

FILE NUMBER: Z-26-000028

DATE FILED: February 25, 2026

LOCATION: Bounded by University Boulevard, Inwood Road, Wateka Drive, and Robin Road, and on the northwest corner of University Boulevard and Inwood Road

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 2.6 acres

CENSUS TRACT: 48113007102

REPRESENTATIVE: Jennifer Hiromoto / Buzz Urban Planning

OWNER/APPLICANT: David Harden / Albertsons

REQUEST: An application for an amendment to Tracts 1 and 2 within Planned Development District No. 814.

SUMMARY: The purpose of the request is to amend the Planned Development District conditions to allow upgrades to parking lot lighting and to add a new Exhibit establishing lighting standards.

STAFF RECOMMENDATION: Approval, subject to amended lighting exhibit and amended conditions.

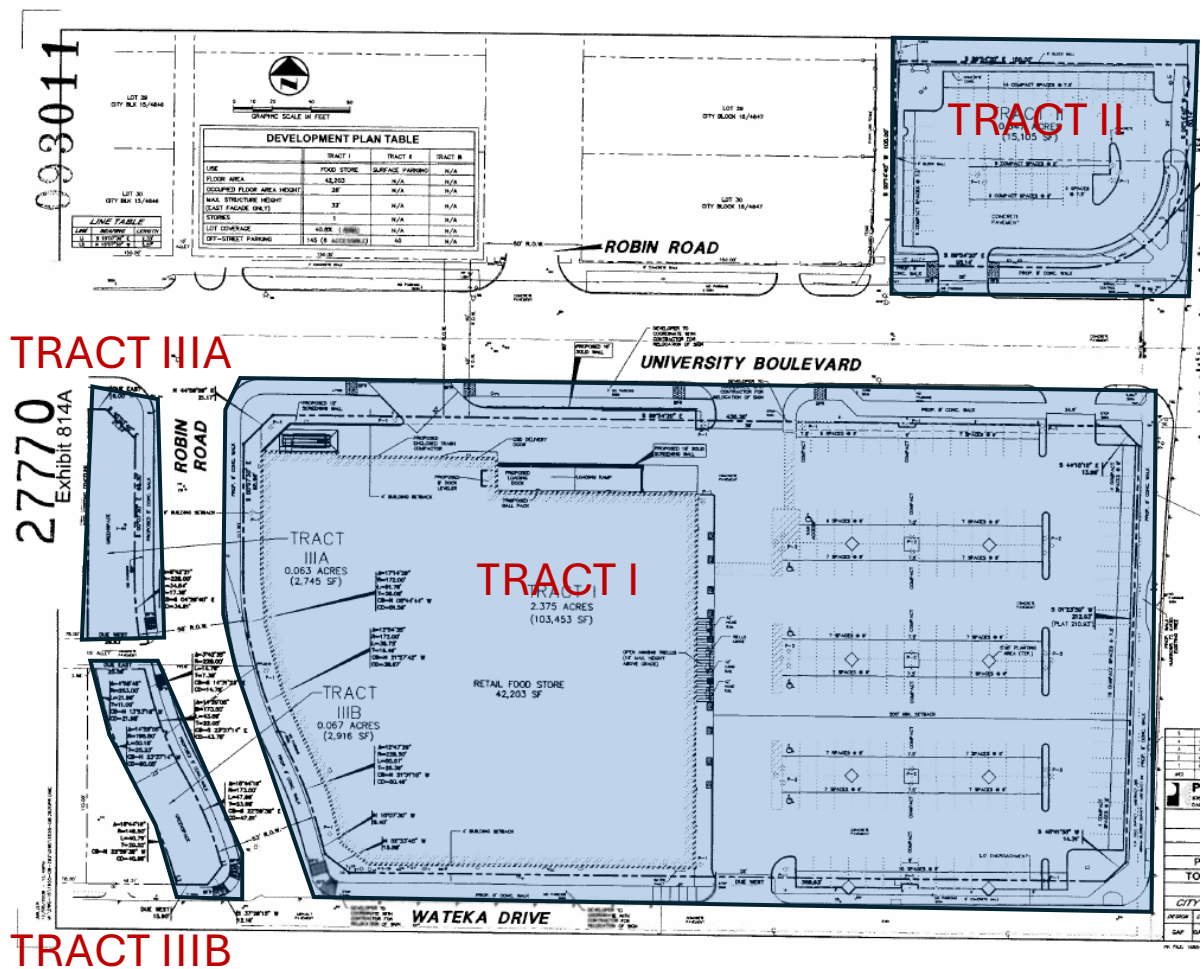
CPC RECOMMENDATION: Approval, subject to amended lighting exhibit and amended conditions.

Planned Development District 814:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=814>

BACKGROUND INFORMATION:

- Planned Development District 814 was established on December 9, 2009, and consists of four tracts: Tract I permits general merchandise or food store uses greater than 3,500 square feet, along with a temporary pharmacy and a financial institution without a drive-in window; Tract II permits surface parking; and Tracts IIIA and IIIB permit R-7.5(A) Single Family District uses.
- The request proposes amendments to the regulations for Tracts I and II.
- Tract I is developed with a general merchandise or food store uses greater than 3,500 square feet (Tom Thumb), constructed in 2010 per DCAD records (2.37 acres), while Tract II is currently used for surface parking (15,105 square feet).
- The purpose of the request is to amend the PD conditions to allow upgrades to parking lot lighting for Tract I (general merchandise or food store uses greater than 3,500 square feet) and Tract II (surface parking), and to add a new exhibit establishing lighting standards.



Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
University Boulevard	Community Collector	60'
Inwood Road	Principal Arterial	100'
Wateka Drive	Local Street	-
Robin Road	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

None.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

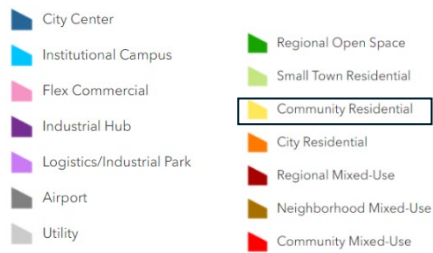
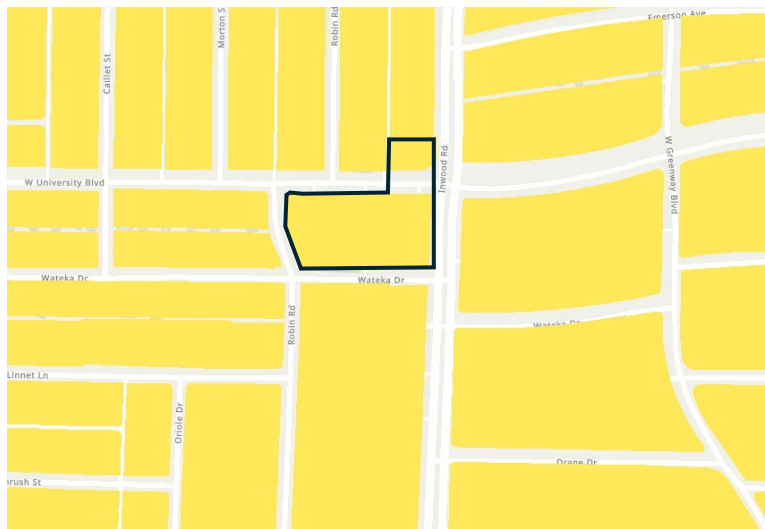
The subject site is located within the Community Residential Placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and

enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

Given the limited scope of the request that does not propose changes to permitted uses, density, or overall development intensity, but rather focuses on operational and site improvements, the proposal is generally consistent with the intent of the Community Residential placetype to support neighborhood-serving uses while maintaining compatibility with surrounding areas.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Land Use

	Zoning	Land Use
Site	PD 814, Tract I & Tract II	General merchandise or food store uses greater than 3,500 square feet, Surface parking
North	PD 67 Tract 4, TH-3(A), MF-2(A)	Single family, Duplex, Multifamily
West	PD 67 Tract 4	Single family
South	TH-2(A), R-10(A)	Duplex, Single family

East	R-7.5(A), CD-10	Single family
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Land Use Compatibility:

The subject site is located within Planned Development District 814, Tracts I and II, and is currently developed with a general merchandise or food store use greater than 3,500 square feet and associated surface parking.

The surrounding area is primarily characterized by a mix of single-family, duplex, and multifamily residential uses. Properties to the north are zoned PD 67, Tract 4, TH-3(A), and MF-2(A) and include single-family, duplex, and multifamily residential uses. Properties to the west are zoned PD 67, Tract 4 and are developed with single-family uses. To the south, properties are zoned TH-2(A) and R-10(A) and include duplex and single-family uses. To the east, properties are zoned R-7.5(A) and CD-10 and are developed with single-family uses.

The request is limited to amendments to development standards related to parking lot lighting for Tracts I and II and does not propose changes to permitted uses, building intensity, or site layout. As such, the existing use of the site as a neighborhood-serving commercial development with associated parking will remain unchanged, and the request is not expected to alter its compatibility with the surrounding residential development pattern.

However, the proposed increase in lighting pole heights may raise potential concerns regarding light spillover into adjacent residential properties. As such, the proposed lighting standards should be carefully evaluated to ensure that impacts to nearby residential uses are minimized and that appropriate measures, such as shielding or downward-directed lighting, are incorporated to maintain compatibility.

Development Standards:

The request does not propose any changes to the underlying development standards or permitted land uses for the site. The property will continue to be developed and regulated as a general merchandise or food store use greater than 3,500 square feet, and those standards are already established and considered appropriate for the surrounding context. As such, development intensity, height, setbacks, and land use compatibility are effectively settled and are not a focus of this amendment, which is limited solely to modifications to the light regulations.

Parking:

Pursuant to the standards of Planned Development District 814, off-street parking and loading requirements are governed by Section 51P-814.109. For a general merchandise or food store greater than 3,500 square feet, a minimum of 185 off-street parking spaces

must be provided as shown on the development plan. For purposes of this section, Tracts I and II are considered one lot. For uses not specifically addressed, the off-street parking and loading requirements of Division 51A-4.200 of the Dallas Development Code apply.

The request does not propose any changes to the existing parking requirements, ratios, or layout. The proposed amendments are limited to modifications to development standards related to parking lot lighting, therefore, the existing parking provisions remain unchanged.

Lighting:

The purpose of the request is to amend the lighting standards in Planned Development District 814 to allow upgrades to parking lot lighting for Tract I and Tract II, and to establish revised lighting standards through a new exhibit.

Under the existing standards, lighting is generally limited to lower pole heights across the site. The proposed amendments differentiate between perimeter and interior lighting conditions and introduce increased flexibility for interior parking areas. Specifically, perimeter and Tract II lighting would be limited to a maximum pole height of 16 feet, while interior parking lot lighting within Tract I would be permitted to increase up to 20 feet in height, as shown on the site lighting exhibit B.

In addition, the revised standards require that all light fixtures be directed downward in accordance with the Dallas Development Code to minimize light spillover and maintain compatibility with surrounding residential uses.

Landscaping:

The amendment does not propose any changes to the existing landscaping regulations. Landscaping will continue to be governed by the established standards of PD 814.

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 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "B" MVA area.

List of Officers

Randall's Food Markets, Inc.
Albertson's Companies

Susan Morris, CEO
Sharon McCollam, President
Anuu Dhanda, Executive Vice President
Rob Backus, Executive Vice President
Michelle Larson, Executive Vice President
Tom Moriarty, Executive Vice President
Evan Rainwater, Executive Vice President
Jennifer Saenz, Executive Vice President
Mike Withers, Executive Vice President
Carl Hunington, President Southwest Division
David P. Hardin, Director Field Real Estate

CPC Action
APRIL 23, 2026

Motion: It was moved to recommend **approval** of an amendment to Tracts 1 and 2 within Planned Development District No. 814, subject to amended lighting exhibit and amended conditions, on property bounded by University Boulevard, Inwood Road, Wateka Drive, and Robin Road, and on the northwest corner of University Boulevard and Inwood Road.

Maker: Hampton
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Koonce,
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 1 - Franklin
Vacancy: 1 - District 4

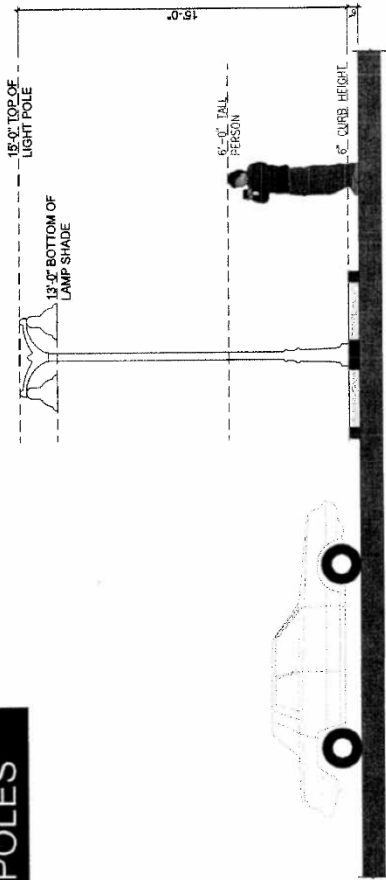
Notices: Area: 500 Mailed: 162
Replies: For: 7 Against: 0

Speakers: None

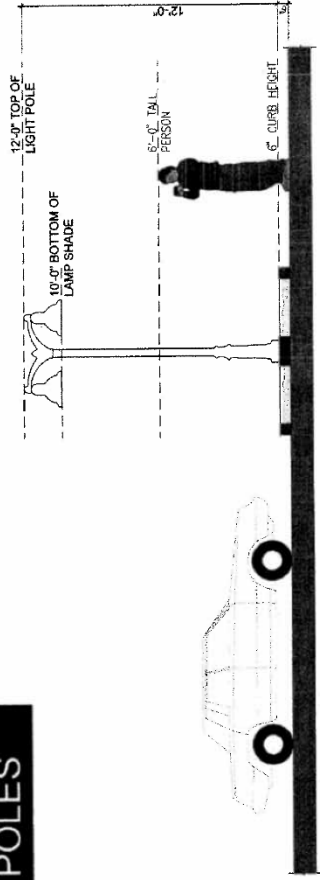
Existing Site Lighting Illustration, Exhibit 814 B

Planned Development
District No. 814

15' POLES



12' POLES



SITE LIGHTING EXHIBIT

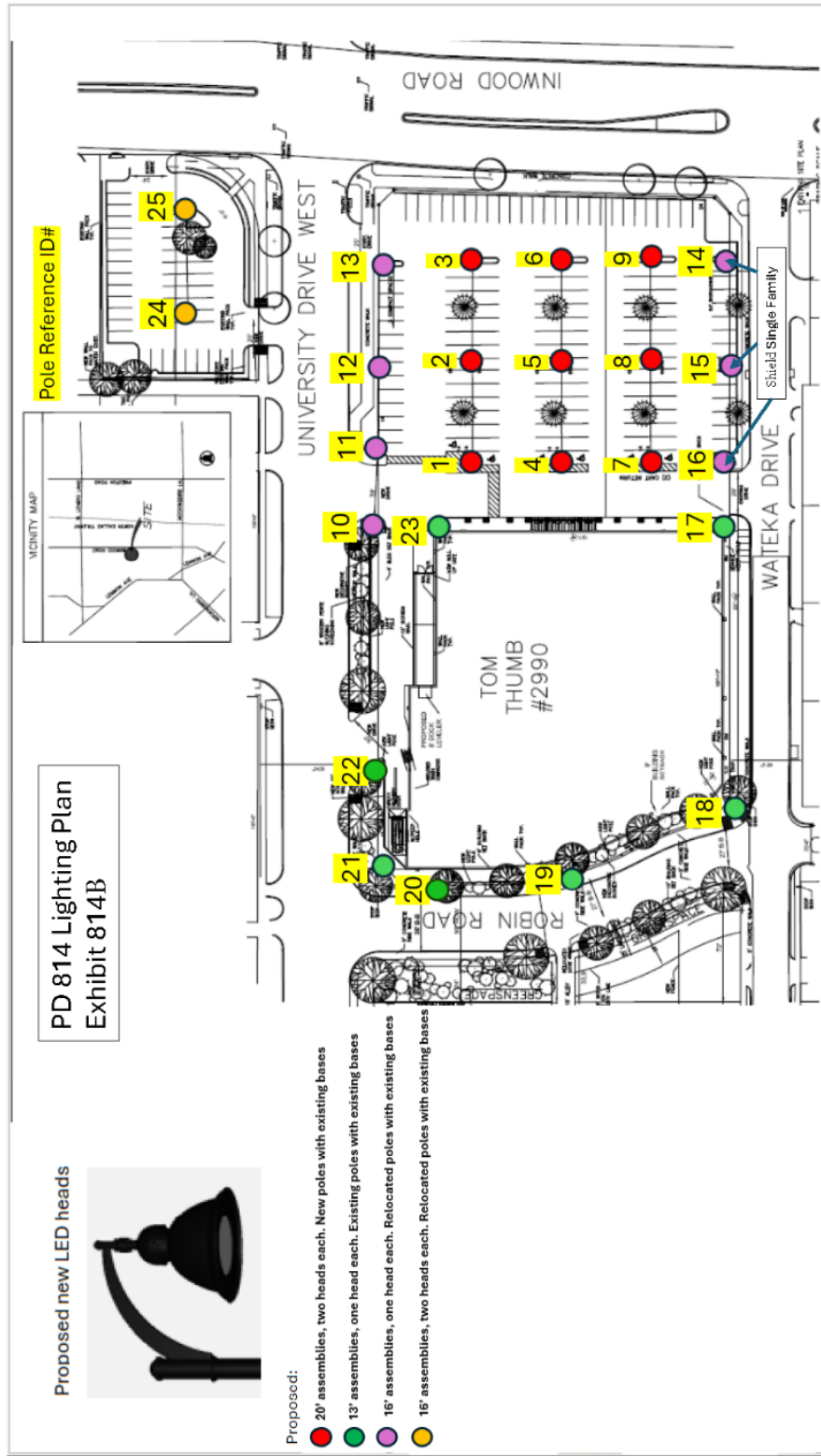
2009-277 (28)

093011

27770
Exhibit 814B

TOM THUMB #2990

Proposed Site Lighting Illustration, Exhibit 814 B



**Proposed PD Conditions
ARTICLE 814.**

PD 814.

SEC. 51P-814.101. LEGISLATIVE HISTORY.

PD 814 was established by Ordinance No. 27770, passed by the Dallas City Council on December 9, 2009. (Ord. 27770)

SEC. 51P-814.102. PROPERTY LOCATION AND SIZE.

PD 814 is established on property generally bounded by University Boulevard, Inwood Road, Wateka Drive, and both sides of Robin Road. The size of PD 814 is approximately 2.91 acres. (Ord. 27770)

SEC. 51P-814.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article TEMPORARY PHARMACY means a retail use that sells prescription and over-the-counter medication and related items while a general merchandise or food store greater than 3,500 square feet is under construction.

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

(c) Tracts I and II are considered to be nonresidential zoning districts. Tracts IIIA and IIIB are considered to be residential zoning districts. (Ord. 27770)

SEC. 51P-814.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 814A: development plan.
- (2) Exhibit 814B: site lighting illustration.
- (3) Exhibit 814C: landscape plan. (Ord. 27770)

SEC. 51P-814.105. DEVELOPMENT PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the development plan (Exhibit 814A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a temporary pharmacy use, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27770)

SEC. 51P-814.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Tract I.

- General merchandise or food store greater than 3,500 square feet. *[Limited to a food store].*
- Temporary pharmacy. *[Must be removed from the Property prior to a general merchandise or food store greater than 3,500 square feet opening for business.]*
- Financial institution without drive-in window. *[Must be located in a building housing a general merchandise or food store greater than 3,500 square feet. Cannot have a separate external entrance or exit from the general merchandise or food store greater than 3,500 square feet.]*

(2) Tract II.

- Surface parking.

(3) Tracts IIIA and IIIB. The only main uses permitted are those main 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 Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only 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 district; etc. (Ord. 27770)

SEC. 51P-814.107. ACCESSORY USES.

(a) Except as provided in this section, accessory uses are not permitted.

- (b) Drug sales are permitted as an accessory use to the main use on Tract I. (Ord. 27770)

SEC. 51P-814.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard.

(1) Except as provided in this subsection, in Tract I, minimum front yard on University Boulevard is four feet.

(2) Except as provided in this subsection, in Tract I, minimum front yard on Inwood Road is 200 feet.

(3) Except as provided in this subsection, in Tract I, minimum front yard on Wateka Drive is four feet.

(4) Except as provided in this subsection, in Tract I, minimum front yard on Robin Road is nine feet.

(5) For a temporary pharmacy in Tract I, minimum front yard on University Boulevard is 30 feet.

(6) For a temporary pharmacy in Tract I, minimum front yard on Inwood Road is five feet.

(c) Floor area.

(1) In Tract I, maximum floor area is 42,203 square feet, of which a maximum 600 square feet is permitted for a financial institution without drive-in window.

(2) In Tract I, maximum floor area for a temporary pharmacy is 1,500 square feet.

(d) Height. In Tract I, maximum structure height is 28 feet, except that a parapet wall architectural feature along the eastern facade may extend to a maximum structure height of 32

feet.

(e) Lot coverage. In Tract I, maximum lot coverage is 41 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

(g) Stories. In Tract I, maximum number of stories above grade is one. (Ord. 27770)

SEC. 51P-814.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a general merchandise or food store greater than 3,500 square feet, 185 off-street parking spaces must be provided as shown on the development plan.

(c) For purposes of this section, Tracts I and II are considered one lot.

(d) Seven-and-one-half-foot-wide stalls may constitute more than 35 percent of the required parking and must be provided in the locations shown on the development plan. (Ord. 27770)

SEC. 51P-814.110. LIGHTING.

(a) Perimeter and Tract 2 light standards may not exceed a maximum pole height of 12 16 feet and maximum height to the bottom of the fixture of 10 feet, as shown on the site lighting illustration (Exhibit 814B).

(b) Interior Tract 1 parking lot light standards, located between the front façade and Inwood Road may not exceed a maximum pole height of 15 20 feet and a maximum height to the bottom of the fixture of 13 feet, as shown on the site lighting illustration.

(c) Light standards must be erected in the locations shown on the development lighting plan (Exhibit 814B). Light fixtures must be pointed downward in addition to the requirements of 51A-4.301(e)(2)(C).

SEC. 51P-814.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27770)

SEC. 51P-814.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) General merchandise or food store greater than 3,500 square feet. Prior to the issuance of a certificate of occupancy for a general merchandise or food store greater than 3,500 square feet, landscaping must be provided as shown on the landscape plan (Exhibit 814C). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Temporary pharmacy. For a temporary pharmacy use, no landscape plan is required.

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

(e) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to

immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right- of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 27770)

SEC. 51P-814.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non- business zoning districts in Article VII.

(b) In Tract I, a maximum of five attached signs are permitted on the eastern facade of the main structure. The maximum effective area is:

- (1) One sign with a maximum of 52 square feet of effective area.
- (2) One sign with a maximum of 50 square feet of effective area.
- (3) One sign with a maximum of 250 square feet of effective area.
- (4) One sign with a maximum of 70 square feet of effective area.
- (5) One sign with a maximum of 25 square feet of effective area.

(c) Detached signs are prohibited.

(d) Signage is prohibited on any fenestration. (Ord. 27770)

SEC. 51P-814.114. ADDITIONAL PROVISIONS.

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

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

(c) Deliveries for the general merchandise or food store greater than 3,500 square feet are only permitted between 6:00 a.m. and 9:00 p.m., Monday through Sunday. (Ord. 27770)

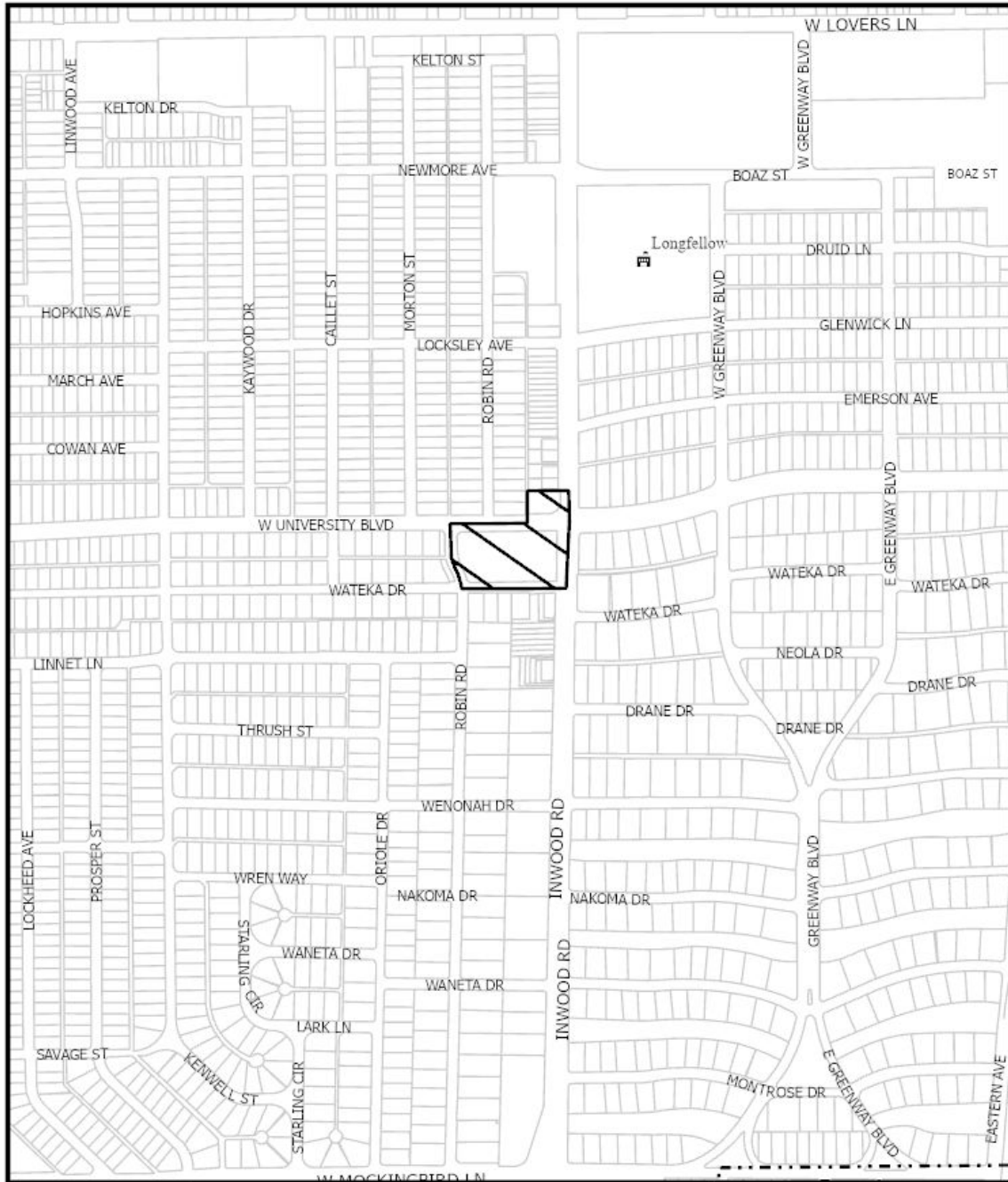
SEC. 51P-814.115. COMPLIANCE WITH CONDITIONS.

(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 to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27770)

~~SEC. 51P-814.116. ZONING MAP.~~

~~PD 814 is located on Zoning Map Nos. G-6 and G-7. (Ord. 27770)~~

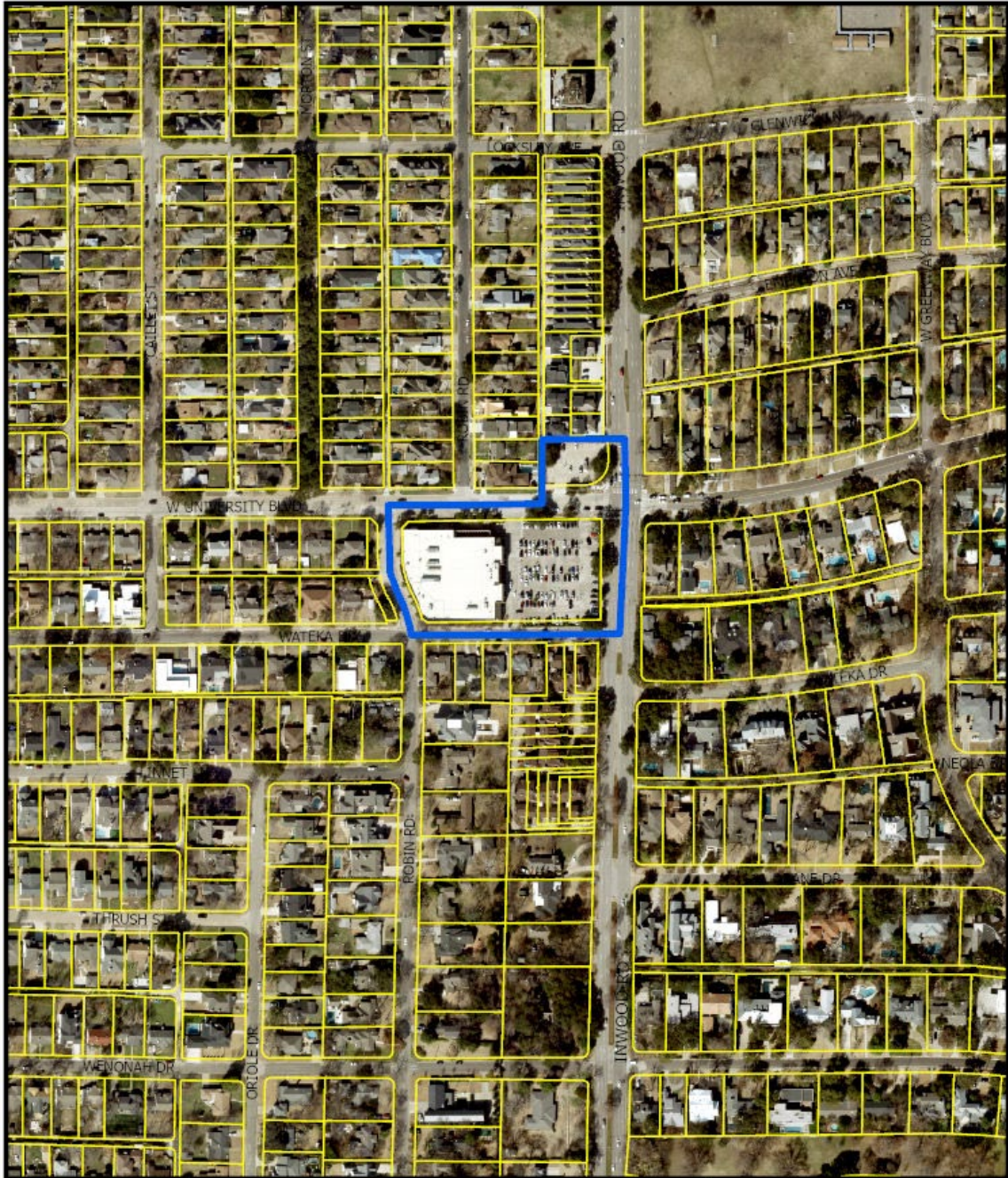


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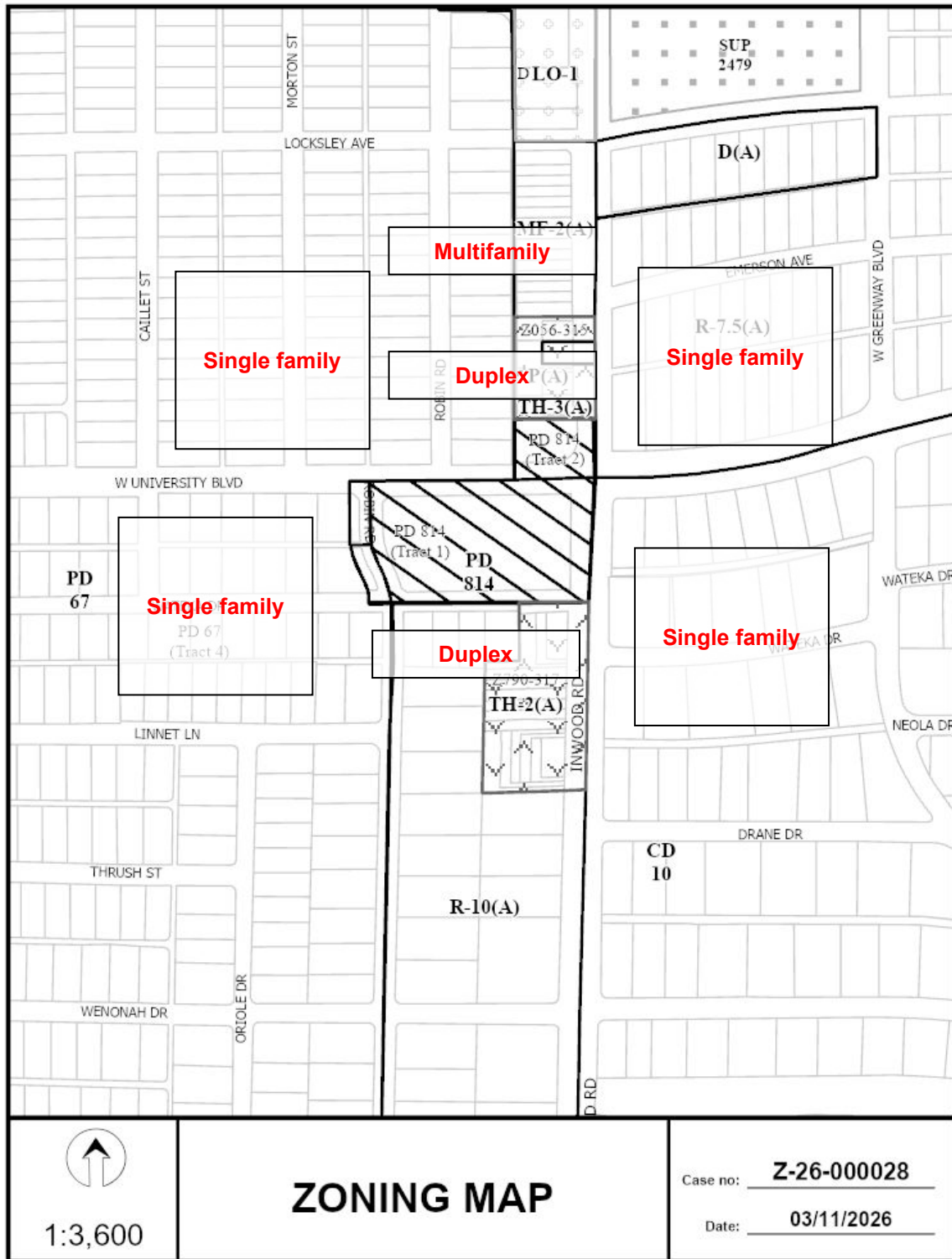
VICINITY MAP

Case no: **Z-26-000028**

Date: **03/11/2026**



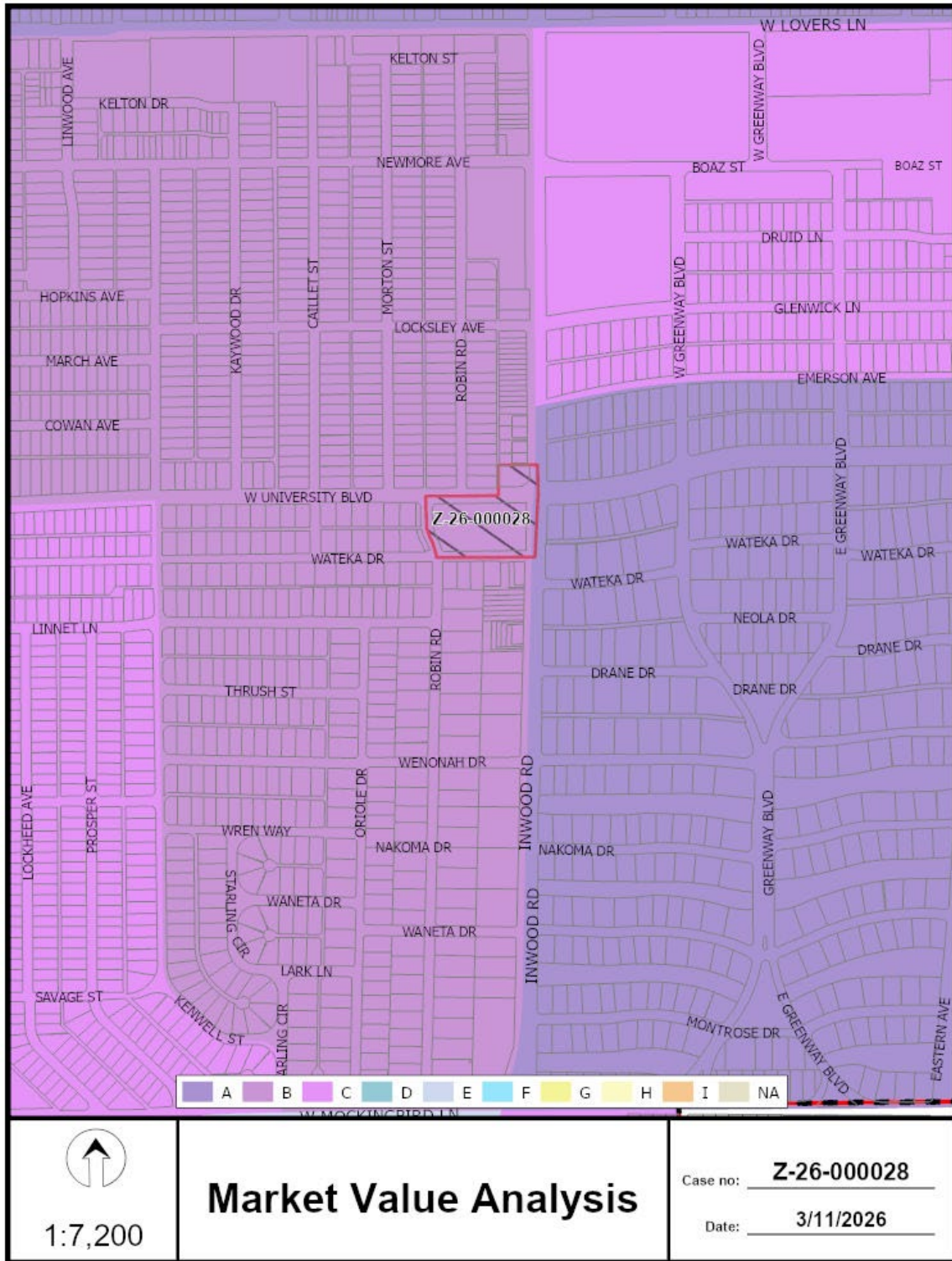
 1:3,600	<h2>AERIAL MAP</h2>	Case no: <u>Z-26-000028</u> Date: <u>03/11/2026</u>
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1:3,600

ZONING MAP

Case no: **Z-26-000028**
Date: **03/11/2026**





162	Property Owners Notified (169 parcels)
7	Replies in Favor (7 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
4/23/2026	Date

Z-26-000028
CPC



1:3,600

04/22/2026

Reply List of Property Owners***Z-26-000028******162 Property Owners Notified 7 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7207 INWOOD RD	RANDALLS FOOD & DRUGS LP
	2	7255 INWOOD RD	FORD ROBERT KYLE & CARRIE L
	3	7315 MORTON ST	SCHMIDT ALEXANDER &
	4	7311 MORTON ST	BROWN JULIA MAE LIVING TRUST
	5	7307 MORTON ST	REED REVOCABLE LIVING TRUST THE
	6	7303 MORTON ST	FLETCHER MELODY CLARK &
	7	7219 MORTON ST	SIMS KIMBERLY L
	8	7215 MORTON ST	GIBSON JERRY &
	9	7211 MORTON ST	PRELOW JOSIAS EST OF
	10	7207 MORTON ST	NICEWANDER JENNIFER
	11	7203 MORTON ST	SMITH JESSICA
	12	7302 CAILLET ST	STREIFF INVESTMENTS LLC
	13	7218 CAILLET ST	SMITH ELMER J
	14	7214 CAILLET ST	JONES EDGAR JR
	15	7210 CAILLET ST	BURFORD FRANKIE WAYNE
	16	7206 CAILLET ST	WIKE DOUGLAS & PAMELA
	17	7202 CAILLET ST	MOTLEY CAPITAL LLC
	18	7407 ROBIN RD	BIRD STREET THREE LLC
	19	7403 ROBIN RD	BATSON DANIEL B REVOCABLE
	20	7319 ROBIN RD	JOHNSTON JON JEFFREY & MARYBETH F
	21	7315 ROBIN RD	VOLTMANN ROBERT ARTHUR &
	22	7311 ROBIN RD	CARR REGGIE
	23	7307 ROBIN RD	ELIN YEVGENY & KRISTINA
	24	7303 ROBIN RD	WEST MICHAEL D &
	25	7219 ROBIN RD	ROBERTSON ZACHARY M & MATTHEW
	26	7215 ROBIN RD	LESZINSKI SLAWOMIR

04/22/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	7211 ROBIN RD	CALLAHAN CURTIS L
	28	7207 ROBIN RD	GONZALES MICHAEL E &
	29	7203 ROBIN RD	STEWART BRIAN &
	30	7310 MORTON ST	MCLOCHLIN JOHN COLLIN
	31	7306 MORTON ST	LEGGETT CAMERON MILLS &
	32	7302 MORTON ST	GOBLIRSCH HELEN F
	33	7218 MORTON ST	GROVER LORRAIN THEOLA
	34	7214 MORTON ST	BONILLA JUAN PABLO &
	35	7210 MORTON ST	HANNAH JOHN JR
	36	7206 MORTON ST	PLUMLEE DANIEL L JR & MORGAN S
	37	7202 MORTON ST	Taxpayer at
	38	7410 ROBIN RD	FRIERSON ALNEDA
	39	7402 ROBIN RD	BJ & BIG BABY TRUST
	40	7318 ROBIN RD	HENDERSON BOBBIE J
	41	7314 ROBIN RD	NIDUMOLU VIJAY &
	42	7310 ROBIN RD	BROWN KAY FRANCES
	43	7306 ROBIN RD	FOSTER BILLY WAYNE ETUX
	44	7302 ROBIN RD	J C LEASING LLP
	45	7218 ROBIN RD	DUROJAIYE HELEN
	46	7214 ROBIN RD	JORDAN STEPHEN PIERCE
	47	7210 ROBIN RD	FAVER PATRICK
	48	7206 ROBIN RD	OLERIO HOMES LLC
	49	7202 ROBIN RD	WILLIAM ARNOLD WHITE JR
O	50	5304 EMERSON AVE	OTTO ERIC EDWARD
	51	5310 EMERSON AVE	MANGRUM OLIVIA & COLLIN
	52	5314 EMERSON AVE	1994 GST EXEMPTION TRUST
	53	5320 EMERSON AVE	MANFREDINI CHRISTOPHER & JANSEN &
	54	5324 EMERSON AVE	LOEWEN BRENT
	55	5330 EMERSON AVE	EW LIVING TRUST
	56	5334 EMERSON AVE	KELLEY CHRISTIANA MARIE
	57	5339 W UNIVERSITY BLVD	BLASKOVICH MARK W

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	58	5335 W UNIVERSITY BLVD	KELLER JON K
	59	5329 W UNIVERSITY BLVD	AGGARWAL VIKRAM ADITYA
	60	5325 W UNIVERSITY BLVD	LEGACY CAPITAL HOLDINGS LLC
	61	5319 W UNIVERSITY BLVD	WALHOOD PRESTON STEVEN &
	62	5315 W UNIVERSITY BLVD	GILBERT CHARLES
	63	5311 W UNIVERSITY BLVD	BROOKS GARY
	64	5305 W UNIVERSITY BLVD	OCHOA GEORGE & OLGA TREJO
	65	5036 W UNIVERSITY BLVD	LIU 5036 W UNIVERSITY LLC
	66	5040 W UNIVERSITY BLVD	CB 504042 UNIV LLC
	67	5046 W UNIVERSITY BLVD	ROBERSON C J
	68	5056 W UNIVERSITY BLVD	BROWN SUZANNA L
	69	5058 W UNIVERSITY BLVD	DERVISEVIC BAJRAM &
	70	5104 W UNIVERSITY BLVD	DERVISEVIC BAJRAM & AJDIN
	71	5107 WATEKA DR	HAMMOND PROPERTIES INC
O	72	5061 WATEKA DR	CASHMAN THOM & CAROL
	73	5057 WATEKA DR	SKULMAN WENDY E & GREGORY E
	74	5049 WATEKA DR	BUCKLEY JENNIFER MORELAND &
	75	5043 WATEKA DR	GORDON JOHN
	76	5036 WATEKA DR	WILSON CELIA
	77	5042 WATEKA DR	HEPP RICHARD L JR
	78	5048 WATEKA DR	REDDY SREERAM & ANN FRITSCHKE
	79	5056 WATEKA DR	STRIBLING JAKE MICHAEL &
	80	5060 WATEKA DR	INWOOD LOVERS 1 LLC
	81	5106 WATEKA DR	KERSEY SHAWN WADE &
	82	5202 WATEKA DR	JONES MATTHEW & LEE ANN
	83	5208 WATEKA DR	BROWNING JAMES C &
	84	5214 WATEKA DR	COCHRAN JONATHAN D
	85	5218 WATEKA DR	JACKSON VANESSA H LIFE ESTATE EST OF
	86	7102 ROBIN RD	ZAIDI SHAN & JORDAN

	87	7110	ROBIN RD	WEBSTER WINSTON SCOTT
	88	7006	ROBIN RD	STEWART MATTHEW SHANE &
	89	7014	ROBIN RD	SMITH DAVID
	90	7007	INWOOD RD	KOHANLOO SEDIGHEH
	91	7014	ORIOLE DR	ROBBINS JENNIFER C A
	92	7020	ORIOLE DR	ELEY SCOTT E
	93	5119	LINNET LN	TERRELL BOBBY
	94	5115	LINNET LN	WECHSLER MATTHEW
	95	5111	LINNET LN	GOMBOS ANDREA L
	96	5105	LINNET LN	EASTER AVAN JR
	97	5101	LINNET LN	STONE WILLIAM E III &
	98	5041	LINNET LN	SCHWARTZ ELIZABETH
	99	5338	W UNIVERSITY BLVD	HMR1 LLC
	100	5334	W UNIVERSITY BLVD	MUNGER ROBERT P & SHARON M
	101	5326	W UNIVERSITY BLVD	MATHES MELINDA CHENEY
	102	5322	W UNIVERSITY BLVD	KOPPMAN KATHERINE
	103	5314	W UNIVERSITY BLVD	ZUCKERMAN ERIC N & SOPHIE L
	104	5306	W UNIVERSITY BLVD	COLTRIN OLDHAM TRUST
	105	5302	W UNIVERSITY BLVD	SAMRA JACOB &
	106	5311	WATEKA DR	MAHONEY THOMAS &
	107	5317	WATEKA DR	JOHNSON JARED L & KATHERINE P S
	108	5331	WATEKA DR	BROWN CHARLES S & LISA H
	109	5337	WATEKA DR	BASS ALINE C &
	110	5343	WATEKA DR	OBRIEN NEIL J
	111	7100	INWOOD RD	GREENWAY PARKS HOMEOWNERS
	112	5342	WATEKA DR	BENDER JASON & FLAUREN
	113	5332	WATEKA DR	PILLOW REVOCABLE TRUST THE
	114	5322	WATEKA DR	LAMONT WILLIAM &
	115	5305	DRANE DR	MEMORIAL LANE TRUST THE
	116	5311	DRANE DR	PARVIN TONI MICHELLE
O	117	5317	DRANE DR	WOLCOTT CHARLES W & SUSAN K
O	118	5325	DRANE DR	VAUGHN ROBERT C &
	119	5325	EMERSON AVE	ALTEMORE BROOKE

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	120	5321 EMERSON AVE	GARVEY HOME HOUSTON LLC
	121	5317 EMERSON AVE	BURCH RICHARD BRADLEY
	122	5311 EMERSON AVE	MEHR REAL ESTATE INVESTMENTS LLC
	123	5305 EMERSON AVE	WILLIAMS VERONICA GRACE
	124	7411 INWOOD RD	REECE FAMILY TRUST
	125	7407 INWOOD RD	MILLER BARBARA O
	126	7403 INWOOD RD	HOLGUIN MARGO
	127	7335 INWOOD RD	ROGERS WILLIAM Q & MELISSA M
	128	7331 INWOOD RD	THRESS DOUGLAS BRADLEY &
	129	7327 INWOOD RD	RENNA MARIA
	130	7323 INWOOD RD	RYANCROSLAND LLC
	131	7319 INWOOD RD	EVANS MICHAEL LOREN &
	132	7315 INWOOD RD	MEEK JAMES M & SHARON M
	133	7311 INWOOD RD	HUTCHINSON SUSAN &
	134	7305 INWOOD RD	ESPING WILLIAM P
O	135	7309 INWOOD RD	MCBEE MARK KELLY &
	136	7285 INWOOD RD	BENTLEY PLACE HOMEOWNERS
	137	7295 INWOOD RD	JOSHI FAMILY LIVING TRUST
	138	7265 INWOOD RD	SMALL NEAL CHARLES & CHERYL LYNN
	139	7275 INWOOD RD	VERDEYEN STEPHAN & AMANDA R
	140	7245 INWOOD RD	HU MICHAEL & LISA THUY
	141	5114 W UNIVERSITY BLVD	RANDALLS FOOD & DRUGS LP
	142	5113 WATEKA DR	RANDALLS FOOD & DRUGS LP
	143	7067 INWOOD RD	RAYOME JACK J
	144	7063 INWOOD RD	DUQUESNAY EMERIC &
	145	7055 INWOOD RD	BERGER MARY ELIZABETH
	146	7051 INWOOD RD	HIRSCHLER ALBERT J JR & KATHLEEN J
	147	7047 INWOOD RD	STRONG JENNIFER
	148	7043 INWOOD RD	WELLBORN JULIA &
	149	7039 INWOOD RD	SCHIEBER SHERI DAWN
O	150	7035 INWOOD RD	BERCHENBRITER FLOYD H

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	151	7011 INWOOD RD	DOUGHERTY RON S TR
	152	7015 INWOOD RD	ALDRIDGE RICHARD L
	153	7019 INWOOD RD	BARK STUART & MARY
	154	7023 INWOOD RD	Taxpayer at
	155	7027 INWOOD RD	ARMSTRONG AMY M
	156	7031 INWOOD RD	TRIPPLEHORN DAVID R II
	157	7015 ROBIN RD	WISENBAKER SUSANNAH & MICHAEL
O	158	7011 ROBIN RD	BAXTER JENNIFER
	159	7007 ROBIN RD	SHUMWAYJONES ALEXANDER R &
	160	5321 DRANE DR	NELSON CAROLINE B
	161	5316 WATEKA DR	HART TODD CHRISTOPHER & ZOE DEROPP
	162	5310 WATEKA DR	THACKER BRIAN M &