

**FILE NUMBER:** Z223-331(MP)                      **DATE FILED:** September 6, 2023

**LOCATION:** Northwest line of West Camp Wisdom Road, between Belt Line Road and Mountain Creek Parkway

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** 15.47 acres                      **CENSUS TRACT:** 48113016521

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**REPRESENTATIVE:** Robert Reeves & Associates Inc

**OWNER/APPLICANT:** Pacific Harbor Equities, LLC

**REQUEST:** An application for a new subdistrict for SC Shopping Center District uses and residential uses within Planned Development District No. 101.

**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related to uses, density, height, floor area ratio, lot coverage, parking, mixed income housing, and design standards to develop the site with residential uses.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan and staff's recommended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development District No. 101 and is undeveloped.
- PD No. 101 was established in 1978 and has since been amended once. PD 101 is based on Chapter 51 and the Chapter 51 SC Shopping Center District. Shopping Center was a commercial district that allowed several moderate intensity commercial uses.
- The existing zoning functions similar to an SC District except it removed multiple family land use from the district and reduced floor area ratio from 1.0 to 0.15.
- The applicant is requesting a Planned Development District based on the existing district but adds the use of multiple family. To build the desired floor area, an increase in FAR from 0.15 to 0.25 would require the provision of mixed income housing and 4.1107 design standards.

**Zoning History:**

There have not been any zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
West Camp Wisdom Road	Principal Arterial	107 feet
Belt Line Road	Principal Arterial	107 feet
X-Ray Lane	Local	-
Mesquite Lane	Local	-
Turnout Lane	Local	-

**Traffic:**

The Transportation Development Services Division of 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. 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:

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

**Policy 1.2.2** Establish clear and objective standards for land use planning.

**Policy 1.1.1** Focus on Southern Sector development opportunities.

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**1.3.1.7** Implement zoning tools to accommodate alternative housing products.

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** 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.

**URBAN DESIGN ELEMENT**

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

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

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

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**Goal 4** Attract and Retain the Middle Class

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

**Goal 5** Expand Homeownership

**Policy 5.1** Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Overall, the proposed change advances the Comprehensive Plan’s goals to encourage a healthy mix of land uses and strengthen neighborhood character and identity through complementary development. It also furthers Neighborhood Plus goals of widening housing options and improving housing desirability.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Planned Development District No. 101	Undeveloped
<b>Northwest</b>	Planned Development District No. 101	Undeveloped, vehicle storage lot
<b>Northeast</b>	Subdistrict S-1b within Planned Development District No. 521	Undeveloped
<b>Southeast</b>	Subdistrict S-3 within Planned Development District No. 521	Single family
<b>Southwest</b>	R-7.5(A) Single Family District	Undeveloped

**Land Use Compatibility:**

Northwest and north of the site, there are two properties within PD No. 101 with outside salvage and reclamation uses and vehicle storage lot uses. Otherwise, the rest of the adjacent PD No. 101 parcels to the east and north are undeveloped. There is an undeveloped lot to the east across Camp Wisdom. There is a single family subdivision across Camp Wisdom to the southeast. There is an undeveloped parcel to the west that fronts FM 1382.

The proposed use is appropriate for both the site and the surrounding area. The proposed conditions remove several uses incompatible adjacent to residential uses including auto repair garage (inside), auto painting or body rebuilding shop (inside), and airport. These changes would make the subdistrict more compatible with residential uses to the south and east.

Significant infrastructure qualities of the area make it appropriate for additional homes. The site has nearby access to the major roads of Camp Wisdom, Belt Line, and Mountain Creek Parkway, as well as I-20. The site also has proximity to trail infrastructure and regional park facilities.

Additional floor area to meet the desired density is only permitted with the inclusion of a mixed income provision, and also entails design standards that improve the public realm and quality of life.

The applicant proposes a conceptual plan with access to the site from Camp Wisdom aligned with the street Hunters Bend and two access points on Turnout Lane.

**Development Standards:**

(Changes from existing highlighted)

<u>DISTRICT</u>	SETBACKS		Unit density	Lot width / depth	FAR	Height	Lot Cvge.	Special Standards
	Front	Side/ Rear						
<b>Existing PD 101</b>	15' min No max	20' adj res Else 0'	SF: 1/1,000 sqft Du: 2/6,000 sqft	SF 18 w, 100 d Duplex 50 w, 100 d	0.15	240'	40%	None
<b>Proposed Residential, subarea within PD 101</b>	MF-1 Default: 15' min No max	MF-1 Default: 10'	12 DUAC	MF-1 Default: Lot size min 2,000	0.15 0.25 residential w/ MIH	30' residential uses	40%	None 4.1107 with MIH

The PD maintains SC District yard, lot, and space standards generally, but the subdistrict modifies the standards for the proposed residential uses to be provided in accordance with MF-1 Multiple Family District.

In the existing zoning, the floor area ratio standards significantly limit the types of uses and structures that can be placed on site, which lends itself towards mainly outdoor uses, which exist throughout PD 101. The FAR could only increase with the provision of mixed income housing.

The applicant volunteers to limit the height of residential structures to 30 feet and limit unit density to 12 units per acre. This is comparable with the maximum heights nearby, including residential across Camp Wisdom to the south, which is 36 feet in height. The proposed 12 units per acre is lower than the SC District base of 15 units per acre.

**Mixed Income Housing:**

The applicant proposes to tie an increase in floor area ratio to the provision of mixed income housing. Based on the “E” MVA category for the area, 5% of units to be provided at 61%-80% of area median income is appropriate. As this census tract does not have an above average displacement risk ratio, this mid-range income band is suitable. According to the conditions, the maximum MIH that may be included is 5% of units.

**Landscaping:**

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

**Parking:**

The applicant requests to modifying required minimum parking to required one space per bedroom within a minimum of one space per unit. Beyond that, it would require one half space per bedroom beyond that, with up to two spaces maximum per unit (which would be the requirement for a unit with three or more bedrooms). Code-typical one quarter space guest parking is also required if parking is restricted to residents only.

In keeping with the standards of the mixed income housing development bonus program, staff recommends parking in accordance with 4.1107, which requires a minimum of one-half space per unit. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

**Design Standards:**

Design standards are required in accordance with 4.1107.

As with any project utilizing the mixed income development bonus, the following apply:

- Human scale setback items are permitted
- Parking is prohibited between the street and façade (along two frontages maximum), prohibited in setback on thoroughfare, limits on side yard parking

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- Parking structures if provided must be screened with building or 42” screening
- Transparency and entries on facades facing frontages
- Six foot sidewalks provided on all frontages two to 15 feet from back of curb
- Pedestrian scale lighting
- 10 percent open space

**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 subject property is located within an MVA Category “E” area.

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**List of Officers**

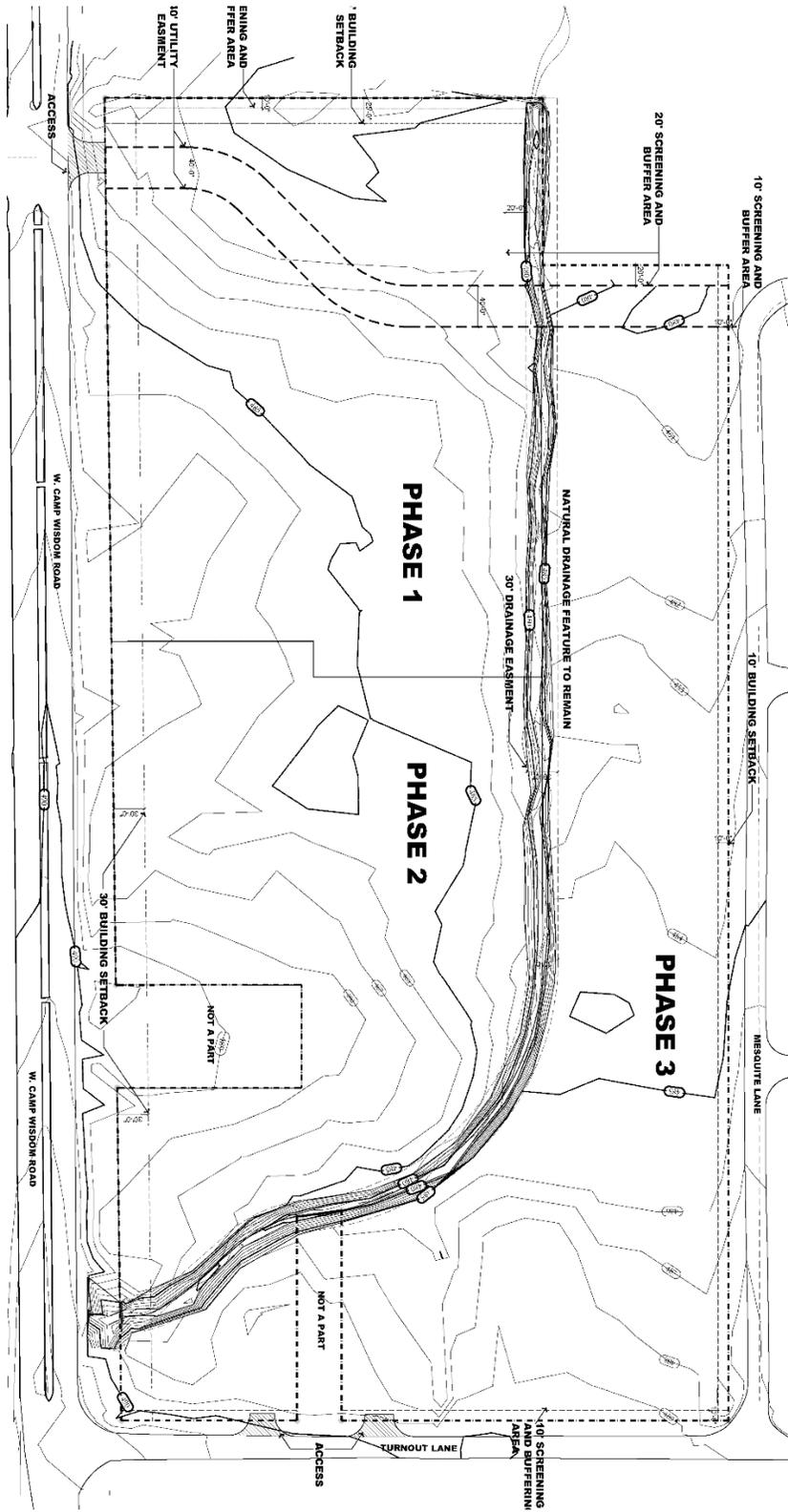
**Pacific Harbor Equities LLC**

Owner

Richard C. Hope



### PROPOSED CONCEPTUAL PLAN (ENLARGED)



**PROPOSED CONDITIONS**

**ARTICLE  
101.**

**PD 101.**

**SEC. 51P-101.101. LEGISLATIVE HISTORY.**

PD 101 was established by Ordinance No. 15795, passed by the Dallas City Council on April 5, 1978. Ordinance No. 15795 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 15795 was amended by Ordinance No. 23584, passed by the Dallas City Council on June 24, 1998. (Ord. Nos. 10962; 15795; 23584; 25423)

**SEC. 51P-101.102. PROPERTY LOCATION AND SIZE.**

PD 101 is established on property generally located at the north side of camp Wisdom Road between FM 1382 and Mountain Creek Parkway. The size of PD 101 is approximately 68.485 acres. (Ord. Nos. 15795; 25423)

**SEC. 51P-101.103. CREATION OF SUBDISTRICT.**

This district has one subdistrict, Subdistrict 1.

**SEC. 51P-101.104. DEFINITIONS AND INTERPRETATIONS.**

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

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

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23584; 25423)

**SEC. 51P-101.105. EXHIBIT.**

The following exhibit is incorporated into this article:

(1) Exhibit 101A: conceptual plan.

**SEC. 51P-101.106. CONCEPTUAL OR DEVELOPMENT PLAN.**

(a) In general, Except as provided in this section, no conceptual or development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to

a conceptual plan, site plan, development plan, site analysis, or development schedule do not apply. (Ord. Nos. 23584; 25423)

(b) **Subdistrict 1.**

(1) Development and use of the Property for a multiple-family use must comply with the conceptual plan (Exhibit 101A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P-101.107. MAIN USES.**

The following main uses are permitted on the Property:

- (1) Residential uses.
  - Single-family.
  - Multiple-family. *[Permitted in Subdistrict 1 only]*
- (2) Utility and public service uses.
  - Utility or government installation other than listed.
  - Local utilities.
  - Electrical substation.
  - Radio, television, or microwave tower.
  - Commercial radio or television transmitting station.
  - Sewage pumping station.
  - Sewage treatment plant. *[SUP]*
  - Telephone exchange, switching, and transmitting equipment.
  - Water reservoir, well, or pumping station.
  - Water treatment plant.
- (3) Transportation uses.
  - Airport or landing field. *[Not permitted in Subdistrict 1]*
  - STOL (short takeoff or landing) port. *[Not permitted in Subdistrict 1]*
  - Transit passenger shelter.
  - Helistop. *[SUP]*
- (4) Community service uses.
  - Post office.
  - Community, welfare, or health center.
  - Foster home.
  - Child-care facility.
  - Halfway house. *[SUP]*
  - Family home.
- (5) Medical uses.

- Hospital.
- Establishment for care of alcoholic, narcotic, or psychiatric patients.

[SUP]

- Medical clinic or ambulatory surgical center.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.

(6) Religious uses.

- Church.
- Rectory.
- Convent or monastery.
- Cemetery or mausoleum. [SUP]
- Establishment of religious, charitable, or philanthropic nature.

(7) Education uses.

- Public or private school. [Correction to spelling]
- Institution for special education.
- Business school.
- College, university, or seminary.
- College fraternity or sorority house.
- College dormitory.
- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

- Public park or playground.
- Game court center.
- Private recreation club or area.
- Inside commercial amusement.
- Outside commercial amusement. [SUP]
- Theater.
- Wax museum.

(9) Bar and restaurant uses.

- Alcoholic beverage establishments.
- Restaurant without drive-in service.
- Private club.
- Catering service.

(10) Personal, professional, and custom crafts uses.

- Office.
- Temporary construction or sales office.
- Bank or savings and loan office.
- Barber or beauty shop.

- Health studio.
- Custom cleaning shop.
- Self-service laundry or dry cleaning.
- Laundry or cleaning pick-up or receiving station.
- Key shop.
- Shoe repair.
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcrafted bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(11) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery store.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store. --
- Liquor store.
- Florist store.
- Pet shop.
- Furniture store.
- Second hand store.
- Pawn shop.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.

(12) Motor vehicle related uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside). *[Not permitted in Subdistrict 1]*
- Auto painting or body rebuilding shop (inside) *[SUP] [Not permitted in Subdistrict 1].*
- Car wash.
- Service station.

(13) Commercial uses.

- Appliance fix-it shop.

- Tool and equipment rental (inside display only).
- Mining. (SUP)
- Duplication shop.
- Garden shop, plant sales, or greenhouse.
- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

- Aluminum collection center.

(15) Animal related uses.

- Farm or ranch.
- Veterinarian's office.
- Animal clinic without outside run.

(16) Industrial and manufacturing uses.

- None permitted.

(17) Lodging uses.

- Hotel and motel. [Correction: Use moved from residential uses]

**SEC. 51P-101.108.**

**ACCESSORY USES.**

(a) 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 51-4.217. For more information regarding accessory uses, consult Section 51-4.217.

- (b) The following accessory uses are not permitted in Subdistrict 1:  
--Private street or alley use.

**SEC. 51P-101.109.**

**YARD, LOT, AND SPACE REGULATIONS.**

(a) In general.

(1) Minimum front, side, and rear yard requirements. Minimum front, side, and rear yard requirements for the SC Shopping Center District apply in this PD.

(2) Floor area ratio. Maximum permitted floor area ratio is 0.15:1.

(3) Height. Maximum permitted building height is 240 feet.

(4) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Lot area, width, and depth. Minimum lot area, width, and depth requirements for the SC Shopping Center District apply in this PD.

(b) Subdistrict 1.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the SC Shopping Center District apply.

(2) Front, side, and rear yards. For residential uses, the minimum front, side, and rear yard requirements for the MF-1 Multiple-family District apply.

(2) Floor area ratio.

(A) Except as provided in this paragraph, maximum floor area ratio is 0.15:1.

(B) If compliant with Section 51P-101.114, maximum floor area ratio is 0.25:1.

(3) Density. For multiple-family, maximum dwelling unit density is 12 units per acre.

(4) Height.

(A) Maximum structure height is 240 feet.

(B) For residential uses, maximum structure height is 30 feet.

(5) Lot coverage.

(A) Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Lot area, width, and depth. For a residential use, the minimum lot area, width, and depth requirements for the MF-1 Multiple-Family District apply.

(7) Fencing and screening are permitted and required in accordance with Section 51A-4.602.

**SEC. 51P-101.110.**

**OFF-STREET PARKING AND LOADING.**

(A) Consult the use regulations in Division 51-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations of Chapter 51 for information regarding off-street parking and loading generally. (Ord. Nos. 23584; 25423)

(B) For a residential use located in Subdistrict 1, One space per bedroom with a minimum of one space per dwelling units. One half space per bedroom over one bedroom room for a maximum of two spaces 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. No additional parking is required for accessory uses that are limited principally to residents.

**Staff Recommendation:**

(C) If compliant with Section 51P-101.114, minimum parking is required in accordance with Section 51A-4.1107

**SEC. 51P-101.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23584; 25423)

**SEC. 51P-101.112. LANDSCAPING.**

Landscaping must be provided in compliance with the requirements of Article X. (Ord. Nos. 23584; 25423)

**SEC. 51P-101.113. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23584; 25423) Residential uses located in Subdistrict 1, must comply with the provisions for nonbusiness zoning districts in Chapter 51.

**SEC. 51P-101.114. MIXED INCOME HOUSING.**

(a) In general. Except as provided in this section, the development bonuses identified in Section 51P-101.109.1 apply if a minimum of five percent of the residential units are available to households earning between 61 percent and 80 percent of the area median family income and are in compliance with Division 51A-4.1100, as amended. No more than five percent of the residential units may be mixed income housing.

(b) Development standards. Compliance with Section 51A-4.1107 is required.

**SEC. 51P-101.115. MAINTENANCE.**

The entire Property must be properly maintained in a state of good repair and neat appearance. (Ord. Nos. 23584; 25423)

**SEC. 51P-101.116. ADDITIONAL PROVISIONS.**

Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23584; 25423; 26102)

**SEC. 51P-101.117. STREETS AND PAVING.**

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All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 15795; 25423; 26102)

**SEC. 51P-101.118.**

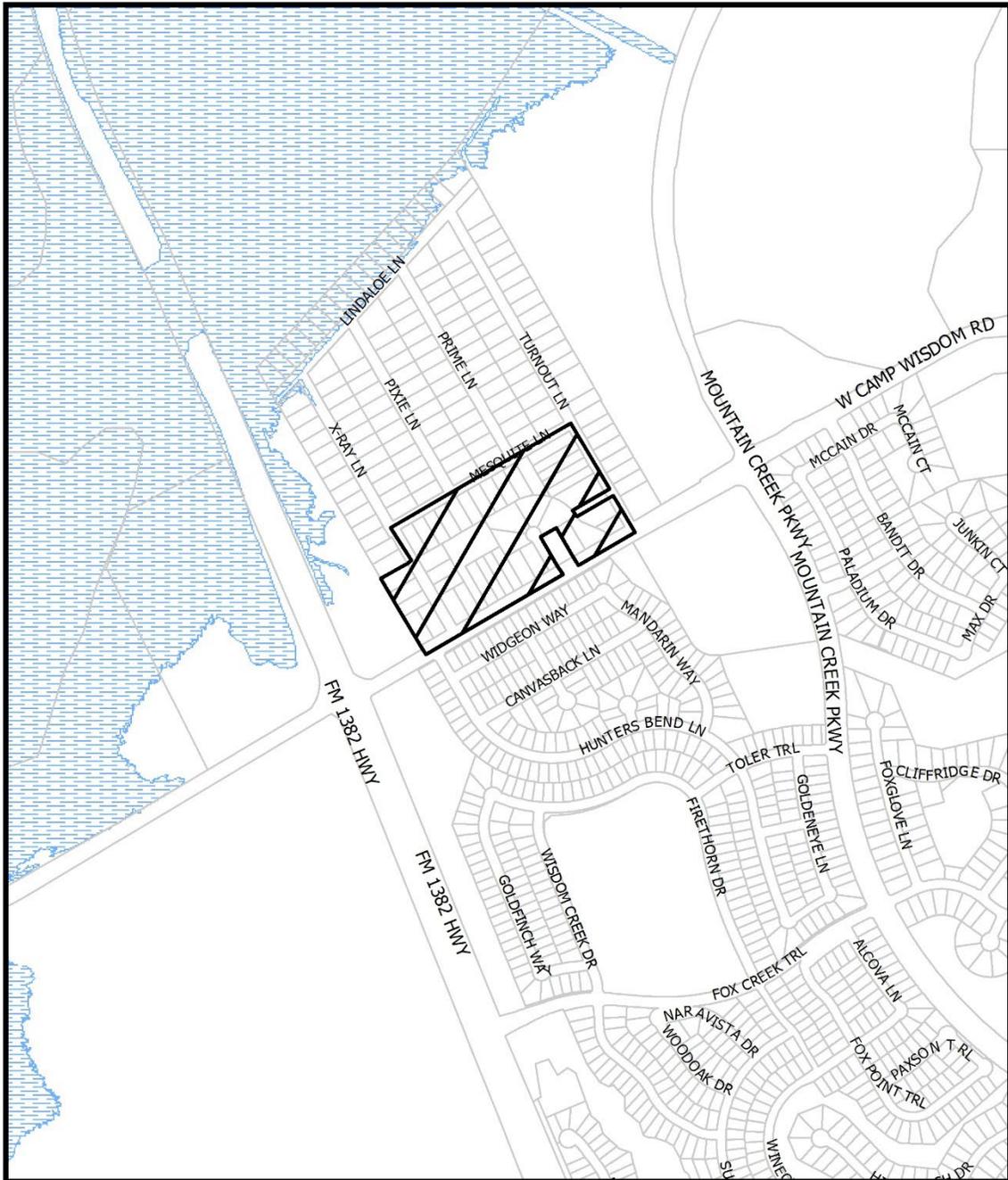
**COMPLIANCE WITH CONDITIONS.**

No certificate of occupancy may be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 15795; 25423)

**SEC. 51P-101.118.**

**ZONING MAP.**

PD 101 is located on Zoning Map Nos. P-2 and P-3. (Ord. 25423)



1:8,400

### VICINITY MAP

Case no: Z223-331

Date: 5/14/2024



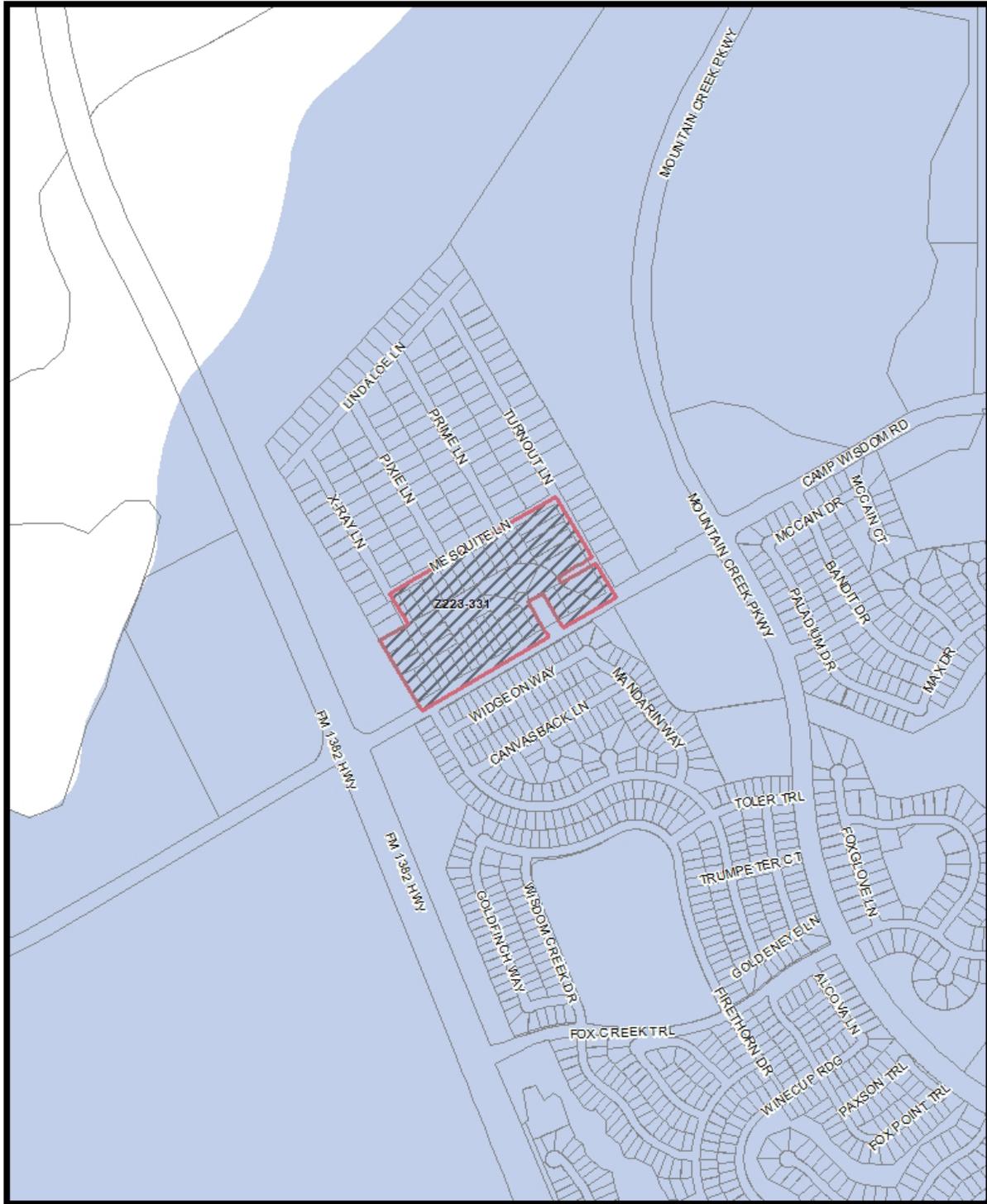
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# AERIAL MAP

Case no: Z223-331

Date: 5/14/2024





Market Value Analysis A B C D E F G H I NA

1:8,400

# Market Value Analysis

Printed Date: 5/14/2024



05/14/2024

## ***Notification List of Property Owners***

### ***Z223-331***

#### ***144 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5422 X RAY LN	PACIFIC HARBOR EQUITIES LLC
2	8701 W CAMP WISDOM RD	TEXAS UTILITIES ELEC CO
3	8329 W CAMP WISDOM RD	SUMMONS DONALD & ELIZABETH
4	5445 TURNOUT LN	BEIZA OCTAVIO MENDOZA &
5	5327 X RAY LN	Taxpayer at
6	5333 X RAY LN	Taxpayer at
7	5339 X RAY LN	Taxpayer at
8	5345 X RAY LN	Taxpayer at
9	5351 X RAY LN	Taxpayer at
10	5357 X RAY LN	TORRES ALEJANDRO
11	5363 X RAY LN	TORRES ALEJANDRO
12	5333 PIXIE LN	Taxpayer at
13	5339 PIXIE LN	Taxpayer at
14	5345 PIXIE LN	Taxpayer at
15	5351 PIXIE LN	Taxpayer at
16	5357 PIXIE LN	Taxpayer at
17	5363 PIXIE LN	Taxpayer at
18	5369 PIXIE LN	Taxpayer at
19	5368 X RAY LN	Taxpayer at
20	5362 X RAY LN	Taxpayer at
21	5356 X RAY LN	Taxpayer at
22	5350 X RAY LN	Taxpayer at
23	5344 X RAY LN	Taxpayer at
24	5338 X RAY LN	Taxpayer at
25	5332 X RAY LN	Taxpayer at
26	5347 PRIME LN	ZENO WILLIAM

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5353 PRIME LN	HODNOT SANDRA
28	5365 PRIME LN	ZENO WILLIAM
29	5377 PRIME LN	PHAXAY KENNET &
30	5383 PRIME LN	Taxpayer at
31	5374 PIXIE LN	Taxpayer at
32	5368 PIXIE LN	Taxpayer at
33	5362 PIXIE LN	Taxpayer at
34	5356 PIXIE LN	Taxpayer at
35	5350 PIXIE LN	Taxpayer at
36	5344 PIXIE LN	Taxpayer at
37	5338 PIXIE LN	Taxpayer at
38	5351 TURNOUT LN	Taxpayer at
39	5357 TURNOUT LN	Taxpayer at
40	5363 TURNOUT LN	Taxpayer at
41	5369 TURNOUT LN	Taxpayer at
42	5375 TURNOUT LN	Taxpayer at
43	5381 TURNOUT LN	Taxpayer at
44	5386 PRIME LN	Taxpayer at
45	5380 PRIME LN	Taxpayer at
46	5374 PRIME LN	Taxpayer at
47	5368 PRIME LN	Taxpayer at
48	5362 PRIME LN	Taxpayer at
49	5356 PRIME LN	Taxpayer at
50	5344 PRIME LN	Taxpayer at
51	5356 TURNOUT LN	Taxpayer at
52	5362 TURNOUT LN	Taxpayer at
53	5368 TURNOUT LN	Taxpayer at
54	5386 TURNOUT LN	YOUNG JAMES
55	5392 TURNOUT LN	QUINTANILLA JUANA DEDIOS
56	5408 TURNOUT LN	Taxpayer at
57	5414 TURNOUT LN	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5420 TURNOUT LN	Taxpayer at
59	5426 TURNOUT LN	Taxpayer at
60	5432 TURNOUT LN	Taxpayer at
61	5438 TURNOUT LN	Taxpayer at
62	8303 W CAMP WISDOM RD	Taxpayer at
63	8410 W CAMP WISDOM RD	LD MOUNTAIN CREEK LLC
64	1 CAMP WISDOM RD	TRACT S 3A HOMEOWNERS ASN
65	8479 WIDGEON WAY	ROBINSON VERIAN
66	8475 WIDGEON WAY	REYES ORIO L C
67	8471 WIDGEON WAY	COHETO VICTOR M & ASENETH
68	8467 WIDGEON WAY	TREVINO MARCO A RODRIGUEZ
69	8463 WIDGEON WAY	KHAMPHOUTONE KHAMBAY
70	8459 WIDGEON WAY	MCDONALD JERRY W &
71	8455 WIDGEON WAY	SEGOVIA SERGIO I
72	8451 WIDGEON WAY	VINCENT EDWARD JR &
73	8447 WIDGEON WAY	WILLIAMS K HYACINTH
74	8443 WIDGEON WAY	STEWART LATASHA &
75	8439 WIDGEON WAY	COLEMAN DEBRA J
76	8435 WIDGEON WAY	WU GONGHAI
77	8431 WIDGEON WAY	HARRINGTON PATRICIA S
78	8427 WIDGEON WAY	NELSON TONISHA S
79	8423 WIDGEON WAY	CARBALLO EVELYN C &
80	8419 WIDGEON WAY	BUSTOS LEONEL ORLANDO RIVERA
81	8415 WIDGEON WAY	NGUYEN BINH V &
82	8411 WIDGEON WAY	RAMSEY VALENCIA Y
83	8407 WIDGEON WAY	TREVIZO VANESSA &
84	5510 MANDARIN WAY	CASTILLO MONICA M
85	5514 MANDARIN WAY	GONZALEZ MARVIN Z
86	5518 MANDARIN WAY	DELOATCHE GRACIE W
87	5522 MANDARIN WAY	AMH 2014 2 BORROWER LP
88	5526 MANDARIN WAY	HAFFORD JANA E CHRISTINE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5530 MANDARIN WAY	MELGAR OLGA
90	5534 MANDARIN WAY	KIM BYUNG T
91	8472 WIDGEON WAY	VASHISHT VIJAYA
92	8468 WIDGEON WAY	GUTIERREZ JONATHAN
93	8464 WIDGEON WAY	WONG TONY KOK SENG &
94	8460 WIDGEON WAY	SEGOVIA DINA
95	8456 WIDGEON WAY	Taxpayer at
96	8452 WIDGEON WAY	GOODWYN PATSY &
97	8448 WIDGEON WAY	GREEN PEARLIE
98	8444 WIDGEON WAY	BROOKS AMBER
99	8445 CANVASBACK LN	CRUZ MIGUEL A JR
100	8449 CANVASBACK LN	MOSETI DORCAS
101	8453 CANVASBACK LN	RODRIGUEZ DIANA
102	8457 CANVASBACK LN	BELLE ROSAMUND J
103	8461 CANVASBACK LN	MORENO LUZ
104	8465 CANVASBACK LN	WILLIAMS PHILLIP R
105	8469 CANVASBACK LN	ROBERSON MONICA S
106	8473 CANVASBACK LN	RIOS GUADALUPE
107	8440 WIDGEON WAY	JONES EDDIE
108	8436 WIDGEON WAY	GALLOWAY RENEE
109	8432 WIDGEON WAY	KECK RANDOLPH L
110	8428 WIDGEON WAY	BROWN REGINALD ANTHONY SR &
111	8424 WIDGEON WAY	VASQUEZLOPEZ JOSE D &
112	8420 WIDGEON WAY	MARSHBURN DAVID & CAMERO
113	8416 WIDGEON WAY	PITTMAN ERICKA
114	8412 WIDGEON WAY	COLLINS DAISY INDIRA
115	8409 CANVASBACK LN	RIVAS JUAN J & LORENA &
116	8413 CANVASBACK LN	PROGRESS RESIDENTIAL
117	8417 CANVASBACK LN	HARRIS APRYL
118	8421 CANVASBACK LN	VU MINH & MYLINH
119	8425 CANVASBACK LN	LARIOS JUAN HECTOR

Z223-331(MP)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	8429 CANVASBACK LN	AMERICAN HOMES 4 RENT
121	8433 CANVASBACK LN	NGUYEN LE T
122	8437 CANVASBACK LN	NGUYEN KHOA V &
123	8441 CANVASBACK LN	HOME SFR BORROWER LLC
124	5540 HUNTERS BEND LN	RODRIGUEZORTEGA ROBERTO &
125	5535 MANDARIN WAY	RH EVERGREEN OWNERCO LLC
126	8414 CANVASBACK LN	STEVEN AND LOURDES POGUE
127	8418 CANVASBACK LN	Taxpayer at
128	8422 CANVASBACK LN	DIXSON HENRY L
129	8426 CANVASBACK LN	RAMIREZ MELISSA S
130	8430 CANVASBACK LN	MIRANDA PAUL &
131	8434 CANVASBACK LN	ODA IJEOMA
132	5516 LAYSAN CT	ESCALONA CARMEN
133	5515 LAYSAN CT	ESCOBAR JERRY D &
134	8452 CANVASBACK LN	GARZA ROSA ELIA
135	8456 CANVASBACK LN	MUNOZ CHRIS
136	5505 HUNTERS BEND LN	TAPIA EMILIO AVILA &
137	5509 HUNTERS BEND LN	JACKSON GLORIA
138	5513 HUNTERS BEND LN	SHAW MARTHA L & AHREN C
139	5517 HUNTERS BEND LN	PENA NANETTE
140	5521 HUNTERS BEND LN	PROGRESS RESIDENTIAL BORROWER
141	5525 HUNTERS BEND LN	GATON ANAMIN BESEC
142	5529 HUNTERS BEND LN	ARREDONDO MARTHA C
143	5533 HUNTERS BEND LN	DAVIS SHERRY
144	5537 HUNTERS BEND LN	SEWELL CYNTHIA T