HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JUNE 22, 2022**
ACM: Majed Al-Ghafry

FILE NUMBER: Z212-163(MP) **DATE FILED:** January 10, 2022

LOCATION: On the east line of Noel Road, between Spring Valley Road and Southern Boulevard

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ±2.89 acres **CENSUS TRACT:** 136.26

OWNER: Orion Sky Investments LLC

APPLICANT: Maple Multi-Family Land TX

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a new subdistrict on property within Planned Development District No. 216.

SUMMARY: The purpose of the request is to allow for submittal of a development plan and for modified development standards primarily related to required parking and design standards to develop the site as multifamily. No changes to land uses are proposed at this time.

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

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

PLANNED DEVELOPMENT DISTRICT NO. 216

https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20216.pdf

BACKGROUND INFORMATION:

- The subject site is currently undeveloped.
- The site is located within PD No. 216, which allows the use of multifamily by right.
- On June 18, 1986, City Council approved Planned Development District No. 216, in order to provide the ability for a mix of uses including office, multifamily, retail, and hotel uses. The PD does not currently include any subdistricts or subareas. PD No. 714 was subsequently amended 3 times.
- The purpose of the request is for submittal of a development plan, a landscape plan, and to alter the required parking within the new Subarea 1.
- Development Plans within the subdistrict are required to state the floor area and lot coverage of the proposed development, since the PD has a maximum on both these standards across the entire district. The area of planned multifamily is less than the total maximum.

Zoning History:

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

1. **Z189-244** - On September 5, 2019, the City Plan Commission approved an application for a minor amendment to an existing development and landscape plan on property zoned Planned Development District No. 216.
2. **Z189-357**- On September 19, 2019, the City Plan Commission authorized a public hearing to determine proper zoning for 428.58 acres bounded by LBJ Freeway, Inwood Road, Alpha Road, Barton Drive, South Boulevard, and Preston Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Noel Road	Community Collector	90' of ROW, 65' of pavement with bike lanes

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request recommends alterations to the development plan. Staff recommends relocation of the northernmost driveway subject to Dallas Fire and Rescue Department's recommendation and at least 50 feet south of northern property line. This recommendation is intended to decrease conflict with the existing median on Noel Road.

Staff finds that the applicant's proposed misalignment could create traffic conflict attempting to enter and exit property. Further, the location in close proximity to the neighboring driveway raises concerns for pedestrian comfort and safety. Alternatively, staff recommends a shared access with the townhomes driveway, as originally designed.

Engineering staff does not recommend approval of the proposed driveways (or porte-cochere) as designed on the southwestern corner of the site. The proposed circle driveway locates the sidewalk behind this driveway and well within the property lines. This design limits pedestrian access moving north-south along Noel Road and creates additional possibility for pedestrian conflicts with vehicles.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Neighborhood Plus Plan:

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 216	Undeveloped
North	MU-2 DR Z890-243	Multifamily
East	PD 216	Multifamily
South	PD 216	Multifamily
West	GO(A) General Office DR Z801-290	Hotel
Northwest	MU-3(SAH) DR Z934-261	Hotel, Retail
Southwest	MU-3(SAH) DR Z801-292	Undeveloped

Land Use Compatibility:

The property is currently located within Planned Development District No. 216, which allows a mix of uses. Across Noel Road to the west are multiple hotel properties, as well as retail uses. Properties directly north, south, and east of the site are developed as multifamily.

The applicant is proposing to develop the subject site with multifamily uses, which are currently permitted within PD No. 216. Properties within the PD must however submit a development plan to be reviewed by CPC. The most recent development plan was approved September 5, 2019. The applicant is submitting an updated development plan along with creating a new subarea in order to modify required parking to match the requirements of the overall development code. The proposed building scale and uses are comparable with those established in the area at this time.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Floor Area	Primary Uses
	Front	Side/Rear					
Existing PD 216	25’	0’ or 25’ on north line	N/A	240’	40% across PD	902,000 sf. total across PD	Office, Retail, Multifamily, Hotel

The proposed development plan includes a five-story multifamily structure facing Noel Road with an access driveway along the northern property line. The development plan also includes a circular driveway on the southwest portion of the site with a landscaping island located within along the roadway. Staff recommends against this configuration as proposed. The proposed driveway configuration on this portion of the site pushes the sidewalk well within the private property and could create a confusing and difficult environment for pedestrians travelling along Noel Road. The potential for pedestrians to cross through the driveway creates a potential for conflict with vehicles. Additionally, staff does not support the configuration of the driveway located on the northernmost portion of the property. The location of this ingress creates potential maneuvering issues in relation to the median cut which is locate near but not in alignment with the driveway exit. Further, the concentration of multiple driveways along the northern property borders detracts from the pedestrian environment and safety.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing various urban designs standards to enhance the pedestrian realm and quality of built environment within the proposed Subarea. These include parking structure concealment, street facing entries for residential units, minimum transparency requirements, and street furniture. Additionally, 6-foot wide sidewalks are included with distinctive crossing markings. These proposed urban design elements would enhance and activate the pedestrian space in front of and around the property.

Parking:

Within Planned Development District No. 216, the minimum of off-street parking spaces provided for each multi-family unit is 1.6 spaces.

The proposed conditions request to provide parking in accordance with the Dallas Development Code. This requires one space for each bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. With the change, the applicant will be required 383 spaces and will provide 389 space. The proposed parking provisions bring the property regulation into alignment with typical city code and helps foster a more walkable environment along Noel Road.

Landscaping:

Landscaping on the property must be provided as depicted on the landscape plan. Due to the age of the original Planned Development approval, the overall PD conditions do not include reference to Article X. Staff is of the opinion that adding Article X compliance as a requirement to a single subarea of the PD could create unexpected conflict because the PD as a whole requires compliance with a submitted landscape plan. As the nature of the requested amendment is not a complete modification of the PD, it was not appropriate to modify the overall landscaping requirements. However, the City Arborist's office has reviewed the landscape plan and has determined it meets the spirit of Article X, as it provides adequate street and site trees as well as landscaping areas along the front of the property. Staff does recommend the removal of the tree plantings from the landscaping plan located on the driveway parkway island, as they may create conflict with visibility, if the circular driveway is to be maintained on the plan.

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. The area of request is located within the "C" MVA category.

CPC Action
April 21, 2022

Motion: It was moved to recommend **approval** of a new subdistrict, subject to the submitted development plan, landscape plan and conditions on property within Planned Development District No. 216, on the east line of Noel Road, between Spring Valley Road and Southern Boulevard.

Maker: Gibson
Second: Anderson
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid, Carpenter, Vann, Blair, Jung, Housewright, Gibson, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 38
Replies: For: 23 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

CPC Recommended PD Conditions

PD 216.

SEC. 51P-216.101. LEGISLATIVE HISTORY.

PD 216 was established by Ordinance No. 19194, passed by the Dallas City Council on June 18, 1986. Ordinance No. 19194 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19194 was amended by Ordinance No. 21817, passed by the Dallas City Council on September 22, 1993, and Ordinance No. 22946, passed by the Dallas City Council on November 13, 1996. (Ord. Nos. 10962; 19194; 21817; 22946; 25711)

SEC. 51P-216.102. PROPERTY LOCATION AND SIZE.

PD 216 is established on property generally fronting on the west line of Montfort Drive, approximately 464.74 feet south of the south line of Spring Valley Road. The size of PD 216 is approximately 20.69 acres. (Ord. Nos. 19194; 25711)

SEC. 51P-216.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. Unless otherwise stated, the definitions contained in Chapter 51 apply to this article. In the event of a conflict, this article controls. In this article:

(1) OFFICE USE means the office, medical clinic, and bank or savings and loan office use.

(2) RETAIL-RELATED USE means any use listed in Sections 51-4.209, "Bar and Restaurant Uses," and 51-4.211, “Retail Uses.”

(b) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51.

(2) Section 51-2.101, “Interpretations,” applies to this article.

SEC. 51P-216.104. CONCEPTUAL PLAN.

A conceptual plan approved by the city plan commission ("the commission") is labelled Exhibit 216A. (Ord. Nos. 22946; 25711)

SEC. 51P-216.105. LAND USE PLAN.

The Dallas Parkway Center Study is a land use study adopted by the city council on June 26, 1985, which addresses, among other things, problems of density and transportation in an area bounded by L.B.J. Freeway (I.H. 635), the Dallas North Tollway, Belt Line Road, and Montfort Road. A copy of the adopted study is on file in the department of development services. (Ord. Nos. 22946; 25711)

SEC. 51P-216.106. DEVELOPMENT PLAN.

(a) No time limit exists for the submission of a development plan. A development plan must comply with the conceptual plan and these conditions. A development plan must specify the total floor area at the building site for the following uses:

(1) commercial uses;

(2) residential uses;

(3) personal, professional, and custom crafts uses;

(4) retail uses; and

(5) all uses listed above.

(b) The first phase of development on the Property must be in accordance with the development plan and landscape plan for Phase 1 (Exhibits 216B and 216C). A development plan for each other phase of development must be submitted to and approved by the commission prior to the issuance of a building permit for any development within that phase. Each development plan must be accompanied by a landscape plan which must also be approved by the commission. All development must be in accordance with an approved development plan and an approved landscape plan. All landscaping must be maintained in a healthy, growing condition. (Ord. Nos. 22946; 25711)

SEC. 51P-216.107. AMENDMENTS.

Any amendments to a development plan, other than minor amendments authorized by the director of development services in accordance with Section 51-4.703(b), shall only require the approval of the commission. If the commission denies a development plan or an amendment to a development plan, the applicant may appeal the decision to the city council. (Ord. Nos. 22946; 25711)

SEC. 51P-216.108. BUILDING SETBACKS.

Minimum building setbacks are shown on the conceptual plan. The Property is exempted from compliance with Section 51-4.401(a)(6). (Ord. Nos. 22946; 25711)

SEC. 51P-216.109. USES.

The only permitted uses on the Property are those uses permitted in the SC Shopping Center District. One commercial parking lot or garage as defined in the Dallas Development Code is permitted, but only if that parking lot or garage first obtains a specific use permit. (Ord. Nos. 22946; 25711)

SEC. 51P-216.110. BUILDING COVERAGE.

Maximum permitted coverage on the Property, excluding aboveground parking structures, is 40 percent. (Ord. Nos. 22946; 25711)

SEC. 51P-216.111. FLOOR AREA.

Maximum total permitted floor area, and maximum total floor area for each use category, expressed in square feet "sf," are as shown on the following chart:

USE	MAXIMUM FLOOR AREA BY RIGHT	BONUS, CONVERSION AND PHASING COMMENTS	MAXIMUM POSSIBLE FLOOR AREA
Office	1,534,357 sf	a, b, c, d	2,008,202 sf
Hotel	631,794 sf	d	
	631,794 sf		
Retail-related uses	135,384 sf	c	180,512 sf
All non-residential and hotel uses combined	2,301,535 sf	a, b, c, d	2,572,304 sf
Multiple-Family	902,563 sf	-	902,563 sf
All uses combined	-	-	3,204,098 sf

(Ord. Nos. 22946; 25711)

SEC. 51P-216.112. BONUS, CONVERSION, AND PHASING COMMENTS.

(a) Notwithstanding the "MAXIMUM FLOOR AREA PERMITTED BY RIGHT" shown in the chart above, the following may be accomplished:

(b) To encourage the construction of the permitted multiple-family structures, an additional one square foot of office floor area may be constructed for every two square feet of residential floor area constructed (other than hotel floor area), to a maximum of 112,820 square feet of office floor area.

(c) To facilitate traffic movement in the area, and to encourage transit alternatives, building permits (or if already permitted, certificates of occupancy) for 135,384 additional square feet of office floor area may be issued if all of the following transportation improvements are completed and operational in the opinion of the director of public works and transportation:

(1) Transfer stations for DART buses:

(A) within a one-half mile radius of the Dallas North Tollway/Arapaho Road intersection; and

(B) within a one-half mile radius of the Noel Road/Interstate Highway 635 ("I.H. 635") intersection.

(2) An internal circulation bus system service as described in the Dallas Parkway Center Study for "initial" and "intermediate years."

(d) Up to 90,256 square feet of office floor area may be converted to retail-related use, and up to 45,128 square feet of retail-related floor area to office use, at a ratio of two square feet of office to one square foot of retail-related floor area.

(e) Hotel floor area may be converted to office floor area at a ratio of three square feet of hotel to one square foot of office. (Ord. Nos. 22946; 25711)

SEC. 51P-216.113. MAXIMUM HEIGHTS.

Maximum permitted height is 240 feet for any structure. All buildings over 205 feet in height must observe a setback line of 300 feet from the projected west right-of-way line of Montfort Drive as that right-of-way is determined by the director of public works and transportation. All structural heights over 163 feet must be approved by the Federal Aviation Administration as not hazardous to air navigation prior to issuance of a building permit. (Ord. Nos. 22946; 25711)

SEC. 51P-216.113.1. SUBAREA 1 DESIGN STANDARDS.

(a) Applicability. The following design standards apply to new construction in Subarea 1.

(b) Above-grade parking structures. The street-facing ground-level facade of any multi-floor parking facility must be screened by any combination of the following methods:

(1) have an active use other than parking of a minimum depth of 25 feet;

(2) have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure; or

(3) be screened from the street by another building.

(c) Street facing facades.

(1) Entrances. A minimum of one public entrance is required for each building and the entrance must face the street.

(2) Individual entries for dwelling units. A minimum of 60 percent of the street-level, street-facing dwelling units in each building site must have individual entries that access the street with an improved path connecting to the sidewalk.

(3) Transparency.

(A) The following minimum transparency is required for street-facing facades.

(i) Ground story. 25 percent.

(ii) Upper story transparency. 20 percent.

(d) Pedestrian amenities. The following pedestrian amenities are required along the street frontage facade. Required pedestrian amenities may be located within a right-of-way with a license.

(1) Two benches.

(2) Two trash cans.

(3) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(e) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(f) Sidewalks. Minimum average sidewalk width is six feet.

(g) Non-required fences. Except for required screening, all fences along a street must have a surface area that is a minimum of 50 percent open.

SEC. 51P-216.114. OFF-STREET PARKING.

(a) Minimum multiple-family parking. Except as provided, the ~~The~~ minimum permissible number of off-street parking spaces provided for each multiple-family unit is 1.6 spaces. In Subarea 1, the minimum off-street parking for multiple-family use must be provided in accordance with Chapter 51.

(b) Requirements for other uses. All uses other than multiple-family must supply parking in compliance with the minimum requirements of Chapter 51, however, no off-street parking may be supplied in excess of the Dallas Development Code requirements. The provisions of Section 51- 4.301(c)(6) (the mixed-use parking reduction bonus) do not act to restrict the maximum number of spaces permitted but may be used to calculate the minimum number of spaces permitted. (Ord. Nos. 22946; 25711)

SEC. 51P-216.115. ROAD IMPROVEMENTS.

(a) Master grading and drainage plan. Prior to the issuance of any building permit, a master grading and drainage plan for the Property must be submitted to and approved by the director of public works and transportation.

(b) Access lanes. The owner(s) must construct acceleration-deceleration lanes into or out of the Property as required by the director of public works and transportation. (Ord. Nos. 22946; 25711)

SEC. 51P-216.116. ACCESS.

Curb cuts for vehicular ingress and egress are limited to the number and approximate locations as shown on the conceptual plan. (Ord. Nos. 22946; 25711)

SEC. 51P-216.117. PAVING.

All streets, driveways, parking spaces, and maneuvering areas for parking must comply with the requirements of Chapter 51. (Ord. Nos. 22946; 25711)

SEC. 51P-216.118. SIGNS.

All signs must comply with the provisions for business zoning districts contained in Article VII, except that no non-premise signs are permitted. (Ord. Nos. 22946; 25711)

SEC. 51P-216.119. TRANSPORTATION SYSTEM MANAGEMENT.

(a) General. The owner(s) shall establish and operate a TSM program to encourage carpool, vanpool, and other transit alternatives. A specific TSM action program must be submitted to the commission for approval concurrent with the submission of the first development plan containing more than 500,000 square feet of office floor area. An annual report must be furnished to the director of public works and transportation.

(b) Reports. The first report must be submitted within two years after the issuance of the first certificate of occupancy permitting more than 500,000 square feet of office uses on the Property, and must be submitted annually thereafter until being directed otherwise by the director of public works and transportation. The final report must be submitted two years after the issuance of the certificate of occupancy which would permit occupancy of 90 percent of the final building for office uses as shown on the development plan(s).

(c) Alternative. In lieu of the requirements in Subsection (a), the owner(s) may participate in and fund on a pro rata basis with other local area property owners, an area-wide Transportation Management Organization (TMO) that is approved by the city. (Ord. Nos. 22946; 25711)

SEC. 51P-216.120. GENERAL REQUIREMENTS.

(a) Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city.

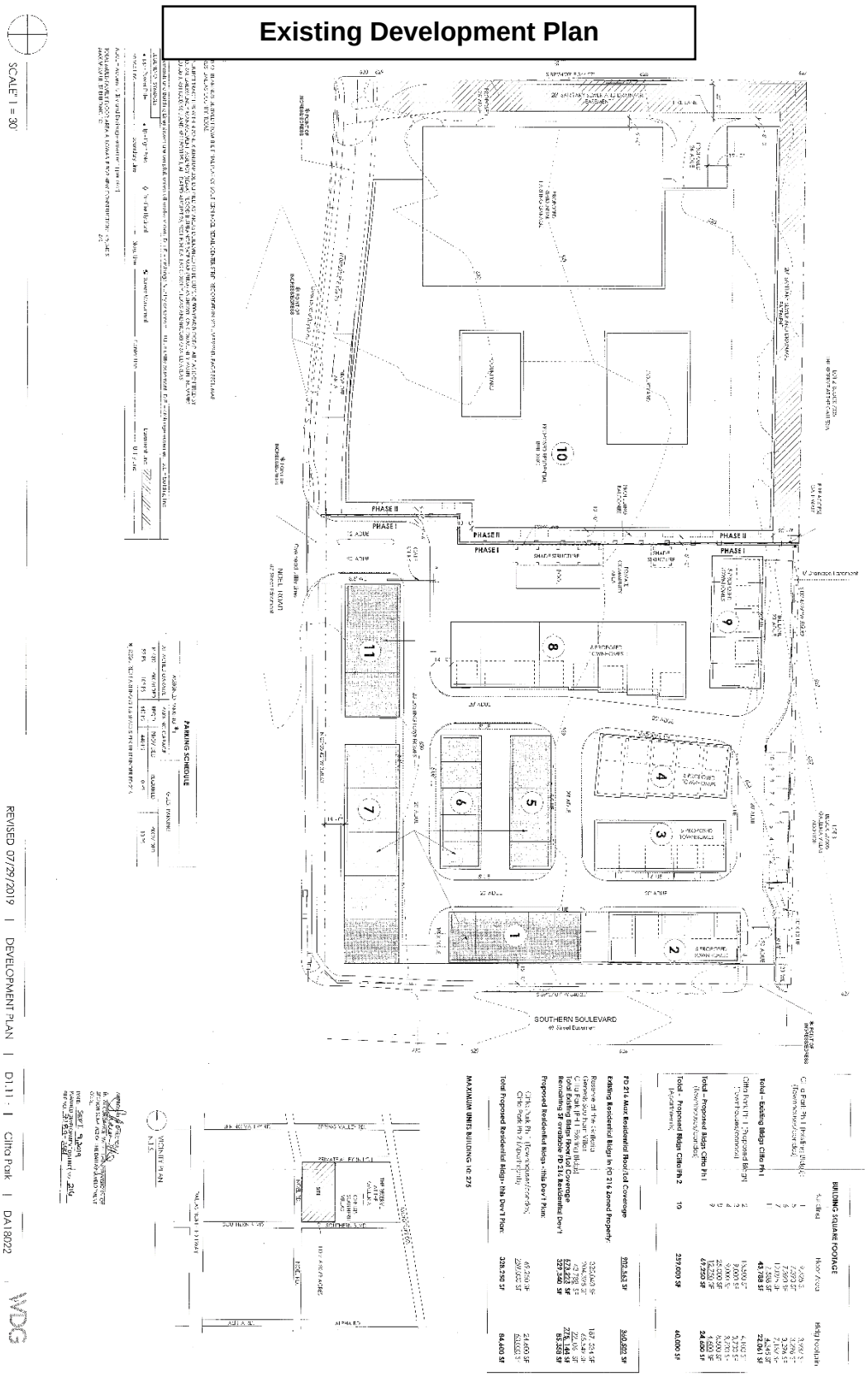
(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(c) 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19194; 22946; 25711)

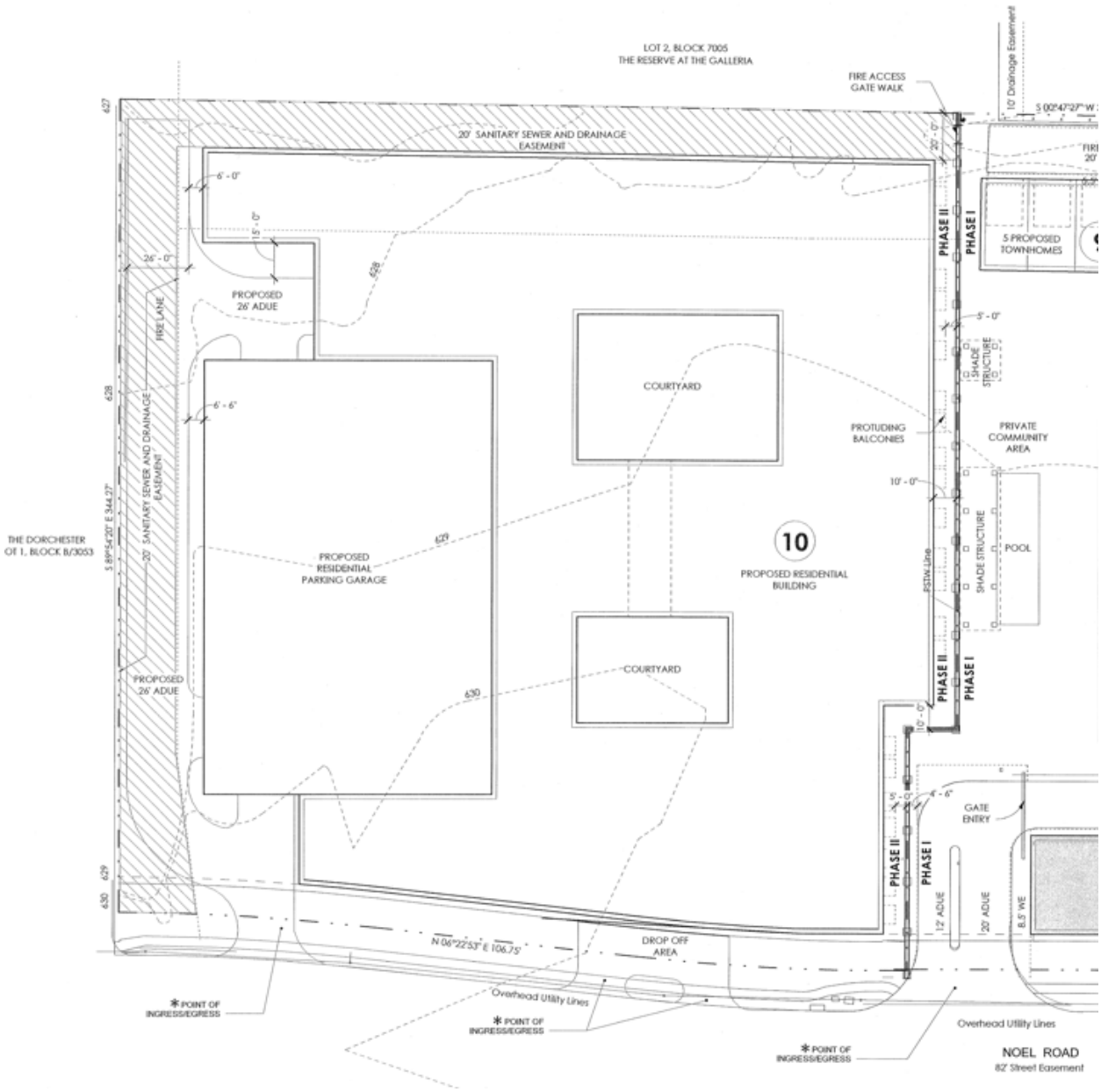
~~SEC. 51P-216.121. ZONING MAP.~~

~~PD 216 is located on Zoning Map No. C-7. (Ord. Nos. 19194; 25711)~~

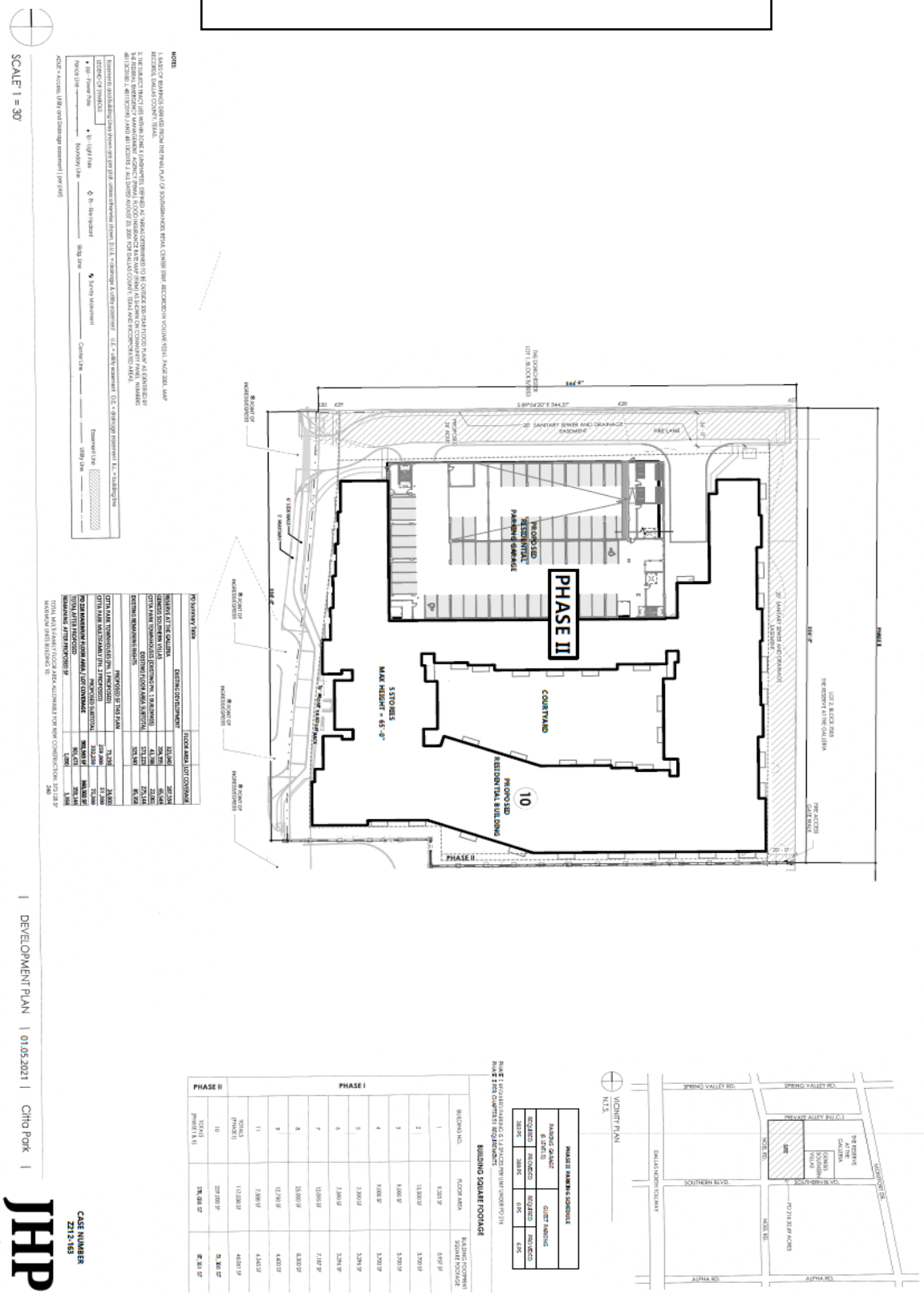
Existing Development Plan



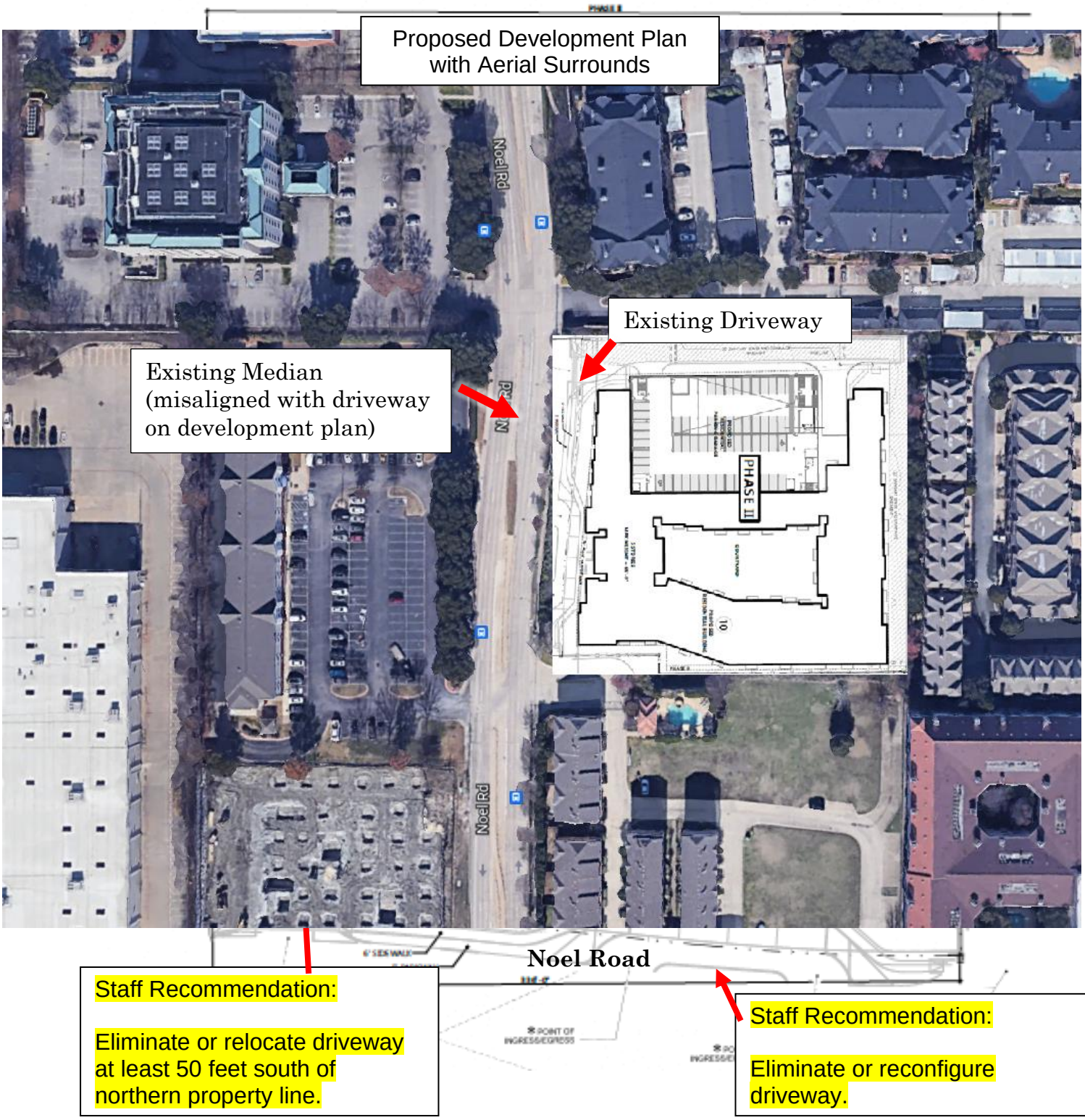
Existing Development Plan Detail



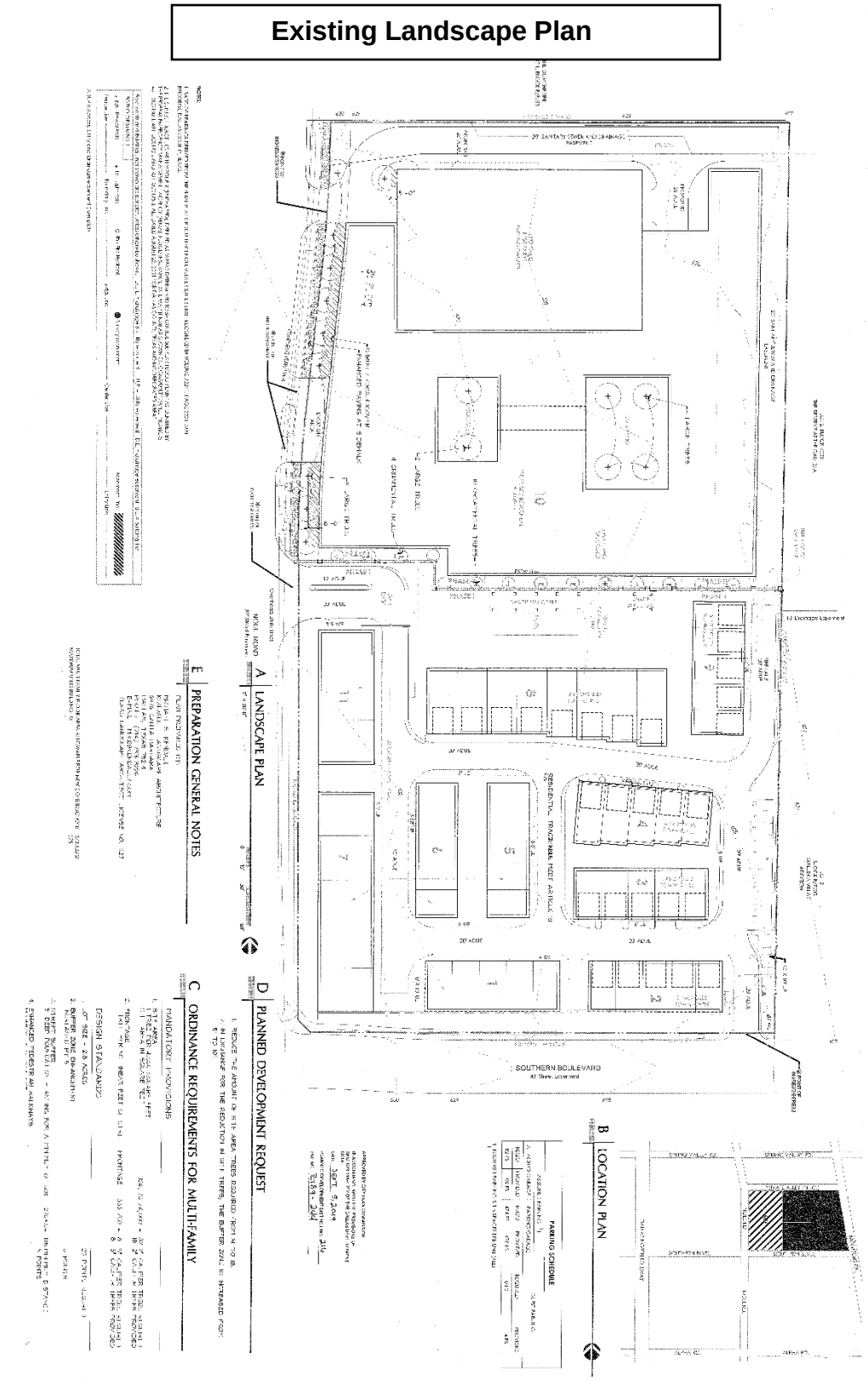
CPC Recommended Development Plan



CPC Recommended Development Plan (Detail)



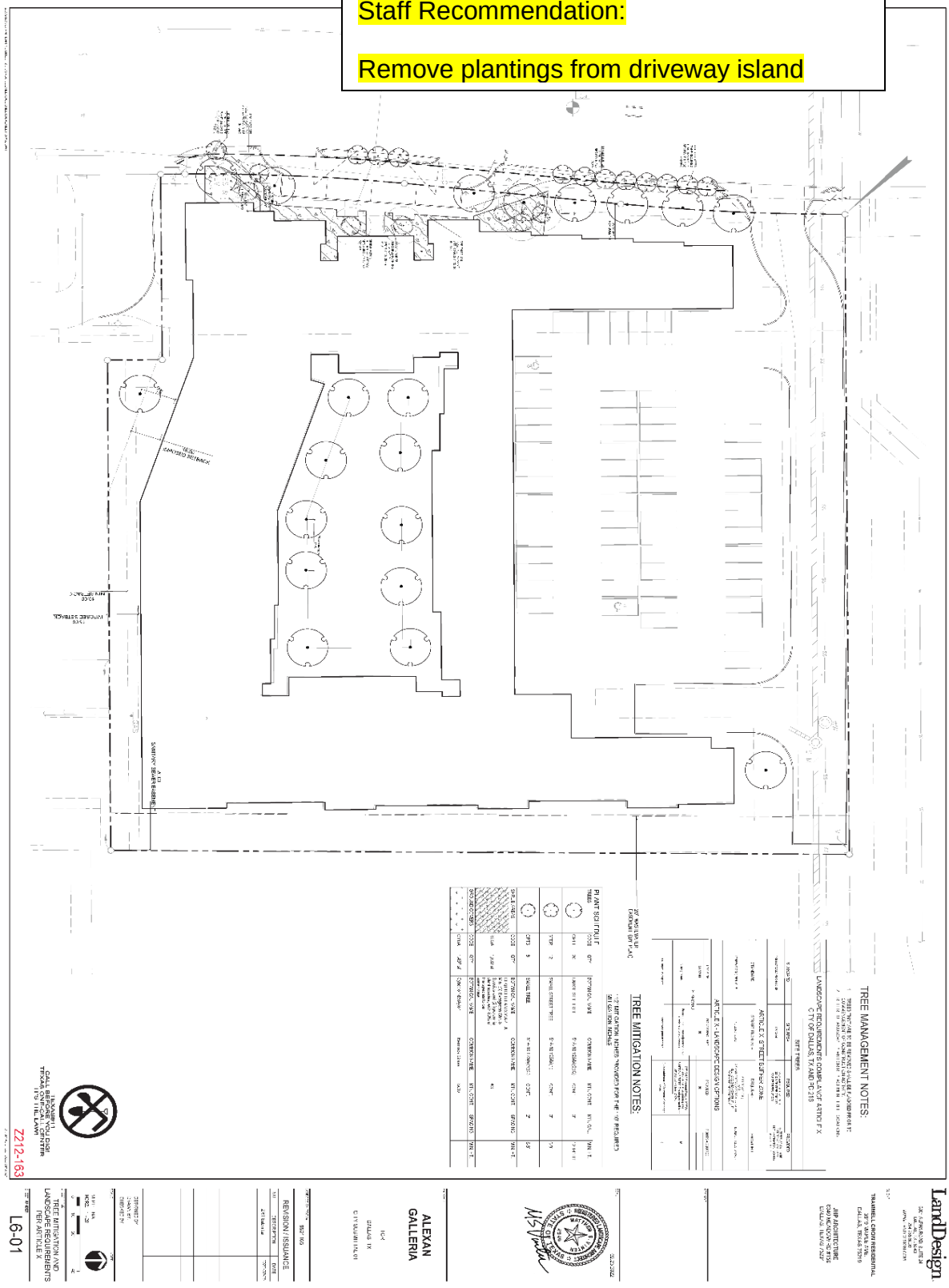
Existing Landscape Plan

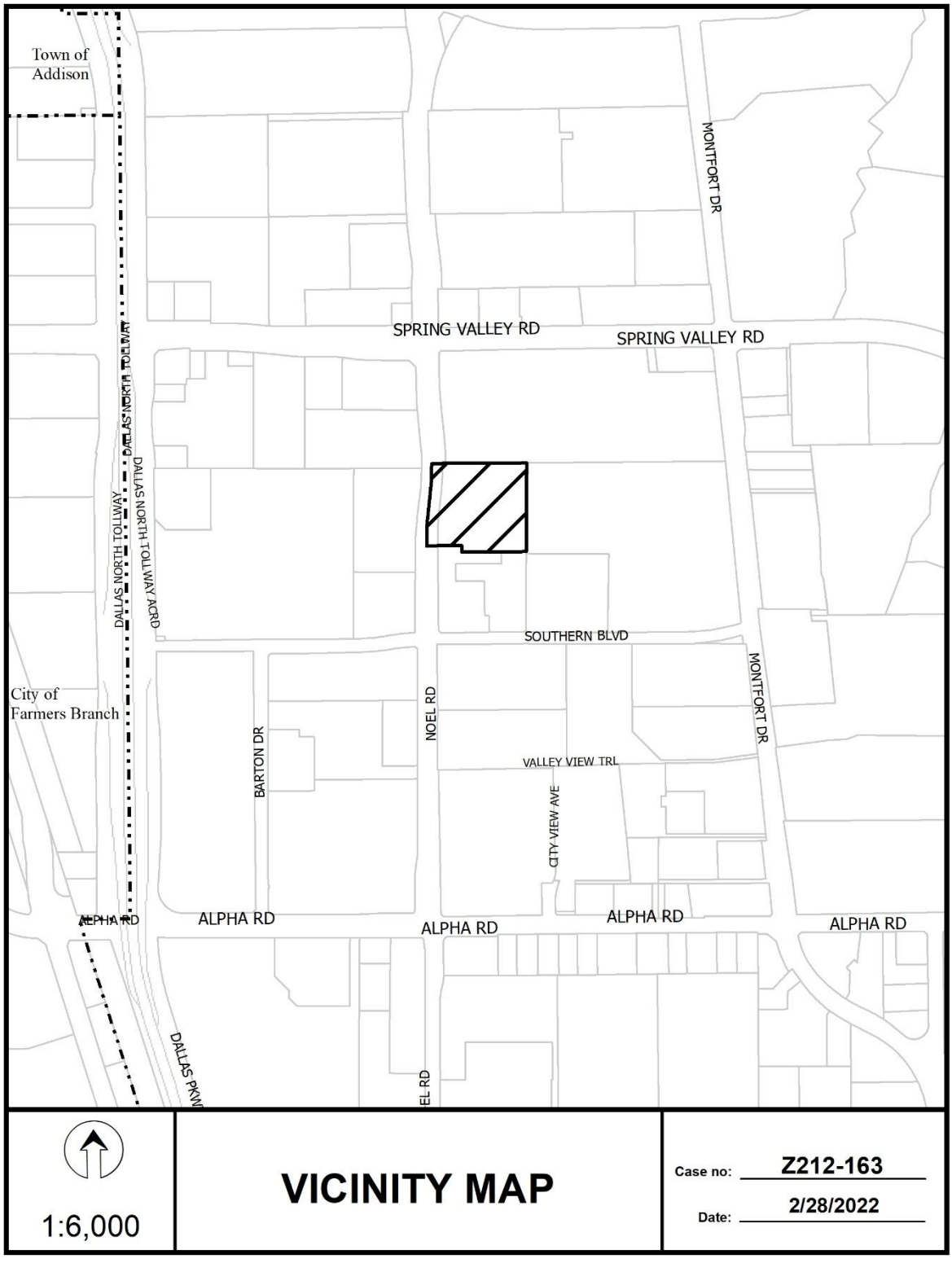


CPC Recommended Landscape Plan

Staff Recommendation:

Remove plantings from driveway island




Town of Addison
City of Farmers Branch
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
SPRING VALLEY RD
SPRING VALLEY RD
MONTFORT DR
SOUTHERN BLVD
NOEL RD
BARTON DR
VALLEY VIEW TRL
CITY VIEW AVE
MONTFORT DR
ALPHA RD
ALPHA RD
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DALLAS PKWY
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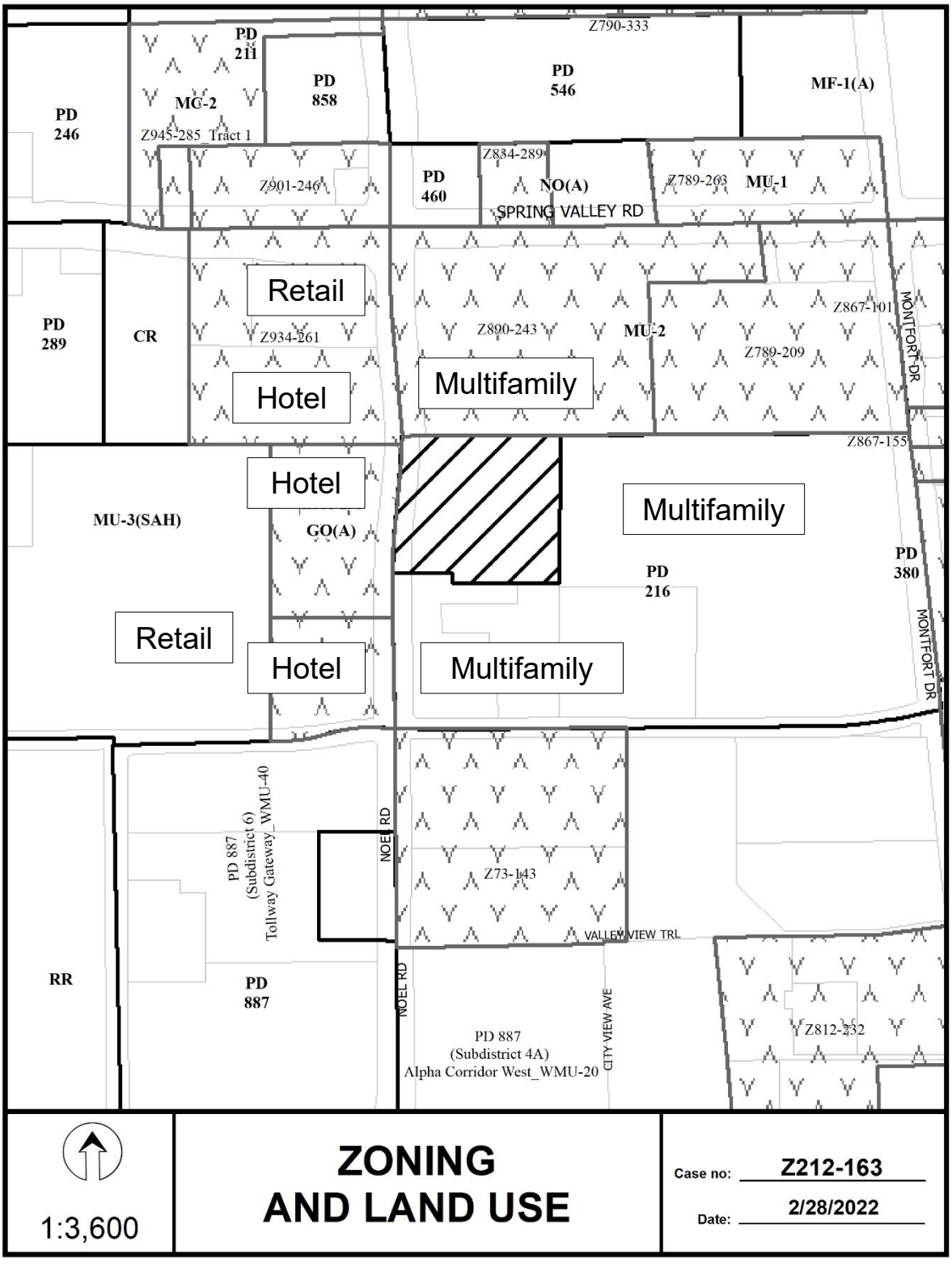
VICINITY MAP
Case no: Z212-163
Date: 2/28/2022

SPRING VALLEY RD
SPRING VALLEY RD
MONTFORT DR
MONTFORT DR
SOUTHERN BLVD
NOEL RD
NOEL RD
BARTON DR
VALLEY VIEW TRL
1:3,600
AERIAL MAP
Case no: Z212-163
Date: 2/28/2022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PD 546
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Z867-101
MONTFORT DR
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Z789-209
Multifamily
Hotel
Z867-155
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Multifamily
MU-3(SAH)
GO(A)
PD 380
PD 216
Retail
Hotel
Multifamily
MONTFORT DR
PD 887 (Subdistrict 6) Tollway Gateway_WMU-40
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VALLEY VIEW TRL
RR
PD 887
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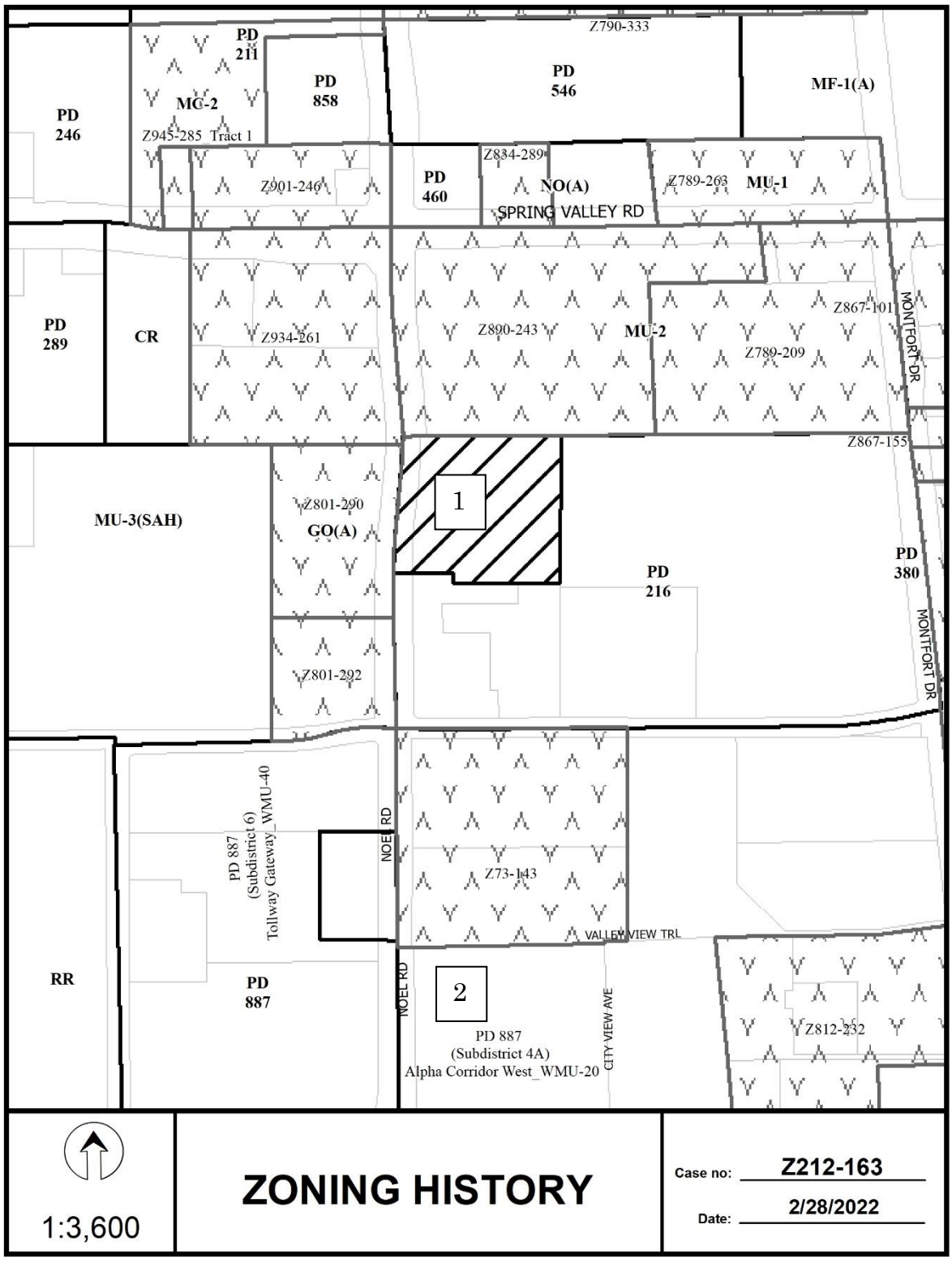
CITY VIEW AVE
Z812-232
PD 887 (Subdistrict 4A) Alpha Corridor West_WMU-20
1:3,600
ZONING AND LAND USE
Case no: Z212-163
Date: 2/28/2022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PD 216
PD 380
Z801-292
MONTFORT DR
PD 887
(Subdistrict 6)
Tollway Gateway_WMU-40
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(Subdistrict 4A)
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ZONING HISTORY
Case no: Z212-163
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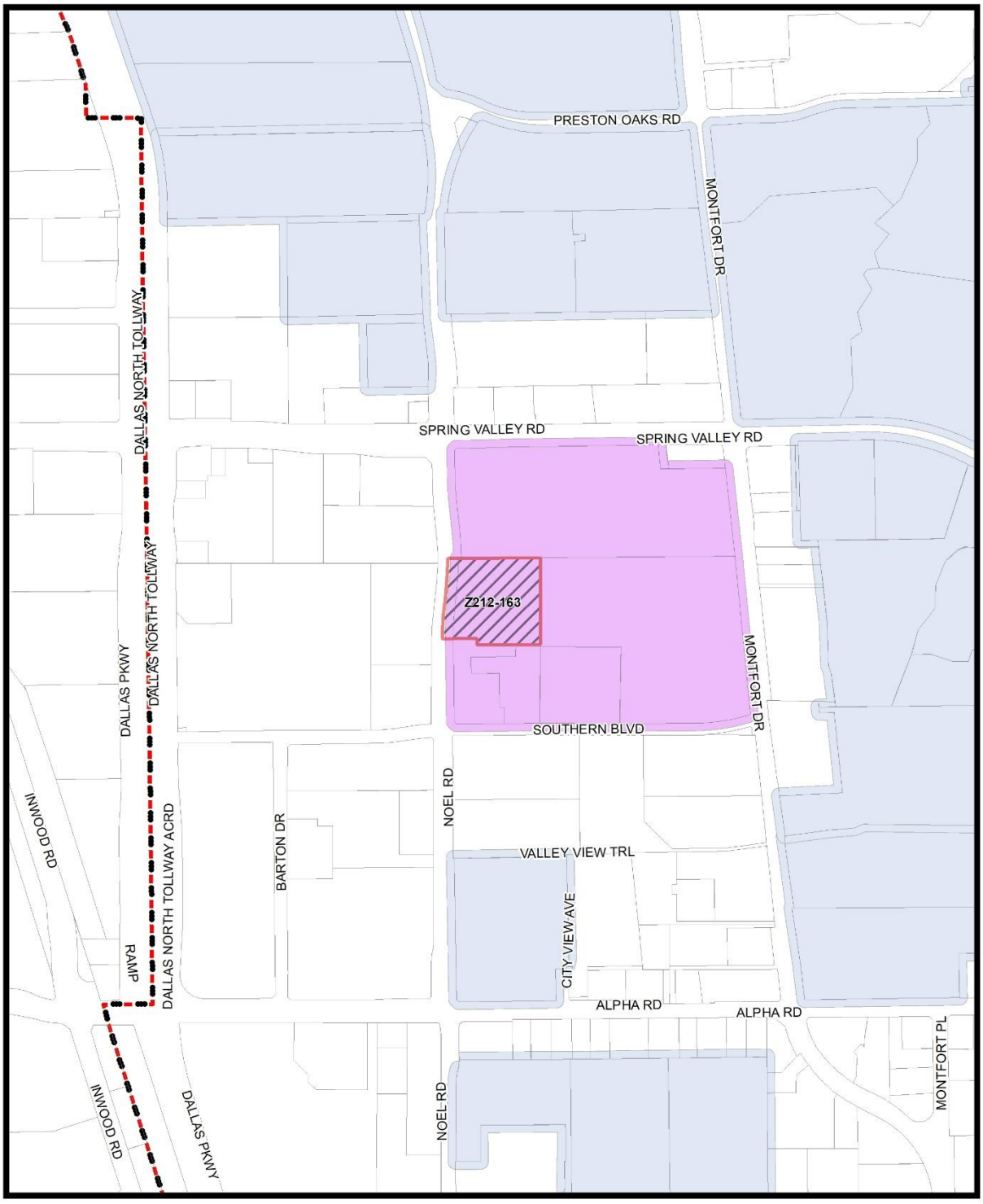
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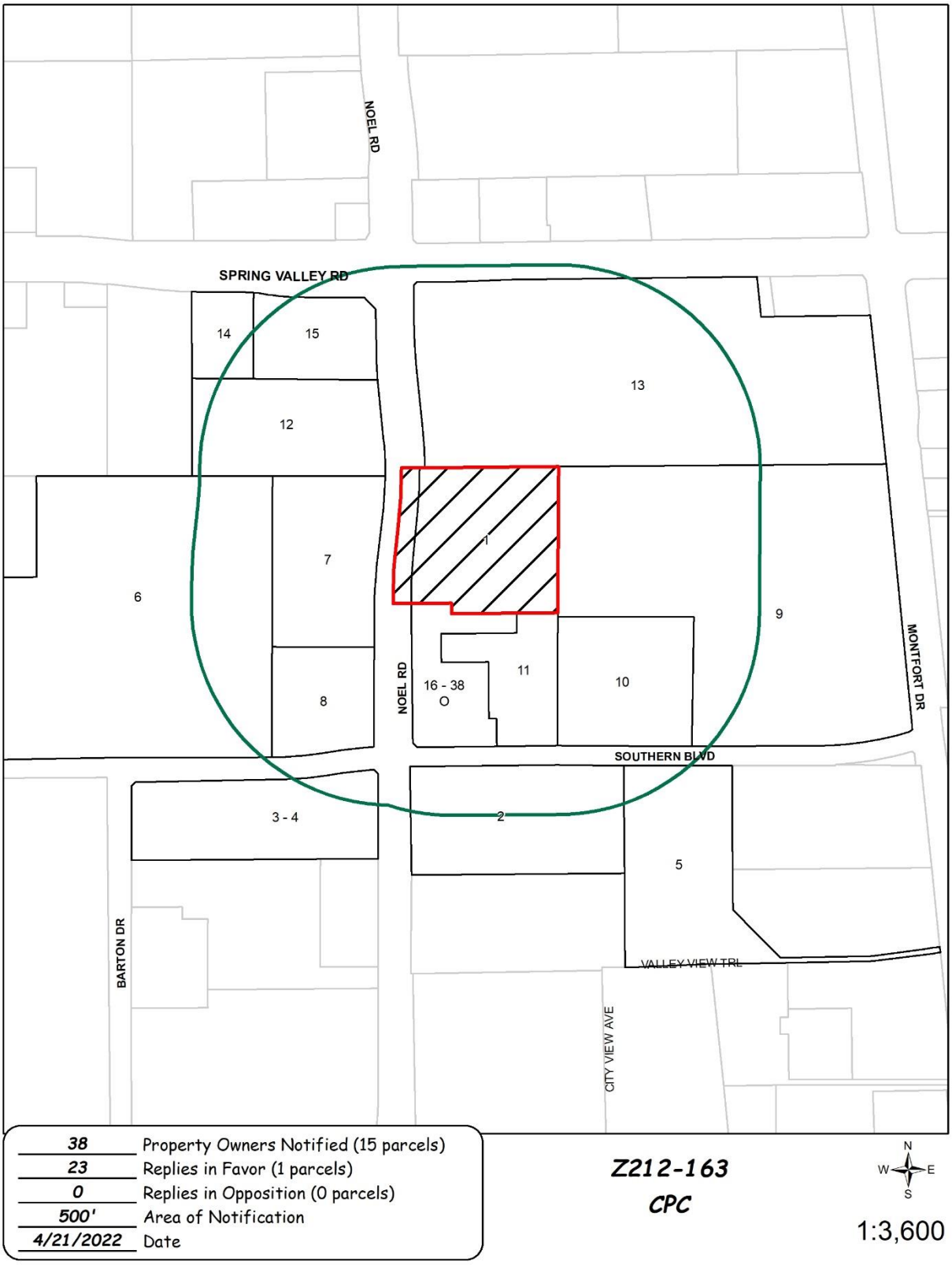
DALLAS PKWY
MONTFORT DR
SOUTHERN BLVD
INWOOD RD
BARTON DR
NOEL RD
VALLEY VIEW TRL
CITY VIEW AVE
RAMP
DALLAS NORTH TOLLWAY ACRD
ALPHA RD
ALPHA RD
MONTFORT PL
INWOOD RD
DALLAS PKWY
NOEL RD
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 2/28/2022


NOEL RD
SPRING VALLEY RD
14
15
12
13
7
1
6
9
8
NOEL RD
16 - 38
O
11
10
MONTFORT DR
SOUTHERN BLVD
3 - 4
2
5
BARTON DR
VALLEY VIEW TRL
CITY VIEW AVE
38 Property Owners Notified (15 parcels)
23 Replies in Favor (1 parcels)
0 Replies in Opposition (0 parcels)
500' Area of Notification
4/21/2022 Date
Z212-163
CPC
N
W
E
S
1:3,600

04/20/2022

Reply List of Property Owners

Z212-163

38 Property Owners Notified 23 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	13900	NOEL RD	ORION SKY INVESTMENTS LLC
	2	13780	NOEL RD	U S POSTAL SERVICE
	3	13741	NOEL RD	IPERS GALLERIA NORTH TOWER I &
	4	13741	NOEL RD	GALLERIA HORIZONTAL ASSET LLC
	5	13725	MONTFORT DR	MPC MONTFORT LP
	6	13910	DALLAS PKWY	EDISON ADTX001 LLC
	7	13939	NOEL RD	HPT CW PROPERTIES TRUST
	8	13931	NOEL RD	PLUSH SUITES GALLERIA LP
	9	13907	MONTFORT DR	FATH BROWNSTONE LIMITED PS
	10	5383	SOUTHERN BLVD	CHELSEA ON SOUTHERN LLC
	11	13900	NOEL RD	CITTA URBAN LLC
	12	14021	NOEL RD	ASHFORD DALLAS LP
	13	14000	NOEL RD	DORCHESTER PPTIES LTD
	14	5230	SPRING VALLEY RD	SBKFC HOLDINGS LLC
	15	5230	SPRING VALLEY RD	SCP 2002D 4 LLC
O	16	13900	NOEL RD	CORREA HERMINIA
O	17	13900	NOEL RD	EVANS AMY
O	18	13900	NOEL RD	ZHONG XIN
O	19	13900	NOEL RD	SABETI ARMIN & WENDY
O	20	13900	NOEL RD	LASHLEY DIANNE
O	21	13900	NOEL RD	CLAYPOOL CHRISTOPHER
O	22	13900	NOEL RD	MALIK IMAD
O	23	13900	NOEL RD	FALCON RAUL M SANCHEZ
O	24	13900	NOEL RD	BROOKSHIRE JOSEPH
O	25	13900	NOEL RD	HILL CHRISTOPHER M
O	26	13900	NOEL RD	BERGEN JACQUELINE A &

04/20/2022

Reply	*Label #*	*Address*		*Owner*
O	27	13900	NOEL RD	BOROWSKI OTYLIA
O	28	13900	NOEL RD	NAMALA ABHINAV
O	29	13900	NOEL RD	IGETA DAVID T
O	30	13900	NOEL RD	NGO MAI T
O	31	13900	NOEL RD	ROBINSON MARIA C
O	32	13900	NOEL RD	BELLA FLUCHAIRE LLC
O	33	13900	NOEL RD	BELLERBY THOMAS MICHAEL III &
O	34	13900	NOEL RD	WATSON ROBERT
O	35	13900	NOEL RD	WYLIE CINDY L
O	36	13900	NOEL RD	WINSLOW WARREN A III
O	37	13900	NOEL RD	SU KORBAN C & NINTHALA
O	38	13900	NOEL RD	JMC REAL ESTATE LLC