

FILE NUMBER: Z223-301(LG) **DATE FILED:** July 11, 2023
LOCATION: West side of Ingersoll Street, on the west side of Iroquois Drive,
and north of Nomas Street
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 44.6 acres **CENSUS TRACT:** 48113010601

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: Jamp Westfork, LLC

REQUEST: An application for a Planned Development District for specific residential and nonresidential uses on property zoned an MH(A) Manufactured Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District with consideration for an R-5(A) District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, lot size, floor area ratio, lot coverage, and stories to allow a single family development.

CPC RECOMMENDATION: Approval of a Planned Development District for specific residential and nonresidential uses, subject to the applicant's proposed conceptual plan and the applicant's requested conditions with changes.

STAFF RECOMMENDATION: Approval of an R-5(A) District, in lieu of a Planned Development District.

BACKGROUND INFORMATION:

- The area of request consists of 44.6 acres of undeveloped land.
- On October 1, 2020, the City Plan Commission recommended denial without prejudice of an application for a CH Clustered Housing District for this site.
- The applicant proposes to develop the site with a single family development; however, deviating from the yard, lot, and space regulations. Therefore, the applicant is requesting a Planned Development District.

Zoning History:

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

1. **Z190-273:** On October 1, 2020, the City Plan Commission recommended denial without prejudice of an application for a CH Clustered Housing District on property zoned an MH(A) Mobile Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District west of Ingersoll Street, on the west side of Iroquois Drive, and north of Nomas Street. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ingersoll Street	Local Street	60 feet/--
Iroquois Street	Local Street	60 feet/--
Clymer Street	Local Street	60 feet/--

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The Transportation Development Services division staff of Development Services completed a review of a traffic impact analysis dated June 27, 2023, for the proposed Westfork 44 residential development. Findings of the analysis show that the proposed development can be successfully incorporated into the surrounding local roadway network without adverse impact to nearby intersections. The study will be revised at permitting to include the roughly proportional impact at nearby intersections and roads following the development of a nearby proposed cold storage facility. Proposed design must include alleys to accommodate adequate space for utilities and reduce driveway density.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 marked with an asterisk (*). The request does **not** comply with the goals and policies marked with a dagger (†):

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. †

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.*

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

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

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

Although the request complies with several goals and policies of the Comprehensive Plan, staff believes the number of dwelling units proposed is too dense for the area, especially when the site is in a flood plain.

Area Plans

Trinity River Corridor Comprehensive Land Use Plan was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the West Dallas District which calls for the area to be used as Residential Traditional (single family homes) and protects the area along the Trinity River as floodway.

The applicant's land use request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

West Dallas Comprehensive Land Use Study was adopted by City Council in 1999. The study identifies and inventories all existing land uses and zoning and distinguishes key issues that are most likely to influence the positive redevelopment and stability of the area. The West Dallas community contains approximately 6,500 acres with a mixture of land uses ranging from residential to industrial. The area is primarily zoned single-family or low-density multifamily north of Singleton Boulevard.

The request is located within Subarea 2: Ledbetter/Chalk Hill, which is predominantly single family. An analysis of the area indicated the land uses in the area were in conformance with the zoning district regulations, hence no change in zoning was recommended. However, the study indicates that future land use for three former landfills comprising 75 acres of undeveloped land within this subarea should be given to non-residential uses.

The applicant's land use to the north of the request is consistent with the goals of the West Dallas Comprehensive Land Use Study. However, a portion of the request to the south is not consistent since the future land use recommendation is light industrial.

Land Use:

	Zoning	Land Use
Site	MH(A), A(A), LI, and R-5(A)	Undeveloped
North	R-5(A) and A(A)	Undeveloped, Trinity River
East	R-5(A)	Single family
South	R-5(A) and LI	Single family, church, public or private school, undeveloped
West	A(A)	Undeveloped, commercial stable

Land Use Compatibility:

The area of request is currently undeveloped. The site is predominantly surrounded by single family uses and undeveloped land. Other uses in the area include a church to the east, an elementary school to the southeast, and a commercial stable to the west.

The applicant proposes to develop the site with approximately 326 single family homes by requesting a Planned Development District for single family residential uses. Although many of the conditions of a standard R-5(A) District will be retained, the applicant proposes deviations to the setbacks, lot size, and lot coverage standards. As shown on the applicant’s proposed conceptual plan, they propose to divide the area of request into Subarea A, Subarea B, and Subarea C.

The minimum front yard required in a standard R-5(A) District is 20 feet. The applicant proposes a minimum 20-foot front yard setback for Subarea A and B, and no minimum front yard setback for Subarea C. The side and rear yards for Subarea A and B would default to the R-5(A) District standard of five feet. The applicant is proposing no minimum side and rear yard setback requirement and requesting that the provisions for contiguous block face setback do not apply to Subarea C.

In standard R-5(A) District the minimum lot size for residential use is 5,000 square feet. The applicant is proposing a minimum lot size of 4,000 square feet for Subarea A and B and a minimum lot size of 2,000 square feet for Subarea C. The lot coverage requirement in a standard R-5(A) District is 45 percent for residential uses. The applicant is proposing 60 percent lot coverage for residential uses for all three subareas.

Staff supports the applicant’s requested land use and believe this use is compatible with the surrounding area. However, staff recommends a standard R-5(A) District, in lieu of the applicant’s request for a PD for single family uses.

Staff believes the applicant’s proposed deviations to setbacks, lot size, and lot coverage are not substantial enough to warrant the creation of a new PD when the codified development standards of a residential district would still allow development on the site. Staff recommendation would follow the pattern of existing R-5(A) district north, east, and south of the area of request, and it would create a gradual decrease in density towards the less dense residential areas to the west and southwest zoned an A(A) or LI district.

Development Standards

Following are the development standards for the current LI, MH(A), A(A), and R-5(A) District, and the proposed changes within the new Planned Development District.

District	Setback		Density	Height	Lot Cvrg.
	Front	Side/Rear			
Existing: LI	15'	30' adj. to res. Other: No min.	0.5 FAR Retail & Personal Service Uses 0.75 FAR Lodging, Office, and Retail & Personal Service Uses 1.0 FAR Overall	70'	80%
Existing: MH(A)	20'	10'	1,500 sq. ft. - Transient Stand 4,000 sq. ft. - Subdivision Lot	24'	20% Res. 25% Nonres.
Existing: A(A)	50'	20' Side 50' Rear for single family Rear Other: 10'	Min. Lot: 3 Acres	24'	10% Res. 25% Nonres
Existing: R-5(A)	20'	5' single family Other: 10'	Min. Lot: 5,000 sq. ft.	30'	45% Res. 25% Nonres
Proposed: PD Subarea A & B	20'	5' single family Other: 10' ¹	Min. Lot: 4,000 sq. ft. Max. 6 du/acre	30' 2 stories	60% Res. 25% Nonres.
Proposed: PD Subarea C	20'	Side: 5' on one side of single family Rear: No min. for single family Other: 10' ¹	Min. Lot: 2,000 sq. ft. Max. 9 du/acre	30' 2 stories	60% Res. ² 25% Nonres.

¹The applicant is requesting that the provisions for contiguous block face setback do not apply to this subarea.

²The applicant is requesting that surface parking lots are not included in lot coverage calculation.

Design Standards

Staff included recommended design standard conditions for the City Plan Commission to consider if the commission moved to recommend approval of the request. Staff recommended conditions for sidewalks and pedestrian lighting to improve the pedestrian realm along all streets. Staff also recommended requiring alleys for single family lots that width size is 27 feet or less to eliminate driveways and enhance the pedestrian realm. City Plan Commission recommended approval of applicant's request to only include the minimum sidewalk requirement width of five feet under the design standard conditions.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family is one space in R-7.5(A), R-5(A), and TH districts; two spaces in all other districts. The applicant will be required to comply with standard parking ratios at permitting.

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 currently within an "H" MVA area.

Z223-301(LG)

List of Officers

Jamp Westfork, LLC

Brady Giddens, Member

**CPC Action
August 22, 2024**

Motion: It was moved to recommend approval of a Planned Development District for specific residential and nonresidential uses, subject to a conceptual plan and applicant's recommended conditions with the following changes: Sec. 51-p-106. Development Plan follow staff's recommended conditions, for Sec. 51-P-109 Yard, lot, and space regulations; for subareas A and B, density should read as, maximum density is 6 units per acre; for subarea C, density should read as, maximum density is 9 units per acre, for Sec. 51-P-110; Off-street Parking and Loading; Strike the minimum guest parking requirement, on property zoned an MH(A) Manufactured Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District, on the west side of Ingersoll Street, on the west side of Iroquois Drive, and north of Nomas Street.

Maker: Carpenter
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan*, Blair, Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Eppler
Vacancy: 1

*out of room, shown voting in favor

Notices: Area: 500 Mailed: 230
Replies: For: 0 Against: 5

Speakers: For: Carlos Talison, 3904 Elm St., Dallas, TX, 75226

For (Did not speak) : Santos Martinez, 2489 Camino Plata Loop NE, Rio Rancho, NM, 87144
Scott Beck, 6018 Royal Crest Ln., Dallas, TX, 75230

Against: None

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 5500 Wilson. The size of PD _____ is approximately 44 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. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) 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.

Staff's and CPC Recommendation

(a) 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.

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

Applicant's Request:

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

1. For residential uses, a preliminary plat shall satisfy the requirements of a development plan.
2. A final plat for residential uses may make minor deviations from the lot and secondary street configuration shown on a preliminary plat provided that the final plat does not increase the number of lots or provide additional access points.

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

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - None permitted
- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Church.
 - Community service center. [SUP]

- (5) Lodging uses.
 - None permitted.
- (6) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (7) Office uses.
 - None permitted
- (8) Recreation uses.
 - Private recreation center, club, or area. (SUP)
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Single family.
- (10) Retail and personal service uses.
 - None permitted
- (11) Transportation uses.
 - Transit passenger shelter.
- (12) Utility and public service uses.
 - Electrical substation. (SUP)
 - Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
 - Utility or government installation other than listed. [SUP]
- (13) Wholesale, Distribution, and Storage.
 - None permitted.

SEC. 51P-____.108. ACCESSORY USES.

(a) 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) Subareas A and B.

(1) Front Yard.

Minimum front yard is 20 feet.

(2) Side and rear yard.

Except as provided in this subsection, minimum side and rear yard is 10 feet. Minimum side and rear yard 5 feet for single family structures.

b) The provisions for contiguous block face setback shall not apply to this subarea.

(3) Density

Maximum density is-6 units per acre.

(4) Floor Area

No floor area maximum.

(5) Height

Maximum structure height is 30 feet.

a. The following structures may project a maximum of 5 feet above the maximum height:

i. Chimneys or vent stacks

ii. Skylights

b. Flat roofs are prohibited on single-family structures throughout the district.

- c. Roof decks are prohibited on single-family structures throughout the district.

(6) Lot Coverage

- a. Maximum lot coverage for residential structures is 60 percent.
- b. Maximum lot coverage for non-residential structures is 25 percent.
- c. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot Size

Minimum lot size is 4,000 square feet.

(8) Stories

Maximum number of stories is 2.

(b) Subarea C.

(1) Front yard.

Minimum front yard is 20 feet.

(2) Side and rear yard

- a. Except as provided in this subsection, minimum side and rear yard is 10 feet. For single family structures, no minimum rear setback is required.
- b. For single-family structures, a minimum five foot setback is required on one side of the lot. No minimum setback required on the other side of the same lot.
- c. The provisions for contiguous block face setback provisions shall not apply to this subarea.

(3) Density.

- a. Maximum density is 9 units per acre.

(4) Floor area.

- a. No maximum floor area.

Z223-301(LG)

(5) Height.

Maximum structure height is 30 feet.

- a. The following structures may project a maximum of 5 feet above the maximum height:
 - i. Chimneys or vent stacks
 - ii. Skylights
- b. Flat roofs are prohibited on single-family structures throughout the district.
- c. Roof decks are prohibited on single-family structures throughout the district.

(6) Lot coverage.

- a. Maximum lot coverage for residential structures is 60 percent.
- b. Maximum lot coverage for non-residential structures is 25 percent.
- c. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

- a. Minimum lot size is 2,000 square feet.

(8) Stories.

- a. Maximum number of stories is two.

(9) Lot width.

- a. Minimum lot width is twenty-four (24) feet.

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.

Staff and CPC Recommendation:

1. ~~A minimum of one guest parking space for every four dwelling units shall be provided.~~
2. ~~Guest parking may be provided within public right of way.~~

Applicant's Request:

1. A minimum of one guest parking space for every four dwelling units shall be provided.
2. Guest parking may be provided within public right of way.

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

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) Tree mitigation is not required for Class 3 trees.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC.51P __.113. DESIGN STANDARDS.

Staff's Recommendation:

- (a) Applicability. The following design standards apply to new construction.
- (b) Sidewalks.
 - (1) Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along all street frontages.
 - (2) Internal sidewalks are required along new public streets to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.
- (c) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.
- (d) Alleys. Alleys are required for single family lots with widths of 27 feet or less.

Applicant's Request and CPC Recommendation:

- ~~(a) Applicability. The following design standards apply to new construction.~~
- (b) Sidewalks.
 - (1) Minimum public sidewalk width is five feet.
 - ~~(2) Internal sidewalks are required along new public streets to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.~~
- ~~(c) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.~~
- (d) Alleys. Alleys are required for single family lots with widths of 27 feet or less.

SEC. 51P_ 114. OPEN SPACE

- (A) Minimum open space shall be twenty (20) percent of the entire property.
- (B) Open space may include pedestrian amenities and trails. These amenities may include, but are not limited to, benches, playground equipment, shade structures, pedestrian lighting, fountains, swimming pools, amenity center, dog parks, pedestrian paths, or bike racks. Area counted toward open space may not be driven on or parked on, except for emergency vehicles. A minimum of five amenities must be provided in designated open space area B. A minimum of two amenities must be provided in each of the designated open space areas of subarea A and C.
- (C) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.
- (D) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

Staff's Recommendation:

~~(E) A maximum of fifty-five (55) percent of open space areas may include detention areas or flood zones.~~

Applicant's Request and CPC Recommendation:

(E) A maximum of fifty-five (55) percent of open space areas may include detention areas or flood zones.

- (F) Open space may be completed in phases.
- (G) A minimum area of 90,000 square feet of contiguous open space must be provided upon the completion of all phases.

SEC. 51P- ____.115. SIGNS.

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

SEC. 51P- ____.116. 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.

(c) Maximum driveway width and pavement shall be 18 feet within a required front yard.

(d) Additional impervious pavement within the required front yard is limited to sidewalks.

SEC. 51P-____.117. RIGHT-OF-WAY.

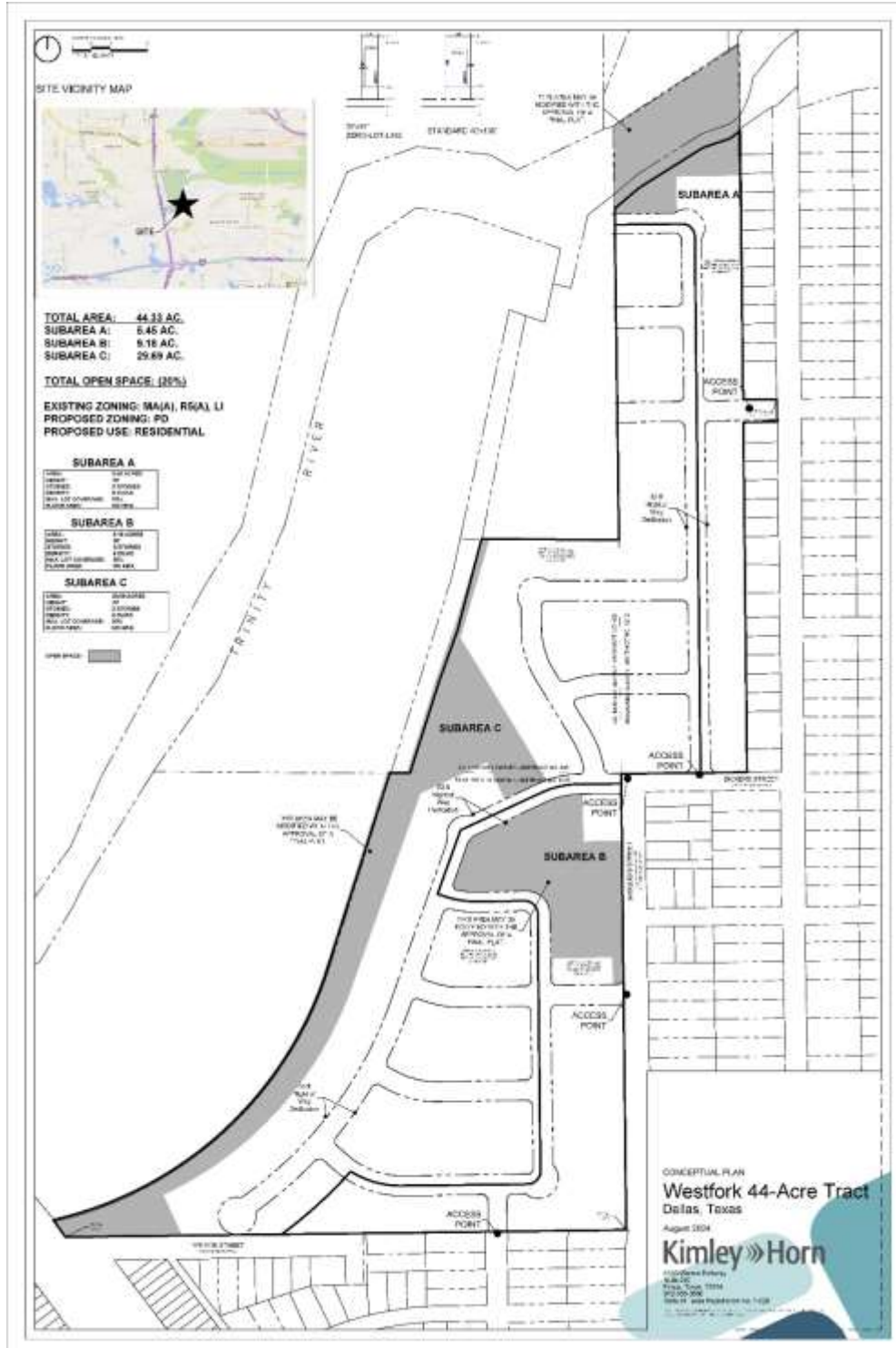
Right of way must be constructed as shown on approved conceptual plan or preliminary plat.

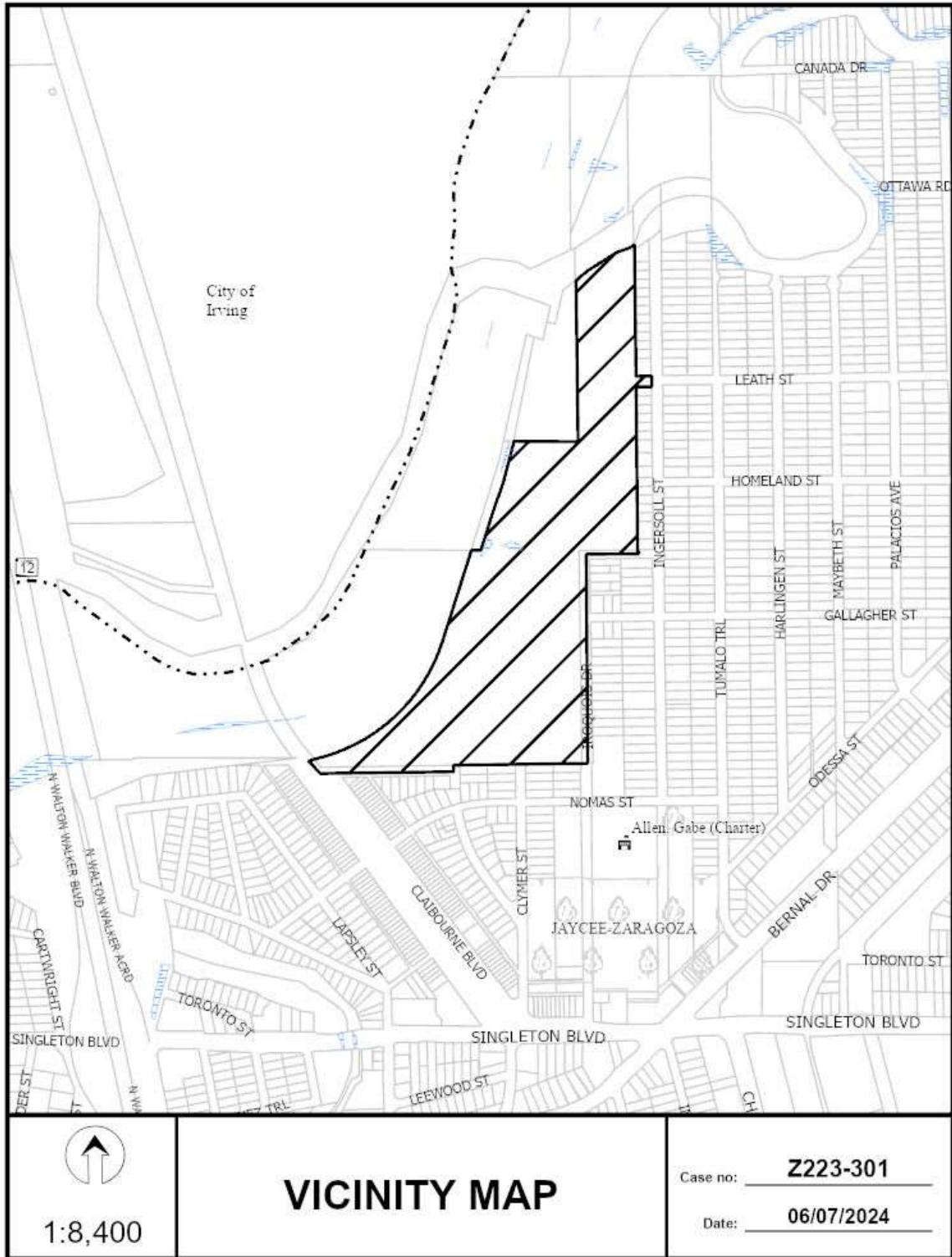
SEC. 51P-____.117. COMPLIANCE WITH CONDITIONS.

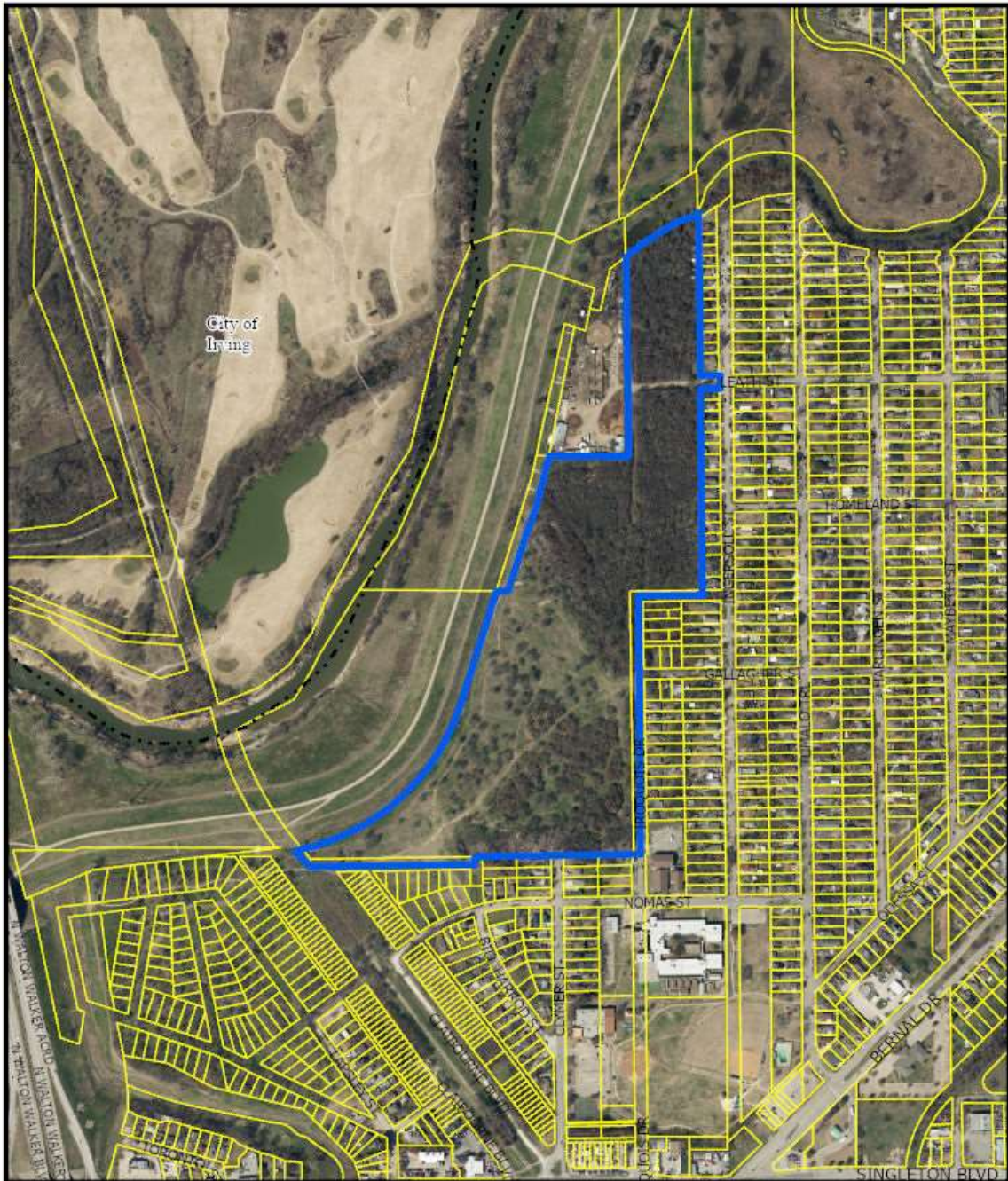
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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.

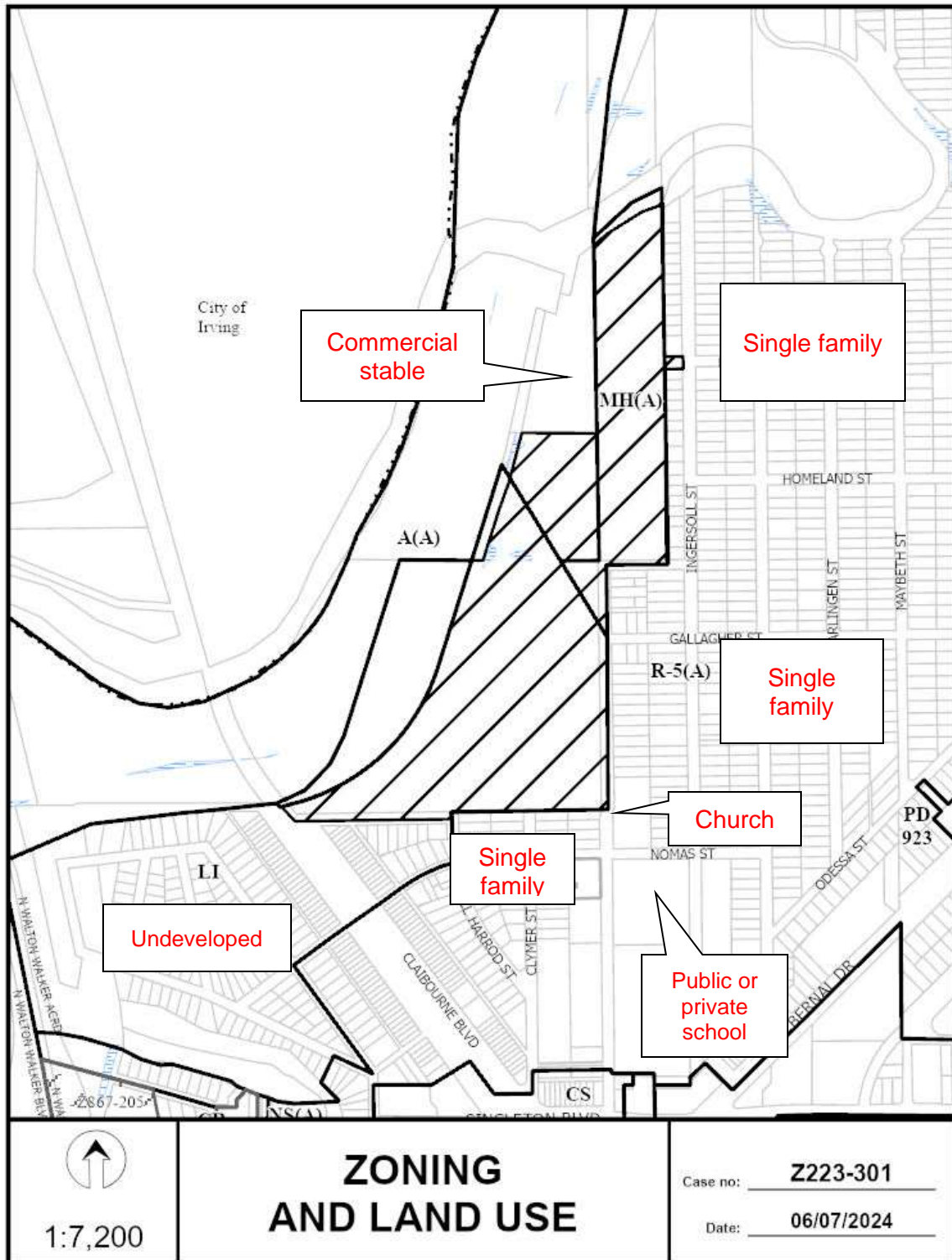
CPC RECOMMENDED CONCEPTUAL PLAN



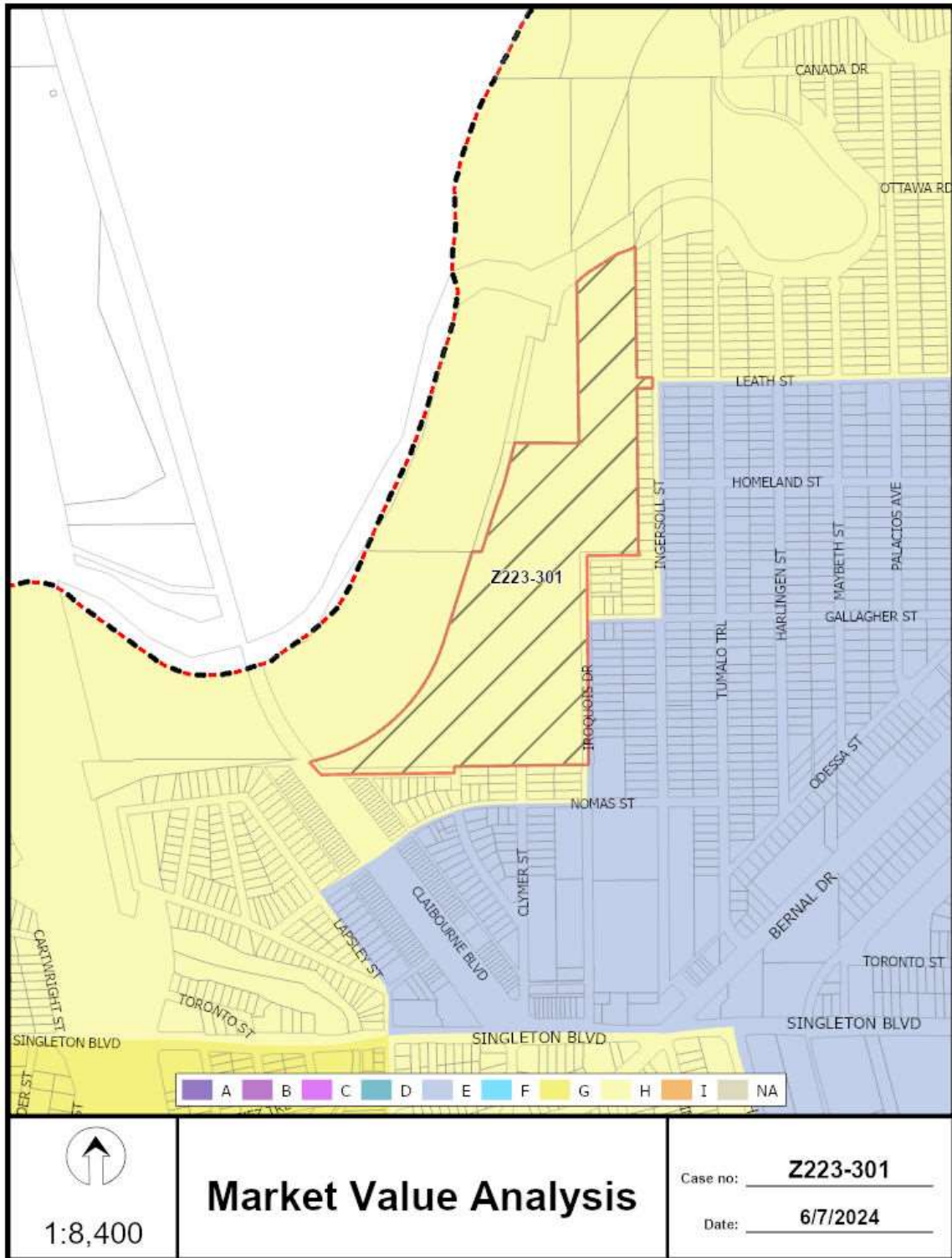


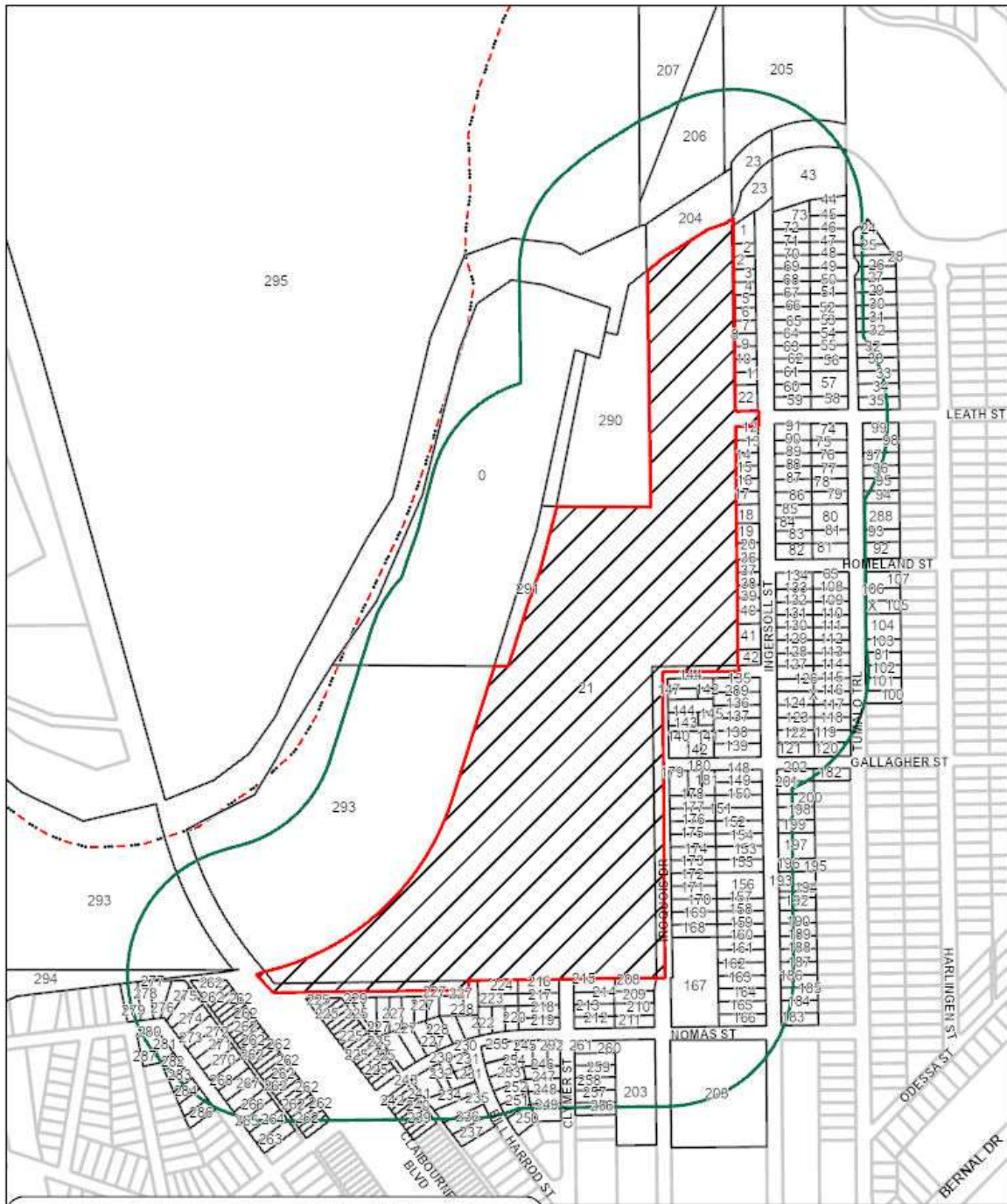


 1:7,200	<h1>AERIAL MAP</h1>	Case no: <u> Z223-301 </u> Date: <u> 06/07/2024 </u>
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295	Property Owners Notified (363 parcels)
0	Replies in Favor (0 parcels)
2	Replies in Opposition (2 parcels)
500'	Area of Notification
8/22/2024	Date

Z223-301
CPC



1:6,000

08/07/2024

Reply List of Property Owners***Z223-301******295 Property Owners Notified******0 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4019	INGERSOLL ST	FRAIRE SILVIA &
2	4015	INGERSOLL ST	ORTIZ RAUL
3	4007	INGERSOLL ST	ROSA SABINO D & FILOMENA
4	4003	INGERSOLL ST	IBARRA CESAR EST OF
5	3935	INGERSOLL ST	ARMENTA JOSE DE J
6	3931	INGERSOLL ST	GODINES JESUS
7	3927	INGERSOLL ST	LA ROSA CARLOS DE
8	3923	INGERSOLL ST	TAPIA YONESI & MARIA CRUZ
9	3919	INGERSOLL ST	ROBLES MATILDA
10	3915	INGERSOLL ST	ESTRADA HECTOR &
11	3911	INGERSOLL ST	TITTLE RITA J
12	3815	INGERSOLL ST	VILLALON PEDRO III
13	3811	INGERSOLL ST	IBARRA GLORIA
14	3807	INGERSOLL ST	COOKS MARTISE D
15	3803	INGERSOLL ST	DELGADO CARLOS
16	3723	INGERSOLL ST	DELGADDO CARLOS ET AL
17	3719	INGERSOLL ST	DELGADO CARLOS & MARY A
18	3715	INGERSOLL ST	PEUGH DAVID D
19	3705	INGERSOLL ST	AGUIRRE ANTHONY
20	3703	INGERSOLL ST	CORDOVA MARIA ELMA & GUSTAVO
21	5500	WILSON ST	JAMP WESTFORK LLC
22	3903	INGERSOLL ST	ESTRADA HECTOR & OLIVIA
23	1050	CANADA DR	CROW MARVIN D
24	4046	TUMALO TRL	GONZALES CAROLYN
25	4042	TUMALO TRL	JANTES JOSE PABLO &
26	3938	TUMALO TRL	ROMO FAMILY TRUST

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3934	TUMALO TRL	RODRIGUEZ ANN LILIA &
28	3944	TUMALO TRL	ROMO ARIEL C
29	3930	TUMALO TRL	SPRINGFUL PROPERTIES LLC
30	3928	TUMALO TRL	Taxpayer at
31	3926	TUMALO TRL	IBARRA ROGELIO &
32	3922	TUMALO TRL	IBARRA MARIA
33	3914	TUMALO TRL	LOREDO PROPERTIES
34	3906	TUMALO TRL	SAENZ LETICIA
35	3902	TUMALO TRL	CEJA YOLANDA
36	3631	INGERSOLL ST	WOOTEN JOSEPH D &
37	3627	INGERSOLL ST	MARTINEZ FRANCISCO &
38	3623	INGERSOLL ST	DIAZ HILARIO
39	3619	INGERSOLL ST	VILLALON ALBERT & GLORIA
40	3615	INGERSOLL ST	CASTILLO GEORGE JR &
41	3611	INGERSOLL ST	CASTILLO GEORGE &
42	3603	INGERSOLL ST	QUINTOS BENIGNO PUENTE &
43	4026	INGERSOLL ST	CARRILLO ADRIAN RENE
44	4029	TUMALO TRL	BUSTOS PABLO & MARIA R
45	4023	TUMALO TRL	IBARRA SAUL & LOUISE
46	4019	TUMALO TRL	IBARRA SAUL & LOUISE
47	4015	TUMALO TRL	BUSTOS LUCIA
48	4011	TUMALO TRL	ROMO GUSTAVO ALONZO &
49	4007	TUMALO TRL	ROMO BRENDA
50	4003	TUMALO TRL	ROMO EUFEMIA LINDA
51	3935	TUMALO TRL	ROMO LUZ ELENA &
52	3931	TUMALO TRL	IBARRA CARMEN RODRIQUEZ &
53	3927	TUMALO TRL	IBARRA MARIA A
54	3923	TUMALO TRL	IBARRA BEATRIZ
55	3919	TUMALO TRL	ARAGON CARLOS
56	3915	TUMALO TRL	SAENZ JUAN A &
57	3907	TUMALO TRL	JANTES JOSE PABLO &

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	3903 TUMALO TRL	MANZANARES HECTOR &
	59	3902 INGERSOLL ST	CASTILLO GENARA H ESTATE OF
	60	3906 INGERSOLL ST	CASTILLO JOSE
	61	3910 INGERSOLL ST	Taxpayer at
	62	3914 INGERSOLL ST	MENDOZA JOSEPHINE SANCHEZ
	63	3918 INGERSOLL ST	ESPARZA VICTORIA
	64	3922 INGERSOLL ST	CORLEW ELAINE D
	65	3926 INGERSOLL ST	CARDOZA FAMILY REVOCABLE
	66	3930 INGERSOLL ST	CRUZ JOSE N SR ET AL
	67	3934 INGERSOLL ST	GARCIA DIAMANTINA E
	68	4002 INGERSOLL ST	PUGARODRIGUEZ ADALBERTO &
	69	4006 INGERSOLL ST	COLLUM DANIEL & JILL
	70	4010 INGERSOLL ST	M6 HOMES LLC
	71	4014 INGERSOLL ST	HERNANDEZ ROSA ISELA
	72	4018 INGERSOLL ST	ADAM INVESTMENTS INC
	73	4022 INGERSOLL ST	MACIAS JUAN & ALICIA
	74	3815 TUMALO TRL	GONZALEZTORRES AUDELIA & NICK
	75	3811 TUMALO TRL	GONZALEZ EDUVIGES
	76	3807 TUMALO TRL	MENDEZ ELIAS & ESPERANZA
	77	3803 TUMALO TRL	NIRA RAMIRO
	78	3723 TUMALO TRL	ANGUIANO HECTOR &
	79	3719 TUMALO TRL	ALVAREZ NICHOLAS
	80	3715 TUMALO TRL	MENDEZ HECTOR
	81	3707 TUMALO TRL	CARDOZA AURELIO
	82	3702 INGERSOLL ST	CARDOZA CLAUDIA
	83	3706 INGERSOLL ST	CARDOZA MARIANN
	84	3710 INGERSOLL ST	ESTRADA CARMEN
	85	3714 INGERSOLL ST	ZUNIGA ALONZO M &
	86	3718 INGERSOLL ST	CHAVEZ JOSE M
	87	3722 INGERSOLL ST	GALINDO ALEJANDRA &
	88	3802 INGERSOLL ST	LONGORIA FRANCES MARIA

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3806 INGERSOLL ST	GONZALEZ LAURA CHAVEZ
	90	3810 INGERSOLL ST	TAMEZ ELEAZAR
	91	3814 INGERSOLL ST	REYES YESLI ERENIA &
	92	3702 TUMALO TRL	CARDOZA FAMILY REVOCABLE
	93	3706 TUMALO TRL	AGUILAR BLANCA
	94	3718 TUMALO TRL	MENDEZ HECTOR
	95	3722 TUMALO TRL	MENDEZ EDWARD & GRACE
	96	3802 TUMALO TRL	MENDEZ EDWARD
	97	3806 TUMALO TRL	JONES ALMA LIA &
	98	3810 TUMALO TRL	MARROQUIN JORGE L & ALICIA
	99	3814 TUMALO TRL	ASCENCIO NORMA JANETH
	100	3518 TUMALO TRL	THOMAS TREBRISA
	101	3522 TUMALO TRL	DELAROSA ALFREDO & NORMA L
	102	3526 TUMALO TRL	DELAROSA ALFREDO & NORMA
	103	3604 TUMALO TRL	MORATAYA PATRICIA MARGARITA &
	104	3610 TUMALO TRL	PINALES BARBARA
	105	3618 TUMALO TRL	EURESTI AUGUSTIN JR
X	106	3622 TUMALO TRL	FLORES JOE A JR
	107	3626 TUMALO TRL	SALAS IRMA
	108	3621 TUMALO TRL	BARRAZA BIANCA
	109	3619 TUMALO TRL	CHAPARRO ORALIA & CARMELO
	110	3615 TUMALO TRL	CARDOZA ROSEMARY
	111	3611 TUMALO TRL	VARELA JESSE
	112	3607 TUMALO TRL	MCSWAIN CHRISTINA DIANE
	113	3603 TUMALO TRL	ALVARADO ARIANA &
	114	3527 TUMALO TRL	GUTIERREZ MANUEL &
	115	3523 TUMALO TRL	HERRERA ANGEL & VERONICA
	116	3519 TUMALO TRL	Taxpayer at
	117	3515 TUMALO TRL	MENDEZ EFREN
	118	3511 TUMALO TRL	PENA CARLOS &
	119	3505 TUMALO TRL	CARDOZA ADRIANA

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3501 TUMALO TRL	MARROQUIN MARIO A
	121	3502 INGERSOLL ST	TAPIA OSCAR
	122	3506 INGERSOLL ST	HERNANDEZ AMBROSIO
	123	3510 INGERSOLL ST	RAMIREZ LAURA PATRICIA
	124	3514 INGERSOLL ST	GONZALEZ NEMORIO &
	125	3518 INGERSOLL ST	RAZO JUAN T MR
X	126	3522 INGERSOLL ST	MEDINA MARIA
	127	3526 INGERSOLL ST	PORTILLO JOSE JAIME
	128	3602 INGERSOLL ST	GARCIA HENRY
	129	3606 INGERSOLL ST	ALCANTAR RENE A & MARIA
	130	3610 INGERSOLL ST	GONZALEZ MARGARITA
	131	3614 INGERSOLL ST	JUAREZ GRISELDA &
	132	3618 INGERSOLL ST	Taxpayer at
	133	3622 INGERSOLL ST	GARCIA BERTHA ALICIA
	134	3626 INGERSOLL ST	Taxpayer at
	135	3523 INGERSOLL ST	VILLALON ALBERT
	136	3515 INGERSOLL ST	DELACRUZ ALEJANDRA &
	137	3511 INGERSOLL ST	GARCIA MARIA TERESA
	138	3507 INGERSOLL ST	AYALA JOSE &
	139	3503 INGERSOLL ST	LOPEZ MARK ANTHONY
	140	5223 GALLAGHER ST	RODRIGUEZ NICHOLOSA H
	141	5215 GALLAGHER ST	VILLANEDA GUADALUPE MARIA
	142	5219 GALLAGHER ST	RODRIGUEZ NICHOLASA H &
	143	3510 IROQUOIS DR	RODRIGUEZ NICHOLASA H
	144	3514 IROQUOIS DR	RODRIGUEZ NICHOLASA H &
	145	3520 IROQUOIS DR	ROUNDTREE MARSHALL
	146	3516 IROQUOIS DR	RIDRIGUEZ NICHOLASA H &
	147	3518 IROQUOIS DR	HERRERA NICHOLASA A
	148	3439 INGERSOLL ST	MARQUEZ JERICO &
	149	3435 INGERSOLL ST	MURILLO JOSE CARMEN
	150	3431 INGERSOLL ST	LARA MARIA G & MARIO

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	3427 INGERSOLL ST	BUDDE BRANDON & MONICA
	152	3423 INGERSOLL ST	VIERA JACQUELINE
	153	3415 INGERSOLL ST	RAMIREZ GUADALUPE
	154	3419 INGERSOLL ST	BUSTAMANTE JOHN
	155	3411 INGERSOLL ST	Taxpayer at
	156	3403 INGERSOLL ST	CORDOVA CECILIO & ALMA
	157	3337 INGERSOLL ST	LOPEZ JAIME ORNELAS
	158	3335 INGERSOLL ST	SALTO SILVESTRE OROZCO
	159	3331 INGERSOLL ST	CISNEROS LAURO &
	160	3327 INGERSOLL ST	RODRIGUEZ MARIA
	161	3323 INGERSOLL ST	ZUNIGA MARGARITA FLORES
	162	3319 INGERSOLL ST	ECHAVARRIA JUAN ISMAEL &
	163	3315 INGERSOLL ST	TMGE INVESTMENT LLC
	164	3311 INGERSOLL ST	MORALES JUAN HERNAN & MARISELA
	165	3305 INGERSOLL ST	LEIJA MANUELA
	166	3303 INGERSOLL ST	AVINA SAMMY J & GLORIA H MUNOZ
	167	5227 NOMAS ST	IGLESIA BAUTISTA EL CALVARIO OF DALLAS
	168	3330 IROQUOIS DR	SANCHEZ MARIA
	169	3334 IROQUOIS DR	SALDANA MARIA FELIX
	170	3338 IROQUOIS DR	GUZMAN MIGUEL
	171	3402 IROQUOIS DR	FLORES RITA
	172	3406 IROQUOIS DR	ROBLES LUCIANO R & JUANA
	173	3410 IROQUOIS DR	ROBLES JOSEFINA
	174	3414 IROQUOIS DR	ROBLES CELESTINO
	175	3418 IROQUOIS DR	MIRALRIO FRANCISCO ARZATE
	176	3422 IROQUOIS DR	SHETH HEMANG A
	177	3426 IROQUOIS DR	OTO VILLIAMI LIUA &
	178	3430 IROQUOIS DR	SAAVEDRA MAGALY
	179	3434 IROQUOIS DR	CAMPOSE JUAN

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	180	5218 GALLAGHER ST	CAMPOS CRESENCIO MORENO &
	181	5214 GALLAGHER ST	CAMPOS BELEN
	182	3439 TUMALO TRL	PEREZ ANGIE
	183	3302 INGERSOLL ST	GUZMAN SABRINA M
	184	3306 INGERSOLL ST	ORTIZ AMY D
	185	3310 INGERSOLL ST	VAZQUEZ JOSE LUIS & ALMA
	186	3314 INGERSOLL ST	REYES JUANA E &
	187	3318 INGERSOLL ST	GARCIA ROSALIO & LAURA DONJUAN
	188	3322 INGERSOLL ST	FRIAS MARIA IRENE
	189	3326 INGERSOLL ST	CARRION JOSE O
	190	3330 INGERSOLL ST	DOMINGUEZ GERARDO &
	191	3334 INGERSOLL ST	CISNEROS ROSEMARY
	192	3338 INGERSOLL ST	RAMIREZ MARIA
	193	3402 INGERSOLL ST	GOMEZ SANJUANA
	194	3400 INGERSOLL ST	RAMIREZ ISIDRO L & MARIA
	195	3406 INGERSOLL ST	GOMEZ JUAN
	196	3410 INGERSOLL ST	GOMEZ MANUEL &
	197	3418 INGERSOLL ST	ORNELAS JOSE & FRANCISCA
	198	3426 INGERSOLL ST	Taxpayer at
	199	3422 INGERSOLL ST	GONZALEZ ABRAM JORGE &
	200	3430 INGERSOLL ST	Taxpayer at
	201	3434 INGERSOLL ST	TORRES MIGUEL D &
	202	3438 INGERSOLL ST	ALVARADO BRAULIO & ANNA M
	203	5220 NOMAS ST	Dallas ISD
	204	4111 INGERSOLL ST	VEHON LAND CO LP
	205	1000 CANADA DR	DALLAS COUNTY FLOOD
	206	7166 INGERSOLL ST	KENTY STERLING W
	207	7168 INGERSOLL ST	DALLAS COUNTY LTD
	208	3315 IROQUOIS DR	TORRES FRANCISCO M EST OF
	209	3311 IROQUOIS DR	Taxpayer at
	210	3307 IROQUOIS DR	Taxpayer at

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
211	3303	IROQUOIS DR	Taxpayer at
212	3302	CLYMER ST	RODRIGUEZ JOSE CEDILLO &
213	3306	CLYMER ST	DVANILAND LLC
214	3310	CLYMER ST	MARTINEZ REBECCA C & JOSE G
215	3314	CLYMER ST	TINSLEY JOHN S
216	3315	CLYMER ST	VELA FLORENTINO P &
217	3311	CLYMER ST	SOLIS LEONARDO & PAULA
218	3307	CLYMER ST	SOLIS PAULA T
219	3303	CLYMER ST	RODRIGUEZ GLORIA
220	5415	NOMAS ST	ORNLAS ROBERTO G
221	5419	NOMAS ST	MARTINEZ RAFAEL & ANA M
222	5423	NOMAS ST	GAMEZ BLANCA ROSA
223	3310	BILL HARROD ST	MAGHONEY JUSTIN
224	3314	BILL HARROD ST	VELA FLORENTINO SR
225	3334	CLAIBOURNE BLVD	BELCLAIRE REALTY LTD
226	3300	CLAIBOURNE BLVD	METCALF PATSY RUTH ESTATE OF
227	5521	NOMAS ST	SERRANO SERGIO
228	5501	NOMAS ST	IGLESIA PENTECOSTAL UNCION
229	5534	WILSON ST	DIGGLES ERCEL
230	5508	NOMAS ST	MARTIN FIDEL & APOLONIA
231	3221	BILL HARROD ST	DORATT SONIA
232	5510	NOMAS ST	ESCOTO HILARIO DE LOS ANGELES
233	5518	NOMAS ST	BUSTOS SANTOS OMERO
234	3215	BILL HARROD ST	ROMO GUSTAVO & LUZ ELENA
235	3211	BILL HARROD ST	MARTINEZ ANGELA ESTATE OF
236	3207	BILL HARROD ST	TAMEZ ANTONIO CARDOZA
237	3203	BILL HARROD ST	SALAS J LUZ & MARIA DEL
238	3208	CLAIBOURNE BLVD	ZAVALA OSCAR & LETICIA
239	3210	CLAIBOURNE BLVD	ZAVALA OSCAR & LETICIA
240	3212	CLAIBOURNE BLVD	LOPEZ EZEQUIEL A
241	3216	CLAIBOURNE BLVD	LOPEZ GASPAR A &
242	3220	CLAIBOURNE BLVD	METCALF PATSY RUTH ESTATE OF

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	243	3222 CLAIBOURNE BLVD	METCALF PATSY RUTH ESTATE OF
	244	5406 NOMAS ST	ROJAS REYES & OLIVIA
	245	5410 NOMAS ST	ROJAS REYES &
	246	3217 CLYMER ST	CASTANEDA CANDELARIA &
	247	3213 CLYMER ST	ZAMARRON SAUL &
	248	3209 CLYMER ST	GARCIA MARIA Y
	249	3205 CLYMER ST	REYES MARIA Y
	250	3130 BILL HARROD ST	Taxpayer at
	251	3202 BILL HARROD ST	ALVARADO YOLANDA G
	252	3208 BILL HARROD ST	BARRAZA RODOLFO & JUANA
	253	3212 BILL HARROD ST	MARTIN RUBEN ZUNIGA
	254	3216 BILL HARROD ST	MARTINEZ SABINO
	255	3220 BILL HARROD ST	ZAMMARRON MARIA RAQUEL
	256	3204 CLYMER ST	ALVAREZ ISABEL &
	257	3210 CLYMER ST	CARDOZA ANTONIO JR
	258	3214 CLYMER ST	JOHNSON DALWIN L &
	259	3218 CLYMER ST	ACOSTA MARA DALIA
	260	3222 CLYMER ST	LUJAN JOSE A TRUSTEE &
	261	3226 CLYMER ST	MUNOZ SIXTO JAVIER &
	262	3353 CLAIBOURNE BLVD	RUPANI AMIR ALI
	263	3306 LAPSLEY ST	Taxpayer at
	264	3310 LAPSLEY ST	Taxpayer at
	265	3314 LAPSLEY ST	Taxpayer at
	266	3318 LAPSLEY ST	Taxpayer at
	267	3322 LAPSLEY ST	Taxpayer at
	268	3326 LAPSLEY ST	Taxpayer at
	269	3330 LAPSLEY ST	Taxpayer at
	270	3334 LAPSLEY ST	Taxpayer at
	271	3338 LAPSLEY ST	Taxpayer at
	272	3342 LAPSLEY ST	Taxpayer at
	273	3346 LAPSLEY ST	Taxpayer at
	274	3350 LAPSLEY ST	Taxpayer at

08/07/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3354	LAPSLEY ST	Taxpayer at
276	3356	LAPSLEY ST	Taxpayer at
277	5703	WILSON ST	Taxpayer at
278	5707	WILSON ST	Taxpayer at
279	5711	WILSON ST	Taxpayer at
280	3352	TOKAY ST	Taxpayer at
281	3349	LAPSLEY ST	Taxpayer at
282	3345	LAPSLEY ST	Taxpayer at
283	3339	LAPSLEY ST	Taxpayer at
284	3335	LAPSLEY ST	Taxpayer at
285	3331	LAPSLEY ST	Taxpayer at
286	3327	LAPSLEY ST	Taxpayer at
287	3346	TOKAY ST	Taxpayer at
288	3714	TUMALO TRL	LOPEZ NORALBA
289	3519	INGERSOLL ST	RAMIREZ LAURA P & MARTIN
290	4000	INGERSOLL ST	MONTOYA PEDRO
291	3600	INGERSOLL ST	KENTY STERLING & S S
292	3221	CLYMER ST	GARCIA JUAN C &
293	2468	N WALTON WALKER BLVD	DALLAS CITY & COUNTY
294	2472	N WALTON WALKER BLVD	TRINITY RIVER AUTHORITY
295	2000	E SHADY GROVE RD	IRVING CITY OF