

FILE NUMBER: Z234-144(LG) **DATE FILED:** December 13, 2023
LOCATION: East side of South R. L. Thornton Freeway, south of East Overton Road
COUNCIL DISTRICT: 4
SIZE OF REQUEST: Approx. 20.9148 acres **CENSUS TRACT:** 48113005902

REPRESENTATIVE: Suzan Kedron, Jackson Walker L.L.P

OWNER/APPLICANT: Jobar Development Corporation

REQUEST: An application for an MU-3 Mixed Use District on property zoned Planned Development District No. 69.

SUMMARY: The purpose of the request is to allow a mixed-use development.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On October 10, 2024, the City Plan Commission held this item under advisement to November 7, 2024. On November 7, 2024, the City Plan Commission held this item under advisement to November 21, 2024.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is within Planned Development District No. 69, which was approved by City Council on October 21, 1974.
- Under Planned Development District No. 69, uses are limited to multiple-family uses, a maximum of 740 dwelling units, and a day care center not to exceed 2,500 square feet in floor area.
- The applicant is proposing to develop the site with a mixed-use development; therefore, they are proposing an MU-3 Mixed Use District.
- Since the previous hearing, the applicant has volunteered deed restrictions that would restrict or prohibit certain uses, restrict dwelling unit density, restrict maximum structure height, and prohibit vehicular access on Sun Valley Drive.
- All changes made to the report since the previous hearing have been highlighted in yellow.

Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------------|---------|-----------------------|
| South R L Thorton Freeway | Highway | -- |

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request is consistent with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

NEIGHBORHOOD PLUS

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

Policy 4.1 Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.

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

Land Use:

| | Zoning | Land Use |
|--------------|-------------------------|---------------------------------------|
| Site | PD No. 69 | Undeveloped |
| North | PD No. 69 & PD. No. 838 | Multifamily, public or private school |
| East | R-7.5(A) Single family | Single family |
| South | R-7.5(A) Single family | Single family |
| West | PD No. 707 | Multifamily |

Land Use Compatibility:

The area of request is an approximately 20-acre undeveloped parcel and is currently zoned Planned Development District No. 69. Properties to the north are developed with multifamily and a public or private school. Properties to the east and south are developed with single family uses under an R-7.5(A) District. To the west of the area of request is multifamily.

The applicant proposes to develop the site with a mixed use development. The existing zoning of PD No. 69 only allows multifamily and daycare use; therefore, the applicant is requesting an MU-3 Mixed Use District.

Staff supports the request because it will allow the applicant’s proposed use of the site while ensuring that development will be compatible in scale and intensity of use with the adjacent residential uses.

Development Standards

Following is a comparison of the development standards of the current Planned Development District No. 69, the proposed MU-3 District, and the proposed MU-3 District with deed restrictions volunteered by the applicant.

| District | Setback | | Density | Height | Lot Cvrg. | Special Standards | Primary Use |
|----------------------------|---------------------|--|---|-----------------------|----------------------------|---|--|
| | Front | Side/Rear | | | | | |
| Existing: PD 69 | 15 ft. | 0 ft. SF Duplex: Side: 5 ft. Rear: 10 ft. Other: Side: 10 ft. Rear: 15 ft. | Max. 740 du | 24 ft. 2 stories | 60% Res. 25% Nonres. | | Multiple-family, day care center |
| Proposed: MU-3 | 15 ft. 20 ft. UF | 20 ft. adj. to Res. Other: No min. | No max du density 3.2 FAR base 4.0 FAR max + bonus for res | 270 ft. 20 stories | 80% | Proximity slope, tower spacing, U- form setback, development bonuses | Office, retail & personal service, lodging, residential, trade center |
| Proposed: MU-3 w/DRs | | | 100 du/ac | 150 ft. | | | See DRs |

Residential proximity slope would limit height on portions of the site to 26 feet from the property line on the east and south since the adjacent properties are residential.

Land Use Comparison

LEGEND

| | |
|---|---|
| | Use prohibited |
| • | Use permitted by right |
| S | Use permitted by Specific Use Permit |
| D | Use permitted subject to Development Impact Review |
| R | Use permitted subject to Residential Adjacency Review |
| ★ | Consult the use regulations in Section 51A-4.200 or deed restrictions |

| | Existing | Proposed |
|---|----------|------------|
| Use | PD 69 | MU-3 w/DRs |
| AGRICULTURAL USES | | |
| Animal production | | |
| Commercial stable | | |
| Crop production | | |
| Private stable | | |
| COMMERCIAL AND BUSINESS SERVICE USES | | |
| Building repair and maintenance shop | | |
| Bus or rail transit vehicle maintenance or storage facility | | |
| Catering service | | • |
| Commercial bus station and terminal | | |
| Commercial cleaning or laundry plant | | |
| Custom business services | | • |
| Custom woodworking, furniture construction, or repair | | |
| Electronics service center | | • |
| Job or lithographic printing | | |
| Labor hall | | |
| Machine or welding shop | | |
| Machinery, heavy equipment, or truck sales and services | | |
| Medical or scientific laboratory | | • |
| Technical school | | |
| Tool or equipment rental | | |
| Vehicle or engine repair or maintenance | | |
| INDUSTRIAL USES | | |
| Alcoholic beverage manufacturing | | |
| Gas drilling and production | | S |
| Gas pipeline compressor station | | |

| | Existing | Proposed |
|--|------------------------------------|------------|
| Use | PD 69 | MU-3 w/DRs |
| Industrial (inside) | | |
| Industrial (inside) for light manufacturing | | |
| Industrial (outside) | | |
| Medical/infectious waste incinerator | | |
| Metal salvage facility | | |
| Mining | | |
| Municipal waste incinerator | | |
| Organic compost recycling facility | | |
| Outside salvage or reclamation | | |
| Pathological waste incinerator | | |
| Temporary concrete or asphalt batching plant | | ★ |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | |
| Adult day care facility | | • |
| Cemetery or mausoleum | | § |
| Child-care facility | • Max. 2,500 sq. ft. in floor area | • |
| Church | | • |
| College, university, or seminary | | • |
| Community service center | | S |
| Convalescent and nursing homes, hospice care, and related institutions | | R S |
| Convent or monastery | | |
| Foster home | | |
| Halfway house | | S |
| Hospital | | R |
| Library, art gallery, or museum | | • |
| Open-enrollment charter school or private school | | § |
| Public school other than an open-enrollment charter school | | R |
| LODGING USES | | |
| Extended stay hotel or motel | | S |
| Hotel or motel | | R ★ |
| Lodging or boarding house | | |
| Overnight general purpose shelter | | ★ |
| Short-term rental lodging | | |
| MISCELLANEOUS USES | | |
| Attached non-premise sign. | | S |

| | Existing | Proposed |
|--|------------------|------------|
| Use | PD 69 | MU-3 w/DRs |
| Carnival or circus (temporary) | | ★ |
| Hazardous waste management facility | | |
| Temporary construction or sales office | | • |
| OFFICE USES | | |
| Alternative financial establishment | | S |
| Financial institution without drive-in window | | • |
| Financial institution with drive-in window | | D |
| Medical clinic or ambulatory surgical center | | • |
| Office | | • |
| RECREATION USES | | |
| Country club with private membership | | |
| Private recreation center, club, or area | | • |
| Public park, playground, or golf course | | • |
| RESIDENTIAL USES | | |
| College dormitory, fraternity, or sorority house | | |
| Duplex | | • |
| Group residential facility | | ★ |
| Handicapped group dwelling unit | | |
| Manufactured home park, manufactured home subdivision, or campground | | |
| Multifamily | • Max. of 740 du | • |
| Residential hotel | | • S |
| Retirement housing | | • |
| Single family | | |
| RETAIL AND PERSONAL SERVICE USES | | |
| Alcoholic beverage establishments. | | -★- S |
| Ambulance service | | |
| Animal shelter or clinic without outside runs | | R |
| Animal shelter or clinic with outside runs | | |
| Auto service center | | R |
| Business school | | • |
| Car wash | | R ★ |
| Commercial amusement (inside) | | S, ★ |
| Commercial amusement (outside) | | S |
| Commercial motor vehicle parking | | |

| | Existing | Proposed |
|---|----------|------------|
| Use | PD 69 | MU-3 w/DRs |
| Commercial parking lot or garage | | R |
| Convenience store with drive-through | | S |
| Drive-In theater | | |
| Dry cleaning or laundry store | | • |
| Furniture store | | • |
| General merchandise or food store 3,500 square feet or less | | • |
| General merchandise or food store greater than 3,500 square feet | | • |
| General merchandise or food store 100,000 square feet or more | | S |
| Home improvement center, lumber, brick or building materials sales yard | | |
| Household equipment and appliance repair | | |
| Liquefied natural gas fueling station | | |
| Liquor store | | |
| Mortuary, funeral home, or commercial wedding chapel | | |
| Motor vehicle fueling station | | ★ |
| Nursery, garden shop, or plant sales | | • |
| Outside sales | | |
| Paraphernalia shop | | S |
| Pawn shop | | |
| Personal service use | | • |
| Restaurant without drive-in or drive-through service | | R |
| Restaurant with drive-in or drive-through service | | D |
| Surface parking | | |
| Swap or buy shop | | S |
| Taxidermist | | |
| Temporary retail use | | • |
| Theater | | • |
| Truck stop | | |
| Vehicle display, sales, and service | | |
| TRANSPORTATION USES | | |
| Airport or landing field | | |
| Commercial bus station and terminal | | |
| Heliport | | S |

| | Existing | Proposed |
|--|----------|------------|
| Use | PD 69 | MU-3 w/DRs |
| Helistop | | S |
| Private street or alley | | |
| Railroad passenger station | | S |
| Railroad yard, roundhouse, or shops | | |
| STOL (short take-off or landing port) | | |
| Transit passenger shelter | | |
| Transit passenger station or transfer center | | S, ★ |
| UTILITY AND PUBLIC SERVICE USES | | |
| Commercial radio or television transmitting station | | |
| Electrical generating plant | | |
| Electrical substation | | |
| Local utilities | | S, R, ★ |
| Police or fire station | | • |
| Post office | | • |
| Radio, television, or microwave tower | | S |
| Refuse transfer station | | |
| Sanitary landfill | | |
| Sewage treatment plant | | |
| Tower/antenna for cellular communication | | ★ |
| Utility or government installation other than listed | | S |
| Water treatment plant | | |
| WHOLESALE, DISTRIBUTION, AND STORAGE USES | | |
| Auto auction | | |
| Building mover's temporary storage yard | | |
| Contractor's maintenance yard | | |
| Freight terminal | | |
| Livestock auction pens or sheds | | |
| Manufactured building sales lot | | |
| Mini-warehouse | | S |
| Office showroom/warehouse | | ★ |
| Outside storage | | |
| Petroleum product storage and wholesale | | |
| Recycling buy-back center | | ★ |
| Recycling collection center | | ★ |
| Recycling drop-off container | | ★ |

| | Existing | Proposed |
|--|----------|------------|
| Use | PD 69 | MU-3 w/DRs |
| Recycling drop-off for special occasion collection | | ★ |
| Sand, gravel, or earth sales and storage | | |
| Trade center | | |
| Vehicle storage lot | | |
| Warehouse | | |

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. Should the applicant include a mixed income housing component, this requirement would be reduced to one-half space per unit. The off-street parking for retirement housing is one space per dwelling unit or suite. The off-street parking for office is one space per 333 square feet of floor area. The off-street parking requirements for retail and personal services uses are variable but range from one space per 100 square feet of floor area to 300 square feet of floor area.

Market Value Analysis:

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

Z234-144(LG)

List of Officers

Jobar Development Corporation

Bart Plaskoff – President/CEO

John Walker – CFO/Treasurer/Secretary

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

- (1) The following uses are permitted by SUP only:
 - Alcoholic beverage establishments.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Residential hotel.

- (2) The following uses are prohibited:
 - (a) Agricultural uses.
 - Crop production.

 - (b) Commercial and business service uses.
 - Labor hall.
 - Tool or equipment rental.

 - (c) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.

 - (d) Institutional and community service uses.
 - Cemetery or mausoleum.
 - Convent or monastery.
 - Foster home.
 - Halfway house.
 - Open-enrollment charter school or private school.
 - Public school other than an open-enrollment charter school.

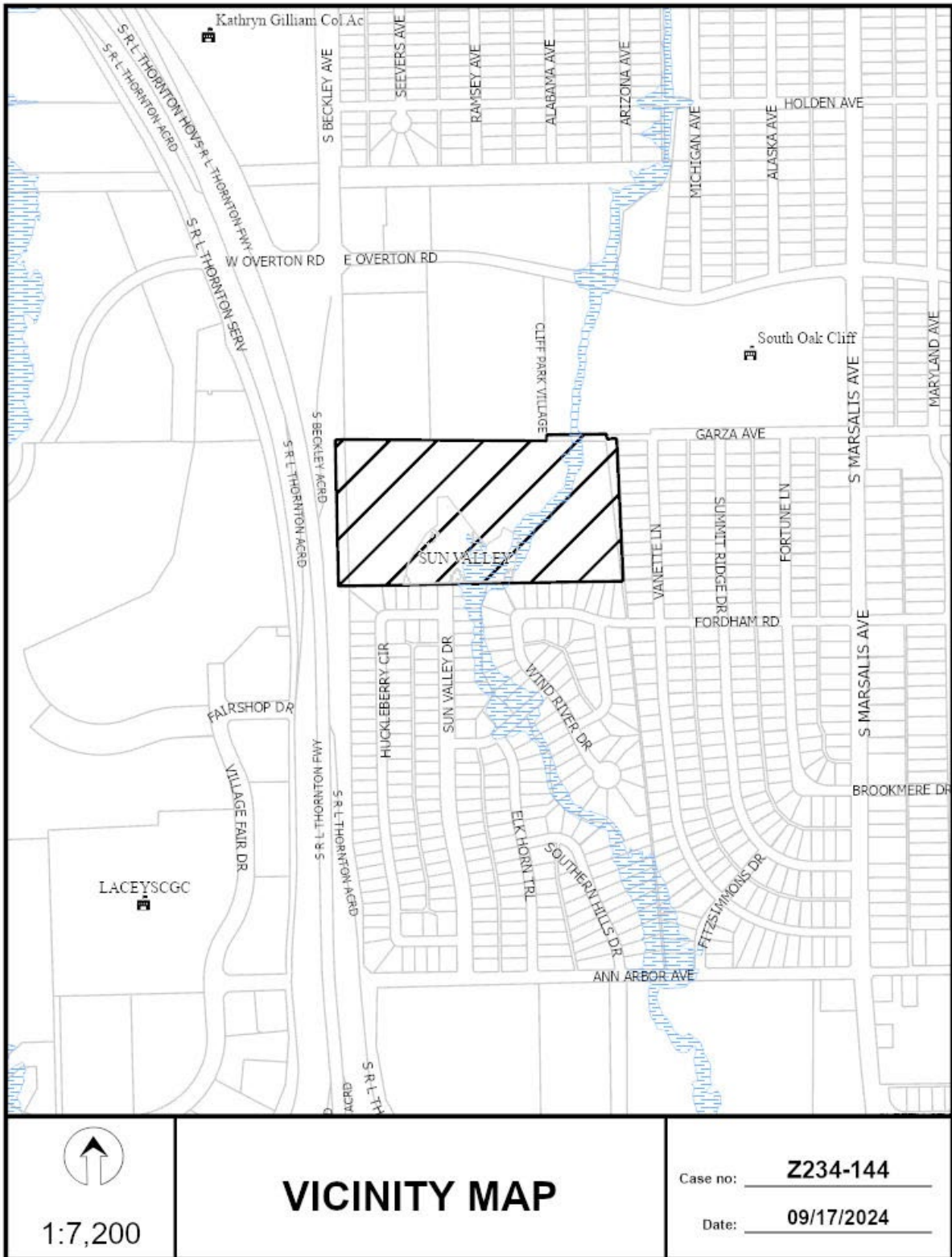
 - (e) Lodging uses.
 - Extended stay hotel or motel.
 - Overnight general purpose shelter.
 - Short-term rental lodging.

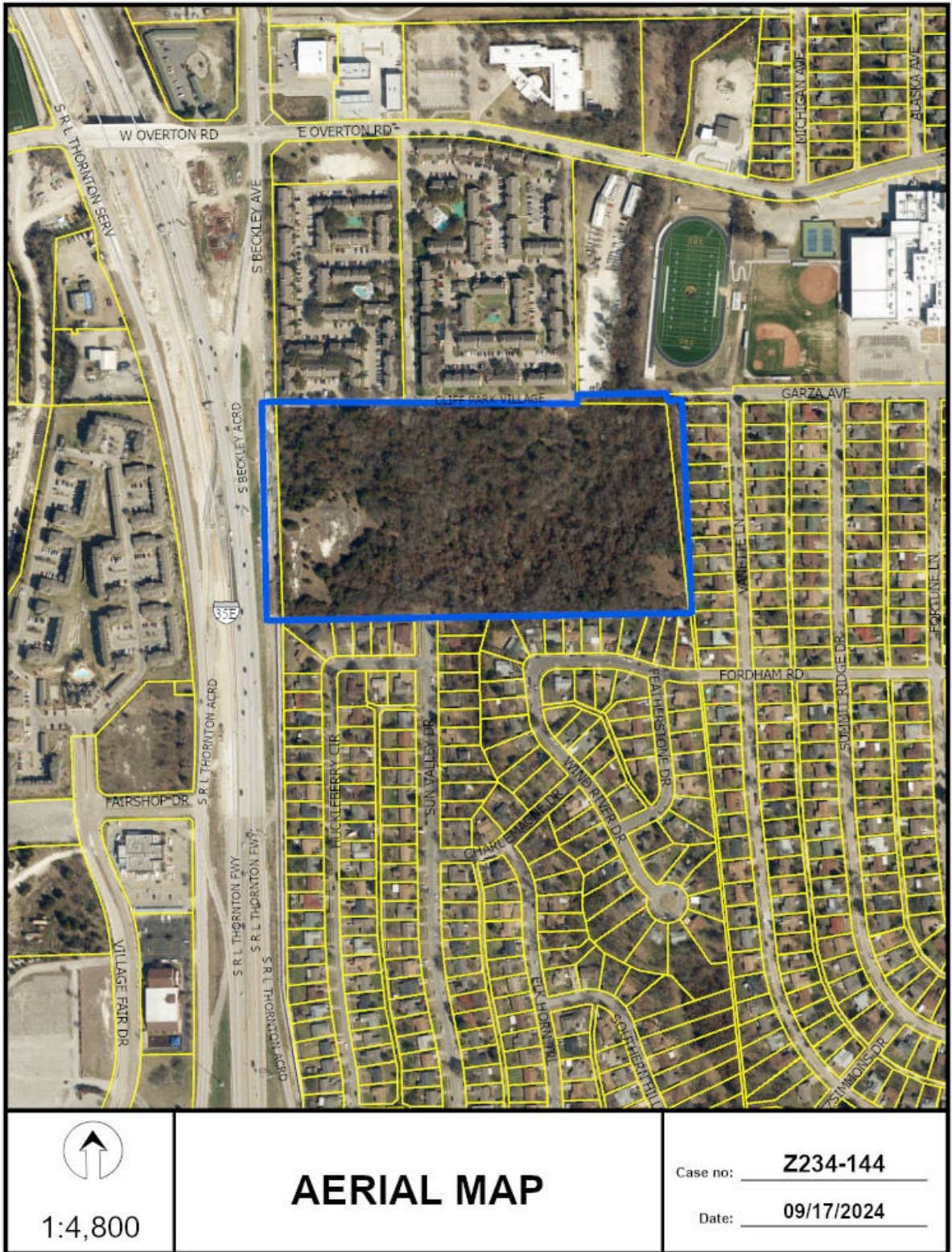
 - (f) Miscellaneous uses.
 - Carnival or circus (temporary).

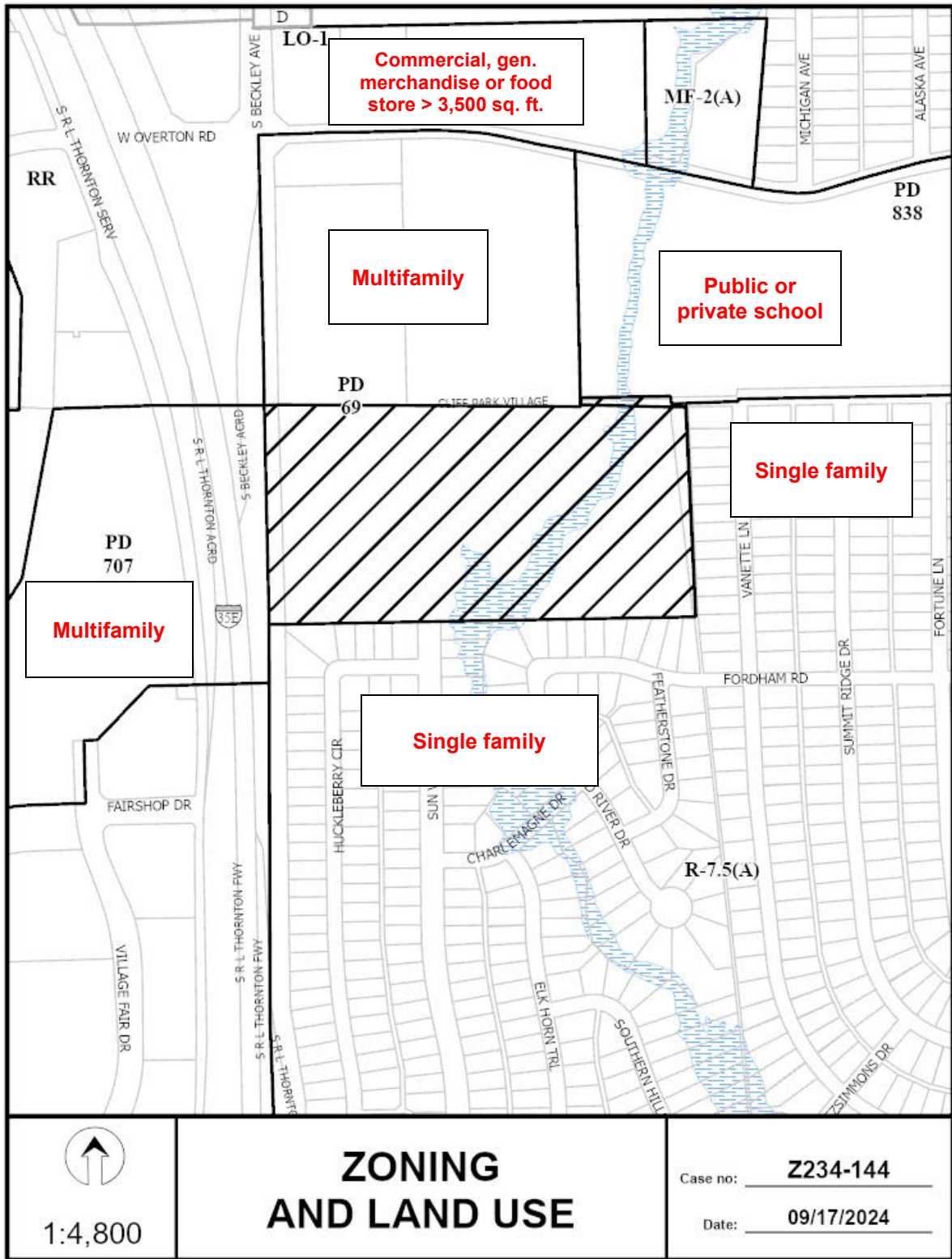
- (g) Office uses.
 - Alternative financial establishment.
- (h) Recreation uses.
 - Country club with private membership.
- (i) Residential uses.
 - College dormitory, fraternity, or sorority house.
 - Group residential facility.
- (j) Retail and personal service uses.
 - Auto service center.
 - Convenience store with drive-thru.
 - Household equipment and appliance repair.
 - Liquor store.
 - Massage establishment. [*MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.*]
 - Mortuary, funeral home, or commercial wedding chapel.
 - Paraphernalia shop.
 - Swap or buy shops.
- (k) Transportation uses.
 - Heliport.
 - Railroad passenger station.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.
- (l) Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Electrical substation.
 - Local utilities.
 - Radio, television, or microwave tower.
- (m) Wholesale, distribution, and storage uses.
 - Mini-warehouse.
 - Recycling buy-back center.
 - Recycling collection center.
 - Recycling drop-off container.

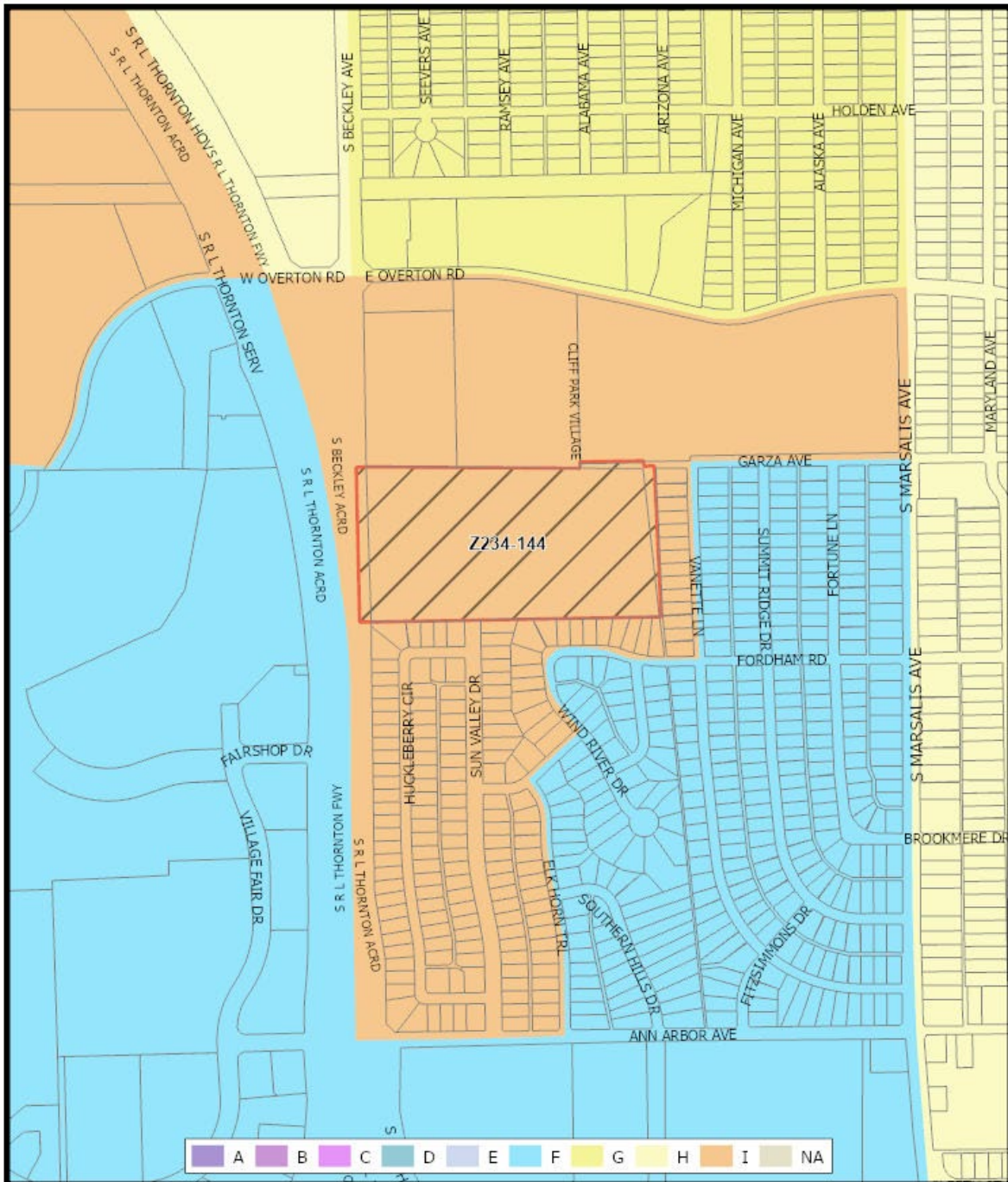
- Recycling drop-off for special occasion collection.
- Trade center.

- (3) A hotel or motel must:
 - (a) be located within a multi-story structure;
 - (b) have all guest rooms be accessible from an interior hallway or interior courtyard; and
 - (c) provide at least two of the following amenities: swimming pool; restaurant; fitness facility; or conference room.
- (4) A car wash is limited to a tunnel unit type car wash.
- (5) Motor vehicle fueling station that provides gasoline pump is only permitted in conjunction with a general merchandise or food store greater than 3,500 square feet and/or a general merchandise or food store 100,000 square feet or more.
- (6) Maximum dwelling unit density is 100 units per acre of the Property subject to these deed restrictions.
- (7) Maximum structure height is 150 feet.
- (8) Maximum floor area for an office showroom/warehouse is 25,000 square feet.
- (9) Vehicular access on Sun Valley Drive is prohibited.

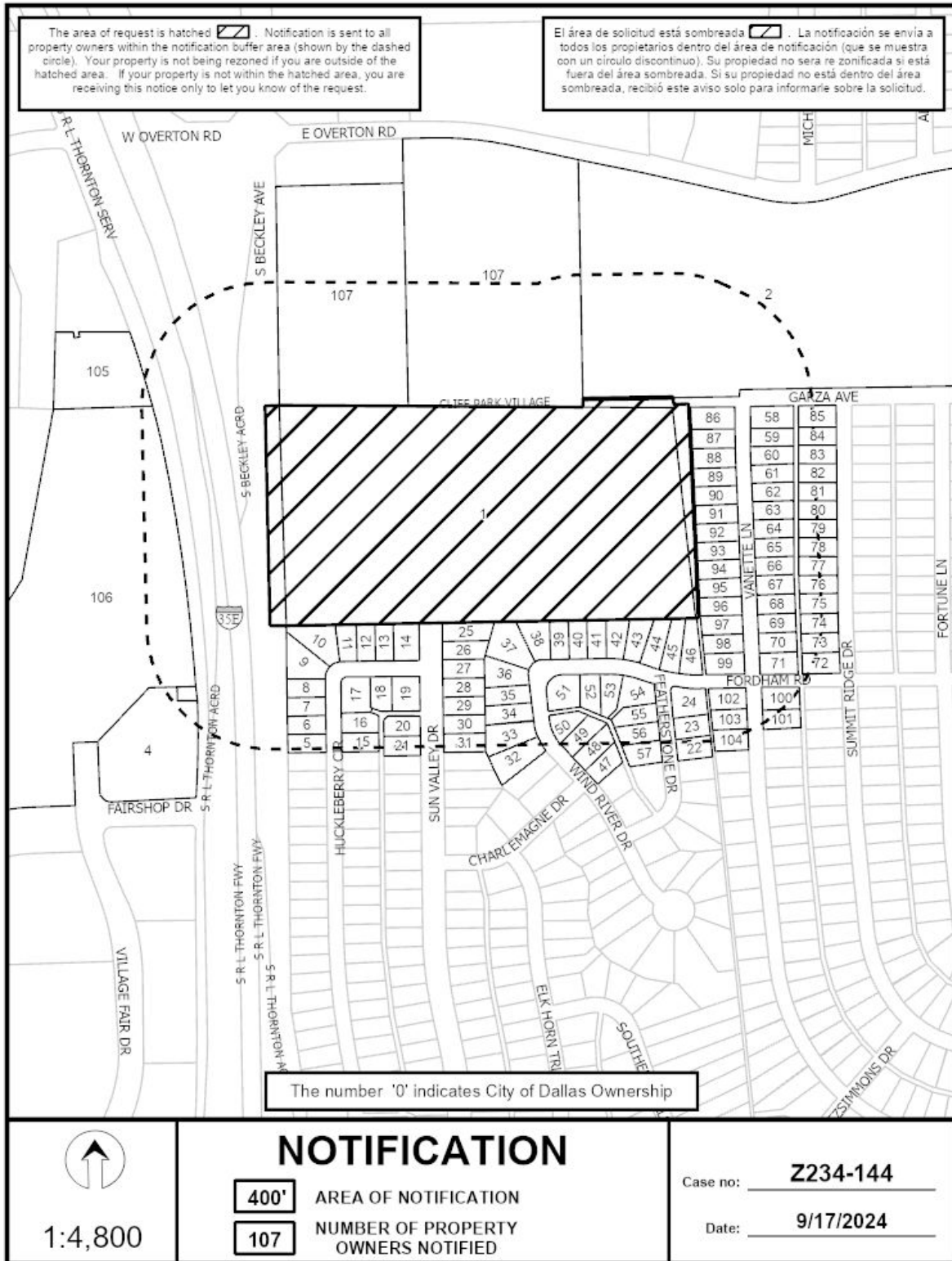








| | | |
|--|--------------------------------|--|
|  1:7,200 | <h2>Market Value Analysis</h2> | Case no: <u> Z234-144 </u> Date: <u> 9/17/2024 </u> |
|--|--------------------------------|--|



09/17/2024

Notification List of Property Owners***Z234-144******107 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-------------------------|------------------------|
| 1 | 3900 S R L THORNTON FWY | JOBAR DEVELOPMENT CORP |
| 2 | 3601 S MARSALIS AVE | Dallas ISD |
| 3 | 4000 S R L THORNTON FWY | ALI ELIZABETH C |
| 4 | 100 FAIRSHOP DR | ALI ELIZABETH C |
| 5 | 4049 HUCKLEBERRY CIR | WALTON TYEISHA |
| 6 | 4043 HUCKLEBERRY CIR | BRUMFIELD MARSHA M |
| 7 | 4039 HUCKLEBERRY CIR | CASTLE VIVIAN LUCILLE |
| 8 | 4033 HUCKLEBERRY CIR | SHEPARD CHRISTOPHER II |
| 9 | 4027 HUCKLEBERRY CIR | COLLINS WILLIE LEE |
| 10 | 4023 HUCKLEBERRY CIR | L L ROSE INVESTMENT |
| 11 | 4017 HUCKLEBERRY CIR | QURESHI FAHAD EHSAN |
| 12 | 4015 HUCKLEBERRY CIR | NICKEL RYAN |
| 13 | 4009 HUCKLEBERRY CIR | YANES JORGE OMAR |
| 14 | 4005 HUCKLEBERRY CIR | JONES ROSALAND JACKSON |
| 15 | 4048 HUCKLEBERRY CIR | ROBERTSON BRENDA S |
| 16 | 4042 HUCKLEBERRY CIR | LAWRENCE BEVERLY |
| 17 | 4018 HUCKLEBERRY CIR | HAKIM FATIMAH L |
| 18 | 4010 HUCKLEBERRY CIR | JMR HOMES LLC |
| 19 | 4006 HUCKLEBERRY CIR | SMITH DEBRA A & |
| 20 | 4011 SUNVALLEY DR | Taxpayer at |
| 21 | 4015 SUNVALLEY DR | ELLISON TOMMIE LOUISE |
| 22 | 4016 FEATHERSTONE DR | ZAMORA MOISES & |
| 23 | 4010 FEATHERSTONE DR | HENDERSON NAOMI |
| 24 | 4006 FEATHERSTONE DR | THOMAS CLEO |
| 25 | 3938 SUNVALLEY DR | STAPLES DARLENE |
| 26 | 3942 SUNVALLEY DR | STURGES MARINE |

09/17/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|-----------------------------|
| 27 | 3946 SUNVALLEY DR | MATHIS MABLE MARIE |
| 28 | 4002 SUNVALLEY DR | THOMPSON JOHNNIE |
| 29 | 4006 SUNVALLEY DR | SUJAKUMAR RAVISHANKER V |
| 30 | 4010 SUNVALLEY DR | JOHNSON DOROTHY L |
| 31 | 4014 SUNVALLEY DR | THOMPSON SHARLOYN REED |
| 32 | 4019 WIND RIVER DR | DFW LIFESTYLE REALTY LLC |
| 33 | 4015 WIND RIVER DR | Taxpayer at |
| 34 | 4011 WIND RIVER DR | POSADA J RAQUEL & PASIANA F |
| 35 | 4007 WIND RIVER DR | MARTINEZ CARMEN PERALTA |
| 36 | 4003 WIND RIVER DR | BENITEZ JORGE LUIS JR |
| 37 | 303 FORDHAM RD | BENITEZ JORGE |
| 38 | 307 FORDHAM RD | SANCHEZ OSMAR MORALES & |
| 39 | 311 FORDHAM RD | GREEN INEZ RUTH |
| 40 | 315 FORDHAM RD | GARCIA GUSTAVO & |
| 41 | 319 FORDHAM RD | ORTIZ EDGAR & CHASTITY |
| 42 | 323 FORDHAM RD | DIXON WILLIE C |
| 43 | 327 FORDHAM RD | Taxpayer at |
| 44 | 333 FORDHAM RD | COLEMAN THELMA L |
| 45 | 403 FORDHAM RD | JOHNSON BLENDEN JR |
| 46 | 409 FORDHAM RD | AUSTIN JACKIE |
| 47 | 4034 WIND RIVER DR | DUARTE OSCAR |
| 48 | 4030 WIND RIVER DR | RICKS DENNIS L JR & |
| 49 | 4024 WIND RIVER DR | RIVERA EMELIA E |
| 50 | 4016 WIND RIVER DR | MILAN BUILDERS LLC |
| 51 | 310 FORDHAM RD | FREDERICK MARIE |
| 52 | 318 FORDHAM RD | REVEST PROPERTIES |
| 53 | 324 FORDHAM RD | CURTIS VICKEY GAIL |
| 54 | 330 FORDHAM RD | OATS CAROLYN |
| 55 | 4007 FEATHERSTONE DR | REYNEL JESUS |
| 56 | 4011 FEATHERSTONE DR | DAVIS CARNELLA |
| 57 | 4017 FEATHERSTONE DR | PAYNE JIMMIE H & |

09/17/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|------------------------------|
| 58 | 3804 VANETTE LN | WEST LETHA |
| 59 | 3810 VANETTE LN | DIADEM INVESTMENTS LLC |
| 60 | 3816 VANETTE LN | MCDONALD MYRTLE JEAN EST |
| 61 | 3820 VANETTE LN | GREEN CHARLOTTE E |
| 62 | 3824 VANETTE LN | Taxpayer at |
| 63 | 3830 VANETTE LN | SEGOVIANO JUANITA CRYSTAL |
| 64 | 3834 VANETTE LN | POSADALEON J RAQUEL & |
| 65 | 3902 VANETTE LN | MARTINEZ PAOLA |
| 66 | 3906 VANETTE LN | CABRERA JOSE & MARIA DEJESUS |
| 67 | 3910 VANETTE LN | THOMAS JOYCE S |
| 68 | 3916 VANETTE LN | MARCH JEWEL D |
| 69 | 3920 VANETTE LN | WILSON PERRY |
| 70 | 3924 VANETTE LN | MCGEE IMOJEAN |
| 71 | 3928 VANETTE LN | MOTT VERA JOYCE |
| 72 | 3929 SUMMIT RIDGE DR | SMITH ROBERT & |
| 73 | 3925 SUMMIT RIDGE DR | ROLLINS DERRELL D & |
| 74 | 3921 SUMMIT RIDGE DR | SMITH LEE ELLA |
| 75 | 3917 SUMMIT RIDGE DR | HODGE ELMA J & JOSEPH R |
| 76 | 3911 SUMMIT RIDGE DR | ROBERTS KETRAL |
| 77 | 3907 SUMMIT RIDGE DR | SNOWDEN CHARLES F |
| 78 | 3903 SUMMIT RIDGE DR | COLE CURTIS ONEAL ESTATE OF |
| 79 | 3835 SUMMIT RIDGE DR | MARTINEZ RICARDO RAMIREZ & |
| 80 | 3831 SUMMIT RIDGE DR | ORTEGA BRIANDA DENISSE & |
| 81 | 3825 SUMMIT RIDGE DR | MORGAN KEITH |
| 82 | 3821 SUMMIT RIDGE DR | BROWN LARRY & ZENOBIA |
| 83 | 3817 SUMMIT RIDGE DR | LUCKEY BOBBIE JEAN |
| 84 | 3811 SUMMIT RIDGE DR | BONNER MARGIE FAYE |
| 85 | 3805 SUMMIT RIDGE DR | JORDAN SYLVIA & |
| 86 | 3805 VANETTE LN | LONG BESSIE RICHARDSON |
| 87 | 3811 VANETTE LN | PINE GROVE RESIDENTIAL |
| 88 | 3817 VANETTE LN | JUSTIN STATE PROPERTIES LLC |

09/17/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------------|--------------------------------|
| 89 | 3821 VANETTE LN | Taxpayer at |
| 90 | 3825 VANETTE LN | JOHNSON STEPHANIE |
| 91 | 3831 VANETTE LN | RFD ROOFING & CONSTRUCTION LLC |
| 92 | 3835 VANETTE LN | MITCHELL VIRGINIA RUTH |
| 93 | 3903 VANETTE LN | SMITH JENNIFER YVONNE L |
| 94 | 3907 VANETTE LN | CROWE PATRICIA G |
| 95 | 3911 VANETTE LN | VARGAS MIGUEL |
| 96 | 3917 VANETTE LN | MATA JUAN R LUNA & |
| 97 | 3921 VANETTE LN | POSADA RAQUEL J & PASIANA F |
| 98 | 3925 VANETTE LN | TOLOR JANICE |
| 99 | 3929 VANETTE LN | LACY MYRTIS M |
| 100 | 4004 VANETTE LN | JENKINS LATOYA |
| 101 | 4008 VANETTE LN | PADRON MACARIO & |
| 102 | 4003 VANETTE LN | PEREZ DIANA |
| 103 | 4009 VANETTE LN | LIDIA PACHECO & |
| 104 | 4015 VANETTE LN | BELL MARGARET ANN LIFE ESTATE |
| 105 | 3715 S R L THORNTON FWY | TIME WARNER CABLE OF DLS |
| 106 | 5151 VILLAGE FAIR DR | CHICORY CT MADISON III LP |
| 107 | 220 E OVERTON RD | 220 OVERTON APTS DALLAS LLC |