

**FILE NUMBER:** Z223-329(MP) **DATE FILED:** August 30, 2023

**LOCATION:** Northeast corner of Royal Lane and Dallas North Tollway

**COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 17,149 square feet **CENSUS TRACT:** 48113013400

---

**REPRESENTATIVE:** Ami Pankh, Stantec

**OWNER/APPLICANT:** Martha H. Morguloff, Danna Morguloff-Hayden (Sole Owners)

**REQUEST:** An application for a Planned Development District for NO(A) Neighborhood Office District uses and standards and personal service uses, with consideration for an NS(A) Neighborhood Service District on property zoned an R-16(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to uses, setbacks, sidewalks, signs, and design standards to develop the site with personal service uses.

**STAFF RECOMMENDATION:** Approval of an NS(A) Neighborhood Service District, in lieu of a Planned Development District.

**PREVIOUS CPC ACTION:** On May 16, 2024, the City Plan Commission moved to hold the case under advisement until June 6, 2024. On June 6, 2024, the City Plan Commission moved to hold the case under advisement until August 8, 2024.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-16(A) Single Family District and is currently undeveloped.
- The applicant is requesting a Planned Development District based on an NO(A) Neighborhood Office District in which the primary substantive change is to allow personal service use as a main use.
- Staff recommends against a single property, single purpose Planned Development District. The proposed development could be accommodated in an NS(A) Neighborhood Service District, the least intense commercial district.
- No changes have been proposed since the previous hearing.

**Zoning History:**

There have been two zoning cases in the area in the last five years.

1. **Z190-261:** On September 23, 2020, the City Council approved Specific Use Permit No. 2395 for a police or fire station, limited to a fire station use, for a three-year period, on property zoned an R-16(A) Single Family District, located on the northeast corner of Royal Lane and Quincy Lane [Subject Site]
2. **Z201-184:** On May 26, 2021, the City Council approved an application for a Planned Development District for D(A) Duplex District uses and a fire station use on property zoned a D(A) Duplex District on the south side of Royal Lane, west of Preston Road.

**Thoroughfares/Streets:**

| <b>Thoroughfare/Street</b> | <b>Type</b>          | <b>Proposed ROW</b>       |
|----------------------------|----------------------|---------------------------|
| Royal Lane                 | Principal Arterial   | 100 foot ROW<br>Bike Plan |
| Dallas North Tollway       | Depressed Expressway | ~225 feet ROW             |

**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 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The requested planned development district conflicts 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.

**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 5.3 ESTABLISHING WALK-TO CONVENIENCE**

**Policy 5.3.1** Encourage a balance of land uses within walking distance of each other.

The proposed planned development district would function effectively as a single-use, single-property zoning district on a site where a multi-use retail district such as NS(A) would be entirely appropriate. This conflicts with the goal of flexible, dynamic zoning and promoting neighborhoods with diverse land use and walkability. Although the proposed land use at this time is a personal service use, zoning should consider long term use and development of a property. Other light commercial uses that would otherwise be appropriate on the site would have to return for an additional public hearing to amend the PD.

Staff's recommendation 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.

**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.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

**Policy 5.3.1** Encourage a balance of land uses within walking distance of each other.

**Land Use:**

|              | <b>Zoning</b>                  | <b>Land Use</b> |
|--------------|--------------------------------|-----------------|
| <b>Site</b>  | R-16(A) Single Family District | Undeveloped     |
| <b>North</b> | R-16(A) Single Family District | Single family   |
| <b>East</b>  | R-16(A) Single Family District | Single family   |
| <b>South</b> | D(A) Duplex District           | Multifamily     |

|             |                                     |                                      |
|-------------|-------------------------------------|--------------------------------------|
| <b>West</b> | Planned Development District No. 84 | Depressed expressway, private school |
|-------------|-------------------------------------|--------------------------------------|

**Necessity for Planned Development District:**

According to [Sec. 4.702](#), the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions. As a new personal service use on a standard undeveloped site, without unique uses or significant natural or site features, a conventional zoning district is wholly appropriate. Additionally, the small size of the site, approximately 17,000 square feet, does not contain enough space to facilitate a “combination of land use developed under a uniform plan.”

When considering alterations requested to the base zoning, only extremely minor adjustments to the site plan would be necessary to build under a general zoning change, including their exemptions proposed for signs, setbacks, and garbage collection areas.

Staff cannot find a substantial justification for a planned development district.

**Land Use Compatibility:**

The property is bordered to the north and east by single family uses, with a 15 foot alley to the north. South across Royal Lane, there are multifamily uses. West of the site is the right of way for the Dallas North Tollway, which is depressed at this intersection. Further west across the highway is a private school under PD. No 84. The proposed use is appropriate for both the site and the surrounding area.

A general zoning category would be more appropriate to serve the surrounding area and complement the nearby residential, which also has significant retail development at the nearby Royal/Preston intersection. The site and surrounding area would better benefit under a general zoning category that allows for a greater diversity of uses and flexibility of design. The NS(A) District would only permit uses appropriate with neighborhood adjacency, given the base standards of NS(A) which restrict any potential uses to a very limited footprint and siting.

The primary balance of uses not permitted under the proposed PD are general merchandise or food store 3,500 square feet or less, dry cleaning or laundry store, and restaurant without drive-in or drive-through service with a residential adjacency review. The existing zoning of R-16(A) is not appropriate at the intersection of a primary arterial and a major highway. A light commercial district, like NS(A), is more appropriate.

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

**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      |

| Use   | Existing | Proposed | Recommendation |
|---|----------|----------|----------------|
|   | R-16(A)  | PD       | NS(A)          |
| <b>AGRICULTURAL USES</b>                                    |          |          |                |
| Animal production   |          |          |                |
| Commercial stable   |          |          |                |
| Crop production   | •        | •        | •              |
| Private stable  |          |          |                |
| <b>COMMERCIAL AND BUSINESS SERVICE USES</b>                 |          |          |                |
| 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                                     |          |          |                |

|  | Existing | Proposed | Recommendation |
|--|----------|----------|----------------|
| Use  | R-16(A)  | PD       | NS(A)          |
| Machinery, heavy equipment, or truck sales and services                |          |          |                |
| Medical or scientific laboratory                                       |          |          |                |
| Technical school   |          |          |                |
| Tool or equipment rental   |          |          |                |
| Vehicle or engine repair or maintenance                                |          |          |                |
| <b>INDUSTRIAL USES</b>   |          |          |                |
| Alcoholic beverage manufacturing                                       |          |          |                |
| Gas drilling and production  | S        |          | S              |
| Gas pipeline compressor station  |          |          |                |
| 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                           | S        |          | S              |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>                        |          |          |                |
| Adult day care facility  | ★        | •        | •              |
| Cemetery or mausoleum  | S        |          | S              |
| Child-care facility  | ★        | •        | •              |
| Church   | •        | •        | •              |
| College, university, or seminary                                       | S        |          | S              |
| Community service center   | S        | S        | S              |
| Convalescent and nursing homes, hospice care, and related institutions |          |          |                |
| Convent or monastery   | S        |          | •              |
| Foster home  | S        |          |                |
| Halfway house  |          |          |                |
| Hospital   |          |          |                |
| Library, art gallery, or museum  | S        | •        | •              |
| Open-enrollment charter school or private school                       | S        |          | S              |

|  | Existing | Proposed | Recommendation |
|--|----------|----------|----------------|
| Use  | R-16(A)  | PD       | NS(A)          |
| Public school other than an open-enrollment charter school           | S        |          | R              |
| <b>LODGING USES</b>  |          |          |                |
| Extended stay hotel or motel   |          |          |                |
| Hotel or motel   |          |          |                |
| Lodging or boarding house  |          |          |                |
| Overnight general purpose shelter                                    |          |          |                |
| <b>MISCELLANOUS USES</b>   |          |          |                |
| Attached non-premise sign.   |          | S        | S              |
| Carnival or circus (temporary)                                       | ★        |          | ★              |
| Hazardous waste management facility                                  |          |          |                |
| Temporary construction or sales office                               | •        | •        | •              |
| <b>OFFICE USES</b>   |          |          |                |
| Alternative financial establishment                                  |          |          |                |
| Financial institution without drive-in window                        |          | •        | •              |
| Financial institution with drive-in window                           |          |          |                |
| Medical clinic or ambulatory surgical center                         |          | •        | •              |
| Office   |          | •        | •              |
| <b>RECREATION USES</b>   |          |          |                |
| Country club with private membership                                 | S        | S        | •              |
| Private recreation center, club, or area                             | S        | S        | S              |
| Public park, playground, or golf course                              | •        | •        | •              |
| <b>RESIDENTIAL USES</b>  |          |          |                |
| College dormitory, fraternity, or sorority house                     |          |          | S              |
| Duplex   |          |          |                |
| Group residential facility   |          |          |                |
| Handicapped group dwelling unit                                      | ★        |          |                |
| Manufactured home park, manufactured home subdivision, or campground |          |          |                |
| Multifamily  |          |          |                |
| Residential hotel  |          |          |                |
| Retirement housing   |          |          |                |
| Single family  | •        |          |                |
| <b>RETAIL AND PERSONAL SERVICE USES</b>                              |          |          |                |
| Alcoholic beverage establishments.                                   |          |          |                |
| Ambulance service  |          |          |                |



|   | Existing | Proposed | Recommendation |
|---|----------|----------|----------------|
| Use   | R-16(A)  | PD       | NS(A)          |
| Animal shelter or clinic without outside runs                           |          |          |                |
| Animal shelter or clinic with outside runs                              |          |          |                |
| Auto service center   |          |          |                |
| Business school   |          |          |                |
| Car wash  |          |          |                |
| Commercial amusement (inside)   |          |          |                |
| Commercial amusement (outside)  |          |          |                |
| Commercial motor vehicle parking  |          |          |                |
| Commercial parking lot or garage  |          |          |                |
| Convenience store with drive-through                                    |          |          |                |
| 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           |          |          |                |
| 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   |          |          | S              |
| Nursery, garden shop, or plant sales                                    |          |          |                |
| Outside sales   |          |          |                |
| Paraphernalia shop  |          |          |                |
| Pawn shop   |          |          |                |
| Personal service use  |          | •        | •              |
| Restaurant without drive-in or drive-through service                    |          | S        | R              |
| Restaurant with drive-in or drive-through service                       |          |          |                |

|  | Existing | Proposed | Recommendation |
|--|----------|----------|----------------|
| Use  | R-16(A)  | PD       | NS(A)          |
| Surface parking                                      |          |          |                |
| Swap or buy shop                                     |          |          |                |
| Taxidermist  |          |          |                |
| Temporary retail use                                 |          |          |                |
| Theater  |          |          |                |
| Truck stop   |          |          |                |
| Vehicle display, sales, and service                  |          |          |                |
| <b>TRANSPORTATION USES</b>                           |          |          |                |
| Airport or landing field                             |          |          |                |
| Commercial bus station and terminal                  |          |          |                |
| Heliport   |          |          |                |
| Helistop   |          |          |                |
| Private street or alley                              | S        |          |                |
| Railroad passenger station                           |          |          |                |
| Railroad yard, roundhouse, or shops                  |          |          |                |
| STOL (short take-off or landing port)                |          |          |                |
| Transit passenger shelter                            | ★        | •        | •              |
| Transit passenger station or transfer center         | S        | S,★      | S,★            |
| <b>UTILITY AND PUBLIC SERVICE USES</b>               |          |          |                |
| Commercial radio or television transmitting station  |          |          |                |
| Electrical generating plant                          |          |          |                |
| Electrical substation                                | S        |          | S              |
| Local utilities                                      | S,R,★    |          | S,R,★          |
| Police or fire station                               | S        | S        | S              |
| Post office  |          |          | S              |
| Radio, television, or microwave tower                | S        |          | S              |
| Refuse transfer station                              |          |          |                |
| Sanitary landfill                                    |          |          |                |
| Sewage treatment plant                               |          |          |                |
| Tower/antenna for cellular communication             | ★        |          | ★              |
| Utility or government installation other than listed | S        |          | S              |
| Water treatment plant                                |          |          |                |
| <b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>     |          |          |                |
| Auto auction   |          |          |                |
| Building mover's temporary storage yard              |          |          |                |

|  | Existing | Proposed | Recommendation |
|--|----------|----------|----------------|
| Use  | R-16(A)  | PD       | NS(A)          |
| Contractor's maintenance yard                      |          |          |                |
| Freight terminal                                   |          |          |                |
| Livestock auction pens or sheds                    |          |          |                |
| Manufactured building sales lot                    |          |          |                |
| Mini-warehouse                                     |          |          |                |
| Office showroom/warehouse                          |          |          |                |
| Outside storage                                    |          |          |                |
| Petroleum product storage and wholesale            |          |          |                |
| Recycling buy-back center                          |          |          |                |
| Recycling collection center                        |          |          |                |
| Recycling drop-off container                       | ★        |          | ★              |
| Recycling drop-off for special occasion collection | ★        |          | ★              |
| Sand, gravel, or earth sales and storage           |          |          |                |
| Trade center                                       |          |          |                |
| Vehicle storage lot                                |          |          |                |
| Warehouse  |          |          |                |

**Development Standards:**

(Changes from base highlighted)

| District                | Setback                                   |                                 | Density  | Height                             | Lot Coverage          | Special Standards     |
|-------------------------|---|---------------------------------|----------|------------------------------------|-----------------------|-----------------------|
|                         | Front                                     | Side/Rear                       |          |                                    |                       |                       |
| R-16(A)                 | 35'                                       | SF: 10'<br>Other 15'/20'        | 1/16,000 | 30'                                | Res 40%<br>Nonres 25% | None                  |
| PD with Base NO(A)      | Quincy / DNT: 15'<br>Royal: 35'<br>No max | 20' north,<br>15' east          | N/A      | 36*                                | 50%                   | RPS, Visual intrusion |
| Staff Recommended NS(A) | 15'<br>No max<br>(35' effective)          | 20'<br>Effective east and north | FAR 0.5  | 30*<br>35* with slope<br>2 Stories | 40%                   | RPS, Visual intrusion |

\* RPS, see below

The applicant proposes to utilize the yard, lot, and space standards of NO(A). These limit the front setback to match that which an R-16(A) or an NS(A) would have along Royal. The PD request asks to decrease the setback on the eastern boundary from 20 feet to 15 feet. The PD also requests to allow one garbage collection enclosure within the front setback on the Quincy/DNT frontage, where it typically would not be permitted.

The development standards of NS(A) are appropriate for the surrounding area. The yard, lot, and space standards severely limit the types of uses and structures that can be placed on site. Blockface continuity would impose a 35-foot front setback on both of the frontages.

Residential proximity slope would limit height on the site in its entirety to 26 feet in height under the PD or the NS(A) District.

**Landscaping:**

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

**Parking:**

The base code requirement for a personal service use is one space per 200 square feet of floor area, which would require 13 spaces for a proposed 2,600 square foot facility. Other permitted commercial uses allowed by the proposed PD generally require the same or lower ratio than the stated proposed use.

**Design Standards:**

The following design provisions are proposed in the planned development district conditions.

- Six foot unobstructed sidewalks with a five foot buffer
- Level and distinct crossings
- One bench, one trash can, one bicycle rack required within the district
- Vertical protection for sidewalks (bollards or landscaping)
- Driveway maximums: One 30 foot driveway permitted on Royal, none else permitted.
- Pedestrian scale lighting
- Minimum 30% transparency

**Signs:**

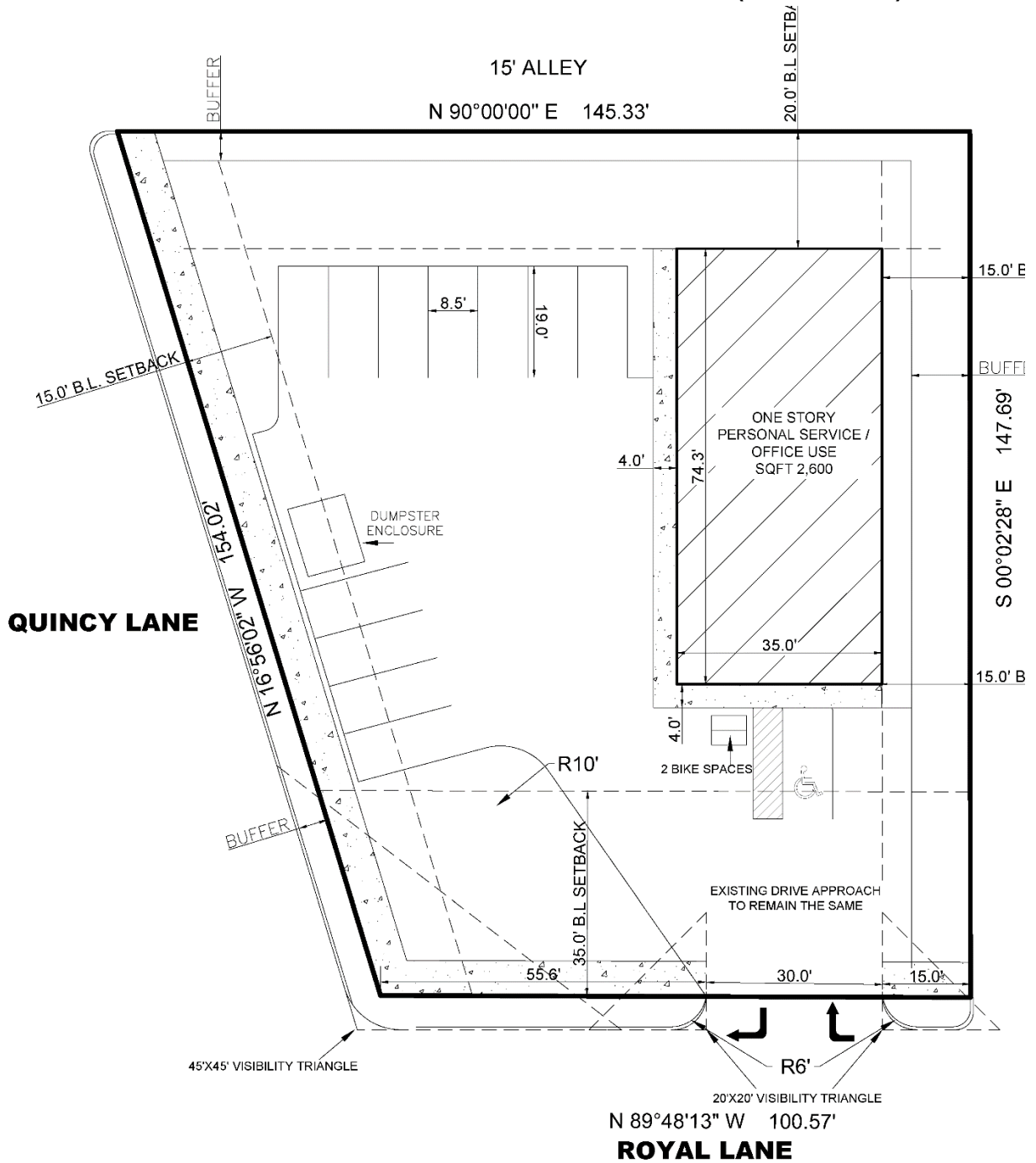
The applicant proposes an additional provision for two specific detached signs. These two signs must follow the detached sign rules for non-business districts and must be located on a monument structure within the setback, provided it is less than five feet in height. The proposed size of detached signs would likely be permitted under the base code as they must meet the size and setback regulations of [Section 51A-7.403](#). However, this would allow them to have two detached signs rather than the one permitted by their frontage lengths. This is due to their proposal to have two small non-commercial signs on a monument structure.

**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 "A" area.



### APPLICANT'S PROPOSED DEVELOPMENT PLAN (ENLARGED)



**APPLICANT'S PROPOSED 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 5807 Royal Lane. The size of PD \_\_\_\_\_ is approximately 0.393 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 \_\_\_\_). 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.**

The following uses are the only main uses permitted:

- (1)    Agricultural uses.
  - Crop production.
  
- (2)    Commercial and business service uses.
  - None permitted.
  
- (3)    Industrial uses.
  - None permitted.
  
- (4)    Institutional and community service uses.
  - Adult day care facility.
  - Child-care facility.
  - Church.
  - Community service center. *[SUP]*
  - Library, art gallery, or museum.
  
- (5)    Lodging uses.
  - None permitted.
  
- (6)    Miscellaneous uses.
  - Attached non-premise sign. *[SUP]*
  - Temporary construction or sales office.
  
- (7)    Office uses.
  - Financial institution without drive-in window.
  - Medical clinic or ambulatory surgical center.
  - Office.
  
- (8)    Recreation uses.
  - Country club with private membership. *[SUP]*
  - Private recreation center, club, or area. *[SUP]*
  - Public park, and/or playground.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Personal service uses
- Restaurant without drive in or drive through service. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Police or fire station. *[SUP]*

(13) Wholesale, distribution, and storage uses.

None permitted.

**SEC. 51P-\_\_\_\_.107. ACCESSORY USES.**

(a) 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.

(b) The following accessory uses are not permitted:

- Accessory community center (private). *[SUP]*
- Accessory outside display of merchandise.
- Accessory outside sales.

**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.)

(a) Except as provided in this section, the yard, lot, and space regulations for the NO(A) District apply.

(b) *Front yard.* Minimum front yard is 15 feet along Quincy Lane and 35 feet along Royal Lane.

(1) A structure supporting a sign or signs is permitted within the required yard provided this structure is no more than five feet in height and includes a landscape or water feature.

(2) One garbage collection enclosure is permitted within the front setback on the Quincy Lane frontage, as shown on the Development Plan.

(c) *Side Yards.* Minimum side yard on the eastern property boundary is 15 feet. Minimum side yard on the northern boundary is 20 feet.

**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) Landscaping must be provided in accordance with Article X.

**SEC. 51P- \_\_\_\_\_.112. SIGNS.**

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

(a) The maximum number of detached signs permitted is two. Each of these two detached signs may have a maximum effective area of 50 square foot each.

(b) These signs must be affixed to one monument structure as described in SEC. 51P- \_\_\_\_\_.108.(b)(1).

(c) These detached signs must follow the SEC. 51A-7.403.(a)(3) size and setback rules for detached signs in a non-business districts.

**SEC. 51P- \_\_\_\_\_.113. DESIGN STANDARDS.**

(a) Six foot minimum unobstructed sidewalks are required on all street frontages, with a buffer zone of at least five feet between the sidewalk and curb. The buffer width may be reduced only to allow direct connection with adjacent existing sidewalks.

(b) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(c) Sidewalks must comply with the Street Design Manual, be continuous and level across all driveways and curb cuts and be at the same grade as the existing sidewalk.

(d) Pedestrian amenities. The following pedestrian amenities are required along the sidewalk within the district. These amenities must be located within 10 feet of the sidewalk and are permitted within the front setback.

- (1) One bench.
- (2) One trash can.
- (3) One Bicycle rack. This bicycle rack may count towards the minimum bicycle parking requirements.

(e) Where public sidewalks abut any driving surface, off-street or on-street loading area, or parking surface the following buffering must be used:

- (1) Landscaping plantings with a minimum height of 36 inches; or
- (2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(f) Driveway maximums:

- (1) Along Royal Lane, where an ingress or egress driveway crosses a sidewalk, maximum width of each driveway shall be 30 feet per frontage. One such driveway is permitted on this frontage.
- (2) Along Dallas North Tollway / Quincy Lane no driveways are permitted.

(g) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(h) A minimum transparency of 30% is required for street-facing facades.

**SEC. 51P- \_\_\_\_\_.114. 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.

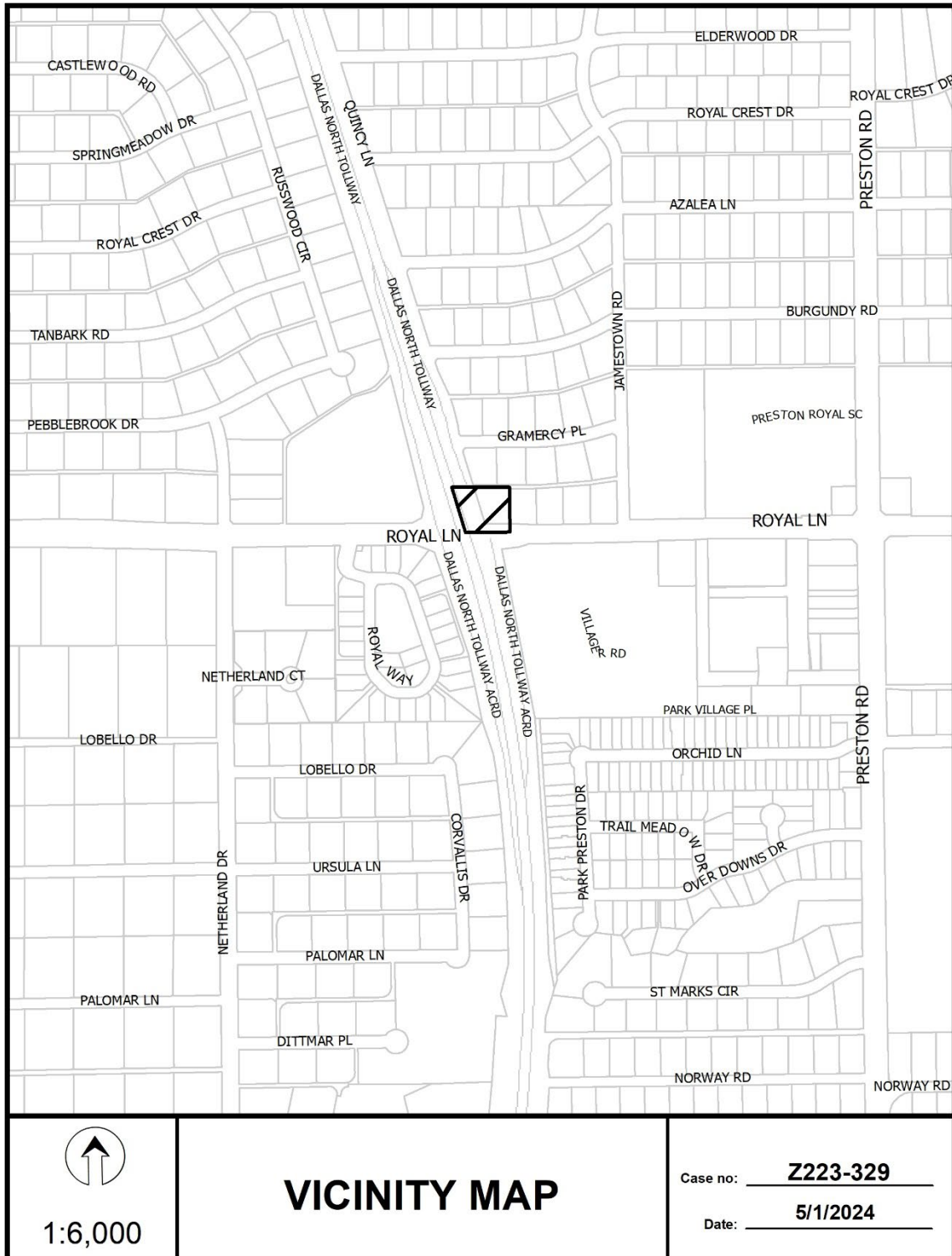
**SEC. 51P- \_\_\_\_\_.115. COMPLIANCE WITH CONDITIONS.**

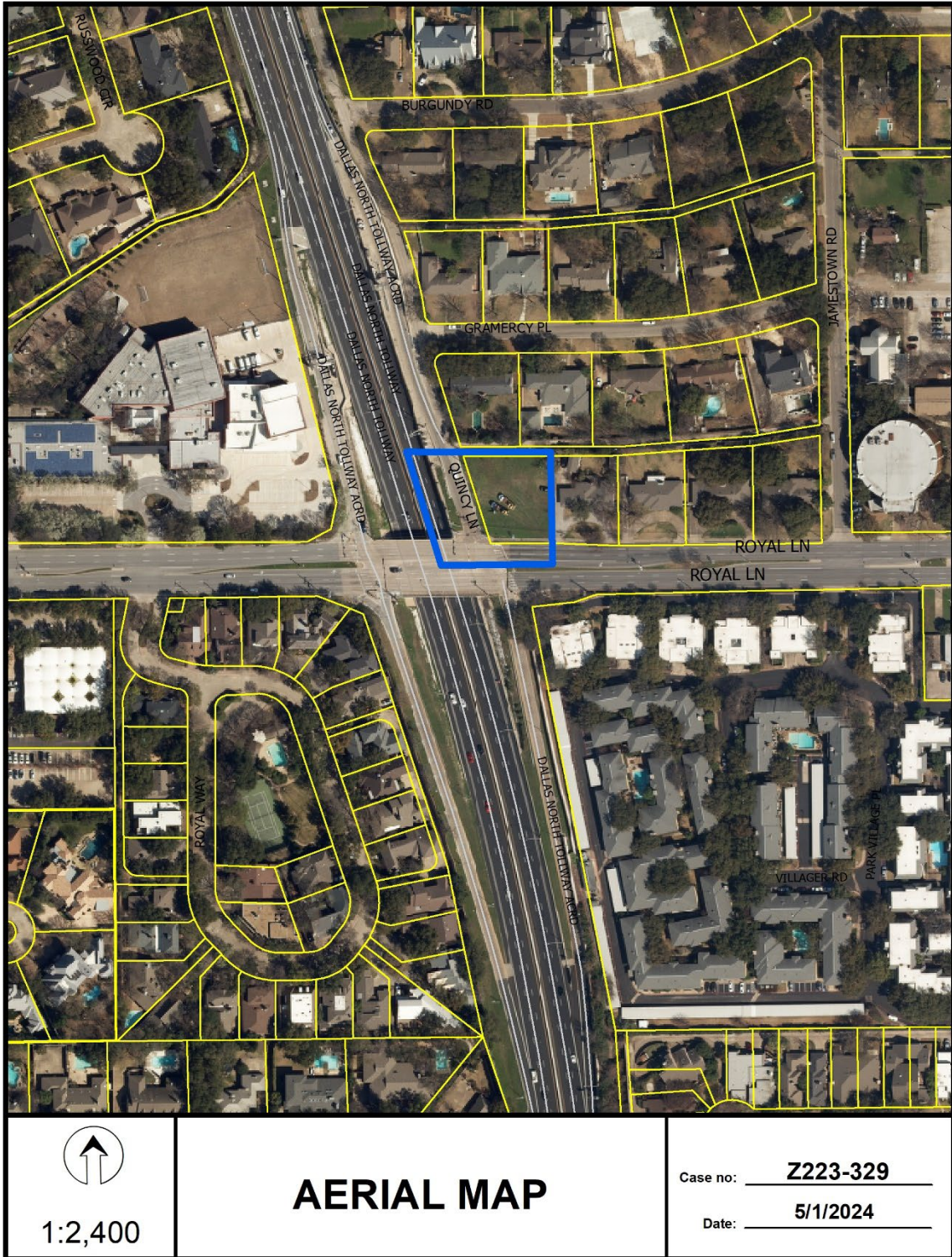
Z223-329(MP)

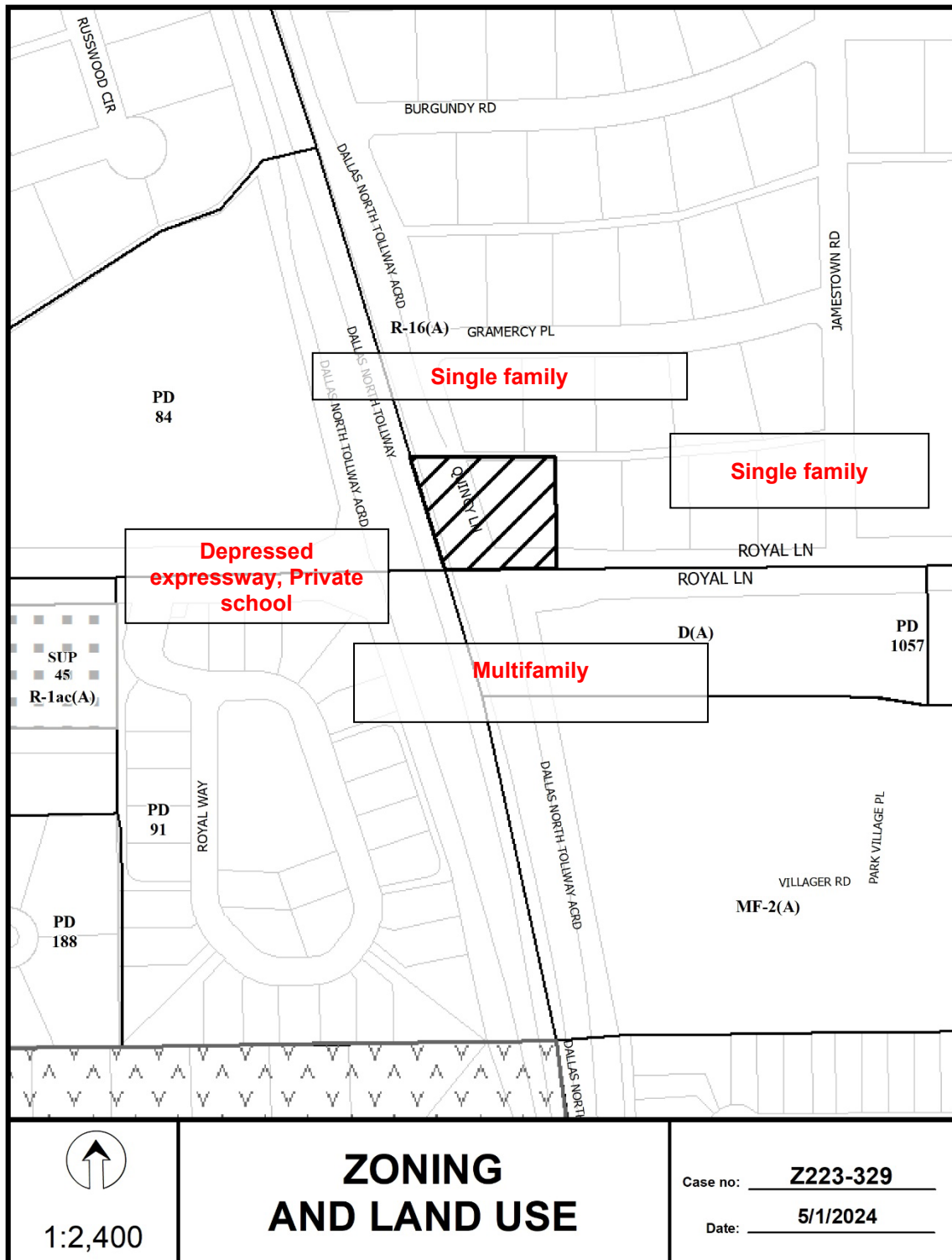
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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.

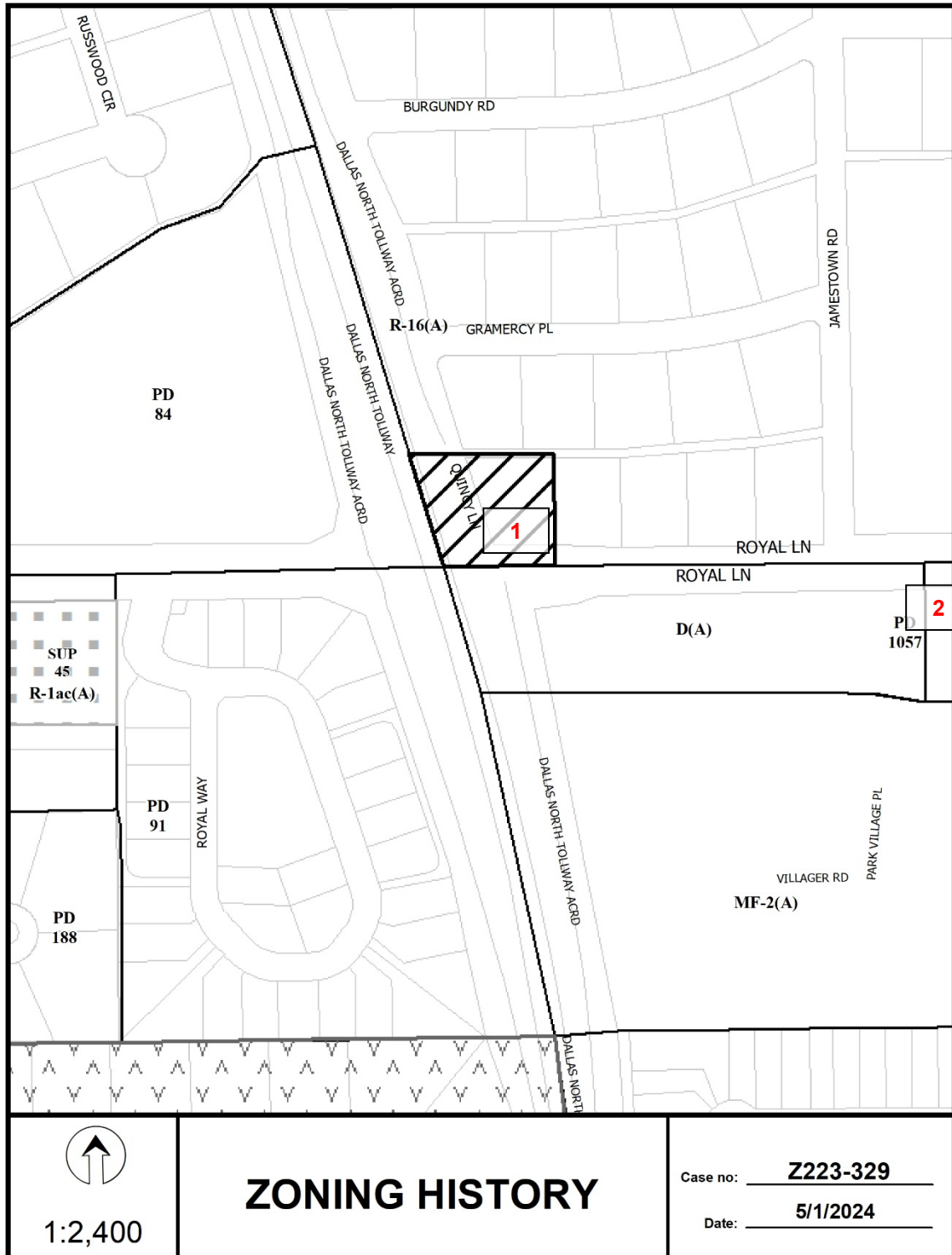
Z223-329(MP)

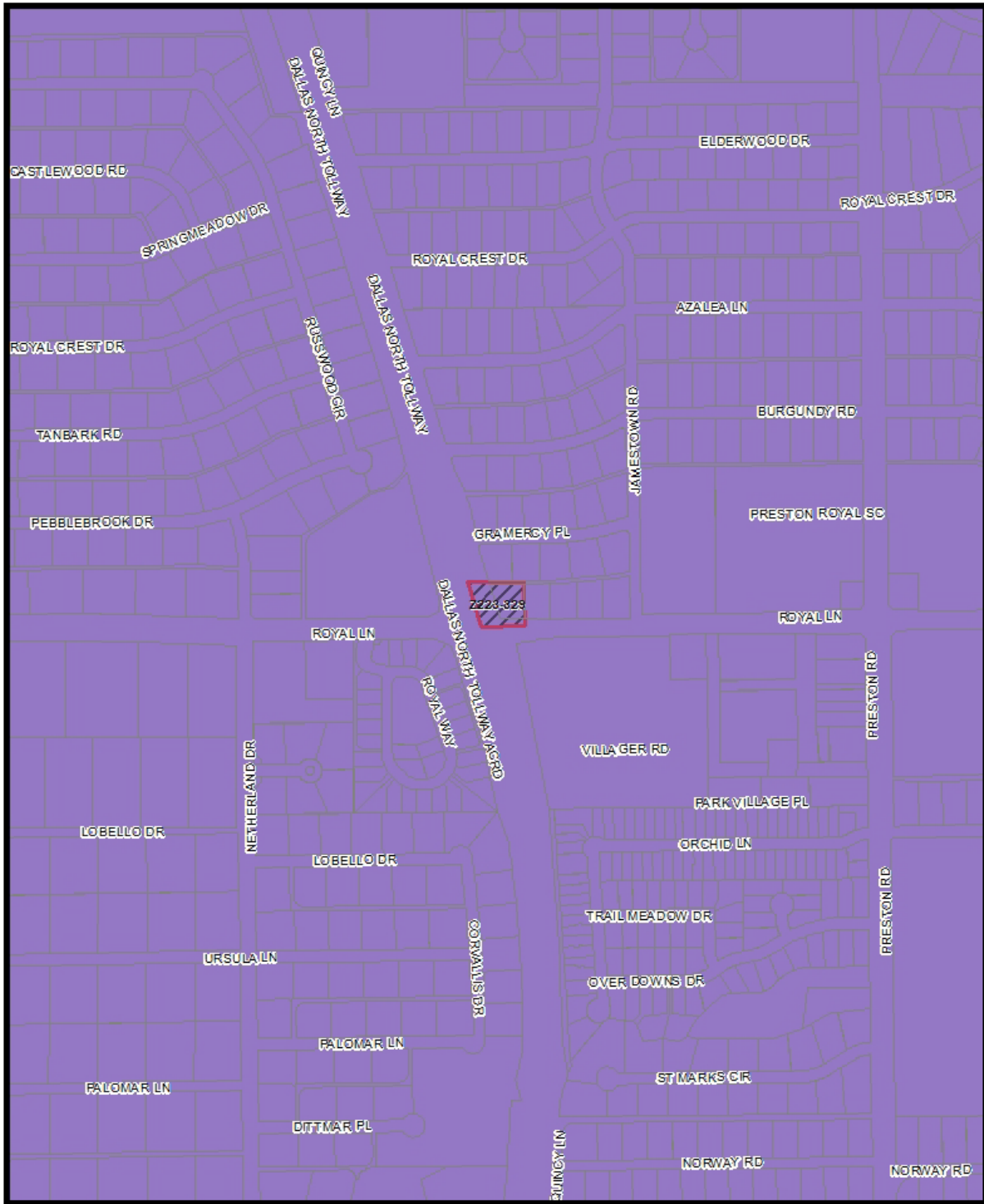










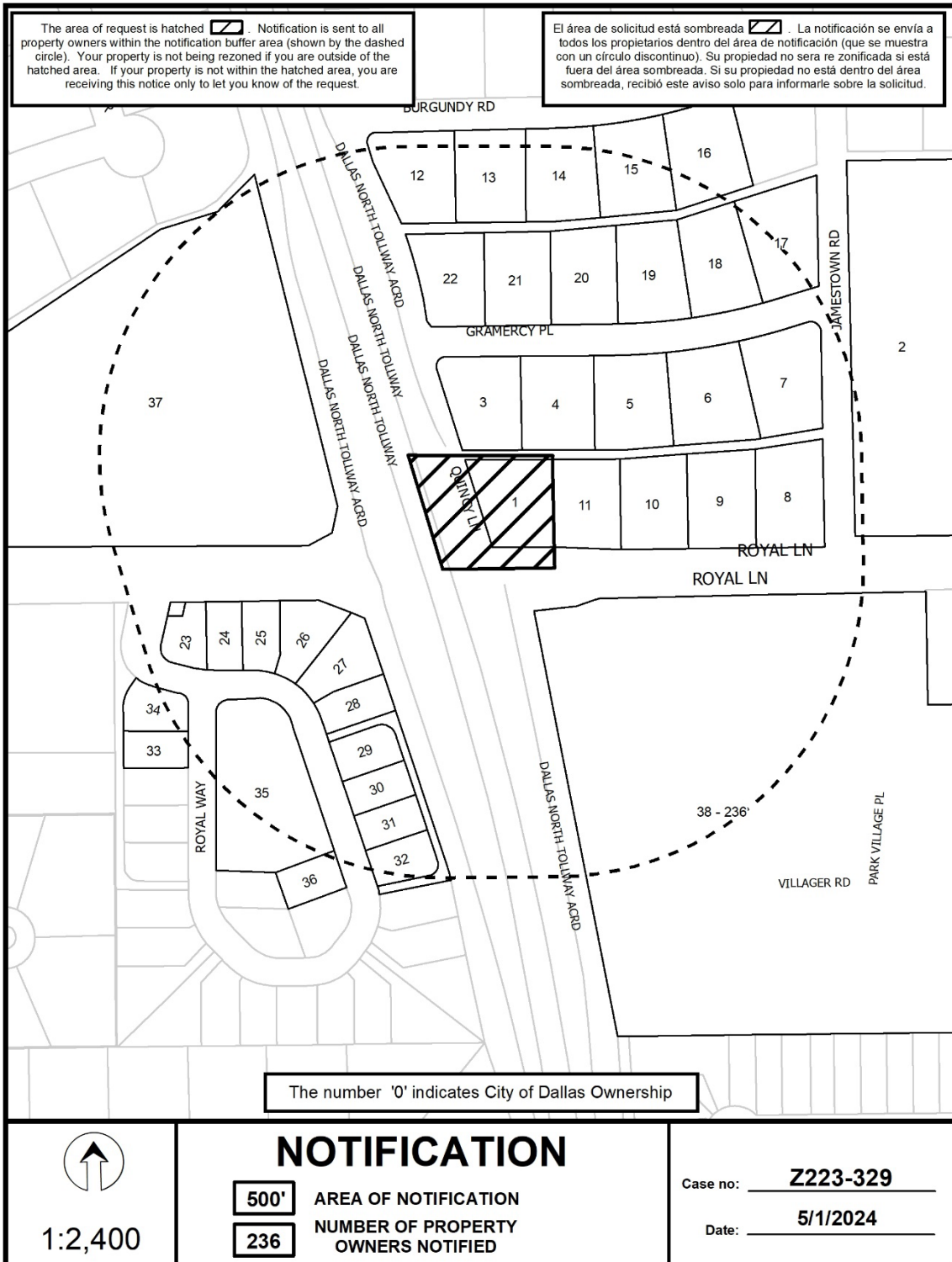


Market Value Analysis A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 5/1/2024



05/01/2024

***Notification List of Property Owners******Z223-329******236 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>              |
|-----------------------|-----------------------|----------------------------------|
| 1                     | 5807 ROYAL LN         | MORGULOFF MARTHA H &             |
| 2                     | 5923 ROYAL LN         | CORPORATION OF EPISCOPAL         |
| 3                     | 5806 GRAMERCY PL      | ROSE AARON TIMOTHY &             |
| 4                     | 5818 GRAMERCY PL      | BRANDT CONRAD ETTIENNE           |
| 5                     | 5826 GRAMERCY PL      | RAFIEI MELIKA &                  |
| 6                     | 5834 GRAMERCY PL      | KERMAN KAY LYNN                  |
| 7                     | 5844 GRAMERCY PL      | PECKHAM CHRISTOPHER &            |
| 8                     | 5839 ROYAL LN         | HARVEY MARY LOU EST OF           |
| 9                     | 5831 ROYAL LN         | MCELYEA RENTAL REVOCABLE         |
| 10                    | 5823 ROYAL LN         | MILLENNIUM REAL ESTATE           |
| 11                    | 5815 ROYAL LN         | Taxpayer at                      |
| 12                    | 5806 BURGUNDY RD      | PIERSON PAUL F &                 |
| 13                    | 5818 BURGUNDY RD      | KOMMAREDDI MADHAVI LIVING TRUST  |
| 14                    | 5826 BURGUNDY RD      | BARCLAY SCOTT & BARCLAY TRACEY S |
| 15                    | 5834 BURGUNDY RD      | ELLIOTT JAMES PETER &            |
| 16                    | 5842 BURGUNDY RD      | ANDRADE GAIL                     |
| 17                    | 5849 GRAMERCY PL      | MANN GERALD C III &              |
| 18                    | 5841 GRAMERCY PL      | WARTHAN MOLLY M                  |
| 19                    | 5831 GRAMERCY PL      | TEXAS MUSTANG INVESTMENTS LLC    |
| 20                    | 5823 GRAMERCY PL      | WILKES MIRAM CATHERINE           |
| 21                    | 5815 GRAMERCY PL      | FRATILA ANAMARIA &               |
| 22                    | 5807 GRAMERCY PL      | MORROW LUKE                      |
| 23                    | 1 ROYAL WAY           | LENCHNER WILLIAM & KATHLEEN      |
| 24                    | 2 ROYAL WAY           | STATMAN ANDREA L & BENJAMIN L    |
| 25                    | 3 ROYAL WAY           | CIVELLO CATHERINE A &            |
| 26                    | 4 ROYAL WAY           | STACY ANN HOOPER                 |

05/01/2024

| <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                            |
|----------------|-----------------------|---|
| 27             | 5 ROYAL WAY           | HARPER JOE K & RITA B                   |
| 28             | 6 ROYAL WAY           | TAYLOR LAWANDA S                        |
| 29             | 7 ROYAL WAY           | WELLS DENNIS L & JANIS F                |
| 30             | 8 ROYAL WAY           | DECLEVA SOPHIA                          |
| 31             | 9 ROYAL WAY           | WHITEMAN JACK D &                       |
| 32             | 11 ROYAL WAY          | FIRST AMENDED & RESTATED MCCALL LAVERNE |
| 33             | 32 ROYAL WAY          | MORAN PATRICIA J MGT TR                 |
| 34             | 33 ROYAL WAY          | DELOACHE ZACHARY & LINDSEY              |
| 35             | 5700 ROYAL WAY        | FIFTY SEVEN ROYAL OWNRS                 |
| 36             | 10 ROYAL WAY          | FRANKLIN BARBARA J                      |
| 37             | 5757 ROYAL LN         | WINSTON SCHOOL                          |
| 38             | 5818 ROYAL LN         | DONOVAN THOMAS JOHN SR &                |
| 39             | 5820 ROYAL LN         | PETTIT ELIZABETH M                      |
| 40             | 5826 ROYAL LN         | GRAVEL BARRIE                           |
| 41             | 5828 ROYAL LN         | RAINES ARTHUR LEE & KATHERINE P         |
| 42             | 5834 ROYAL LN         | TRAPP RAYMOND J                         |
| 43             | 5836 ROYAL LN         | SILHOL MICHAEL L                        |
| 44             | 5842 ROYAL LN         | BOWSER DIANA A                          |
| 45             | 5844 ROYAL LN         | RUTH MATINA &                           |
| 46             | 5906 ROYAL LN         | SELF S SUSAN                            |
| 47             | 5908 ROYAL LN         | HILL DAVID                              |
| 48             | 5810 ROYAL LN         | KIRBY SANDRA L                          |
| 49             | 5812 ROYAL LN         | MIZE LIVING TRUST THE                   |
| 50             | 10656 PARK VILLAGE PL | FORREST JILL A                          |
| 51             | 10656 PARK VILLAGE PL | TRUAX DIANA                             |
| 52             | 10656 PARK VILLAGE PL | SUMTER RONALD S & JOHN F GRESHAM        |
| 53             | 10656 PARK VILLAGE PL | PARK VILLAGE D LLC                      |
| 54             | 10660 PARK VILLAGE PL | MORENOMUNOZ JOSE ANTONIO                |
| 55             | 10660 PARK VILLAGE PL | ANSLEY JANET                            |
| 56             | 10660 PARK VILLAGE PL | PITTMAN DONNA LOU                       |
| 57             | 10660 PARK VILLAGE PL | PEUGH LYNDA LEOLA                       |

05/01/2024

| <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                 |
|----------------|-----------------------|------------------------------|
| 58             | 10710 PARK VILLAGE PL | SEELEY MARGARET M            |
| 59             | 10710 PARK VILLAGE PL | EBRAHIM NAVAZ &              |
| 60             | 10710 PARK VILLAGE PL | ARMENT DEBRA                 |
| 61             | 10710 PARK VILLAGE PL | GAMPPER PAMELA S             |
| 62             | 10658 PARK VILLAGE PL | SAVANI RASHMIN CHANDULAL &   |
| 63             | 10658 PARK VILLAGE PL | KREUTZ PATRICE               |
| 64             | 10714 PARK VILLAGE PL | MCCULLOUGH MARGARET SUE W    |
| 65             | 10714 PARK VILLAGE PL | PATSATZIS CHARALABOS G &     |
| 66             | 10714 PARK VILLAGE PL | ABSHIRE RICHARD K &          |
| 67             | 10714 PARK VILLAGE PL | ENGLER ROBERT F III          |
| 68             | 10716 PARK VILLAGE PL | WILSON DAVID L               |
| 69             | 10716 PARK VILLAGE PL | SUMTER ROBERT SCOTT          |
| 70             | 10716 PARK VILLAGE PL | KNOX NANCY                   |
| 71             | 10716 PARK VILLAGE PL | HARRISON MARGARET BURGIN     |
| 72             | 10718 PARK VILLAGE PL | LARSON GLORIA MCBETH         |
| 73             | 10718 PARK VILLAGE PL | GUMMER STEVEN V LIVING TRUST |
| 74             | 10718 PARK VILLAGE PL | ACKERMAN VALERIE RUTH        |
| 75             | 10718 PARK VILLAGE PL | MEIS THERESA                 |
| 76             | 10720 PARK VILLAGE PL | HADDAD LARA                  |
| 77             | 10720 PARK VILLAGE PL | LAGRONE TRUST THE            |
| 78             | 10720 PARK VILLAGE PL | HEY MATTHEW                  |
| 79             | 10720 PARK VILLAGE PL | NORTON CHRISTOPHER &         |
| 80             | 10724 PARK VILLAGE PL | BECKWITH FAMILY LIVING TRUST |
| 81             | 10724 PARK VILLAGE PL | GRAY DAVID &                 |
| 82             | 10724 PARK VILLAGE PL | BULLWINKLE MARY              |
| 83             | 10724 PARK VILLAGE PL | COOKE BARBARA A & RICHARD J  |
| 84             | 10730 PARK VILLAGE PL | BLAND MARILYN                |
| 85             | 10730 PARK VILLAGE PL | STALKER WILLIAM J            |
| 86             | 10730 PARK VILLAGE PL | LUIS & INGRID LOPEZ TRUST    |
| 87             | 10730 PARK VILLAGE PL | SRNICK GREGORY P             |
| 88             | 10734 PARK VILLAGE PL | FOUNTAIN JIMMIE CHARLES JR & |

05/01/2024

| <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                |
|----------------|-----------------------|-----------------------------|
| 89             | 10734 PARK VILLAGE PL | JOHNSTON HARRIET B          |
| 90             | 10734 PARK VILLAGE PL | WEBER LUCILLE C LIFE ESTATE |
| 91             | 10734 PARK VILLAGE PL | BOX GERALD                  |
| 92             | 10736 PARK VILLAGE PL | OLSSON JOHN P &             |
| 93             | 10736 PARK VILLAGE PL | BADOW THERESE E             |
| 94             | 10738 PARK VILLAGE PL | HUYNH LIPDA ELIZABETH       |
| 95             | 10738 PARK VILLAGE PL | GUMMER MARTHA &             |
| 96             | 10738 PARK VILLAGE PL | CHEN YAWEN                  |
| 97             | 10738 PARK VILLAGE PL | CRANFILL JENNIFER           |
| 98             | 10744 PARK VILLAGE PL | WESSON DONALD E H &         |
| 99             | 10744 PARK VILLAGE PL | TURNER SUSANNAH ELISE       |
| 100            | 10744 PARK VILLAGE PL | HOLLAND ALEKSANDRA TOLPA    |
| 101            | 10744 PARK VILLAGE PL | WINDLAND CONNOR HOWARD      |
| 102            | 10750 PARK VILLAGE PL | NURRE MICHAEL THEODORE JR   |
| 103            | 10750 PARK VILLAGE PL | JENKINS KEVIN L             |
| 104            | 10750 PARK VILLAGE PL | GREEN LAURA F               |
| 105            | 10750 PARK VILLAGE PL | BUTLER NELL                 |
| 106            | 10727 PARK VILLAGE PL | LOCHNER MARCIA              |
| 107            | 10727 PARK VILLAGE PL | DAWSON PATRICIA G           |
| 108            | 10727 PARK VILLAGE PL | HOLLAND RUSSELL B           |
| 109            | 10727 PARK VILLAGE PL | DOUGHERTY PATRICK W         |
| 110            | 10737 PARK VILLAGE PL | REZANOUR FARHAD             |
| 111            | 10737 PARK VILLAGE PL | HOWELL ROSS                 |
| 112            | 10737 PARK VILLAGE PL | NEWMAN PHYLLIS              |
| 113            | 10737 PARK VILLAGE PL | STEPHENS PEGI A             |
| 114            | 10747 PARK VILLAGE PL | GARNER VICTORIA L           |
| 115            | 10747 PARK VILLAGE PL | LOCKLIN DELORES LEE TRUST   |
| 116            | 10747 PARK VILLAGE PL | MCDONALD LINDA              |
| 117            | 10747 PARK VILLAGE PL | TORRES MATHEWS &            |
| 118            | 10776 VILLAGER RD     | WILKINSON JANICE G          |
| 119            | 10776 VILLAGER RD     | BUSH STEVEN M               |

05/01/2024

| <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                 |
|----------------|-----------------------|------------------------------|
| 120            | 10744 VILLAGER RD     | KRISTOF TERESA               |
| 121            | 10744 VILLAGER RD     | DAVIS CRYSTAL K              |
| 122            | 10744 VILLAGER RD     | ORMAN WARREN B               |
| 123            | 10744 VILLAGER RD     | BUSH LAURA ELIZABETH         |
| 124            | 10754 VILLAGER RD     | KENNEDY BETH W               |
| 125            | 10754 VILLAGER RD     | FENCL DANIEL ALLEN           |
| 126            | 10754 VILLAGER RD     | COX JOHN Y & SUSAN D         |
| 127            | 10754 VILLAGER RD     | AUGUSTINE SIMI P             |
| 128            | 10764 VILLAGER RD     | TOWNSEND BETTY WILLIS        |
| 129            | 10764 VILLAGER RD     | MACMICKEN CHIEKO             |
| 130            | 10764 VILLAGER RD     | ALZAIM AYMAN                 |
| 131            | 10764 VILLAGER RD     | BUSH EMILY FRANCES           |
| 132            | 10774 VILLAGER RD     | KENNY JENNY C &              |
| 133            | 10774 VILLAGER RD     | ARMENT NORMA JEAN            |
| 134            | 10774 VILLAGER RD     | GRAYLAWRENCE REVOCABLE TRUST |
| 135            | 10774 VILLAGER RD     | BASHARKHAH SIMINDOKHT &      |
| 136            | 10707 PARK VILLAGE PL | NGUYEN ANDY                  |
| 137            | 10707 PARK VILLAGE PL | SMITH AMY DEANNE             |
| 138            | 10707 PARK VILLAGE PL | FLETCHER CAROL A             |
| 139            | 10707 PARK VILLAGE PL | GIBSON SARAH                 |
| 140            | 10709 VILLAGER RD     | MARX ANITA L                 |
| 141            | 10709 VILLAGER RD     | RUSHING MARGARET A           |
| 142            | 10711 VILLAGER RD     | CHAKOS GUS W EST OF &        |
| 143            | 10711 VILLAGER RD     | TALLEY DEVON CROSSLAND       |
| 144            | 10711 VILLAGER RD     | KARALLA CHERYL L             |
| 145            | 10711 VILLAGER RD     | COLEMAN HELEN E              |
| 146            | 10715 PARK VILLAGE PL | SPIES STEPHEN W & CRISTY H   |
| 147            | 10715 PARK VILLAGE PL | SMITH JONAN B                |
| 148            | 10715 PARK VILLAGE PL | DIPP JR 2019 LIVING TRUST    |
| 149            | 10715 PARK VILLAGE PL | BAKER CHRISTINE R            |
| 150            | 10717 VILLAGER RD     | FOLEY VIVIAN LEE             |



Z223-329(MP)

05/01/2024

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                  |
|----------------|-------------------|-------------------------------|
| 151            | 10717 VILLAGER RD | CASTANEDA ALEXA RENAE         |
| 152            | 10717 VILLAGER RD | BYERS GLENDA                  |
| 153            | 10717 VILLAGER RD | BENNETT RICHARD               |
| 154            | 10719 VILLAGER RD | SMITH PEGGY DIANNE &          |
| 155            | 10719 VILLAGER RD | ZHANG JOHN ZHIMIN &           |
| 156            | 10719 VILLAGER RD | MCMAHON KEVIN & AMY           |
| 157            | 10719 VILLAGER RD | PRINCE MARIAESTELLA           |
| 158            | 10721 VILLAGER RD | CLAERHOUT JULIEN C & GLORIA F |
| 159            | 10721 VILLAGER RD | MOBLEY ROXANNE M              |
| 160            | 10721 VILLAGER RD | GRAY DARLA HARD               |
| 161            | 10721 VILLAGER RD | LAWLER DELMAS LACY            |
| 162            | 10723 VILLAGER RD | LOTHAMER RENE W               |
| 163            | 10723 VILLAGER RD | BAN BARBARA A NESBITT         |
| 164            | 10723 VILLAGER RD | STILL JOSEPH W JR             |
| 165            | 10723 VILLAGER RD | ONEAL LYNDA S                 |
| 166            | 10727 VILLAGER RD | SRB VILLAGER LLC              |
| 167            | 10727 VILLAGER RD | CARLSEN THOMAS BURKE          |
| 168            | 10727 VILLAGER RD | STEPHENSON FAMILY TRUST       |
| 169            | 10727 VILLAGER RD | LAMONT KATHLEEN ROGERS        |
| 170            | 10729 VILLAGER RD | WOMACK MAUREEN MARGARET       |
| 171            | 10729 VILLAGER RD | SAUNDERS LISA KIBBE           |
| 172            | 10729 VILLAGER RD | 13 SANDY COVE LLC             |
| 173            | 10729 VILLAGER RD | JOHNSTON MARGARET ELLEN       |
| 174            | 10731 VILLAGER RD | TYNAN FAMILY TRUST            |
| 175            | 10731 VILLAGER RD | PITNER CHRISTINA ANN          |
| 176            | 10733 VILLAGER RD | MONTGOMERY CINDY LIFE ESTATE  |
| 177            | 10733 VILLAGER RD | CURRY BRIAN S                 |
| 178            | 10733 VILLAGER RD | KEE MARILYN G                 |
| 179            | 10733 VILLAGER RD | LUMPKIN LISA L                |
| 180            | 10735 VILLAGER RD | DIMOND ANITA EST OF           |
| 181            | 10735 VILLAGER RD | COUTODASILVA OCTAVIO H JR &   |

05/01/2024

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                   |
|----------------|-------------------|--------------------------------|
| 182            | 10735 VILLAGER RD | WATSON ROBERT L II             |
| 183            | 10735 VILLAGER RD | HAMRICK JOHN RANDY             |
| 184            | 10737 VILLAGER RD | DUBOSE DAVE EDWARD JR &        |
| 185            | 10737 VILLAGER RD | WILSON JANIS F                 |
| 186            | 10737 VILLAGER RD | KUONEN SANDRA & OSWALD         |
| 187            | 10737 VILLAGER RD | RICHARDSON KATHERINE M         |
| 188            | 10739 VILLAGER RD | HALL JOHN PHILLIP & ANGELINE G |
| 189            | 10739 VILLAGER RD | HILL LACY & BILLY J HILL JR    |
| 190            | 10739 VILLAGER RD | TRAUTMANN DANIEL & KELLY H     |
| 191            | 10739 VILLAGER RD | RODER DENNIS L                 |
| 192            | 10741 VILLAGER RD | VANBERGH PATRICIA              |
| 193            | 10741 VILLAGER RD | GWENS FAMILY REVOCABLE TRUST   |
| 194            | 10749 VILLAGER RD | BRANDENBURG LISA L             |
| 195            | 10749 VILLAGER RD | EQUITABLE REAL ESTATE          |
| 196            | 10751 VILLAGER RD | BUSH WENDELL ALLEN             |
| 197            | 10751 VILLAGER RD | ODOHERTY KATHLEEN              |
| 198            | 10751 VILLAGER RD | MORRIS BRUCE III & SUSAN G     |
| 199            | 10751 VILLAGER RD | KNOX LAURIE                    |
| 200            | 10753 VILLAGER RD | NUCCIO FRANK P                 |
| 201            | 10753 VILLAGER RD | HOLLAND STEFANI LOBELLO        |
| 202            | 10753 VILLAGER RD | BOND TOBY C JR                 |
| 203            | 10747 VILLAGER RD | TAG LIVING TRUST               |
| 204            | 10747 VILLAGER RD | SULLIVAN DIANE                 |
| 205            | 10755 VILLAGER RD | WSM 2005 DESCENDANTS TRUST THE |
| 206            | 10755 VILLAGER RD | STEWART JENNIFER               |
| 207            | 10755 VILLAGER RD | BREWER JOHN WILLIAM III &      |
| 208            | 10755 VILLAGER RD | CASWELL EDWARD M               |
| 209            | 10745 VILLAGER RD | BASHARKHAH SAMAN               |
| 210            | 10745 VILLAGER RD | DUNNE PATTY                    |
| 211            | 10745 VILLAGER RD | ASHLEY WILLIAM B               |
| 212            | 10745 VILLAGER RD | COX JILL M                     |

Z223-329(MP)

05/01/2024

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                     |
|----------------|-------------------|----------------------------------|
| 213            | 10757 VILLAGER RD | MEYER JOYCE A                    |
| 214            | 10757 VILLAGER RD | BUCKLEY PAOLA TETTAMANZI         |
| 215            | 10757 VILLAGER RD | LATHROP EVA GULBIS               |
| 216            | 10757 VILLAGER RD | SAWYER SUSAN R                   |
| 217            | 10767 VILLAGER RD | GATES ROBERT CARTER & JUDI       |
| 218            | 10767 VILLAGER RD | JESSUP MARILYN A                 |
| 219            | 10767 VILLAGER RD | HOGAN ALLISON                    |
| 220            | 10767 VILLAGER RD | SULLIVAN THOMAS A                |
| 221            | 10769 VILLAGER RD | ROYER COMPANY LLC THE            |
| 222            | 10769 VILLAGER RD | BOYD ROSALIE                     |
| 223            | 10769 VILLAGER RD | PPR TRUST 2019                   |
| 224            | 10769 VILLAGER RD | MALVAEZ DIANA                    |
| 225            | 10771 VILLAGER RD | SCHWARTZ ROBERTA                 |
| 226            | 10771 VILLAGER RD | WEITZUL CHADWICK EDWARD & SARAH  |
| 227            | 10771 VILLAGER RD | SCHWARTZ SUSAN                   |
| 228            | 10771 VILLAGER RD | YOUNG ZACHARY                    |
| 229            | 10763 VILLAGER RD | HODGKINSON CINDY                 |
| 230            | 10763 VILLAGER RD | BAKER MARY P                     |
| 231            | 10763 VILLAGER RD | MCHARGUE ELIZABETH B             |
| 232            | 10763 VILLAGER RD | COLE JENNIFER S                  |
| 233            | 10765 VILLAGER RD | RAINES EMILY KATHERINE           |
| 234            | 10765 VILLAGER RD | THOMAS GIL                       |
| 235            | 10765 VILLAGER RD | HANEY PHILIP DAVID & LISA HARRIS |
| 236            | 10765 VILLAGER RD | HUM MAXWELL                      |