

**FILE NUMBER:** Z190-321(PD) **DATE FILED:** July 29, 2020

**LOCATION:** East corner of Ferguson Road and Plummer Drive

**COUNCIL DISTRICT:** 9 **MAPSCO:** 39 E; F

**SIZE OF REQUEST:** ± 9.45 acres **CENSUS TRACT:** 126.03

---

**REPRESENTATIVE:** Karl A. Crawley, MASTERPLAN

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The applicant proposing a 6,000-square-foot addition to the existing school to accommodate a gym/storm shelter and approximately 39,500 square feet of expansion area for portables. [Charles Gill Elementary School]

**CPC RECOMMENDATION:** **Approval** for a 30-year period, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions.

**STAFF RECOMMENDATION:** **Approval**, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions.

**BACKGROUND INFORMATION:**

- On December 12, 2005, the applicant received a Temporary Certificate of Occupancy (CO) for a public elementary school for grades pre-kindergarten through 5<sup>th</sup>. On January 22, 2009, a final CO was issued to continue operation of the school.
- On April 14, 2014, the City Council approved Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school for a permanent time period.
- The school's enrollment is approximately 734 students and ranges from pre-kindergarten through fifth grade.
- The request seeks to 1) construct a 6,000-square-foot addition to the existing school to accommodate a gym/storm shelter and, 2) allow approximately 39,500 square feet of expansion area for portables.
- The applicant submitted a TMP report for this application. Upon review, the Engineering Division requested revisions to provide a preliminary traffic assessment to evaluate observed existing conditions and routes of traffic, information regarding the state of sidewalks within walking distance of the school or the observed origin/destination, and dates of field observations. The TMP is incomplete and cannot be adequately evaluated by staff. Therefore, staff is recommending holding the request under advisement until January 7, 2020 to allow the representative sufficient time to provide the necessary information.

**Zoning History:** There have been no recent zoning changes requested within the area within the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ferguson Road	Principal Arterial	100 ft.	100 ft.
Plummer Drive	Minor Arterial	30 ft.	60 ft.

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The applicant submitted a Traffic Management Plan (TMP) with this application. Engineering staff

reviewed the TMP and recommends approval as revised and attached to the case report.

## **STAFF ANALYSIS:**

### **COMPREHENSIVE PLAN:**

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

## **LAND USE ELEMENT**

### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

**1.1.5.7** Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

## **URBAN DESIGN ELEMENT**

### **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>	<b>R-7.5(A) w/ SUP No. 1543</b>	<b>Public school</b>
<b>Northwest</b>	<b>CR, R-7.5(A)</b>	<b>Auto-related, Single Family</b>
<b>North</b>	<b>R-7.5(A)</b>	<b>Single Family</b>
<b>Northeast</b>	<b>R-7.5(A)</b>	<b>Single Family</b>
<b>Southeast</b>	<b>R-7.5(A)</b>	<b>Single Family</b>
<b>South</b>	<b>R-7.5(A)</b>	<b>Single Family</b>
<b>Southwest</b>	<b>R-7.5(A)</b>	<b>Single Family</b>

### **Land Use Compatibility:**

The 9.45-acre campus is developed with a public elementary school consisting of approximately 69,000 square feet of floor area. The applicant's request to amend

Specific Use Permit No. 1543 seeks to 1) construct a 6,000-square-foot addition to the existing school to accommodate a gym/storm shelter and, 2) allow approximately 39,500 square feet of expansion area for portables. Per recent state requirements, the school is now required to provide a storm shelter. To comply with the requirement and continue operation of the public school use the amendment is required. No changes are proposed to increase enrollment with the request.

The public school has a student enrollment of approximately 734 students from grades pre-kindergarten to fifth grade and is permitted to have a maximum of 35 classrooms.

The land uses surrounding the request site are primarily residential to the northwest, north, northeast, southeast, and southwest. Additionally, an auto-related use exists northwest of the site.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood. Additionally, since compliance with the proposed SUP conditions, a site plan, and a Traffic Management Plan requiring periodic updates is required, staff can evaluate the operation. The original request approved in 2004 permitted a permanent time period. However, without the TMP approved by the Engineering Division, staff cannot formulate a recommendation. Therefore, staff's recommendation is to hold the request under advisement until the January 7, 2021 CPC meeting.

**Parking:**

The requirement for off-street parking for the school is derived by two criteria: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle, or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each elementary school classroom,
- three and one-half spaces for each middle school classroom; and
- nine and one-half spaces for each senior high school classroom

The school currently provides for 35 classrooms on site. The 35 classrooms will require 1.5 spaces for each classroom and will require a total of 53 spaces. The school use currently provides 90 spaces.

**Landscaping:**

Landscaping will be provided in accordance with the proposed landscape plan.

**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 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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category. However, the request site is adjacent to an “F” MVA category to the north, and northeast across Ferguson Road and to southeast, south, and southwest, and west across Plummer Drive.

<b>PARTNER/PRINCIPALS/OFFICERS</b>
------------------------------------

**Dallas Independent School District  
Board of Trustees**

Edwin Flores, District 1  
Dustin Marshall, District 2  
Dan Micciche, District 3  
Karla García, District 4  
Maxie Johnson, District 5  
Joyce Foreman, District 6  
Ben Mackey, District 7  
Joe Carreón, District 8  
Justin Henry, District 9

**CPC Action**

**December 17, 2020**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use for a 30-year period, subject to a revised site plan, revised landscape plan, revised traffic management plan and conditions on property zoned an R-7.5(A) Single Family District, on the east corner of Ferguson Road and Plummer Drive.

Maker: Jung  
Second: MacGregor  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Blair, Jung, Myers,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

<b>Notices:</b>	Area: 400	Mailed: 158
<b>Replies:</b>	For: 6	Against: 2

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None

**CPC RECOMMENDED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: The specific use permit expires on (30 years) ~~has no expiration date.~~

Staff Recommendation:

3. TIME LIMIT: The specific use permit has no expiration date.

4. FENCING: The outdoor play area must be enclosed with a minimum four-foot-high fence.

5. BUILDING HEIGHT: Maximum permitted height for a public school is 36 feet.

6. LANDSCAPING: Landscaping for a public school must comply with the attached landscape plan. Landscaping for all other allowed uses must comply with Article X, as amended.

~~6. PICK-UP AND DROP-OFF: A pick-up and drop-off area for students must be provided as shown on the attached site plan along the circular drive-way located off of Ferguson Road. Buses may continue to use Plummer Drive to drop off students in the morning and Ferguson Road to pick them up in the afternoon.~~

~~7. TRAFFIC CIRCULATION: On-site traffic circulation assistance must be provided by school personnel during morning and afternoon drop-off and pick-up times.~~

~~8.7 OFF-STREET PARKING: Off-street parking must comply with the Dallas City Code, as amended. with the parking requirements in Chapter 51A, as amended. A minimum of 95 off-street parking spaces must be provided in the location shown on the attached site plan.~~

~~9. SIGN: A pole sign is allowed in the required front yard as shown on the attached site plan. The maximum height for the pole sign is 15 feet, and the maximum effective area is 32 square feet.~~



8. TRAFFIC MANAGEMENT PLAN:

A. In general. The operation of an open enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by **November 1, 2022**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the

Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

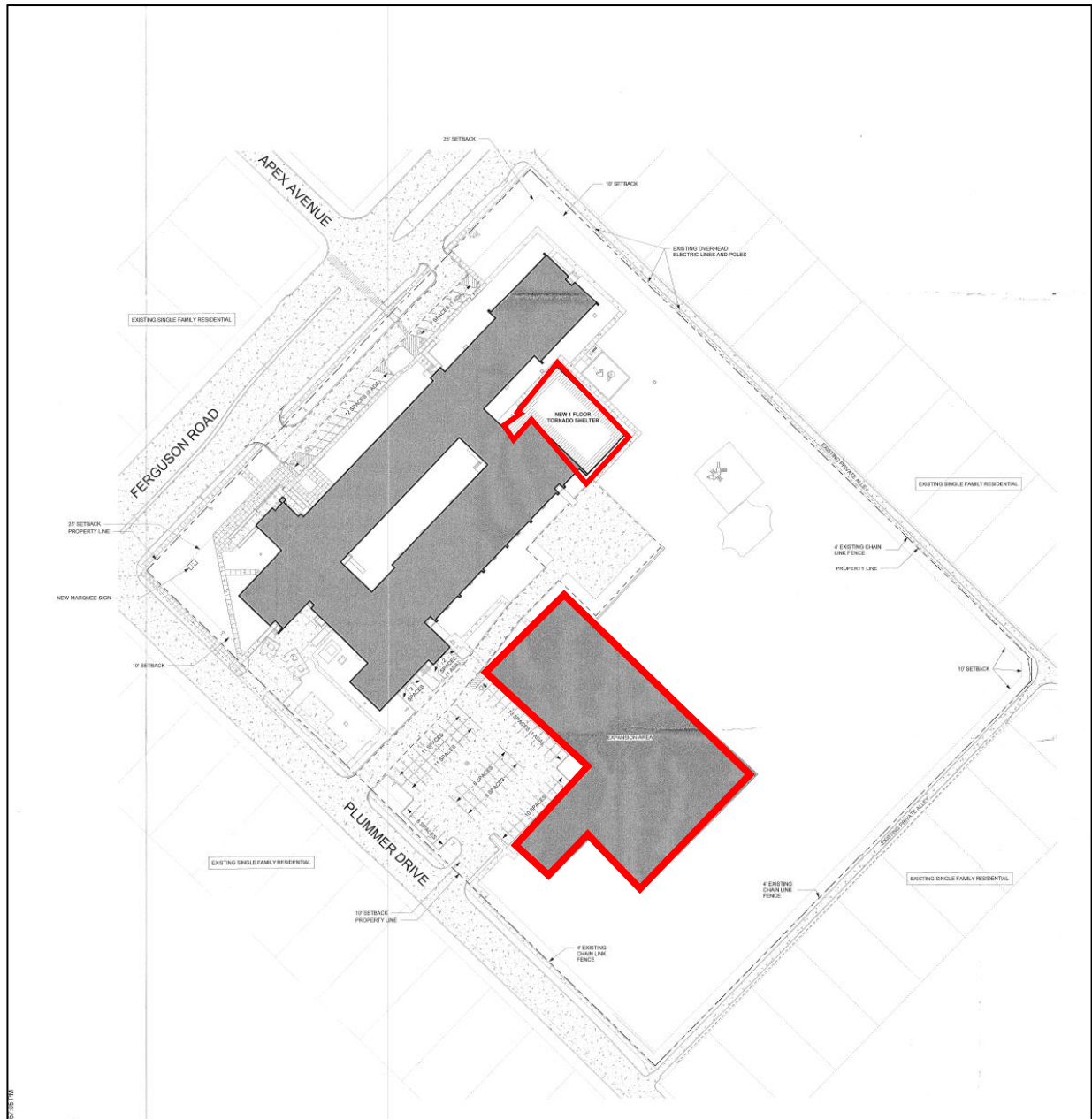
ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

~~40.9.~~ INGRESS /EGRESS: Ingress/egress must be provided in the location shown on the attached site plan.

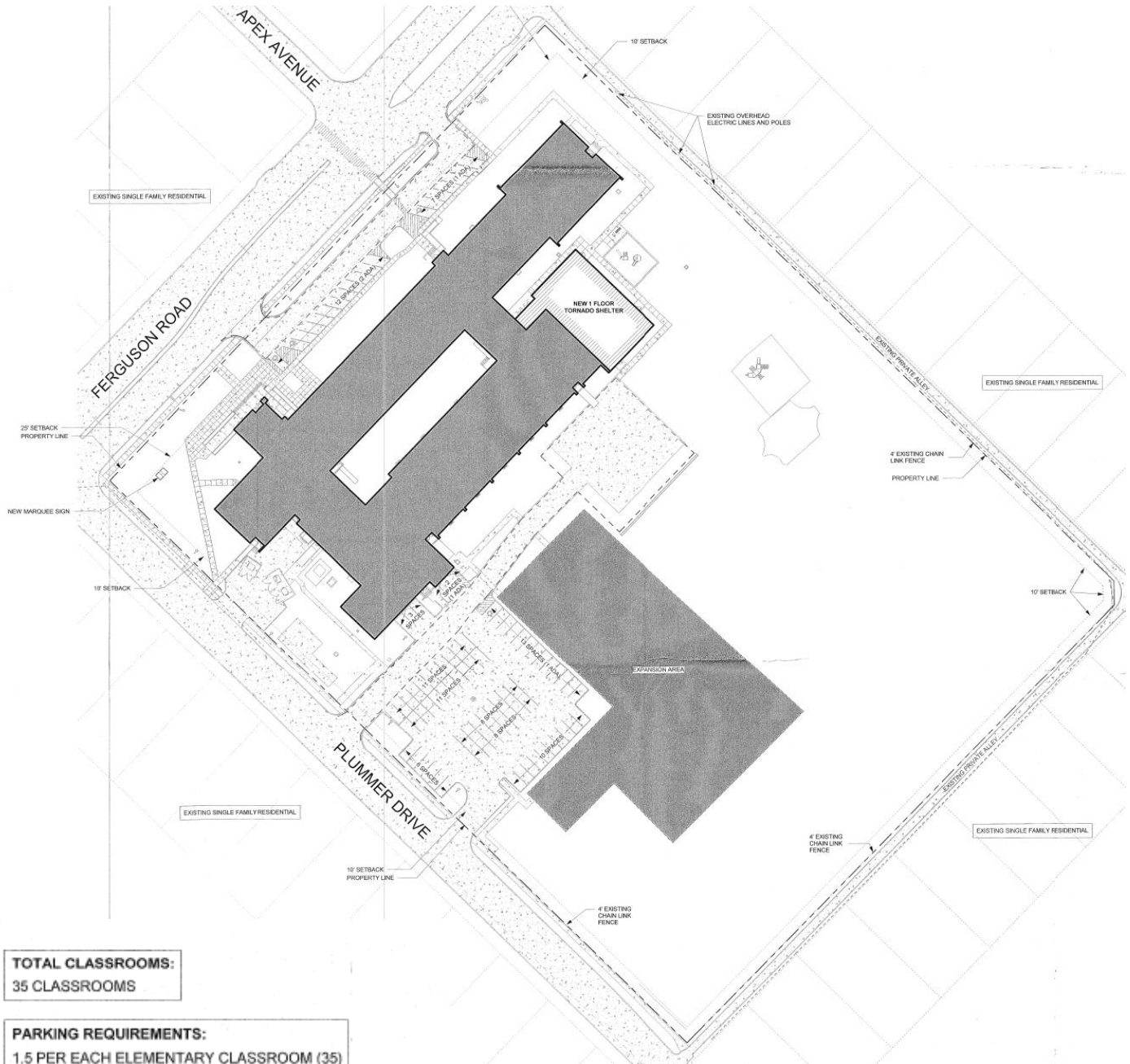
~~44.10.~~ MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

~~42.11.~~ GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**CPC RECOMMENDED SITE PLAN**



# ENLARGED CPC RECOMMENDED SITE PLAN



**TOTAL CLASSROOMS:**  
35 CLASSROOMS

**PARKING REQUIREMENTS:**  
1.5 PER EACH ELEMENTARY CLASSROOM (35)  
TOTAL REQUIRED SPACES: 53  
  
REGULAR PARKING SPACES PROVIDED: 86  
ACCESSIBLE SPACES PROVIDED: 4  
TOTAL SPACES PROVIDED: 90

**SITE DATA:**  
LAND AREA: 9.45 AC.  
EXISTING BUILDING: 69,150 SF  
PROPOSED BUILDING: 75,129 SF  
EXPANSION AREA: 39,500 SF  
  
LOT COVERAGE: 25%  
MAX HT. 36'-0"

## CPC RECOMMENDED LANDSCAPE PLAN

Z190-321

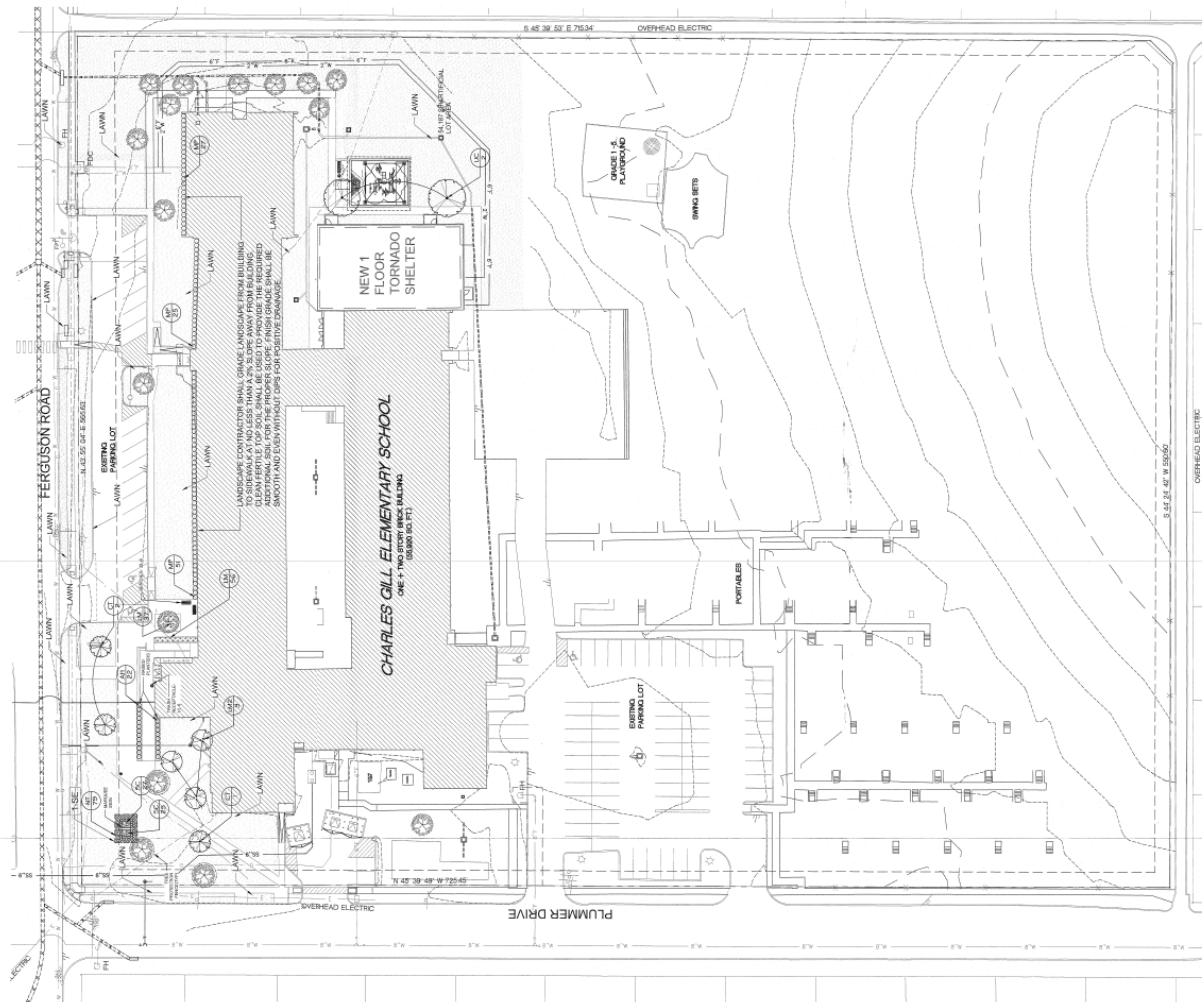
### GENERAL PLANTING NOTES

- [illegible]

## LANDSCAPE LEGEND

[illegible]

TREE IDENTIFICATION NUMBER	STEEL EDGING
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	



## 1 PLANTING PLAN



December 8, 2020

PK# 1518-20.081

Z190-321

# TRAFFIC MANAGEMENT PLAN

DISD CHARLES A. GILL ELEMENTARY SCHOOL  
CITY OF DALLAS



## ***Introduction***

The services of Pacheco Koch (PK) were retained by Masterplan Consultants, on behalf of Dallas Independent School, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Charles A. Gill Elementary School (the "School") located at 10910 Ferguson Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

Most recent on-site dismissal field observations were conducted on Wednesday, December 2, 2020 that validates all information in this report.

## ***School Description***

- Type: Existing Public Elementary School
- District: Dallas Independent School District
- Address: 10910 Ferguson Road, Dallas, Texas
- Grades: Pre-Kindergarten – 5<sup>th</sup> Grade
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning/Proposed Zoning: SUP 1543
- Existing Enrollment: 540 Students
- Future Enrollment: No change

## ***School Access***

- Adjacent Streets:
  - Ferguson Road: Six lanes, two-way operation, median-divided. [School Zone] Sidewalk connectivity evident along frontage of school.
  - Plummer Drive: Two lanes, two-way operation, no median. Sidewalk connectivity evident along frontage of school.



- Adjacent Intersections:
  - Ferguson Road and Apex Avenue - Marked crosswalks on north and west approaches, recently installed barrier free ramps are provided on the north and west corners (See Attached photos). and ramps
  - Ferguson Road and Plummer Drive – Marked crosswalk on the south legs [faded], barrier free ramps provided on the south corners.
  - Sidewalks within walking distance of the school campus along Ferguson Road and Plummer Drive appear to be sufficient for students to walk to and from School.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. All pavement markings, traffic signs, and school zones are recommended to meet current city standards. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process.

- Projected Travel Modes:
  - Bus: 20%
  - Walk: 20%
    - Origin/destination pedestrian routes for student walkers mainly begin/end from Plummer Drive (See Exhibit 2). Sidewalk Connectivity appears to be sufficient for students to walk to and from School.
  - Picked Up by Parent: 60%

\*Enrollment and Travel Mode Data provided by DISD

### ***School Administration Input Statement***

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment have been in-person at the school building. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.



## TRAFFIC MANAGEMENT PLAN

---

On-site dismissal observations were conducted on Wednesday, December 2, 2020. Dismissal consists of a single dismissal group (pre-kindergarten and Kindergarten release 10-15 minutes earlier than normal dismissal time). A summary of existing operations is provided below:

- Parent pick-up queuing currently occurs within the loading area provided in front of the school building along Ferguson Road. Queuing also backs up and occurs on Ferguson Road. Also, parent pick-up queuing occurs along Plummer Road just west of the school building.
- School buses load and unload students in the back parking lot.
- Students cross Ferguson Road at the existing crosswalk at Apex Avenue. A crossing guard is stationed at this crossing.

### ***Proposed Traffic Management Operations***

Parent traffic is to only enter the area traveling northbound on Plummer Drive and turn right entering the southernmost driveway. Any parent traffic traveling via Ferguson Road will be forced to travel towards Dunaway Drive and turn around to enter the site. Parent traffic is to queue within the southern parking lot on-site by wrapping through the "hammer-head" parking lot southeast of the building.

Traffic is to exit the queueing area continuing west after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the northernmost driveway of the parking lot towards Plummer Drive.

Buses are to use the extended drive in front of the school to pick up/drop off students. Once the buses are finished loading/unloading, buses will then enter Ferguson Road to travel north.

See Exhibit 2 for specific bus and parent routes for entering and exiting the immediate vicinity of the school campus area.

Students shall exit the school building from the southern side of the building to approach the designated queueing area for pick-up.

Staff assistance shall be present for all queueing areas to allow students to enter and exit the school building in a safe and efficient manner.

Staff and faculty are to park in the south parking lot, while visitors are expected to park in the northern parking lot.

**NOTE:** The Executive Director of Student Transportation for the District has confirmed the above (specifically the modified bus routes and that buses are not to attempt U-turns on Ferguson Road), to ensure that traffic patterns are followed as shown in Exhibit 1 and Exhibit 2.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in Exhibit 1:

1. **Relocate Bus Unloading and Loading of Students to the Loading Area Provided in Front of the School Building** – Buses are ONLY to travel eastbound on Ferguson Road turning right entering the site via the western most driveway on Ferguson Road. Buses are to continue east after sufficiently unloading/loading the student(s) exiting/entering the bus. Buses are then to exit the site via the easternmost driveway by ONLY turning right towards eastbound on Ferguson Road.
2. **Provide Queuing Area in Back Parking Lot for Parent Pick-up/Drop-off** – As result of a traffic signal being installed at the intersection of Ferguson Road and Apex Avenue, parent queuing will be relocated from Ferguson Road to the back parking lot behind the school building for parent pick-up and drop-off.
3. **Install No-Left Turn Sign for Southbound Traffic** – In order to prevent parents from entering the site's southernmost driveway from the north via Ferguson Road, a "No-Left Turn Sign" is to be installed for southbound traffic adjacent to the southern driveway.
4. **Relocate "Passenger Loading, Curb Lane Only" Signs Along Ferguson Road to New Queuing Area on Plummer Drive** – Additionally to removing queuing that occurs along Ferguson Road, the existing "Passenger Loading, Curb Lane Only" signs are to be removed and installed (or similar signage) to the new provided queuing areas along Plummer Drive.



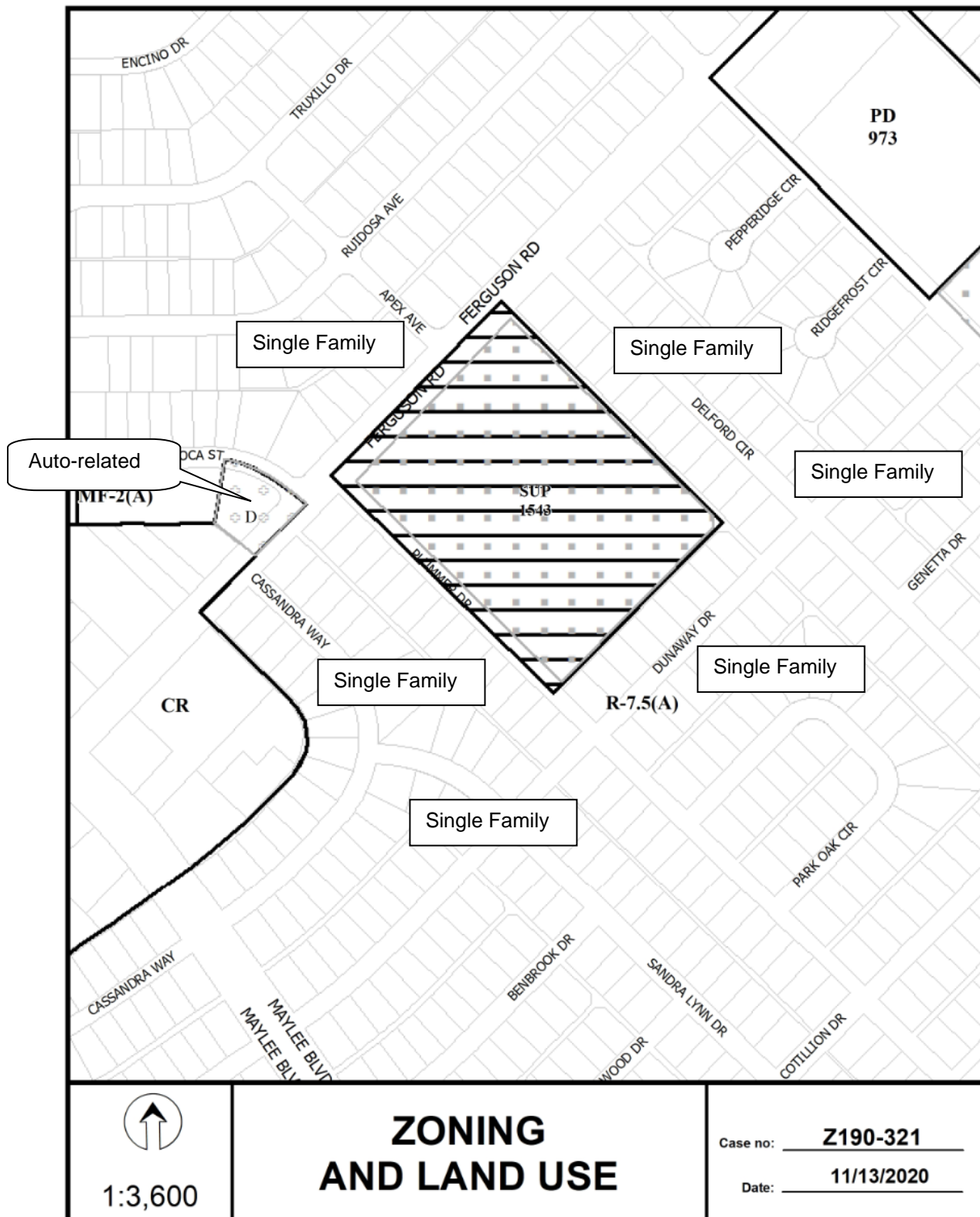








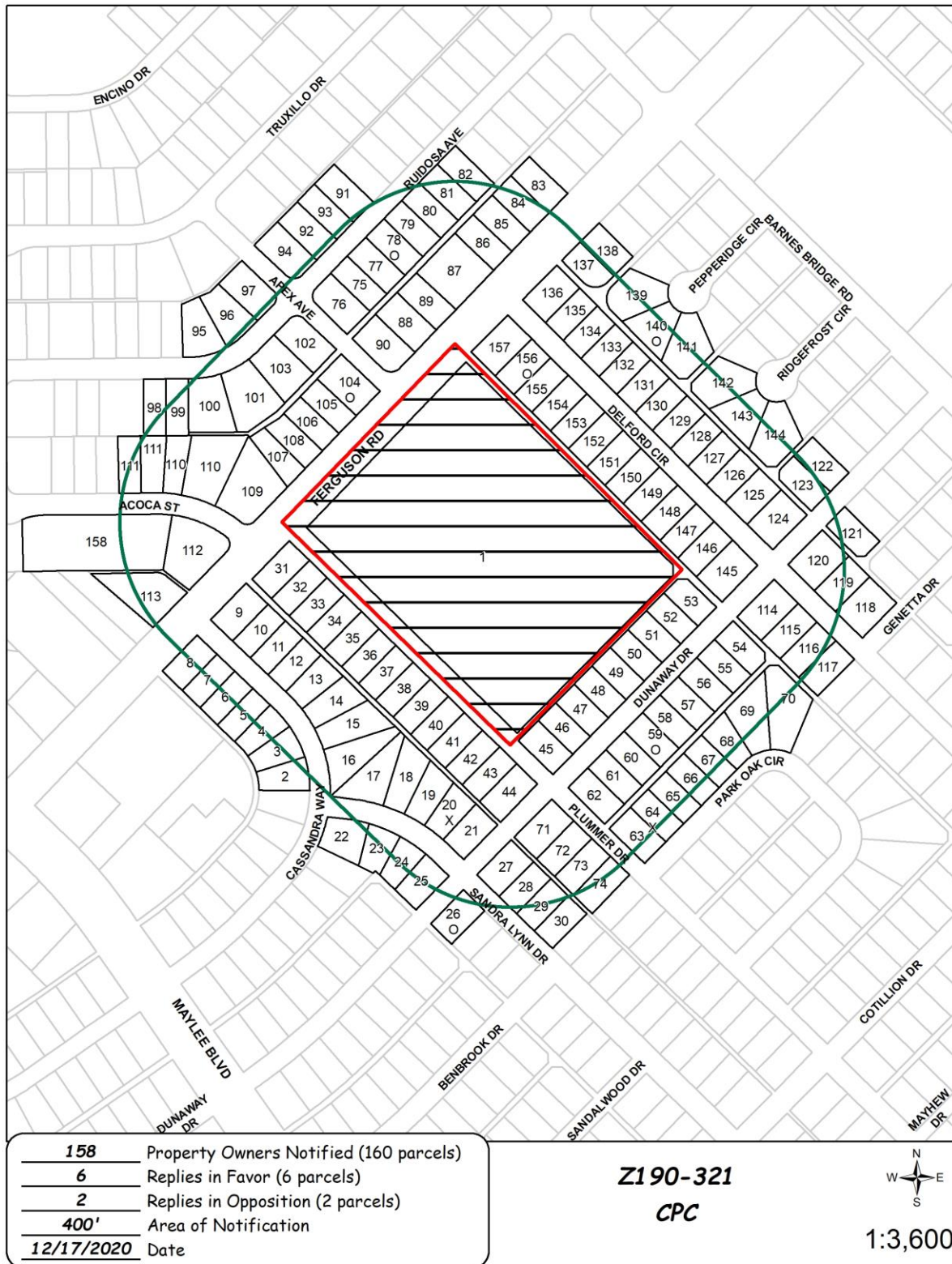








CPC RESPONSES





12/16/2020

***Reply List of Property Owners******Z190-321******158 Property Owners Notified******6 Property Owners in Favor******2 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	10910 FERGUSON RD	Dallas ISD
	2	10847 CASSANDRA WAY	TREJO MANUEL D &
	3	10853 CASSANDRA WAY	ARMSTRONG ALLISON
	4	10859 CASSANDRA WAY	BARRAZA NORN
	5	10865 CASSANDRA WAY	MARTINEZ HECTOR
	6	10869 CASSANDRA WAY	KAN SOKKIM &
	7	10873 CASSANDRA WAY	Taxpayer at
	8	10879 CASSANDRA WAY	Taxpayer at
	9	10880 CASSANDRA WAY	SWARTZ WILLIAM P JR
	10	10874 CASSANDRA WAY	RAMOS JUAN
	11	10870 CASSANDRA WAY	MORELAND JOAN REED
	12	10866 CASSANDRA WAY	EYLER KERRY L
	13	10862 CASSANDRA WAY	RIVERA FRANCISCO &
	14	10858 CASSANDRA WAY	SULLIVAN MARK F & PAULA K
	15	10852 CASSANDRA WAY	Taxpayer at
	16	10848 CASSANDRA WAY	PALOMEQUE WILLIAM A
	17	10520 SANDRA LYNN DR	ALANIS DIANA A &
	18	10514 SANDRA LYNN DR	HERNANDEZ EMMA
	19	10510 SANDRA LYNN DR	SALVO ALEXANDRIA
X	20	10506 SANDRA LYNN DR	HAMMES PATRICIA HILL
	21	10502 SANDRA LYNN DR	SALINAS RODOLFO G &
	22	10838 CASSANDRA WAY	VALENCIA YESICA N SANCHEZ
	23	10515 SANDRA LYNN DR	HERNANDEZ VENANCIO
	24	10509 SANDRA LYNN DR	MREH INC
	25	10503 SANDRA LYNN DR	ELLIOTT CHRISTIAN S
O	26	10463 SANDRA LYNN DR	MOYA MARTHA

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10464	SANDRA LYNN DR	EDMONDSON KENNETH &
28	10458	SANDRA LYNN DR	KOSTER PROPERTIES LTD
29	10454	SANDRA LYNN DR	MARES JUAN M
30	10450	SANDRA LYNN DR	88 DREAMS HOMES LLC
31	10565	PLUMMER DR	Taxpayer at
32	10559	PLUMMER DR	OJEDA SALVADOR
33	10555	PLUMMER DR	WILSON JOSHUA M &
34	10551	PLUMMER DR	ESTRADA SUZANNE B SCHEPOK &
35	10547	PLUMMER DR	ALEXANDER LEONORA
36	10541	PLUMMER DR	Taxpayer at
37	10537	PLUMMER DR	RAZO MARIO
38	10533	PLUMMER DR	Taxpayer at
39	10527	PLUMMER DR	RUVALCABA JESUS
40	10523	PLUMMER DR	LOPEZ JUAN M &
41	10519	PLUMMER DR	SERRANO ALBERTO
42	10515	PLUMMER DR	ESPINOSA LUIS & FLOR
43	10509	PLUMMER DR	FONSECA ALEJANDRO &
44	10505	PLUMMER DR	REISMAN RENTALS LLC
45	10905	DUNAWAY DR	TUCKER AMY E
46	10909	DUNAWAY DR	JONES BRUCE E & TARLEDO A
47	10915	DUNAWAY DR	SANDIFEER DONALD
48	10919	DUNAWAY DR	MATA JAIME & GENARO TROJO
49	10923	DUNAWAY DR	TORRES VENANCIO & JANELLE
50	10927	DUNAWAY DR	BRUMMEL JEFFREY G
51	10933	DUNAWAY DR	PRESLEY CONNIE M
52	10937	DUNAWAY DR	HERNANDEZ MOISES T &
53	10943	DUNAWAY DR	MARTINEZ EFRAIN T
54	10942	DUNAWAY DR	IOVESCU CESAR
55	10936	DUNAWAY DR	CASTRO ALEX &
56	10932	DUNAWAY DR	ESTRADA LEE
57	10926	DUNAWAY DR	MARTIN NANCY

12/16/2020

	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
		58	10922 DUNAWAY DR	BOURGEOIS NICHOLAS JAMES & DOMINIQUE INEZ
O		59	10918 DUNAWAY DR	DALLAS BARBARA C
		60	10914 DUNAWAY DR	PRIEST BILLY J
		61	10908 DUNAWAY DR	HERNANDEZ MARCOS V
		62	10904 DUNAWAY DR	WALKER SHIRLEY J WALKER REV LV T
		63	10986 PARK OAK CIR	SALASMARTINEZ RICARDO &
X		64	10980 PARK OAK CIR	PASSONS BARBARA N LIFE ESTATE
		65	10974 PARK OAK CIR	RODRIGUEZ RODOLFO JR
		66	10970 PARK OAK CIR	GAMEZ HIGINIO & ANGELA C
		67	10966 PARK OAK CIR	Taxpayer at
		68	10962 PARK OAK CIR	CASTELAN FERNANDO &
		69	10958 PARK OAK CIR	TRUJILLO IGNACIO &
		70	10954 PARK OAK CIR	CARROLL ARTHUR J JR
		71	10465 PLUMMER DR	LONG MARTHA EST OF
		72	10459 PLUMMER DR	NAVARRO ANTONIO &
		73	10455 PLUMMER DR	CSMA FT LLC
		74	10451 PLUMMER DR	HERNANDEZ GILBERTO
		75	3210 RUIDOSA AVE	Taxpayer at
		76	3206 RUIDOSA AVE	MCCREIGHT ALEX KEITH &
		77	3214 RUIDOSA AVE	MIRANDA MARIA ANTONIA
O		78	3220 RUIDOSA AVE	TIDROW VANOY O
		79	3224 RUIDOSA AVE	CHAPEL JOHN D
		80	3230 RUIDOSA AVE	WATSON RONNY JOE &
		81	3234 RUIDOSA AVE	SANTOS CARLOS T &
		82	3304 RUIDOSA AVE	FERGUSON PAUL M
		83	11045 FERGUSON RD	GARCIA SONIA
		84	11039 FERGUSON RD	HAIGLER DAVID & BECKY
		85	11031 FERGUSON RD	STRICKLAND HEATHER
		86	11027 FERGUSON RD	OLIVARES ISHMAEL
		87	11023 FERGUSON RD	LOPEZ ZEFERINO & EMILIA
		88	11011 FERGUSON RD	HASTINGS GARY DON

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	11015 FERGUSON RD	FINGER JAMES W
	90	11005 FERGUSON RD	BARRERA SALVADOR V &
	91	3221 RUIDOSA AVE	WILLIAMS CHASE MCGINNIS &
	92	3211 RUIDOSA AVE	WALDROP ADDIE LEE
	93	3215 RUIDOSA AVE	CONTRERAS MARTIN RODOLFO
	94	3205 RUIDOSA AVE	GUZMAN ELIZABETH O
	95	3115 RUIDOSA AVE	MONTANTE MARGARET & NORSI
	96	3129 RUIDOSA AVE	PADILLA FRANCISCO XAVIER
	97	3135 RUIDOSA AVE	PERKINS JANIE L
	98	3104 RUIDOSA AVE	BALLANTYNE MARY
	99	3108 RUIDOSA AVE	YOUNGSTROM TERRI LEA & STEVE
	100	3112 RUIDOSA AVE	LUCKY CHARM INVESTMENTS LLC
	101	3122 RUIDOSA AVE	ENLIVENING SPACES LLC
	102	3136 RUIDOSA AVE	VILLATORO ANGEL D
	103	3130 RUIDOSA AVE	WOOLLEY CHARLES K EST OF
O	104	10941 FERGUSON RD	SUMBLER CAROLYN H &
	105	10935 FERGUSON RD	HOLT STEVEN I
	106	10929 FERGUSON RD	GARCIA MAURICIO &
	107	10917 FERGUSON RD	HARDING MONICA
	108	10923 FERGUSON RD	Taxpayer at
	109	10901 FERGUSON RD	HART LARRY DWAYNE
	110	3115 ACOCA ST	HART ANNA JUANA
	111	3101 ACOCA ST	ROYLE RICHARD E
	112	10861 FERGUSON RD	HEAD INVESTMENT CO
	113	10851 FERGUSON RD	BETHESDA FAMILY MEDICAL CLINIC
	114	3606 DELFORD CIR	VIDALES ANDREW G JR & TERESA S
	115	3610 DELFORD CIR	LLOPIZ ROBERTO
	116	3616 DELFORD CIR	WINSLOW KENNETH PAUL
	117	3620 DELFORD CIR	VEGA JOSE JUAN & GRACIELA CORONA
	118	3619 DELFORD CIR	ARCHER JUDITH & MICHAEL
	119	3611 DELFORD CIR	WALL JESSICA

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3607 DELFORD CIR	ESQUIVEL MIGUEL
	121	11012 DUNAWAY DR	BROWN SUNNY M
	122	11017 DUNAWAY DR	Taxpayer at
	123	11011 DUNAWAY DR	SERRANO JUAN
	124	3565 DELFORD CIR	SERRANO JUAN
	125	3559 DELFORD CIR	NOYOLA ADAN
	126	3555 DELFORD CIR	Taxpayer at
	127	3549 DELFORD CIR	HERNANDEZ REBECCA M
	128	3545 DELFORD CIR	WAGNER ROBERT CHARLES
	129	3539 DELFORD CIR	FERRELL WILLIE C
	130	3535 DELFORD CIR	FARRELL BRIDGET M
	131	3529 DELFORD CIR	WILLIAMS WANDA
	132	3525 DELFORD CIR	FERREL CONSUELO A
	133	3519 DELFORD CIR	OFFOBOCHE UGALAHU UGY AGBO
	134	3515 DELFORD CIR	WADE TERRANCE D &
	135	3509 DELFORD CIR	ASIABAN MASSOUD
	136	3505 DELFORD CIR	MITCHELL BOB
	137	11040 FERGUSON RD	DURAN PAULINO
	138	11046 FERGUSON RD	ALLEGRO JACKSON MARY C
	139	11007 PEPPERIDGE CIR	DEGEN MICHAEL L &
O	140	11002 PEPPERIDGE CIR	BROWN ROBIN ADAIRE
	141	11008 PEPPERIDGE CIR	ROJAS GUSTAVO
	142	11007 RIDGEFROST CIR	Taxpayer at
	143	11002 RIDGEFROST CIR	MAGERA LILIANE M
	144	11008 RIDGEFROST CIR	ERNST LOIS
	145	3566 DELFORD CIR	KINSON NICOLE & CUAUHEMOC M
	146	3560 DELFORD CIR	Taxpayer at
	147	3556 DELFORD CIR	MENDEZ AGUSTIN A
	148	3550 DELFORD CIR	BATSON SCHUYLER M JR &
	149	3546 DELFORD CIR	FRANK MICHAEL WILLIAM
	150	3540 DELFORD CIR	HOLMAN EVELYN D

Z190-321(PD)

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	3536 DELFORD CIR	BOHAC WHITNEY M & PATRICK J
	152	3530 DELFORD CIR	LUNA SALVADOR RAMIREZ &
	153	3526 DELFORD CIR	YELLOW & BLUE PPTIES LLC
	154	3520 DELFORD CIR	ALMALLAHMENDEZ JAENA H &
	155	3516 DELFORD CIR	POGUE CHRISTOPHER
O	156	3510 DELFORD CIR	RAMOS ANGELES
	157	3506 DELFORD CIR	RANGEL MARTIN C &
	158	3106 ACOCA ST	CHRIST CENTER OF HOPE