

FILE NUMBER: Z201-240(RM) **DATE FILED:** April 15, 2021

LOCATION: West line of White Rock Trail, south of Walnut Hill Lane

COUNCIL DISTRICT: 10 **MAPSCO:** 27 P

SIZE OF REQUEST: Approx. 8.23 acres **CENSUS TRACT:** 130.04

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Robert Elliot

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned a CS Commercial Service District and an R-7.5(A) Single Family District. This case was remanded to the City Plan Commission by the City Council due to a notification error.

SUMMARY: The purpose of the request is to allow for the development of single-family homes on the site with modified standards primarily related to setbacks, height, lot size, lot coverage, and shared access requirements.

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

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a warehouse use zoned a CS Commercial Service District and an R-7.5(A) Single Family District.
- The applicant proposes to redevelop the site with 34 single family units that will utilize a shared access drive with three ingress/egress points on White Rock Trail.
- The applicant requests a Planned Development District to modify the development standards of an R-7.5(A) Single Family District primarily related to setbacks, height, lot size, lot coverage, and shared access development.
- At the City Plan Commission meeting on July 15, 2021, the commissioners recommended approval of the request, subject to a revised conceptual plan with the following changes: 1) update parking ratio, and 2) update dimension of landscape buffer along White Rock Trail; and staff's recommended conditions.
- At the City Council meeting on August 25, 2021, this case was remanded to the City Plan Commission because the notification did not include the information about a portion of the request area that is zoned an R-7.5(A) Single Family District.
- At the City Plan Commission meeting on September 23, 2021, the City Plan Commission recommend approval of the request, subject to a conceptual plan and conditions.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z178-238:** On December 12, 2018, City Council approved 1) Planned Development District No. 1007 for R-7.5(A) Single Family District uses; and 2) the termination of existing deed restrictions on property zoned an NO(A) Neighborhood Office District, a CS Commercial Service District, and an R-7.5(A) Single Family District on the south line of Walnut Hill Lane and the west line of White Rock Trail.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Walnut Hill Lane	Principal Arterial	100 feet
White Rock Trail	Local Street	-

Traffic:

The Engineering Division of Sustainable Development and Construction reviewed the proposed zoning request and evaluated the impact on the existing street system based on recent studies. Recent traffic studies identified failing conditions at the intersection of Walnut Hill Lane and White Rock Trail, located approximately 550 feet north of the subject site. Other studies also evaluated the impact generated by additional residential development on White Rock Trail. As a result, the City of Dallas began plans to upgrade the intersection at Walnut Hill Lane to accommodate the anticipated motor and foot traffic. Staff recommends the developer's roughly proportional contribution to the signal improvements in accordance with Sec. 51A-1.109 of the Dallas Development Code to be required at permitting.

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 complies with the following land use 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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.5.1 Promote pedestrian-friendly streetscapes.

NEIGHBORHOOD PLUS

POLICY 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single-family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

Land Use:

	Zoning	Land Use
Site	CS Commercial Service District; R-7.5(A) Single Family District	Warehouse
North	Planned Development District No. 1007; MF-1(A) Multifamily District with Specific Use Permit No. 1781 for a Transit Passenger Station or Transfer Center	Single family, transit passenger station or transfer center
East	R-7.5(A) Single Family District	Single family
South	D(A) Duplex	Duplex
West	MF-1(A) Multifamily District; Subarea C within Planned Development District No. 758	Undeveloped; Multifamily, restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, general merchandise or food store greater than 3,500 square feet

Land Use Compatibility:

The area of request is currently developed with a warehouse use. To the south and east are residential uses. To the north is Planned Development District No. 1007, which allows for a similar shared access development for single-family uses, as well as a DART rail station.

The applicant proposes to redevelop the site with 34 single family units that will utilize a shared access drive with three ingress/egress points on White Rock Trail. The request generally complies with the regulations of an R-7.5(A) Single Family District.

The development will also feature an open space area along the northern property line with a dog run as well as park benches and dog waste bins. This area will serve as a pedestrian amenity along the shared access area for residents in the development and is generally compatible with uses in the vicinity.

Staff supports the request because it proposes a smaller lot single-family product that will serve as a transition between the larger lot single-family neighborhood to the east and the higher density mixed-use development to the west. The development will also have pedestrian access to the DART rail station immediately to the north.

Development Standards

Following is a comparison table showing differences between the current CS District, an R-7.5(A) District, and the applicant's proposed PD for R-7.5(A) District uses.

District	Setback		Density	Height	Lot Size	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear						
Existing: CS	15' 0' on minor	20' adj to res Other: No min	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	No min	80%	Proximity slope Visual intrusion	Commercial/ business service
Existing: R-7.5(A)	25'	5'	1 du/7,500 sf	30'	7,500 sf	45%		Single family
PD: R-7.5(A)	15'	None	Max 34 du (4 du/ac)	36'	6,000 sf	60% for res Other: 45%		Single family

In addition to the modifications listed in the comparison table, the applicant proposes one change to the standards for shared access development. Per Sec. 51A-4.411(d)(10), no more than two shared access points may serve a shared access development. However, the applicant proposes that the development may have three access points and alleys.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a single family use is one space in an R-7.5(A) District. In addition, shared access developments must provide 0.25 unassigned spaces available for use by visitors and residents for each dwelling unit. The applicant is required to provide a minimum of 34 spaces for all dwelling units, plus 9 spaces for guest parking. As illustrated on the conceptual plan, the site will provide a total of 68 spaces for all dwelling units, plus 12 spaces for guest parking.

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 not located within an MVA cluster. East and south of the area of request is a "B" MVA cluster. To the north are "B," "C," and "H" MVA clusters. West of the area of request are "B" and "E" MVA clusters.

Z201-240(RM)

**CPC ACTION
SEPTEMBER 23, 2021**

Z201-240(RM)

Planner: Ryan Mulkey

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a conceptual plan and staff's recommended conditions, on property zoned a CS Commercial Service District and an R-7.5(A) Single Family District, on the west line of White Rock Trail, south of Walnut Hill Lane.

Maker: Rubin
Second: Hampton
Result: Carried: 13 to 0

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

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 117
Replies: For: 5 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Z201-240(RM)

**CPC ACTION
JULY 15, 2021**

Z201-240(RM)

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a revised conceptual plan with the following changes: 1) update parking ratio, and 2) update dimension of landscape buffer along White Rock Trail; and staff's recommended conditions on property zoned a CS Commercial Service District, on the west line of White Rock Trail, south of Walnut Hill Lane.

Maker: Rubin
Second: Blair
Result: Carried: 13 to 0

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

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

Notices: Area: 500 Mailed: 117
Replies: For: 3 Against: 3

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Beth Andresen, 9204 Highedge Cir., Dallas, TX, 75238
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction
Theresa Pham, Sr. Assistant City Attorney, City Attorney's Office
Phil Erwin, Chief Arborist, Building Inspection, Sustainable Development & Construction

List of Partners/Principals/Officers

Robert Elliott Custom Homes

R. Aaron Sherman, Member
Robert Elliott, Member
Richard J. Coady, IV, Member

CPC RECOMMENDED CONDITIONS

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at on the west side of White Rock Trail, northwest of Crestridge Street. The size of PD ____ is approximately 8.226 acres.

SEC. 51P- ____ .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) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

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

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

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

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

- (a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For single family uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and a final plat, the text of this article controls.

SEC. 51P-____.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.108. 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-____.109. 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.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. Minimum front yard is 15 feet.

(c) Side and rear yard. No side and rear setback is required.

(d) Density. Maximum number of dwelling units is 34.

(e) Height. Maximum structure height is 36 feet.

(f) Lot size. Minimum lot size is 6,000 square feet.

(g) Lot coverage. Maximum lot coverage for residential structures is 60 percent. The shared access area may be used to determine lot coverage. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P- ____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- ____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.113. SIGNS.

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

CPC Recommendation

SEC. 51P- ____.114. INFRASTRUCTURE IMPROVEMENT.

- (a) The apportionment determination required in Section 51A-1.109 for a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be made prior to the issuance of a building permit for new construction.
- (b) Before the issuance of building permits for new construction, the percentage of the cost of a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be paid to the city as determined by the apportionment analysis in Section 51A-1.109.

Applicant's Request

~~SEC. 51P- ____.114. INFRASTRUCTURE IMPROVEMENT.~~

- ~~(a) The apportionment determination required in Section 51A-1.109 for a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be made prior to the issuance of a building permit for new construction.~~
- ~~(b) Before the issuance of building permits for new construction, the percentage of the cost of a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be paid to the city as determined by the apportionment analysis in Section 51A-1.109.~~

SEC. 51P-____.115. ADDITIONAL SHARED ACCESS DEVELOPMENT REGULATIONS.

A shared access development with 34 lots may have three access points and alleys.

SEC. 51P- ____ .114. 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.

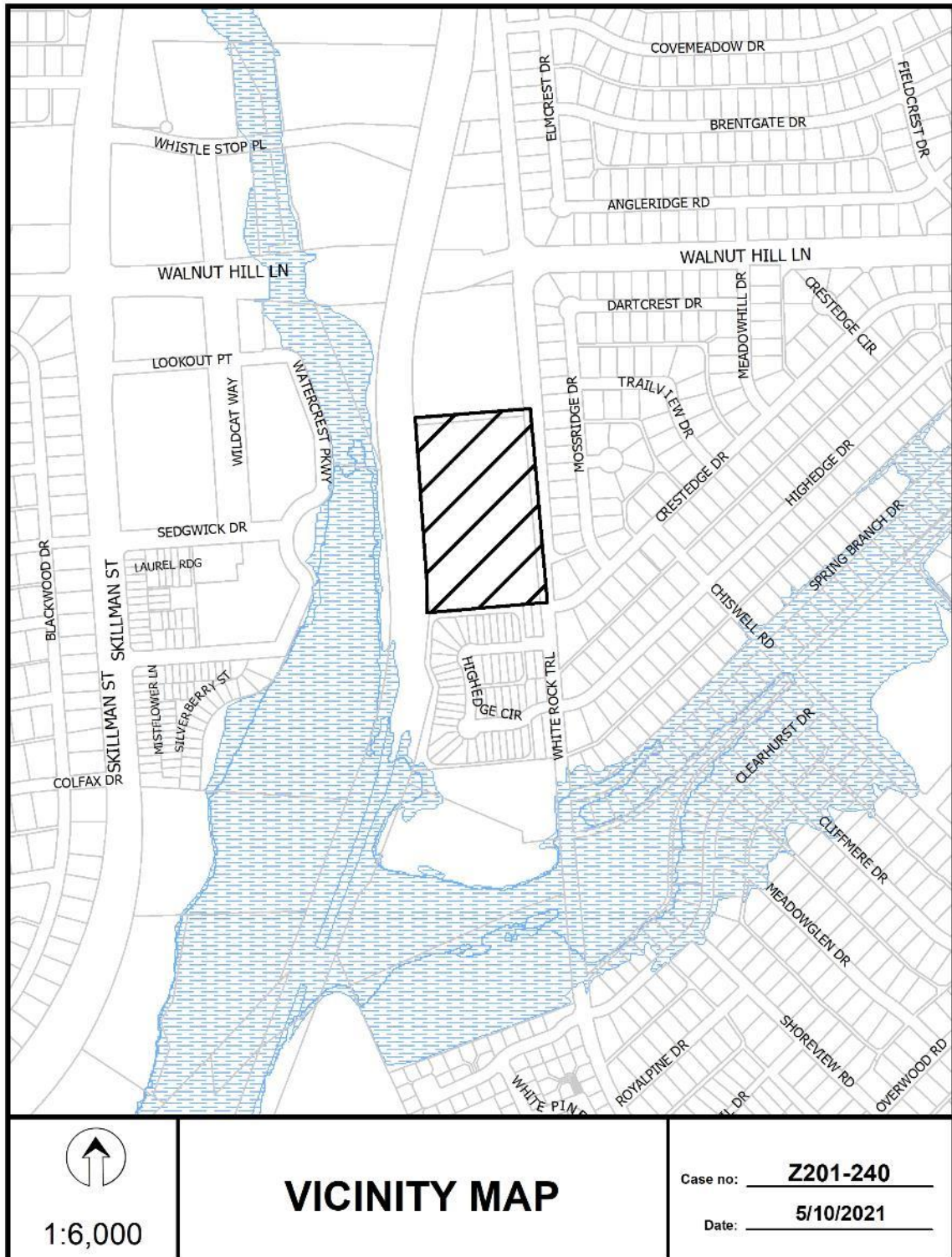
SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

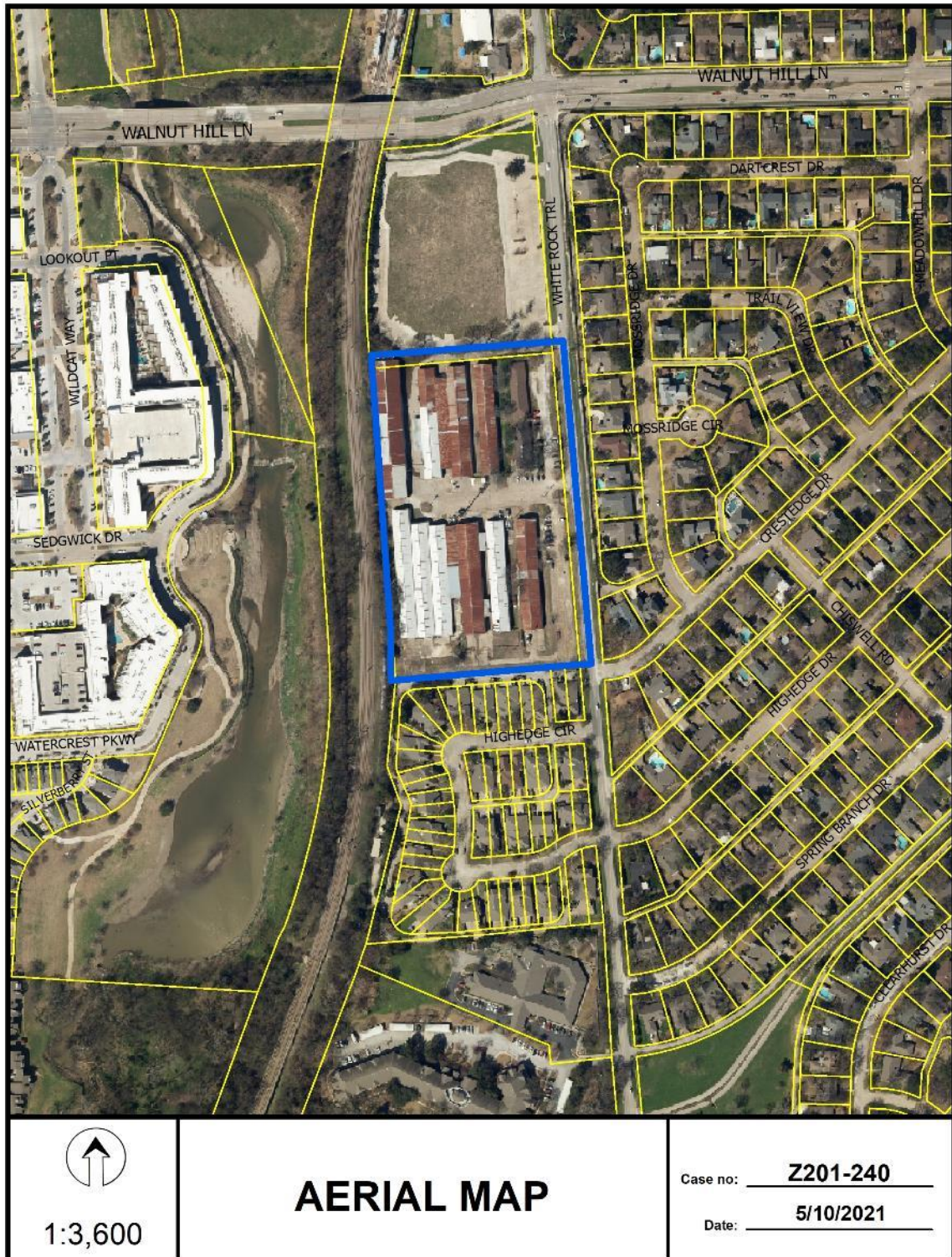
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

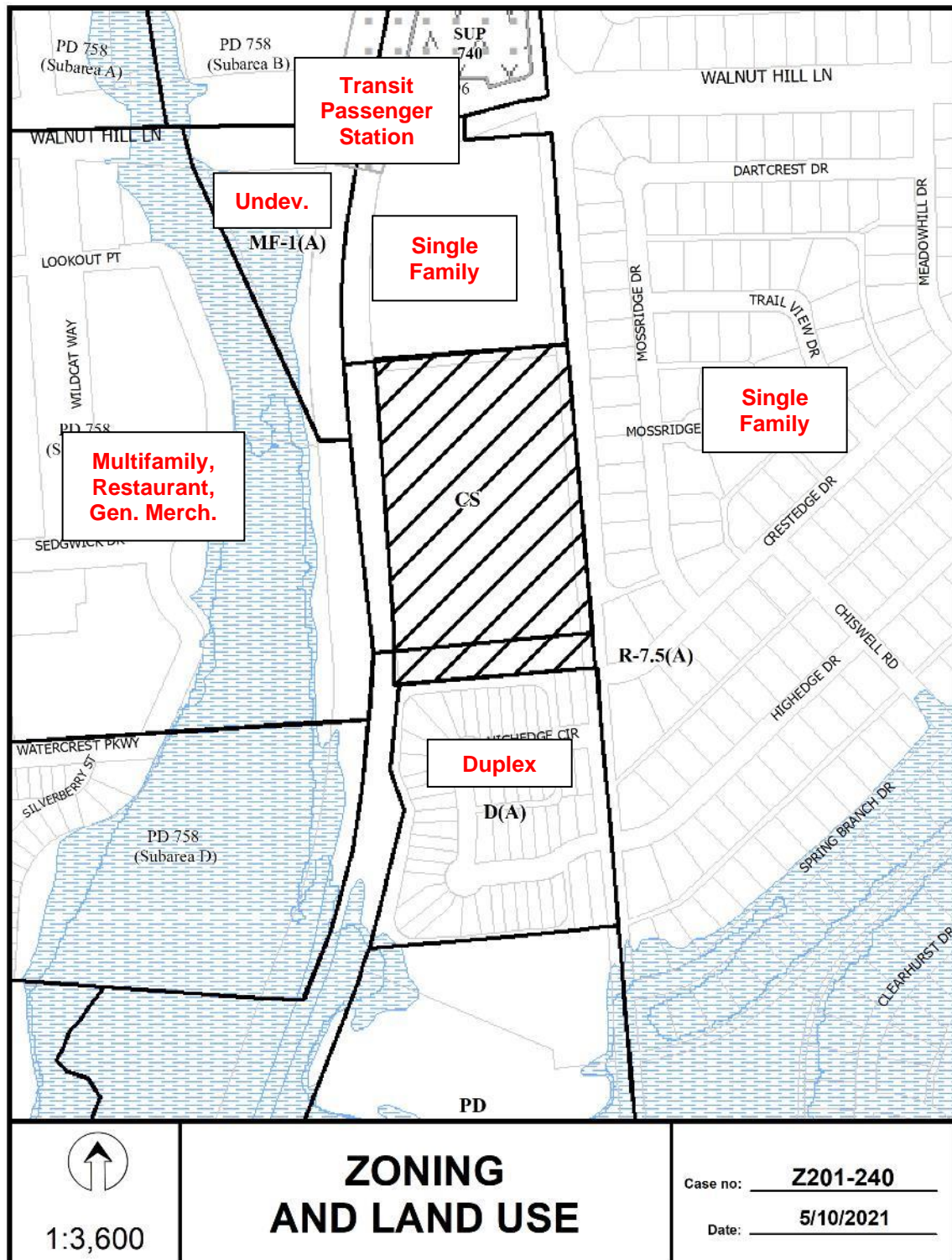
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

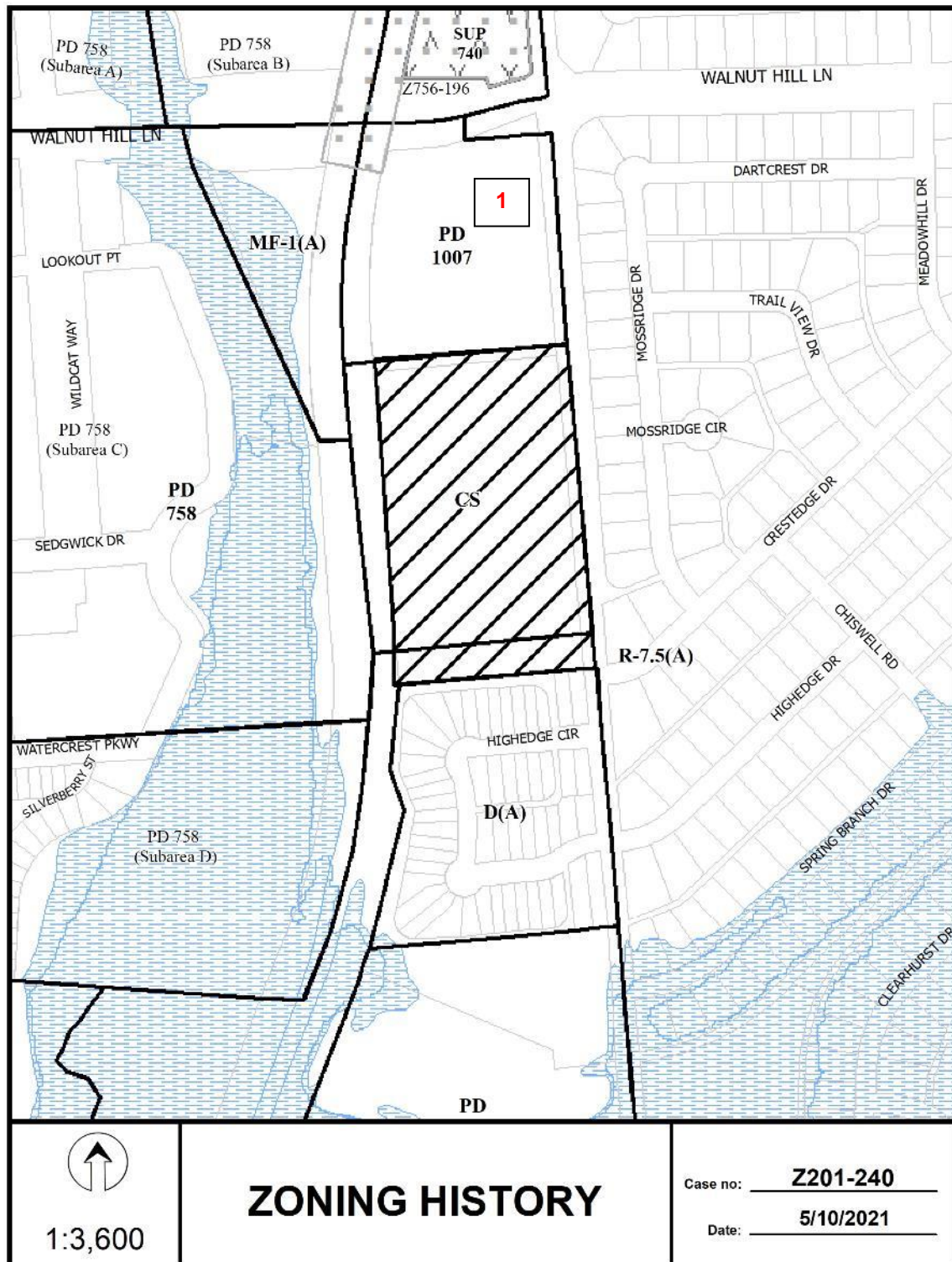
CPC RECOMMENDED CONCEPTUAL PLAN

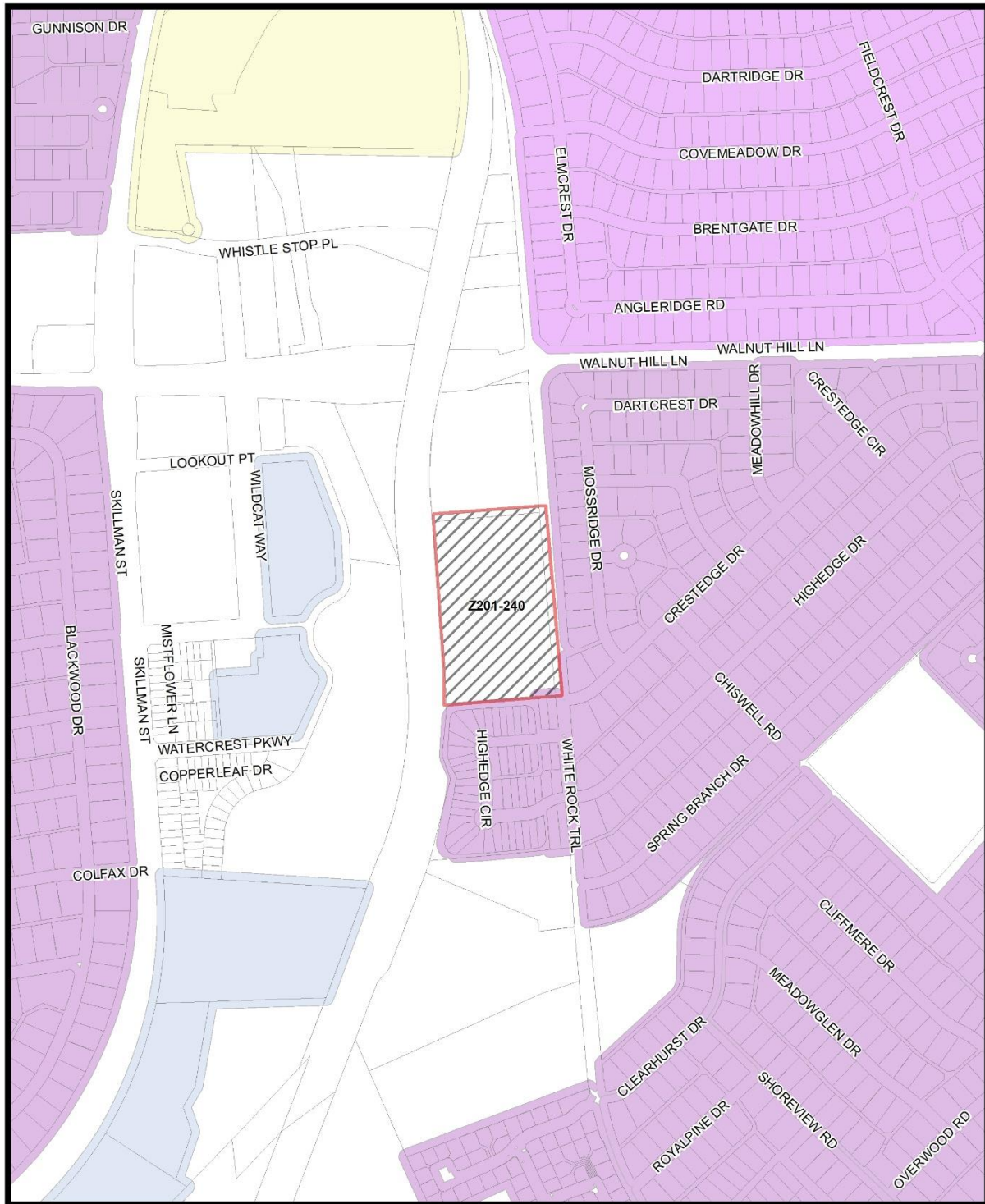












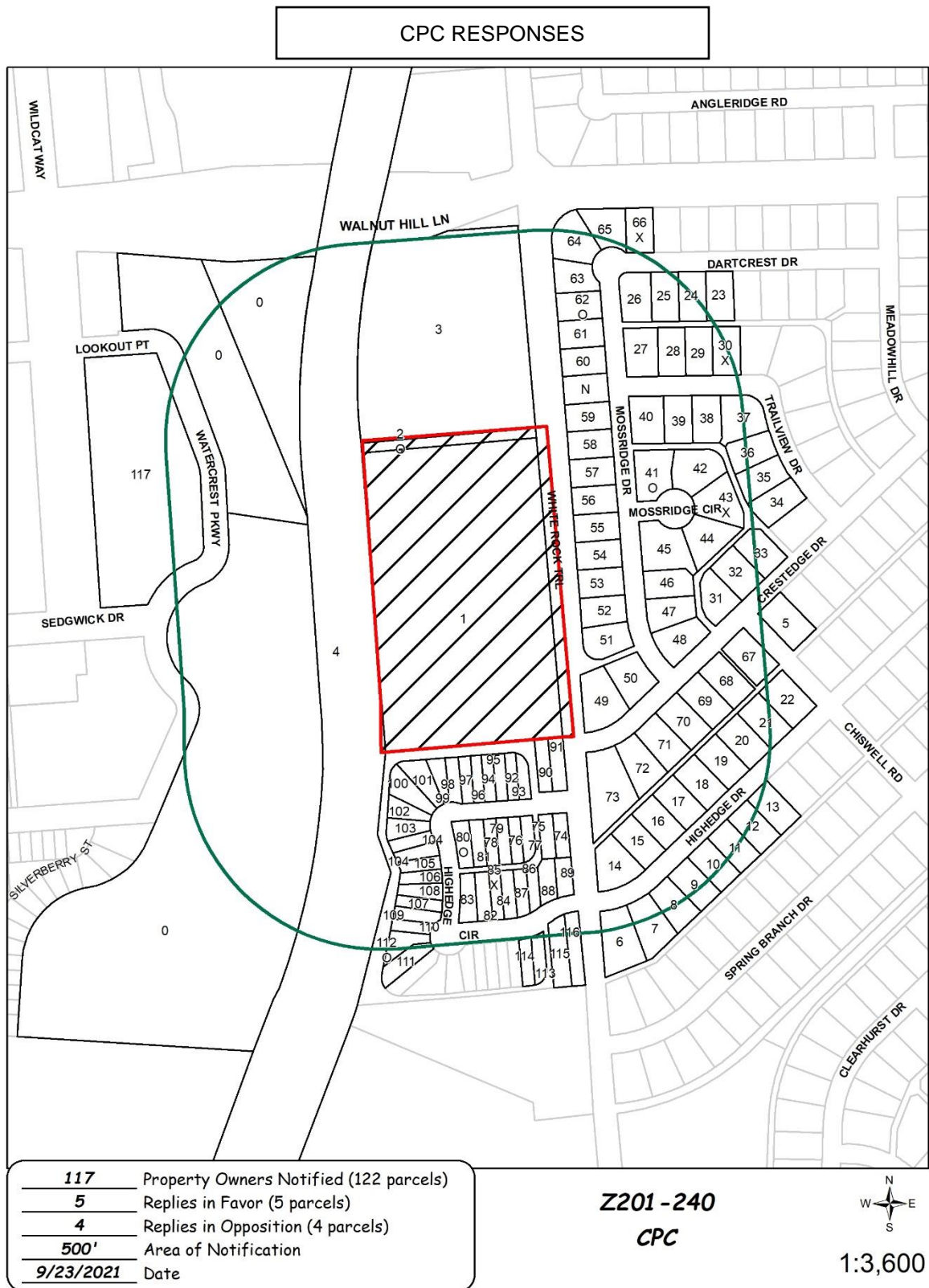
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 5/10/2021



9/22/2021

Reply List of Property Owners***Z201-240******117 Property Owners Notified******5 Property Owners in Favor******4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST TR &
O	2	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST &
	3	9601 WHITE ROCK TRL	PSW WHITE ROCK TRAIL LLC
	4	555 2ND AVE	DART
	5	9406 CRESTEDGE DR	BELLEW STEVEN C
	6	9406 HIGHEDGE DR	QUIGLEY JASON R
	7	9410 HIGHEDGE DR	COLLINS HAROLD LOGAN & ASHLEY H
	8	9416 HIGHEDGE DR	RICHARD ALLAN C III & SHANAN L
	9	9420 HIGHEDGE DR	SCHERER THEODORE O III &
	10	9426 HIGHEDGE DR	HURLEY LINDA K
	11	9432 HIGHEDGE DR	CONWAY LIVING TRUST
	12	9438 HIGHEDGE DR	ROBERTS CHAD E & SARAH C
	13	9444 HIGHEDGE DR	GRAHAM STEPHEN & LEEANN
	14	9407 HIGHEDGE DR	FARIS SCOTT & COURTNEY
	15	9415 HIGHEDGE DR	THOMI CAROLYN
	16	9425 HIGHEDGE DR	LUKOWSKI JON & EMILY
	17	9431 HIGHEDGE DR	CHISM CARTER
	18	9437 HIGHEDGE DR	SCHROEDER JOY M & ROBERT T
	19	9443 HIGHEDGE DR	BERGLUND STEVEN S
	20	9449 HIGHEDGE DR	ROSENER ROBERT GREGORY &
	21	9455 HIGHEDGE DR	GLASS JARRETT R &
	22	9463 HIGHEDGE DR	PATTERSON KAREN L
	23	9426 DARTCREST DR	ALLEN JERRY RAY & PATTI A
	24	9420 DARTCREST DR	RUCKER JOAN GRAHAM HARTONG &
	25	9414 DARTCREST DR	MCILROY KEVIN L & SHARON
	26	9408 DARTCREST DR	MCCLELLAN MATTHEW J &

09/22/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	9648 TRAILVIEW DR	MORAN MATTHEW W &
	28	9644 TRAILVIEW DR	DUGE RICHARD W
	29	9638 TRAILVIEW DR	MILLINGTON KRISTIN A &
X	30	9634 TRAILVIEW DR	FAMILY TRUST THE
	31	9337 CRESTEDGE DR	WOODBURY GEOFFREY S & SHELLEY
	32	9405 CRESTEDGE DR	ARENA JOHN M
	33	9409 CRESTEDGE DR	THOMAS BLAIR A
	34	9607 TRAILVIEW DR	FINFROCK WALLACE P &
	35	9611 TRAILVIEW DR	CABANISS KEVIN CHARLES EST OF &
	36	9615 TRAILVIEW DR	BARTHOLOMEW DWIGHT U &
	37	9619 TRAILVIEW DR	GOODEN MICHAEL & MARY D
	38	9637 TRAILVIEW DR	HOUCHARD DANIEL P & MAURA E
	39	9643 TRAILVIEW DR	SELLERS BAINE TERRELL & SARA
	40	9647 TRAILVIEW DR	SAYLES ROBERT L & KIMBERLY
O	41	9538 MOSSRIDGE CIR	Taxpayer at
	42	9534 MOSSRIDGE CIR	EPHRAIM REVOCABLE TRUST
X	43	9530 MOSSRIDGE CIR	JONES MARY LOUISE WHITE
	44	9526 MOSSRIDGE CIR	WILLIAMS MICHAEL LANE &
	45	9522 MOSSRIDGE CIR	Taxpayer at
	46	9516 MOSSRIDGE DR	WILLIAMS C COURTNEY
	47	9510 MOSSRIDGE DR	HOPKINS WALLACE W
	48	9506 MOSSRIDGE DR	SHOLEEN DEREK H &
	49	9307 CRESTEDGE DR	HEFFNER STACEY GARCIA &
	50	9317 CRESTEDGE DR	CHOI CHRISTOPHER MICHAEL & ERIN MARIE
	51	9507 MOSSRIDGE DR	PALMER GIBSON L & LULA S
	52	9511 MOSSRIDGE DR	BAYNE HARRY G
	53	9517 MOSSRIDGE DR	DANGELO ROBERT P & KELLI M
	54	9521 MOSSRIDGE DR	PERSLEY KIMBERLY
	55	9527 MOSSRIDGE DR	Taxpayer at
	56	9533 MOSSRIDGE DR	BARFOOT DAVID SCOTT & DEBORAH JT
	57	9539 MOSSRIDGE DR	HALLERMAN H MARIE

09/22/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	9543 MOSSRIDGE DR	TAVACKOLI MOHAMMAD & AMANDA
	59	9547 MOSSRIDGE DR	PLIMPTON ROBERT
	60	9609 MOSSRIDGE DR	QUALIA STUART ISAAC & KATHRYN ANN
	61	9615 MOSSRIDGE DR	NEWELL BENJAMIN &
O	62	9619 MOSSRIDGE DR	TABAK NAOMI TUCHMAN &
	63	9623 MOSSRIDGE DR	WEITZEL ROBERT E &
	64	9627 MOSSRIDGE DR	BALCH CHANDLER & KELSEY
	65	9405 DARTCREST DR	MOORE WALTER D EST OF
X	66	9409 DARTCREST DR	ALFERTIG CHRISTINA L
	67	9336 CRESTEDGE DR	EOFF DAVID D & MARTHA
	68	9330 CRESTEDGE DR	JONES D LES
	69	9326 CRESTEDGE DR	CULLUM GEORGE P & LORAIN A
	70	9320 CRESTEDGE DR	BONDY ROBERT C III &
	71	9316 CRESTEDGE DR	MORGAN ANDREW C & MELISSA D
	72	9310 CRESTEDGE DR	PACIFIC OCEAN LIVING TRUST THE
	73	9306 CRESTEDGE DR	BENDA JOHN
	74	9204 HIGHEDGE CIR	WOOD VIRGINIA A
	75	9206 HIGHEDGE CIR	JEFFERY BEN & STEPHANIE
	76	9212 HIGHEDGE CIR	SLOCUM DONNA G
	77	9210 HIGHEDGE CIR	SLOCUM MARTHA ANNE
	78	9218 HIGHEDGE CIR	SMOOT JASON W &
	79	9216 HIGHEDGE CIR	LINDELL BELINDA
O	80	9224 HIGHEDGE CIR	CARGILE ARRETA
	81	9222 HIGHEDGE CIR	VANCE KEVIN & BELREND A YEAGER
	82	9336 HIGHEDGE CIR	AILLS JACKSON L
	83	9334 HIGHEDGE CIR	EDDLEMON V CARLENE
	84	9342 HIGHEDGE CIR	BAHTA SIRAK
X	85	9340 HIGHEDGE CIR	BRADFORD TODD A
	86	9348 HIGHEDGE CIR	SATTERFIELD HUNTER D &
	87	9346 HIGHEDGE CIR	PORTER STEVEN J
	88	9352 HIGHEDGE CIR	SANDOVAL JACKLYN

09/22/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	9354 HIGHEDGE CIR	ROWLAND MELINDA
	90	9205 HIGHEDGE CIR	KNEBEL ROBERT
	91	9203 HIGHEDGE CIR	HERZER JOSEPH R JR &
	92	9211 HIGHEDGE CIR	SITHIHAO PAMELA P
	93	9209 HIGHEDGE CIR	Taxpayer at
	94	9217 HIGHEDGE CIR	LEGG ROBERT
	95	9215 HIGHEDGE CIR	BATSON JEFFERY & JENNIFER
	96	9221 HIGHEDGE CIR	ALBANI ALLISON M
	97	9223 HIGHEDGE CIR	Taxpayer at
	98	9227 HIGHEDGE CIR	WOODARD JENNIFER M
	99	9229 HIGHEDGE CIR	WMG REAL ESTATE LLC SERIES 7
	100	9235 HIGHEDGE CIR	ANDREASEN TERRY D
	101	9233 HIGHEDGE CIR	Taxpayer at
	102	9239 HIGHEDGE CIR	MCBRIDE BRENDA
	103	9241 HIGHEDGE CIR	Taxpayer at
	104	9247 HIGHEDGE CIR	JOHNSON LIVING TRUST
	105	9251 HIGHEDGE CIR	Taxpayer at
	106	9253 HIGHEDGE CIR	Taxpayer at
	107	9303 HIGHEDGE CIR	HENDERSON MICHAEL &
	108	9305 HIGHEDGE CIR	HENDERSON MICHAEL &
	109	9311 HIGHEDGE CIR	SMALL REBECCA
	110	9309 HIGHEDGE CIR	WOODALL RAMSAY PACE
	111	9317 HIGHEDGE CIR	STALDER LYNDIA C TRUST THE
O	112	9315 HIGHEDGE CIR	HAGEMEIER SUSAN K & STEPHEN C KINCHELOE
	113	9347 HIGHEDGE CIR	WIDLER DAVID
	114	9345 HIGHEDGE CIR	DEMLER ADELE
	115	9351 HIGHEDGE CIR	ALEXANDER JESSICA N &
	116	9353 HIGHEDGE CIR	BARR ASHLEY C & WILLIAM J
	117	9330 LOOKOUT PT	LHTC MF I LP