

FILE NUMBER: Z190-141(JM)

DATE FILED: November 19, 2019

LOCATION: Northeast corner of County View Road and Field View Lane

COUNCIL DISTRICT: 3

MAPSCO: 71B-F

SIZE OF REQUEST: ±10.21 acres

CENSUS TRACT: 165.10

APPLICANT/OWNER: Duncanville Independent School District

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses, public school other than an open-enrollment charter school, office, and warehouse uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for existing vacant school buildings with 46,071 square feet of total floor area to be used for office and storage uses for the school district.

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

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

BACKGROUND INFORMATION:

- The revisions proposed at CPC were to correct the PD conditions to refer to public school district instead of public school uses, and to remove allowing steps, handrails, and walls from the list of allowable encroachments into required yards.
- The existing school buildings with approximately 46,071 square feet of total floor area were constructed in the late 1970s per Historic Aerials.
- The zoning request is to create a planned development district to allow the vacant school buildings to be utilized by the school district as office and warehouse uses. Amendments to the R-7.5(A) Single Family District and Chapter 51A standards include:
 - Allowing parking required yards;
 - For the proposed office and limited warehouse uses, a maximum of 20 percent lot coverage; and,
 - To allow for phased parking as the existing buildings are remodeled.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
County View Road	Local	60 feet	--
Field View Lane	Local	Varies (50-61.37 feet)	--

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Vacant
North	R-7.5(A) Single Family	Park and Single Family
East	R-7.5(A) Single Family	Church and Single Family
South	R-7.5(A) Single Family	Single Family
West	R-7.5(A) Single Family	Single Family

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 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.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Land Use Compatibility:

The existing school buildings with approximately 46,071 square feet of total floor area were constructed in the late 1970s per Historic Aerials. Surrounding land uses include single family to the northwest, farther north and northeast, south, and west; a public park to the north; and, a church to the east.

The current zoning request is to create a planned development district to allow the vacant school buildings to be utilized by the school district as office and warehouse uses. Amendments to the R-7.5(A) Single Family District and Chapter 51A standards include: (1) allowing parking, steps, handrails, and light poles in all required yards; (2) for the proposed office and limited warehouse uses, a maximum of 20 percent lot coverage; and, (3) to allow for phased parking as the existing buildings are remodeled. These three requests largely make the site and structures compliant, while allowing for the interior of the existing school buildings to be fully remodeled and parking to be installed in sections—before a Certificate of Occupancy is issued.

The applicant plans to maintain the permissible R-7.5(A) District uses, while adding office and warehouse (limited to 15,000 square feet) uses, if associated with the public school district. This would serve to repurpose the existing school structures for continued use by Duncanville Independent School District. The intent is to provide a training space, administrative offices, and storage capacity for the school district. The training element is considered an office use. The storage element is classified as a

warehouse use. The warehouse element being limited to 15,000 square feet ensures that the 46,701-square foot structure, or any larger future structure, will not operate as the sole main use in the middle of the existing residential neighborhood. The accessory use regulations¹ require that an accessory use be an allowed main use. Additionally, the accessory use would be limited to five percent of the total floor area². The maximum floor area for an accessory use is 2,335 square feet, with the existing floor area as shown on the proposed development plan. The school district is planning to use the gymnasium to store old furniture and likely a few classrooms for file storage. The 15,000 square feet requested will cover the gymnasium and a few additional rooms and represent approximately 32 percent of the total floor area.

Staff supports the request for a planned development district at this site, as described. Generally, schools and school-related uses are appropriate in neighborhoods. By rezoning the site to allow for office and limited warehouse uses associated strictly with the school district, the property and existing structures will continue to perform as an asset to the school district and surrounding neighborhood. If the school district were to no longer operate the site, the associated office and limited warehouse uses would no longer be allowed. The limitation placed on the maximum lot coverage (20 percent) plus the proposed development plan identifying the existing structures to remain serve to restrict the scale of development, limiting the potential effect on the residential neighborhood.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' single family 10' others	30'	45% res. 25% nonres.	RPS	Single Family and institutional.
Proposed: PD	25' Allow parking, steps, handrails, and light poles to encroach.	5' single family 10' others Allow parking, steps, handrails, and light poles to encroach.	30'	45% res. 25% nonres. 20% for proposed uses	Max floor area for a warehouse use is 15,000 SF	R-7.5(A), office, and limited warehouse-uses.

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.

¹ Refer to Sec. 51A-4.217(a)(4)

² Refer to Sec. 51A-4.217(a)(3)

Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not located within a cluster, surrounding properties are located within an “F” MVA cluster.

Parking:

According to the information provided, if the applicant chooses to operate the maximum warehouse floor area of 15,000 square feet, parking must be provided at a rate of one space per 1,000 square feet of floor area. A maximum of 15 parking spaces would be required.

For the remaining 31,701 square feet, if utilized as office space, one parking space is required per 333 square feet of floor area. The required off-street parking for the office use would be 95 parking spaces.

The combined total off-street parking requirement for the maximum warehouse and remaining office floor area would be 110 spaces. According to the development plan, the site currently contains 199 parking spaces.

Landscaping:

No new structures are proposed with this request; however, repaving of parking lots could trigger landscaping requirements. Article X, as amended, becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is increased by more than 2,000 square feet within a 24-month period, not including portions of pedestrian pathways, that are between three feet in width and 15 feet in width, or when an application is made for a building permit for construction work that (1) increases the number of stories and increases the height of a building on the lot; or, (2) increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.

As a nonresidential lot, landscaping requirements generally include: a street buffer zone of varying average depth depending on the type of street, urban streetscape, right-of-way planting, one three-inch caliper tree for every 40 linear feet of street frontage, residential buffer zone, interior zone, and surface parking lot trees and islands depending on the number of parking spaces provided.

The residential buffer zone is a landscape area along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. The buffer is required to include a minimum of one plant group for every 40 feet. The plant group where screening is required includes one three-inch caliper tree.

List of Officers

DUNCANVILLE ISD BOARD OF TRUSTEES

Carla Fahey, President

Cassandra Phillips, Vice President

Phil McNeely, Secretary

Jacqueline Culton, Trustee

Renee McNeely, Trustee

Janice Savage-Martin, Trustee

Janet Veracruz, Trustee

Dr. Marc Smith, Superintendent

Melissa Kates, Chief of Staff

Kathleen Brown, Assistant Superintendent for Personnel

Joe Copeland, Assistant Superintendent for Campus Support

Andrea Hill Fields, Assistant Superintendent for Operations

Dr. Edd Bigbee, Interim Chief Financial Officer

Shawntee Cowan, Chief Technology Officer

Chavela Hampton, Chief of Police

CPC ACTION
February 20, 2020

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, public school other than an open-enrollment charter school, office, and warehouse uses, subject to a revised development plan and conditions (as briefed) to include the revision to add the word "District" after every associated public school use in the conditions on property zoned an R-7.5(A) Single Family District, on the northeast corner of County View Road and Field View Lane.

Maker: Schultz
Second: Housewright
Result: Carried: 10 to 4

For: 10 - Hampton, Johnson, Shidid, Carpenter,
Jackson, Jung, Housewright, Schultz,
Schwope, Garcia

Against: 4 - MacGregor, Blair, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 163
Replies: For: 5 Against: 0

Speakers: For: Karl Crawley, 2201 Main St., TX, 75201
Against: None

CPC Recommended Proposed PD Conditions

SEC. 51P-xxx.101. LEGISLATIVE HISTORY.

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

SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.

PD XXX is established on property generally located at the northeast corner of County View Road and Field View Lane. The size of PD XXX is approximately 10.02 acres.

SEC. 51P-xxx.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) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit xxxA: development plan.

SEC. 51P-xxx.105. DEVELOPMENT PLAN.

(a) For a public school district and associated office or limited warehouse uses, development and use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, the text of this article controls

(b) For all other permitted uses, Paragraph 51A.4.702(c)2 through Subsection 51A-4.702(j), governing the requirements for a site plan, a development plan, and amendments to a development plan, do not apply.

SEC. 51P-xxx.106. MAIN USES PERMITTED.

(a) Except as provided in below, all 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 the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District by specific use permit (SUP) only is permitted in this planned development district 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 planned development district, etc.

(b) The following uses are allowed in association with a public school district as defined in Sec. 51A-4.204(b)(17)(ii):

- (i) Office use
- (ii) Warehouse use (limited to 15,000 square feet)

SEC. 51P-xxx.107. ACCESSORY USES.

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

SEC. 51P-xxx.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 51A4.400, this section controls.)

(b) Floor area: Maximum floor area for all non-residential uses is 46,100 square feet.

(c) Setbacks: Steps, handrails and light poles are allowed in the required setbacks. Solid screening walls are allowed in the required side yard. Parking for a public school district and associated office or limited warehouse uses is allowed in the required yard.

(d) Lot coverage: Maximum lot coverage for a public school district and associated office or limited warehouse uses is 20%.

SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.

(a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq. except as noted below:

(b) Parking a public school district and associated office or limited warehouse uses can be phased. The interior of the existing building can be demolished and parking does not have to be provided for the demolished space until it is occupied by an allowed use.

SEC. 51P-xxx.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X with the following exceptions:
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-xxx.112. SIGNS.

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

SEC. 51P-xxx.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.

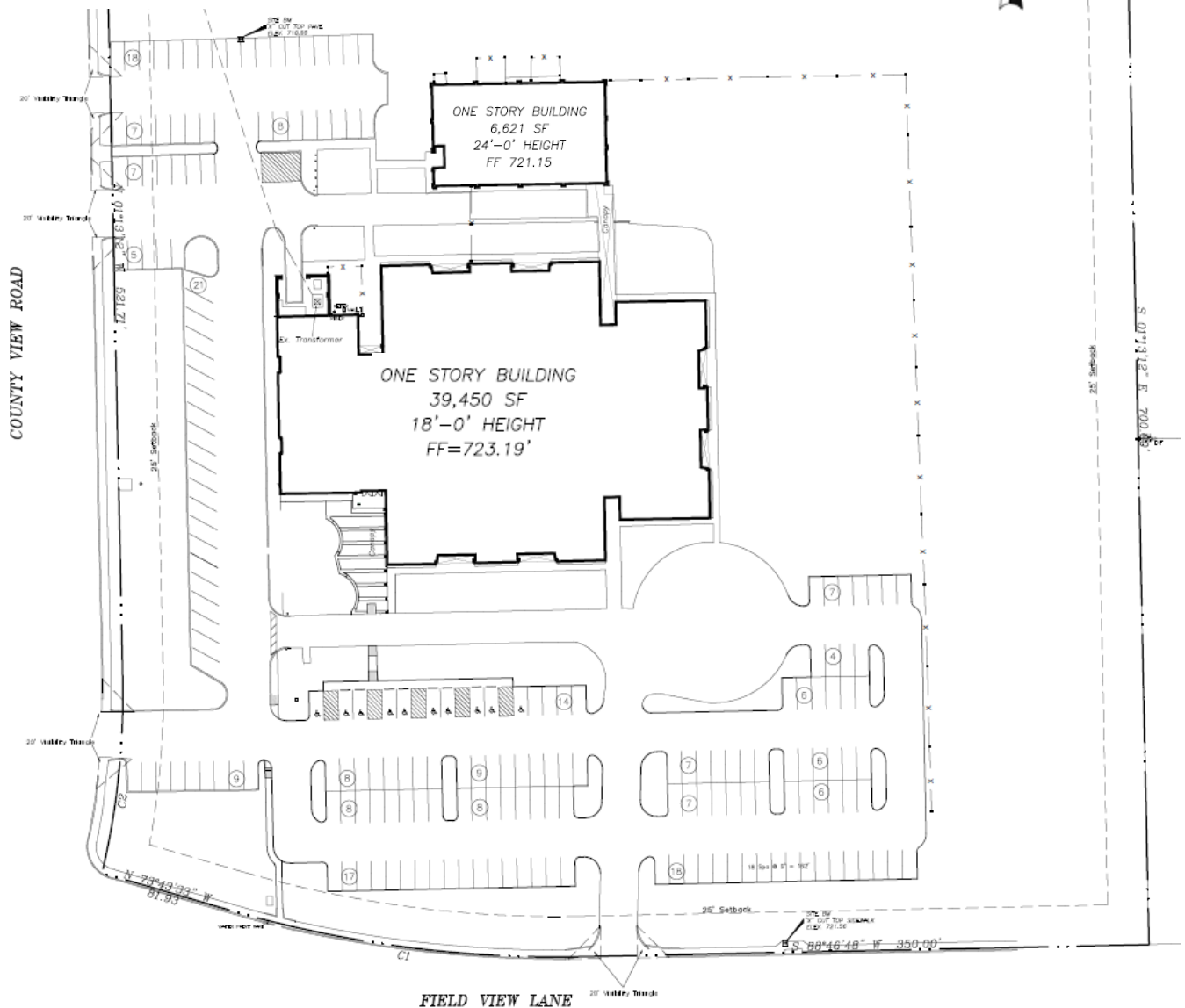
SEC. 51P-xxx.114 COMPLIANCE WITH CONDITIONS.

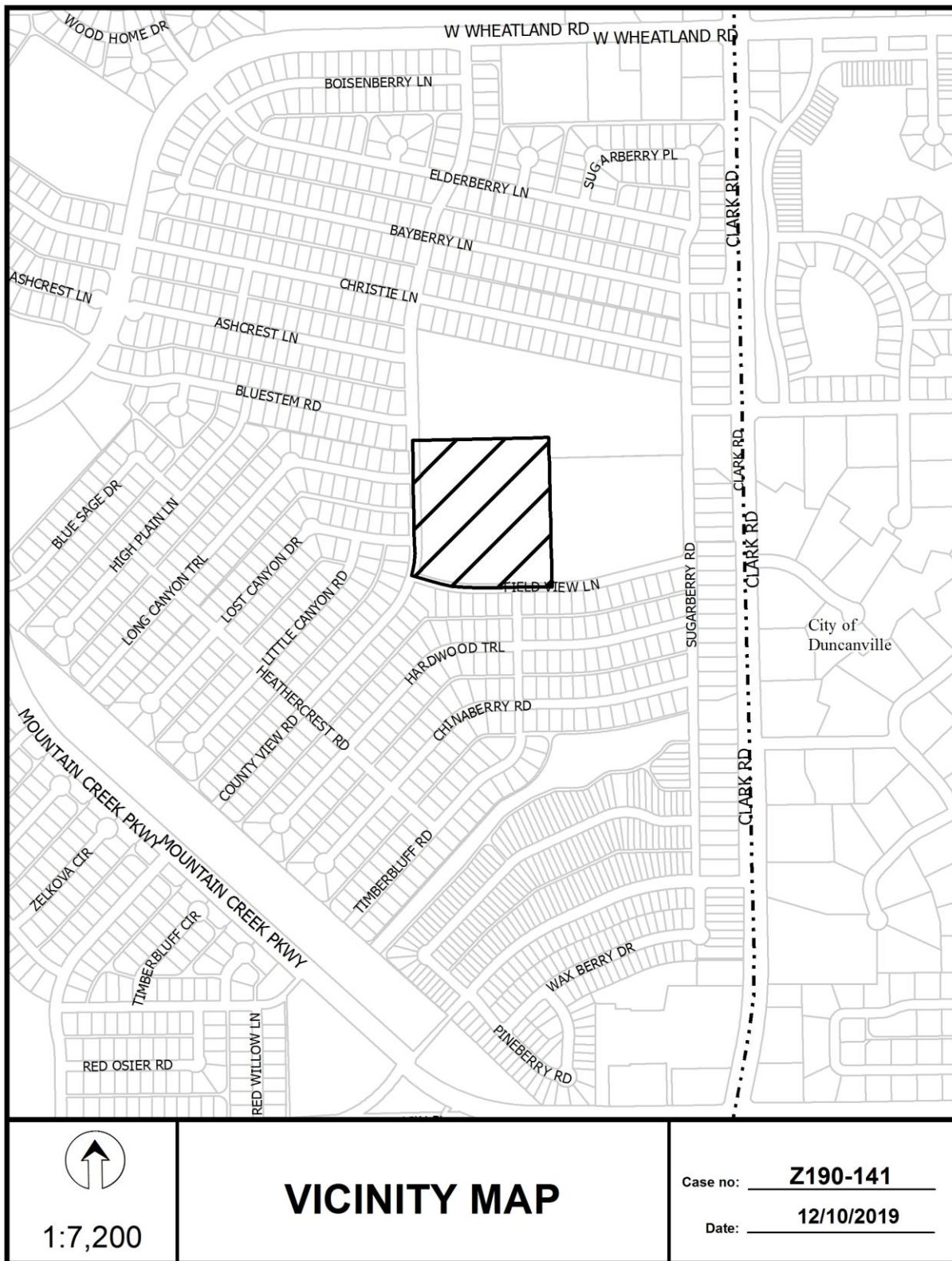
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy for 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.

Proposed Development Plan

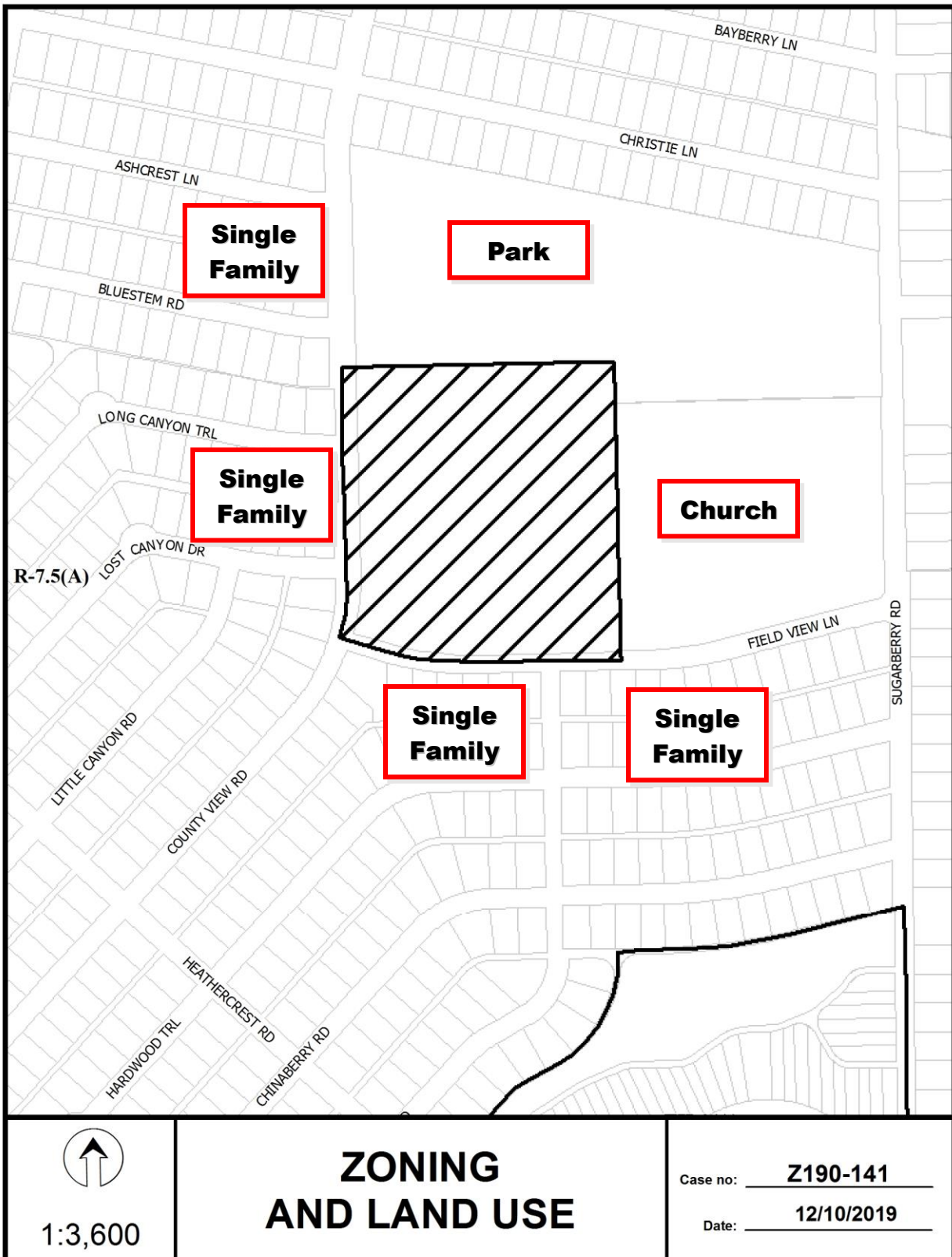
SITE DATA SUMMARY

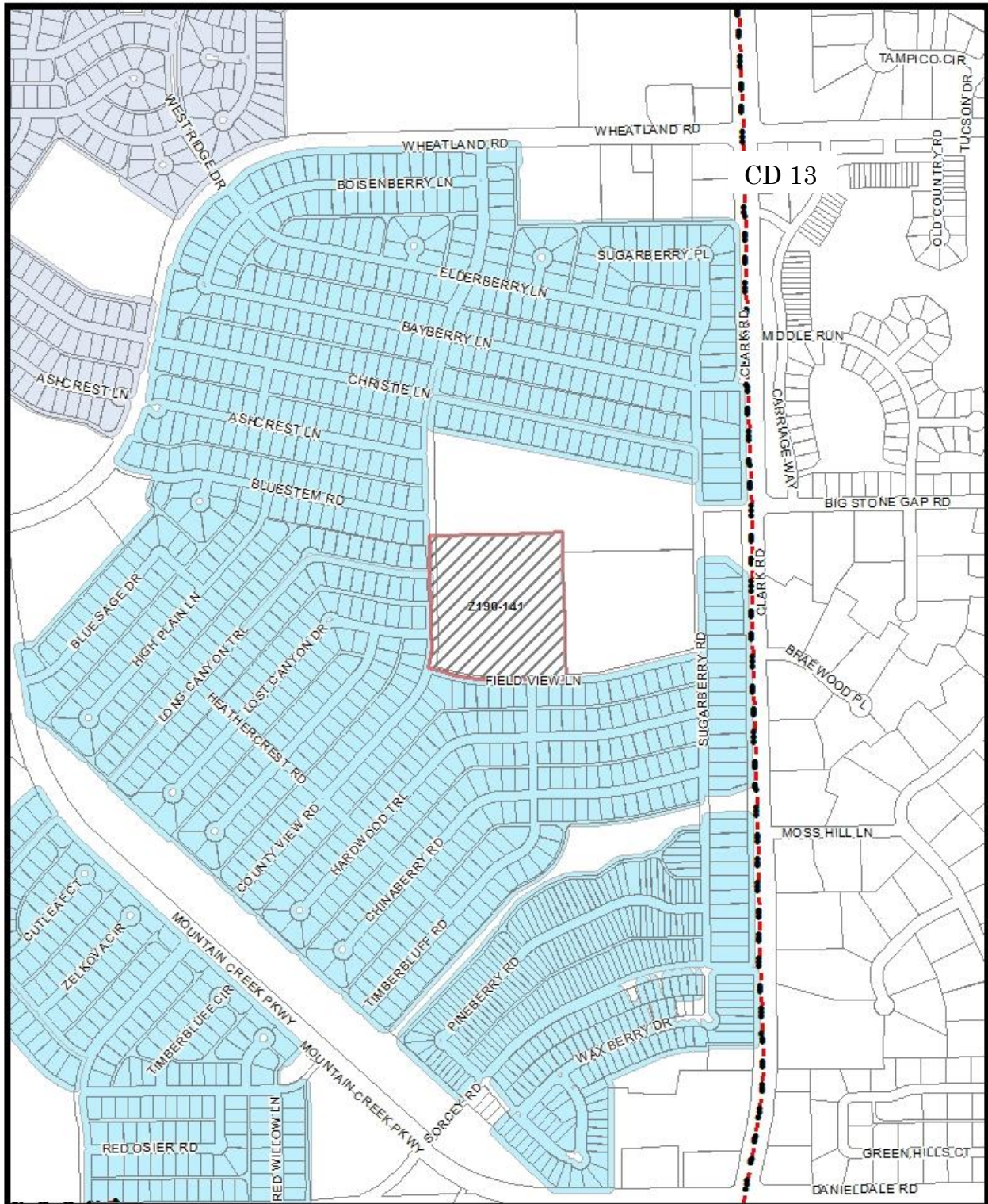
Proposed Use	Office / Warehouse
Lot Area	10.02 Ac (436,527 SF)
Building Area Total:	46,071 SF
Main Building	39,450 SF
Auxiliary Building	6,621 SF
Building Height:	1-Story (24'-0")
Lot Coverage	10.55% (46,071/436,527)
Parking Tabulations	
Total Parking Required	Per PD Conditions
Total Parking Provided	199 Spaces
HC Parking Required:	6 Spaces
HC Parking Provided:	10 Spaces











Market Value Analysis

A B C D E F G H I NA

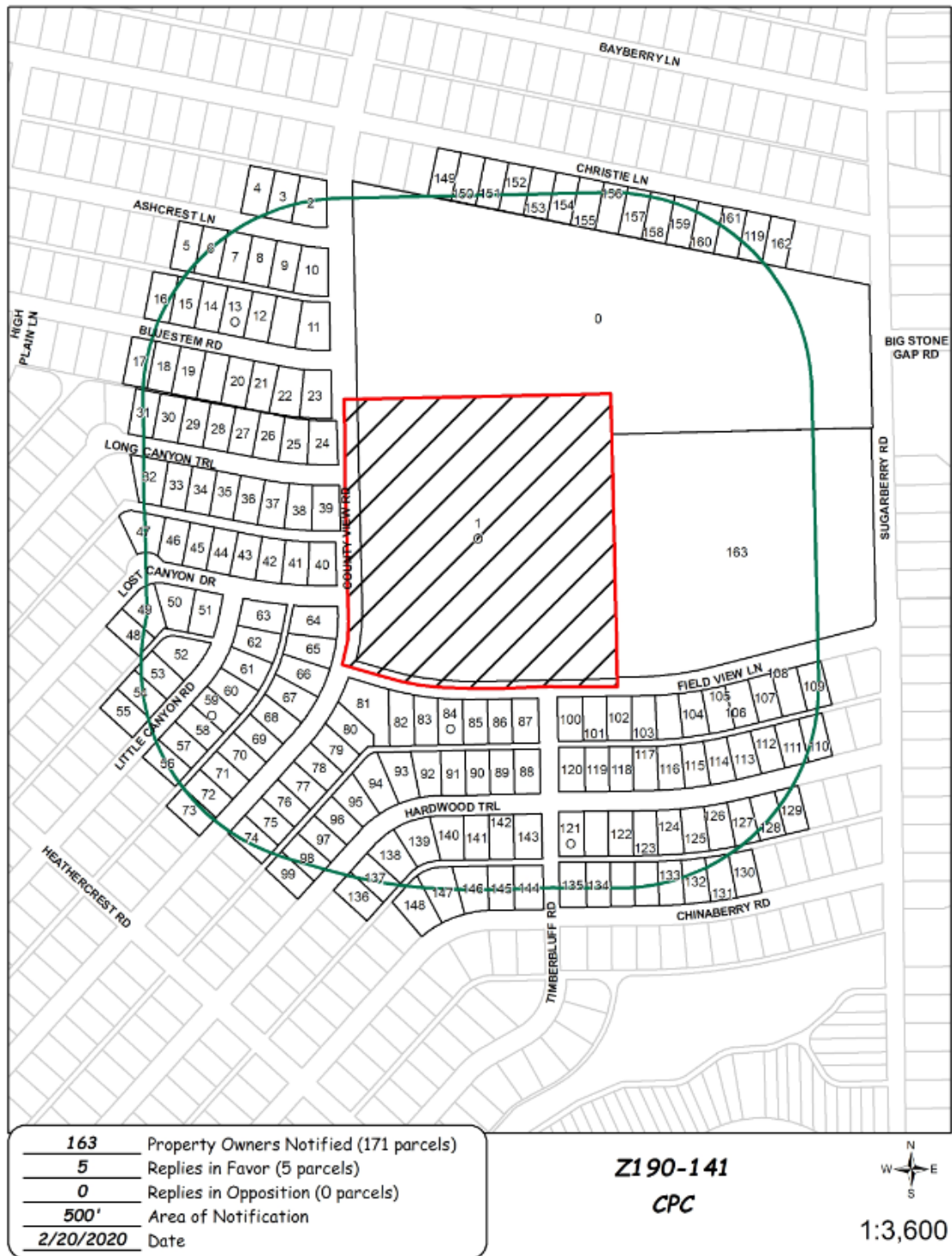


1:7,200

Market Value Analysis

Printed Date: 12/10/2019

CPC Responses



02/19/2020

Reply List of Property Owners***Z190-141******163 Property Owners Notified******5 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	9240 COUNTY VIEW RD	DUNCANVILLE I S D
	2	7301 ASHCREST LN	RIOS PABLO R & OLIVIA
	3	7303 ASHCREST LN	ANDRADE JAVIER FLORE
	4	7305 ASHCREST LN	LEIGH COURT INVESTMENTS LLC
	5	7312 ASHCREST LN	FIRST INVESTMENT PLANNING LLC
	6	7310 ASHCREST LN	CHOUNLAMANY JAY &
	7	7308 ASHCREST LN	HANDOKO TEAM HOME INVESTMENT LLC THE
	8	7306 ASHCREST LN	LUBIN SOLANGE
	9	7304 ASHCREST LN	RICO JUAN A
	10	7302 ASHCREST LN	LUCHENCUP LP
	11	7301 BLUESTEM RD	DUNCAN JOE SR & RUBY
	12	7305 BLUESTEM RD	GRANT DEIDRE
O	13	7307 BLUESTEM RD	VANDOORN SHARLA L
	14	7309 BLUESTEM RD	TOW REVOCABLE TRUST
	15	7311 BLUESTEM RD	LAFOUR STEPHEN B
	16	7315 BLUESTEM RD	JYLC LP
	17	7316 BLUESTEM RD	WHITFIELD SHEMEKA
	18	7314 BLUESTEM RD	BOGANY JOHNNY & LINDA
	19	7312 BLUESTEM RD	HERNANDEZ JOSE
	20	7308 BLUESTEM RD	FALCON MARICRUZ
	21	7306 BLUESTEM RD	TURNER HAROLD E
	22	7304 BLUESTEM RD	RODRIGUEZ BRENDA
	23	7302 BLUESTEM RD	SINGLETON TAMIKA
	24	7101 LONG CANYON TRL	DAVIS NENITA D
	25	7105 LONG CANYON TRL	WILSON KENNETH W
	26	7109 LONG CANYON TRL	FREENEY JONATHAN R

02/19/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7115	LONG CANYON TRL	DELATORRE JOSEPH R
28	7119	LONG CANYON TRL	CAMACHO JESUS
29	7123	LONG CANYON TRL	CARSON FITZGERALD INC
30	7127	LONG CANYON TRL	MORALES VICTORIANO &
31	7131	LONG CANYON TRL	ELLISON LISA
32	7130	LONG CANYON TRL	ROSTRO JUAN CARLOS
33	7126	LONG CANYON TRL	STOWELL STEVEN
34	7122	LONG CANYON TRL	WELLS MAE DELLA
35	7118	LONG CANYON TRL	MARTIN ANTHONY C
36	7114	LONG CANYON TRL	JONES LARRY JOE &
37	7110	LONG CANYON TRL	HILL B S
38	7106	LONG CANYON TRL	NUNEZ MARIO
39	7102	LONG CANYON TRL	DAVIS PAUL &
40	7101	LOST CANYON DR	CARTER TRIENA D
41	7103	LOST CANYON DR	TURNER CHARLES D
42	7105	LOST CANYON DR	JONES TRACI V
43	7107	LOST CANYON DR	DAVIS BRENDA K &
44	7109	LOST CANYON DR	INGRAM RICHARD H & JOSEPHINE M
45	7111	LOST CANYON DR	MURRAY BILLIE CANDICE
46	7115	LOST CANYON DR	RUBIO RINA YAMILETH
47	7119	LOST CANYON DR	TALBERT TRAVIS N
48	7204	LOST CANYON DR	SUBER KENNETH & DEBRA
49	7202	LOST CANYON DR	MYLES KYNISHA WILLIAMS
50	7114	LOST CANYON DR	CARROLL MARY
51	7112	LOST CANYON DR	TEALWOOD INVESTMENTS LLC
52	7203	LITTLE CANYON RD	RICHARDSON TROY L & LETA L
53	7205	LITTLE CANYON RD	PAEZ NANCY M
54	7207	LITTLE CANYON RD	ZERMENO AGUSTIN & MARIA
55	7209	LITTLE CANYON RD	MCKAY JEFFREY D & SUSAN E
56	7216	LITTLE CANYON RD	NETO NGONGO T
57	7214	LITTLE CANYON RD	CHAVEZ GONZALEZ JOSE ARTURO

02/19/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	7212 LITTLE CANYON RD	HUNTER KASANDRA
O	59	7210 LITTLE CANYON RD	ARCHER KEITH EUGENE
	60	7208 LITTLE CANYON RD	EDMONDS CLARENCES R
	61	7206 LITTLE CANYON RD	GONZALEZ JENNIFER
	62	7204 LITTLE CANYON RD	RICKS LORRAINE T
	63	7202 LITTLE CANYON RD	DYKES BOBBY J &
	64	9291 COUNTY VIEW RD	ARMSTEAD DIANN
	65	9293 COUNTY VIEW RD	RAMIREZ DOMINGO
	66	9301 COUNTY VIEW RD	VELEZ MARY P
	67	9303 COUNTY VIEW RD	PULIMOOTTILL SHAJU JOHN &
	68	9305 COUNTY VIEW RD	SIGNATURE LEASING & MANAGEMENT INC
	69	9307 COUNTY VIEW RD	VILLEGASALVARADO FLORENCIO &
	70	9309 COUNTY VIEW RD	MONTENEGRO JEREMIAS
	71	9311 COUNTY VIEW RD	HOANG ING HONG & LUC T
	72	9315 COUNTY VIEW RD	GARCIA GEORGE A &
	73	9317 COUNTY VIEW RD	HENDERICKSON MARGARET H
	74	9316 COUNTY VIEW RD	LEWIS HAROLD G
	75	9314 COUNTY VIEW RD	CALLAHAN RICHARD A TR &
	76	9312 COUNTY VIEW RD	TILLIS LEONDA M
	77	9310 COUNTY VIEW RD	HENNE LINDA SUE &
	78	9308 COUNTY VIEW RD	MARROQUIN MARIA ALONZO
	79	9306 COUNTY VIEW RD	CHAVEZ JOSUE
	80	9304 COUNTY VIEW RD	REBOLLAR FRANCISCA &
	81	7214 FIELD VIEW LN	GUZMAN JUAN E & ERNESTINE RIOS DE GUZMAN
	82	7212 FIELD VIEW LN	ROBINSON GLORIA K
	83	7210 FIELD VIEW LN	RODSONS PROPERTY
O	84	7208 FIELD VIEW LN	CASHEN CHERYL KENNEDY
	85	7206 FIELD VIEW LN	JACINTO MARY INEZ
	86	7204 FIELD VIEW LN	ZARATE JESUS ANTONIO HURTADO II
	87	7202 FIELD VIEW LN	LANGKOP PPTIES 2 LLC

02/19/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
88	7201	HARDWOOD TRL	WADE JAMES
89	7203	HARDWOOD TRL	COLEMAN CASSANDRA SUE
90	7205	HARDWOOD TRL	ARROYO PEDRO A ALONSO
91	7207	HARDWOOD TRL	CHEN LI HUI
92	7209	HARDWOOD TRL	YOUNG DOROTHY I &
93	7211	HARDWOOD TRL	JOHNSON LINDA YVONNE
94	7215	HARDWOOD TRL	SHEIRON GEORGE S
95	7217	HARDWOOD TRL	LARA ROBERTO & FLORINDA
96	7219	HARDWOOD TRL	TORRES JUAN J &
97	7221	HARDWOOD TRL	TURNER LOUISE
98	7223	HARDWOOD TRL	DEANDA BARBARA ANN
99	7225	HARDWOOD TRL	KNOX MARION C & ANITA
100	7126	FIELD VIEW LN	GONZALEZ ADAM &
101	7124	FIELD VIEW LN	HANNAH ERICK
102	7122	FIELD VIEW LN	WOODS DORA
103	7120	FIELD VIEW LN	WEDDERBURN KARLENE
104	7116	FIELD VIEW LN	NASH BETTYE
105	7114	FIELD VIEW LN	INGRAM FELECIA D W
106	7112	FIELD VIEW LN	JOE RUBY J
107	7110	FIELD VIEW LN	GEORGE CARRIE L
108	7108	FIELD VIEW LN	ALLEN MARLON A &
109	7106	FIELD VIEW LN	REYNA FRANCISCO
110	7105	HARDWOOD TRL	TURNER STEFFANI WILLIAMS
111	7107	HARDWOOD TRL	ROGERS JOHN H
112	7109	HARDWOOD TRL	GARIBAY RAMON
113	7111	HARDWOOD TRL	LOPEZ MARIA C
114	7115	HARDWOOD TRL	MARTINEZ VICTOR H
115	7117	HARDWOOD TRL	LOFARO ROCCO A
116	7119	HARDWOOD TRL	WILLIAMS DANA
117	7121	HARDWOOD TRL	COUCHMAN PAUL RENNER
118	7123	HARDWOOD TRL	ZRILE ALBIN
119	7125	HARDWOOD TRL	TAH HOLDING LP

02/19/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	7127 HARDWOOD TRL	GUEVARA-ZAMORA MIGUEL
O	121	7126 HARDWOOD TRL	STARR JAMES EDWARD &
	122	7122 HARDWOOD TRL	BARNETT ROSELYN K
	123	7120 HARDWOOD TRL	7120 HARDWOOD TRAIL LLC
	124	7118 HARDWOOD TRL	TREJO JUAN
	125	7116 HARDWOOD TRL	LIEU DANNY HONG &
	126	7114 HARDWOOD TRL	STAIRS CYNTHIA J &
	127	7112 HARDWOOD TRL	MCDONNELL JAMES J TR &
	128	7110 HARDWOOD TRL	WELLS FARGO BANK
	129	7108 HARDWOOD TRL	NUNN JASON A
	130	7111 CHINABERRY RD	FRYER STELLA B
	131	7115 CHINABERRY RD	MATILDE JOSE &
	132	7117 CHINABERRY RD	LEE WILLIAM R & JODEE L
	133	7119 CHINABERRY RD	WADE ALFONZO
	134	7125 CHINABERRY RD	CASTILLO JAIME GONZALEZ &
	135	7127 CHINABERRY RD	LAUNZA GREGORY W
	136	7216 HARDWOOD TRL	JOHNSON LONNIE J
	137	7214 HARDWOOD TRL	ZACHARY MANCE DEWAYNE &
	138	7212 HARDWOOD TRL	LIEU ANNA JIN &
	139	7210 HARDWOOD TRL	YANEZ RAUL &
	140	7208 HARDWOOD TRL	PORTER JIMMY
	141	7206 HARDWOOD TRL	CANTU BENITO & MARTHA M
	142	7204 HARDWOOD TRL	STAIRS DANIEL A &
	143	7202 HARDWOOD TRL	WEAVER BILLY JOE &
	144	7201 CHINABERRY RD	DOMINGUEZ DIANA M &
	145	7203 CHINABERRY RD	BUJARSKI PATRICIA A
	146	7205 CHINABERRY RD	VALLES JESUS
	147	7207 CHINABERRY RD	MORENO HORACIO
	148	7209 CHINABERRY RD	RODRIGUEZ GLORIA
	149	7212 CHRISTIE LN	ISRINGHOUSE KIMBERLIE R
	150	7210 CHRISTIE LN	FORD RAMONA M &

Z190-141(JM)

02/19/2020

Reply	Label #	Address	Owner
	151	7208 CHRISTIE LN	WESTBROOK WAYLAND
	152	7206 CHRISTIE LN	MCINTOSH RONALD J
	153	7204 CHRISTIE LN	BLACK TERRI D
	154	7202 CHRISTIE LN	ROMERO ANAIS L
	155	7124 CHRISTIE LN	BRICKUS KATHLEEN E
	156	7122 CHRISTIE LN	VARGAS HILARIO & MARIA
	157	7120 CHRISTIE LN	GONZALEZ SARA DEE
	158	7118 CHRISTIE LN	DAVIS GARY & JENNIFER
	159	7116 CHRISTIE LN	MOORE MARGIE
	160	7114 CHRISTIE LN	HARRELL DAVID E &
	161	7112 CHRISTIE LN	PESCADOR JULIAN & BRENDA URIBE
	162	7108 CHRISTIE LN	RUSSELL JASON
	163	7151 FIELD VIEW LN	MOUNT ROSE MISSIONARY