

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, APRIL 14, 2021

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z201-126(LG)

DATE FILED: November 6, 2020

LOCATION: Southwest corner of Maple Avenue and Medical District Drive

COUNCIL DISTRICT: 2

MAPSCO: 34 U

SIZE OF REQUEST: +/- 25 acres

CENSUS TRACT: 4.01

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

APPLICANT/OWNER: Dallas County Hospital District (Parkland)

REQUEST: An application for a Planned Development District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to create a Planned Development District that will encompass a medical clinic or ambulatory surgical center with surface parking and a parking garage. The PD will allow the applicant (Parkland Hospital) to charge for parking.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION

- The area of request is developed with a medical clinic, parking garage and surface parking for use by employees and visitors to Parkland Hospital, which is situated southwest of the area of request.
- After permits were issued to construct a new parking garage with 1,430 parking spaces, it was determined by the Building Inspections Division of the Department of Sustainable Development and Construction that the use related to charging fees for parking did not exist.
- The applicant is requesting a new planned development district to permit the medical clinic to charge fees for required parking in conjunction with the parking garage.

Zoning History

There has been one new zoning request in the area within the last five years.

1. **Z189-308** An application for the creation of a new subdistrict in Planned Development District No. 663 [under review].

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Maple Avenue	Community Collector	42' / SPCL 4U
Medical District Drive	Community Collector	85' / SPCL 5U

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and has no objections to the applicant's request.

STAFF ANALYSIS

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 request is not directly consistent or inconsistent with the policies outlined in the plan.

Area Plan

The *forwardDallas! Comprehensive Plan* identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stressed the need for an area plan to guide this growth to foster desirable development patterns. This area has been undergoing major changes, with numerous forces are moving development and redevelopment forward in the area. Among these are the expansion of the Medical District as an employment center; new development occurring around the American Airlines Center and Design District activity hubs; transportation improvements including new DART stations which will enhance regional accessibility and influence development patterns; and the Trinity River project and anticipated public and private development associated with it.

The proposed project is consistent with the Stemmons Corridor-Southwestern Medical District Area Plan.

Developmental Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Special Standards	Primary Uses
	Front (min)	Side (min)	Rear (min)				
Existing: IR	15'	30' adj. to res. Other: no min.	30' adj. to res. Other: no min.	200' 15 stories	80%	Residential Proximity Slope	Industrial, wholesale distribution, storage, supporting office and retail
Proposed: New PDD	15'	30' adj. to res. Other: no min.	30' adj. to res. Other: no min.	200' 15 stories	80%	Residential Proximity Slope	Industrial, wholesale distribution, storage, supporting office and retail

Surrounding Land Uses

	Zoning	Land Use
Site	IR	Medical Clinic with surface parking
Northwest/ North	PD No. 193 LC, PD No. 193 with PDS 145	Undeveloped Land, Multifamily, Retail and Personal Service uses
Northeast	PD No. 193 PDS 115, PD No. 193 PDS 145	Retail & Single Family
East	IR, PD No. 843, PD No. 712	Office, Multifamily
Southeast	PD No. 663	Multifamily
South	IR with SUP No. 1645, IR, and IM	Transit Passenger Station, Hospital (Parkland)
Southwest	IR	Office & Undeveloped Land
West	MF-3(A) and MU-2, IR	Multifamily, Self-Storage

Land Use Compatibility

The area of request is zoned IR and has a medical clinic on the premises with surface parking. Undeveloped land, multifamily, retail, and personal service uses are to the north and northwest. Retail and single family uses are to the northeast. Office and multifamily uses are to the east and southeast. The Market Center Station serving the DART Orange and Green Lines is to the south of the property, along with Parkland Hospital. Office and undeveloped land are to the southwest of the site. Multifamily and self-storage uses are also located to the west of the area of request.

Staff cannot support a planned development district simply to enable the operator to charge parking fees, as it is not an appropriate application of a planned development district.

Parking

Parking will comply with Section 51(A) 4.200 for the specific off street parking and loading requirements. A medical clinic requires one space per 200 square feet of floor area. The floor area of the current medical clinic is 525,840 square feet. The applicant is required to provide a total of 2,137 spaces but will provide a total of 2,550 spaces. The applicant is allowed a reduction of 20% plus 5 spaces per Section 51(A)-4.313 of the Dallas Development Code due to its proximity to the Market Center Station.

Landscaping

Landscaping must comply with provisions of Article X of Dallas Development Code.

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 to orange, representing the weakest markets. While the area of request is considered to be uncategorized, the surrounding areas to the north, east and west are within MVA Category "E." Properties further north are within MVA Category "D". Properties to the northeast are within MVA Categories "C", "E" and "F." Properties further east are within MVA Category "F."

List of Officers

Dallas County Hospital District-Parkland Hospital

Frederick P. Cerise, MD, President and CEO
David Lopez, Executive Vice President and Chief Operating Officer
Richard Humphrey, Executive Vice President and Chief Financial Officer
Steven Roth, Executive Vice President and General Counsel
Roberto De La Cruz, Executive Vice President and Chief Clinical Officer
Karen Watts, Executive Vice President and Chief Nursing Officer
Beall Caurothers, Director of Real Estate Development

CPC ACTION
MARCH 4, 2021

Motion: It was moved to recommend **approval** of a Planned Development District, subject to a development plan and conditions on property zoned an IR Industrial Research District, on the southwest corner of Maple Avenue and Medical District Drive.

Maker: Hampton
Second: Stinson
Result: Carried: 13 to 1

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 1 - Jung
Absent: 0
Vacancy: 1 - District 10

Notices:	Area: 500	Mailed: 179
Replies:	For: 0	Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

CPC RECOMMENDED PD CONDITIONS

PROPOSED ARTICLE 1____

PD 1____.

SEC. 51P-1____.101. LEGISLATIVE HISTORY.

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

SEC. 51P-1____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the northwest corner of Medical District Drive and Maple Avenue. The size of PD _____ is approximately 24.4 acres.

SEC. 51P-1____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This district is considered to be a nonresidential district.

SEC. 51P-1____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 1____A: development plan.

SEC. 51P-1____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 1____A). If there is a conflict between the text of this article and the development plan, the text controls.

SEC. 51P-1____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in IR Industrial/Research District, subject to the same conditions applicable in the IR Industrial/Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial/Research District only by a specific use permit (“SUP”) is permitted in this district only by SUP; a use subject to development impact review (“DIR”) in the IR Industrial/Research District is subject to DIR in this district; etc.

SEC. 51P-1____.107. ACCESSORY USES.

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

SEC. 51P-1____.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.)

The yard, lot, and space regulations for the IR Industrial/Research District apply.

SEC. 51P-1____.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) Section 51A-4.301(a)(8) does not apply in this district.

SEC. 51P-1____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1____.111. LANDSCAPING.

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

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

SEC. 51P-1____.112. SIGNS.

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

SEC. 51P-1____.113. ADDITIONAL PROVISIONS.

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

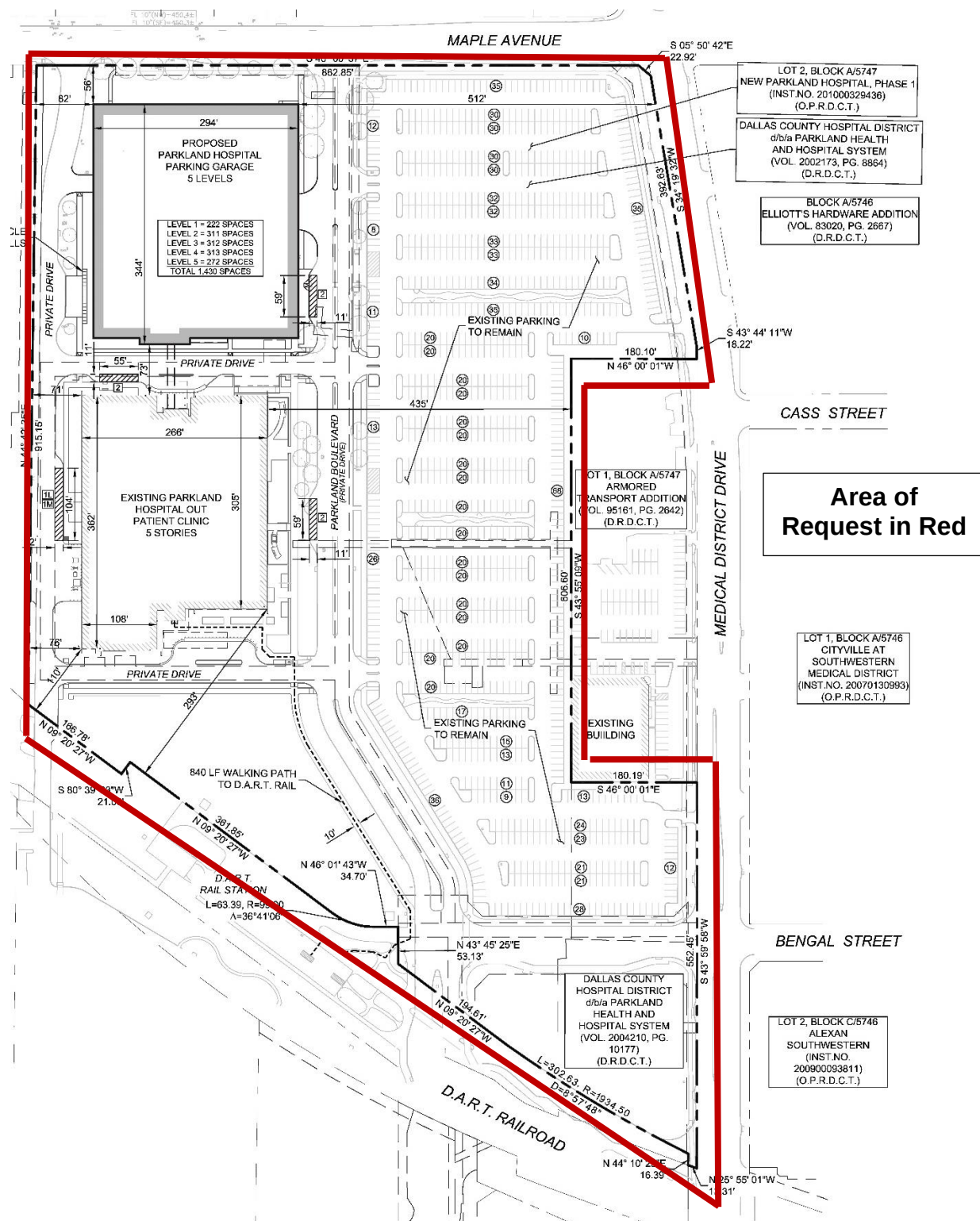
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

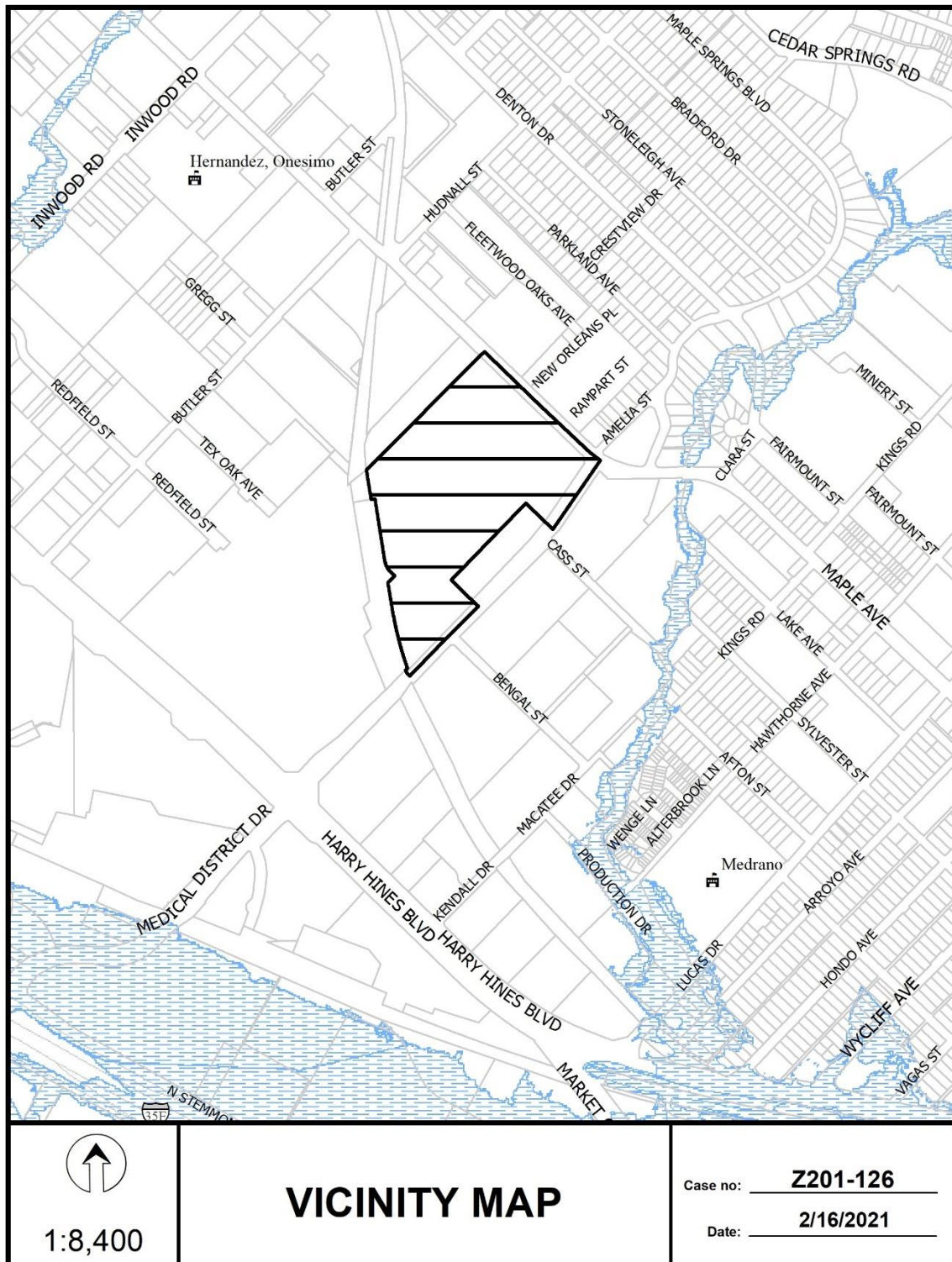
SEC. 51P-1____.114. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drivers, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

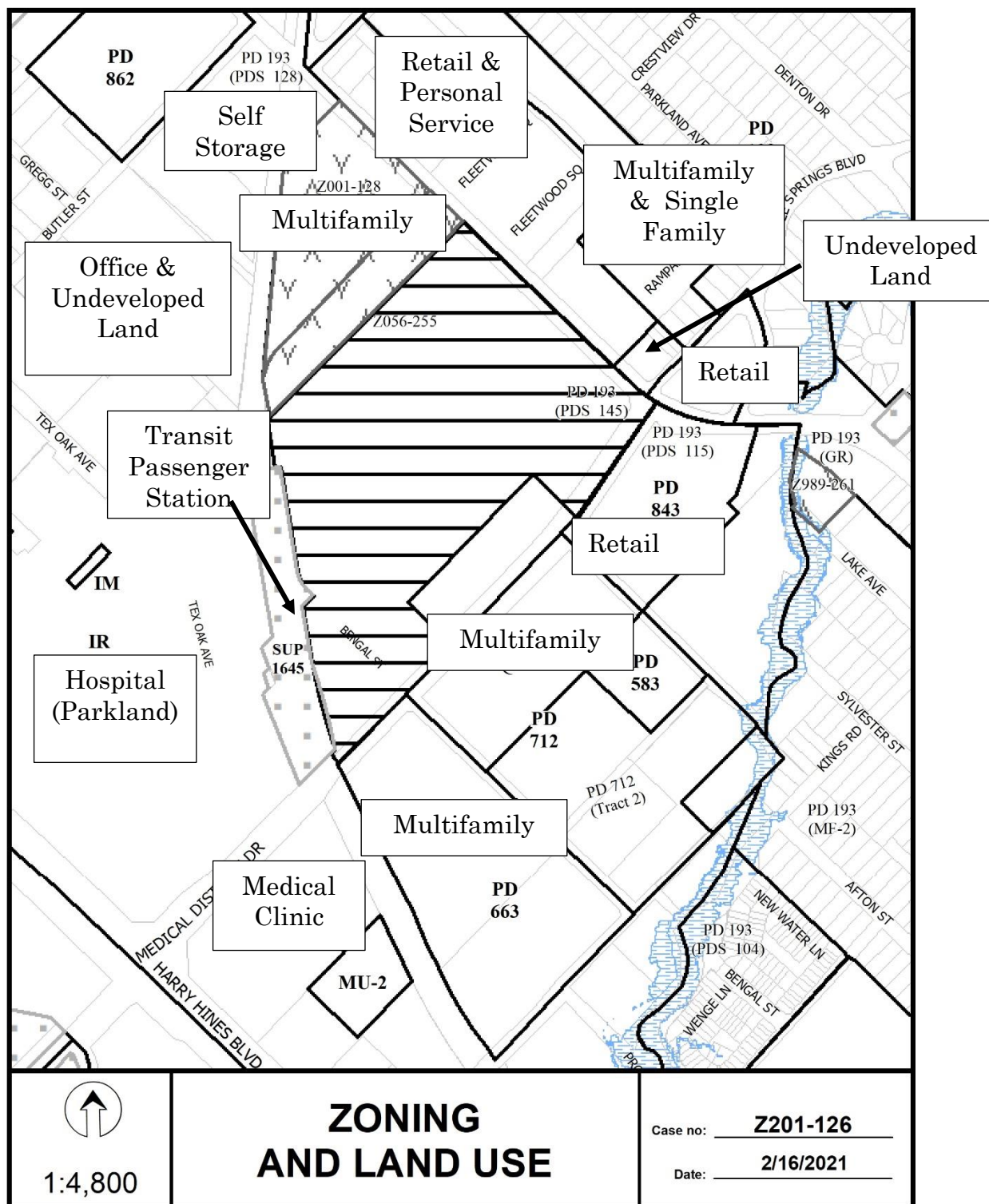
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

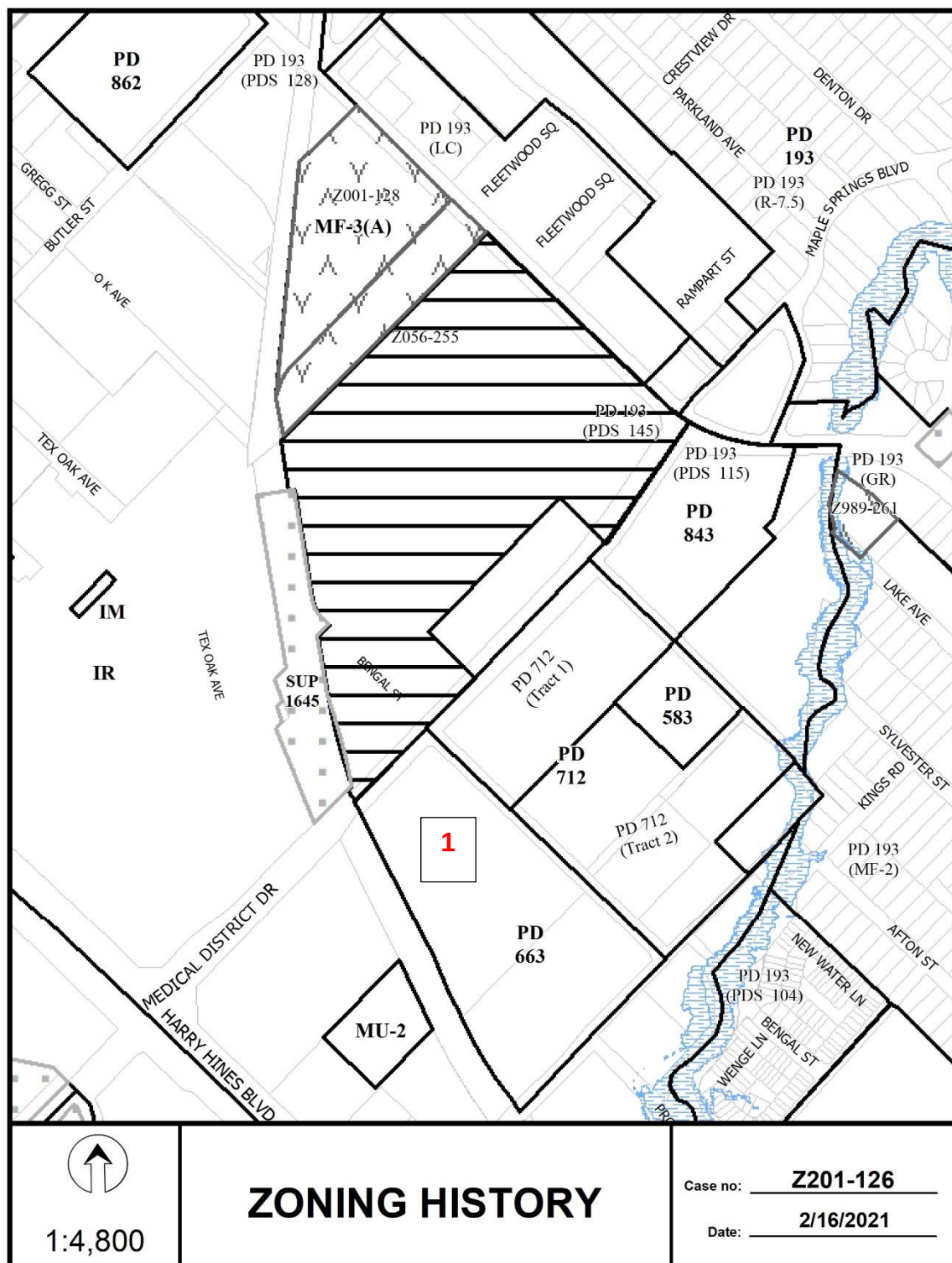
CPC RECOMMENDED DEVELOPMENT PLAN

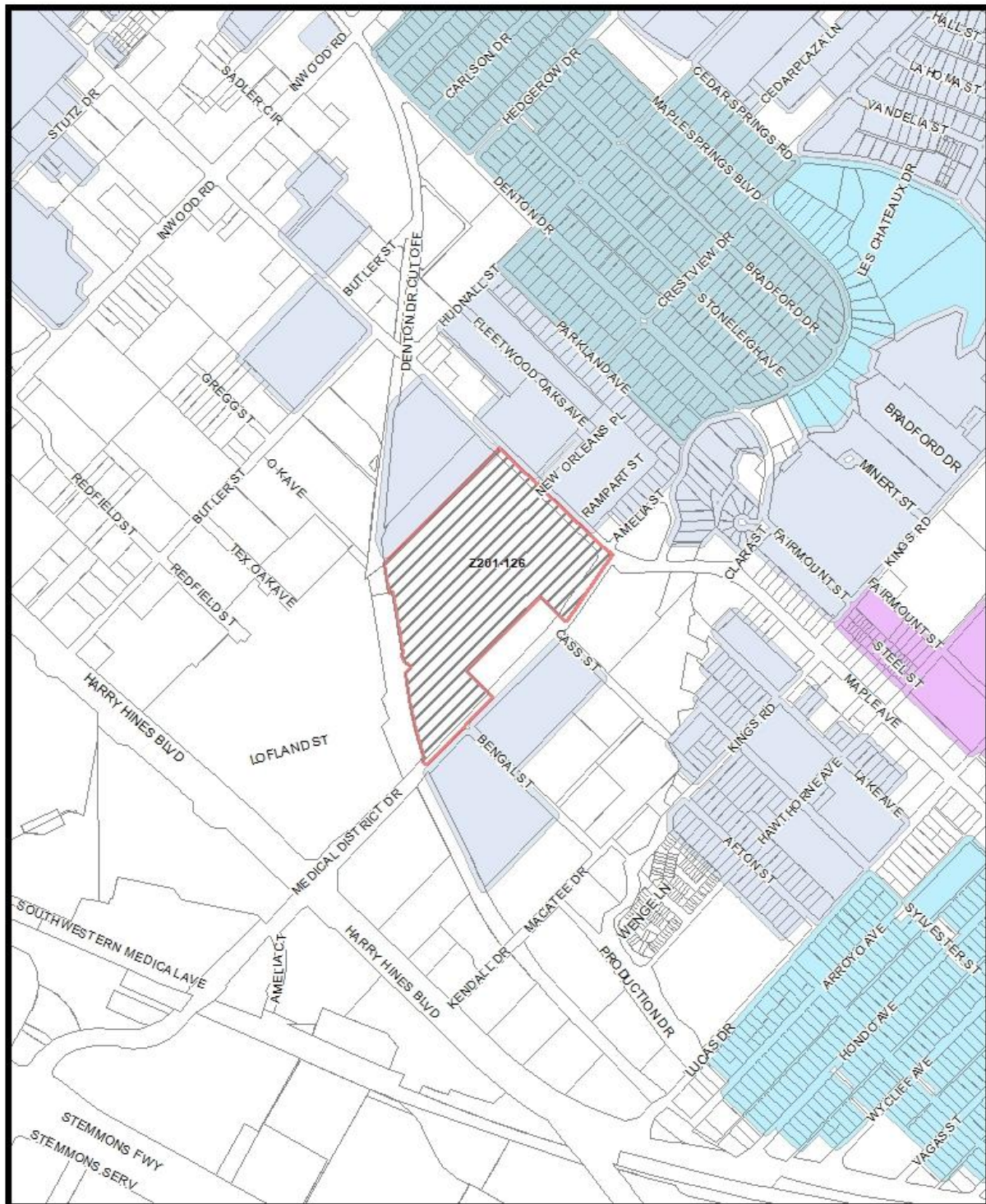












MVACluster A B C D E F G H I NA



1:8,400

Market Value Analysis

Printed Date: 2/22/2021



03/03/2021

Reply List of Property Owners***Z201-126******179 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2311	MEDICAL DISTRICT DR	DALLAS COUNTY HOSPITAL DIST DBA
2	5220	TEX OAK AVE	DALLAS COUNTY HOSPITAL DISTRICT
3	4810	MAPLE AVE	TCG MMB INVESTORS LLC
4	4906	MAPLE AVE	DREKAJ DAVID
5	2510	MAPLE SPRINGS BLVD	GONZALES FELIX
6	2514	MAPLE SPRINGS BLVD	BALDWIN PHILIP M
7	2518	MAPLE SPRINGS BLVD	BROOKER RICHARD I V
8	2600	MAPLE SPRINGS BLVD	LAVES BARRY A
9	2612	MAPLE SPRINGS BLVD	SPARKS GLENN C &
10	5000	MAPLE AVE	MAPLE B A CONCEPTS & DEVELOPMENT LLC
11	2511	AMELIA ST	AMELIA B A CONCEPTS &
12	2515	AMELIA ST	MONTES DAVID
13	2521	AMELIA ST	JACINTO GRACIE & MICHAEL
14	2523	AMELIA ST	Taxpayer at
15	2527	AMELIA ST	AMARASINGHAM RUBEN &
16	2603	AMELIA ST	HERNANDEZ EDWARD R
17	2605	MAPLE SPRINGS BLVD	CAWTHON JOEL ALEXANDER &
18	5308	MAPLE AVE	MAYA FOODS INC
19	5312	MAPLE AVE	SCHWARTZ JERRY TRUSTEE &
20	5225	FLEETWOOD OAKS DR	HOCTOR TIC LLC &
21	5120	MAPLE AVE	QUINTANILLA TECHNOLOGIES INC
22	5010	MAPLE AVE	SAN CARLOS ASSOC LP
23	2420	BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT
24	2422	BUTLER ST	AMERICAN TOWER ASSET SUB II LLC
25	5280	TEX OAK AVE	DALLAS COUNTY HOSPITAL DISTRICT
26	4714	CASS ST	Taxpayer at

03/03/2021

Reply	Label #	Address	Owner
27	4821	MAPLE AVE	Taxpayer at
28	4814	BENGAL ST	TCF INTERESTS PARTNERSHIP
29	4815	CASS ST	UGM OF DALLAS
30	5225	MAPLE AVE	MAEDC MAPLE APTS LLC
31	5219	MAPLE AVE	CC MAPLE LLC
32	4930	MAPLE AVE	BR UPTOWN DALLAS INVEST 1 LLC &
33	2140	MEDICAL DISTRICT DR	SPUS8 VIBE LP
34	4901	MAPLE AVE	KROGER TEXAS LP
35	2101	MEDICAL DISTRICT DR	DART
36	555	2ND AVE	DART
37	555	2ND AVE	DART
38	5322	FLEETWOOD OAKS DR	REZA ADRIANA
39	5322	FLEETWOOD OAKS DR	GUZMAN MANUEL
40	5322	FLEETWOOD OAKS DR	LASKA DAVID
41	5322	FLEETWOOD OAKS DR	LITTLE ROGER L
42	5326	FLEETWOOD OAKS DR	STORY SHAN
43	5326	FLEETWOOD OAKS DR	GONZALEZ JULIO E
44	5326	FLEETWOOD OAKS DR	LIU ANQI
45	5326	FLEETWOOD OAKS DR	BURK MICHAEL T &
46	5322	FLEETWOOD OAKS DR	JOUZDANI ELAHE
47	5322	FLEETWOOD OAKS DR	MIDDLETON RICHARD H
48	5322	FLEETWOOD OAKS DR	JOYNER EDWIN E &
49	5322	FLEETWOOD OAKS DR	PELLEGRINE JOSEPH MARK
50	5326	FLEETWOOD OAKS DR	EATON STEVEN &
51	5326	FLEETWOOD OAKS DR	WATSON MATTHEW M
52	5326	FLEETWOOD OAKS DR	YUAN JAY &
53	5326	FLEETWOOD OAKS DR	DARTY STEPHANIE W
54	5310	FLEETWOOD OAKS DR	WELTY TROY
55	5310	FLEETWOOD OAKS DR	ARANDAFALUST LLC
56	5310	FLEETWOOD OAKS DR	BENNETT HARALD
57	5310	FLEETWOOD OAKS DR	MIDDLETON RICHARD

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5322	FLEETWOOD OAKS DR	RIVERA JAIME ENRIQUE
59	5322	FLEETWOOD OAKS DR	HUNT AESHA J
60	5322	FLEETWOOD OAKS DR	ZANONI MARK TRUST &
61	5310	FLEETWOOD OAKS DR	ARATA DAVID MICHAEL
62	5310	FLEETWOOD OAKS DR	JLC PROPERTIES LLC
63	5310	FLEETWOOD OAKS DR	MIDDLETON RICHARD
64	5310	FLEETWOOD OAKS DR	BARRETT JAMES
65	5322	FLEETWOOD OAKS DR	HENNEN WILMA MARIE &
66	5322	FLEETWOOD OAKS DR	MOSLEY ANGELA ET AL
67	5322	FLEETWOOD OAKS DR	SIMMONS CYNTHIA ANN
68	5322	FLEETWOOD OAKS DR	BOLIVER DOUGLAS
69	5310	FLEETWOOD OAKS DR	MORGAN BRYAN II
70	5310	FLEETWOOD OAKS DR	WEIDEMANN DANIELLE GRACE
71	5310	FLEETWOOD OAKS DR	REGAN MICHAEL
72	5310	FLEETWOOD OAKS DR	TREDWAY ROBERT J
73	5310	FLEETWOOD OAKS DR	BLACHUT AGNES STELLA
74	5310	FLEETWOOD OAKS DR	PARAYIL TRUST
75	5306	FLEETWOOD OAKS DR	COLBERT KENNETH TAYLOR &
76	5306	FLEETWOOD OAKS DR	WILLIAMS DARYL
77	5306	FLEETWOOD OAKS DR	RODRIGUEZ ENRIQUE
78	5306	FLEETWOOD OAKS DR	MIDDLETON RICHARD
79	5310	FLEETWOOD OAKS DR	GONZALEZ RAY L
80	5310	FLEETWOOD OAKS DR	MAYIM FL LLC
81	5310	FLEETWOOD OAKS DR	SAUNDERS SARAH
82	5310	FLEETWOOD OAKS DR	LEBLANC STEPHEN BLAKE
83	5306	FLEETWOOD OAKS DR	CLAYTON SARAH C
84	5306	FLEETWOOD OAKS DR	MCCLURE WAYNE
85	5306	FLEETWOOD OAKS DR	OMAR YAZAN
86	5306	FLEETWOOD OAKS DR	GALVAN STEVEN
87	5310	FLEETWOOD OAKS DR	BOWLES AMY PATRICE
88	5310	FLEETWOOD OAKS DR	NORTON DALE H &

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5310	FLEETWOOD OAKS DR	STONE DYLAN & CAROLINE
90	5310	FLEETWOOD OAKS DR	LEBLANC STEPHEN B
91	5234	FLEETWOOD OAKS DR	CASPER CHARLES
92	5234	FLEETWOOD OAKS DR	FERGUSON STEPHEN
93	5234	FLEETWOOD OAKS DR	DUBE CHARLES M &
94	5238	FLEETWOOD OAKS DR	MCCLURE WAYNE &
95	5238	FLEETWOOD OAKS DR	COLLINS CHARLES ANDREW
96	5238	FLEETWOOD OAKS DR	MCGOWEN WILLIAM BUSTER III
97	5234	FLEETWOOD OAKS DR	HAGE DONNA J LIVING TRUST
98	5234	FLEETWOOD OAKS DR	DEAVILA JUAN M
99	5234	FLEETWOOD OAKS DR	CAVAZOS DEBORAH JEAN
100	5238	FLEETWOOD OAKS DR	MCCLURE WAYNE
101	5238	FLEETWOOD OAKS DR	LATA ARIJETA DOKO &
102	5218	FLEETWOOD OAKS DR	DEJA STAINSLAW MAREK & KATARZYNA
103	5218	FLEETWOOD OAKS DR	WARREN MATTHEW S
104	5220	FLEETWOOD OAKS DR	TABER WAYLAN
105	5220	FLEETWOOD OAKS DR	HILL DARRYL W
106	5222	FLEETWOOD OAKS DR	MORSHED TANYA F
107	5222	FLEETWOOD OAKS DR	ULRICH HAROLD H
108	5226	FLEETWOOD OAKS DR	HAN MEI &
109	5226	FLEETWOOD OAKS DR	WATERS BRIAN
110	5232	FLEETWOOD OAKS DR	TOMASI SALVATORE
111	5232	FLEETWOOD OAKS DR	SIMPSON JOHN K
112	5218	FLEETWOOD OAKS DR	KRAATZ JERAMEY
113	5218	FLEETWOOD OAKS DR	ALFARO MANUEL
114	5220	FLEETWOOD OAKS DR	DURRANT CORY E &
115	5220	FLEETWOOD OAKS DR	KUZNETSOVA EKATERINA
116	5222	FLEETWOOD OAKS DR	MACMAHON PAUL
117	5222	FLEETWOOD OAKS DR	JRTZ PROPERTIES LLC
118	5226	FLEETWOOD OAKS DR	PRIDDY SOPHIA
119	5226	FLEETWOOD OAKS DR	SMITHERMAN THOMAS SCOTT

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5232	FLEETWOOD OAKS DR	YU YONGHAO &
121	5232	FLEETWOOD OAKS DR	NEWLAND ALAN R
122	5212	FLEETWOOD OAKS DR	WILMORE DAVID E &
123	5212	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
124	5212	FLEETWOOD OAKS DR	STARICHA PAIGE
125	5214	FLEETWOOD OAKS DR	HART CHARLES
126	5214	FLEETWOOD OAKS DR	HACKETT EDWARD PAUL
127	5212	FLEETWOOD OAKS DR	TIRADO THIERRY ROLAND
128	5212	FLEETWOOD OAKS DR	BACALAO NELSON & MARIA DE ARIZON
129	5212	FLEETWOOD OAKS DR	WHEELER PEGGY
130	5214	FLEETWOOD OAKS DR	RATIGAN CHRISTOPHER R
131	5214	FLEETWOOD OAKS DR	PRENTICE PHILIP
132	5214	FLEETWOOD OAKS DR	MARTINEZ FERNANDO &
133	2222	MEDICAL DISTRICT DR	CRLP MEDICAL DISTRICT DRIVE LLC
134	2222	MEDICAL DISTRICT DR	GIC - MOTOR RETAIL, LP
135	5325	FLEETWOOD OAKS DR	BIRDWELL CARY
136	5325	FLEETWOOD OAKS DR	LAMBERTY JEAN ANN
137	5323	FLEETWOOD OAKS DR	MARCHBANKS DAVID M &
138	5323	FLEETWOOD OAKS DR	TURNER LARRY J
139	5323	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
140	5325	FLEETWOOD OAKS DR	AHMADIAN AMIR
141	5325	FLEETWOOD OAKS DR	WHITE CALEB BISHOP
142	5325	FLEETWOOD OAKS DR	DALLAS LA VIDA LLC
143	5323	FLEETWOOD OAKS DR	ANWEILER DAVID W
144	5323	FLEETWOOD OAKS DR	REYNOLDS JEAN H
145	5319	FLEETWOOD OAKS DR	CASTILLOWILSON CASIDY
146	5319	FLEETWOOD OAKS DR	GHEEN BOBBY D
147	5315	FLEETWOOD OAKS DR	REYNOSO JOSE
148	5315	FLEETWOOD OAKS DR	IVEY EDWARD W JR
149	5315	FLEETWOOD OAKS DR	MARTIN CHARLES D
150	5319	FLEETWOOD OAKS DR	ESPINO HECTOR

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5319	FLEETWOOD OAKS DR	HARRELL MICHAEL H
152	5315	FLEETWOOD OAKS DR	PANTOJA PONCIANO R
153	5311	FLEETWOOD OAKS DR	SHARKEY DANIEL P
154	5311	FLEETWOOD OAKS DR	GIBSON MARK
155	5311	FLEETWOOD OAKS DR	MOSHINSKI KEVIN C
156	5311	FLEETWOOD OAKS DR	FREEMAN RACHEL D
157	5311	FLEETWOOD OAKS DR	SECORE RACHEL
158	5311	FLEETWOOD OAKS DR	KAMY REAL PPTY TRUST
159	5311	FLEETWOOD OAKS DR	HENKE JOHN R
160	5311	FLEETWOOD OAKS DR	NASTASI RAYMOND LEE
161	5311	FLEETWOOD OAKS DR	KNIGHT CLYDE LEROY JR
162	5311	FLEETWOOD OAKS DR	HICKERSON KIM & STEVE
163	5311	FLEETWOOD OAKS DR	ILLIS BUFF H
164	5311	FLEETWOOD OAKS DR	RAMIREZ MARCO &
165	5311	FLEETWOOD OAKS DR	DENG YUE WEN
166	5311	FLEETWOOD OAKS DR	FREDERICK KENDRA
167	5311	FLEETWOOD OAKS DR	PHAM DIANA
168	5311	FLEETWOOD OAKS DR	CARROLL LEA
169	5305	FLEETWOOD OAKS DR	FINCH MAID SVC LC
170	5305	FLEETWOOD OAKS DR	ZITZ TIMOTHY RICHARD
171	5305	FLEETWOOD OAKS DR	HARRINGTON DANA
172	5303	FLEETWOOD OAKS DR	SHUEY CAROL ANN
173	5303	FLEETWOOD OAKS DR	BARROW THOMAS
174	5305	FLEETWOOD OAKS DR	RAVEN LISA JONES
175	5305	FLEETWOOD OAKS DR	BOLIVER DOUGLAS B
176	5305	FLEETWOOD OAKS DR	VAHALA PETER &
177	5303	FLEETWOOD OAKS DR	METRO FINANCIAL AND INVESTMENT
178	5303	FLEETWOOD OAKS DR	DALY PATRICK W
179	5303	FLEETWOOD OAKS DR	WERTHMANN GORDON CHANDLER