

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, APRIL 14, 2021

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z201-126(LG)

DATE FILED: November 6, 2020

LOCATION: Southwest corner of Maple Avenue and Medical District Drive

COUNCIL DISTRICT: 2

MAPSCO: 34 U

SIZE OF REQUEST: +/- 25 acres

CENSUS TRACT: 4.01

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

APPLICANT/OWNER: Dallas County Hospital District (Parkland)

REQUEST: An application for a Planned Development District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to create a Planned Development District that will encompass a medical clinic or ambulatory surgical center with surface parking and a parking garage. The PD will allow the applicant (Parkland Hospital) to charge for parking.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION

- The area of request is developed with a medical clinic, parking garage and surface parking for use by employees and visitors to Parkland Hospital, which is situated southwest of the area of request.
- After permits were issued to construct a new parking garage with 1,430 parking spaces, it was determined by the Building Inspections Division of the Department of Sustainable Development and Construction that the use related to charging fees for parking did not exist.
- The applicant is requesting a new planned development district to permit the medical clinic to charge fees for required parking in conjunction with the parking garage.

Zoning History

There has been one new zoning request in the area within the last five years.

1. **Z189-308** An application for the creation of a new subdistrict in Planned Development District No. 663 [under review].

Thoroughfares/Streets

| Thoroughfare/Street | Type | Existing / Proposed ROW |
|------------------------|---------------------|-------------------------|
| Maple Avenue | Community Collector | 42' / SPCL 4U |
| Medical District Drive | Community Collector | 85' / SPCL 5U |

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and has no objections to the applicant's request.

STAFF ANALYSIS

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is not directly consistent or inconsistent with the policies outlined in the plan.

Area Plan

The *forwardDallas! Comprehensive Plan* identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stressed the need for an area plan to guide this growth to foster desirable development patterns. This area has been undergoing major changes, with numerous forces are moving development and redevelopment forward in the area. Among these are the expansion of the Medical District as an employment center; new development occurring around the American Airlines Center and Design District activity hubs; transportation improvements including new DART stations which will enhance regional accessibility and influence development patterns; and the Trinity River project and anticipated public and private development associated with it.

The proposed project is consistent with the Stemmons Corridor-Southwestern Medical District Area Plan.

Developmental Standards

| District | Setbacks | | | Height (max) | Lot Coverage (max) | Special Standards | Primary Uses |
|------------------------------|----------------|--|--|-----------------------|--------------------------|--------------------------------|--|
| | Front (min) | Side (min) | Rear (min) | | | | |
| Existing: IR | 15' | 30' adj. to res. Other: no min. | 30' adj. to res. Other: no min. | 200' 15 stories | 80% | Residential Proximity Slope | Industrial, wholesale distribution, storage, supporting office and retail |
| Proposed: New PDD | 15' | 30' adj. to res. Other: no min. | 30' adj. to res. Other: no min. | 200' 15 stories | 80% | Residential Proximity Slope | Industrial, wholesale distribution, storage, supporting office and retail |

Surrounding Land Uses

| | Zoning | Land Use |
|-----------------------------|--|---|
| Site | IR | Medical Clinic with surface parking |
| Northwest/ North | PD No. 193 LC, PD No. 193 with PDS 145 | Undeveloped Land, Multifamily, Retail and Personal Service uses |
| Northeast | PD No. 193 PDS 115, PD No. 193 PDS 145 | Retail & Single Family |
| East | IR, PD No. 843, PD No. 712 | Office, Multifamily |
| Southeast | PD No. 663 | Multifamily |
| South | IR with SUP No. 1645, IR, and IM | Transit Passenger Station, Hospital (Parkland) |
| Southwest | IR | Office & Undeveloped Land |
| West | MF-3(A) and MU-2, IR | Multifamily, Self-Storage |

Land Use Compatibility

The area of request is zoned IR and has a medical clinic on the premises with surface parking. Undeveloped land, multifamily, retail, and personal service uses are to the north and northwest. Retail and single family uses are to the northeast. Office and multifamily uses are to the east and southeast. The Market Center Station serving the DART Orange and Green Lines is to the south of the property, along with Parkland Hospital. Office and undeveloped land are to the southwest of the site. Multifamily and self-storage uses are also located to the west of the area of request.

Staff cannot support a planned development district simply to enable the operator to charge parking fees, as it is not an appropriate application of a planned development district.

Parking

Parking will comply with Section 51(A) 4.200 for the specific off street parking and loading requirements. A medical clinic requires one space per 200 square feet of floor area. The floor area of the current medical clinic is 525,840 square feet. The applicant is required to provide a total of 2,137 spaces but will provide a total of 2,550 spaces. The applicant is allowed a reduction of 20% plus 5 spaces per Section 51(A)-4.313 of the Dallas Development Code due to its proximity to the Market Center Station.

Landscaping

Landscaping must comply with provisions of Article X of Dallas Development Code.

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 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. While the area of request is considered to be uncategorized, the surrounding areas to the north, east and west are within MVA Category "E." Properties further north are within MVA Category "D". Properties to the northeast are within MVA Categories "C", "E" and "F." Properties further east are within MVA Category "F."

List of Officers

Dallas County Hospital District-Parkland Hospital

Frederick P. Cerise, MD, President and CEO
David Lopez, Executive Vice President and Chief Operating Officer
Richard Humphrey, Executive Vice President and Chief Financial Officer
Steven Roth, Executive Vice President and General Counsel
Roberto De La Cruz, Executive Vice President and Chief Clinical Officer
Karen Watts, Executive Vice President and Chief Nursing Officer
Beall Caurothers, Director of Real Estate Development

CPC ACTION
MARCH 4, 2021

Motion: It was moved to recommend **approval** of a Planned Development District, subject to a development plan and conditions on property zoned an IR Industrial Research District, on the southwest corner of Maple Avenue and Medical District Drive.

Maker: Hampton
Second: Stinson
Result: Carried: 13 to 1

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 1 - Jung
Absent: 0
Vacancy: 1 - District 10

| | | |
|-----------------|-----------|-------------|
| Notices: | Area: 500 | Mailed: 179 |
| Replies: | For: 0 | Against: 0 |

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

CPC RECOMMENDED PD CONDITIONS

PROPOSED ARTICLE 1____

PD 1____.

SEC. 51P-1____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-1____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the northwest corner of Medical District Drive and Maple Avenue. The size of PD _____ is approximately 24.4 acres.

SEC. 51P-1____.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) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This district is considered to be a nonresidential district.

SEC. 51P-1____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 1____A: development plan.

SEC. 51P-1____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 1____A). If there is a conflict between the text of this article and the development plan, the text controls.

SEC. 51P-1____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in IR Industrial/Research District, subject to the same conditions applicable in the IR Industrial/Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial/Research District only by a specific use permit (“SUP”) is permitted in this district only by SUP; a use subject to development impact review (“DIR”) in the IR Industrial/Research District is subject to DIR in this district; etc.

SEC. 51P-1____.107. ACCESSORY USES.

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.

SEC. 51P-1____.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.)

The yard, lot, and space regulations for the IR Industrial/Research District apply.

SEC. 51P-1____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Section 51A-4.301(a)(8) does not apply in this district.

SEC. 51P-1____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-1____.112. SIGNS.

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

SEC. 51P-1____.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

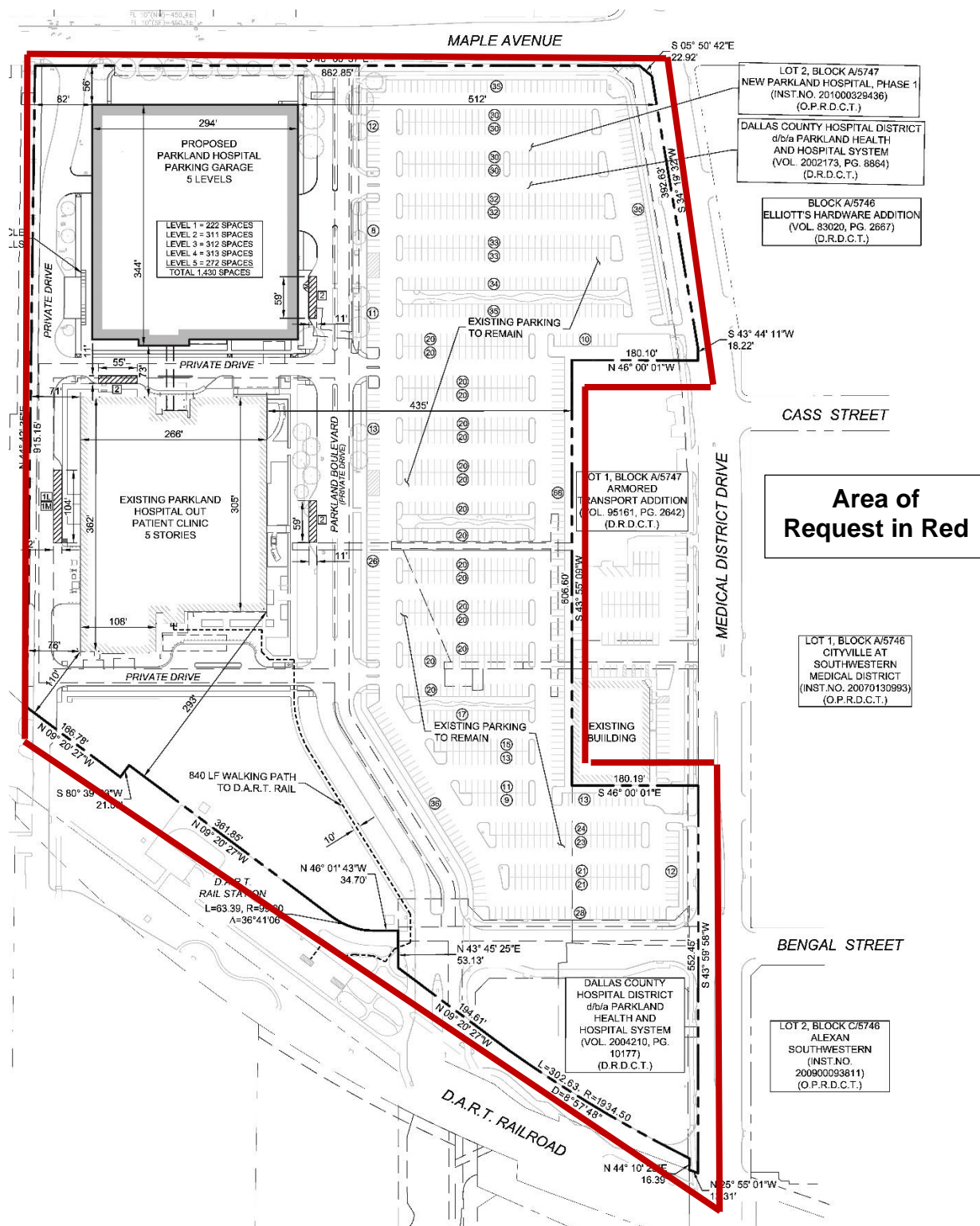
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

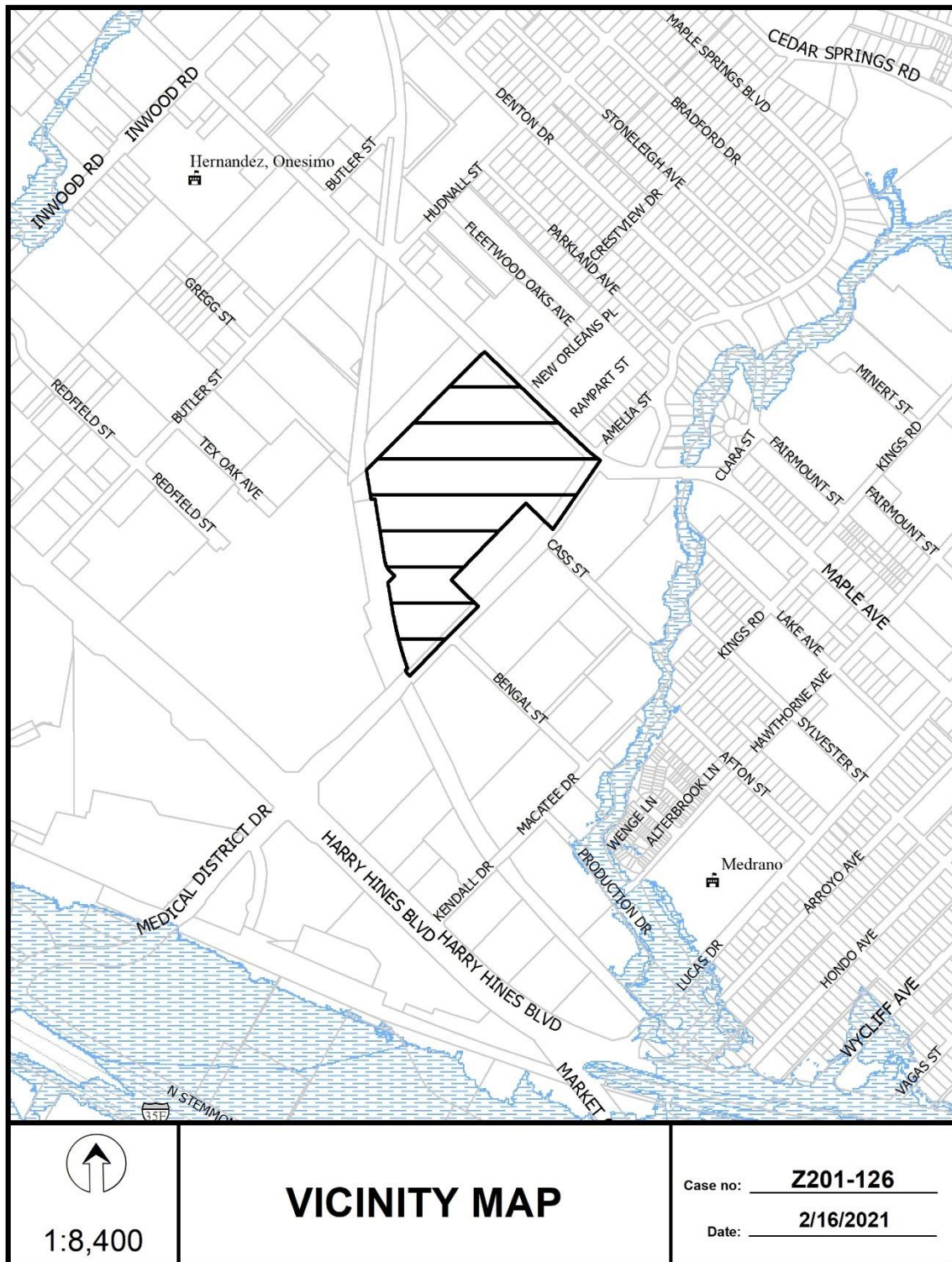
SEC. 51P-1____.114. COMPLIANCE WITH CONDITIONS.

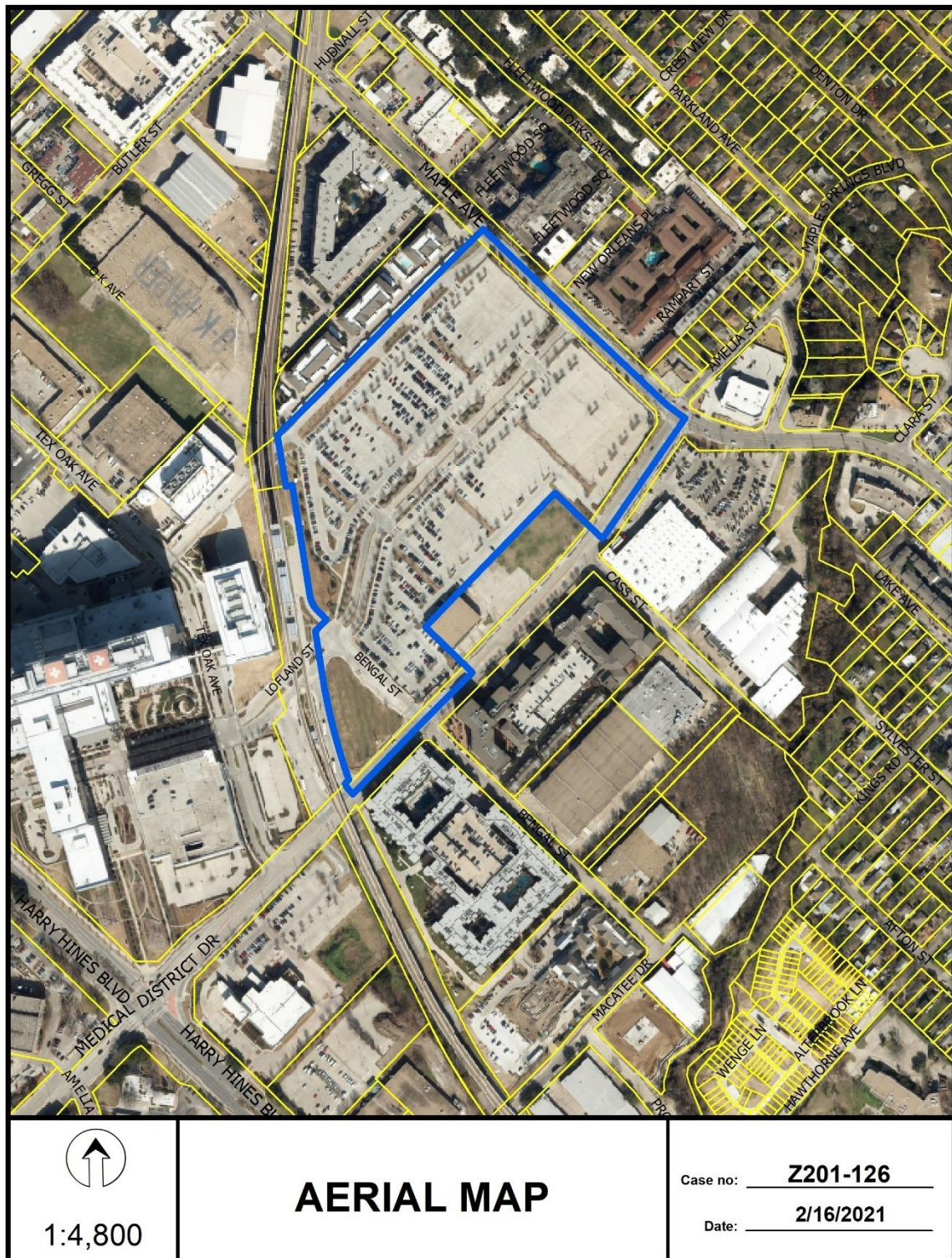
(a) All paved areas, permanent drivers, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

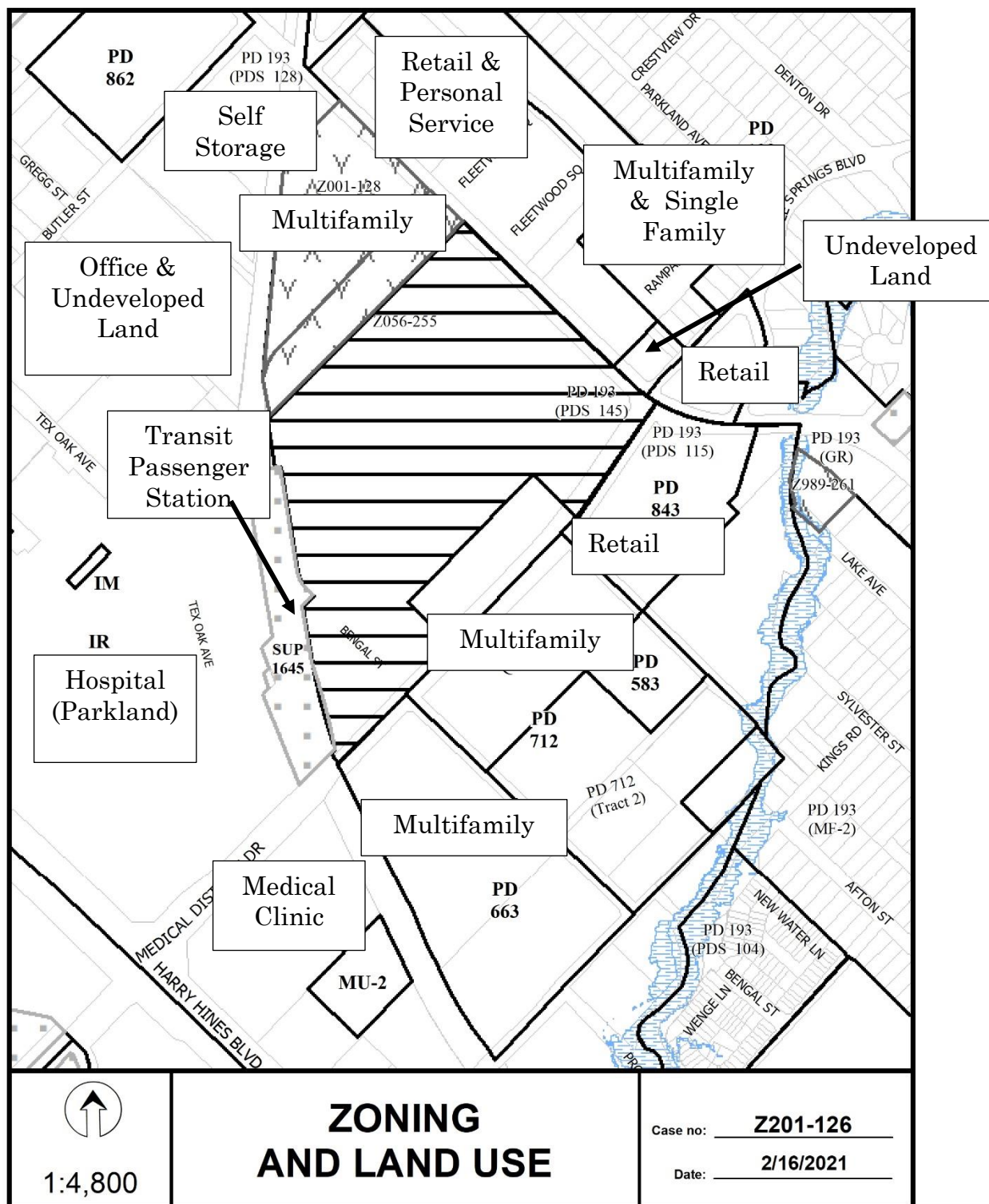
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

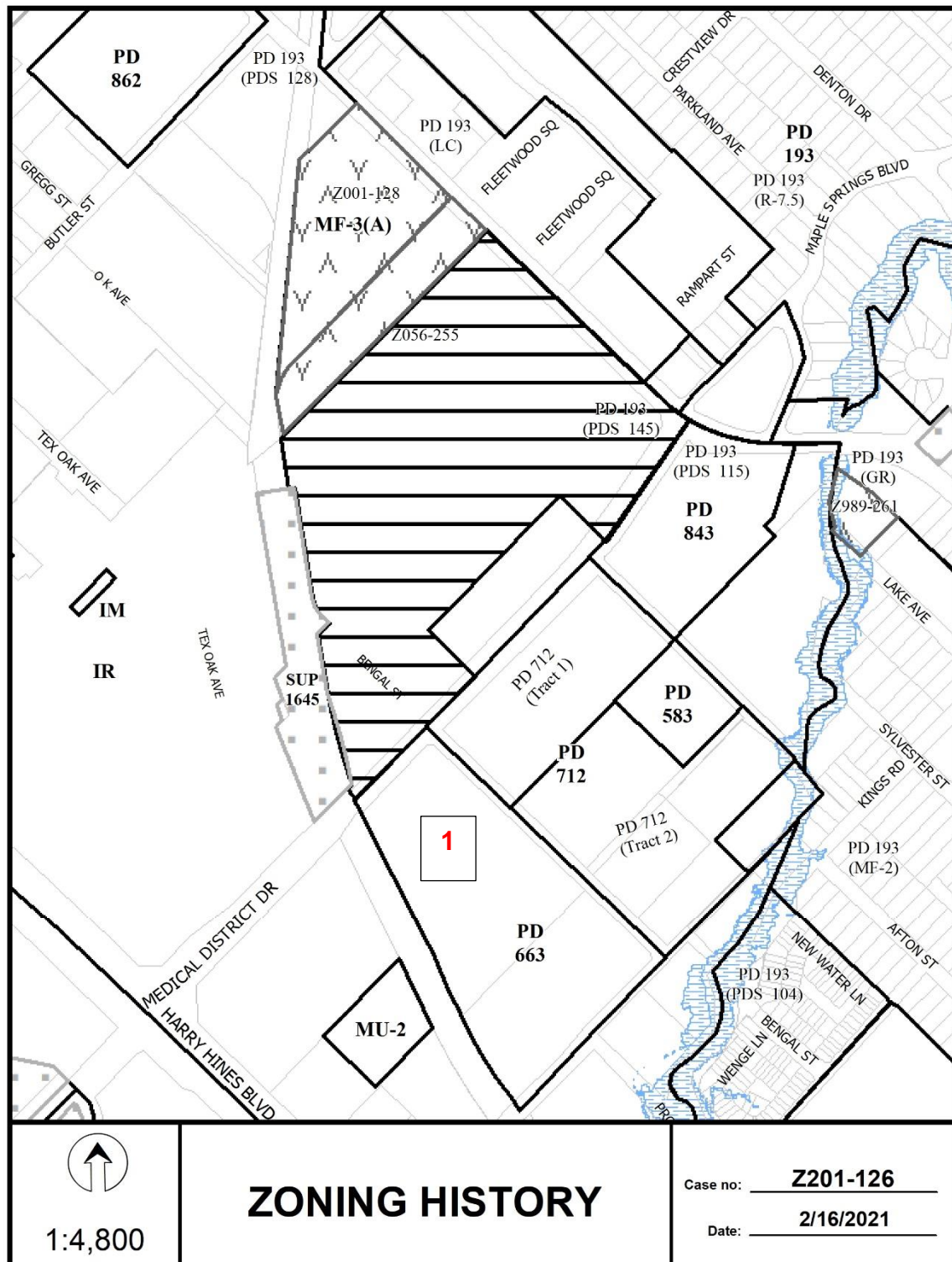
CPC RECOMMENDED DEVELOPMENT PLAN

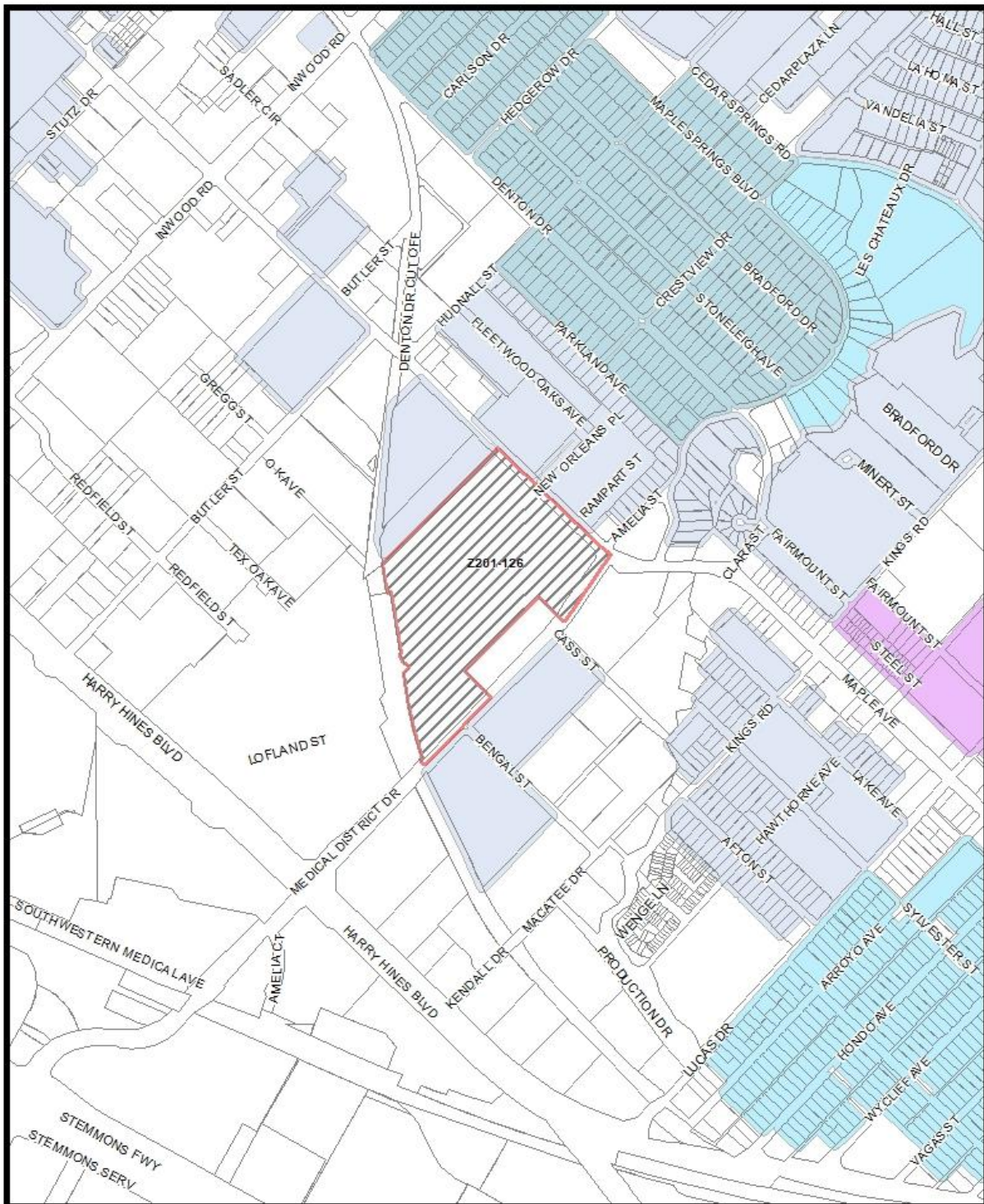












MVACluster A B C D E F G H I NA



1:8,400

Market Value Analysis

Printed Date: 2/22/2021



03/03/2021

Reply List of Property Owners***Z201-126******179 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|---|
| 1 | 2311 | MEDICAL DISTRICT DR | DALLAS COUNTY HOSPITAL DIST DBA |
| 2 | 5220 | TEX OAK AVE | DALLAS COUNTY HOSPITAL DISTRICT |
| 3 | 4810 | MAPLE AVE | TCG MMB INVESTORS LLC |
| 4 | 4906 | MAPLE AVE | DREKAJ DAVID |
| 5 | 2510 | MAPLE SPRINGS BLVD | GONZALES FELIX |
| 6 | 2514 | MAPLE SPRINGS BLVD | BALDWIN PHILIP M |
| 7 | 2518 | MAPLE SPRINGS BLVD | BROOKER RICHARD I V |
| 8 | 2600 | MAPLE SPRINGS BLVD | LAVES BARRY A |
| 9 | 2612 | MAPLE SPRINGS BLVD | SPARKS GLENN C & |
| 10 | 5000 | MAPLE AVE | MAPLE B A CONCEPTS & DEVELOPMENT LLC |
| 11 | 2511 | AMELIA ST | AMELIA B A CONCEPTS & |
| 12 | 2515 | AMELIA ST | MONTES DAVID |
| 13 | 2521 | AMELIA ST | JACINTO GRACIE & MICHAEL |
| 14 | 2523 | AMELIA ST | Taxpayer at |
| 15 | 2527 | AMELIA ST | AMARASINGHAM RUBEN & |
| 16 | 2603 | AMELIA ST | HERNANDEZ EDWARD R |
| 17 | 2605 | MAPLE SPRINGS BLVD | CAWTHON JOEL ALEXANDER & |
| 18 | 5308 | MAPLE AVE | MAYA FOODS INC |
| 19 | 5312 | MAPLE AVE | SCHWARTZ JERRY TRUSTEE & |
| 20 | 5225 | FLEETWOOD OAKS DR | HOCTOR TIC LLC & |
| 21 | 5120 | MAPLE AVE | QUINTANILLA TECHNOLOGIES INC |
| 22 | 5010 | MAPLE AVE | SAN CARLOS ASSOC LP |
| 23 | 2420 | BUTLER ST | DALLAS COUNTY HOSPITAL DISTRICT |
| 24 | 2422 | BUTLER ST | AMERICAN TOWER ASSET SUB II LLC |
| 25 | 5280 | TEX OAK AVE | DALLAS COUNTY HOSPITAL DISTRICT |
| 26 | 4714 | CASS ST | Taxpayer at |

03/03/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|---------------------|---------------------------------|
| 27 | 4821 | MAPLE AVE | Taxpayer at |
| 28 | 4814 | BENGAL ST | TCF INTERESTS PARTNERSHIP |
| 29 | 4815 | CASS ST | UGM OF DALLAS |
| 30 | 5225 | MAPLE AVE | MAEDC MAPLE APTS LLC |
| 31 | 5219 | MAPLE AVE | CC MAPLE LLC |
| 32 | 4930 | MAPLE AVE | BR UPTOWN DALLAS INVEST 1 LLC & |
| 33 | 2140 | MEDICAL DISTRICT DR | SPUS8 VIBE LP |
| 34 | 4901 | MAPLE AVE | KROGER TEXAS LP |
| 35 | 2101 | MEDICAL DISTRICT DR | DART |
| 36 | 555 | 2ND AVE | DART |
| 37 | 555 | 2ND AVE | DART |
| 38 | 5322 | FLEETWOOD OAKS DR | REZA ADRIANA |
| 39 | 5322 | FLEETWOOD OAKS DR | GUZMAN MANUEL |
| 40 | 5322 | FLEETWOOD OAKS DR | LASKA DAVID |
| 41 | 5322 | FLEETWOOD OAKS DR | LITTLE ROGER L |
| 42 | 5326 | FLEETWOOD OAKS DR | STORY SHAN |
| 43 | 5326 | FLEETWOOD OAKS DR | GONZALEZ JULIO E |
| 44 | 5326 | FLEETWOOD OAKS DR | LIU ANQI |
| 45 | 5326 | FLEETWOOD OAKS DR | BURK MICHAEL T & |
| 46 | 5322 | FLEETWOOD OAKS DR | JOUZDANI ELAHE |
| 47 | 5322 | FLEETWOOD OAKS DR | MIDDLETON RICHARD H |
| 48 | 5322 | FLEETWOOD OAKS DR | JOYNER EDWIN E & |
| 49 | 5322 | FLEETWOOD OAKS DR | PELLEGRINE JOSEPH MARK |
| 50 | 5326 | FLEETWOOD OAKS DR | EATON STEVEN & |
| 51 | 5326 | FLEETWOOD OAKS DR | WATSON MATTHEW M |
| 52 | 5326 | FLEETWOOD OAKS DR | YUAN JAY & |
| 53 | 5326 | FLEETWOOD OAKS DR | DARTY STEPHANIE W |
| 54 | 5310 | FLEETWOOD OAKS DR | WELTY TROY |
| 55 | 5310 | FLEETWOOD OAKS DR | ARANDAFALUST LLC |
| 56 | 5310 | FLEETWOOD OAKS DR | BENNETT HARALD |
| 57 | 5310 | FLEETWOOD OAKS DR | MIDDLETON RICHARD |

03/03/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|--------------------------|
| 58 | 5322 | FLEETWOOD OAKS DR | RIVERA JAIME ENRIQUE |
| 59 | 5322 | FLEETWOOD OAKS DR | HUNT AESHA J |
| 60 | 5322 | FLEETWOOD OAKS DR | ZANONI MARK TRUST & |
| 61 | 5310 | FLEETWOOD OAKS DR | ARATA DAVID MICHAEL |
| 62 | 5310 | FLEETWOOD OAKS DR | JLC PROPERTIES LLC |
| 63 | 5310 | FLEETWOOD OAKS DR | MIDDLETON RICHARD |
| 64 | 5310 | FLEETWOOD OAKS DR | BARRETT JAMES |
| 65 | 5322 | FLEETWOOD OAKS DR | HENNEN WILMA MARIE & |
| 66 | 5322 | FLEETWOOD OAKS DR | MOSLEY ANGELA ET AL |
| 67 | 5322 | FLEETWOOD OAKS DR | SIMMONS CYNTHIA ANN |
| 68 | 5322 | FLEETWOOD OAKS DR | BOLIVER DOUGLAS |
| 69 | 5310 | FLEETWOOD OAKS DR | MORGAN BRYAN II |
| 70 | 5310 | FLEETWOOD OAKS DR | WEIDEMANN DANIELLE GRACE |
| 71 | 5310 | FLEETWOOD OAKS DR | REGAN MICHAEL |
| 72 | 5310 | FLEETWOOD OAKS DR | TREDWAY ROBERT J |
| 73 | 5310 | FLEETWOOD OAKS DR | BLACHUT AGNES STELLA |
| 74 | 5310 | FLEETWOOD OAKS DR | PARAYIL TRUST |
| 75 | 5306 | FLEETWOOD OAKS DR | COLBERT KENNETH TAYLOR & |
| 76 | 5306 | FLEETWOOD OAKS DR | WILLIAMS DARYL |
| 77 | 5306 | FLEETWOOD OAKS DR | RODRIGUEZ ENRIQUE |
| 78 | 5306 | FLEETWOOD OAKS DR | MIDDLETON RICHARD |
| 79 | 5310 | FLEETWOOD OAKS DR | GONZALEZ RAY L |
| 80 | 5310 | FLEETWOOD OAKS DR | MAYIM FL LLC |
| 81 | 5310 | FLEETWOOD OAKS DR | SAUNDERS SARAH |
| 82 | 5310 | FLEETWOOD OAKS DR | LEBLANC STEPHEN BLAKE |
| 83 | 5306 | FLEETWOOD OAKS DR | CLAYTON SARAH C |
| 84 | 5306 | FLEETWOOD OAKS DR | MCCLURE WAYNE |
| 85 | 5306 | FLEETWOOD OAKS DR | OMAR YAZAN |
| 86 | 5306 | FLEETWOOD OAKS DR | GALVAN STEVEN |
| 87 | 5310 | FLEETWOOD OAKS DR | BOWLES AMY PATRICE |
| 88 | 5310 | FLEETWOOD OAKS DR | NORTON DALE H & |

03/03/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|-------------------------------------|
| 89 | 5310 | FLEETWOOD OAKS DR | STONE DYLAN & CAROLINE |
| 90 | 5310 | FLEETWOOD OAKS DR | LEBLANC STEPHEN B |
| 91 | 5234 | FLEETWOOD OAKS DR | CASPER CHARLES |
| 92 | 5234 | FLEETWOOD OAKS DR | FERGUSON STEPHEN |
| 93 | 5234 | FLEETWOOD OAKS DR | DUBE CHARLES M & |
| 94 | 5238 | FLEETWOOD OAKS DR | MCCLURE WAYNE & |
| 95 | 5238 | FLEETWOOD OAKS DR | COLLINS CHARLES ANDREW |
| 96 | 5238 | FLEETWOOD OAKS DR | MCGOWEN WILLIAM BUSTER III |
| 97 | 5234 | FLEETWOOD OAKS DR | HAGE DONNA J LIVING TRUST |
| 98 | 5234 | FLEETWOOD OAKS DR | DEAVILA JUAN M |
| 99 | 5234 | FLEETWOOD OAKS DR | CAVAZOS DEBORAH JEAN |
| 100 | 5238 | FLEETWOOD OAKS DR | MCCLURE WAYNE |
| 101 | 5238 | FLEETWOOD OAKS DR | LATA ARIJETA DOKO & |
| 102 | 5218 | FLEETWOOD OAKS DR | DEJA STAINSLAW MAREK & KATARZYNA |
| 103 | 5218 | FLEETWOOD OAKS DR | WARREN MATTHEW S |
| 104 | 5220 | FLEETWOOD OAKS DR | TABER WAYLAN |
| 105 | 5220 | FLEETWOOD OAKS DR | HILL DARRYL W |
| 106 | 5222 | FLEETWOOD OAKS DR | MORSHED TANYA F |
| 107 | 5222 | FLEETWOOD OAKS DR | ULRICH HAROLD H |
| 108 | 5226 | FLEETWOOD OAKS DR | HAN MEI & |
| 109 | 5226 | FLEETWOOD OAKS DR | WATERS BRIAN |
| 110 | 5232 | FLEETWOOD OAKS DR | TOMASI SALVATORE |
| 111 | 5232 | FLEETWOOD OAKS DR | SIMPSON JOHN K |
| 112 | 5218 | FLEETWOOD OAKS DR | KRAATZ JERAMEY |
| 113 | 5218 | FLEETWOOD OAKS DR | ALFARO MANUEL |
| 114 | 5220 | FLEETWOOD OAKS DR | DURRANT CORY E & |
| 115 | 5220 | FLEETWOOD OAKS DR | KUZNETSOVA EKATERINA |
| 116 | 5222 | FLEETWOOD OAKS DR | MACMAHON PAUL |
| 117 | 5222 | FLEETWOOD OAKS DR | JRTZ PROPERTIES LLC |
| 118 | 5226 | FLEETWOOD OAKS DR | PRIDDY SOPHIA |
| 119 | 5226 | FLEETWOOD OAKS DR | SMITHERMAN THOMAS SCOTT |

03/03/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|---------------------|-------------------------------------|
| 120 | 5232 | FLEETWOOD OAKS DR | YU YONGHAO & |
| 121 | 5232 | FLEETWOOD OAKS DR | NEWLAND ALAN R |
| 122 | 5212 | FLEETWOOD OAKS DR | WILMORE DAVID E & |
| 123 | 5212 | FLEETWOOD OAKS DR | BOLIVER DOUGLAS B |
| 124 | 5212 | FLEETWOOD OAKS DR | STARICHA PAIGE |
| 125 | 5214 | FLEETWOOD OAKS DR | HART CHARLES |
| 126 | 5214 | FLEETWOOD OAKS DR | HACKETT EDWARD PAUL |
| 127 | 5212 | FLEETWOOD OAKS DR | TIRADO THIERRY ROLAND |
| 128 | 5212 | FLEETWOOD OAKS DR | BACALAO NELSON & MARIA DE ARIZON |
| 129 | 5212 | FLEETWOOD OAKS DR | WHEELER PEGGY |
| 130 | 5214 | FLEETWOOD OAKS DR | RATIGAN CHRISTOPHER R |
| 131 | 5214 | FLEETWOOD OAKS DR | PRENTICE PHILIP |
| 132 | 5214 | FLEETWOOD OAKS DR | MARTINEZ FERNANDO & |
| 133 | 2222 | MEDICAL DISTRICT DR | CRLP MEDICAL DISTRICT DRIVE LLC |
| 134 | 2222 | MEDICAL DISTRICT DR | GIC - MOTOR RETAIL, LP |
| 135 | 5325 | FLEETWOOD OAKS DR | BIRDWELL CARY |
| 136 | 5325 | FLEETWOOD OAKS DR | LAMBERTY JEAN ANN |
| 137 | 5323 | FLEETWOOD OAKS DR | MARCHBANKS DAVID M & |
| 138 | 5323 | FLEETWOOD OAKS DR | TURNER LARRY J |
| 139 | 5323 | FLEETWOOD OAKS DR | BOLIVER DOUGLAS B |
| 140 | 5325 | FLEETWOOD OAKS DR | AHMADIAN AMIR |
| 141 | 5325 | FLEETWOOD OAKS DR | WHITE CALEB BISHOP |
| 142 | 5325 | FLEETWOOD OAKS DR | DALLAS LA VIDA LLC |
| 143 | 5323 | FLEETWOOD OAKS DR | ANWEILER DAVID W |
| 144 | 5323 | FLEETWOOD OAKS DR | REYNOLDS JEAN H |
| 145 | 5319 | FLEETWOOD OAKS DR | CASTILLOWILSON CASIDY |
| 146 | 5319 | FLEETWOOD OAKS DR | GHEEN BOBBY D |
| 147 | 5315 | FLEETWOOD OAKS DR | REYNOSO JOSE |
| 148 | 5315 | FLEETWOOD OAKS DR | IVEY EDWARD W JR |
| 149 | 5315 | FLEETWOOD OAKS DR | MARTIN CHARLES D |
| 150 | 5319 | FLEETWOOD OAKS DR | ESPINO HECTOR |

03/03/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|--------------------------------|
| 151 | 5319 | FLEETWOOD OAKS DR | HARRELL MICHAEL H |
| 152 | 5315 | FLEETWOOD OAKS DR | PANTOJA PONCIANO R |
| 153 | 5311 | FLEETWOOD OAKS DR | SHARKEY DANIEL P |
| 154 | 5311 | FLEETWOOD OAKS DR | GIBSON MARK |
| 155 | 5311 | FLEETWOOD OAKS DR | MOSHINSKI KEVIN C |
| 156 | 5311 | FLEETWOOD OAKS DR | FREEMAN RACHEL D |
| 157 | 5311 | FLEETWOOD OAKS DR | SECORE RACHEL |
| 158 | 5311 | FLEETWOOD OAKS DR | KAMY REAL PPTY TRUST |
| 159 | 5311 | FLEETWOOD OAKS DR | HENKE JOHN R |
| 160 | 5311 | FLEETWOOD OAKS DR | NASTASI RAYMOND LEE |
| 161 | 5311 | FLEETWOOD OAKS DR | KNIGHT CLYDE LEROY JR |
| 162 | 5311 | FLEETWOOD OAKS DR | HICKERSON KIM & STEVE |
| 163 | 5311 | FLEETWOOD OAKS DR | ILLIS BUFF H |
| 164 | 5311 | FLEETWOOD OAKS DR | RAMIREZ MARCO & |
| 165 | 5311 | FLEETWOOD OAKS DR | DENG YUE WEN |
| 166 | 5311 | FLEETWOOD OAKS DR | FREDERICK KENDRA |
| 167 | 5311 | FLEETWOOD OAKS DR | PHAM DIANA |
| 168 | 5311 | FLEETWOOD OAKS DR | CARROLL LEA |
| 169 | 5305 | FLEETWOOD OAKS DR | FINCH MAID SVC LC |
| 170 | 5305 | FLEETWOOD OAKS DR | ZITZ TIMOTHY RICHARD |
| 171 | 5305 | FLEETWOOD OAKS DR | HARRINGTON DANA |
| 172 | 5303 | FLEETWOOD OAKS DR | SHUEY CAROL ANN |
| 173 | 5303 | FLEETWOOD OAKS DR | BARROW THOMAS |
| 174 | 5305 | FLEETWOOD OAKS DR | RAVEN LISA JONES |
| 175 | 5305 | FLEETWOOD OAKS DR | BOLIVER DOUGLAS B |
| 176 | 5305 | FLEETWOOD OAKS DR | VAHALA PETER & |
| 177 | 5303 | FLEETWOOD OAKS DR | METRO FINANCIAL AND INVESTMENT |
| 178 | 5303 | FLEETWOOD OAKS DR | DALY PATRICK W |
| 179 | 5303 | FLEETWOOD OAKS DR | WERTHMANN GORDON CHANDLER |