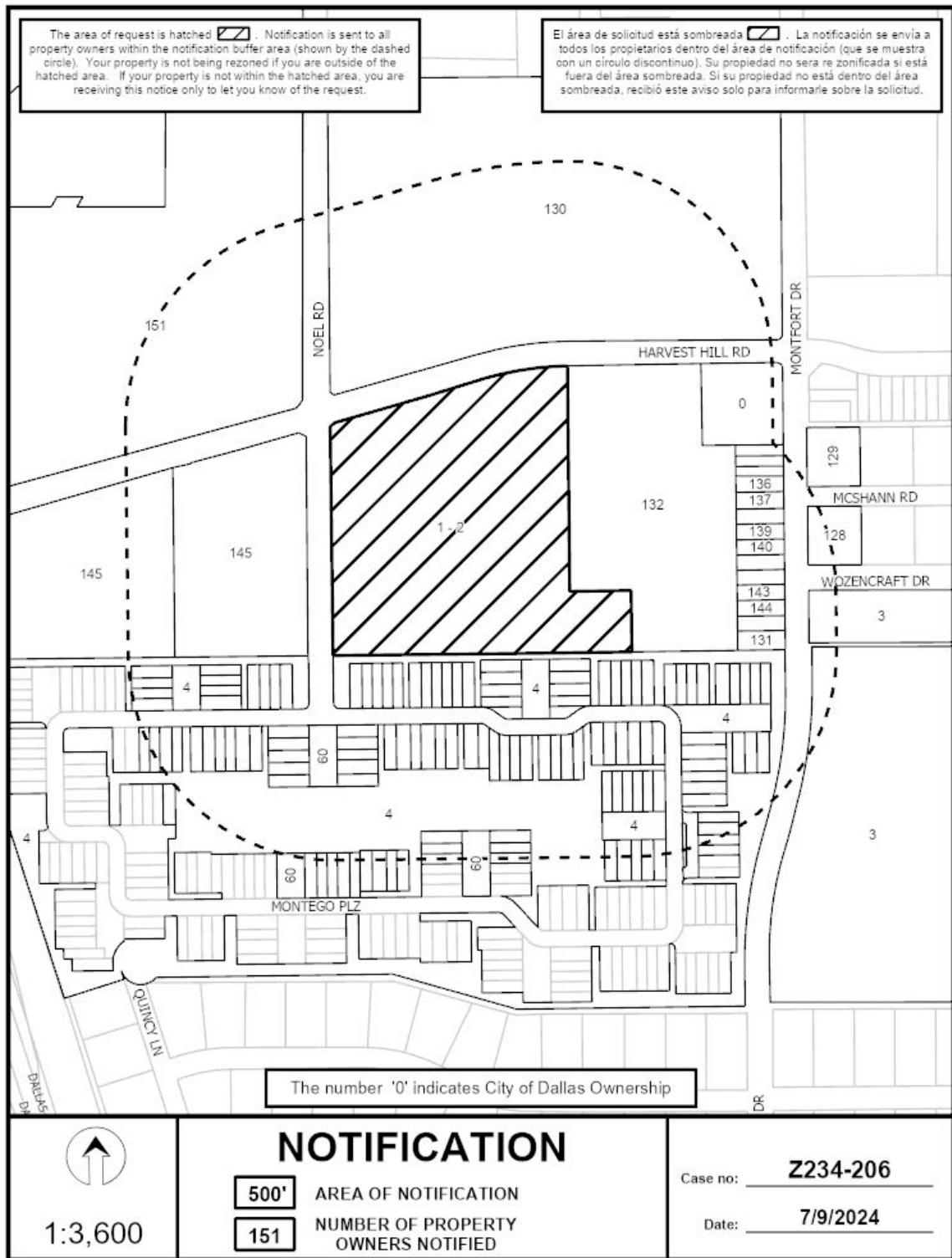












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Notification List of Property Owners***Z234-206******151 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------|
| 1 | 5550 HARVEST HILL RD | STERLING ACQUISITION CORP |
| 2 | 5550 HARVEST HILL RD | 5550 HARVEST HILL RD PROPCO LP |
| 3 | 12532 NUESTRA DR | Dallas ISD |
| 4 | 900001 NO NAME ST | PRESTON SQUARE INC |
| 5 | 12203 MONTEGO PLAZA | VICK MARY ANN |
| 6 | 12205 MONTEGO PLAZA | HEALY JOHN |
| 7 | 12207 MONTEGO PLAZA | URIE KAREN E |
| 8 | 12209 MONTEGO PLAZA | COLLINS SUSAN A |
| 9 | 12211 MONTEGO PLAZA | WHITE ASHLEY B |
| 10 | 12215 MONTEGO PLAZA | CADIGAN JOHN J IV |
| 11 | 12217 MONTEGO PLAZA | MALHAS DURAIID |
| 12 | 12219 MONTEGO PLAZA | DAVIS DIANNE |
| 13 | 12221 MONTEGO PLAZA | KANE DEBORAH ANN |
| 14 | 12223 MONTEGO PLAZA | PATTERSON PEGGY E |
| 15 | 12225 MONTEGO PLAZA | ALLEN ELEANOR |
| 16 | 12231 MONTEGO PLAZA | LEE JOHN W & |
| 17 | 12233 MONTEGO PLAZA | Taxpayer at |
| 18 | 12235 MONTEGO PLAZA | TEHAN PATRICK H |
| 19 | 12237 MONTEGO PLAZA | HADSELL JERRI ANNE |
| 20 | 12243 MONTEGO PLAZA | YOUNG JAMES L |
| 21 | 12245 MONTEGO PLAZA | BLAIR PROPERTY HOLDINGS SERIES |
| 22 | 12247 MONTEGO PLAZA | LAVENDER MARY S |
| 23 | 12249 MONTEGO PLAZA | KORRUB RONALD MICHAEL & |
| 24 | 12251 MONTEGO PLAZA | BOYCE GEORGE ALLEN & JODI |
| 25 | 12253 MONTEGO PLAZA | SUMNER BOBBYE |
| 26 | 12255 MONTEGO PLAZA | WUNDERLICK JOSEPH THOMAS |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-------------------------------|
| 27 | 12257 MONTEGO PLAZA | PERKINS FAMILY TRUST A |
| 28 | 12259 MONTEGO PLAZA | PAPPAS ANTIGONI |
| 29 | 12261 MONTEGO PLAZA | MOERSCHELL MARIE |
| 30 | 12263 MONTEGO PLAZA | WHITEHURST MARY EVELYN |
| 31 | 12265 MONTEGO PLAZA | MCCOY DONNY G & MELISSA A |
| 32 | 12267 MONTEGO PLAZA | CAVITT CAROL H |
| 33 | 12271 MONTEGO PLAZA | PIZITZ SHERI L |
| 34 | 12273 MONTEGO PLAZA | PUMPELLY WILFRED C |
| 35 | 12275 MONTEGO PLAZA | TIGNOR REVOCABLE TRUST |
| 36 | 12277 MONTEGO PLAZA | THOMPSON EVELYN CORINNE B |
| 37 | 12279 MONTEGO PLAZA | FOGEL MELANIE GOLDSTEIN |
| 38 | 12301 MONTEGO PLAZA | MOORE VIRGINIA W |
| 39 | 12305 MONTEGO PLAZA | ARNETT SUSAN C |
| 40 | 12309 MONTEGO PLAZA | SMITH AMY CURRAN |
| 41 | 12311 MONTEGO PLAZA | JOHNSON DELIA ALICE LEE |
| 42 | 12315 MONTEGO PLAZA | TRISTAN RICHARD M & LINDA |
| 43 | 12317 MONTEGO PLAZA | MCCOOL LESLIE PICKERING |
| 44 | 12319 MONTEGO PLAZA | PAGEL MARCIE JUNE |
| 45 | 12321 MONTEGO PLAZA | TOBOLOWSKY PEGGY MARIE |
| 46 | 12323 MONTEGO PLAZA | DIBBERN MARY ELIZABETH WILSON |
| 47 | 12327 MONTEGO PLAZA | JOSEPHSON SCOTT R |
| 48 | 12329 MONTEGO PLAZA | THOMPSON CHARLENE |
| 49 | 12331 MONTEGO PLAZA | ROSENBAUM FRANKLIN & |
| 50 | 12333 MONTEGO PLAZA | RANEY BRIDGET G |
| 51 | 12571 MONTEGO PLAZA | CARRANCEJIE ANNE |
| 52 | 12573 MONTEGO PLAZA | SOWA MARK PAUL & |
| 53 | 12575 MONTEGO PLAZA | WEBBER CAROLYN S |
| 54 | 12587 MONTEGO PLAZA | WILLIAMS MARI |
| 55 | 12589 MONTEGO PLAZA | HUGHES ANNE |
| 56 | 12591 MONTEGO PLAZA | HAGY LAUREN |
| 57 | 12593 MONTEGO PLAZA | GRIM JAMES & |

07/09/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--------------------------------|
| 58 | 12595 MONTEGO PLAZA | SHREVE SHIRLEY J |
| 59 | 12597 MONTEGO PLAZA | BEENE ALLEN |
| 60 | 900001 NO NAME ST | PRESTON SQUARE INC |
| 61 | 12202 MONTEGO PLAZA | HADEN MARGARET M |
| 62 | 12204 MONTEGO PLAZA | GHOST TREE LLC |
| 63 | 12206 MONTEGO PLAZA | REGINA GEORGE & ASSOCIATES LLC |
| 64 | 12208 MONTEGO PLAZA | HUNTER DONNA S |
| 65 | 12210 MONTEGO PLAZA | BERMAN CHERYL |
| 66 | 12212 MONTEGO PLAZA | LATHAM ANNETTE |
| 67 | 12214 MONTEGO PLAZA | ODDO MARTHA |
| 68 | 12216 MONTEGO PLAZA | TEST DAVID |
| 69 | 12218 MONTEGO PLAZA | BREIER PAMELA E |
| 70 | 12220 MONTEGO PLAZA | THOMAS KATHLEEN A & |
| 71 | 12222 MONTEGO PLAZA | GRUBER TERESA DARGAN |
| 72 | 12224 MONTEGO PLAZA | LEAMAN MELISSA |
| 73 | 12226 MONTEGO PLAZA | Taxpayer at |
| 74 | 12228 MONTEGO PLAZA | 12228 MONTEGO PLAZA LLC |
| 75 | 12230 MONTEGO PLAZA | HENNESSY JAMES & |
| 76 | 12232 MONTEGO PLAZA | MCCARTAN KYLE |
| 77 | 12234 MONTEGO PLAZA | NGUYEN AMANDA K |
| 78 | 12236 MONTEGO PLAZA | FRANCO MELISSA |
| 79 | 12238 MONTEGO PLAZA | TORELL WILLIAM & NANCY |
| 80 | 12240 MONTEGO PLAZA | SLUSSER HELEN |
| 81 | 12242 MONTEGO PLAZA | WENDORF DENVER F JR EST OF |
| 82 | 12244 MONTEGO PLAZA | MILLOT JOAN M |
| 83 | 12246 MONTEGO PLAZA | CASABURRI CAROL |
| 84 | 12248 MONTEGO PLAZA | Taxpayer at |
| 85 | 12250 MONTEGO PLAZA | CHRISTIAN PATRICIA & LARRY D |
| 86 | 12252 MONTEGO PLAZA | HAYWARD FRANK EARL III |
| 87 | 12254 MONTEGO PLAZA | GEHAN KARA & PETER |
| 88 | 12334 MONTEGO PLAZA | RAMZY DAVID F & |

07/09/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|----------------------------------|
| 89 | 12332 MONTEGO PLAZA | SEEBERGER RUDOLPH G TR |
| 90 | 12330 MONTEGO PLAZA | TEHAN RESIDENCE TRUST THE |
| 91 | 12328 MONTEGO PLAZA | WHALEY ANDREW L |
| 92 | 12326 MONTEGO PLAZA | OLTROGGE EUGENE M & |
| 93 | 12324 MONTEGO PLAZA | GRUEN ALYSSA |
| 94 | 12340 MONTEGO PLAZA | FOLMNSBEE CATHY & GARY LIVING TR |
| 95 | 12342 MONTEGO PLAZA | MARTTER THERESA |
| 96 | 12344 MONTEGO PLAZA | SIMS ALEC C & |
| 97 | 12346 MONTEGO PLAZA | CATES MARY ANGELA |
| 98 | 12348 MONTEGO PLAZA | GUSE MATTHEW ALLEN & SHANNON |
| 99 | 12408 MONTEGO PLAZA | ISRAEL JOSHUA |
| 100 | 12410 MONTEGO PLAZA | THOMASON LAIREN & CULLEN |
| 101 | 12412 MONTEGO PLAZA | ANDERSON CHARLES W |
| 102 | 12418 MONTEGO PLAZA | VELVIN BENJAMIN DREW III |
| 103 | 12420 MONTEGO PLAZA | YANKOVICH KATHERINE |
| 104 | 12422 MONTEGO PLAZA | RILEY JANET TOMASO |
| 105 | 12430 MONTEGO PLAZA | OBRIEN SANDRA S |
| 106 | 12432 MONTEGO PLAZA | CORELY RENEE H |
| 107 | 12434 MONTEGO PLAZA | JENNINGS MELISSA |
| 108 | 12436 MONTEGO PLAZA | OCAMPO JUAN D & LISA G |
| 109 | 12438 MONTEGO PLAZA | ROUNTREE GRADY L TR |
| 110 | 12440 MONTEGO PLAZA | FRAZER STEWART & CHRISTY |
| 111 | 12442 MONTEGO PLAZA | BAGLEY TIM J & |
| 112 | 12444 MONTEGO PLAZA | TALKINGTON MARK M & |
| 113 | 12446 MONTEGO PLAZA | NEUHOFF LINDA MARIE |
| 114 | 12482 MONTEGO PLAZA | MAYRATH MARTIN N |
| 115 | 12564 MONTEGO PLAZA | THOMPSON BARB & MARK |
| 116 | 12566 MONTEGO PLAZA | REULER SHARON |
| 117 | 12568 MONTEGO PLAZA | BYERS BARBARA M TR |
| 118 | 12570 MONTEGO PLAZA | WRIGHT BRANDT CAMERON & |
| 119 | 12572 MONTEGO PLAZA | FUSCO SUZANNE M & ANIELLO |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---------------------------------|
| 120 | 12574 MONTEGO PLAZA | FUSCO ANIELLO & SUZANNE M |
| 121 | 12576 MONTEGO PLAZA | MORRIS JOSEPH B & CLARE S |
| 122 | 12578 MONTEGO PLAZA | LEVINE ELAINE SUE |
| 123 | 12580 MONTEGO PLAZA | OCONNOR DANIEL C |
| 124 | 12582 MONTEGO PLAZA | MANION CAMILLE |
| 125 | 12590 MONTEGO PLAZA | YAP TUAN HOWE |
| 126 | 12592 MONTEGO PLAZA | COLLINS JAMES GEORGE |
| 127 | 12598 MONTEGO PLAZA | HARRIS NICOLA |
| 128 | 5608 MCSHANN RD | CHEN EDDIE |
| 129 | 5607 MCSHANN RD | CASEY ZELMA PHILLIPS ET AL |
| 130 | 5575 HARVEST HILL RD | PLAZA HILL INVESTORS LP |
| 131 | 12607 MONTFORT DR | ASHLEY DAVID & |
| 132 | 5580 HARVEST HILL RD | WESTDALE TWO CITIES PARTNERS LP |
| 133 | 12709 MONTFORT DR | ROZELL MARTHA J |
| 134 | 12707 MONTFORT DR | MORENO JUAN C |
| 135 | 12705 MONTFORT DR | TOLNAY SHAUN |
| 136 | 12703 MONTFORT DR | MARSHALL JUDITH A |
| 137 | 12701 MONTFORT DR | WARBURTON SARAH E & |
| 138 | 12623 MONTFORT DR | SINZINGER RICHARD A |
| 139 | 12621 MONTFORT DR | BERT ELLIS L & ALLYNE |
| 140 | 12619 MONTFORT DR | SAIDA YOSSI & MICHAL |
| 141 | 12617 MONTFORT DR | YOUNG JUDITH C |
| 142 | 12615 MONTFORT DR | VARELA JOSE LUIS |
| 143 | 12613 MONTFORT DR | JAGARLAPUDI PRASHANT & |
| 144 | 12611 MONTFORT DR | SAIDA YOSSI & MICHAL |
| 145 | 5310 HARVEST HILL RD | BPRE TOLL HILL HOLDINGS LP |
| 146 | 12577 MONTEGO PLAZA | BRANCH RUDOLPH E |
| 147 | 12583 MONTEGO PLAZA | Taxpayer at |
| 148 | 12585 MONTEGO PLAZA | MEYERS ELIA |
| 149 | 12594 MONTEGO PLAZA | INGELS SHERRY H REVOCABLE |
| 150 | 12596 MONTEGO PLAZA | Taxpayer at |

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07/09/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---------------------------|
| 151 | 5400 LBJ FWY | TEACHERS INSURANCE AND |
| 89 | 3030 BRYAN ST | OVESON RONALD H & JOHN W |
| 90 | 3030 BRYAN ST | KEITH LANGFORD III |
| 91 | 3030 BRYAN ST | WATSON ORA |
| 92 | 3030 BRYAN ST | DODD ROBERT& |
| 93 | 3030 BRYAN ST | FREDENBURG KIMBERLY SCOTT |
| 94 | 3030 BRYAN ST | WHITE PETER C |
| 95 | 3030 BRYAN ST | MITCHELL LISA ALEXANDRIA |