

FILE NUMBER: Z201-206(RM) **DATE FILED:** March 8, 2021

LOCATION: South line of Forest Lane, west of Meadowknoll Drive

COUNCIL DISTRICT: 10 **MAPSCO:** 17 W

SIZE OF REQUEST: Approx. 0.93 acres **CENSUS TRACT:** 78.10

REPRESENTATIVE: Jack Zanger, Triangle Engineering

APPLICANT: HCI Commercial

OWNER: The JPN Group

REQUEST: An application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of the request is to redevelop the property as a car wash with modified development standards primarily related to permitted uses, signage, and landscaping.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District and is developed with a medical clinic or ambulatory surgical center.
- The applicant proposes to redevelop the site with a car wash. This use is not permitted in the NO(A) District. Therefore, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District but allows for a car wash. This use will still be subject to development impact review.
- Other deviations from the NO(A) District include the business zoning district sign standards to allow greater flexibility in signage for the property, and enhanced landscaping requirements to provide an increased buffer adjacent to the surrounding residential uses.

Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------------|-----------------------|
| Forest Lane | Principal Arterial | 120 feet |

Traffic:

The Engineering Division of the Sustainable Development and Construction 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. 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 complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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.

Land Use:

| | Zoning | Land Use |
|--------------|--|--|
| Site | NO(A) Neighborhood Office District | Medical clinic or ambulatory surgical center |
| North | Planned Development District No. 735, MU-3 Mixed Use District | General merchandise or food store, local utilities |
| East | NO(A) Neighborhood Office District | Multifamily |
| South | NO(A) Neighborhood Office District | Multifamily |
| West | Planned Development District No. 481 | Multifamily |

Land Use Compatibility:

The area of request is currently developed with a currently operating medical clinic. To the east and south is a multifamily use zoned an NO(A) District, and to the west is another multifamily use zoned PD 481. To the north is a general merchandise or food store and local utilities.

To maintain compatibility with surrounding uses, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District. However, there are a few standards proposed from the CR Community Retail District, the least intensive commercial district that allows the proposed car wash use. These standards are considered as the PD deviations. The car wash use is the only additional use permitted under the PD conditions and is still subject to development impact review, which is a requirement in the CR District.

The only other deviation proposed is the business zoning district sign standards. The applicant has proposed these sign standards, rather than defaulting to the non-business zoning district sign standards that would otherwise apply under NO(A) District regulations.

The applicant has proposed to restrict hours of operation to 8:00 a.m. to 8:00 p.m., Monday through Sunday. They have also agreed to provide a six-foot-high fence along the front property line, with gates at all driveways. The gates must remain open during hours of operation and closed at all other times.

Staff supports the request because it allows for a commercial use along a principal arterial while maintaining compatibility with adjacent residential uses by retaining majority of the standards applicable under the current NO(A) District and providing additional landscaping. The applicant has also proposed conditions for hours of operation and a security fence to address community concerns related to noise and after-hours loitering.

At the City Plan Commission hearing, conditions were added for the car wash tunnel to be fully enclosed with the exception of the entrance and exit, and to prohibit the use of outdoor speakers or other outdoor amplified sound equipment.

Landscaping:

To allow for the proposed car wash use while maintaining compatibility with the surrounding multifamily residential uses, the applicant has proposed additional landscaping conditions beyond what would be required under Article X. These conditions include a landscape area of a depth of 20 feet from the property line that must be provided along the west, south, and east perimeters of the lot. This landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet, plus one large evergreen shrub maintained at a minimum height of six feet planted at every six linear feet, along the west, south, and east perimeters of the lot.

In addition, the site must provide screening of surface parking from the right-of-way and adjacent uses by landscaping in accordance with Article X. Although this screening is required under the proposed PD conditions, it may count toward Article X design points. All other landscaping for the site will be in compliance with Article X.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a car wash is a minimum of three spaces for a tunnel-type car wash. The development plan provides three parking spaces separate from the proposed vacuum bays. The off-street stacking requirement for a car wash is 25 spaces for each tunnel unit car wash. The development plan provides 26 stacking spaces.

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 not located within an MVA cluster. Immediately surrounding the property to the east, south, and west is a “C” MVA cluster.

Z201-206(RM)

List of Partners/Principals/Officers

HCI Commercial

Jon Young, President

The JPN Group

Jennifer Floren, Partner

Phillip Bohart, Partner

Nate Mangum, Partner

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**CPC ACTION
AUGUST 5, 2021**

Z201-206(RM)

Motion: It was moved to recommend **approval** of a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use, subject to a development plan and conditions to include the following additional conditions: 1) the car wash tunnel depicted on the development plan be fully enclosed with the exception of the entrance and exit, and 2) prohibit the use of outdoor speakers or other outdoor amplified sound equipment on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadowknoll Drive.

Maker: Rubin
Second: Hampton
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 258
Replies: For: 1 Against: 5

Speakers: For: Nathan Chandler, 2727 LBJ Fwy., Farmers Branch, TX, 75234
Kevin Patel, 1784 W. McDermott Dr., Allen, TX, 75013
Jon Young, 2727 LBJ Fwy., Farmers Branch, TX, 75234
Against: None

CPC RECOMMENDED PD CONDITIONS

“ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at on the south side of Forest Lane, west of Abrams Road. The size of PD ____ is approximately 0.93 acres.

SEC. 51P- ____ .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 non-residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.

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

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the NO(A) Neighborhood Office District, subject to the same conditions applicable in the NO(A) Neighborhood Office District, as set out in Chapter 51A. For example, a use permitted in the NO(A) Neighborhood Office 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 NO(A) Neighborhood Office District is subject to DIR in this district; etc.

(b) Car wash is permitted subject to development impact review.

SEC. 51P- ____ .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- ____ .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 NO(A) Neighborhood Office District apply.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P- ____ .111. LANDSCAPING.

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

(b) Landscape area.

(1) A landscape area of a depth of twenty feet from the property line must be provided along the west, south, and east perimeters of the lot.

(2) The landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet along the west, south, and east perimeters of the lot.

(3) The landscape area must also include one large evergreen shrub maintained at a minimum height of six feet and planted at every 6 linear feet along the west, south, and east perimeters of the lot.

(c) Surface parking screening. Surface parking must be screened from the right-of-way and adjacent uses by landscaping in accordance with Article X. This requirement may count towards Article X design points.

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

SEC. 51P- ____ .112. SIGNS.

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

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

(a) Hours of operation. The car wash may only operate between 8:00 a.m. and 8:00 p.m., Monday through Sunday.

(b) Fencing. A six-foot-high fence must be provided along the front property line with gates at all driveways. The gates must remain open during hours of operation and closed at all other times.

(c) Enclosure. With the exception of the entrance and exit, the car wash tunnel depicted on the development plan shall be fully enclosed.

(d) Outside speakers. Outside speakers and outside amplified sound are prohibited.

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

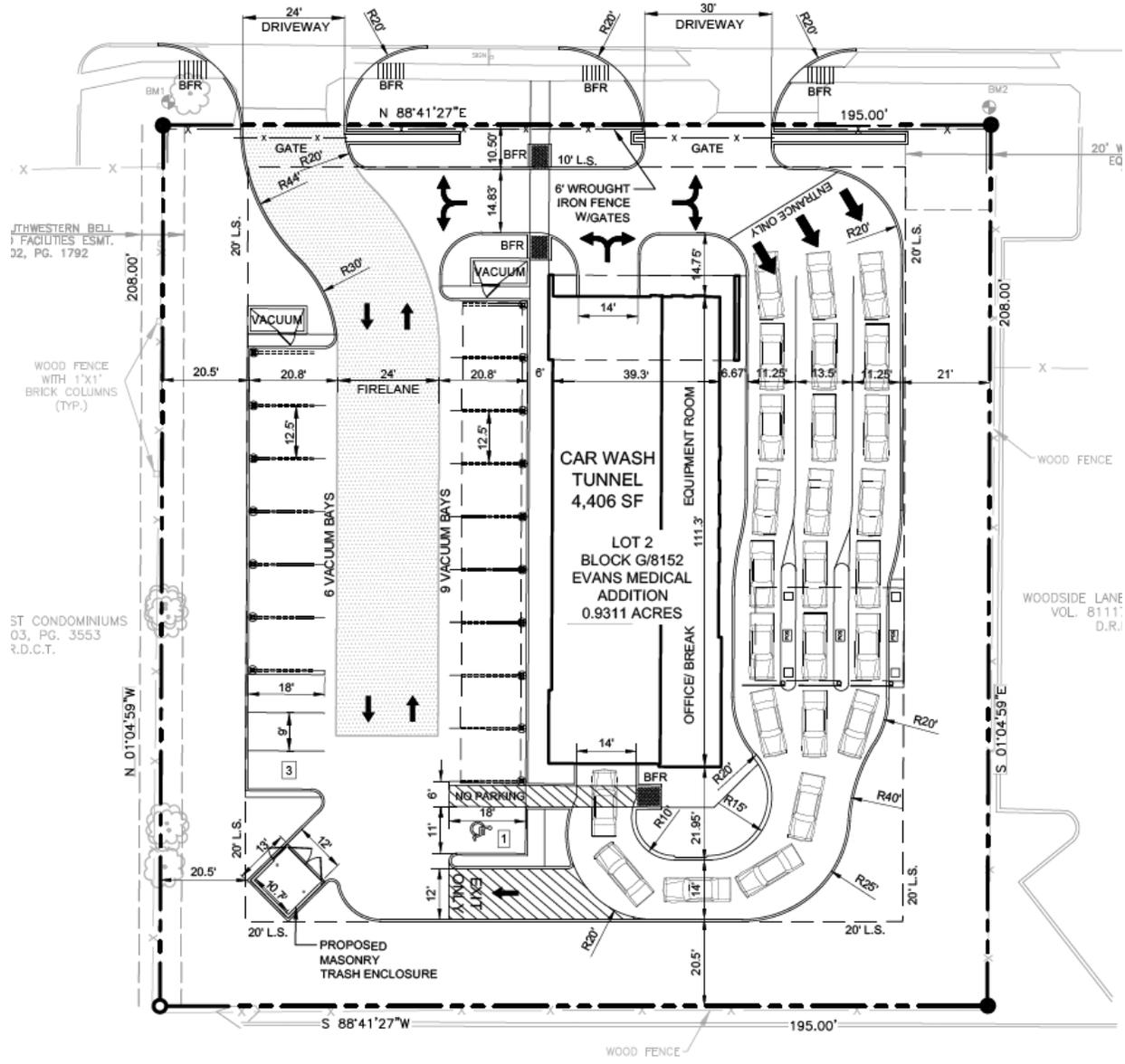
(f) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

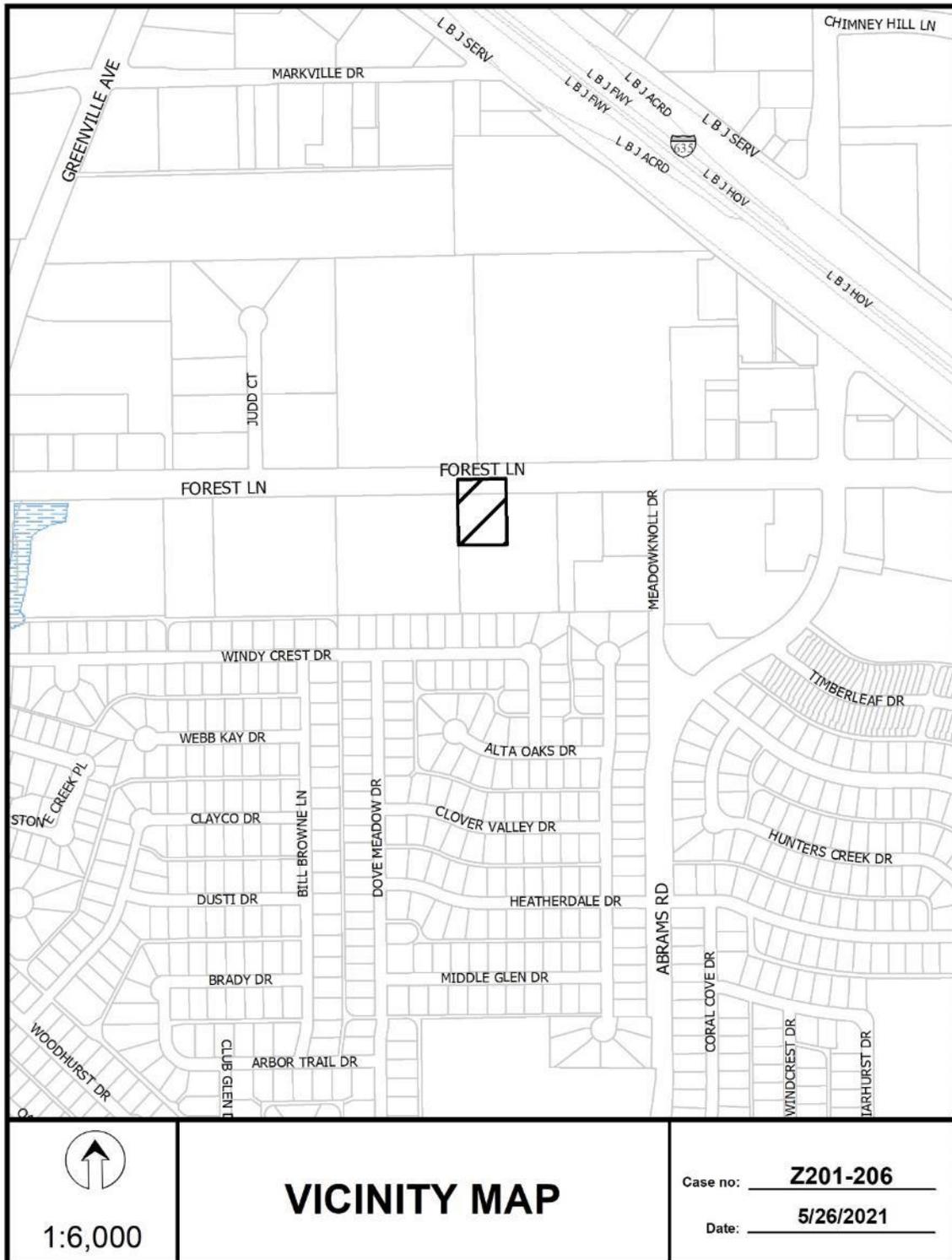
SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

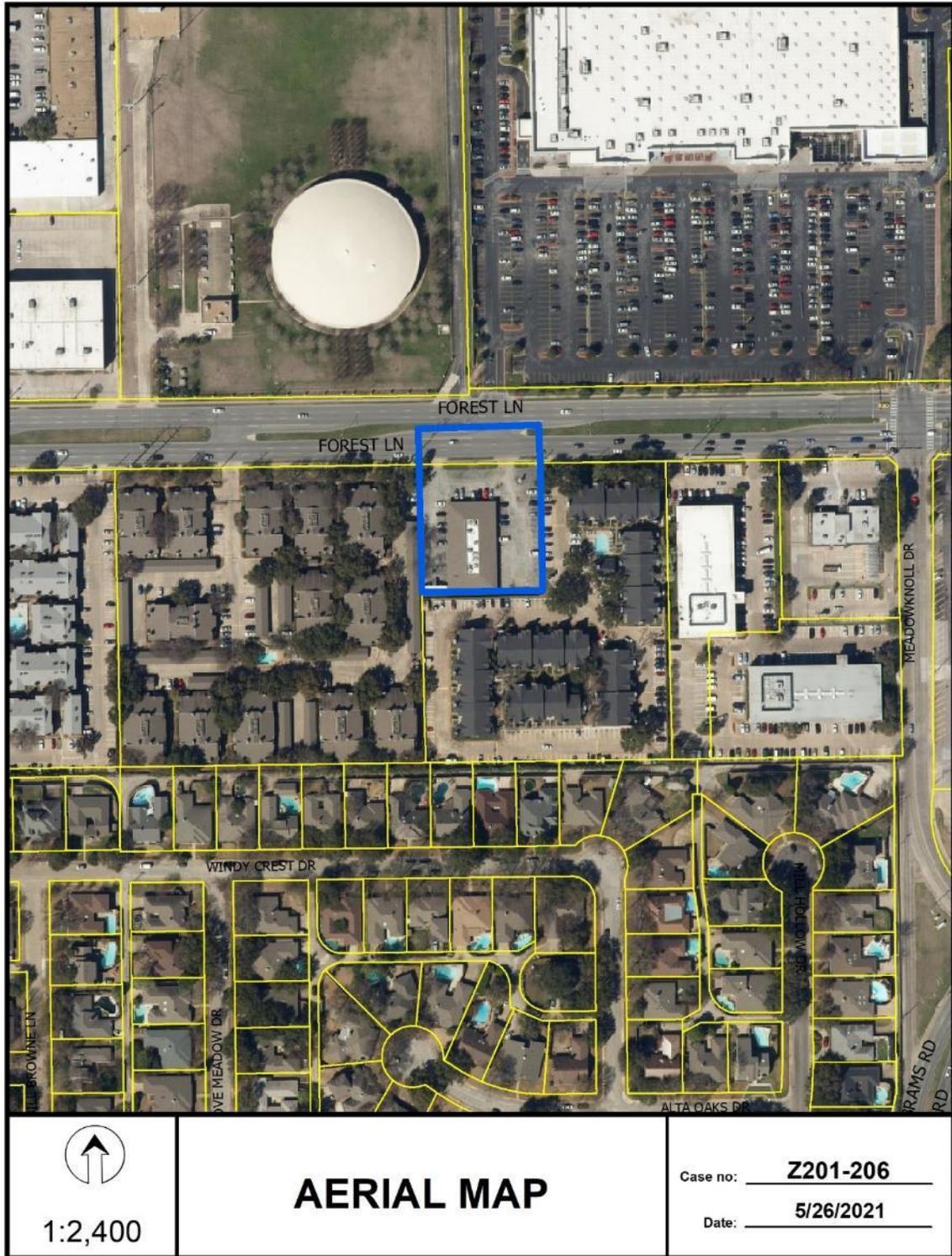
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

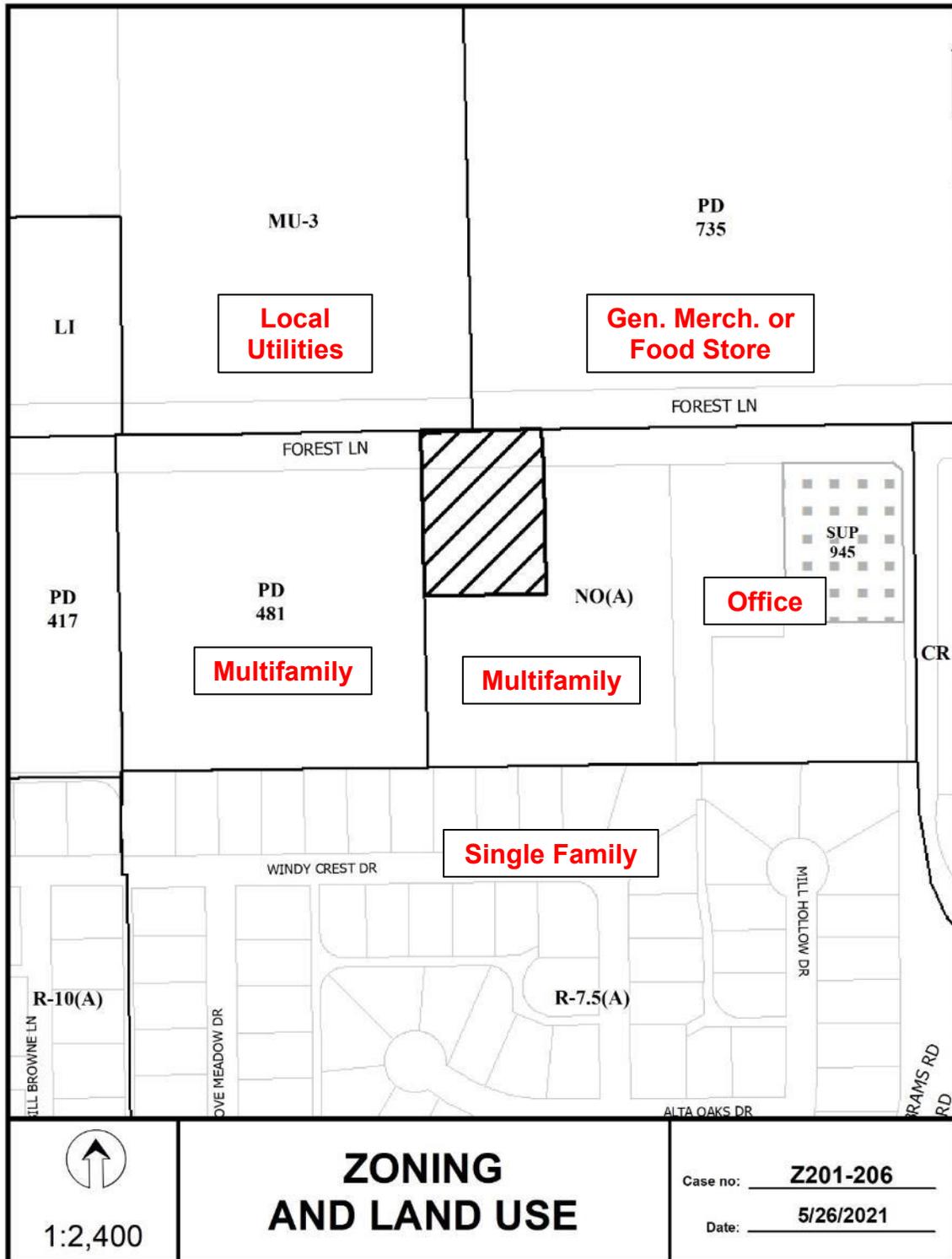
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

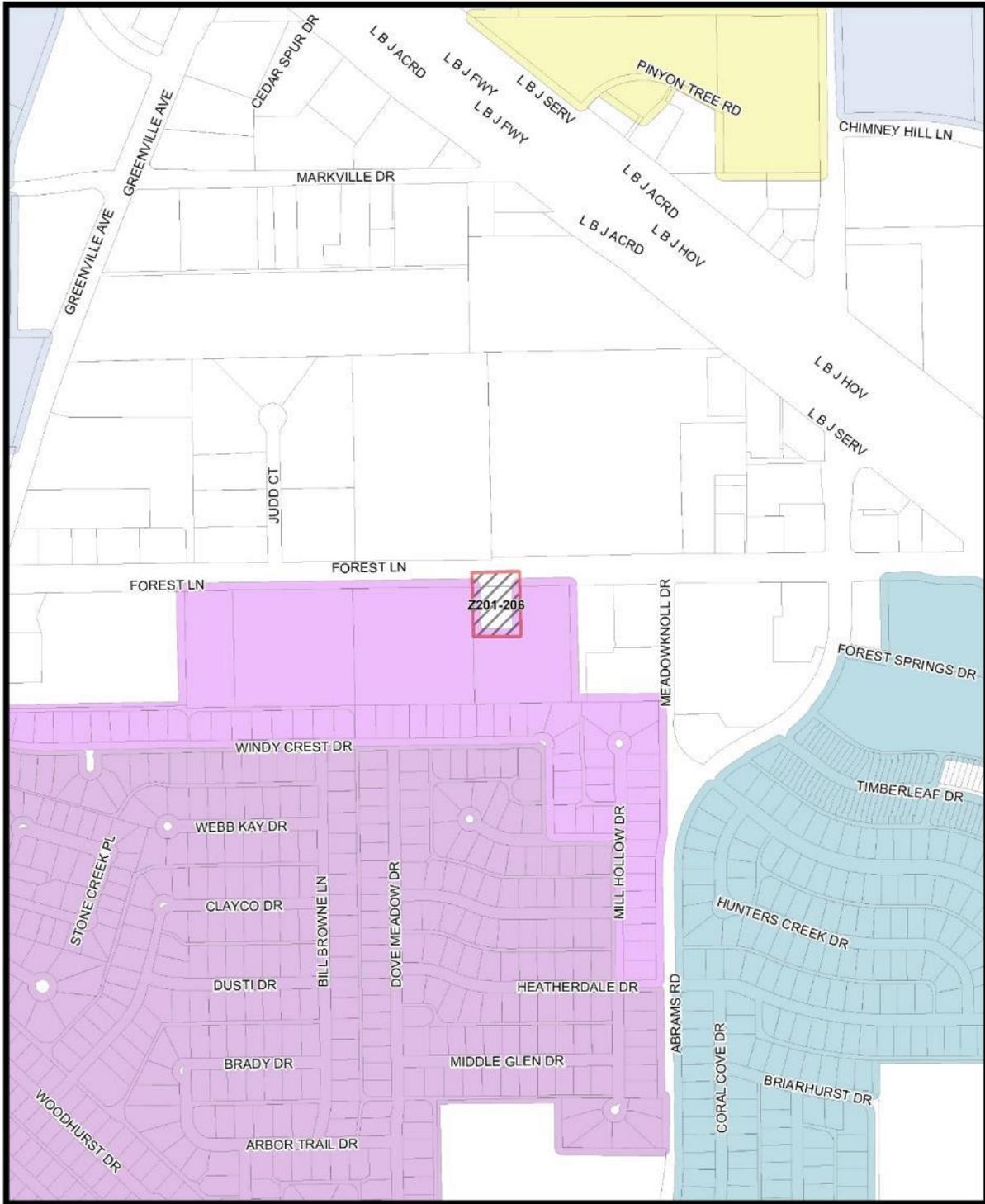
CPC RECOMMENDED DEVELOPMENT PLAN











Market Value Analysis

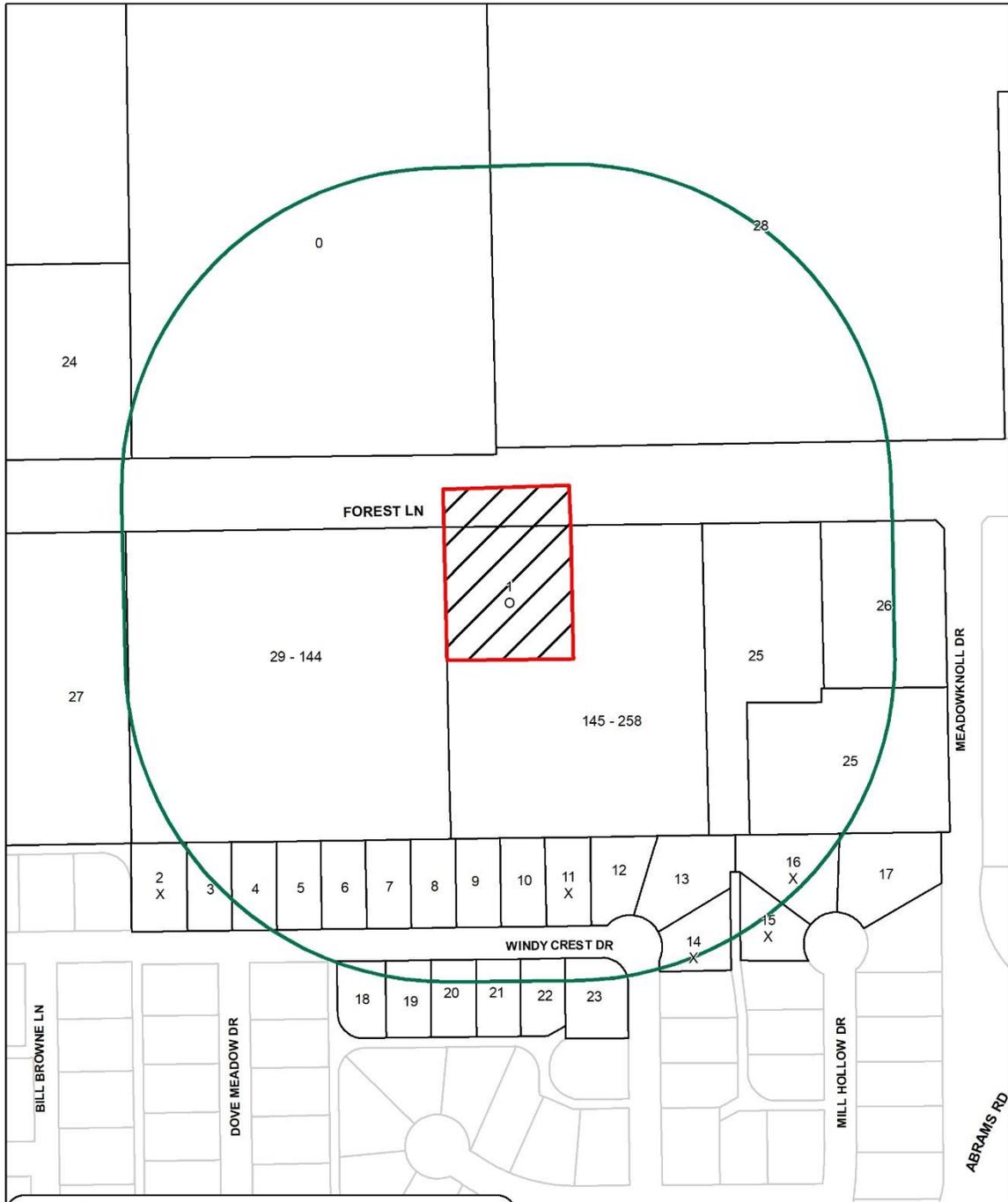


1:6,000

Market Value Analysis

Printed Date: 5/26/2021

CPC RESPONSES



| | |
|-----------------|---------------------------------------|
| 258 | Property Owners Notified (32 parcels) |
| 1 | Replies in Favor (1 parcels) |
| 5 | Replies in Opposition (5 parcels) |
| 500' | Area of Notification |
| 8/5/2021 | Date |

Z201-206
CPC



1:2,400

08/04/2021

Reply List of Property Owners***Z201-206******258 Property Owners Notified 1 Property Owners in Favor 5 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|-----------------------------------|
| O | 1 | 9262 FOREST LN | JNP GROUP LLC |
| X | 2 | 9201 WINDY CREST DR | SELZER EVA ELIZABETH & DOUGLAS A |
| | 3 | 9205 WINDY CREST DR | FULTON MATTHEW RYAN & |
| | 4 | 9209 WINDY CREST DR | BETBADAL DAVID VICTOR & CHIZMADIA |
| | 5 | 9215 WINDY CREST DR | SIKKING EDWIN W & |
| | 6 | 9219 WINDY CREST DR | NUTTING BILLYE B |
| | 7 | 9223 WINDY CREST DR | TRENT JASON C & KELLI M |
| | 8 | 9227 WINDY CREST DR | VICKERS PETER & ELIZABETH |
| | 9 | 9231 WINDY CREST DR | BARRETT SEAN & STACEY |
| | 10 | 9235 WINDY CREST DR | SHULTZ DARREN |
| X | 11 | 9239 WINDY CREST DR | CISLO MALLORY M |
| | 12 | 9247 WINDY CREST DR | SMILEY DOUGLAS & KIMBERLY |
| | 13 | 9249 WINDY CREST DR | VASSEN STEFAN & ELKE |
| X | 14 | 9302 WINDY CREST DR | BROBST AUSTIN D & |
| X | 15 | 9621 MILL HOLLOW DR | WEBER MARK A & SUZANNE E |
| X | 16 | 9623 MILL HOLLOW DR | MAURICIO WILLIAM P & |
| | 17 | 9620 MILL HOLLOW DR | COFFEY CATHERINE |
| | 18 | 9210 WINDY CREST DR | WOOD ANTHONY A & ELIZABETH B |
| | 19 | 9216 WINDY CREST DR | HOANG CARRIE BRETT & TIEN |
| | 20 | 9220 WINDY CREST DR | CAMP GEOFFREY C |
| | 21 | 9224 WINDY CREST DR | CHESTER JON B |
| | 22 | 9228 WINDY CREST DR | WEBER LYNNE MARIE |
| | 23 | 9232 WINDY CREST DR | BENDIKSEN NORMAN F |
| | 24 | 9201 FOREST LN | ALPAY O ALLEN TR |
| | 25 | 9304 FOREST LN | Taxpayer at |
| | 26 | 9308 FOREST LN | BANK OF AMERICA TEXAS NA |

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|------------------------------|
| 27 | 9180 | FOREST LN | DALLAS 101 TX LLC |
| 28 | 9382 | LBJ FWY | WALMART STORES TX LP |
| 29 | 9254 | FOREST LN | FOREST GOLD LLC |
| 30 | 9254 | FOREST LN | LE BICH LIEN THI LIFE ESTATE |
| 31 | 9254 | FOREST LN | NAVARRO LORENA |
| 32 | 9254 | FOREST LN | DEAN STEVEN W |
| 33 | 9254 | FOREST LN | WHITE LEROY JR EST OF |
| 34 | 9254 | FOREST LN | HIGGINS JOHN & |
| 35 | 9254 | FOREST LN | ASSEFIE ENDALEW B |
| 36 | 9254 | FOREST LN | QUIROZ STEVE |
| 37 | 9254 | FOREST LN | MOSNAR LLC |
| 38 | 9254 | FOREST LN | HAYNES BRYON K |
| 39 | 9254 | FOREST LN | LUNA REBECCA |
| 40 | 9254 | FOREST LN | TEWOLDE ZEHAIE K & ABEBA |
| 41 | 9254 | FOREST LN | HICKEY AARON |
| 42 | 9254 | FOREST LN | WOLDEGEORGIS ERMIA S T |
| 43 | 9254 | FOREST LN | NUCCETELLI DAVE & |
| 44 | 9254 | FOREST LN | R & S INVESTMENTS INC |
| 45 | 9254 | FOREST LN | SHAKER YASSER |
| 46 | 9254 | FOREST LN | 2012 PROPERTIES LLC |
| 47 | 9254 | FOREST LN | DARGAHI PARVIZ |
| 48 | 9254 | FOREST LN | SAFDAR SYED |
| 49 | 9254 | FOREST LN | QUIRINO JESUS |
| 50 | 9254 | FOREST LN | CONSTRUGRUPO LLC |
| 51 | 9254 | FOREST LN | BIZZA GEZAHEGN & |
| 52 | 9254 | FOREST LN | PANMANEE PATCHARAPORN |
| 53 | 9254 | FOREST LN | MEBRATIE YITBARK |
| 54 | 9254 | FOREST LN | WASHINGTON FRANK J III |
| 55 | 9254 | FOREST LN | AUSTIN TAMARA |
| 56 | 9254 | FOREST LN | MENGESTE ADDIS A |
| 57 | 9254 | FOREST LN | COOPER COLLEEN |

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|-------------------------------|
| 58 | 9254 | FOREST LN | KHAJEHNOORI FARAMARZ |
| 59 | 9254 | FOREST LN | LEE & IAN US LLC |
| 60 | 9254 | FOREST LN | OWENS PATRICIA A |
| 61 | 9254 | FOREST LN | COLAROSSO HOLDINGS SERIES LLC |
| 62 | 9254 | FOREST LN | KASSA WONDIMU C |
| 63 | 9254 | FOREST LN | MCKINLEY JAMES CURTIS |
| 64 | 9254 | FOREST LN | EQUBAY SABA |
| 65 | 9254 | FOREST LN | BEZABEH ELIZABETH & MESFIN |
| 66 | 9254 | FOREST LN | WHEELER GLEN & |
| 67 | 9254 | FOREST LN | NGUYEN ZENNY TUYEN |
| 68 | 9254 | FOREST LN | TESFATSION ANNIE F |
| 69 | 9254 | FOREST LN | CASTRO JENNIFER |
| 70 | 9254 | FOREST LN | LAFLEUR TRACY J |
| 71 | 9254 | FOREST LN | OSADON AMIR |
| 72 | 9254 | FOREST LN | POGUE RUSSELL EST OF |
| 73 | 9254 | FOREST LN | EWURUM EMILY E EST OF |
| 74 | 9254 | FOREST LN | NATSIMO INVESTMENTS LLC |
| 75 | 9254 | FOREST LN | TSEHAI KIDIST M |
| 76 | 9254 | FOREST LN | BENFORD JACK |
| 77 | 9254 | FOREST LN | WALTON MARK ANTHONY |
| 78 | 9254 | FOREST LN | TENG YUAN |
| 79 | 9254 | FOREST LN | EDELSTEIN BRIAN |
| 80 | 9254 | FOREST LN | WONG GARBO |
| 81 | 9254 | FOREST LN | ROUSSEV EMANUEL |
| 82 | 9254 | FOREST LN | VINSON DARWIN E |
| 83 | 9254 | FOREST LN | HISKIYAHU SHANI |
| 84 | 9254 | FOREST LN | DORI MIHRTAB H |
| 85 | 9254 | FOREST LN | CHAY SAMNANG |
| 86 | 9254 | FOREST LN | NGUYEN LOAN LUU |
| 87 | 9254 | FOREST LN | ACOCELLA ROBERT |
| 88 | 9254 | FOREST LN | HOLT GERALD |

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|--------------------------------|
| | 89 | 9254 FOREST LN | YOUNG ALBERT & |
| | 90 | 9254 FOREST LN | HORIZON ADVANTAGE REALTY LLC |
| | 91 | 9254 FOREST LN | ASRES SAMSON |
| | 92 | 9254 FOREST LN | MCRAE ALEXANDER K |
| | 93 | 9254 FOREST LN | VANDIVER GLORIA & |
| | 94 | 9254 FOREST LN | LAFAYETE GUADALUPE |
| | 95 | 9254 FOREST LN | ZONZARANON DEREK |
| | 96 | 9254 FOREST LN | BIZA BAHAROA B & |
| | 97 | 9254 FOREST LN | LANDOR ANDRIA MACHELLE & WALDO |
| | 98 | 9254 FOREST LN | AGUIRRE RAUL |
| | 99 | 9254 FOREST LN | PARRA IRINA & |
| | 100 | 9254 FOREST LN | THOMPSON JANE ELLEN |
| | 101 | 9254 FOREST LN | POLK HAZEL N |
| | 102 | 9254 FOREST LN | MCFARLANE GUY E |
| | 103 | 9254 FOREST LN | SISON JOCELYN D |
| | 104 | 9254 FOREST LN | PARKER DOLORES ANN EST OF |
| | 105 | 9254 FOREST LN | BENFORD JOHN B |
| | 106 | 9254 FOREST LN | BERSTIEN PAULA H & |
| | 107 | 9254 FOREST LN | SEBHAT SIMON |
| | 108 | 9254 FOREST LN | WOLDEMARIAM HENCOCK & |
| | 109 | 9254 FOREST LN | BATES DANNY C ETAL |
| | 110 | 9254 FOREST LN | BAILEY JOHN |
| | 111 | 9254 FOREST LN | METEKIA TIGEST K |
| | 112 | 9254 FOREST LN | NGO HIEU NINI |
| | 113 | 9254 FOREST LN | BAYLON TERESA |
| | 114 | 9254 FOREST LN | VELAZQUEZ MAYRA |
| | 115 | 9254 FOREST LN | RAMIREZ JOSE DE JESUS |
| | 116 | 9254 FOREST LN | AKAGI YUTAKA CHARLIE |
| | 117 | 9254 FOREST LN | TESFAY FETLEWORK HALLU |
| | 118 | 9254 FOREST LN | MERITA SOSOMON H |
| | 119 | 9254 FOREST LN | BEYENE TEHETENA K |

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|-----------------------------|
| 120 | 9254 | FOREST LN | SHIFERAW MANAWORK S |
| 121 | 9254 | FOREST LN | TEKESTE AZEB H |
| 122 | 9254 | FOREST LN | MENGESTE ADDIS A & |
| 123 | 9254 | FOREST LN | DOWNEY CAMERON |
| 124 | 9254 | FOREST LN | HEWITT ANGEL |
| 125 | 9254 | FOREST LN | HOY SOPHEA |
| 126 | 9254 | FOREST LN | ATNAFU AYAL & |
| 127 | 9254 | FOREST LN | ZHU KAI |
| 128 | 9254 | FOREST LN | ATNAFU FISSEHA A |
| 129 | 9254 | FOREST LN | KNT GLOBAL LLC |
| 130 | 9254 | FOREST LN | SMITH WILLIAM |
| 131 | 9254 | FOREST LN | ABERA YOHANES JOHNNY |
| 132 | 9254 | FOREST LN | WOLDETSADIK TIBEBU S |
| 133 | 9254 | FOREST LN | GENENE EYOSIAS TILAHUN |
| 134 | 9254 | FOREST LN | IBRAHIM KALID A |
| 135 | 9254 | FOREST LN | ZHU YUNHUA & MAE SOFIA CHOI |
| 136 | 9254 | FOREST LN | ABERA YOHANNES JOHNNY |
| 137 | 9254 | FOREST LN | EBRAHIM AMIRA A |
| 138 | 9254 | FOREST LN | BERINDEIE VALENTIN L |
| 139 | 9254 | FOREST LN | FESSHAYE YOHANNES |
| 140 | 9254 | FOREST LN | AMENE ERMIYS |
| 141 | 9254 | FOREST LN | AMADOR YAJAIRA |
| 142 | 9254 | FOREST LN | CONTRERAS SONIA |
| 143 | 9254 | FOREST LN | MORALES RUBEN GONZALES |
| 144 | 9254 | FOREST LN | BROWN ALEXANDER ARTIS |
| 145 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 146 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 147 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 148 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 149 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 150 | 9302 | FOREST LN | TFG WOODSIDE LLC |

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|------------------|
| 151 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 152 | 9302 | FOREST LN | TFG WOODSIDE LLC |
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| 155 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 156 | 9302 | FOREST LN | TFG WOODSIDE LLC |
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| 172 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 173 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 174 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 175 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 176 | 9302 | FOREST LN | SOL STEPHEN & |
| 177 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 178 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 179 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 180 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 181 | 9302 | FOREST LN | TFG WOODSIDE LLC |

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|--------------------------------|
| | 182 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 183 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 184 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 185 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 186 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 187 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 188 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 189 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 190 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 191 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 192 | 9302 FOREST LN | MCCANS MARK CRAIG LIVING TRUST |
| | 193 | 9302 FOREST LN | BHIMANI SHEILA |
| | 194 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 195 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 196 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 197 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 198 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 199 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 200 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 201 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 202 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 203 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 204 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 205 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 206 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 207 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 208 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 209 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 210 | 9302 FOREST LN | VEGA ANTONIO |
| | 211 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 212 | 9302 FOREST LN | TFG WOODSIDE LLC |

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|--------------------|
| 213 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 214 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 215 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 216 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 217 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 218 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 219 | 9302 | FOREST LN | FONTAINE KARIN |
| 220 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 221 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 222 | 9302 | FOREST LN | BEIDELMAN JOHN D |
| 223 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 224 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 225 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 226 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 227 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 228 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 229 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 230 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 231 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 232 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 233 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 234 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 235 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 236 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 237 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 238 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 239 | 9302 | FOREST LN | WRIGHT HAL MICHAEL |
| 240 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 241 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 242 | 9302 | FOREST LN | TFG WOODSIDE LLC |
| 243 | 9302 | FOREST LN | TFG WOODSIDE LLC |

Z201-206(RM)

08/04/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|------------------|
| | 244 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 245 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 246 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 247 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 248 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 249 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 250 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 251 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 252 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 253 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 254 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 255 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 256 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 257 | 9302 FOREST LN | TFG WOODSIDE LLC |
| | 258 | 9302 FOREST LN | TFG WOODSIDE LLC |