

FILE NUMBER: Z201-205(NN)

DATE FILED: February 2, 2021

LOCATION: Northeast side of Whispering Oaks Drive, south of Jordan Ridge Drive

COUNCIL DISTRICT: 3

MAPSCO: 62 K

SIZE OF REQUEST: ±22.9 acres

CENSUS TRACT: 165.20

REPRESENTATIVE: Brian Cunningham

APPLICANT: 4 All Construction, LLC/3633 Thedford LLC

OWNER: Bryan Bui and Frank Van

REQUEST: An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to develop the site with single family homes.

CPC RECOMMENDATION: Denial.

STAFF RECOMMENDATION: Denial without prejudice.

BACKGROUND INFORMATION

- The subject site is undeveloped land and is heavily treed.
- Access to the site is currently limited to the north, east, and south side of the site.
- Approximately 200 single family homes can be built with the proposed zoning of TH-2(A) single family homes; however, the applicant's conceptual plan that has been shared with staff for illustrative purposes indicated 145 lots.
- The applicant has volunteered deed restrictions to limit uses to single family homes and open spaces and restrict yard, lot, space regulations to R-7.5(A) Single Family District standards within 100 feet of the southern property boundary.

Zoning History

There have been three zoning cases in the area in the past five years.

1. **Z190-183:** On July 23, 2020, the City Plan Commission recommended denial of an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking use on property zoned an MF-2(A) Multifamily District located on South line of West Ledbetter Drive, east of the intersection of West Ledbetter Drive and Whispering Cedar Drive. [Case was not appealed to Council]
2. **Z167-137:** On August 23, 2017, the City Council approved an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an MF-2(A) Multifamily District on the south line of West Ledbetter Drive, east of the intersection of West Ledbetter Drive and Whispering Cedar Drive.
3. **Z167-269:** On August 23, 2017, the City Council approved a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District on the south line of West Ledbetter Drive, east of the intersection of West Ledbetter Drive and Whispering Cedar Drive

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing/Proposed ROW
West Ledbetter Drive	Principal Arterial	107 feet
Duncanville Road	Minor Arterial	100 feet
Whispering Oaks Drive	Local Street	-

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and provided the following comments:

- Development platting will need to comply with street engineering design and construction standards per Sec 51A-8.604 of the platting regulations of the Dallas Development Code. Accordingly, the minimum ROW dedication for the proposed TH-2(A) zoning is 56 feet or 53 feet when alleys provide a secondary access to residential lots.
- Driveway design will also be challenging to coordinate at permitting without creating driveway spacing that would not allow enough space for on-street parking, given the allowed density with the proposed zoning.
- The proposed residential subdivision would have better design opportunities with single-family zoning district and alleys.

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 applicant's request could be considered consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Implementation Measure 1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

NEIGHBORHOOD PLUS PLAN

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

The applicant's request is not 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

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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Surrounding Land Uses

	Zoning	Land Use
Site	R-10(A) Single Family District	Undeveloped
North	TH-2(A) Townhouse District	Single Family
East	TH-2(A) Townhouse District	Single Family
South	R-10(A) Single Family District	Single Family
West	R-10(A) Single Family District	Undeveloped

Land Use Compatibility

The site is uniquely situated, with single family homes to north, east, and south, however the character of the neighborhood to the south is distinctly different than the neighborhoods to the north and east.

The single family homes to the north and east are similar in character with what the proposed zoning intends to achieve. The homes are single family detached, generally developed on approximately 4,500 sq. ft. to 6,000 sq. ft. lots (except corner lots). On the other hand, the neighborhood to the south consists of larger lots and rural characteristics.

The existing zoning on the subject site may accommodate 90-98 units, whereas the proposed zoning has the potential of creating approximately 200 units, with the applicant's conceptual plan that has been submitted for illustrative purposes indicating 145 lots.

While the deed restrictions volunteered by the applicant attempts to mitigate the concerns related to compatibility to the adjacent properties to the south by limiting the yard, lot, and space regulations to R-7.5(A) standards in areas within 100 feet of the southern property line, staff does not believe they are adequate to fully address the concerns. Staff could support the rezoning of the northern portion of the property to TH-2(A), but rezoning all of the subject site to TH-2(A) is not considered harmonious to the surrounding areas. Staff made suggestions regarding methods to limit the number of lots, lot size, and to preserve open spaces that could potentially achieve the desired compatibility; however, the applicant's volunteered deed restrictions did not sufficiently serve the intended purpose.

Development Standards

District	Setbacks		Density	Min. Lot Size	Height	Lot Coverage
	Front	Side/ Rear				
Existing: R-10(A)	30'	6' (single family) 10'/15' (others)	N/A	10,000 sq. ft.	30'	45% (residential structure) 25% (nonresidential structure)
Proposed: TH-2(A)	0'	0' (single family) 5'/10' (duplex) 5'/10' (others)	9 DU/acre	2,000 sq. ft. (single family) 6,000 sq. ft. (single family)	36'	60% (residential structure) 25% (nonresidential structure)
Proposed: TH-2(A) with deed restrictions for lots adjoining and within 100' of the southern property line	25'	5' (single family) 10'/15' (others)	N/A	7,500 sq. ft.	30'	45% (residential structure) 25% (nonresidential structure)

Use Regulations

The uses permitted in R-10(A) and TH-2(A) are similar. The following three are the only additional uses permitted in a TH-3(A) District that are not permitted in an R-7.5(A) District.

- Convalescent and nursing homes, hospice care, and related institutions. *[by SUP]*
- Duplex
- Retirement housing. *[by SUP]*

The applicant has volunteered deed restrictions to limit the permitted uses to single-family detached only and associated open space.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200, which requires one space per dwelling unit in a TH-2(A) district.

Landscaping and Tree Preservation

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

The site is heavily wooded with a mix of eastern red cedar and mixed-hardwood species of various ages. A historical assessment of the area indicates the tree stand for the most part has grown without significant disturbance through its history due to its topography, while upland areas to the north were initially cleared for agriculture long before the residential development was built. The land has a downward slope to the southern lowland where many of the larger trees are found. A site survey prior to development will determine whether an intermittent stream is on the property. This would identify a primary natural area for tree classification purposes to identify Class 1 trees. The natural low area in the southern portion of the property has a healthy stand of significant trees that will increase the base tree mitigation burden once the trees are removed. A full tree survey will be required to determine the accurate tree replacement requirement for development. If the site is developed as proposed, it is expected that required Article X landscaping on the property will provide only a small fraction of the overall tree mitigation applicable to this property. The majority of tree mitigation not planted on the site will be required to be completed within the first year after removal as stated in Article X.

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 unidentified but adjacent areas to the north, east and west are within “F” MVA category.

List of Officers

Owner:

- Bryan Bui
- Frank Van

Applicant:

- 4 ALL CONSTRUCTION, LLC
Jade A Johnson, Managing Member
- 3633 Thedford, LLC
Brian Cunningham, Managing Member

**CPC ACTION
MAY 6, 2021**

Motion: It was moved to recommend **denial** of a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the northeast side of Whispering Oaks Drive, south of Jordan Ridge Drive.

Maker: Stinson
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Murphy, Rubin

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Notices: Area: 400 Mailed: 164

Replies: For: 0 Against: 6

Speakers: For: Brian Cunningham, 4601 Duncanville Rd., Dallas, TX, 75236

For (Did not Speak): Lee Radley, 2121 Midway Rd., Carrollton, TX, 75006

Against: Michael Coker, 3111 Canton St., Dallas, TX, 75226

Mark Petersen, 5109 Moneta Ln., Dallas, TX, 75236

David Henley, 5232 Moneta Ln., Dallas, TX, 75236

Christo Philip, 5300 Lantern Ln., Dallas, TX, 75236

Larry Jackson, 5221 Whispering Oaks Dr., Dallas, TX, 75236

Against (Did not speak): Bryan Kaeser, 5406 Cliff Haven Dr., Dallas, TX, 75236

Staff: Phil Erwin, Chief Arborist, Dallas Building Inspections

**DEED RESTRICTIONS VOLUNTEERED
BY THE APPLICANT**

1. The following main uses are prohibited.

Agricultural uses.

- Crop production.

Industrial uses.

- Gas drilling and production.
- Temporary concrete or asphalt batching plant.

Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Library, art gallery, or museum.
- Public or private school.

Miscellaneous uses.

- Carnival or circus (temporary).
- Temporary construction or sales office.

Recreation uses.

- Country club with private membership
- Private recreation center, club, or area.
- Public park, playground, or golf course.

Residential uses.

- Duplex.
- Retirement housing.

Transportation uses.

- Private street or alley.
- Transit passenger shelter.
- Transit passenger station or transfer center.

Utility and public service uses.

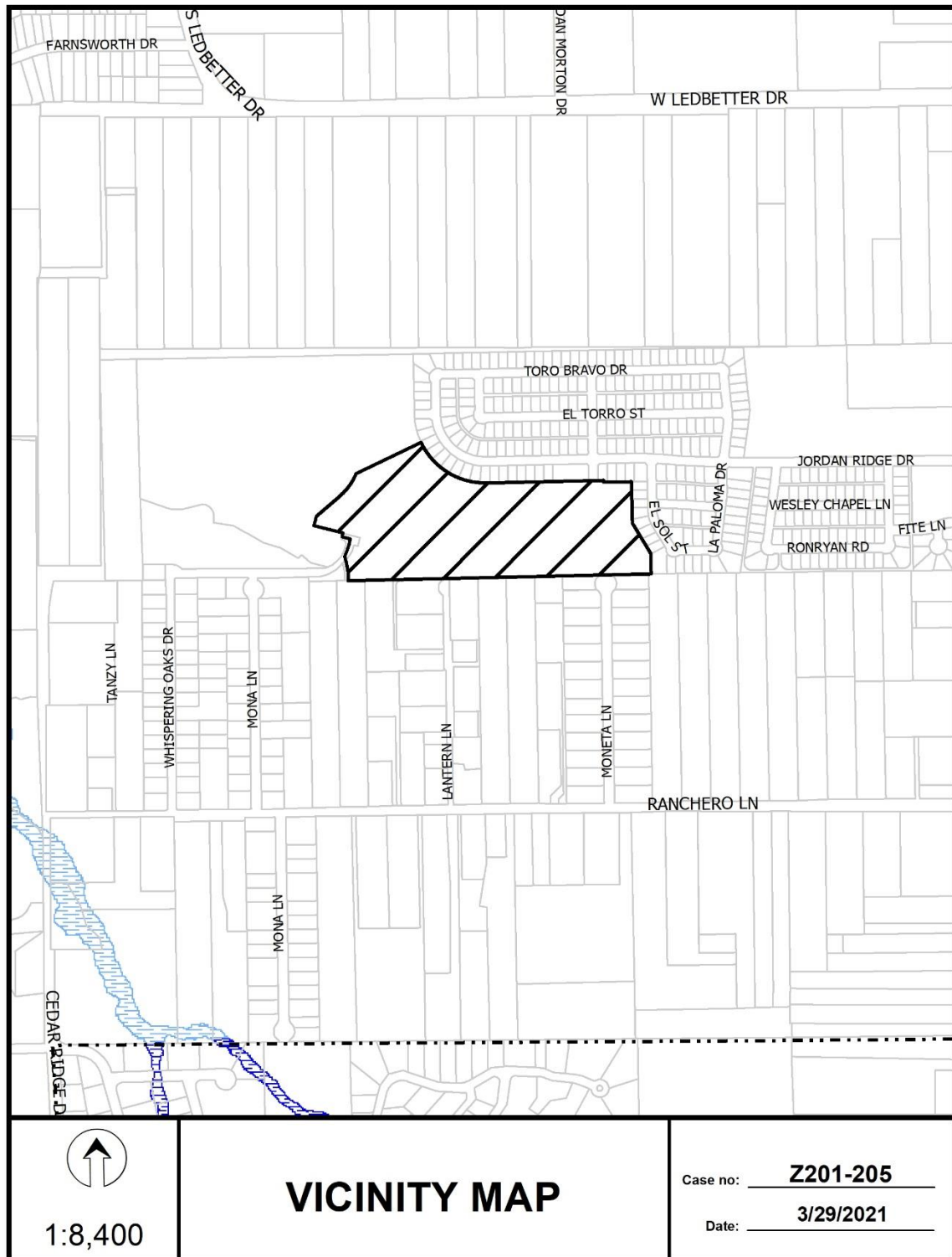
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

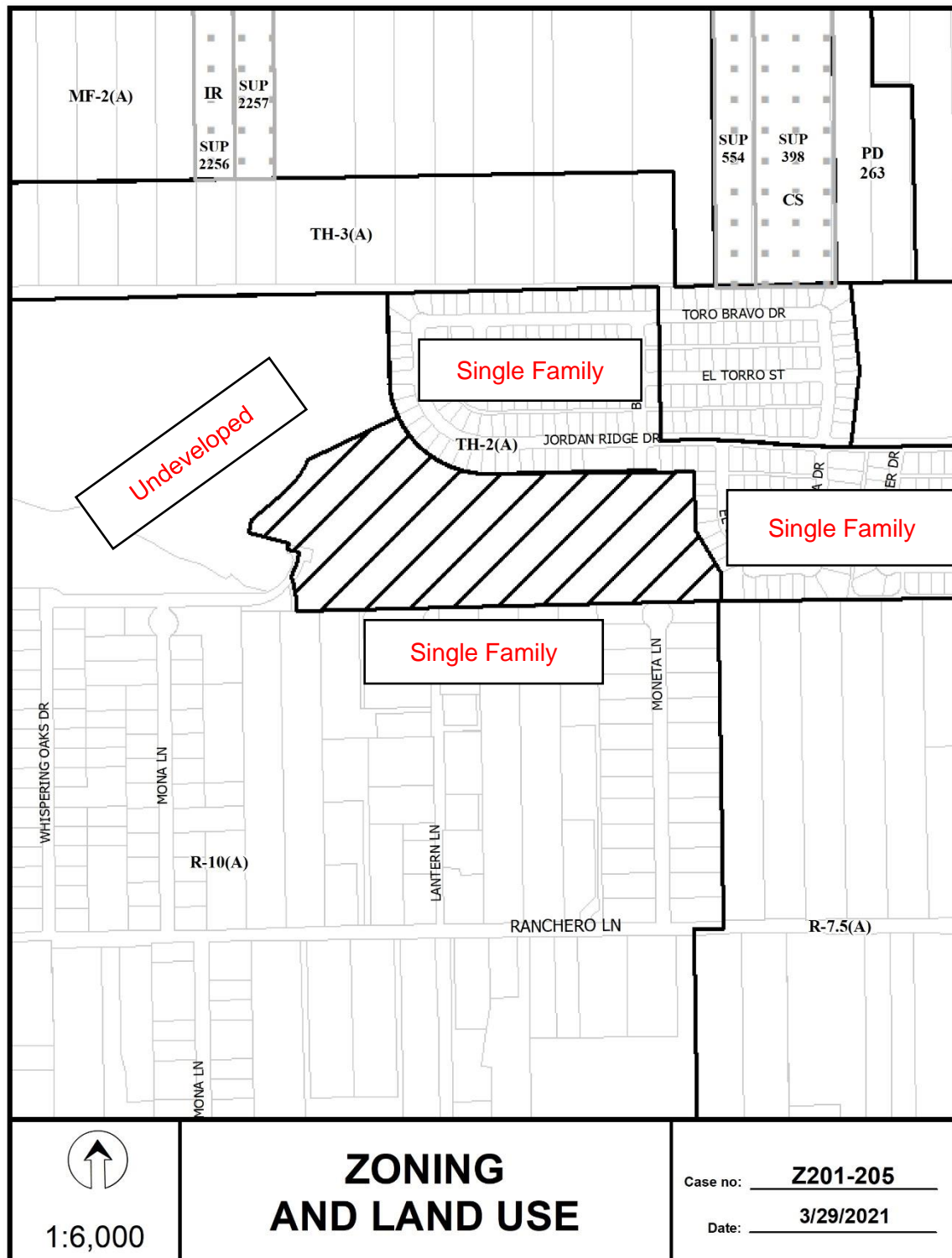
Wholesale, distribution, and storage uses.

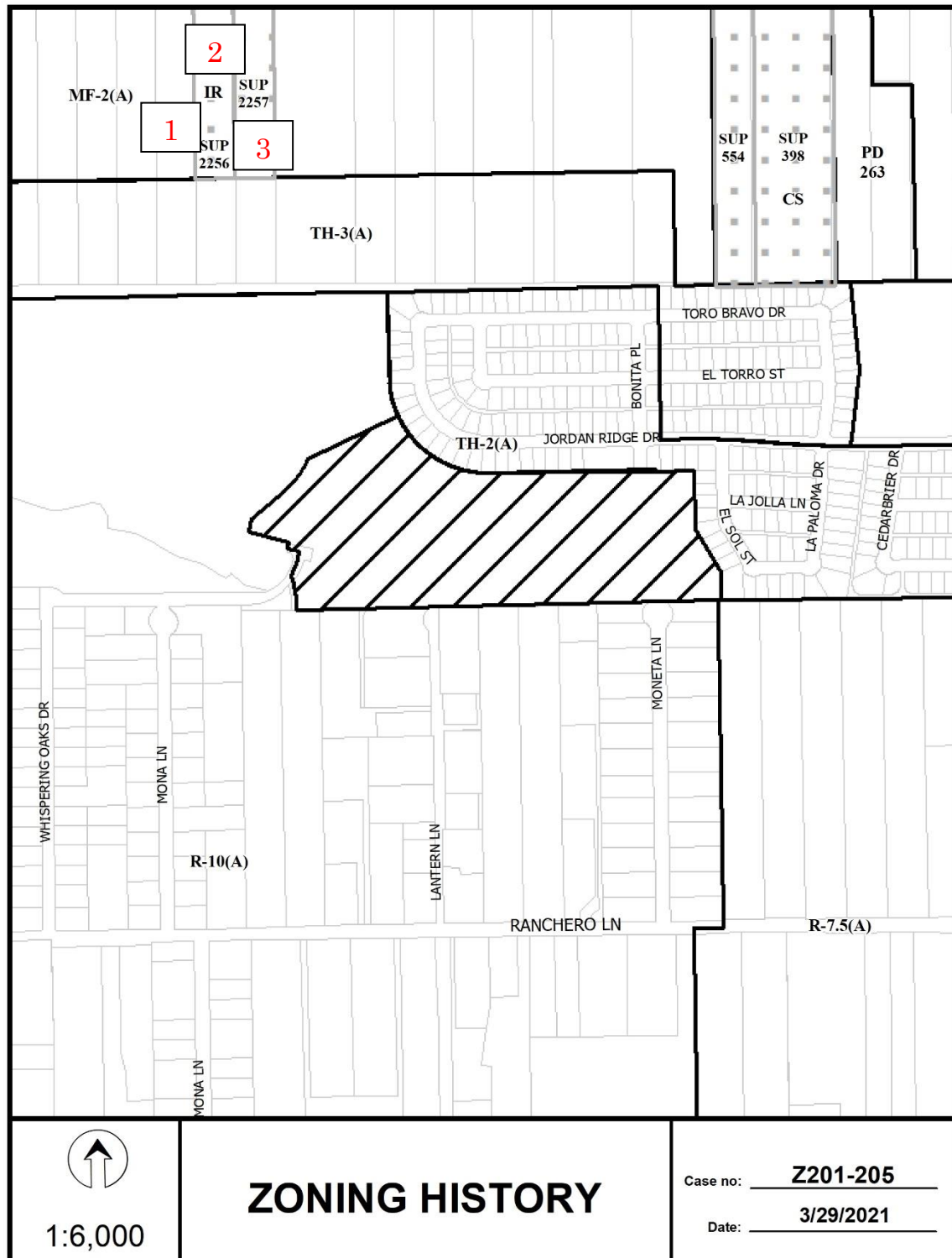
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

The following accessory uses are prohibited.

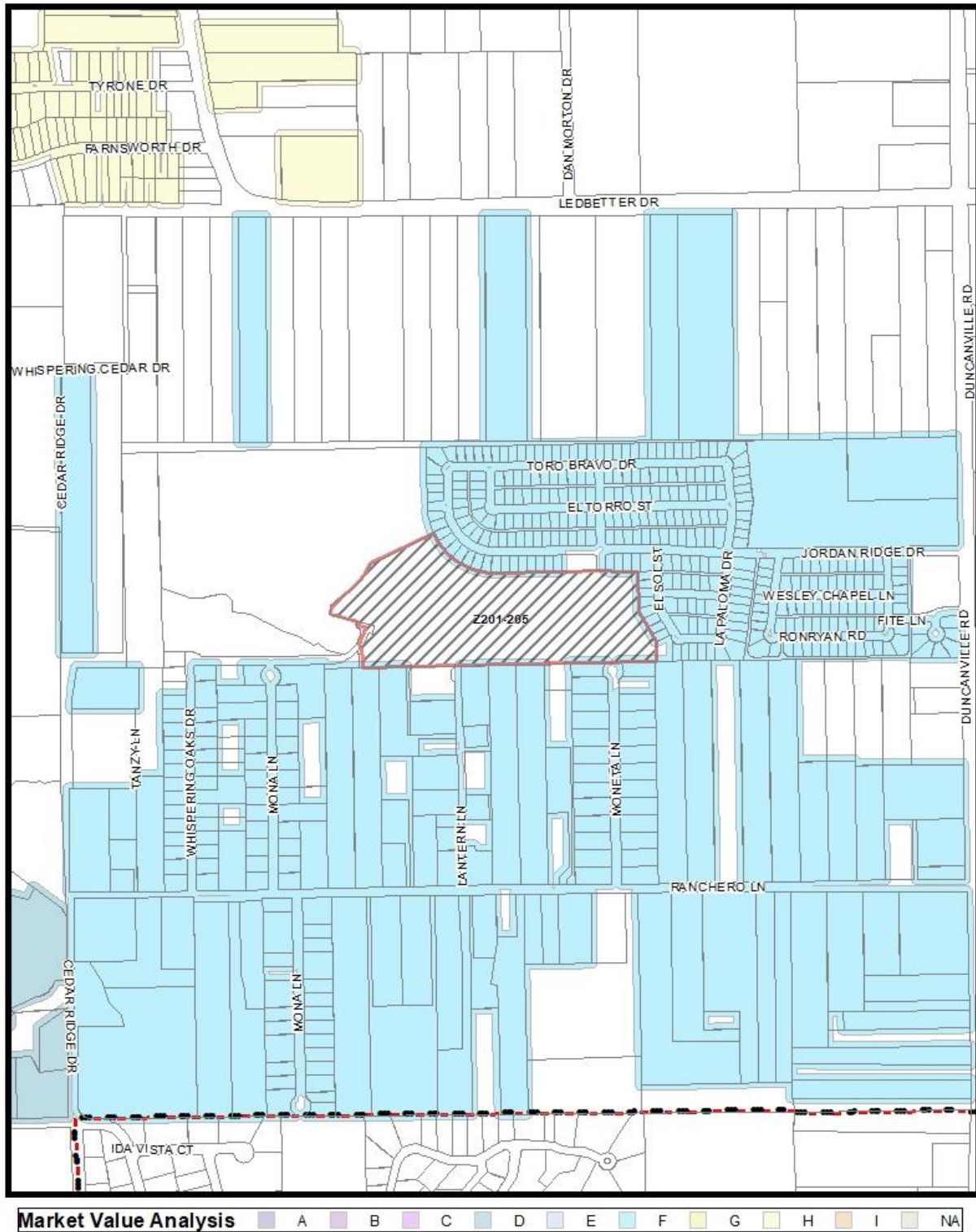
- Accessory community center (private).
2. Permitted single family use is limited to single family detached.
 3. For lots adjoining and within 100 feet of the southern property line, the following yard, lot, and space regulations apply:
 - Minimum front yard is 25 feet.
 - Minimum side yard is five feet for single family structures and 10 feet for other permitted structures.
 - Minimum rear yard is five feet for single family structures and 15 feet for other permitted structures.
 - Maximum structure height is 30 feet.
 - Maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures
 - Minimum lot area for residential use is 7,500 square feet.







Z201-205(NN)



1:8,400

Market Value Analysis

Printed Date: 3/29/2021

CPC RESPONSES



05/05/2021

Reply List of Property Owners***Z201-205******164 Property Owners Notified******0 Property Owners in Favor******6 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4601 DUNCANVILLE RD	BUI BRYAN &
	2	4679 DUNCANVILLE RD	PALYUL CHANGCHUB DHARGYAYLING DALLAS INC
	3	5237 RANCHERO LN	AGUILAR JESUS & BLANCA
	4	5301 RANCHERO LN	CARDOZA JUAN JAVIER
	5	5227 RANCHERO LN	WILLIAMS TODD
	6	5212 MONETA LN	SHEETS CAROL A
	7	5140 MONETA LN	VANHULST KARL H & HEIDI T
X	8	5130 MONETA LN	SILVA MARGARET R
	9	5120 MONETA LN	BRYAN CHARLES R
	10	5110 MONETA LN	JONES HAYWARTH
	11	5211 MONETA LN	CHERRY COLONEL ROY
	12	5139 MONETA LN	EBERT F C JR ETAL
	13	5129 MONETA LN	ZUNIGA DAVID &
	14	5119 MONETA LN	SHOCKLEY BRENT RICHARD
X	15	5109 MONETA LN	PETERSON MARK &
	16	5747 RANCHERO LN	ABDELHADI SIHAM
	17	5743 RANCHERO LN	Taxpayer at
	18	5737 RANCHERO LN	WHITTINGTON LARRY D &
X	19	5222 LANTERN LN	SMITH PAUL W &
	20	5535 RANCHERO LN	WANG PING &
	21	5455 RANCHERO LN	CERVANTES JOSE & MARIA D
	22	5511 RANCHERO LN	SHOCKLEY LAURA M & BRETT R
	23	5110 MONA LN	Taxpayer at
	24	5120 MONA LN	COBURN RANDALL NYE &
	25	5375 TORO BRAVO DR	DELGADO ELIZABETH & ENRIQUE
	26	5427 JORDAN RIDGE DR	RIVERA JOSE ANGEL &

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5423 JORDAN RIDGE DR	BRISENO JOSE INES
	28	5419 JORDAN RIDGE DR	HERNANDEZ EUGENIO
	29	5415 JORDAN RIDGE DR	COLE MATTHEW
	30	5307 EL TORRO ST	MARTINEZ J JESUS NAVA &
	31	5311 EL TORRO ST	PEREZ NEGRON OMAR
	32	5315 EL TORRO ST	DIAZ ISMAEL PONCE
	33	5319 EL TORRO ST	GARCIA RICARDO AGUINAGA &
	34	5323 EL TORRO ST	GUEL ANDRES
	35	5327 EL TORRO ST	HERNANDEZ RAQUEL E
	36	5331 EL TORRO ST	PARENGKUAN GROUP LP
	37	5335 EL TORRO ST	AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
	38	5339 EL TORRO ST	MENDOZA EDGAR E
	39	5343 EL TORRO ST	NANEZ FELICIA A &
	40	5347 EL TORRO ST	HOME SFR BORROWER II LLC
	41	5253 EL TORRO ST	CORTEZ RIGOBERTO & MARIA
	42	5257 EL TORRO ST	SUAREZ GABRIEL &
	43	5260 JORDAN RIDGE DR	MARINLLAMAS JANETH
	44	5256 JORDAN RIDGE DR	CCJJ LLC
	45	5252 JORDAN RIDGE DR	Taxpayer at
	46	5248 JORDAN RIDGE DR	CARMONA MARIA L
	47	5244 JORDAN RIDGE DR	BANDA JUAN
	48	5058 EL SOL ST	Taxpayer at
	49	5054 EL SOL ST	NAVARRO JUAN R
	50	5050 EL SOL ST	BARAHONA CRISTINO
	51	5046 EL SOL ST	PACHECO LORENA A
	52	5042 EL SOL ST	CHOYCE BETTY RUTH
	53	5038 EL SOL ST	IBARRA ROGELIO
	54	5034 EL SOL ST	IBARRA ROGELIO &
X	55	5030 EL SOL ST	FLORIDO MARIA S
	56	14 EL SOL ST	FIRST LLD LLC
	57	5022 EL SOL ST	BARRIENTOS SERGIO

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5018 EL SOL ST	NGUYEN TUYETMINH
	59	5014 EL SOL ST	SAUCEDO PATRICIA J
	60	5010 EL SOL ST	YARD ALFONSO W &
	61	5006 EL SOL ST	LOZANO PEDRO ANGEL
	62	5052 LA PALOMA DR	REYES HUGO EMILIANO
	63	5048 LA PALOMA DR	TORRES LAURA
	64	5220 LA JOLLA LN	ARCIVAR MARTIN
	65	5216 LA JOLLA LN	Taxpayer at
	66	5212 LA JOLLA LN	MBUTHIA MARIA A
	67	5208 LA JOLLA LN	Taxpayer at
	68	5204 LA JOLLA LN	JACKSON NORMA
	69	5007 EL SOL ST	ENAMORADO ERICK J MEJIA
	70	5011 EL SOL ST	MEJIA BILMA S
	71	5015 EL SOL ST	ORTEGA SERGIO
X	72	5019 EL SOL ST	PENA ALBERT JR &
	73	5236 JORDAN RIDGE DR	AYALA MARIA F
	74	5232 JORDAN RIDGE DR	MALDONADO JOSE A &
	75	5228 JORDAN RIDGE DR	GARCIALEDEZMA MARCO ANTONIO &
	76	5224 JORDAN RIDGE DR	SMITH DELORES MAE
	77	5220 JORDAN RIDGE DR	MONTERROSO OSWALDO &
	78	5209 LA JOLLA LN	ALCANTARA BERNARDO S
	79	5213 LA JOLLA LN	HERNANDEZ IGNACIO &
	80	5217 LA JOLLA LN	CASTRO JOSE P
	81	5221 LA JOLLA LN	HERNANDEZ WILFREDO A &
	82	5225 LA JOLLA LN	MORENO JOSE
	83	5384 JORDAN RIDGE DR	RODRIGUEZ ISMAEL
	84	5380 JORDAN RIDGE DR	INGRAM LISA
	85	5376 JORDAN RIDGE DR	GONZALEZ ROSA M
	86	5372 JORDAN RIDGE DR	CORDOVA JAVIER
	87	5368 JORDAN RIDGE DR	RODRIGUEZ EDMUNDO
	88	5364 JORDAN RIDGE DR	CARCAMO JOSE

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5360 JORDAN RIDGE DR	PAZ ORLANDO & DELMY E
	90	5356 JORDAN RIDGE DR	GONZALEZ MARIA CLARA
	91	5352 JORDAN RIDGE DR	SHIRLEY URSULA J
	92	5348 JORDAN RIDGE DR	ARRIOLA JORGE A
	93	5344 JORDAN RIDGE DR	HERNANDEZ DARWIN O
	94	5340 JORDAN RIDGE DR	LEVIA ANA E
	95	5336 JORDAN RIDGE DR	VASQUEZ MARIA
	96	5332 JORDAN RIDGE DR	DAVILA JOSE JUIS &
	97	5328 JORDAN RIDGE DR	CHAPA EDUARDO & ALICE
	98	5324 JORDAN RIDGE DR	VANEGAS MARCIAL &
	99	5320 JORDAN RIDGE DR	THAMMAVONG SONEY S &
	100	5374 EL TORRO ST	MONTELONGO ELBA LILLIANA
	101	5370 EL TORRO ST	RAMOZ ANITA
	102	5366 EL TORRO ST	GALINDO MARTHA
	103	5362 EL TORRO ST	HERNANDEZ LUIS ANTONIO MENDEZ
	104	5358 EL TORRO ST	CRUZ HIPOLITO
	105	5354 EL TORRO ST	LIMON EMMANUEL A
	106	5350 EL TORRO ST	BANDA CAROLINA
	107	5346 EL TORRO ST	LOPEZ MARDOQUEO
	108	5342 EL TORRO ST	RIVERA LUIS ANTONIO &
	109	5338 EL TORRO ST	RODRIGUEZ JORGE & ROSALBA
	110	5334 EL TORRO ST	MERCADO JUAN &
	111	5330 EL TORRO ST	LOPEZ ALBERT JR &
	112	5324 EL TORRO ST	MARTINEZ ROGELIO & AMELIA
	113	5320 EL TORRO ST	LAGOS SUZAN
	114	5316 EL TORRO ST	RODRIGUEZ JUAN MARTINEZ &
	115	5312 EL TORRO ST	SOTO RAFAEL & MARIA I
	116	5308 EL TORRO ST	MORALES OSCAR M
	117	5305 JORDAN RIDGE DR	CERBERUS SFR HOLDINGS II LP
	118	5309 JORDAN RIDGE DR	GARZA SOPHIA
	119	5313 JORDAN RIDGE DR	YANEZ LUIS &

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	5317 JORDAN RIDGE DR	RODRIGUEZ SUSANA
	121	5321 JORDAN RIDGE DR	CORDOVA ELBA
	122	5325 JORDAN RIDGE DR	VILLATORO JUAN O
	123	5329 JORDAN RIDGE DR	MORENO DOLORES M
	124	5333 JORDAN RIDGE DR	DE LA HOYA ALEJANDRO
	125	5337 JORDAN RIDGE DR	CHACON ANGEL OSWALDO LOPEZ
	126	5341 JORDAN RIDGE DR	SUAREZ FLORENCIO & MARIA L
	127	5345 JORDAN RIDGE DR	HERNANDEZ LUZ M
	128	5349 JORDAN RIDGE DR	SANCHEZ ANTONIO &
	129	5353 JORDAN RIDGE DR	NIGO STEPHANIE M
	130	5357 JORDAN RIDGE DR	TAVARES MANUEL & LUCIA F
	131	5361 JORDAN RIDGE DR	HERRERA POMPEYO
	132	5365 JORDAN RIDGE DR	PENA ADAM
	133	5369 JORDAN RIDGE DR	RAMIREZ ROLANDO C
	134	5412 JORDAN RIDGE DR	RIOS APOLINAR C
	135	5416 JORDAN RIDGE DR	AMAYA LUIS &
	136	5420 JORDAN RIDGE DR	RUBIO CALIXTO
	137	5424 JORDAN RIDGE DR	DELAHOYA CARLOS H
	138	5260 EL TORRO ST	NATIVI MIGUEL
	139	5256 EL TORRO ST	VENTURA OSCAR
	140	5252 EL TORRO ST	FERNANDEZ CARLOS A &
	141	5248 EL TORRO ST	VASQUEZ MARIA DEL CARMEN
	142	5244 EL TORRO ST	AGUILAR VINCENT F
	143	5240 EL TORRO ST	CIFUENTES FREDDY &
	144	5236 EL TORRO ST	AGUINAGA RICARDO GARCIA &
	145	5232 EL TORRO ST	ALVAREZ ROSALINDA
	146	5228 EL TORRO ST	RAMIREZ CRISTIAN
	147	5224 EL TORRO ST	MORENO ALEJANDRO &
	148	5223 JORDAN RIDGE DR	MATA ALFREDO
	149	5227 JORDAN RIDGE DR	LOPEZ HECTOR A &
	150	5231 JORDAN RIDGE DR	ROBLES JUAN

Z201-205(NN)

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	5235 JORDAN RIDGE DR	ALMEIDA ILDEFONSO
	152	5239 JORDAN RIDGE DR	DELAHOYA MARIA DEL ROSARIO &
	153	5243 JORDAN RIDGE DR	CORRALES EVERADO
	154	5247 JORDAN RIDGE DR	GUERRA DELORES
	155	5251 JORDAN RIDGE DR	MARILYN DURAN
	156	5255 JORDAN RIDGE DR	LARA ELISA
	157	5259 JORDAN RIDGE DR	TORRES FLORENTIN &
	158	5263 JORDAN RIDGE DR	RODRIGUEZ LORENZO SENA &
	159	5511 RANCHERO LN	BEEKMAN GARY JOHN
	160	5235 LANTERN LN	RUSCHE TODD C
	161	5225 LANTERN LN	PACHECO JUAN ANTONIO &
	162	5215 LANTERN LN	PACHECO JUAN ANTONIO &
X	163	5252 LANTERN LN	GALVAN JACOB MALO
	164	1 WHISPERING OAKS DR	CHANG FANG D