

ACM: Majed Al-Ghafry**FILE NUMBER:** Z189-182(SM) **DATE FILED:** January 28, 2019**LOCATION:** East line of Webb Chapel Road, north of Timberview Road**COUNCIL DISTRICT:** 13 **MAPSCO:** 23 L**SIZE OF REQUEST:** Approx. 4.4 acres **CENSUS TRACT:** 97.02**OWNER:** Mi Escuelita Preschool, Inc.**APPLICANT:** David Gleeson**REPRESENTATIVE:** Michael S. Kendall

REQUEST: An application for a Planned Development District for R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility.

SUMMARY: The applicant requests to construct 32 single family units that will abut the south line of the Northaven Trail and will utilize a shared access drive with one ingress/egress point on Webb Chapel Road. The applicant proposes to not renew Specific Use Permit No. 2123 for a child-care facility, which will expire on December 10, 2019, and to maintain the existing cellular tower on the property.

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

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

BACKGROUND INFORMATION:

- The site is currently developed with a vacant church that is a one-story building with approximately 9,784 square feet of floor area and was constructed in 1960, according to Dallas Central Appraisal District records.
- On August 17, 1998, a permit was approved to place cellular antennas on a tower with a church light pole the existing church property.
- The existing zoning district regulations would allow a maximum of 19 single family lots; the applicant proposes to allow up to 32 single family lots on the property.
- The existing zoning regulations allow cellular antennas that are mounted on existing nonresidential structures without a Specific Use Permit. Therefore, if the nonresidential use is removed from the property, the existing antennas would be nonconforming but allowed to remain. If the operator of the tower voluntarily removes the antennas, a Specific Use Permit would need to be obtained under the existing zoning regulations.
- For the August 15, 2019 CPC meeting, the applicant provided a revised conceptual plan and conditions which relate to the reduction of the proposed number of dwelling units from 35 to 32, maintaining the front yard setback of the for R-10(A) Single Family District, modifications to fence standards, and a relocation of the site's trail access from within the development to constructing a sidewalk along Webb Chapel Road.

Zoning History: There have been two recent zoning changes requested in the vicinity in the past five years.

1. **Z134-248:** On December 10, 2014, City Council approved Specific Use Permit No. 2123 for a child-care facility on property zoned an R-10(A) Single Family District, on the east line of Webb Chapel Road, north of Timberview Road [subject site].
2. **Z134-255:** On December 10, 2014, City Council approved Planned Development District No. 932 for single family uses and termination of Specific Use Permit No. 86 for a community club on property zoned an R-10(A) Single Family District, located on the east line of Chapel Downs Drive, north of Timberview Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Dimension; ROW
Webb Chapel Road	Principal Arterial	Minimum-6 lane-divided; 100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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.

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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Neighborhood Plus Strategic Goal 5.0 EXPAND HOME-OWNERSHIP

5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	R-10(A) with SUP No. 2423	Vacant church and cell tower
North	R-10(A)	Northaven Trail, Oncor Electric lines, and Single Family
East	R-10(A)	Single Family
South	R-10(A)	Single Family
West	PDD No. 932	Single Family

Land Use Compatibility:

The applicant proposes a detached single family residential development consisting of a maximum of 32 dwelling units with the ability to have an accessory community center (private) use allowed without an SUP. The applicant also proposes to maintain the existing cell tower on the site as a nonconforming use. The site is currently developed with a church and cell tower and is relatively flat. The site is surrounded by single family neighborhoods in all directions and abuts the Northaven Trail which is located beneath Oncor electric lines to the north. CPC considers the proposed single family uses and accessory private community center compatible with surrounding properties and therefore supports the land uses proposed in the applicant's request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-10(A) Single Family	30'	6'	1 Dwelling Unit / 10,000 sq. ft.	30'	45%	Single family
Proposed: Planned Development	30'	6'	1 Dwelling Unit / 3,000 sq. ft. 32 units max	30'	65%	Single family

The applicant proposes to develop the site with a detached single family residential development consisting of a maximum of 32 dwelling units through three modifications to the R-10(A) Single Family District development standards which include 1) increasing the number of dwelling units on the development to 32, 2) decreasing minimum lot size

from 10,000 to 3,000 square feet, and 3) increasing maximum lot coverage from 45 to 65 percent.

If the entire 191,664-square-foot site was subdivided into R-10(A) Single Family lots, a maximum of 19 lots could be developed on the subject site. Staff supports the applicant's requested development standard modifications because they are consistent with the *Neighborhood Plus* strategic goal of "encouraging infill development."

Additionally, the applicant also proposes to develop an overall minimum 20,000 square feet of open space, or approximately 10 percent of the site's overall land area, and a six-foot sidewalk connection to Northaven Trail along Webb Chapel Road. CPC supports the applicant's request because the amount of open space and access to the Northaven Trail will balance the proposed increase in density and lot coverage.

Parking:

The applicant does not propose to modify the parking requirements of the Dallas Development Code which requires two parking spaces per single family use and, in a shared access development, an additional one-quarter space per single family use for visitors or guests. The applicant is providing eight required parking spaces through parallel guest parking spaces on the easternmost shared access drive which is parallel to the abutting alley.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Article X requires one site tree per 4,000 square feet of shared access development. Therefore, to ensure the required site trees are planted near the Northaven Trail, there is a provision to plant 11 of the 48 required site trees within 15 feet of the northern boundary line of the district, which is the portion of the site that abuts Northaven Trail.

Shared Access:

The applicant requests one modification to shared access regulations. The applicant proposes to reduce the minimum two access point standard to one due to not having authorization to cross previously abandoned right-of-way in order to connect to the Webb Chapel Road travel lanes north of the proposed shared access drive. Staff supports this request because the development is proposed to be limited to 32 units, the conceptual plan show circulation patterns that appear to be consistent with emergency access needs, and because a traffic safety study of Webb Chapel Road indicate the

proposed singular access point is preferable to two access points on Webb Chapel Road. Additionally, because a subdivision plat may serve as a development plan, the alignment and geometrics of the shared access drive can be adjusted in the subdivision process when engineered drawings are finalized.

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). Although the area of request is not within an identifiable MVA cluster, it is surrounded with a “B” MVA cluster to the north, east, and south.

CPC Action
May 16, 2019

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District uses and a tower/antenna for cellular communication on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road, it was moved to **hold** this case under advisement until June 6, 2019.

Maker: Murphy
Second: Schultz
Result: Carried: 13 to 0

For: 13 - MacGregor, Criss, Johnson, Shidid, Carpenter,
Brinson, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Schulte
Vacancy: 1 - District 12

Notices:	Area: 500	Mailed: 119
Replies:	For: 3	Against: 13

Speakers: For: None
Against: Kimberly Stanton Bowe, 3549 Timberview Rd., Dallas, TX. 75229

CPC Action
June 6, 2019

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District uses and a tower/antenna for cellular communication on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road, it was moved to **hold** this case under advisement until July 11, 2019.

Maker: Murphy
Second: Schultz
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Lewis, Jung, Housewright,
Schultz, Murphy, Tarpley

Against: 0
Absent: 1 - Ridley
Vacancy: 1 - District 12

Notices:	Area: 500	Mailed: 119
Replies:	For: 5	Against: 22

Speakers: None

CPC Action
July 11, 2019

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road, it was moved to **hold** this case under advisement until August 15, 2019.

Maker: Murphy
Second: MacGregor
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Shidid, Carpenter,
Brinson, Lewis, Jung, Housewright, Schultz,
Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - Criss, Johnson
Vacancy: 1 - District 12

Notices: Area: 500 Mailed: 119
Replies: For: 8 Against: 28

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Action
August 15, 2019

Motion: It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District uses, subject to a revised conceptual plan and revised conditions (as briefed) on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road.

Maker: Murphy
Second: Shidid
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 119
Replies: For: 8 Against: 28

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): David Gleeson, 7007 Prestonshire Ln., Dallas, TX, 75225
Against: None

Mi Escuelita Board of Directors
--

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Eric Base, Treasurer

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Charlie Buecher, Vice Chair

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Renza Diaz, Chair

Mary Jo Gartner

Flora Hernandez

Jacob Hill

Leticia Little

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CPC RECOMMENDED PD 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 on the east line of Webb Chapel Road, north of Timberview Road. The size of PD ____ is approximately 4.4 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) In this district, OPEN SPACE means the portion of a building site that is accessible to the residents of the Property. Open space is principally open to the sky but allows for architectural elements such as trellises, colonnades, pergolas, and gazebos. The open space must be a contiguous open area of not less than 10 feet in width or length.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(d) 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.

(a) Except as provided in this section, no conceptual plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a conceptual plan do not apply.

(b) For single family and accessory community center (private) uses, development and use of the Property must comply with the conceptual plan (Exhibit ____). 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, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For single family and accessory community center (private) uses, development and use of the Property must comply with a subdivision plat. If there is a conflict between the text of this article and a subdivision 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-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(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-10(A) Single Family District is subject to DIR in this district; etc.

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.

(b) The following accessory use is permitted by right, within a shared access development:

-- Accessory community center (private).

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 for shared access developments, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Shared access developments. Except as provided in this subsection, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(1) Side and rear yard. Minimum side yard setback for the north side of the Property and minimum rear yard is 10 feet. Minimum side yard setback for the south side of the Property is 25 feet.

(2) Density. Maximum number of dwelling units is 32.

(3) Lot coverage. Maximum lot coverage for residential structures is 65 percent.

(4) Lot size. Minimum lot size is 3,000 square 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.

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

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Shared access developments.

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

(2) A minimum of 11 trees must be planted within 15 feet of the north boundary line of the Property and may count towards the minimum site tree requirement.

(3) For individual single family lots in a shared access development that are along the eastern and southern Property lines, two small trees of a minimum three-inch calliper must be provided between the structure and rear property line.

(b) Maintenance. 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.

SEC. 51P- ____ .114. OPEN SPACE AND TRAIL ACCESS FOR SHARED ACCESS DEVELOPMENTS.

(a) Open space. A minimum of 20,000 square feet of open space must be provided as shown in the conceptual plan.

(1) Within the overall open space area, a minimum of three of the following resident amenities must be provided.

- (A) Two trash cans.
- (B) Two benches.
- (C) Seating area of a minimum area of 10 feet by 10 feet.
- (D) Pedestrian scale lighting.
- (E) Dog park with separate trash can.
- (F) Playground equipment.
- (G) Picnic table.

(b) Northaven Trail connection. A minimum six-foot wide sidewalk must be provided within the public right-of-way that connects the district to the Northaven Trail to the north.

SEC. 51P- ____ .115. FENCING FOR SHARED ACCESS DEVELOPMENT.

(a) Webb Chapel Road.

(1) Maximum height for fences along Webb Chapel Road within the front yard setback is six feet.

(2) Except as provided in this subparagraph, fencing along the open space and the detention area fronting on Webb Chapel Road must be constructed of a solid masonry base with open-style fencing above such as wrought iron. Masonry columns may be provided at regular intervals between the open-style fencing. The maximum height of the masonry base is three feet.

(3) Fencing along Webb Chapel Road that abuts a single family lot may be constructed of solid materials.

(b) Required fencing. An eight-foot-tall solid fence is required between the eastern and southern property lines and the single family structure.

SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

(a) A shared access development may have one access point for a maximum of 32 single family lots.

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

(c) 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- ____ .116. 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.

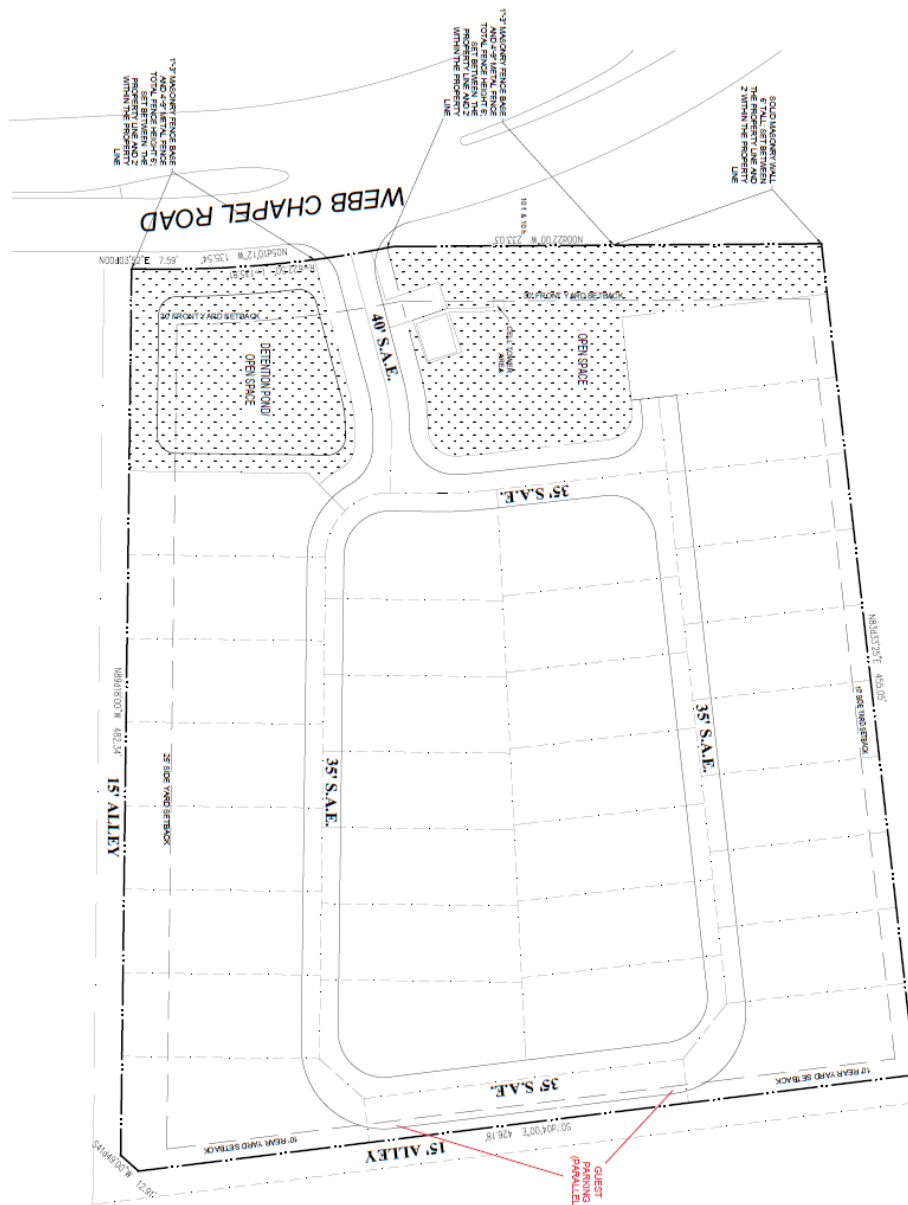
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

CPC Recommended Conceptual Plan



CONCEPTUAL PLAN

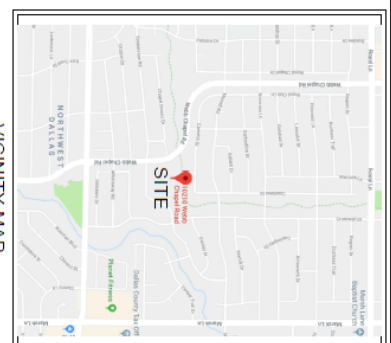
SCALE: 1" = 20'-0"



TOTAL SITE AREA	4.4 ACRES
LAND USE	SINGLE FAMILY
TOTAL DENSITY	32 UNITS
BUILDING HEIGHT	30 FEET
MAX LOT COVERAGE	65%
MINIMUM SETBACKS	
FRONT SETBACK	30 FEET
NORTH SIDE SETBACK	10 FEET
SOUTH SIDE SETBACK	25 FEET
REAR SETBACK	10 FEET
PARKING	
PARKING	2/UNIT
GUEST PARKING	0.25/UNIT
OPEN SPACE	
OPEN SPACE	20,000 SF MIN.



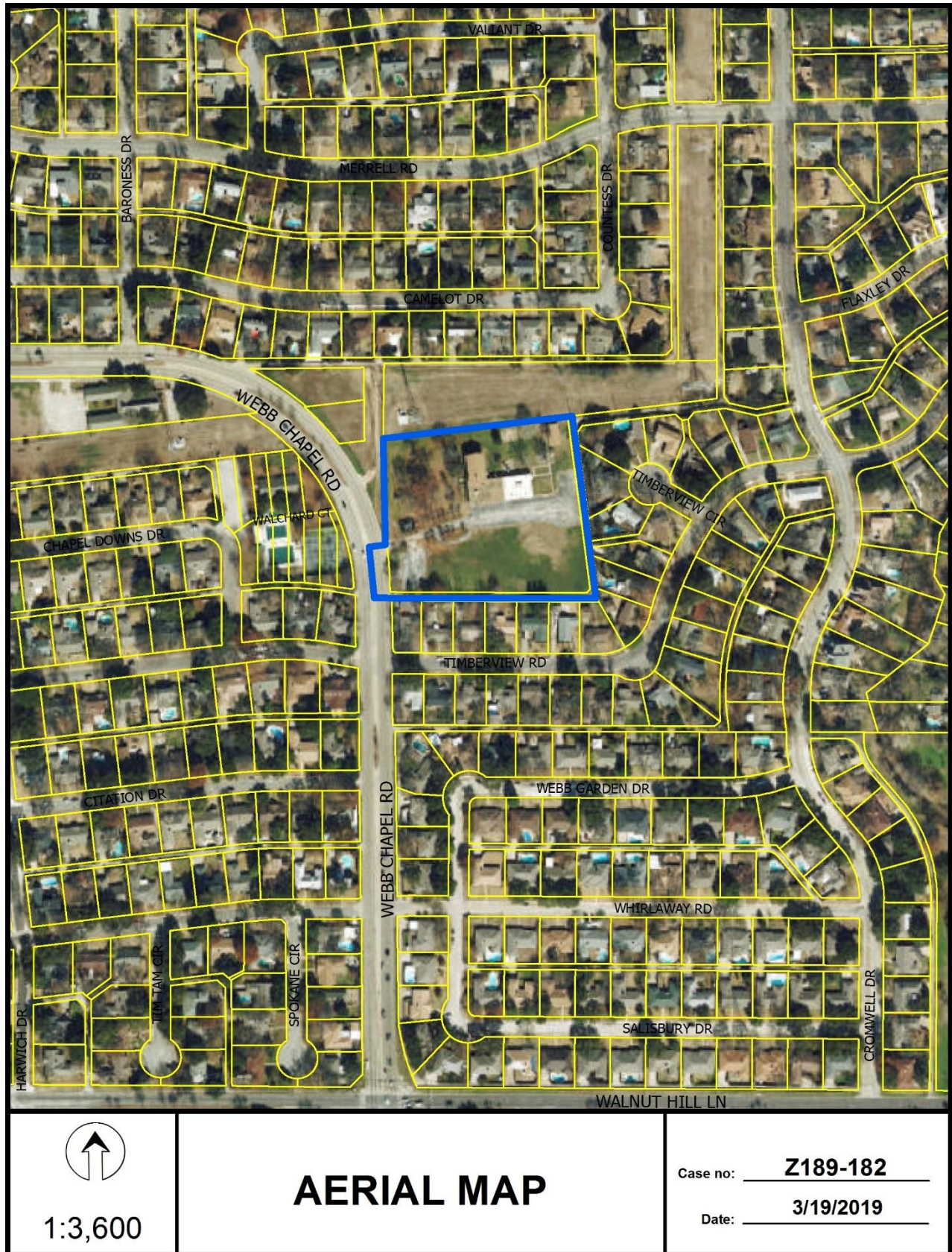
VICINITY MAP



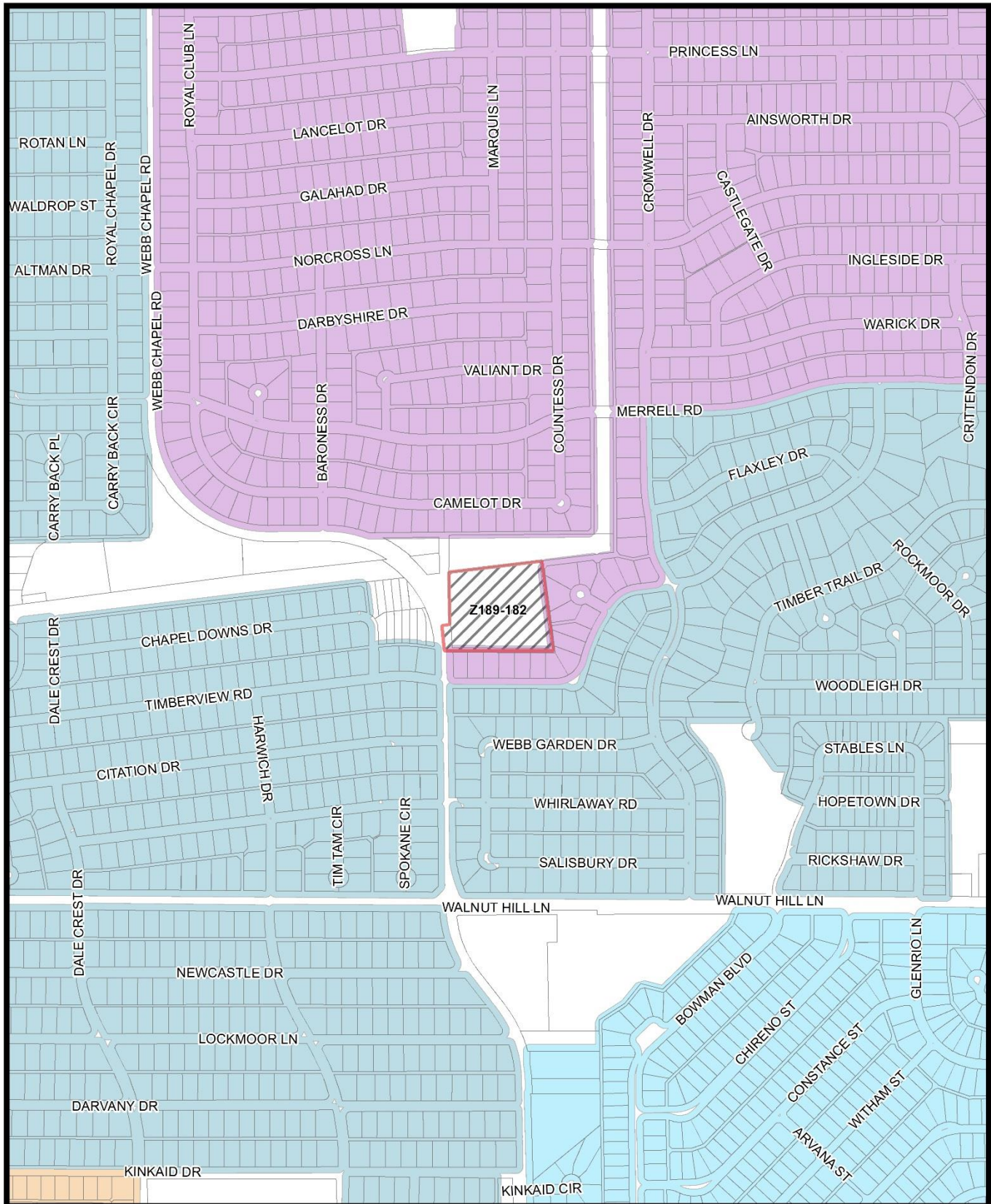
VICINITY MAP

Case no: **Z189-182**

Date: **3/19/2019**







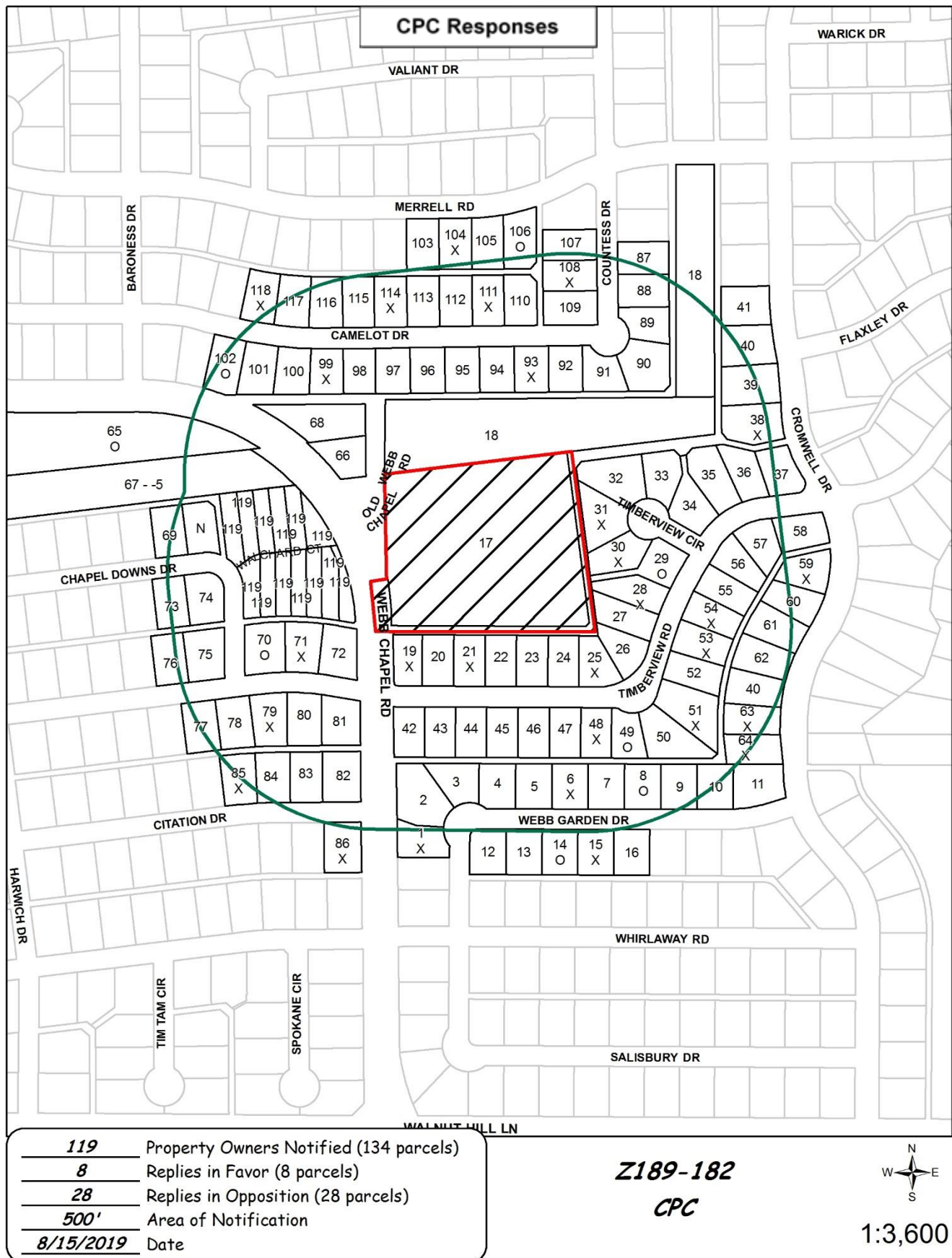
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1:7,200

Market Value Analysis

Printed Date: 3/19/2019



08/14/2019

Reply List of Property Owners***Z189-182******119 Property Owners Notified******8 Property Owners in Favor******28 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	1	3421 WEBB GARDEN DR	GRIFFIN TIMOTHY J & DONNA S
	2	3425 WEBB GARDEN DR	MICHELS JANET SMITH & CHRISTOPHER
	3	3429 WEBB GARDEN DR	VERA JERRY
	4	3437 WEBB GARDEN DR	THOMPSON LISA
	5	3445 WEBB GARDEN DR	HENSON DORIS JEAN
X	6	3453 WEBB GARDEN DR	CHITTY MICHAEL A &
	7	3465 WEBB GARDEN DR	JARVICK FRANCES
O	8	3473 WEBB GARDEN DR	RADER ANTHONY L & MORGAN G
	9	3481 WEBB GARDEN DR	BOOTY WILLIAM F
	10	3489 WEBB GARDEN DR	LAWRIE JEFF E & KIM E
	11	3497 WEBB GARDEN DR	MANOS MITCHUM S
	12	3436 WEBB GARDEN DR	ZBH WEBB GARDEN LTD
	13	3444 WEBB GARDEN DR	GOMEZ HECTOR A & PATRICIA
O	14	3452 WEBB GARDEN DR	JAMES KEITH W &
	16	3472 WEBB GARDEN DR	MAULSBY ALAN JAY &
	17	10210 WEBB CHAPEL RD	MI ESCUELITA PRESCHOOL INC
	18	10234 WEBBS CHAPEL RD	TEXAS UTILITIES ELEC CO
X	19	3403 TIMBERVIEW RD	LAND JESIKA
	20	3407 TIMBERVIEW RD	ROYER COMPANY LLC THE
X	21	3411 TIMBERVIEW RD	DEWAR KATHARINE MARY
	22	3415 TIMBERVIEW RD	WAHLERTKERSH SARAH NICOLE
	23	3419 TIMBERVIEW RD	BUSH WILLIAM W & DONA K
	24	3423 TIMBERVIEW RD	ROJAS MARTIN &
X	25	3429 TIMBERVIEW RD	FRISBY JULIE
	26	3439 TIMBERVIEW RD	HALVERSON VALERIE RUYLE & ANDREW RYAN
	27	3449 TIMBERVIEW RD	NELSON JONATHAN D F &

08/14/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	28	3455 TIMBERVIEW RD	BERRY JAMES
O	29	3459 TIMBERVIEW RD	GOOD BEVERLY
X	30	3463 TIMBERVIEW CIR	HAGEN ERIC
X	31	3467 TIMBERVIEW CIR	BEDELL DOUG &
	32	3471 TIMBERVIEW CIR	MARRINAN ROBERT G F ETAL
	33	3475 TIMBERVIEW CIR	COBB JAMES R JR
	34	3479 TIMBERVIEW RD	SHETTLE SPENCE O
	35	3483 TIMBERVIEW RD	KELL JENNY & VERDOOREN BENJAMIN
	36	3487 TIMBERVIEW RD	NORTH DALLAS CHURCH
	37	3491 TIMBERVIEW RD	BLOODGOOD BEVERLY M
X	38	10211 CROMWELL DR	FOSTER TRAVIS ODELL
	39	10219 CROMWELL DR	BLOODGOOD LAUREN T
	40	10307 CROMWELL DR	GROSS JACKIE
	41	10315 CROMWELL DR	GATES MORGAN WHEATLEY
	42	3404 TIMBERVIEW RD	HA THOMAS
	43	3408 TIMBERVIEW RD	LORD SHARON KAYE
	44	3412 TIMBERVIEW RD	RODRIGUEZ MIGUEL J
	45	3416 TIMBERVIEW RD	TREVINO MIKE
	46	3420 TIMBERVIEW RD	TEMPLE ANNA T & GEORGE A JR
	47	3424 TIMBERVIEW RD	SHUGART JAMES O
X	48	3428 TIMBERVIEW RD	PYSIAK FAMILY REVOCABLE LIVING TRUST
O	49	3434 TIMBERVIEW RD	REED ANA G & BRANDON W
	50	3438 TIMBERVIEW RD	BROWN HEATHER
X	51	3442 TIMBERVIEW RD	3442 TIMBERVIEW
	52	3446 TIMBERVIEW RD	JOHNSON SUSAN H
X	53	3452 TIMBERVIEW RD	BYRON CATHERINE RIO
X	54	3458 TIMBERVIEW RD	FENDLEY CLINTON D
	55	3464 TIMBERVIEW RD	WARREN STEPHANIE
	56	3470 TIMBERVIEW RD	KIRBY TARA L & ANNE MARIE
	57	3480 TIMBERVIEW RD	FRITZ RYAN W & CHAZZ
	58	3490 TIMBERVIEW RD	ANDREW REAL ESTATE LLC

08/14/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	59	10147 CROMWELL DR	QUINTANILLA MARIA ALICIA
	60	10141 CROMWELL DR	EVANS ANDREW C &
	61	10137 CROMWELL DR	OBIANWU MARTIN N &
	62	10133 CROMWELL DR	ARNETT PAT
X	63	10125 CROMWELL DR	PALMER LARRY G
X	64	10121 CROMWELL DR	SANDERS MITCHELL
	66	10298 DALE CREST DR	TEXAS UTILITIES ELEC CO
	67	10298 DALE CREST DR	TEXAS UTILITIES ELEC CO
	68	10345 WEBBS CHAPEL RD	MAPLEWOOD ASSEMBLY
	69	3249 CHAPEL DOWNS DR	CHAPEL DOWNS LLC
O	70	3311 TIMBERVIEW RD	DILLMAN JULIE D
X	71	3321 TIMBERVIEW RD	BLAKE CYNTHIA ELAINE & JOEL
	72	3331 TIMBERVIEW RD	PILLAY VISHWANATH
	73	3248 CHAPEL DOWNS DR	FURRH JOSHUA BARRETT &
	74	3256 CHAPEL DOWNS DR	JENKINS MARIE THERESE
	75	3253 TIMBERVIEW RD	SAUNDERS VICTORIA L &
	76	3245 TIMBERVIEW RD	LEACH WILLIAM & KIMBERLY
	77	3248 TIMBERVIEW RD	FRY BRANDON
	78	3256 TIMBERVIEW RD	GROVE CLELIA &
X	79	3310 TIMBERVIEW RD	YOUNG BRADLEY W IV & CLEMENTINE F
	80	3320 TIMBERVIEW RD	WILKERSON JEAN L
	81	3330 TIMBERVIEW RD	DECOSTA MARY E
	82	3349 CITATION DR	INT GROUP LLC
	83	3339 CITATION DR	APS CAPITAL LLC
	84	3329 CITATION DR	VICK GREGORY A
X	85	3319 CITATION DR	PETERSON EVAN &
X	86	3350 CITATION DR	AMY JANINE M
	87	10316 COUNTESS DR	MOUNT DOROTHY C
	88	10310 COUNTESS DR	THOMAS ANDREW J & KELLY M
	89	10306 COUNTESS DR	CHIARIZIO MATTHEW P
	90	3380 CAMELOT DR	MCGRAW KATHY L

08/14/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	91	3376 CAMELOT DR	TAYLOR LANAE S
	92	3372 CAMELOT DR	PRELIS ALISSA & SAJEEV DAYAN
X	93	3366 CAMELOT DR	DESCHENES THOMAS JEROME &
	94	3362 CAMELOT DR	TREBER JORG U
	95	3356 CAMELOT DR	NEWTON DORIS M
	96	3352 CAMELOT DR	BNM VENTURES LLC
	97	3348 CAMELOT DR	LOFTICE DON W
	98	3340 CAMELOT DR	PAVON MARK A & GINA A
X	99	3336 CAMELOT DR	KENT SANLYN KAY REV TRUST
	100	3332 CAMELOT DR	HOWE TYLER K & SHEENA M
	101	3324 CAMELOT DR	FRENKEL ADRIANA
	103	3356 MERRELL RD	WEISBERG PAULINE O
X	104	3362 MERRELL RD	MUNCH MELVIN M JR &
	105	3368 MERRELL RD	BURCHFIELD CHARLES S
O	106	3374 MERRELL RD	WHEATLEY THOMAS D &
	107	10317 COUNTESS DR	TURNER SHARON L
X	108	10311 COUNTESS DR	MEYERS MARK RICHARD
	109	10307 COUNTESS DR	JEFFREY JAISHREE LIVING TRUST
	110	3365 CAMELOT DR	AREVALO FRANCISCO &
X	111	3361 CAMELOT DR	SINCLAIR CHRISTOPHER S &
	112	3355 CAMELOT DR	MOORE CHARLES R & JUANITA
	113	3351 CAMELOT DR	RNAC PARTNERS LLC
	115	3341 CAMELOT DR	BURGIN DORIS
	116	3335 CAMELOT DR	CATALANO MELISSA M &
	117	3331 CAMELOT DR	MYERS JOHN & KARYN
X	118	3323 CAMELOT DR	LESYNA JAMES JOSEPH JR & BEVERLY P
	119	3265 CHAPEL DOWNS DR	PERFORMANCE LIVING LLC
O	A1	10303 WEBB CHAPEL RD	NORTH DALLAS
O	A2	3318 CAMELOT DR	WIN RE GROUP LLC
X	A3	3347 CAMELOT DR	BRASILL JULIE LEE &
X	A4	3464 WEBB GARDEN DR	BRADLEY AMY M