

**FILE NUMBER:** Z201-274(LG) **DATE FILED:** June 10, 2021  
**LOCATION:** Southeast corner of Keeneland Parkway and Duncanville Road  
**COUNCIL DISTRICT:** 3 **MAPSCO:** 52 Q  
**SIZE OF REQUEST:** ±195.451 acres **CENSUS TRACT:** 107.04

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**REPRESENTATIVE:** Bill Dahlstrom, Jackson Walker, LLP

**APPLICANT/OWNER:** Dallas College/Rob Wendland

**REQUEST:** An application for an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college on property zoned R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to construct four additional buildings on the site [Dallas College Mountain View Campus].

**CPC RECOMMENDATION:** Approval, subject to a revised site plan and conditions.

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

**BACKGROUND INFORMATION:**

- Specific Use Permit No. 472 was approved by the City Council on July 28, 1969 for a junior college use. This SUP has been amended twice, in 2002 and 2003.
- The current zoning is an R-7.5(A) Single Family District, with the college permitted with the SUP. A portion of the site is located within the floodplain.
- According to the current specific use permit conditions, the maximum allowed floor area of the site is 589,308. The currently built square footage of this site is 386,759 square feet.
- The applicant proposes to amend the site with the addition of four buildings located in the central part of the campus totaling approximately 64,176 square feet. If approved, the future floor area for the site will be 450,935 square feet. A proposed site plan with the proposed buildings is included in this report.
- The applicant currently has 2,682 parking spaces. The SUP has a minimum requirement of 1,800 parking spaces. One of the proposed buildings will reduce parking by 23 spaces to 2,659 spaces.

**Zoning History:** There have been three new zoning cases in the area over the past five years.

- 1. Z167-391** On January 24, 2018, the City Council approved an application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District on the south line of W Illinois Avenue, between Duncanville Road and Knoxville Street.
- 2. Z178-198** On August 8, 2018, the City Council approved an application for an amendment to PD No. 435 for a public school use on the northwest corner of Duncanville Road and Illinois Avenue.
- 3. Z190-295** On January 13, 2021, the City Council approved an application to amend Tract 3 within PD No. 247 to allow multifamily uses on the southwest corner of Keeneland Parkway and Duncanville Road.

**Thoroughfares/Streets:**

| <b><i>Thoroughfare/Street</i></b> | <b><i>Type</i></b>  | <b><i>Existing ROW</i></b> |
|-----------------------------------|---------------------|----------------------------|
| Keeneland Parkway                 | Community Collector | 80 feet with bike plan     |
| Duncanville Road                  | Community Collector | 80 feet with bike plan     |
| Illinois Avenue                   | Principal Arterial  | 100 feet with bike plan    |
| Knoxville Street                  | Local Street        | -                          |

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street network.

Also, the City of Dallas recently installed a new traffic signal at intersection of campus driveway with Illinois Avenue. The proposed light will circulate traffic along this site, since there are single family, multifamily and commercial uses within the vicinity, along with two public schools.

**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.

**Surrounding Land Uses:**

| <b>Area</b>      | <b>Zoning</b>                                    | <b>Land Use</b>                                                                   |
|------------------|--------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Site</b>      | R-7.5(A) with SUP No. 472<br>SUP No. 198         | Junior College<br>(Dallas College Mountain View Campus)                           |
| <b>Northwest</b> | PD No. Tract 6                                   | Park-Golf Course, Undeveloped Land &<br>Multifamily                               |
| <b>North</b>     | PD No. 247                                       | Park-Golf Course                                                                  |
| <b>Northeast</b> | R-7.5(A)                                         | Undeveloped Land                                                                  |
| <b>East</b>      | R-7.5(A)                                         | Single Family                                                                     |
| <b>Southeast</b> | R-7.5(A)                                         | Church                                                                            |
| <b>South</b>     | CR, MF-2(A) with DR Z167-<br>391 and DR Z123-154 | Medical Clinic, Restaurants and Retail &<br>Personal Service Uses and Multifamily |
| <b>Southwest</b> | R-5(A)                                           | Single Family                                                                     |
| <b>West</b>      | PD No. 435, SUP No. 1253                         | Public Schools (Elementary & High) &<br>Undeveloped Land                          |

**Land Use Compatibility**

The site is currently developed with Dallas College Mountain View Campus. The applicant is proposing to construct four buildings in the central portion of the campus.

Per Sec. 51(A)-4.112(F)(2)(D), an R-7.5(A) Single Family District allows a college, university, or seminary use by SUP. Uses within the vicinity include single family to the east and southwest of the area of request. Multifamily uses are located northwest and south of the site. There are also a park with a golf course, restaurants, retail and personal service uses, medical clinic, a church, undeveloped land and two public schools within the vicinity of the area of request.

The applicant is proposing a continuation of its existing use as a junior college but wants to construct four new buildings to allow for a nursing school (20,136 square feet), early college center (24,000 square feet), utility plant (8,200 square feet) and a welcome center (11,840 square feet), in conjunction with its current facilities. The four buildings, if constructed, will result in an additional 64,176 square feet and increase the floor area for the site to 450,935 square feet, which will be 138,373 square feet less than the maximum floor area of 589,308. The proposed buildings will be located within its current site, will

not result in the applicant exceeding their maximum floor area, and Staff believes this will not have a negative effect on the surrounding land uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff supports the request for because the request complies with all other zoning regulations and the addition to the site is not foreseen to be detrimental to surrounding properties. Staff is also in support of the applicant's request for a permanent time period, and this is consistent with the applicant's current specific use permit, which is for a permanent time period. Since this use has existed since 1969 and the applicant will continue to use the proposed area in a manner that is consistent with historical land uses and the newly proposed buildings are not situated in the periphery of the site to cause an impact, staff believes the proposed project will not be detrimental to the surrounding land uses.

### **Parking**

The requirement for off-street parking for SUP No. 472 is a minimum of 1,800 parking spaces. The applicant is also required to follow the following ratios for parking:

- i. two parking spaces for each three students;
- ii. one parking space for each faculty member; and
- iii. twenty visitor parking spaces for each 2,500 students.

The applicant currently has 2,682 parking spaces. The applicant proposes to remove 23 parking spaces for the construction of one of the buildings, which will result in 2,659 parking spaces. Since the applicant already provides an excess of 859 parking spaces on the site, staff supports the reduction of the 23 parking spaces.

### **Landscaping**

Landscaping will be in accordance with the landscape plan provided by the applicant. The applicant has not proposed any changes at this time, but the landscape plan is included in this report. Staff believes as a result of the proposed request, the landscape plan should

be amended to identify new structures on the site as development proceeds on campus or else it no longer matches the built environment. There will be tree removal in the area adjacent to the escarpment zone and setback, so the scope of tree removal should be noted. Landscaping will also have to be reviewed and finalized by the Chief Arborist before permits are issued.

### **Market Value Analysis (MVA)**

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is uncategorized within an MVA cluster, the surrounding areas to east, southeast and west are within Category “F.” Areas to the south and southwest are within Category “E.”

**CPC ACTION**

**August 19, 2021**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college, subject to a revised site plan and conditions on property zoned R-7.5(A) Single Family District, at the southeast corner of Keeneland Parkway and Duncanville Road.

Maker: Stinson  
Second: Schwope  
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Jung, Suhler, Schwope,  
Murphy, Garcia

Against: 0  
Absent: 3 - Johnson, Blair, Rubin  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 194  
**Replies:** For: 3 Against: 1

**Speakers:** For: None  
For (Did not speak): Brian Cay, 4343 IH-20, Mesquite, TX, 75150  
Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

**List of Officers/Partners/Principals**

**Board of Trustees:**

Monica Lira Bravo, Chair  
Phillip J. Ritter, Vice Chair  
JL Sonny Williams  
Dorothy Zimmermann  
Cliff Boyd  
Diana Flores  
Charletta Rogers Compton

**Administrative Leadership:**

Dr. Joe May, Chancellor  
Dr. Justin Lonnon, Executive Vice Chancellor of Operations Dr.  
Shawnda Floyd, Provost  
John Robertson, Chief Financial Officer  
Robert Wendland, General Counsel  
Dr. Beatriz Joeph, President Mountain View Campus

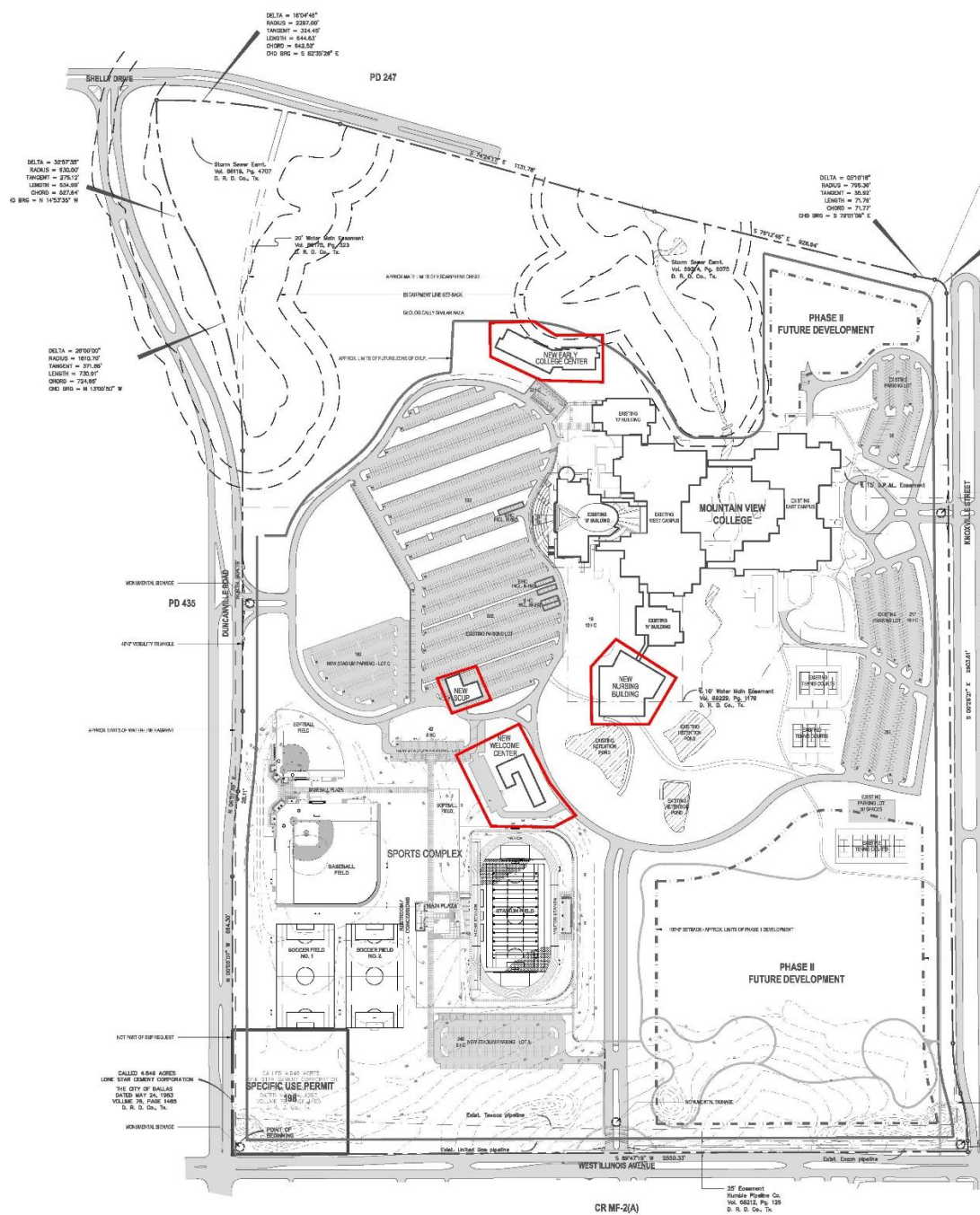
**CPC RECOMMENDED SUP CONDITIONS**

2. USE: The only use authorized by this specific use permit is a college, university, or seminary to be used as a junior college.
3. SITE PLAN: Use and development of the Property must comply with the attached site plan.
4. TIME LIMIT: This specific use permit has no expiration date.
5. LANDSCAPING:
  - a. Landscaping must be provided as shown on the attached landscape plan.
  - b. Street trees shown on the attached landscape plan must be provided by August 8, 2009.
6. FLOOR AREA: The maximum total floor area is 589,308 square feet.
7. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. OFF-STREET PARKING:
  - a. A minimum of 1,800-9' X 8' standard size parking spaces is required for the exclusive use of faculty, students, and visitors.
  - b. Off-street parking must be provided at the ratio of:
    - i. two parking spaces for each three students;
    - ii. one parking space for each faculty member; and
    - iii. twenty visitor parking spaces for each 2,500 students.
9. SIGNS: Signs must comply with the provisions for non-business zoning districts in Article VII.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.





## ENLARGED PROPOSED SITE PLAN

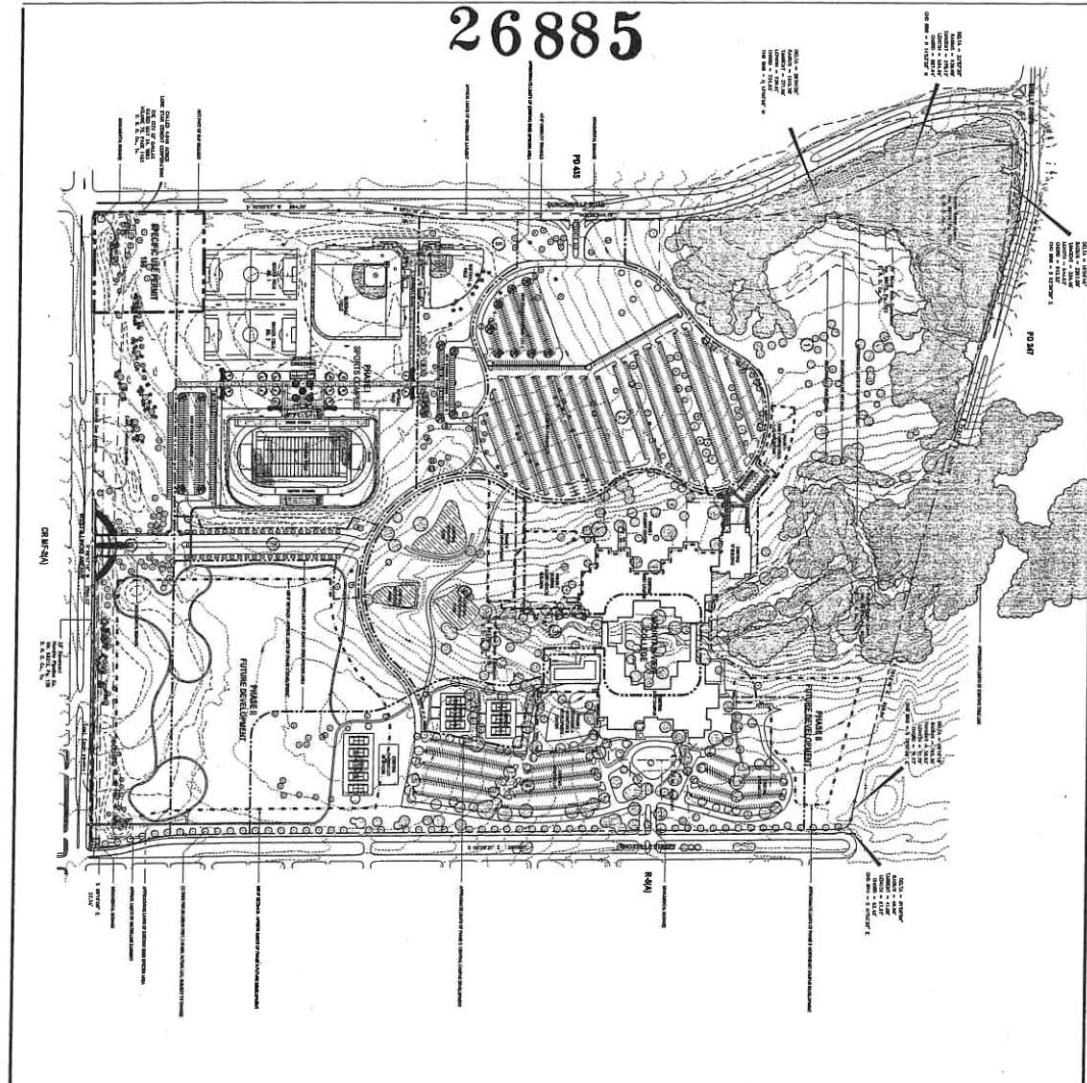


EXISTING LANDSCAPE PLAN (NO CHANGES)

Landscape Plan

072210

26885

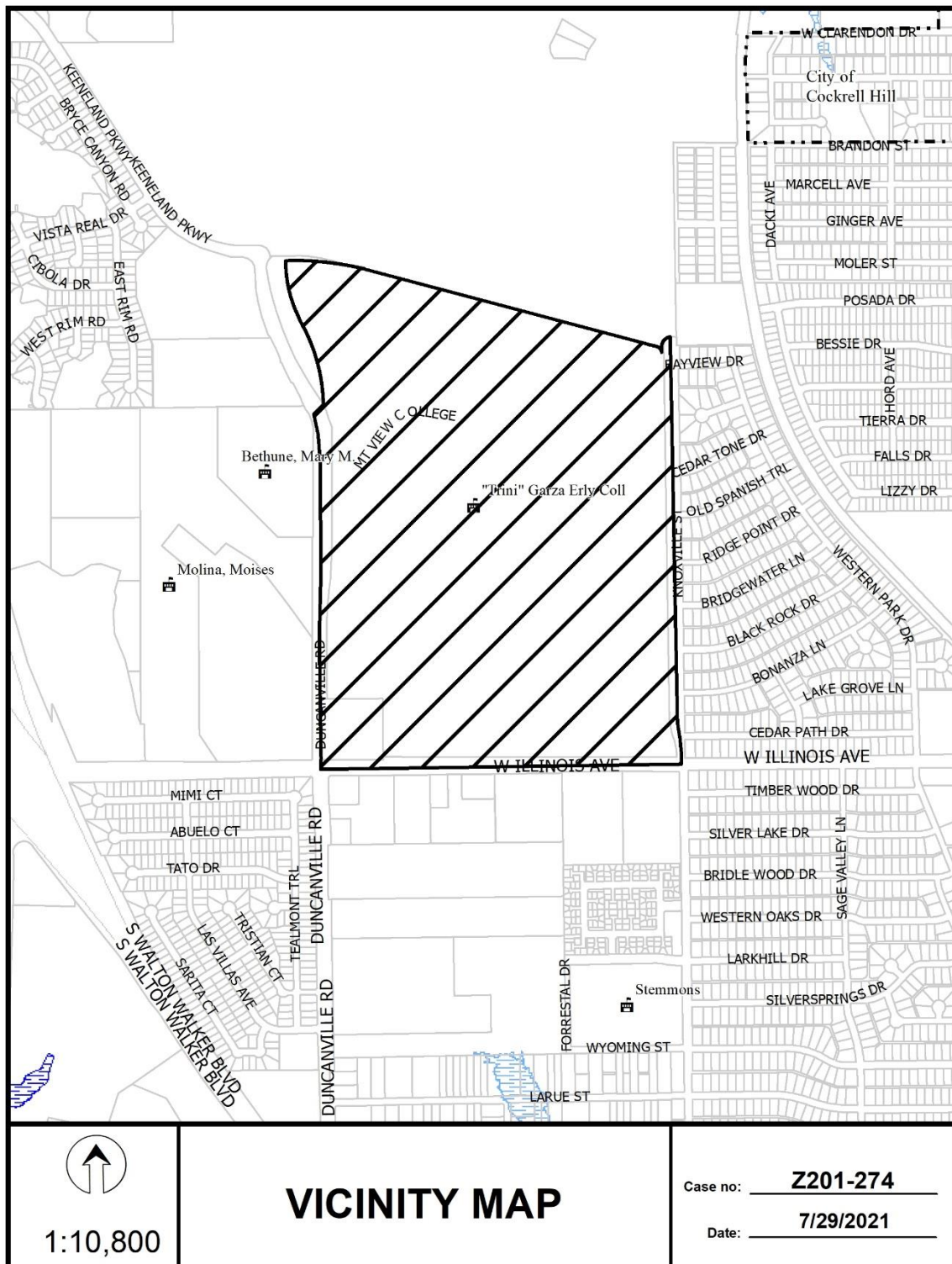


| SITE DATA         |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Project Name      | Mountain View College District                                          |
| Project Number    | 072210                                                                  |
| Project Location  | 17175 Oak Hall Road, Suite 110, Dallas, TX 75244                        |
| Project Owner     | Mountain View College District                                          |
| Project Manager   | David W. Johnson, 214.860.6880                                          |
| Project Architect | Landmark Architecture, 17175 Oak Hall Road, Suite 110, Dallas, TX 75244 |
| Project Engineer  | Landmark Architecture, 17175 Oak Hall Road, Suite 110, Dallas, TX 75244 |
| Project Designer  | Landmark Architecture, 17175 Oak Hall Road, Suite 110, Dallas, TX 75244 |
| Project Date      | July 12, 2007                                                           |
| Project Status    | Approved                                                                |
| Project Notes     | See attached drawings for details.                                      |

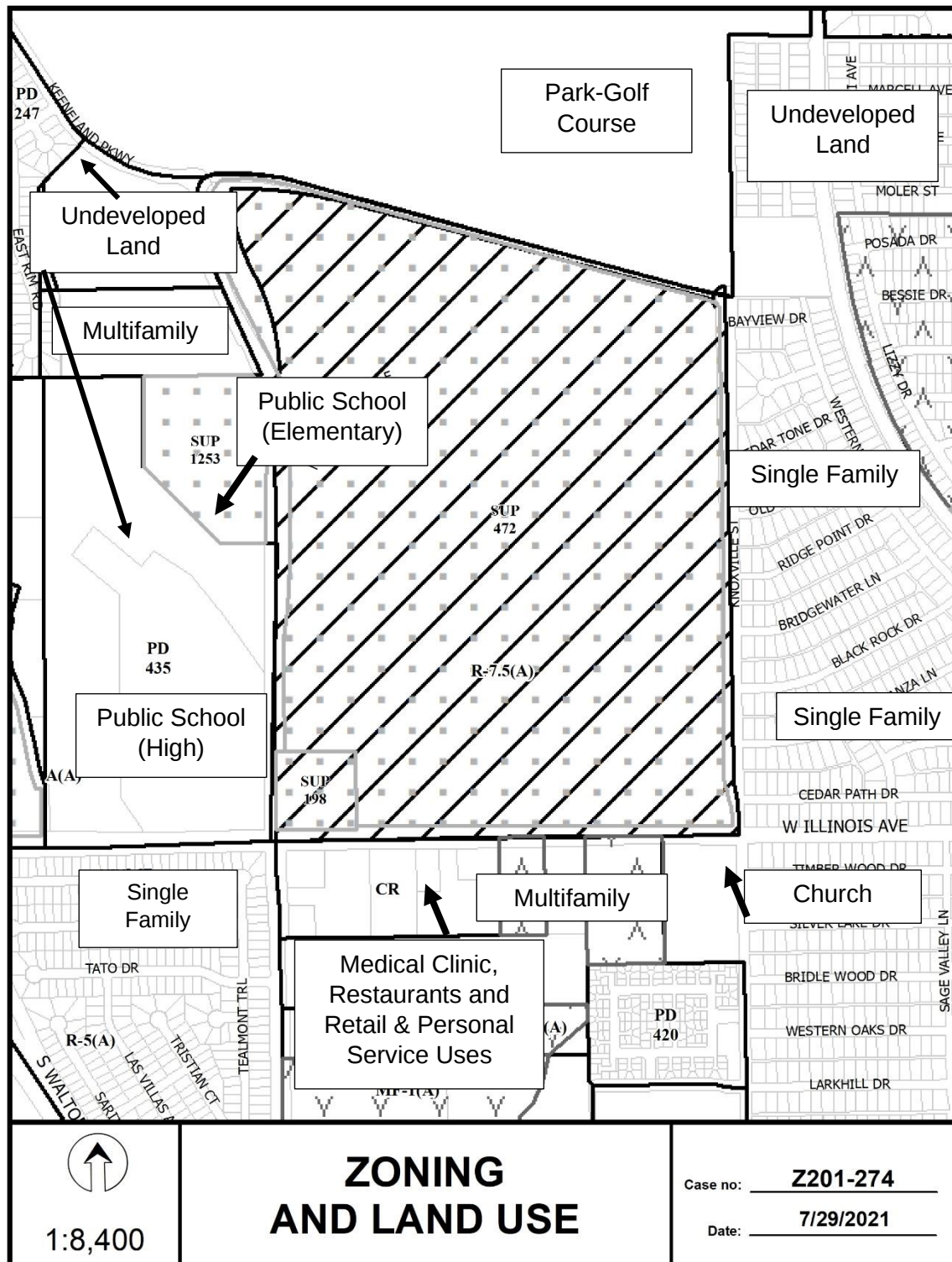
Approved  
City Plan Commission  
July 12, 2007

Specific Use Permit  
No. 472

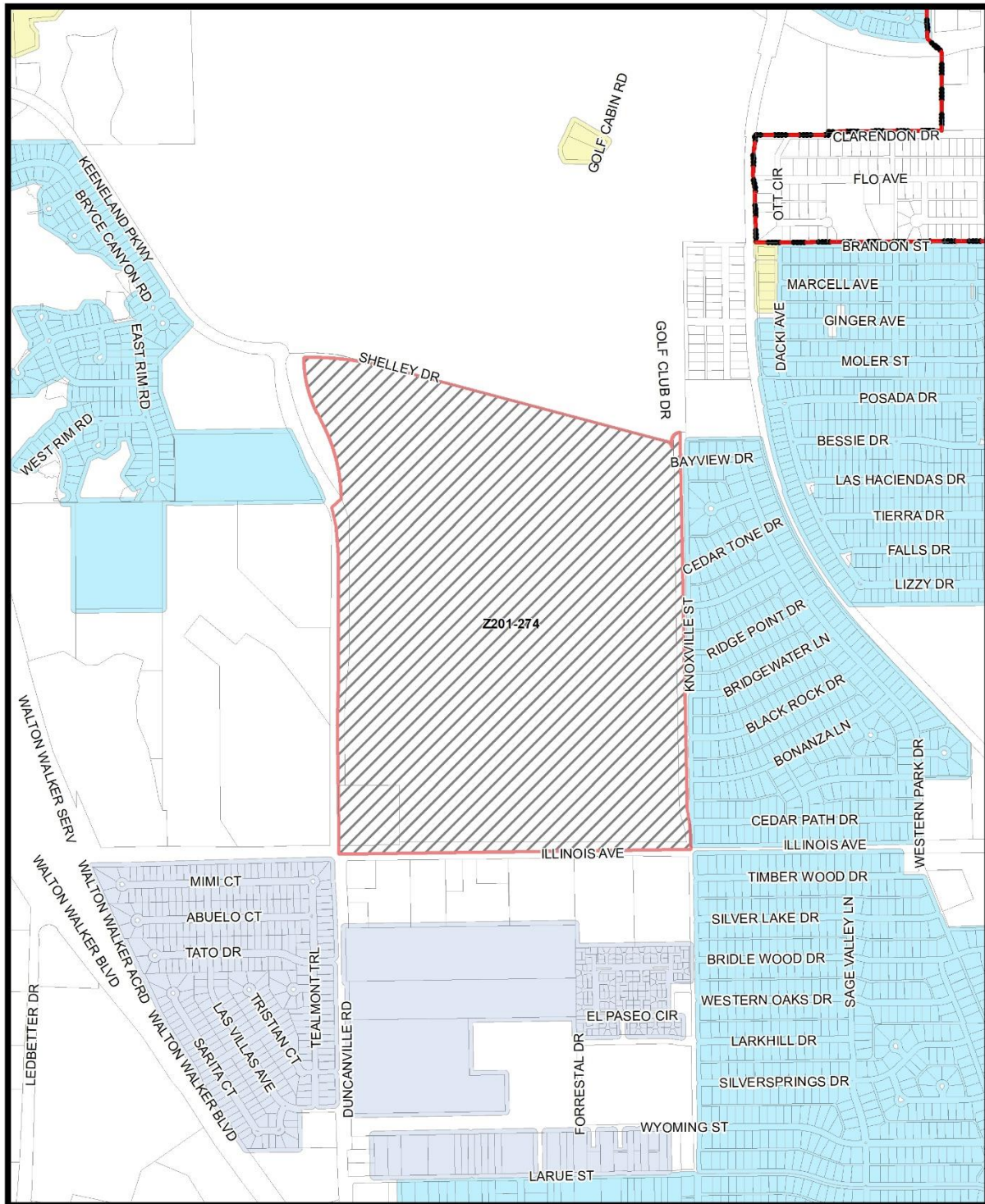
Dallas County  
County College District  
Mountain View College  
17175 Oak Hall Road, Suite 110  
Dallas, TX 75244  
214.860.6880  
David W. Johnson  
Project Manager  
Landmark Architecture  
17175 Oak Hall Road, Suite 110  
Dallas, TX 75244  
214.860.6880











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



1:10,800

## Market Value Analysis

Printed Date: 7/29/2021



08/18/2021

***Reply List of Property Owners******Z201-274******194 Property Owners Notified******3 Property Owners in Favor    1 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                        |
|---------------------|-----------------------|-----------------------|--------------------------------------------|
| 1                   | 4849                  | W ILLINOIS AVE        | DALLAS COUNTY COMMUNITY                    |
| 2                   | 1515                  | KNOXVILLE ST          | Taxpayer at                                |
| 3                   | 4632                  | CEDAR PATH DR         | SEGURA JUAN A                              |
| 4                   | 4638                  | CEDAR PATH DR         | BANKS WAYMON W                             |
| 5                   | 4644                  | CEDAR PATH DR         | PEREZ JESUS &                              |
| 6                   | 4650                  | CEDAR PATH DR         | CIGARRIA & ROSA MARIA                      |
| 7                   | 4656                  | CEDAR PATH DR         | PASTOR FIDEL & GUADALUPE                   |
| 8                   | 4662                  | CEDAR PATH DR         | BOONE EDWIN E                              |
| 9                   | 4668                  | CEDAR PATH DR         | CIGARROA ROSA M & CARLOS                   |
| 10                  | 4674                  | CEDAR PATH DR         | WATERS MARGIE NELL                         |
| 11                  | 4633                  | CEDAR PATH DR         | CAMACHO PEDRO HERNANDEZ &                  |
| 12                  | 4639                  | CEDAR PATH DR         | ZUNIGA ROBERTO &                           |
| 13                  | 4645                  | CEDAR PATH DR         | PEREZ JOSEFINA                             |
| 14                  | 4651                  | CEDAR PATH DR         | ORTIZ MARIA L                              |
| 15                  | 4657                  | CEDAR PATH DR         | SORTO EFRAIN ERNESTO                       |
| 16                  | 4663                  | CEDAR PATH DR         | CIGARROA ROSA M                            |
| 17                  | 4669                  | CEDAR PATH DR         | SANCHEZ JULIO C                            |
| 18                  | 4675                  | CEDAR PATH DR         | STANDIFER GEORGE T EST OF & PATRICIA LILLY |
| 19                  | 4666                  | BONANZA LN            | COFFEY DONALD EUGENE &                     |
| 20                  | 4660                  | BONANZA LN            | CUELLAR NOE JESUS                          |
| 21                  | 4654                  | BONANZA LN            | MENDEZ JOSE LUIS                           |
| 22                  | 4648                  | BONANZA LN            | SOLORZANO RACHAB &                         |
| 23                  | 4642                  | BONANZA LN            | ALONSO ARNULFO GARCIA                      |
| 24                  | 4638                  | BONANZA LN            | REYES HAYDE LETICIA & JOEL                 |
| 25                  | 4632                  | BONANZA LN            | LOPEZ LEONARDO                             |
| 26                  | 4628                  | BONANZA LN            | GALDEAN JONATAN                            |

08/18/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                 |
|--------------|----------------|---------------------|------------------------------|
|              | 27             | 4623 BONANZA LN     | REED RICHARD E &             |
|              | 28             | 4629 BONANZA LN     | VELEZ VALERIE                |
| X            | 29             | 4635 BONANZA LN     | TOSTI ROSANNA                |
|              | 30             | 4641 BONANZA LN     | SALDIERNA ROCIO J            |
|              | 31             | 4647 BONANZA LN     | SLOUGH WILLIAM RANKIN &      |
|              | 32             | 4653 BONANZA LN     | JIMENEZ MARIA ISABEL         |
|              | 33             | 4659 BONANZA LN     | GMI INVESTMENTS LLC          |
|              | 34             | 4665 BONANZA LN     | FLORES CIRILA SARA           |
|              | 35             | 4666 BLACK ROCK DR  | SANDOVAL PEDRO &             |
|              | 36             | 4660 BLACK ROCK DR  | FLORES CARLOS A              |
|              | 37             | 4654 BLACK ROCK DR  | CIGARROA CARLOS & ROSA MARIA |
|              | 38             | 4648 BLACK ROCK DR  | Taxpayer at                  |
|              | 39             | 4642 BLACK ROCK DR  | GAONA JESUS                  |
|              | 40             | 4636 BLACK ROCK DR  | PHONGSUWAN ONKEO             |
|              | 41             | 4630 BLACK ROCK DR  | ALVARADO JERMAN A &          |
|              | 42             | 4624 BLACK ROCK DR  | DELEON HUMBERTO L & ELSA     |
|              | 43             | 4617 BLACK ROCK DR  | DIAZ MARIA                   |
|              | 44             | 4623 BLACK ROCK DR  | PONCE MISELENA GOROSTIETA    |
|              | 45             | 4633 BLACK ROCK DR  | CORONA YURI &                |
|              | 46             | 4639 BLACK ROCK DR  | FLORES ALFONSO &             |
|              | 47             | 4647 BLACK ROCK DR  | REYES ADOLFO                 |
|              | 48             | 4653 BLACK ROCK DR  | ROBERSON ROBERT LOUIS        |
|              | 49             | 4659 BLACK ROCK DR  | MARTINEZMORENO IGNACIO &     |
|              | 50             | 4665 BLACK ROCK DR  | GARCIA URBANO                |
|              | 51             | 4666 BRIDGEWATER LN | DURAN ANTONIA                |
|              | 52             | 4660 BRIDGEWATER LN | PENA JENNIFER C &            |
|              | 53             | 4654 BRIDGEWATER LN | MENDEZ YOLANDA J             |
|              | 54             | 4648 BRIDGEWATER LN | ROSAS LETICIA                |
|              | 55             | 4642 BRIDGEWATER LN | ESCAMILLA FELIX L            |
|              | 56             | 4636 BRIDGEWATER LN | ORTIZ CARLOS                 |
|              | 57             | 4630 BRIDGEWATER LN | CIGARROA ROSA MARIA &        |

08/18/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>       | <i>Owner</i>                |
|--------------|----------------|----------------------|-----------------------------|
|              | 58             | 4624 BRIDGEWATER LN  | RAMOS URIEL                 |
|              | 59             | 4694 RIDGE POINT DR  | RAMOS CASIANO               |
|              | 60             | 4688 RIDGE POINT DR  | AGUILAR GERMAN              |
| O            | 61             | 4682 RIDGE POINT DR  | ROBINSON THEO DOROTHY       |
|              | 62             | 4676 RIDGE POINT DR  | ZAMAGO JESUS & FRANCISCA    |
|              | 63             | 4670 RIDGE POINT DR  | ARREGUIN VALENTE & SYLVIA   |
|              | 64             | 4664 RIDGE POINT DR  | ROMERO RAFAEL               |
|              | 65             | 4658 RIDGE POINT DR  | HAWKINS GEORGE              |
|              | 66             | 4652 RIDGE POINT DR  | DIAZ JOSE                   |
|              | 67             | 4617 BRIDGEWATER LN  | PEREZ PEDRO A               |
|              | 68             | 4623 BRIDGEWATER LN  | PALOMO GALDINO JR           |
|              | 69             | 4629 BRIDGEWATER LN  | PESQUERA RALENE JENKINS     |
|              | 70             | 4635 BRIDGEWATER LN  | AVINA JOSE D &              |
|              | 71             | 4647 BRIDGEWATER LN  | ESCAMILLA FELIX JR          |
|              | 72             | 4653 BRIDGEWATER LN  | ESCAMILLA JIMMY             |
|              | 73             | 4659 BRIDGEWATER LN  | ANGIES REALTY INC           |
|              | 74             | 4665 BRIDGEWATER LN  | ROBLEDO FRANCISCO           |
|              | 75             | 4674 OLD SPANISH TRL | VARGAS LUIS R               |
|              | 76             | 4668 OLD SPANISH TRL | CASAREZ MARY                |
|              | 77             | 4662 OLD SPANISH TRL | MORALES MARISOL & MARLON    |
|              | 78             | 4656 OLD SPANISH TRL | VAZQUEZ ISMAEL & ELIA       |
|              | 79             | 4650 OLD SPANISH TRL | ARRANT JANIS LYNN           |
|              | 80             | 4644 OLD SPANISH TRL | CIGARROA ROSA MARIA &       |
|              | 81             | 4632 OLD SPANISH TRL | SALGADO RECARDO & MARIA     |
|              | 82             | 4639 RIDGE POINT DR  | ZAPATA NORA R               |
|              | 83             | 4645 RIDGE POINT DR  | CASTILLO PACHECO & NORMA    |
|              | 84             | 4651 RIDGE POINT DR  | CASTILLO PACHECO & NORMA    |
|              | 85             | 4657 RIDGE POINT DR  | DE LA CRUZ ROSARIO          |
| O            | 86             | 4663 RIDGE POINT DR  | KHAMPHANHOTH BOUNLOTH &     |
|              | 87             | 4669 RIDGE POINT DR  | ESTRADA ALEJANDRO BUENDIA & |
|              | 88             | 4677 RIDGE POINT DR  | CARDONA MARIA               |

08/18/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>       | <i>Owner</i>                               |
|--------------|----------------|----------------------|--------------------------------------------|
|              | 89             | 4687 RIDGE POINT DR  | GAINER IRVIN LEE                           |
|              | 90             | 4693 RIDGE POINT DR  | BARBOSA ANTONIO                            |
|              | 91             | 4619 OLD SPANISH TRL | RAMIREZ MARGARITO & ELIA                   |
|              | 92             | 4625 OLD SPANISH TRL | GONZALES RAYMOND                           |
|              | 93             | 4631 OLD SPANISH TRL | RIOS NEYRA A                               |
|              | 94             | 4637 OLD SPANISH TRL | MARIN HUMBERTO M                           |
|              | 95             | 4651 OLD SPANISH TRL | MAREZ LOIS G                               |
|              | 96             | 4661 OLD SPANISH TRL | MITCHELL FRED A                            |
|              | 97             | 4667 OLD SPANISH TRL | Taxpayer at                                |
|              | 98             | 4673 OLD SPANISH TRL | HERNANDEZ WILLIAM L &                      |
|              | 99             | 4654 CEDAR TONE DR   | GAMBOA JOYCE                               |
|              | 100            | 4650 CEDAR TONE DR   | ALVARADO VICTORIA LIFE ESTATE              |
|              | 101            | 4644 CEDAR TONE DR   | AGUILAR CELSO                              |
|              | 102            | 4640 CEDAR TONE DR   | DOLEHITE JUDITH R KING                     |
|              | 103            | 4634 CEDAR TONE DR   | CIGARROA ROSA M & CARLOS CIGARROA          |
|              | 104            | 4628 CEDAR TONE DR   | GONZALES NASARIO JR                        |
|              | 105            | 4622 CEDAR TONE DR   | REED ROY L                                 |
|              | 106            | 4616 CEDAR TONE DR   | CIGARROA CARLOS & ROSA                     |
|              | 107            | 4628 BAYVIEW DR      | TORRES JOSE &                              |
|              | 108            | 4622 BAYVIEW DR      | RODGERS CHERYL                             |
|              | 109            | 4616 BAYVIEW DR      | LOPEZ GUSTAVO E                            |
|              | 110            | 1607 WESTERN PARK DR | PITTS JOSEPH L                             |
|              | 111            | 1615 WESTERN PARK DR | DE ANDA JUAN MANUEL                        |
| O            | 112            | 1619 WESTERN PARK DR | HOGAN JOHN W                               |
|              | 113            | 1623 WESTERN PARK CT | NILAND BARBARA SUE                         |
|              | 114            | 1627 WESTERN PARK CT | LEAL FIDEL SILVA &                         |
|              | 115            | 1631 WESTERN PARK CT | CALLAHAN JOHN WILLIAM                      |
|              | 116            | 1635 WESTERN PARK CT | SANCHEZ AURIA MARTA                        |
|              | 117            | 1639 WESTERN PARK CT | LOAIZA CESAR                               |
|              | 118            | 1643 WESTERN PARK CT | JARAMILLO SOCORRO C                        |
|              | 119            | 1647 WESTERN PARK CT | TOWNSEND CHERI ELAINE & GARY LYNN TOWNSEND |

08/18/2021

| <b>Reply</b> | <b>Label #</b> | <b>Address</b>  | <b>Owner</b>                   |
|--------------|----------------|-----------------|--------------------------------|
| 120          | 1651           | WESTERN PARK CT | CALDERA CECILIA &              |
| 121          | 1655           | WESTERN PARK CT | BARAJAS GUADALUPE              |
| 122          | 1659           | WESTERN PARK DR | BAKER JENNIFER                 |
| 123          | 1663           | WESTERN PARK DR | BANDA EDITH                    |
| 124          | 1669           | WESTERN PARK DR | RAMOS ANTONIO &                |
| 125          | 4615           | CEDAR TONE DR   | Taxpayer at                    |
| 126          | 4621           | CEDAR TONE DR   | MEDINA SALVADOR &              |
| 127          | 4633           | CEDAR TONE DR   | RUBALCAVA MARIA DELORES        |
| 128          | 4639           | CEDAR TONE DR   | RICO LUIS                      |
| 129          | 4645           | CEDAR TONE DR   | SALAZAR ALDO M & MEDEA J       |
| 130          | 4653           | CEDAR TONE DR   | GONZALEZ ADOLFO & MARIA C      |
| 131          | 4633           | BAYVIEW DR      | PINEDA VIVIAN E                |
| 132          | 4627           | BAYVIEW DR      | CAZARES MARIO I & IRMA R       |
| 133          | 4621           | BAYVIEW DR      | MALDONADO SALVADOR             |
| 134          | 4607           | BAYVIEW DR      | FRAIRE ABIMAEI                 |
| 135          | 1544           | WESTERN PARK DR | ALVAREZ MIGUEL &               |
| 136          | 1550           | WESTERN PARK DR | GARCIA JESSIE                  |
| 137          | 1606           | WESTERN PARK DR | CIGARROA CARLOS                |
| 138          | 2355           | DUNCANVILLE RD  | Dallas ISD                     |
| 139          | 4687           | TIMBER WOOD DR  | SILVA MANUEL R LIFE ESTATE     |
| 140          | 4681           | TIMBER WOOD DR  | GONZALEZORTIZ JOSE JESUS &     |
| 141          | 4677           | TIMBER WOOD DR  | CORONADO TERESA & JOHN PAUL    |
| 142          | 4671           | TIMBER WOOD DR  | LEIJAMEDINA AZAEL              |
| 143          | 4667           | TIMBER WOOD DR  | MANRIQUE JULIO                 |
| 144          | 4661           | TIMBER WOOD DR  | RENDON EDNA & ISMAEL           |
| 145          | 4657           | TIMBER WOOD DR  | VIGIL EDILBERTO                |
| 146          | 4688           | TIMBER WOOD DR  | RIVERA DAVID ALEJANDRO         |
| 147          | 4682           | TIMBER WOOD DR  | BLAKE MICHELLE IVETTE GARCIA & |
| 148          | 4678           | TIMBER WOOD DR  | CONTRERAS JUANITA LF EST       |
| 149          | 4672           | TIMBER WOOD DR  | AYALA MIGUEL A &               |
| 150          | 4668           | TIMBER WOOD DR  | WHITE MYRTLE & WILLIAM         |

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|--------------|----------------|----------------|----------------------|----------------------------------------|
|              | 151            | 4662           | TIMBER WOOD DR       | TORRES RODOLFO R EST OF                |
|              | 152            | 4667           | SILVER LAKE DR       | ROBALINO GRACIELA                      |
|              | 153            | 4671           | SILVER LAKE DR       | SOUTHAMMAVONG KAM                      |
|              | 154            | 4677           | SILVER LAKE DR       | KHOUTHONG KOM                          |
|              | 155            | 4681           | SILVER LAKE DR       | PHAXAY KOU I & KHAMPHOUK               |
|              | 156            | 4687           | SILVER LAKE DR       | SAYSANASONGKHAM SONEKHAM               |
|              | 157            | 1548           | KNOXVILLE ST         | Taxpayer at                            |
|              | 158            | 1408           | SHEFFIELD ST         | DNGC MEMBER CLUB INC                   |
|              | 159            | 1402           | SHEFFIELD ST         | ALCALA RAYMOND C                       |
|              | 160            | 1409           | CHARLOTTE ST         | 1515 LAND LLC                          |
|              | 161            | 2200           | S WALTON WALKER BLVD | CAMBRIDGE CAPITAL CORP ASSOCIATION INC |
|              | 162            | 4710           | W ILLINOIS AVE       | TEMPLO DE ALABANZA                     |
|              | 163            | 4800           | W ILLINOIS AVE       | CREST AT ILLNOIS LLC                   |
|              | 164            | 1531           | DUNCANVILLE RD       | MARIPOSA VILLAS PPTY OWNER LLC         |
|              | 165            | 4732           | W ILLINOIS AVE       | LBU HOLDINGS INC                       |
|              | 166            | 4830           | W ILLINOIS AVE       | JETER ILLINOIS PROPERTY LLC            |
|              | 167            | 4815           | W ILLINOIS AVE       | Taxpayer at                            |
|              | 168            | 4820           | W ILLINOIS AVE       | FIREBRAND PROPERTIES LP                |
|              | 169            | 2410           | DUNCANVILLE RD       | DALLAS ALISHAH                         |
|              | 170            | 4970           | W ILLINOIS AVE       | KA INVESTMENT INC                      |
|              | 171            | 4950           | W ILLINOIS AVE       | KULSOOM ENTERPRISES INC                |
|              | 172            | 5125           | MIMI CT              | SIGALA EFRAIN                          |
|              | 173            | 5121           | MIMI CT              | MATA BRENDA B                          |
|              | 174            | 5119           | MIMI CT              | CONTRERAS DORALEE G                    |
|              | 175            | 5115           | MIMI CT              | ZHANG HAOYANG &                        |
|              | 176            | 5111           | MIMI CT              | VASQUEZ MIKE R &                       |
|              | 177            | 5107           | MIMI CT              | MARQUEZ BENERANDA &                    |
|              | 178            | 5103           | MIMI CT              | SUSTAITA JAVIER                        |
|              | 179            | 2508           | TEALMONT TRL         | GARCIA SALVADOR & MARTHA A             |
|              | 180            | 2512           | TEALMONT TRL         | PINEDA FLOR                            |
|              | 181            | 2516           | TEALMONT TRL         | FLORES ODILIA E                        |

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|--------------|----------------|----------------|----------------------------|
| 182          | 2520           | TEALMONT TRL   | RODRIGUEZ WILLIAM          |
| 183          | 2524           | TEALMONT TRL   | PERSON GLENN L             |
| 184          | 2528           | TEALMONT TRL   | MORENO MARISELA            |
| 185          | 2532           | TEALMONT TRL   | ECHEVERRIA JUAN            |
| 186          | 5110           | MIMI CT        | REYES FIDEL A              |
| 187          | 5114           | MIMI CT        | LUM STEVEN REVOCABLE TRUST |
| 188          | 5118           | MIMI CT        | VARGAS ALBINO &            |
| 189          | 5122           | MIMI CT        | RAMIREZ RAUL & OLGA        |
| 190          | 5126           | MIMI CT        | BARRIENTOS MARIA O &       |
| 191          | 5119           | ABUELO CT      | RODRIGUEZ ALFONSO & ANNA M |
| 192          | 5115           | ABUELO CT      | WOOD DAVID WAYNE           |
| 193          | 5111           | ABUELO CT      | RAMIREZ ELVIA              |
| 194          | 4810           | W ILLINOIS AVE | Taxpayer at                |