

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JUNE 8, 2022

ACM: Majed Al-Ghafry

FILE NUMBER: Z212-173(MP)

DATE FILED: December 13, 2021

LOCATION: On the northeast corner of Military Parkway and Prairie Creek Road

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ± 0.19 Acres

CENSUS TRACT: 121.00

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: Rivers Edge Investments LLC, Joshua Correa

REQUEST: An application to amend deed restrictions [Z090-252], on property zoned a CR Community Retail District

SUMMARY: The purpose of the request is to permit a restaurant without drive-in or drive-through service.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently developed as an Auto Service Center.
- The property is zoned CR Community Retail, with deed restrictions [Z090-252] that further restrict uses, hours of operation, setbacks, and access.
- The applicant is proposing to add a restaurant without drive-through service within the existing structure on the southern portion of the site, a use that is not currently included in the allowable uses within the existing deed restrictions.
- The applicant's proposed changes would leave the restrictions in place, except for adding the restaurant use and specifying hours of operation for a restaurant without a drive through or drive in.

Zoning History:

There have not been any zoning change requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Proposed ROW
Military Parkway	Principal Arterial	100 feet
North Prairie Creek Road	Principal Arterial	100 feet

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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Surrounding Land Uses

	Zoning	Land Use
Site	CR Community Retail with DR Z[090-252]	Auto Service Center
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	PD No. 836	Public School

Land Use Compatibility

The area of request is zoned a CR Community Retail District with deed restrictions [Z090-252]. The deed restrictions further limit permitted uses, setbacks, height, lot coverage, floor area ratio, and access. They currently only allow office, auto service center, and personal service uses.

The applicant intends to operate a restaurant without drive-in or drive-through in the existing commercial structure. The proposed development will conform to the R-5(A) Single Family District regulations. The request site is surrounded by single-family uses to the east, churches to the west and southwest, and undeveloped properties to the south.

The site is a suitable location for CR Community Retail, located at the corner of a major intersection of major thoroughfares. As it is situated nearby a residential neighborhood, this limited commercial property could provide services within walking distance to the community. The addition of the restaurant use would allow for better utilization of the space within the protections of the current zoning and deed restrictions.

The existing deed restrictions mitigate potential impacts from a CR district and a restaurant uses. The deed restrictions were put in place by zoning case Z090-252 on

September 13, 2011, in order to allow for the auto service center and other commercial uses to operate, while mitigating potential compatibility concerns associated with the CR district. The restrictions call for large buffers between the commercial property and adjacent residential and prohibits access to Kingsford Avenue. A 10 foot side yard would be required along the north side of the property and a 20 foot yard would be required on the east side, and new construction would require a 30 foot yard. Screening is also required where residential adjacency exists. The restrictions limit the restaurant and other commercial uses against late night and early morning operations. Staff appreciates that the combined result of the existing deed restrictions is sufficient to limit potential adverse impacts on nearby properties. Additionally, the restaurant use will be subject to residential adjacency review, which provides further discretion by staff to ensure compatibility of the use with the surrounding area.

Land Use Comparison Chart:

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

LEGEND

	Use prohibited
X	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

	Existing	Proposed	FYI
Use	CR with DR	CR with DR	CR
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production			X
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			X
Bus or rail transit vehicle maintenance or storage facility			
Catering service			X
Commercial cleaning or laundry plant			
Custom business services			X

	Existing	Proposed	FYI
Use	CR with DR	CR with DR	CR
Custom woodworking, furniture construction, or repair			
Electronics service center			X
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory			S
Technical school			
Tool or equipment rental			X
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production			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			★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility			
Cemetery or mausoleum			S
Child-care facility			S
Church	X	X	X
College, university, or seminary			S
Community service center			S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery			X
Foster home			

	Existing		Proposed		FYI
Use	CR DR	with	CR DR	with	CR
Halfway house					
Hospital					S
Library, art gallery, or museum					X
Open-enrollment charter school or private school					S
Public or private school					
Public school other than an open-enrollment charter school					R
LODGING USES					
Extended stay hotel or motel					
Hotel or motel					S
Lodging or boarding house					S
Overnight general purpose shelter					★
MISCELLANEOUS USES					
Attached Non-premise sign					
Carnival or circus (temporary)					X, ★
Hazardous waste management facility					
Placement of fill material					
Temporary construction or sales office					X
OFFICE USES					
Alternative financial establishment					S
Financial institution without drive-in window					X
Financial institution with drive-in window					D
Medical clinic or ambulatory surgical center					X
Office	X		X		X
RECREATION USES					
Country club with private membership					X
Private recreation center, club, or area					X
Public park, playground, or golf course					X
RESIDENTIAL USES					
College dormitory, fraternity, or sorority house					X
Duplex					
Group residential facility					
Handicapped group dwelling unit					
Manufactured home park, manufactured home subdivision, or campground					
Multifamily					
Residential hotel					
Retirement housing					
Single family					

	Existing	Proposed	FYI
Use	CR with DR	CR with DR	CR
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.			★
Ambulance service			R
Animal shelter or clinic without outside runs			R
Animal shelter or clinic with outside runs			
Auto service center	R	R	R
Business school			S
Car wash			D
Commercial amusement (inside)			S, ★
Commercial amusement (outside)			S
Commercial motor vehicle parking			
Commercial parking lot or garage			R
Convenience store with drive-through			S
Dry cleaning or laundry store			X
Furniture store			X
General merchandise or food store 3,500 square feet or less			X
General merchandise or food store greater than 3,500 square feet			X
General merchandise or food store 100,000 square feet or more			S
Home improvement center, lumber, brick or building materials sales yard			D
Household equipment and appliance repair			X
Liquefied natural gas fueling station			
Liquor Store			X
Mortuary, funeral home, or commercial wedding chapel			X
Motor vehicle fueling station			X
Nursery, garden shop, or plant sales			X
Outside sales			
Paraphernalia shop			S
Pawn shop			
Personal service use	X	X	X
Restaurant without drive-in or drive-through service		R	R
Restaurant with drive-in or drive-through service			D
Surface parking			
Swap or buy shop			S

	Existing	Proposed	FYI
Use	CR with DR	CR with DR	CR
Taxidermist			
Temporary retail use			X
Theater			X
Truck stop			
Vehicle display, sales, and service			
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop			
Private street or alley			
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter			X
Transit passenger station or transfer center			S, ★
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station			X
Electrical generating plant			
Electrical substation			X
Local utilities	S, R, ★	S, R, ★	S, R, ★
Police or fire station			X
Post office			X
Radio, television, or microwave tower			S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication			★
Utility or government installation other than listed			S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds			
Manufactured building sales lot			
Mini-warehouse			S

	Existing	Proposed	FYI
Use	CR with DR	CR with DR	CR
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

District	Setbacks		Height (max)	Lot Coverage (max)	FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Existing: CR with DR (No changes)	20'	20' to Kingsford, 30' for new structures with res adj 10'	26' 1 Story	50%	0.6	Residential Proximity Slope, No access to Kingsford, Hours of operation limits	Auto Service, Personal Service, Office, Restaurant without Drive Thru
For Reference: CR without DR	15' (20' due to block face continuity requirements)	20' adj. to res. (not including A(A) 0' all others	54' Max 4 stories	60%	FAR: 0.5 office 0.75 combined	Residential Proximity Slope	Retail and personal service, office

The proposed changes to the deed restrictions have not modified the development standards restrictions from the existing restrictions, rather they have added the restaurant use and hours of operation for the restaurant use. The above development standards will continue to apply to the restaurant use and other uses.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A restaurant without drive-in or drive-through service use requires one parking space 100 square feet of floor area.

Landscaping

New construction will require landscaping to be provided in accordance with the landscaping requirements in Article X, as amended.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 to orange, representing the weakest markets. The subject site and properties to the north, east, and south are within Category “F”.

CPC Action

April 21, 2022

Motion: It was moved to recommend **approval** of an amendment to deed restrictions [Z090-252], on property zoned a CR Community Retail District, on the northeast corner of Military Parkway and Prairie Creek Road.

Maker: Vann
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Anderson, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson*, Kingston, Rubin,
Popken, Stanard, Haqq, Hampton, Vann

Against: 0
Absent: 0
Vacancy: 1 - District 3
*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 30
Replies: For: 0 Against: 1

Speakers: None

CPC Approved – Amended Deed Restrictions

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

1. The only main uses permitted on the Property are:
 - Auto service center. (*overnight storage of vehicles is prohibited*)
 - Office.
 - Local utilities.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service (Lot 9 only and within the existing structure built prior to January 1, 2022).

All other uses are prohibited.

2. Restaurant without drive-in or drive-through service may operate between the hours of 7:00 a.m. and 10:00 p.m. Monday through Sunday. All other permitted uses may only operate between 7:30 a.m. and 6:00 p.m., Monday through Saturday.
3. The minimum front yard is 20 feet.
4. The minimum side and rear yard is:
 - (i) A minimum of 20 feet adjacent to Kingsford Avenue
 - (ii) For any non-residential structure built after July 1, 2011, with residential adjacency, the minimum side yard shall be 30 feet.
 - (ii) 10 feet in all other cases.
5. The maximum number of stories above grade is one.
6. The maximum structure height is 26 feet.
7. Maximum lot coverage is 50%.
8. Maximum floor area ratio is 0.6 for all uses combined.
9. Ingress and egress are allowed only from Prairie Creek Road and Military Parkway. Ingress and egress to and from Kingsford Avenue is prohibited.
10. Off-street parking is prohibited in the side yard setback.

11. Solid screening shall be provided along Kingsford Avenue and where residential adjacency exists. Screening may be located within the required setback and may be constructed out of brick, masonry, stone, or combination thereof.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions, and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

Existing Deed Restrictions

112443

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
 COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Jose Martin Saldivar and Claudia Saldivar, ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Martin Pruitt Survey, Abstract No. 1162, City Block 6784, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Earl and Theresa Padilla, by deed dated December 23, 2003, and recorded in Volume 2003256, Page 1457, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEING Lot 10, City Block 6784 of EAST SIDE ACRES, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 3, Page 190, Map Records, Dallas County, Texas.

BEING Lot 9 City Block 6784 SAVE AND EXCEPT that portion conveyed to the county of Dallas, by Deed recorded in Volume 3547, Page 336, being more particularly described as a strip of land 75 feet wide and 195 feet long off of the entire South side of Lot 9, EAST SIDE ACRES ADDITION, a strip being adjacent to the Old Dallas-Terrell Interurban Right of Way and containing 0.34 acres of land, more or less.

II.

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

1. The only main uses permitted on the Property are:

- Auto service center. *[Overnight storage of vehicles is prohibited.]*
- Local utilities.
- Office.
- Personal service uses.

All other uses are prohibited.

2. Permitted uses may only operate between 7:30 a.m. and 6:00 p.m., Monday through Saturday.
3. Minimum front yard is 20 feet.

112443

4. Minimum side and rear yard is:
 - (i) 20 feet for structures adjacent to Kingsford Avenue.
 - (ii) 30 feet for non-residential structures with residential adjacency built after July 1, 2011 .
 - (ii) 10 feet in all other cases.
5. Maximum number of stories is one.
6. Maximum structure height is 26 feet.
7. Maximum lot coverage is 50%.
8. Maximum floor area ratio is 0.6 for all uses combined.
9. Ingress and egress are allowed only from Prairie Creek Road and Military Parkway. Ingress and egress to and from Kingsford Avenue is prohibited.
10. Off-street parking is prohibited in the side yard setback.
11. Solid screening must be provided along Kingsford Avenue and in any side yard adjacent to a residential zoning district. Screening may be located within the required setback and must be constructed out of brick, masonry, stone, or combination thereof.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the

Z090-252(RB) deed restrictions - Page 2

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Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

112443

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.


The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 18 day of August, 2011.

Jose Martin Saldivar

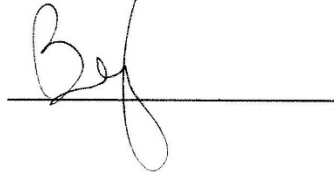


Claudia Saldivar



APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By:
Assistant City Attorney

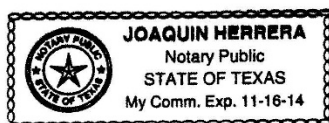


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STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on August 18, 2011 by
Jose Martin Saldivar.




NOTARY PUBLIC

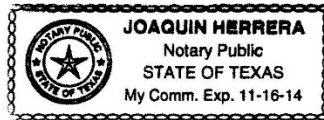
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STATE OF TEXAS

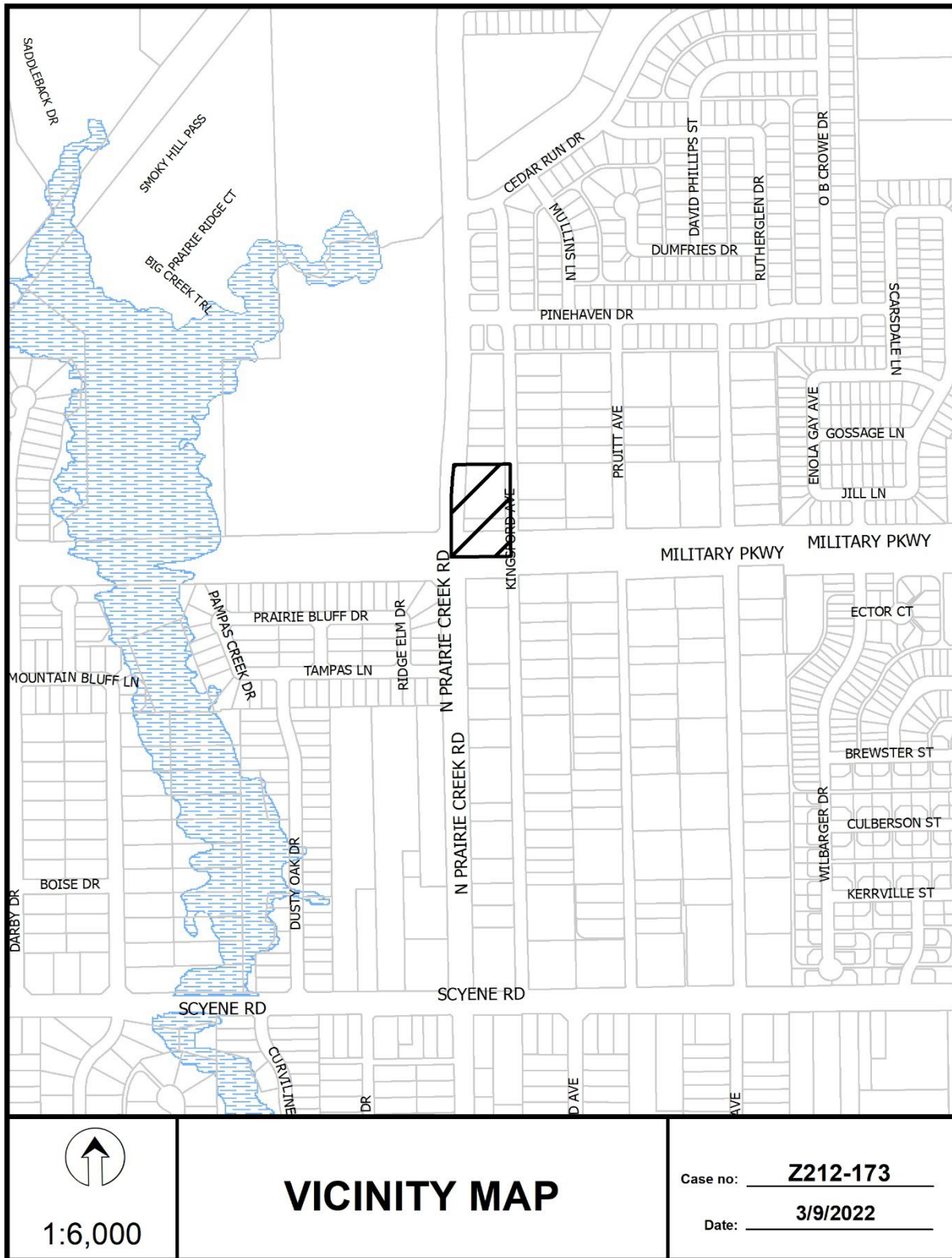
COUNTY OF Dallas

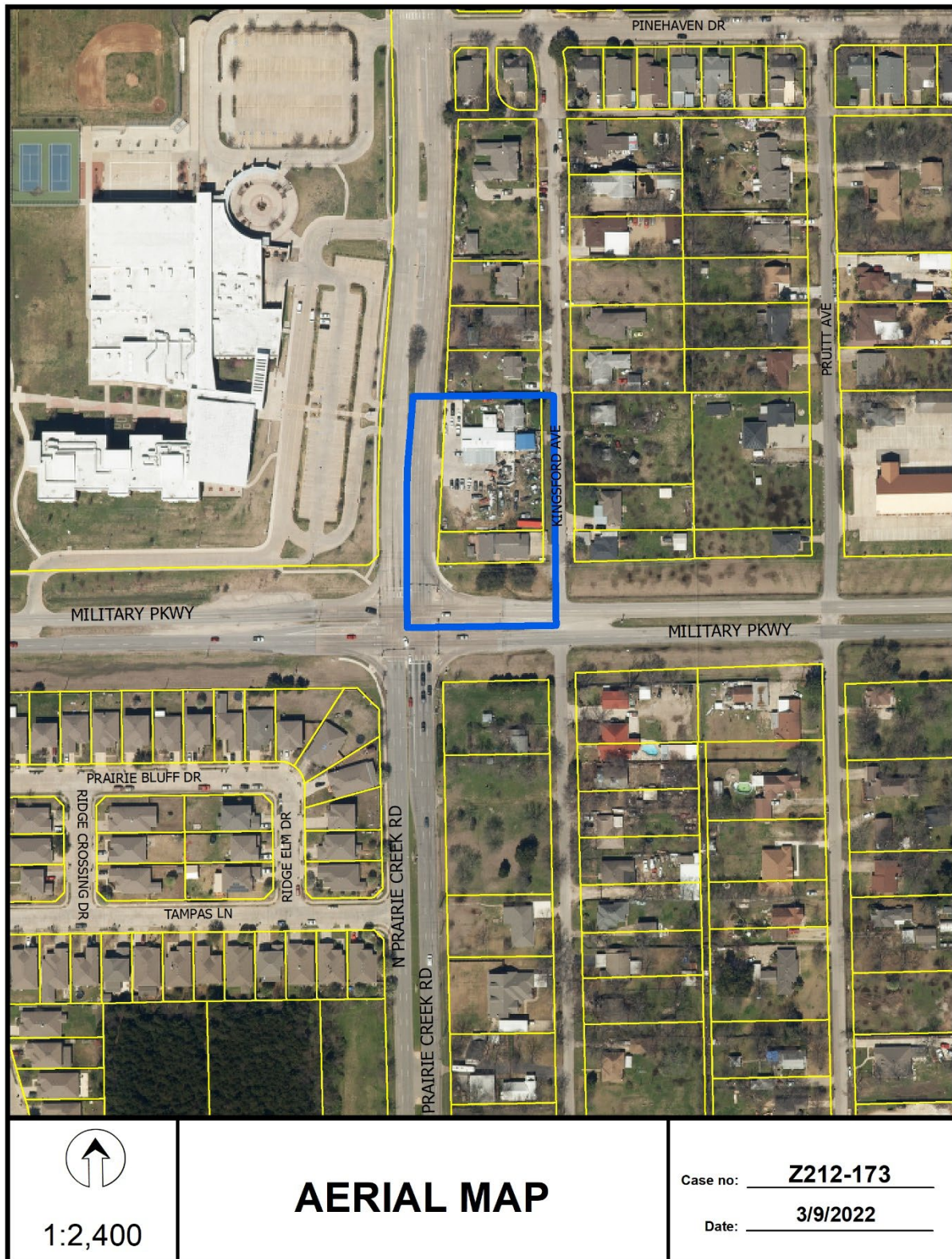
This instrument was acknowledged before me on August 18, 2011 by
Claudia Saldivar.

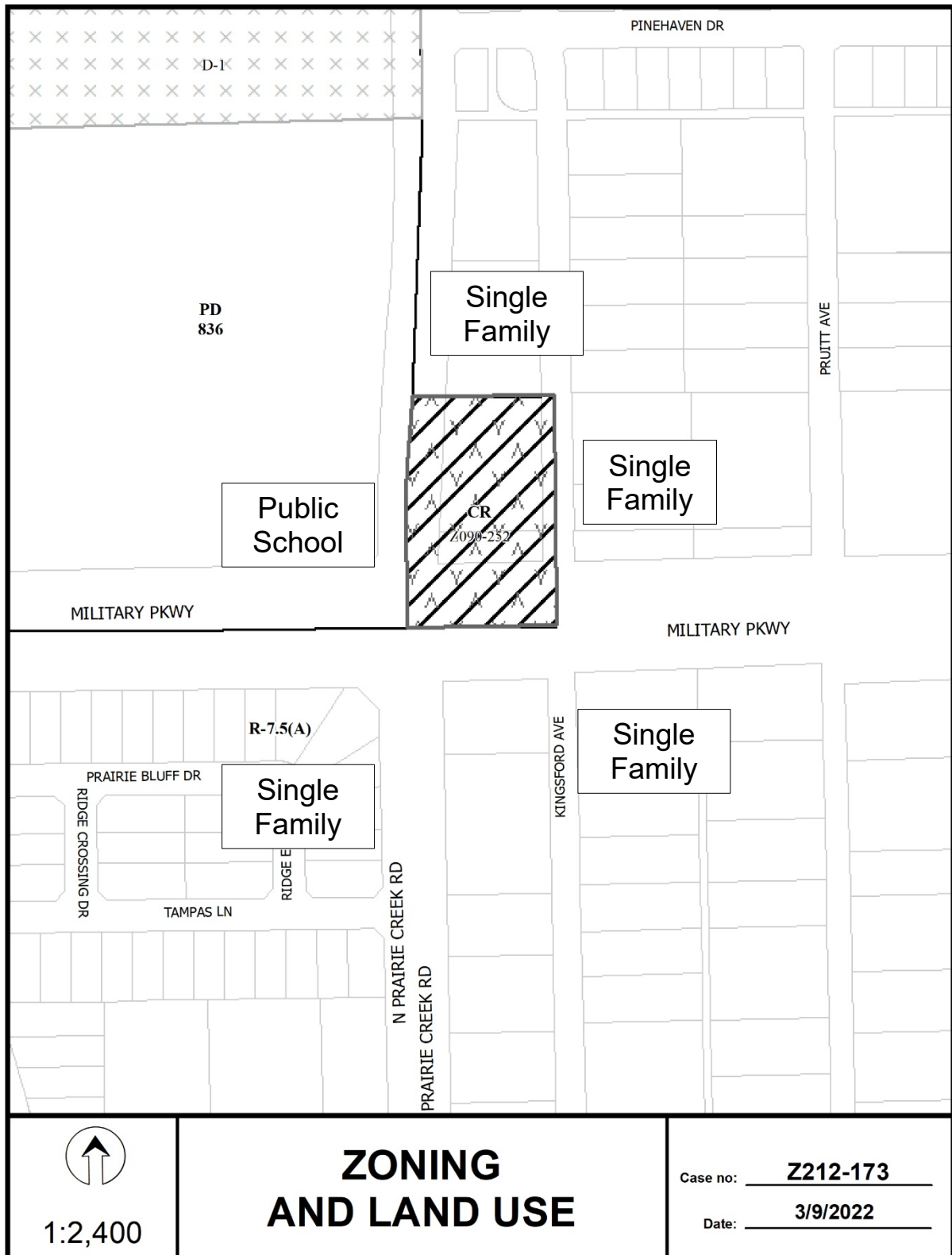


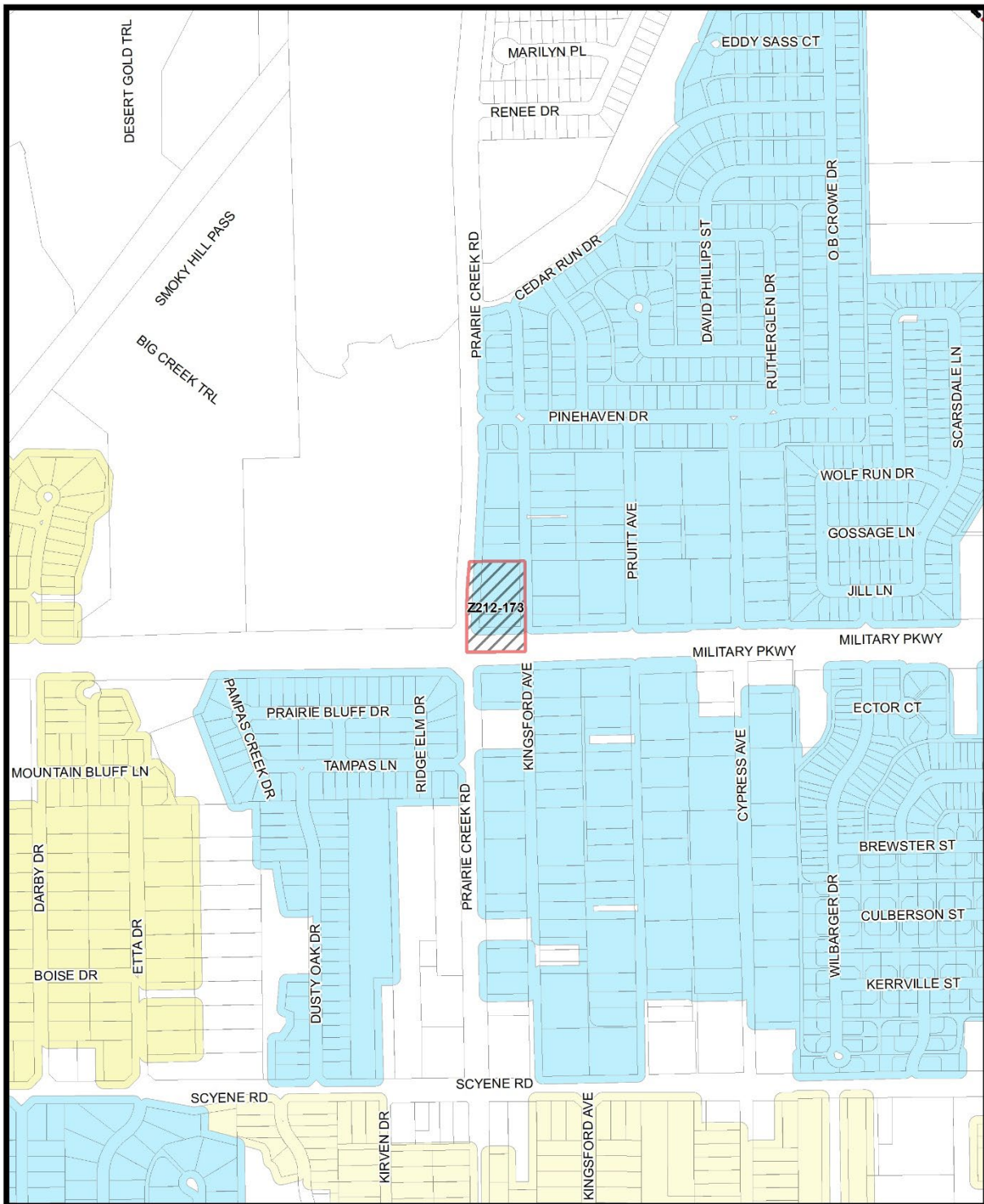


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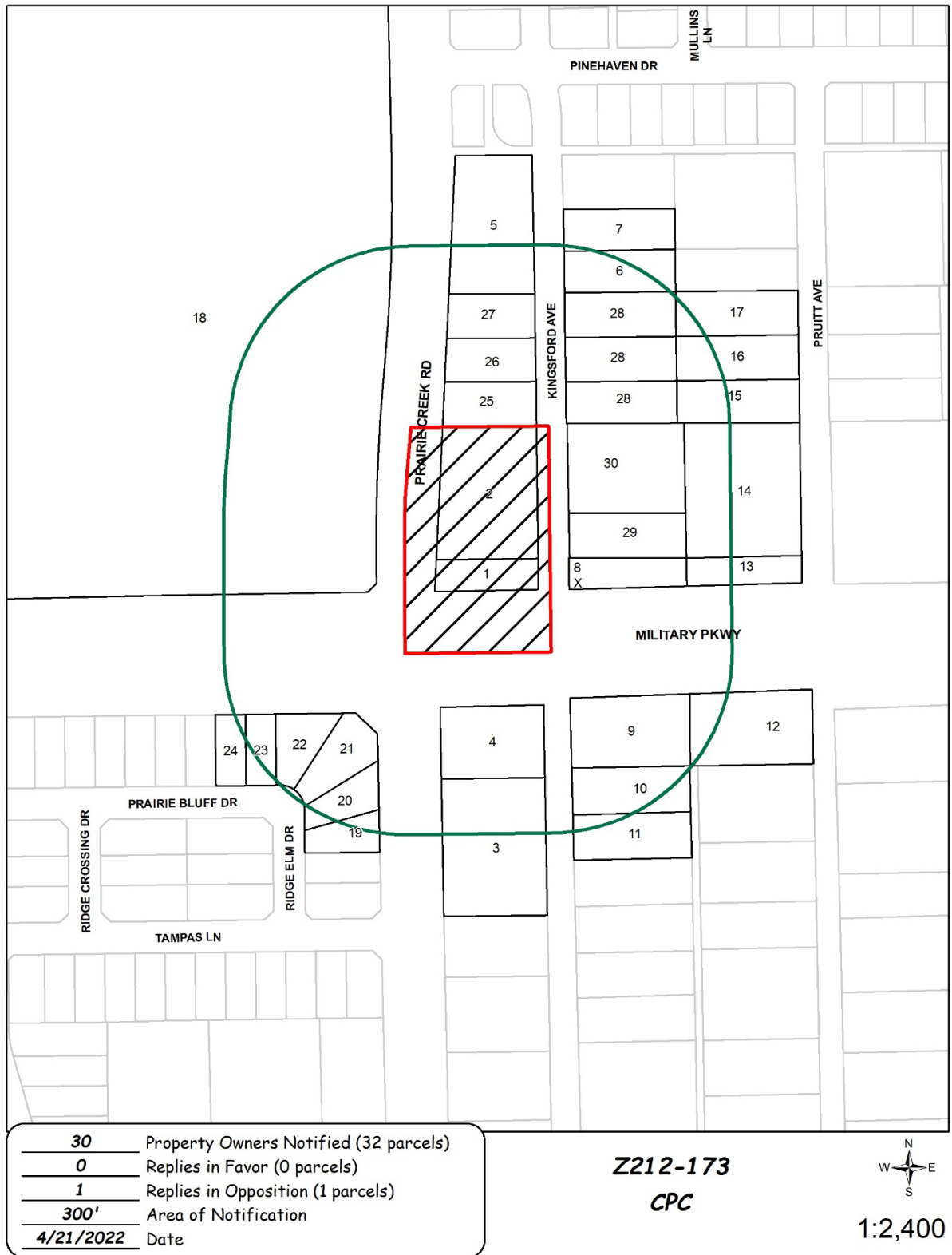


MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 3/9/2022



04/20/2022

Reply List of Property Owners***Z212-173******30 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9111 MILITARY PKWY	SALDIVAR MARTIN & CLAUDIA
	2	3770 N PRAIRIE CREEK RD	SALDIVAR JOSE
	3	3617 KINGSFORD AVE	EUDABE NORMA
	4	3621 KINGSFORD AVE	GARZA ALONDRA DEYANIRA
	5	3827 KINGSFORD AVE	EREVIA MARIA M &
	6	3822 KINGSFORD AVE	HERNANDEZ LINO
	7	3828 KINGSFORD AVE	NGUYEN KINH VAN &
X	8	3708 KINGSFORD AVE	GARCIA FULGENCIO
	9	3624 KINGSFORD AVE	GARZA LUIS A
	10	3616 KINGSFORD AVE	GARCIA FELIPE & SILVIA M
	11	3610 KINGSFORD AVE	RIOS TERESA D
	12	3625 PRUITT AVE	PHAM THANH VAN &
	13	3707 PRUITT AVE	SMITH EDWINA
	14	3727 PRUITT AVE	CONTRERAS JUANITA
	15	3809 PRUITT AVE	SAUCEDA GUADALUPE JR
	16	3803 PRUITT AVE	FAVELA MARIA G & MANUEL D MENA
	17	3817 PRUITT AVE	JIMENEZ RUTILIO F
	18	3831 N PRAIRIE CREEK RD	Dallas ISD
	19	3510 RIDGE ELM DR	RIDGE ELM 3510 LAND TRUST
	20	3514 RIDGE ELM DR	SALDANA EULALIA & VICTOR MANUEL
	21	3518 RIDGE ELM DR	FULLER FELICIA R
	22	9127 PRAIRIE BLUFF DR	CINDO JUAN F & REBECA CAZARES
	23	9123 PRAIRIE BLUFF DR	QUINTANILLA JOEL
	24	9119 PRAIRIE BLUFF DR	BRAVO JULIO & MORALES FRANCIS E
	25	3817 KINGSFORD AVE	SALDIVAR JOSE & CLAUDIA
	26	3821 KINGSFORD AVE	CARRANZA JESUS

Z212-173(MP)

04/20/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3825	KINGSFORD AVE	BOWENS SHERRY D
28	3818	KINGSFORD AVE	LENOVITZ J MARSHALL
29	3712	KINGSFORD AVE	PAZ HAYDEE G
30	3726	KINGSFORD AVE	HERNANDEZRAMIREZ LINO