

HONARABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 28, 2024

ACM: Robin Bentley

FILE NUMBER: Z223-319(GB) **DATE FILED:** August 8, 2023

LOCATION: East line of Dowdy Ferry Road, between Fireside Drive and Lake Anna Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 6.84 acres **CENSUS TRACT:** 48113011603

REPRESENTATIVE: Michael Stanley

OWNER/APPLICANT: Emilio Rodriguez, Marco Antonio Balderas [Sole Owners]

REQUEST: An application for **(1)** a CR Community Retail District; and **(2)** a Specific Use Permit for a commercial amusement (outside) on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a commercial amusement (outside) use on the property.

CPC RECOMMENDATION: Denial.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District.
- According to aerial views, this site is currently developed with a small structure used for outdoor events.
- The lot has frontage on Dowdy Ferry Road.
- The applicant's intended use is commercial amusement (outside). To allow this use, they request a CR Community Retail District and a Specific Use Permit.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Dowdy Ferry Road	Local Street	-

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 will continue to review engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Vacant
North	R-7.5(A)	Single family
East	R-7.5(A)	Undeveloped
South	R-7.5(A), CH	Undeveloped
West	R-7.5(A)	Single family, church

Land Use Compatibility:

The area of request is currently zoned R.7-5(A) and is developed with a small structure and some undeveloped land. To the north of the site is single family, to the east of the site is undeveloped land, to the south of the site is undeveloped land, and to the west of the site is single-family and a church.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's proposed land use is commercial amusement (outside). The proposed use will not be compatible with surrounding uses because the area of request is in walking distance of single-family homes. The proposed land use will be out of character for the neighborhood.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed CR District.

District	Setback		Density	Height	Lot Cvrg.	FAR	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5' SF 10' OTHR	-----	30'	45'-SF 25'-OTHR	----	Single-Family Residential
Proposed: Community Retail (CR)	15'	20'	-----	54'	60%	0.5 for office 0.75 for all uses combined	Community Serving Retail, Personal Service, Office

R-7.5(A)

- (i) Minimum side and rear yard for single-family structures is five feet

- (ii) Minimum side yard for other permitted structures is 10 feet
- (iii) Minimum rear yard for other permitted structures is 15 feet

CR

- (B) Side and rear yard: Minimum side and rear yard is: (i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and (ii) no minimum in all other cases.

Height

- Residential proximity slope: if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for commercial amusement (outside) is one space per 200 square feet of floor area, plus one space per 400 square feet of site area exclusive of parking area. The applicant will be required to comply with standard parking ratios at permitting.

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 located in an "H" MVA area.

CPC Action

May 2, 2024

Motion: It was moved to recommend **denial** of an application for 1) a CR Community Retail District; and 2) **denial** a Specific Use Permit for a commercial amusement (outside) on property zoned an R-7.5(A) Single Family District, on the east line of Dowdy Ferry Road between Fireside Drive and Lake Anna Drive.

Maker: Blair
Second: Rubin
Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright*, Eppler, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 226
Replies: For: 0 Against: 0

Speakers: For: Michael Stanley, 2669 Claremont Dr., Grand Parie, TX, 75052
Esmeralda Rodriguez, 1012 Dowdy Ferry Rd., Dallas, TX, 75217
Emilio Rodriguez, 1012 Dowdy Ferry Rd., Dallas, TX, 75217
Ofelia Castro, 435 Myers Cir., Dallas, TX, 75217
Omar Balderas, 2105 Nairobi Pl., Mesquite, TX, 75149
Against: None

APPLICANT'S PROPOSED SUP CONDITIONS

1. **USE**: The only use authorized by this specific use permit is a commercial amusement (outside).
2. **SITE PLAN**: Use and development of the Property will comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires (one year from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **LANDSCAPING**: Landscaping must be provided as shown on the attached site plan prior to the issuance of a certificate of occupancy.
5. **HOURS OF OPERATION**: The commercial amusement (outside) may only operate between 8:00 a.m. and 10:00 p.m., Tuesday through Saturday.
6. **LIGHTING**: Field lighting is not permitted.
7. **MAINTENANCE**: The Property will be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENTS**: Use of the Property will comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPLICANT'S PROPOSED SUP SITE PLAN

*NOTE: FOR THE SCALE
TO BE CORRECT SHEET
MUST BE PRINTED ON
24"X36"

**RANCHO LA
GUADALUPANA**
COMMERCIAL
AMUSEMENT
OUTDOOR
EXISTING STRUCTURES
TO BE PERMITTED
CURRENT ZONING
R-7.5(A)

PROPERTY OWNER:
EMILIO RODRIGUEZ
1318 BUENA VISTA
MESQUITE, TX 75149
PH: 940.735.7195
EMILIO.RODRIGUEZ@GMAIL.COM

APPLICANT /
REPRESENTATIVE
Michael Stanley dba
EMMAX CONSULT GROUP
PH: 214.475.5001
EM: EMAXCONSULTGROUP.COM
COMMON ADDRESS:
1012 DOWDY FER

**RANCHO LA
GUADALUPANA**
8500 FIRESIDE DR

SITE PLAN #9 DECEMBER 2023
PARCEL ID: 00000771654000000
LOT AREA: 6.84 ACRES
PLOT SIZE: 24" X 36"
DRAWING SCALE: 1"=50'

SITE PLAN: Z223-319(GB)

RANCHO LA GUADALUPANA
PROPOSED ZONING: COMMERCIAL RETAIL
DCAD ADDRESS: 8500 FIRESIDE DR
09 DECEMBER 2023

Parking area inclusions are not to scale, and are incorporated for the purpose of illustration only.

APPLICANT'S PROPOSED SITE PLAN (With Staff Markups)

***NOTE: FOR THE SCALE
TO BE CORRECT SHEET
MUST BE PRINTED ON
24"X36"**

**RANCHO LA
GUADALUPANA**
COMMERCIAL
AMUSEMENT
OUTDOOR
EXISTING STRUCTURES
TO BE PERMITTED
CURRENT ZONING
R-7.5(A)

PROPERTY OWNER:
EMILIO RODRIGUEZ
1318 BUENA VISTA
MESQUITE, TX 75149
PH: 940.735.7195
EM: EMERALDABRIS@GMAIL.COM

APPLICANT /
REPRESENTATIVE:
Michael Stanley dba
EMJAY CONSULT GROUP
Ph: 214.475.9301
Email: EMJAYCONSULT@OUTLOOK.COM
COMMON ADDRESS:
1012 DOWDY FER

**RANCHO LA
GUADALUPANA**
8500 FIRESIDE DR
SITE PLAN 09 DECEMBER 2023
PARCEL ID: 00000771634000000
LOT AREA: 6.84 ACRES
PLOT SIZE: 24" X 36"
DRAWING SCALE: 1"=50'

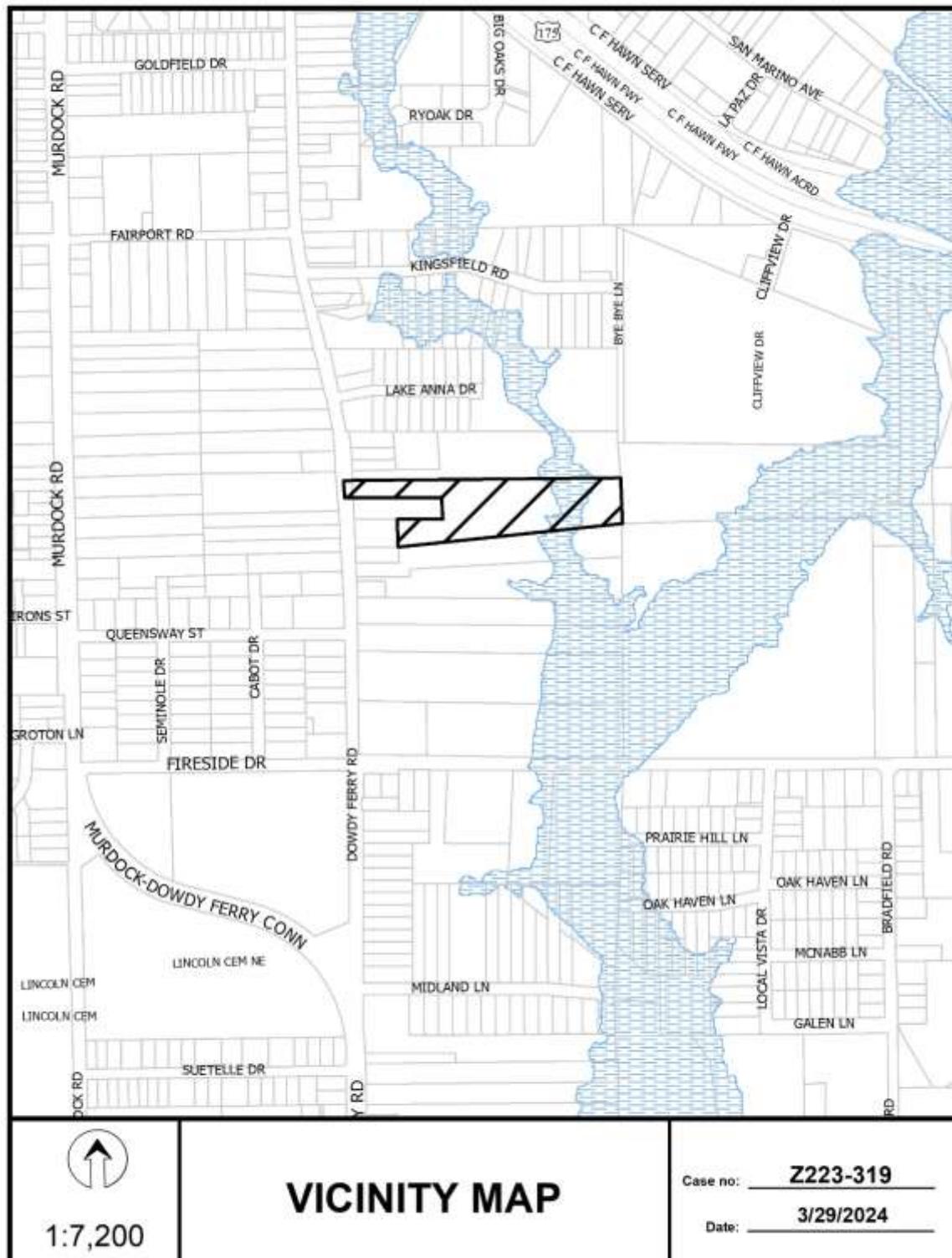
RANCHO LA GUADALUPANA
PROPOSED ZONING: COMMERCIAL RETAIL
DCAD ADDRESS: 8500 FIRESIDE DR
ENTRY ADDRESS: 1012 DOWDY FERRY RD
09 DECEMBER 2023

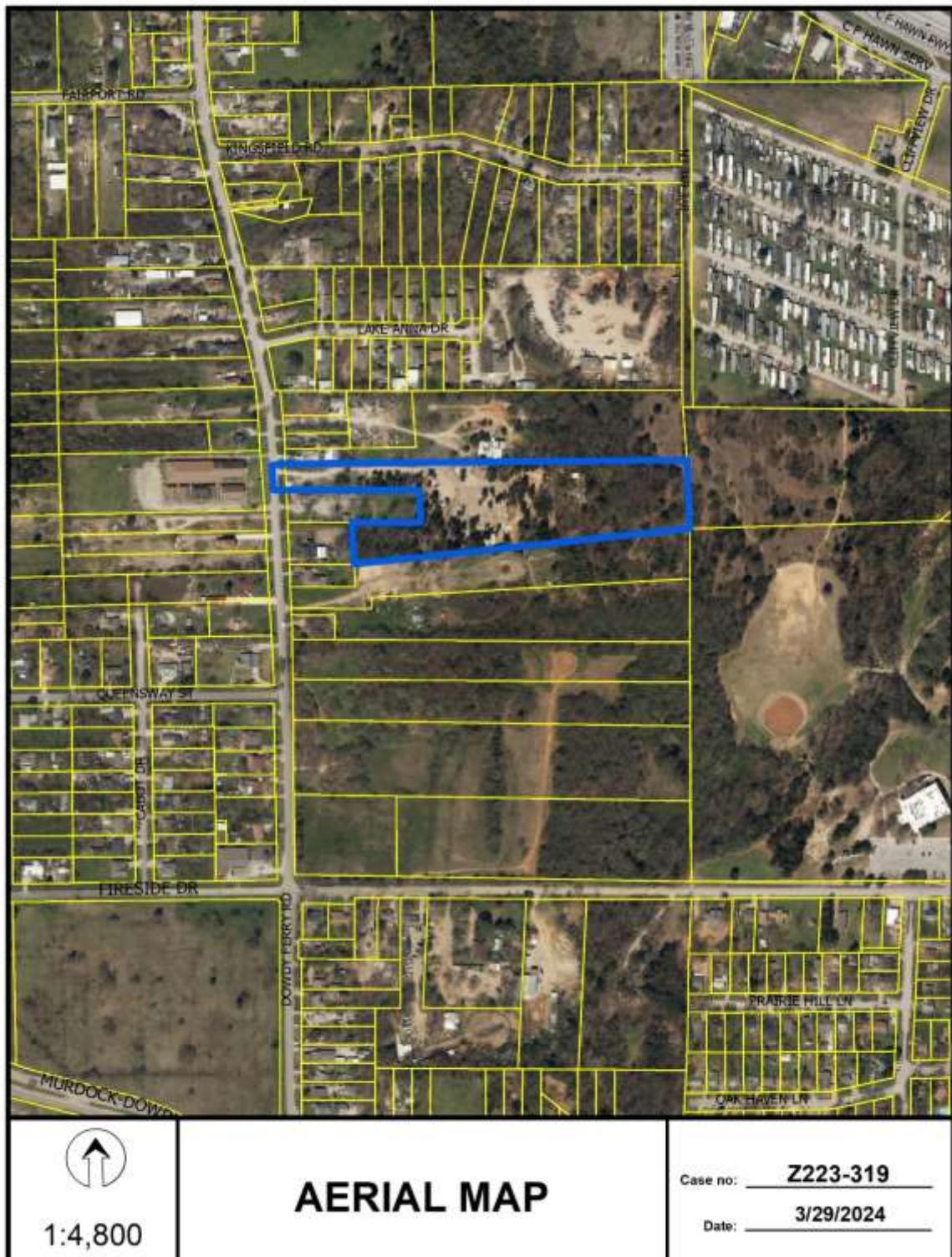
SITE PLAN: Z223-319(GB)

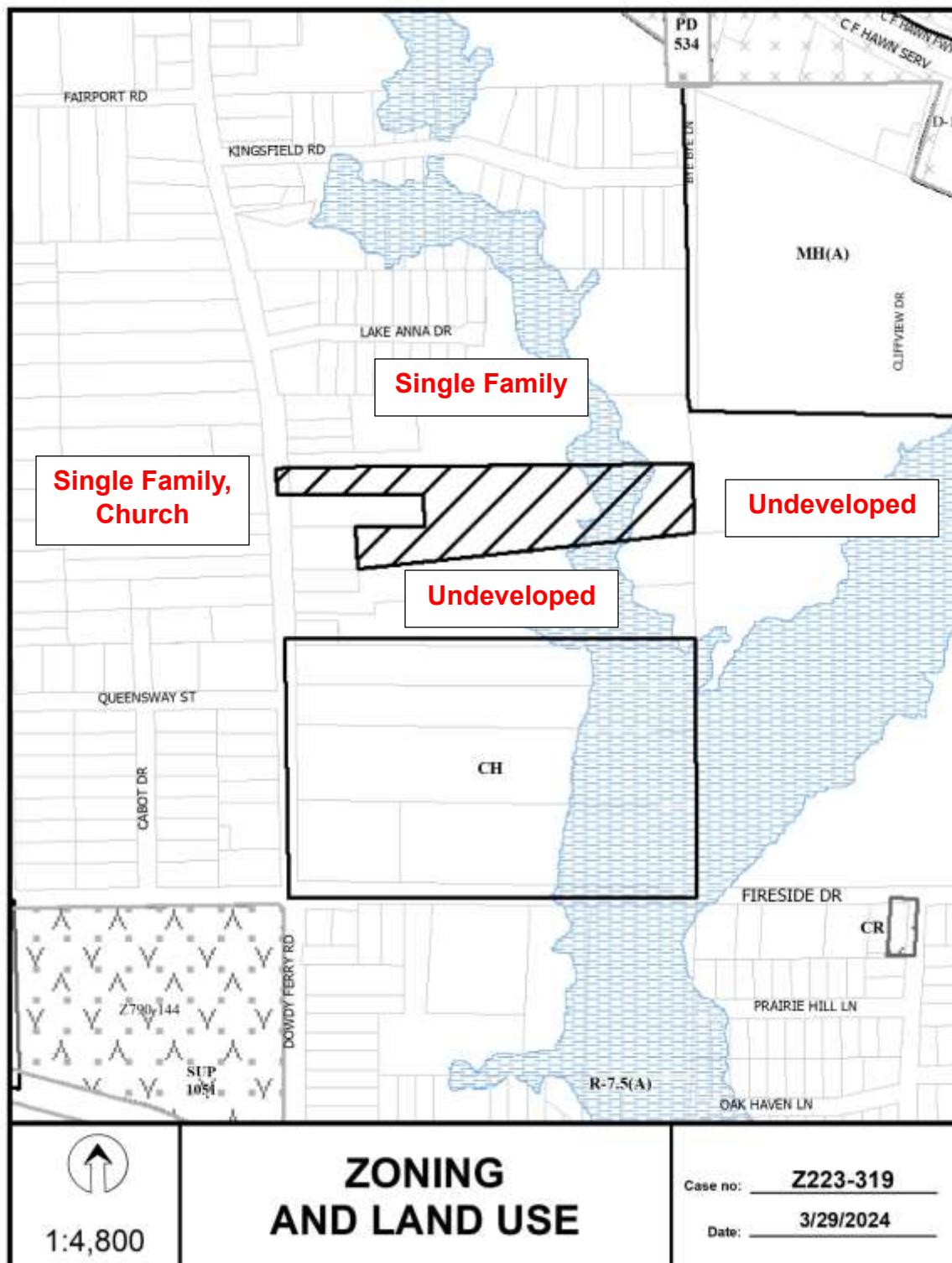
**The applicant
ensure that the
spaces are str**

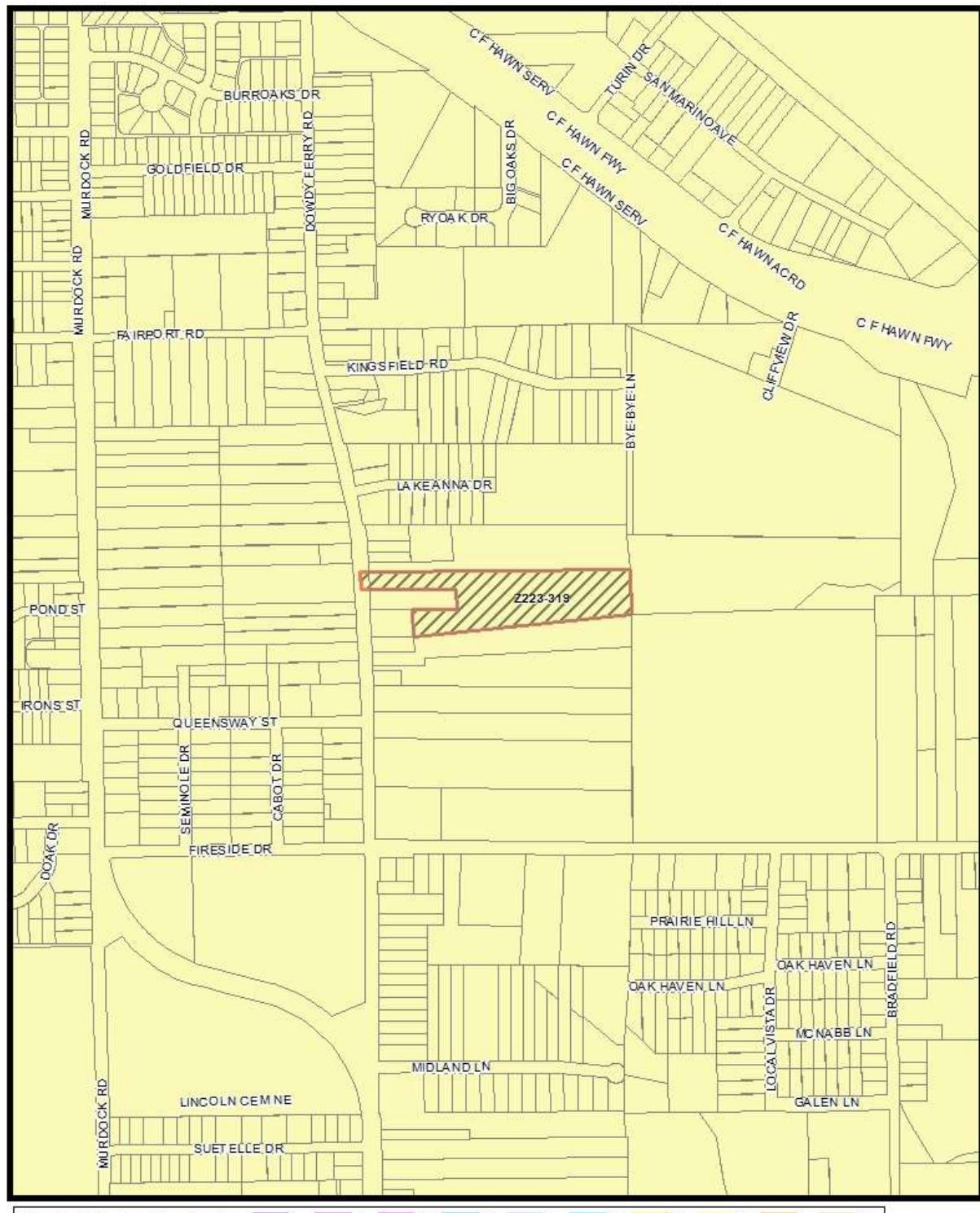
Parking area inclusions are not to scale, and are incorporated for the purpose of illustration only.

The applicant should ensure that the parking spaces are striped.



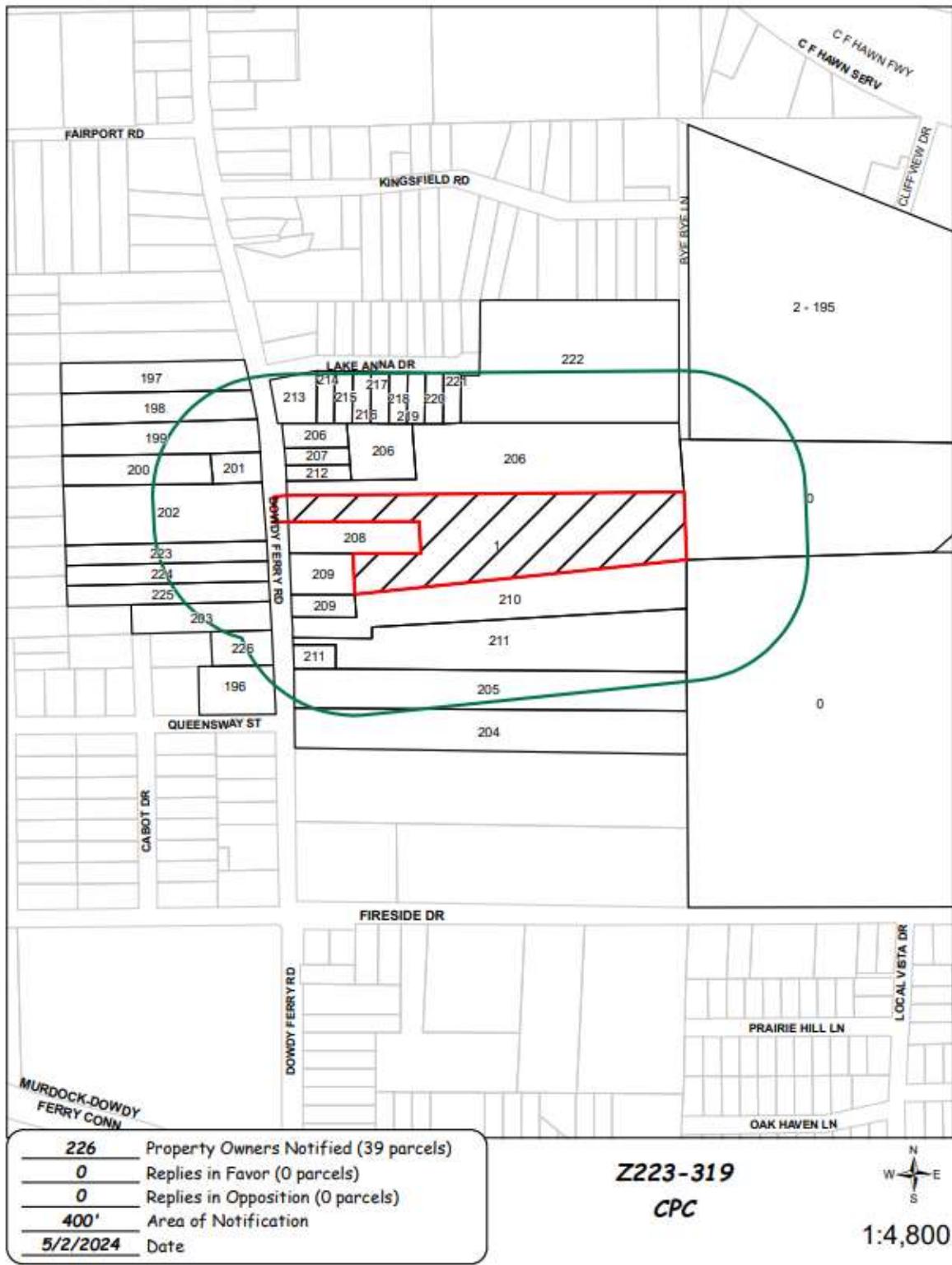






 1:7,200

Market Value Analysis



05/01/2024

Reply List of Property Owners**Z223-319****226 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed**

Reply	Label #	Address	Owner
1	8500	FIRESIDE DR	RODRIGUEZ EMILIO
2	733	CLIFFVIEW DR	OW RIDGECREST LLC
3	733	CLIFFVIEW DR	MUNOZ JAZMIN
4	733	CLIFFVIEW DR	MARTINEZ JORGE
5	733	CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING, LLC
6	733	CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING, LLC
7	733	CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING LLC
8	733	CLIFFVIEW DR	ARANDA AUGUSTIN
9	733	CLIFFVIEW DR	ESPINOZA ANTONIA
10	733	CLIFFVIEW DR	MARTINEZ MONICA
11	733	CLIFFVIEW DR	SANCHEZ, MARTIN A.G.
12	733	CLIFFVIEW DR	RAMOS MARIA
13	733	CLIFFVIEW DR	RUELAS, SANDRA
14	733	CLIFFVIEW DR	LOPEZ HECTOR
15	733	CLIFFVIEW DR	RUIZ NANCY
16	733	CLIFFVIEW DR	VASQUEZ JUVENTINO
17	733	CLIFFVIEW DR	GALARZA JESUS
18	733	CLIFFVIEW DR	ADAME MARIA
19	733	CLIFFVIEW DR	ROJAS DAVID
20	733	CLIFFVIEW DR	ULLOA ISSElda
21	733	CLIFFVIEW DR	MORALES PORFIRIO
22	733	CLIFFVIEW DR	GARZA TOMAS
23	733	CLIFFVIEW DR	CARRANZA MATERESITA
24	733	CLIFFVIEW DR	DAGOBERTO MORENO
25	733	CLIFFVIEW DR	LOMELI JOSE
26	733	CLIFFVIEW DR	SANCHEZ JUAN

05/01/2024

<i>Reply Label #</i>	<i>Address</i>	<i>Owner</i>
27	733 CLIFFVIEW DR	CORTEZ EFREN & OLGA
28	733 CLIFFVIEW DR	RODRIGUEZ DEMETRIO
29	733 CLIFFVIEW DR	ASTORGA VICTOR
30	733 CLIFFVIEW DR	VELASQUEZ MAGALY
31	733 CLIFFVIEW DR	ALDERETE FLORA
32	733 CLIFFVIEW DR	LICEA CANDIDO
33	733 CLIFFVIEW DR	GUDINO ESMERALDA
34	733 CLIFFVIEW DR	MEDELLIN MARIANA
35	733 CLIFFVIEW DR	MENDEZ JUAN
36	733 CLIFFVIEW DR	GALAN JUANITA
37	733 CLIFFVIEW DR	SOSA, MARIA
38	733 CLIFFVIEW DR	HURRERA LUIS
39	733 CLIFFVIEW DR	VASQUEZ MARIA LOURDES
40	733 CLIFFVIEW DR	VILLAGRAN JOEL
41	733 CLIFFVIEW DR	OLALDE JUAN
42	733 CLIFFVIEW DR	ROMO FERNANDO
43	733 CLIFFVIEW DR	DOMINGUEZ, GUADALUPE H
44	733 CLIFFVIEW DR	GARCIA AMALIO
45	733 CLIFFVIEW DR	SIMON MAURICO
46	733 CLIFFVIEW DR	REZA AMBROSIO
47	733 CLIFFVIEW DR	NINO JOSE C.
48	733 CLIFFVIEW DR	MUNOZ MA DE LA ANGELES
49	733 CLIFFVIEW DR	PATRON, LEONARD G
50	733 CLIFFVIEW DR	GUTIERREZ ROSA
51	733 CLIFFVIEW DR	AGUILERA SANTIAGO
52	733 CLIFFVIEW DR	HERNANDEZ PEDRO
53	733 CLIFFVIEW DR	DIAS ENRIQUE
54	733 CLIFFVIEW DR	SALAZAR TOBIAS
55	733 CLIFFVIEW DR	CASTRO, MARGARITA
56	733 CLIFFVIEW DR	GOMEZ, JOSE
57	733 CLIFFVIEW DR	ZUNIGA JAIME

05/01/2024

<i>Reply Label #</i>	<i>Address</i>	<i>Owner</i>
58	733 CLIFFVIEW DR	FRIAS ERNESTO
59	733 CLIFFVIEW DR	ROMO ABEL
60	733 CLIFFVIEW DR	OVALLE JAIME
61	733 CLIFFVIEW DR	LOPEZ JOSE
62	733 CLIFFVIEW DR	MARTINEZ JESUS NOE
63	733 CLIFFVIEW DR	CARRANZA MIGUEL
64	733 CLIFFVIEW DR	MORALES ALMA
65	733 CLIFFVIEW DR	PEREZ WILSON
66	733 CLIFFVIEW DR	MUNOZ JOSE
67	733 CLIFFVIEW DR	PONCE, MARIBEL
68	733 CLIFFVIEW DR	CORTINA, LUCIA
69	733 CLIFFVIEW DR	MALDONADO ALFONSO
70	733 CLIFFVIEW DR	BAILON ANAL
71	733 CLIFFVIEW DR	RODAS, ALMA
72	733 CLIFFVIEW DR	PEREZ JUAN
73	733 CLIFFVIEW DR	RIOS FRANCISCO
74	733 CLIFFVIEW DR	ALVAREZ JOSE
75	733 CLIFFVIEW DR	BARAJAS ALFREDO
76	733 CLIFFVIEW DR	GARCIA JESSICA
77	733 CLIFFVIEW DR	RAMOS JOSE L
78	733 CLIFFVIEW DR	RODRIGUEZ SEVERIANO
79	733 CLIFFVIEW DR	VELAZQUEZ MARIA
80	733 CLIFFVIEW DR	BLAGBURN SANDRA
81	733 CLIFFVIEW DR	CASTRO MARIA
82	733 CLIFFVIEW DR	DELACRUZ UFRANO
83	733 CLIFFVIEW DR	HERNANDEZ GERARDO
84	733 CLIFFVIEW DR	IPINE LORENZO
85	733 CLIFFVIEW DR	RODRIQUEZ CELIA
86	733 CLIFFVIEW DR	DIAZ, PRIMITIVO M
87	733 CLIFFVIEW DR	VILLAGRAN MANUEL
88	733 CLIFFVIEW DR	PADRON CARDENAS VICTOR A & MONTOYA BRENDA

05/01/2024

Reply	Label #	Address	Owner
89	733	CLIFFVIEW DR	RIVAS JUAN
90	733	CLIFFVIEW DR	VAZQUEZ CARLOS
91	733	CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING LLC
92	733	CLIFFVIEW DR	MALDONADO, SILVIA
93	733	CLIFFVIEW DR	MARTINEZ PABLO
94	733	CLIFFVIEW DR	PORTILLO OLGA
95	733	CLIFFVIEW DR	PEREZ EUNICE
96	733	CLIFFVIEW DR	ALVAREZ, ANA
97	733	CLIFFVIEW DR	ZUNIGA MARTHA
98	733	CLIFFVIEW DR	FLORES ROBERT
99	733	CLIFFVIEW DR	GOMEZ JOSE
100	733	CLIFFVIEW DR	PONCE MARIBEL & JOSE
101	733	CLIFFVIEW DR	PERAZA MARCOS
102	733	CLIFFVIEW DR	LOPEZ MACARIA
103	733	CLIFFVIEW DR	TORRES MANUEL
104	733	CLIFFVIEW DR	PARADA GUADALUPE
105	733	CLIFFVIEW DR	FRANCISCO VENCES LOPEZ
106	733	CLIFFVIEW DR	GONSALEZ MARIA
107	733	CLIFFVIEW DR	CHAVEZ JULIO & CRYSTAL
108	733	CLIFFVIEW DR	ARGUELLO MARCELA
109	733	CLIFFVIEW DR	ANTONIO ALBA
110	733	CLIFFVIEW DR	PERALES LORENA
111	733	CLIFFVIEW DR	RAMIREZ LUIS
112	733	CLIFFVIEW DR	RODRIGUEZ, OSCAR D
113	733	CLIFFVIEW DR	SERVIN AMANCIA
114	733	CLIFFVIEW DR	PEREZ FABIAN
115	733	CLIFFVIEW DR	YANEZ JUAN
116	733	CLIFFVIEW DR	ZAVALA ELIAS
117	733	CLIFFVIEW DR	CORTEZ SANTAMARIA JUAN H
118	733	CLIFFVIEW DR	DIXON JOHN L
119	733	CLIFFVIEW DR	HERNANDEZ ZAIDA

05/01/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	733	CLIFFVIEW DR	GARZA HERNALA
121	733	CLIFFVIEW DR	ROJAS SAUL
122	733	CLIFFVIEW DR	LOPEZ MONICA
123	733	CLIFFVIEW DR	HERNANDEZ ESTELA
124	733	CLIFFVIEW DR	SALGODO CESAR
125	733	CLIFFVIEW DR	LOPEZ FABIAN
126	733	CLIFFVIEW DR	RUIZ JUAN
127	733	CLIFFVIEW DR	MENDOZA ISRAEL
128	733	CLIFFVIEW DR	MULLER MARY
129	733	CLIFFVIEW DR	GONZALEZ NORMA L
130	733	CLIFFVIEW DR	RODRIGUEZ PATSY EST OF
131	733	CLIFFVIEW DR	FRAYRE JESUS
132	733	CLIFFVIEW DR	LOPEZ MARTIN
133	733	CLIFFVIEW DR	MENDEZ ALFONSO
134	733	CLIFFVIEW DR	GUADALUP JIMENEZ
135	733	CLIFFVIEW DR	CORDERO SOFIA
136	733	CLIFFVIEW DR	VARGAS, JOSE
137	733	CLIFFVIEW DR	YANEZ JUAN
138	733	CLIFFVIEW DR	ROMO JOSE
139	733	CLIFFVIEW DR	GARZA RUTH S.
140	733	CLIFFVIEW DR	MORIN MARTIN
141	733	CLIFFVIEW DR	VALENSIANA HORACIO
142	733	CLIFFVIEW DR	HERNANDEZ APOLINAR
143	733	CLIFFVIEW DR	OVALLE, MARTHA
144	733	CLIFFVIEW DR	NAVARRO ROMUALDA
145	733	CLIFFVIEW DR	FLORES, SANDRA
146	733	CLIFFVIEW DR	GONZALEZ ALICIA
147	733	CLIFFVIEW DR	ROMO TEODORO M
148	733	CLIFFVIEW DR	ROMO ANTONIO
149	733	CLIFFVIEW DR	MARTINEZ ANN
150	733	CLIFFVIEW DR	MIRIAM RODRIGUEZ

05/01/2024

Reply	Label #	Address	Owner
151	733	CLIFFVIEW DR	YALDIVIA FRANCISO
152	733	CLIFFVIEW DR	PEREZ JOSE
153	733	CLIFFVIEW DR	SANCHEZ EDUARDO G
154	733	CLIFFVIEW DR	CABRERA JONATHAN
155	733	CLIFFVIEW DR	GONZALEZ HUMBERTO
156	733	CLIFFVIEW DR	REYES MARICELA
157	733	CLIFFVIEW DR	AGUILIAR FRANCISCO
158	733	CLIFFVIEW DR	MARTINEZ VICENTE
159	733	CLIFFVIEW DR	ROGELIO AUILA
160	733	CLIFFVIEW DR	LOPEZ, EDUARDO
161	733	CLIFFVIEW DR	MACIAS GILBERTO
162	733	CLIFFVIEW DR	BARAJAS YSIDRO
163	733	CLIFFVIEW DR	CRUZ MARIA GUADALUPE
164	733	CLIFFVIEW DR	HERNANDEZ, PRIMITIVO C
165	733	CLIFFVIEW DR	ESQUIVEL CYNTHIA R
166	733	CLIFFVIEW DR	JAIRO BENITO REYES
167	733	CLIFFVIEW DR	PEREZ MARCELINO
168	733	CLIFFVIEW DR	MARTINEZ MARIA
169	733	CLIFFVIEW DR	RUIZ JOSE
170	733	CLIFFVIEW DR	GARCIA LEONARD
171	733	CLIFFVIEW DR	JASSO PEDRO
172	733	CLIFFVIEW DR	NEAVE JORGE & RAMONA
173	733	CLIFFVIEW DR	ZUNIGA DERMIN DE JESUS
174	733	CLIFFVIEW DR	MENDOZA, MANUEL
175	733	CLIFFVIEW DR	ROMO JAVIER
176	733	CLIFFVIEW DR	PADILLA, ROSA
177	733	CLIFFVIEW DR	SOLIS, JULIO A
178	733	CLIFFVIEW DR	MARTINEZ CLEMENTE E
179	733	CLIFFVIEW DR	ALERAHAM ADRIANO
180	733	CLIFFVIEW DR	MARTINEZ ENRIQUE
181	733	CLIFFVIEW DR	SOTO CARLOS

05/01/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	733	CLIFFVIEW DR	BADILLO RAMON
183	733	CLIFFVIEW DR	MALDONADO ARNULFO
184	733	CLIFFVIEW DR	GALAN SUSAN C
185	733	CLIFFVIEW DR	PERAZA EDGAR
186	733	CLIFFVIEW DR	LLANAS MARIO
187	733	CLIFFVIEW DR	TAPIA JUANA
188	733	CLIFFVIEW DR	GLORIA EZEQUIEL & BERENICE
189	733	CLIFFVIEW DR	OAK WOOD MANAGEMENT LLC
190	733	CLIFFVIEW DR	REYNA JOHNNY
191	733	CLIFFVIEW DR	ARRONA HUMBERTO
192	733	CLIFFVIEW DR	GAONA, DULCE
193	733	CLIFFVIEW DR	RODRIGUEZ HILDA
194	733	CLIFFVIEW DR	OW DALLAS AFORDABLE HOUSING LLC
195	733	CLIFFVIEW DR	ESPARZA JUAN &
196	1123	DOWDY FERRY RD	CARRILLO ARMANDO
197	821	DOWDY FERRY RD	HERRERA RUBEN MUÑOZ &
198	915	DOWDY FERRY RD	HARVEY FRED N JR ESTATE OF
199	923	DOWDY FERRY RD	BUENO NORBERT & MARIA
200	1001	DOWDY FERRY RD	LOPEZ JOSE PASTRAN
201	1001	DOWDY FERRY RD	LOPEZ JOSE A PASTRAN
202	1013	DOWDY FERRY RD	PRAIRIE CREEK BAPT CH
203	1109	DOWDY FERRY RD	DELGADO FERNANDO SOSA
204	1216	DOWDY FERRY RD	DALLAS DOWDY PARTNERS LLC
205	1216	DOWDY FERRY RD	GUZMAN JOSE E & JOSEFINA
206	926	DOWDY FERRY RD	PARRA RAUDEL D
207	930	DOWDY FERRY RD	RIVAS ANTONIO
208	1016	DOWDY FERRY RD	SOLIS CELSO ABONZA & BARTOLO
209	1100	DOWDY FERRY RD	PARRA ANGELICA
210	1116	DOWDY FERRY RD	SANCHEZ IGNACIO COLMENERO &
211	1120	DOWDY FERRY RD	HAINES DENIS
212	1000	DOWDY FERRY RD	MILLER RONNY G & ELLA L

05/01/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	914	DOWDY FERRY RD	J G & A INVESTMENTS LLC
214	8316	LAKE ANNA DR	LOPEZ CATARINO R
215	8322	LAKE ANNA DR	OCHEA JAIME
216	8326	LAKE ANNA DR	BUENO ESTEFANA
217	8330	LAKE ANNA DR	HERRERA ELEAZAR HERNANDEZ &
218	8334	LAKE ANNA DR	DE LA ROSA SANTIAGO
219	8336	LAKE ANNA DR	BUENO NORBERTO &
220	8338	LAKE ANNA DR	DAVIS NANCY J
221	8350	LAKE ANNA DR	GUZMAN JOSE E EST OF
222	8356	LAKE ANNA DR	GUZMAN JOSE
223	1021	DOWDY FERRY RD	VELASQUEZ JOSE R
224	1025	DOWDY FERRY RD	MENDOZA VIRDIANA
225	1101	DOWDY FERRY RD	MENDOZA VIRDIANA & RAMIRO
226	1117	DOWDY FERRY RD	GUZMAN JOSE ERNESTO