HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 12, 2020

ACM: Majed Al-Ghafry

FILE NUMBER:	Z189-315(PD)	**DATE FILED:**	July 23, 2019
LOCATION:	Northeast side of the westbound service road of Lyndon B. Johnson Freeway (IH-20), and the southwest side of Cliff Creek Crossing Drive, between Bainbridge Drive and Chrysalis Drive		
COUNCIL DISTRICT:	8	**MAPSCO:**	73 C
SIZE OF REQUEST:	± 1.3 acres	**CENSUS TRACT:**	109.02

APPLICANT: Panera Bread – PM: Rashad Palmer

OWNER: Target Corporation

REPRESENTATIVE: Ron Salamie, Cole & Associates

REQUEST: An application for a new tract on property zoned Tract 1A within Planned Development District No. 751 with existing deed restrictions [Z834-368].

SUMMARY: The purpose of this request is to create a new tract to allow for: 1) the addition of an approximately 4,425-square foot pad site, and 2) reduce the existing off-street parking and landscape requirements to accommodate the structure. No changes to the existing deed restrictions are being requested with this application.

CPC RECOMMENDATION: **Approval**, subject to a revised development/conceptual plan, a revised landscape plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development/conceptual plan, a revised landscape plan and conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 751 was approved by City Council on August 23, 2006 and permits retail uses.
- PDD No. 751 is comprised of two tracts: Tract 1 and Tract 2. Each tract is further divided into Tracts 1A through 1H and Tracts 2A through 2C.
- The request site contains deed restrictions [Z834-368] that limit the maximum floor area, structure height, and prohibit multifamily uses and, none of which pertain to Tract 1A. Additionally, the deed restrictions provide right-of-way dedication for street and intersection improvements.
- The request site is developed with a multi-tenant retail project. [Target, Five Below, Conn's Home Plus, Party City, Office Depot, Citi Trends, Wells Fargo, etc.]

Zoning History: There has been one recent zoning request in the area within the last five years.

1. Z178-346: On December 12, 2018, the City Council approved an Ordinance amending the conceptual/development plan And landscape plan to create a new tract, Subdistrict 1G.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lyndon B. Johnson (IH-20)	Freeway	Variable Width ROW
Bainbridge Drive	Local Collector	64 ft.
Chrysalis Drive	Local Collector	64 ft.

Traffic:

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

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 land use goals and policies of the Comprehensive Plan.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Uses:

	Zoning	Land Use
Site	Tract 1A within PDD No. 751; Z834-368	Multi-tenant retail
North	R-5(A)	Single family
East	Tract 1B & Tract 1E within PDD No. 751 Tract 1B	Multi-tenant retail
West	Tracts 1H &1F within PDD No. 751	Multi-tenant retail

Land Use Compatibility:

The request will permit the creation of a new tract that will allow the addition of an approximately 4,425-square foot pad site for a drive-through restaurant [Panera Bread], thereby reducing the number of off-street parking by 106 spaces and reducing the landscape by 12 island/parking lot trees. While the site will have a net loss of 106 parking spaces, the Engineering Division has determined that the remaining 2,141 spaces will adequately support the functional parking demand on the site. As it pertains to the reduction of island/parking lot trees, the Arborist Division has determined that the addition of one large tree and one design standard must be identified to satisfy the landscape requirement of Article X, as amended for the building permit.

The request site is developed with a multi-tenant retail shopping center and is surrounded by multi-tenant retail uses to the east and west, and a residential district to the north. The site is also separated from another multi-tenant retail development by Lyndon B. Johnson Freeway (IH-20) to the south.

The proposed request is consistent with the underlying zoning as well as being compliant with the existing deed restrictions. Therefore, staff supports the request as the proposed request is envisioned to be in scale with the proposed development and compatible with existing uses and signage in the area.

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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is adjacent to an "E" MVA cluster to the north across Cliff Creek Crossing Drive.

Parking:

PDD No. 751 requires one parking space for every 100 square feet of floor area. At a total square footage of 4,425 square feet, the proposed use requires a total of 44 spaces. Tracts 1 and 2 are considered one lot for off-street parking purposes. The site provides 2,247 off-street parking spaces for the entire development. While there is a reduction of 106 off-street parking spaces, retail shoppers customarily walk within the shopping center to frequent specific destinations within multi-tenant developments. Therefore, the remaining 2,141 off-street parking spaces will provide sufficient off-street parking to accommodate all uses and satisfy parking functionality for the site.

Landscaping:

Landscaping will be in accordance with the landscape regulations of PDD No. 751; however, the request will not trigger additional landscape requirements.

CPC Action
October 3, 2019

Motion: It was moved to recommend **approval** of a new tract, subject to a revised development/conceptual plan, a revised landscape plan and conditions on property zoned Tract 1A within Planned Development District No. 751 with existing deed restrictions [Z834-368], on the northeast side of the westbound service road of Lyndon B. Johnson Freeway (IH-20), and the southwest side of Cliff Creek Crossing Drive, between Bainbridge Drive and Chrysalis Drive.

Maker: Carpenter
Second: Housewright
Result: Carried: 9 to 0

For: 9 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Jung, Housewright, Schultz, Ridley

Against: 0
Absent: 3 - Criss, Brinson, Murphy
Vacancy: 3 - District 8, District 12, Place 15

Notices: Area: 500 Mailed: 91
Replies: For: 1 Against: 1

Speakers: None

CPC RECOMMENDED CONDITIONS

ARTICLE 751.

PD 751.

SEC. 51P-751.101. LEGISLATIVE HISTORY.

PD 751 was established by Ordinance No. 26433, passed by the Dallas City Council on August 23, 2006. (Ord. 26433)

SEC. 51P-751.102. PROPERTY LOCATION AND SIZE.

PD 751 is established on property generally bounded by Cliff Creek Crossing Drive, Hampton Road, Wheatland Road, IH-20, and Bainbridge Drive. The size of PD 751 is approximately 48.39 acres. (Ord. Nos. 26433; 27544)

SEC. 51P-751.103. 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 nonresidential zoning district. (Ord. 26433)

SEC. 51P-751.104. TRACTS.

(a) This district is comprised of Tract 1 and Tract 2.

(b) Tract 1 is further divided into Tracts 1A, 1B, 1C, 1D, 1E, 1F, 1G, ~~and~~ 1H, **and 1I**.

(c) Tract 2 is further divided into Tracts 2A, 2B, and 2C.

(d) All tracts are shown on the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan (Exhibit 751A). (Ord. Nos. 26433; 27544)

SEC. 51P-751.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan. In the event of a conflict between the text of this article and the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan, the text of this article controls. (Ord. Nos. 26433; 27544)

SEC. 51P-751.106. DEVELOPMENT PLAN.

(a) In Tract 1A, development and use of the Property must comply with the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan. In the event of a conflict between the text of this

article and the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan, the text of this article controls.

(b) In all other tracts, 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, development schedule, and landscape plan do not apply. (Ord. Nos. 26433; 27544)

SEC. 51P-751.107. MAIN USES PERMITTED.

(a) Except as otherwise provided in this section, the only main uses permitted in this district are those main uses permitted in the RR Regional Retail District, subject to the same conditions applicable in the RR Regional Retail District, as set out in Chapter 51A. For example, a use permitted in the RR Regional Retail 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 RR Regional Retail District is subject to DIR in this district; etc.

(b) The following uses are prohibited:

-- Labor hall.
-- Medical or scientific laboratory.
-- Temporary concrete or asphalt batching plant.
-- Adult day care facility.
-- Cemetery or mausoleum.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Halfway house.
-- Hospital.
-- Open-enrollment charter school or private school.
-- Public school other than an open-enrollment charter school.
-- Extended stay hotel or motel.
-- Hotel or motel.
-- Lodging or boarding house.
-- Overnight general purpose shelter.
-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.
-- College, dormitory, fraternity, or sorority house.
-- Animal shelter or clinic with outside runs.
-- Commercial amusement (outside).
-- Mortuary, funeral home, or commercial wedding chapel.
-- Outside sales.
-- Pawn shop.
-- Swap or buy shop.
-- Commercial bus station and terminal.
-- Heliport.
-- Helistop.
-- Railroad passenger station.
-- Transit passenger shelter.
-- Transit passenger station or transfer center.
-- Commercial radio or television transmitting station.

-- Electrical substation.
-- Radio, television, or microwave tower.
-- Utility or government installation other than listed.
-- Mini-warehouse.
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(Ord. 26433)

SEC. 51P-751.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of 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) In this district, the following accessory uses are prohibited:

-- Accessory community center (private).
-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Home occupation.
-- Private stable.

(Ord. 26433)

SEC. 51P-751.109. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for an RR Regional Retail District apply.

(b) Floor area.

(1) Maximum total floor area within Tract 1A is 137,000 square feet.

(2) Maximum total floor area within Tracts 1B through 1H is 294,030 square feet.

(3) Maximum total floor area within Tract 2 is 68,970 square feet.

(4) Maximum total floor area within Tract 1I is 4,500 square feet.

(c) Height. Maximum structure height is 50 feet. (Ord. 26433)

SEC. 51P-751.110. OFF-STREET PARKING AND LOADING.

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

(b) Tract 1 and Tract 2 are each considered one lot for off-street parking purposes.

(c) One space per 220 square feet of floor area is required for general merchandise or food store uses less than 100,000 square feet. One space per 230 square feet of floor area is required for general merchandise or food store uses 100,000 square feet or more.

(d) In Tract 1A, off-street parking and loading must be provided as shown on the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan. Required off-street parking may be located in the front parking area, as defined in Section 51A-4.605(a)(3)(C). (Ord. Nos. 26433; 27544)

SEC. 51P-751.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26433)

SEC. 51P-751.112. INGRESS/EGRESS.

(a) Ingress and egress must be provided in the locations shown on the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan.

(b) "No left turn" signs must be provided at the two ingress/egress points along Cliff Creek Crossing Drive between Bainbridge Drive and Chrysalis Drive, as shown on the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan. (Ord. 26433)

SEC. 51P-751.113. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 751B).

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

(c) In all tracts except Tract 1A, in addition to any landscaping shown on the landscape plan, a minimum of one large tree and one design standard must be provided in accordance with Article X before issuance of a certificate of occupancy. (Ord. Nos. 26433; 27544)

SEC. 51P-751.114. DESIGN STANDARDS FOR LARGE RETAIL USES.

(a) Except as otherwise provided in this section, the design standards for large retail uses in Section 51A-4.605(a) apply.

(b) The facade wall design standards in Sections 51A-4.605(a)(4) do not apply to side facade walls.

(c) The facade wall changes design standards in Section 51A-4.605(a)(5) do not apply to side facade walls.

(d) The materials and colors design standards in Section 51A-4.605(a)(6) do not apply to side facade walls.

(e) The roof design standards in Section 51A-4.605(a)(7) apply only to roofs above a primary facade wall or rear facade wall.

(f) The parking lot and landscape design standards in Section 51A-4.605(a)(8)(A)-(D) do not apply. The parking lot and landscape design standards in Section 51A-4.605(a)(8)(F) do not apply to side facade walls.

(g) Shopping cart storage areas must be screened in accordance with Section 51A-4.605(a)(9)(F). A maximum of three shopping cart storage areas are permitted and each may exceed 20 feet in length. (Ord. 26433)

SEC. 51P-751.115. SIGNS.

(a) In general. Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Chapter 51A.

(b) Attached signs.

(1) Attached signs may contain up to 10 words for each sign.

(2) On Lot 1C, as shown on the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan, the following additional attached signs are permitted:

(A) One three-dimensional attached sign. The effective area of the sign is calculated based on a two-dimensional front elevation of the proposed sign. The maximum projection of the sign from the building face is 12 feet. The sign may be located on and above a roof, but not above the highest roof of the building.

(B) One attached sign projecting perpendicularly to the building facade. The sign may have two faces with a maximum effective area of 15 square feet for each face and may project a maximum of 60 inches from the building facade.

(c) Premises. Tract 1 is considered one premise, and Tract 2 is considered one premise.

(d) Detached signs.

(1) Detached signs must be located as shown on the Tract 1A Development Plan/Tract 1, Tract 2 Conceptual Plan. No other detached signs are allowed.

(2) Detached signs must be designed and constructed as shown on the signage elevation (Exhibit 751C).

(3) The minimum setback, maximum height, and maximum effective area of detached signs are follows:

(A) Sign MT-1. Minimum setback is 20 feet, maximum height is 35 feet, and maximum effective area is 200 square feet.

(B) Sign MT-2. Minimum setback is 20 feet, maximum height is 35 feet, and maximum effective area is 200 square feet.

(C) Signs S-1 through S-7. Minimum setback is 20 feet, maximum height is 20 feet, and maximum effective area is 48 square feet.

(D) Sign U-1. Minimum setback is 20 feet, maximum height is 50 feet, and maximum effective area is 418 square feet.

(E) Sign U-2. Minimum setback is 20 feet, maximum height is 50 feet, and maximum effective area is 407 square feet.

(F) Sign U-3. Minimum setback is 20 feet, maximum height is 40 feet, and maximum effective area is 300 square feet.

(e) Prohibited signs. Highway Beautification Act (HBA) signs are prohibited. (Ord. Nos. 26433; 27063)

SEC. 51P-751.116. 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 ordinance, rules, and regulations of the city. (Ord. 26433)

SEC. 51P-751.117. 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 director of public works and transportation.

(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, in this district 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. (Ord. 26433)

SEC. 51P-751.118. ZONING MAP.

PD 751 is located on Zoning Map Nos. P-5 and P-6. (Ord. 26433)

List of Officers

Panera Bread Key Executives

Niren Chaudhary	President & CEO
Ronald M. Shaich	Co-Founder & Chairman
Michael J. Bufano	CFO & Senior Vice President
Charles J. Chapman III	COO & Executive Vice President
Scott G. Blair	Chief Legal & Franchise Officer & Senior Vice President

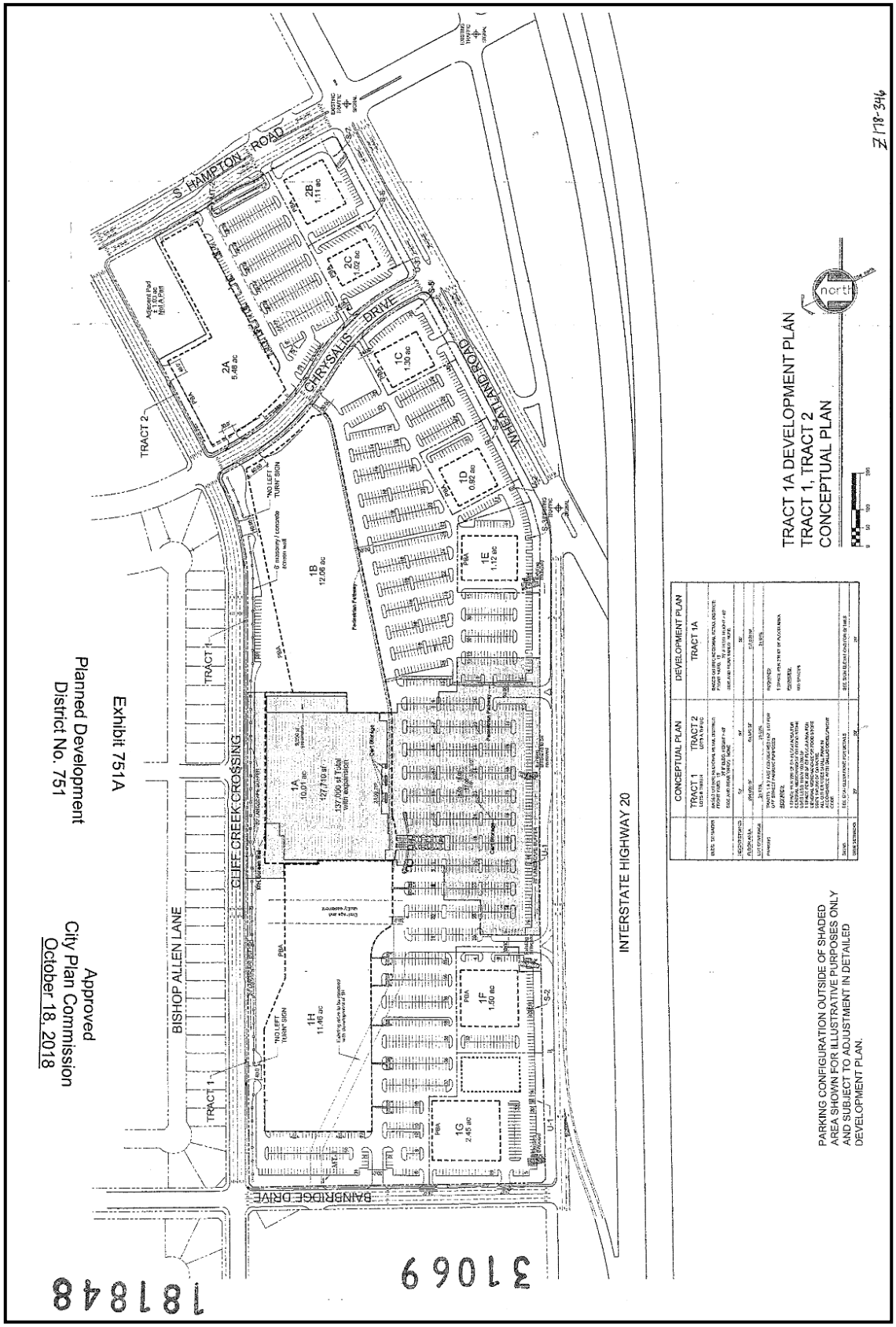
Panera Bread Company Board Members

Ronald M. Shaich
Oliver Goudet
Blaine E. Hurst
Thomas E. Lynch
Domenic Colasacco

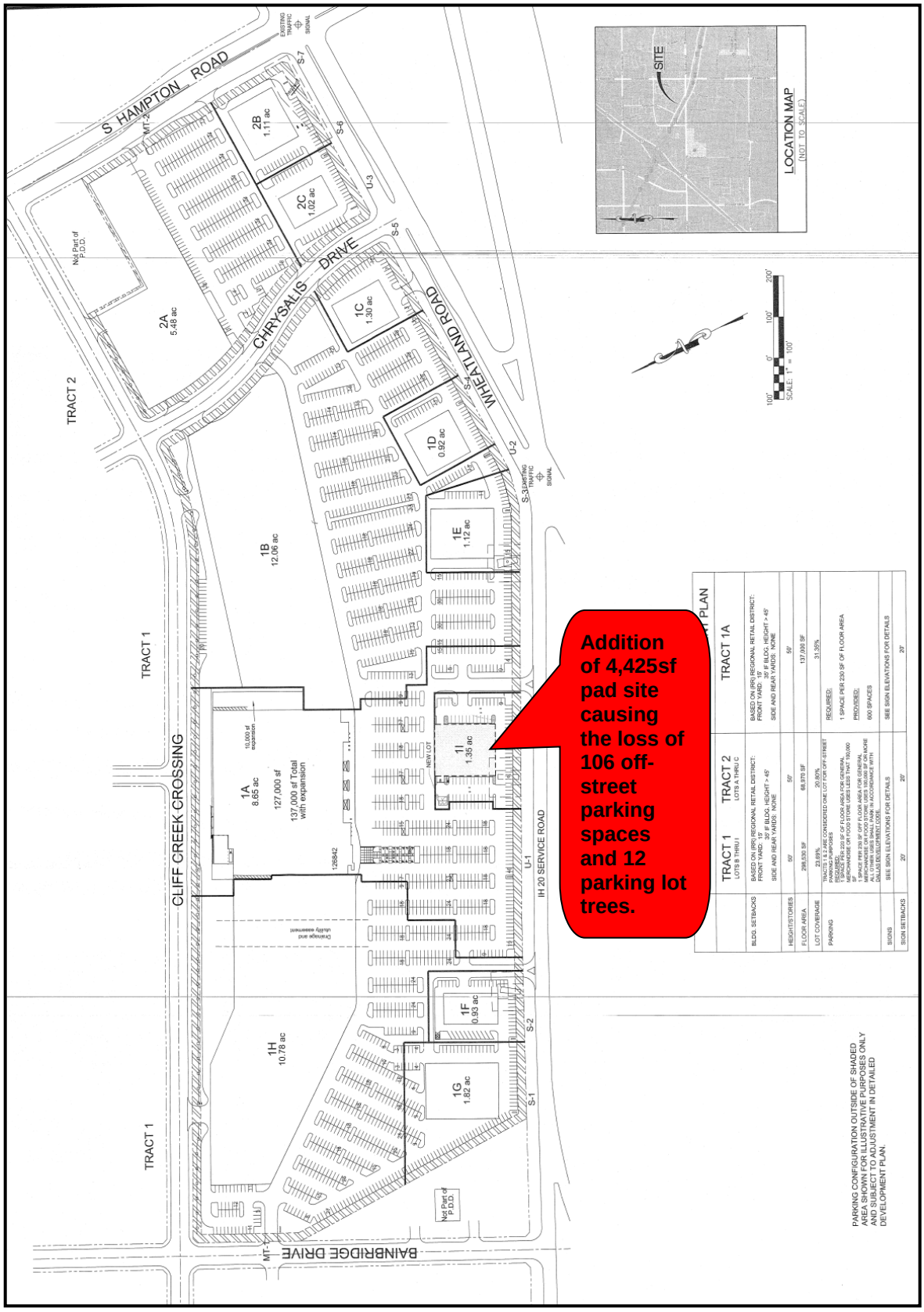
Target Corporation

Brian Cornell,	Board Chairman & CEO
John Mulligan,	Executive Vice President & COO
Rick Gomez,	Executive Vice President & Chief Marketing & Digital Officer
Melissa Kremer,	Executive Vice President & Human Resources Officer
Don H. Liu,	Executive Vice President & Chief Legal and Risk Officer
Stephanie Lundquist,	Executive Vice President & President of Food & Beverages
Michael E. McNamara,	Executive Vice President, CIO
Minsok Pak,	Executive Vice President & Chief Strategy & Innovation Officer
Janna Potts,	Executive Vice President & Chief Stores Officer
Cathy Smith,	Executive Vice President & CFO
Mark Tritton,	Executive Vice President & Chief Merchandising Officer
Laysha Ward,	Executive Vice President & Chief External Engagement Officer

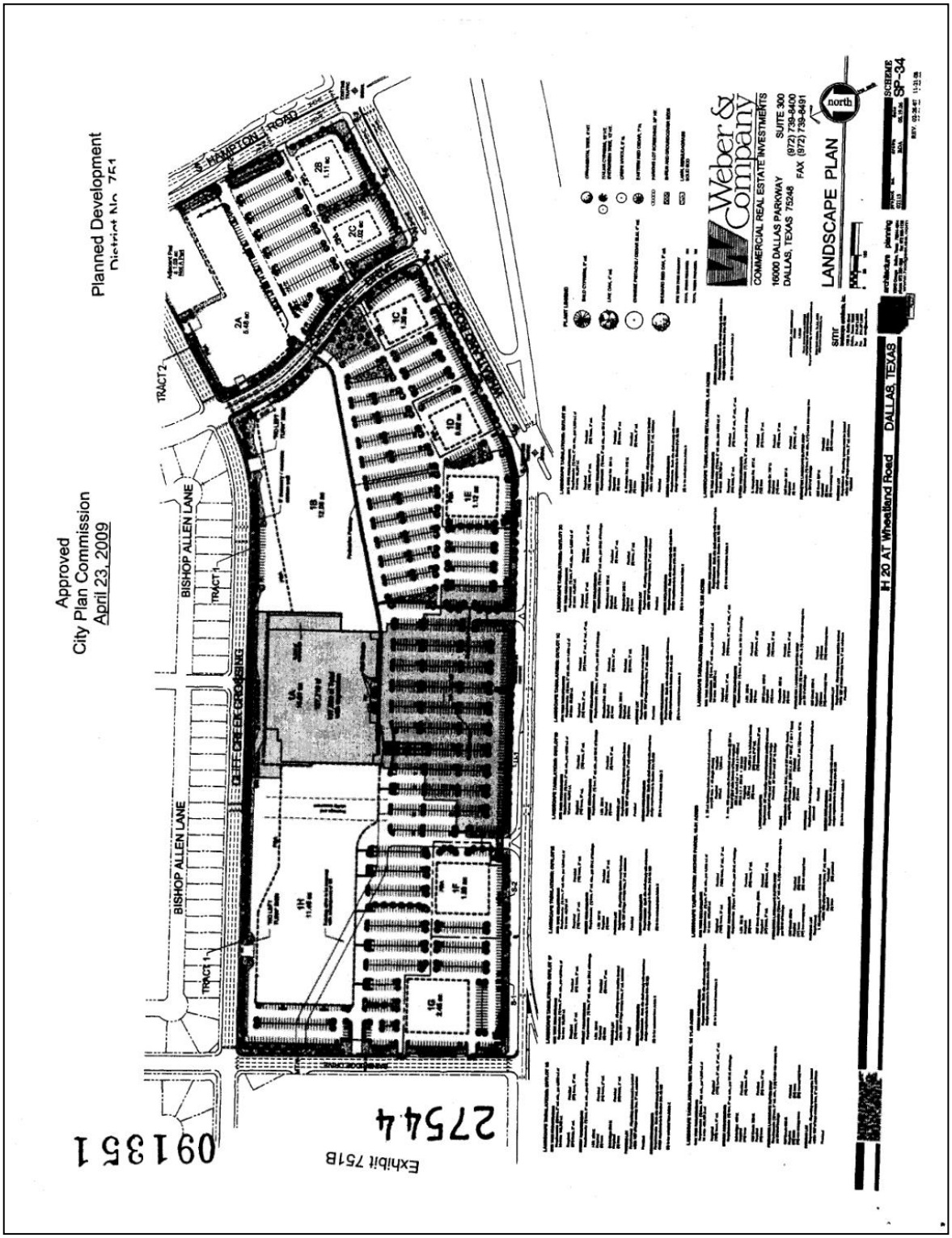
Existing Conceptual/Development Plan



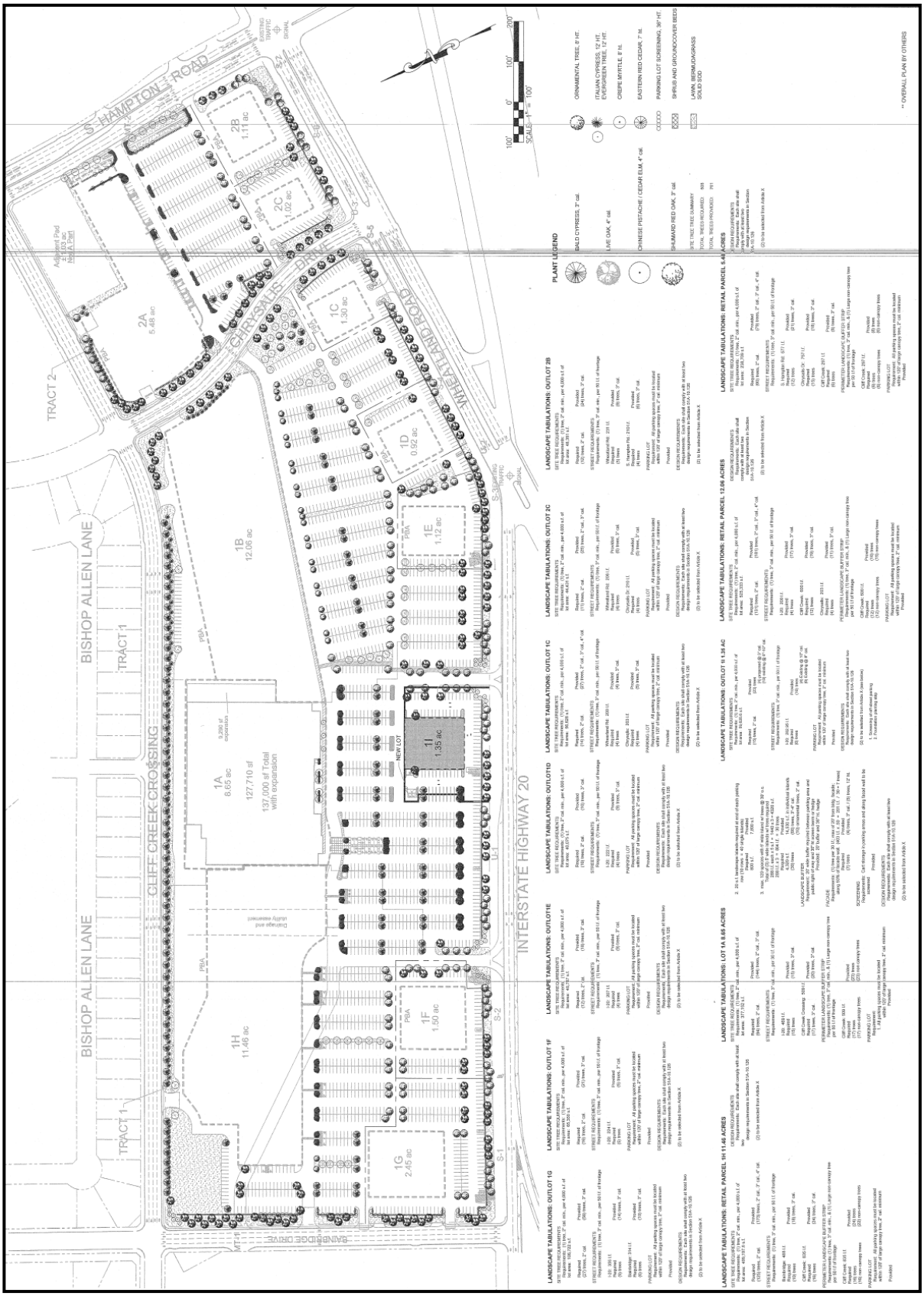
Proposed Conceptual/Development Plan



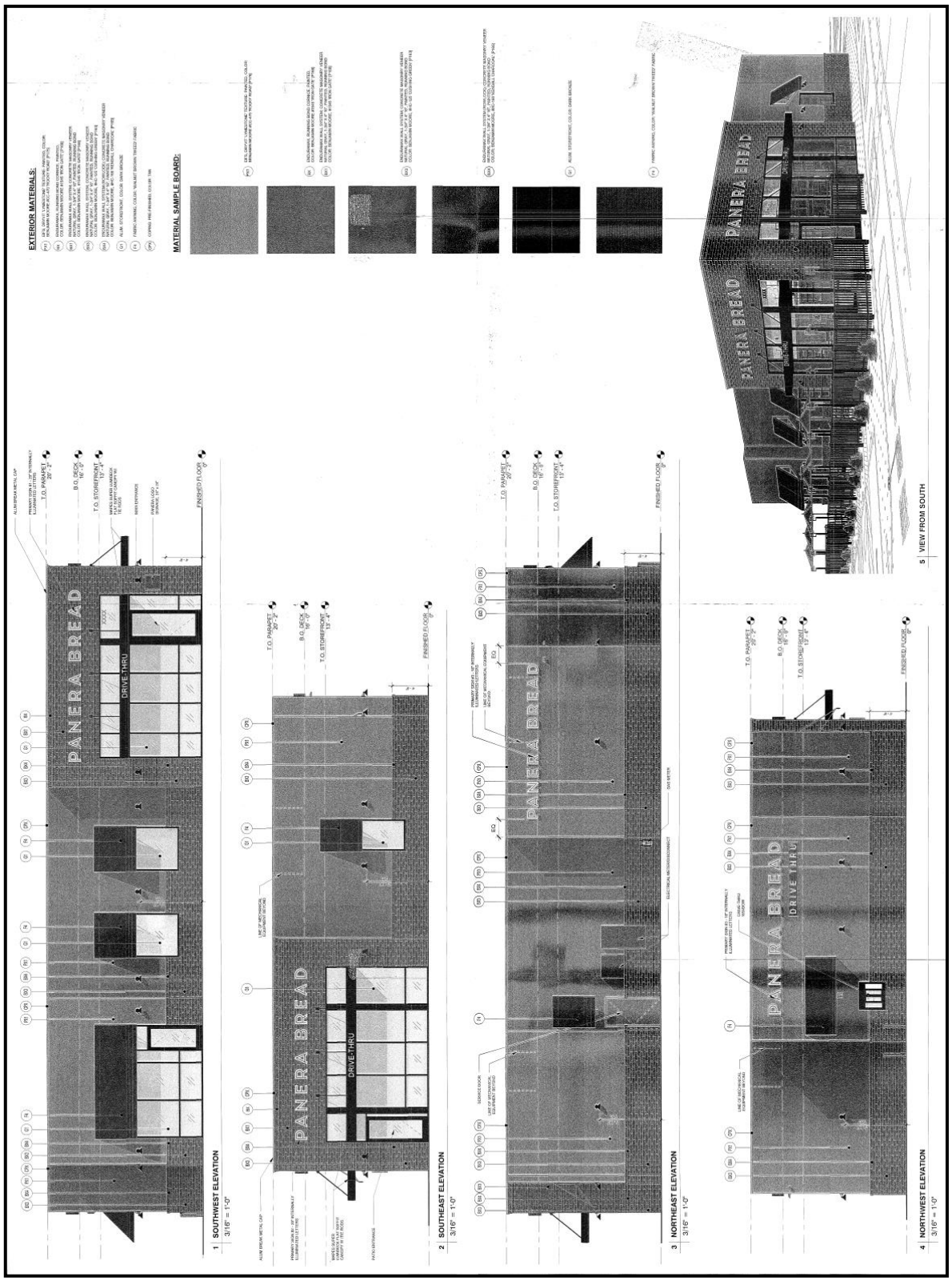
Existing Landscape Plan



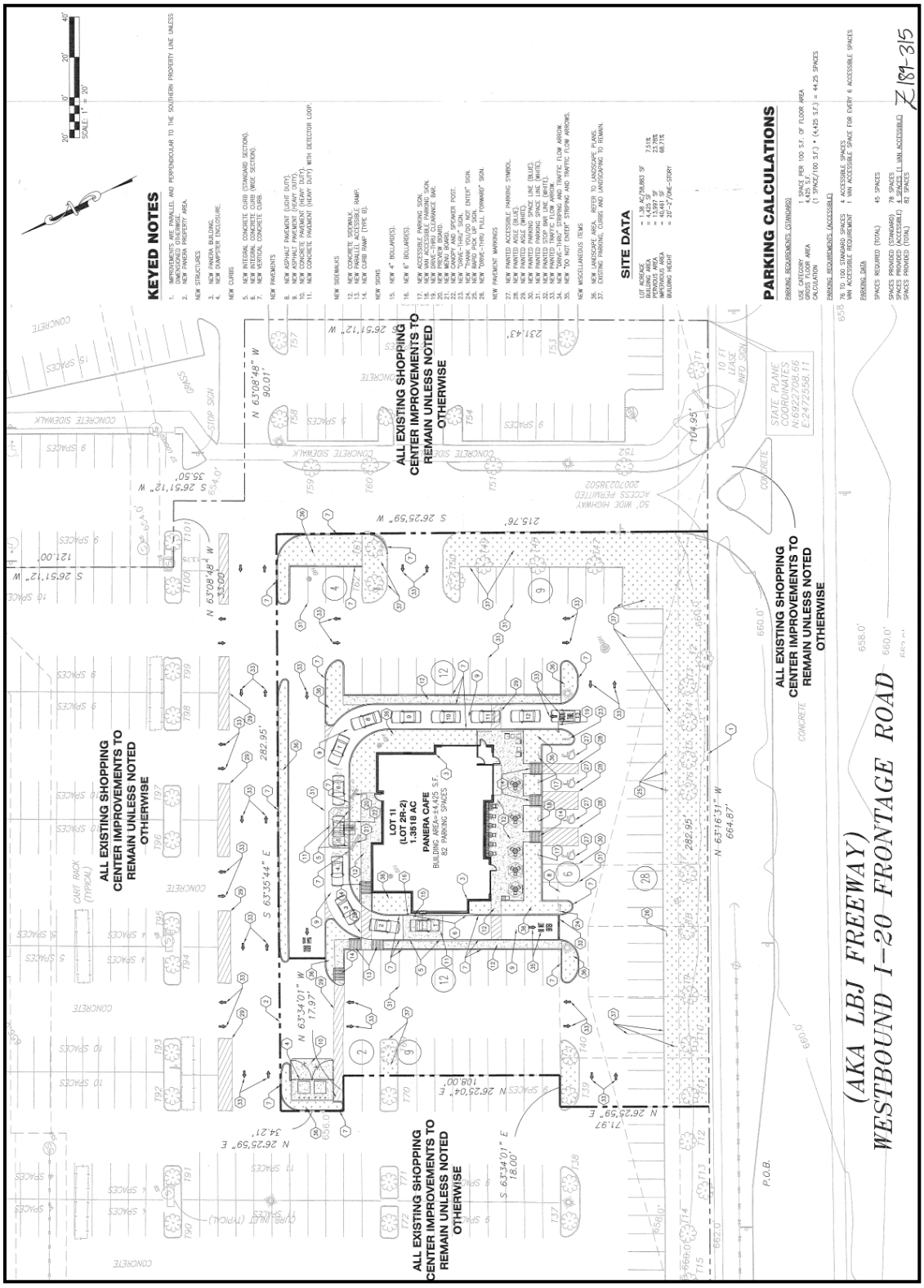
Proposed Landscape Plan

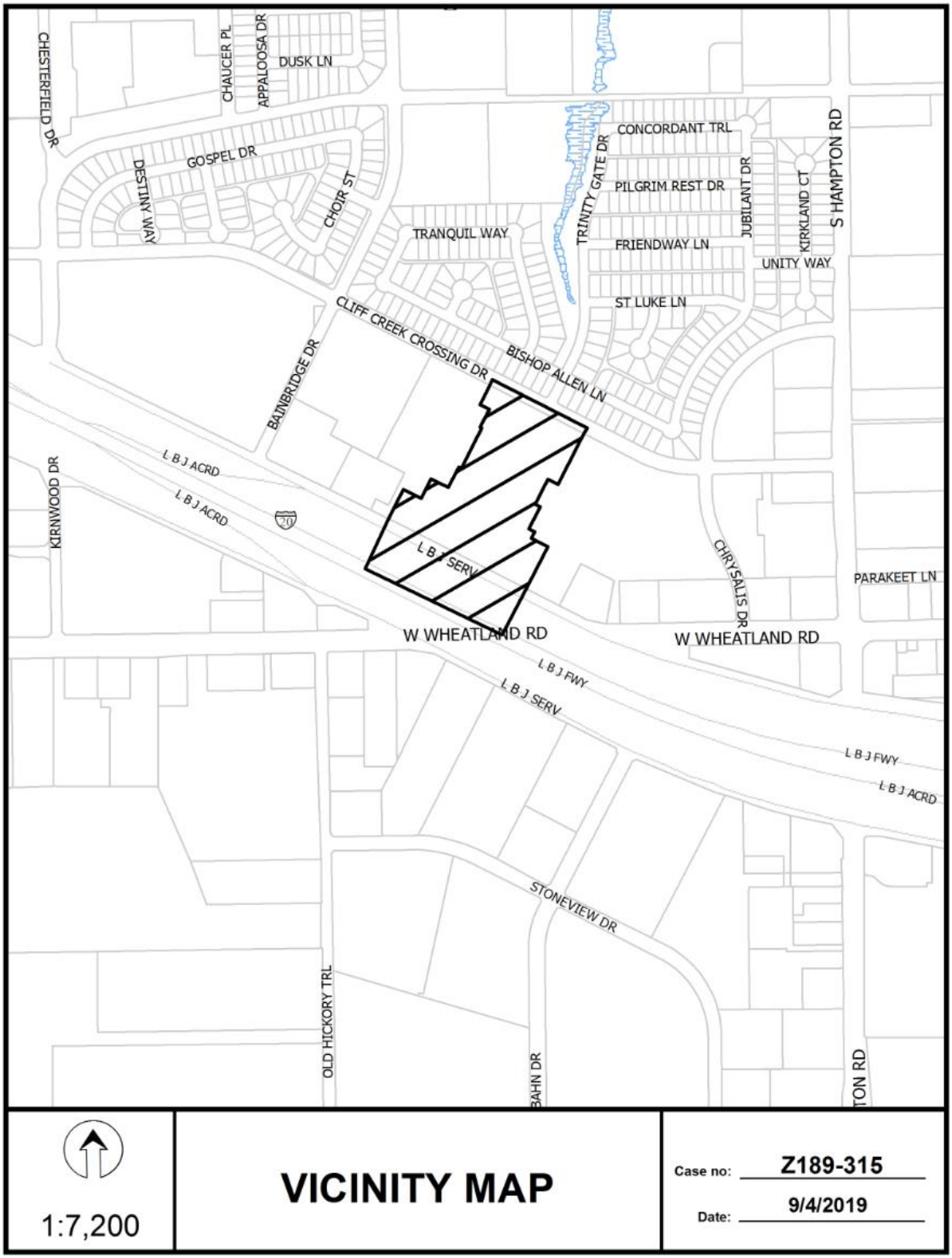


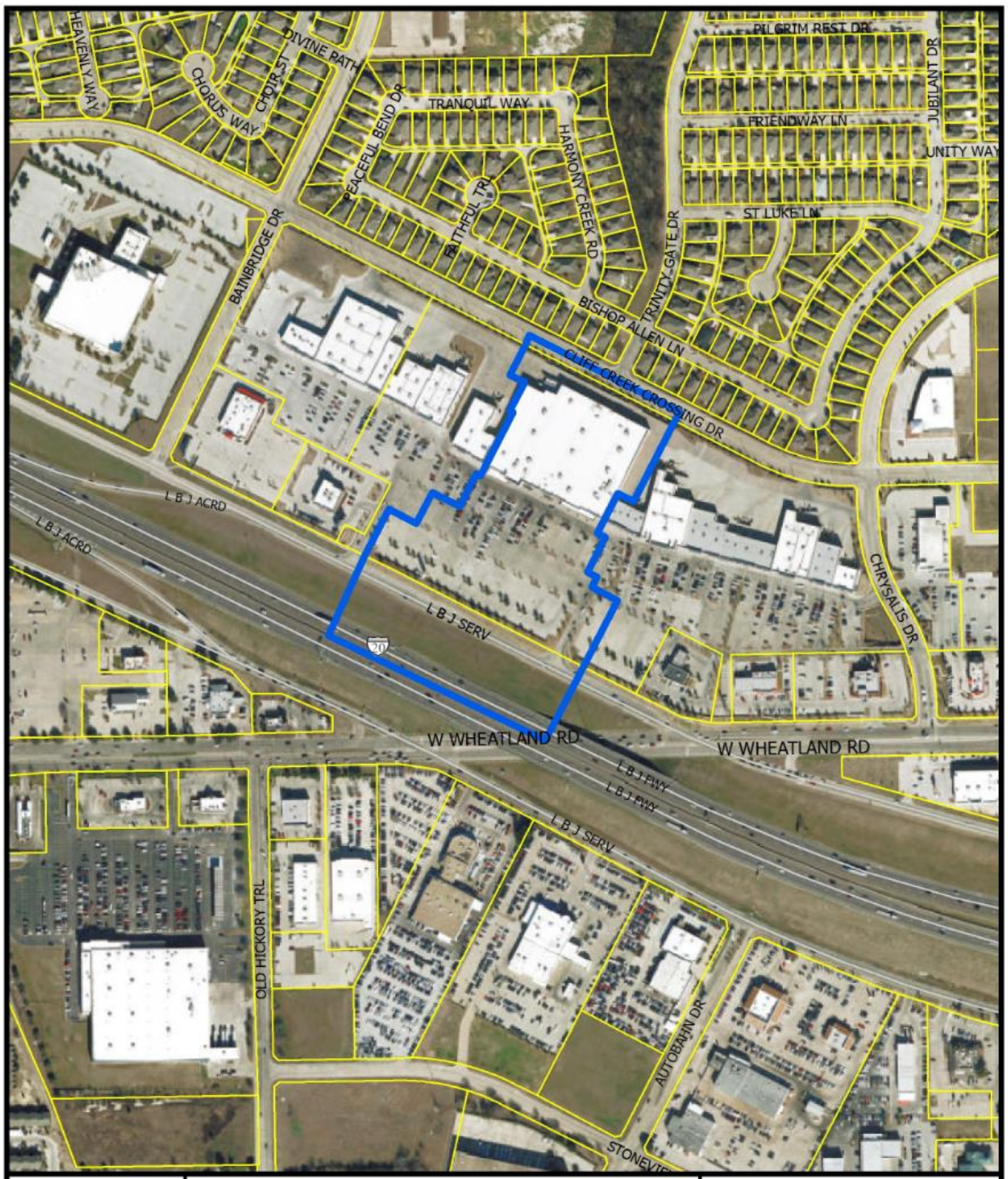
ELEVATIONS
(for illustrative purposes only)



DETAILED DEVLOPMENT PLAN
(for illustrative purposes only)




CHESTERFIELD DR
CHAUCER PL
APPALOOSA DR
DUSK LN
GOSPEL DR
DESTINY WAY
CHOIR ST
TRANQUIL WAY
TRINITY GATE DR
CONCORDANT TRL
PILGRIM REST DR
FRIENDWAY LN
ST LUKE LN
JUBILANT DR
KIRKLAND CT
S HAMPTON RD
UNITY WAY
CLIFF CREEK CROSSING DR
BISHOP ALLEN LN
BAINBRIDGE DR
L B J ACRD
L B J ACRD
KIRNWOOD DR
L B J SERV
CHRYSALIS DR
PARAKEET LN
W WHEATLAND RD
W WHEATLAND RD
L B J FWY
L B J SERV
L B J FWY
L B J ACRD
STONEVIEW DR
OLD HICKORY TRL
BAHN DR
TON RD
1:7,200
VICINITY MAP
Case no: Z189-315
Date: 9/4/2019

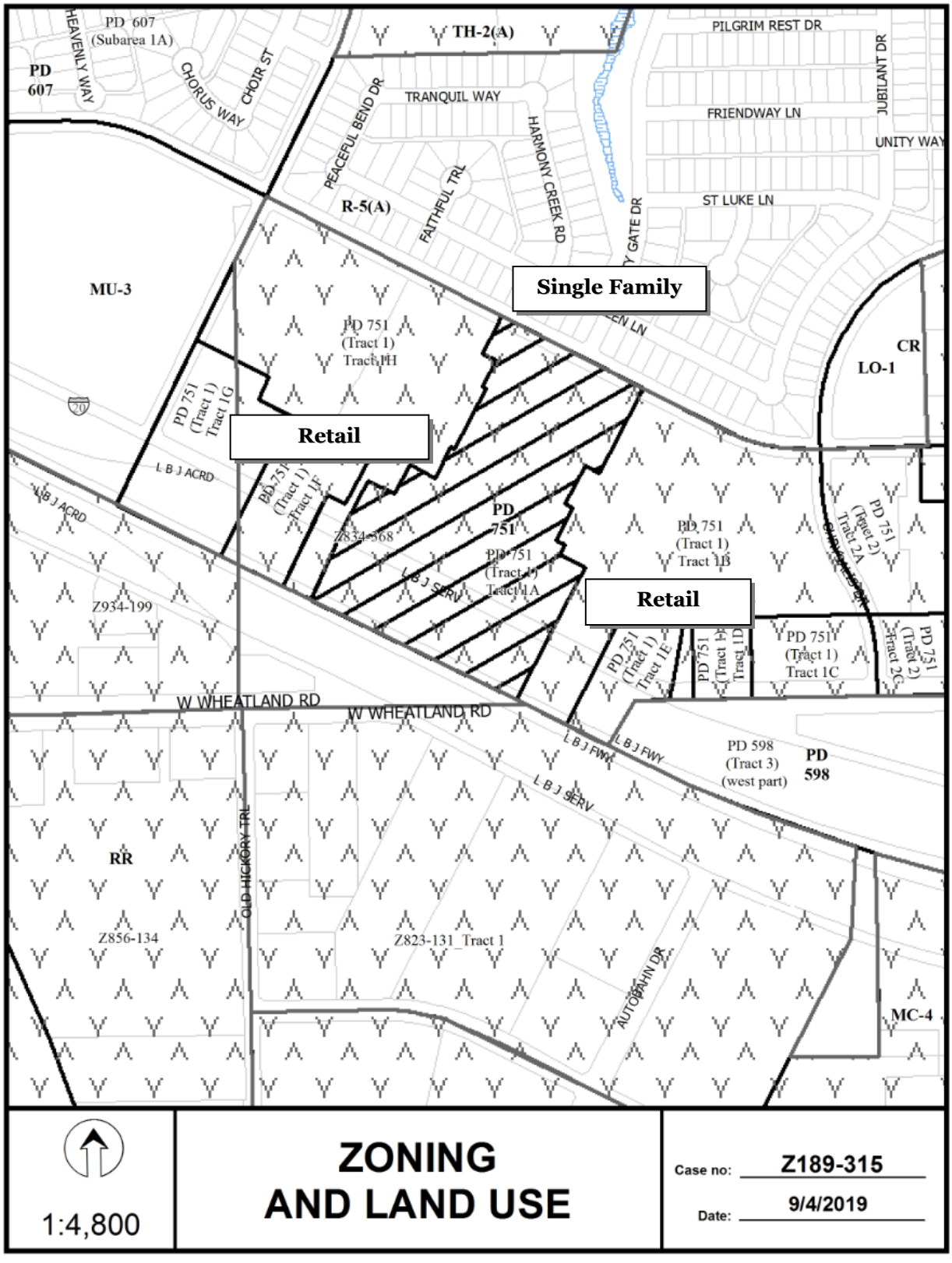


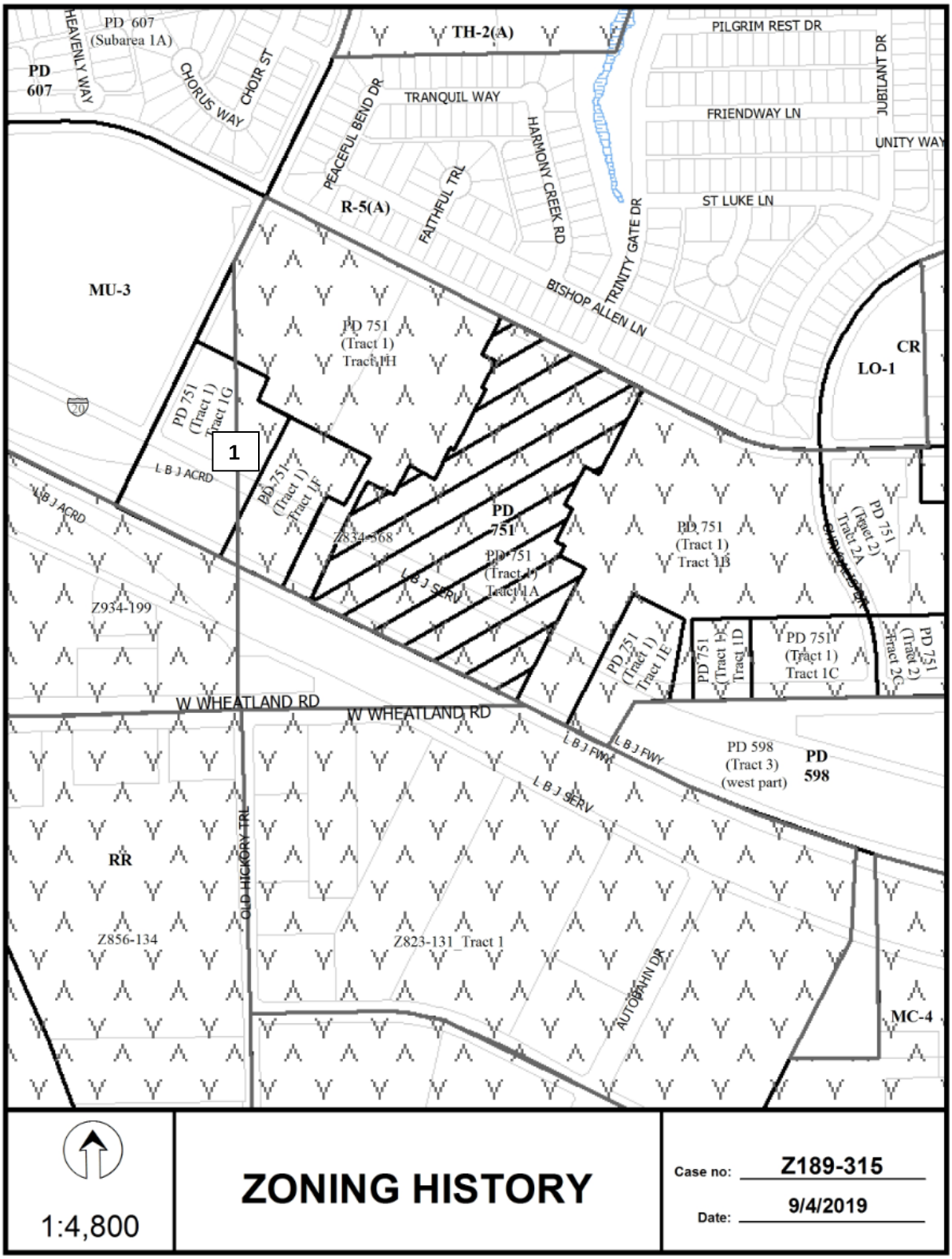
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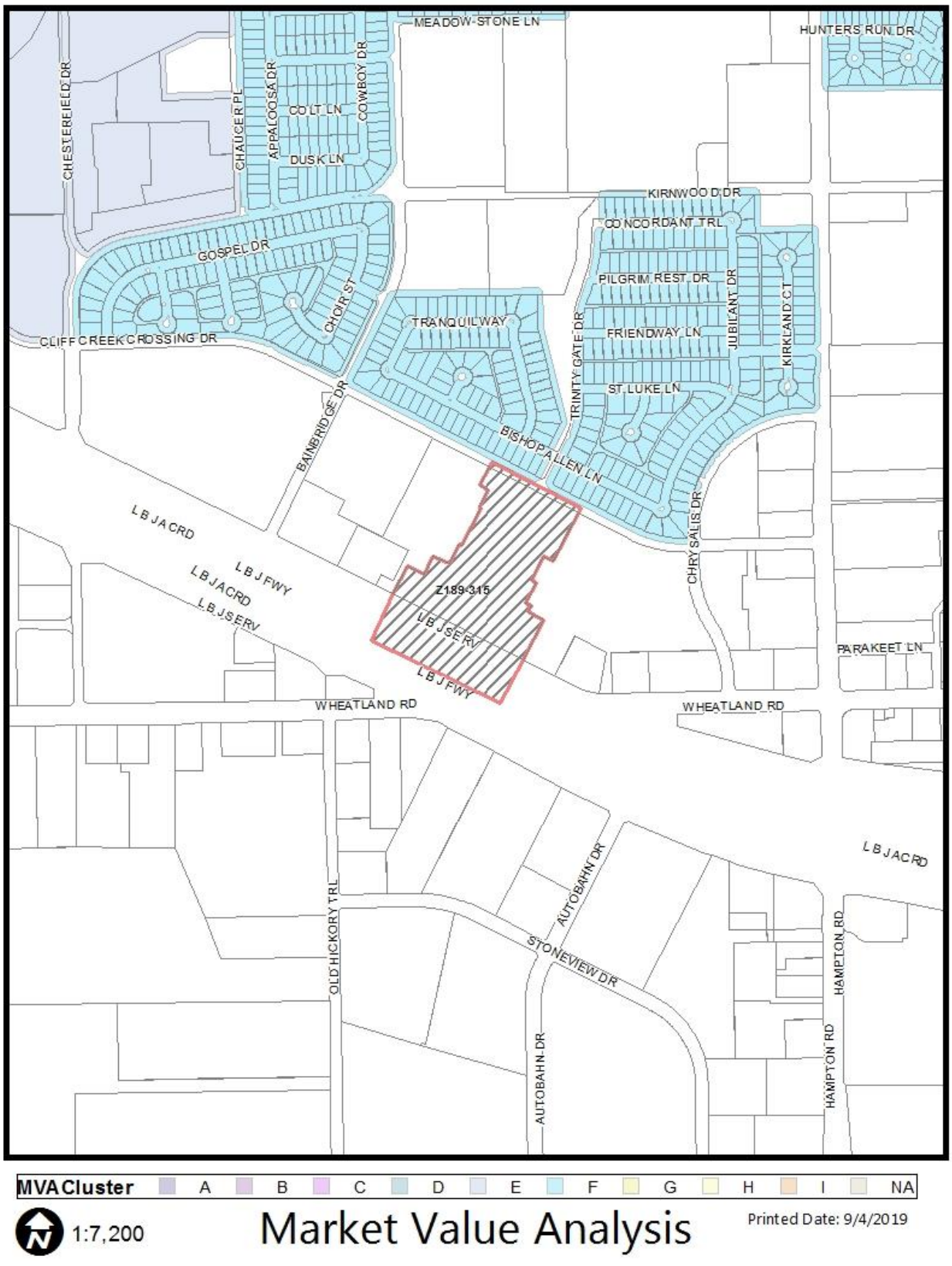
AERIAL MAP

Case no: Z189-315

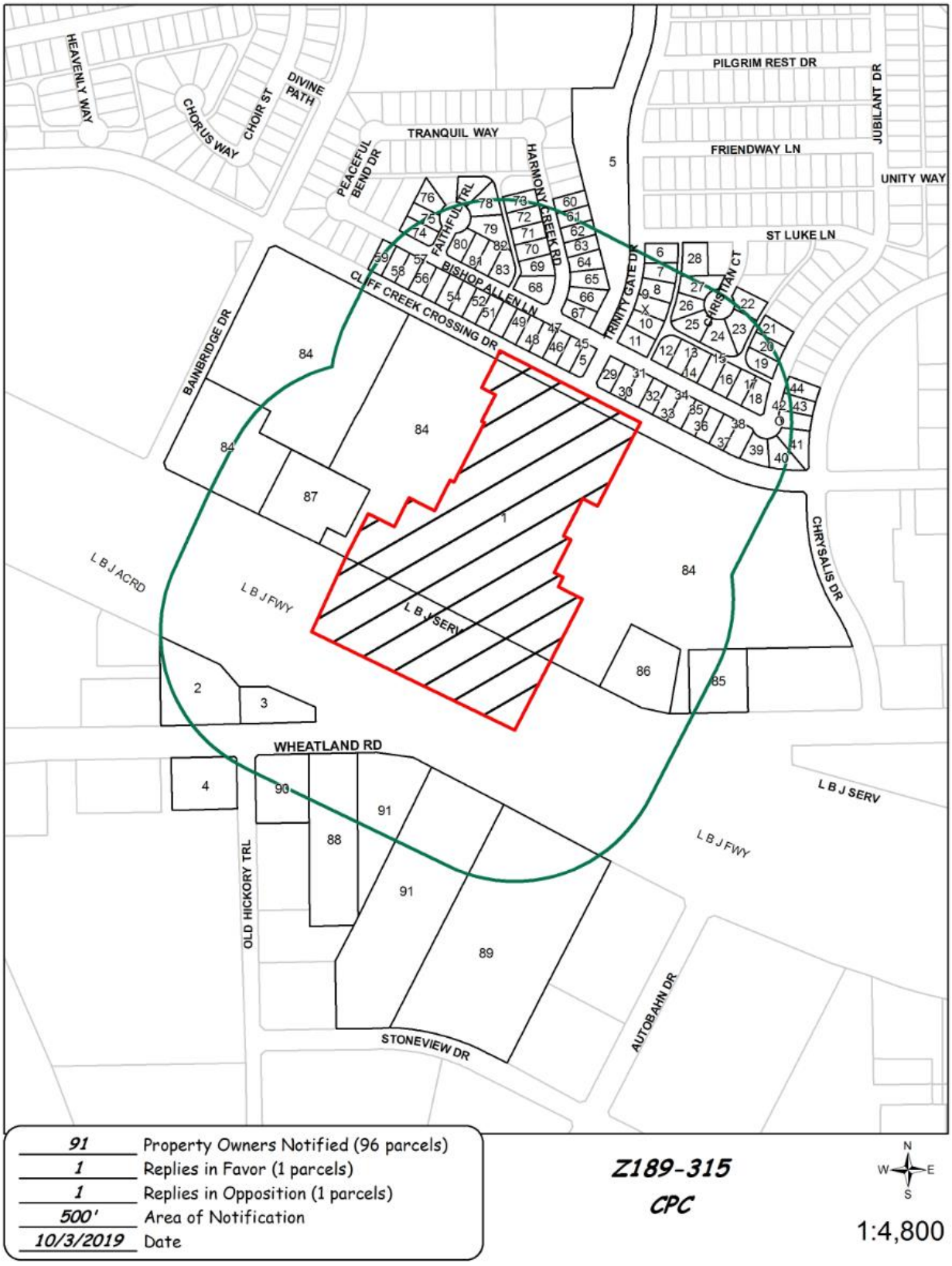
Date: 9/4/2019


PD 607
(Subarea 1A)
PD 607
HEAVENLY WAY
CHORUS WAY
CHOIR ST
TH-2(A)
PILGRIM REST DR
JUBILANT DR
TRANQUIL WAY
FRIENDWAY LN
UNITY WAY
PEACEFUL BEND DR
HARMONY CREEK RD
FAITHFUL TRL
R-5(A)
ST LUKE LN
MU-3
Single Family
PD 751
(Tract 1)
Tract 1H
CR
LO-1
PD 751
(Tract 1)
Tract 1G
Retail
L B J ACRD
PD 751
(Tract 1)
Tract 1F
Z834-368
PD
751
PD 751
(Tract 1)
Tract 1A
PD 751
(Tract 1)
Tract 1B
PD 751
(Tract 2)
Tract 2A
Retail
Z934-199
L B J SERV
PD 751
(Tract 1)
Tract 1E
PD 751
(Tract 1)
Tract 1D
PD 751
(Tract 1)
Tract 1C
PD 751
(Tract 2)
Tract 2C
W WHEATLAND RD
W WHEATLAND RD
L B J FWY
L B J FWY
PD 598
(Tract 3)
(west part)
PD
598
L B J SERV
RR
OLD HICKORY TRL
Z856-134
Z823-131 Tract 1
AUTOBAHN DR
MC-4
1:4,800
ZONING
AND LAND USE
Case no: Z189-315
Date: 9/4/2019


PD 607
(Subarea 1A)
PD 607
HEAVENLY WAY
CHORUS WAY
CHOIR ST
TH-2(A)
PILGRIM REST DR
JUBILANT DR
TRANQUIL WAY
FRIENDWAY LN
UNITY WAY
PEACEFUL BEND DR
HARMONY CREEK RD
FAITHFUL TRL
R-5(A)
ST LUKE LN
TRINITY GATE DR
BISHOP ALLEN LN
MU-3
CR
LO-1
PD 751 (Tract 1) Tract 1H
PD 751 (Tract 1) Tract 1G
1
L B J ACRD
PD 751 (Tract 1) Tract 1F
Z834-368
PD 751
PD 751 (Tract 1) Tract 1A
L B J SERV
PD 751 (Tract 1) Tract 1B
PD 751 (Tract 2) Tract 2A
PD 751 (Tract 1) Tract 1E
PD 751 (Tract 1) Tract 1D
PD 751 (Tract 1) Tract 1C
PD 751 (Tract 2) Tract 2C
Z934-199
W WHEATLAND RD
L B J FWY
PD 598 (Tract 3) (west part)
PD 598
RR
OLD HICKORY TRL
Z856-134
Z823-131_Tract 1
AUTOBAHN DR
MC-4
1:4,800
ZONING HISTORY
Case no: Z189-315
Date: 9/4/2019


MEADOW STONE LN
HUNTERS RUN DR
CHESTERFIELD DR
CHAUCER PL
APPALOOSA DR
COLT LN
COWBOY DR
DUSK LN
KIRNWOOD DR
CONCORDANT TRL
GOSPEL DR
CHOIR ST
PILGRIM REST DR
JUBILANT DR
KIRKLAND CT
TRANQUIL WAY
FRIENDWAY LN
TRINITY GATE DR
CLIFF CREEK CROSSING DR
ST LUKE LN
BAINBRIDGE DR
BISHOP ALLEN LN
CHRYSALIS DR
LBJ ACRD
LBJ FWY
LBJ ACRD
LBJ SERV
Z189-315
LBJ SERV
LBJ FWY
PARAKEET LN
WHEATLAND RD
WHEATLAND RD
LBJ ACRD
AUTOBAHN DR
OLD HICKORY TRL
STONEVIEW DR
HAMPTON RD
AUTOBAHN DR
HAMPTON RD
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 9/4/2019

CPC Responses



10/02/2019

Reply List of Property Owners

Z189-315

91 Property Owners Notified ***1 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	39739	LBJ FWY	TARGET CORP
	2	2827	W WHEATLAND RD	SPRING CREEK BARBEQUE
	3	2727	W WHEATLAND RD	ZAKI NAGI EDWARD & AMANI G
	4	2810	W WHEATLAND RD	TURBO RESTAURANT MANAGEMENT LLC
	5	3300	TRINITY GATE DR	UNITY ESTATES LTD
	6	7912	TRINITY GATE DR	MORRISON JOHN V &
	7	7916	TRINITY GATE DR	TRAMMELL CASANDRA TRUSTEE
	8	7920	TRINITY GATE DR	VU MINH & MYLINH
X	9	7924	TRINITY GATE DR	LOGAN LILLIE R
	10	7928	TRINITY GATE DR	HOUZE MAGELLA A
	11	7932	TRINITY GATE DR	HOLBERT NANCY
	12	2551	BISHOP ALLEN LN	MORRIS SHAMARY ELLEN
	13	2547	BISHOP ALLEN LN	KENNEDY SHONDRAL
	14	2543	BISHOP ALLEN LN	JONES PATRICIA A
	15	2539	BISHOP ALLEN LN	JONES SAMUEL E
	16	2535	BISHOP ALLEN LN	FIELDS ELISS D
	17	2531	BISHOP ALLEN LN	BROWN BEN & DOROTHY JEAN
	18	2527	BISHOP ALLEN LN	SALTO MIGUEL A
	19	7937	JUBILANT DR	JACKSON TANEICESAYA
	20	7933	JUBILANT DR	FOSTER BRAD
	21	7929	JUBILANT DR	BATES SHERRON
	22	7930	CHRISTIAN CT	TAYLOR ROBERT TROY F
	23	7934	CHRISTIAN CT	ROBERTS JOHN ROBERTS &
	24	7938	CHRISTIAN CT	SZULADZINSKI GREGORY
	25	7939	CHRISTIAN CT	WYNN BARBARA
	26	7935	CHRISTIAN CT	MARTINEZ MARIA D

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Reply	*Label #*	*Address*		*Owner*
	27	7931	CHRISTIAN CT	SIMPSON ALISON P
	28	2562	ST LUKE LN	HAWKINS CLINTON JR
	29	2558	BISHOP ALLEN LN	WILLIAMS SEMETRA C
	30	2554	BISHOP ALLEN LN	FOWLER AUDREY P EST OF
	31	2550	BISHOP ALLEN LN	BROWN YOLANDA C
	32	2546	BISHOP ALLEN LN	ENGE BRUCE F &
	33	2542	BISHOP ALLEN LN	SHORTES STANLEY P
	34	2538	BISHOP ALLEN LN	PORTIS ARBIEZEAN R
	35	2534	BISHOP ALLEN LN	SOTO LUCINA
	36	2530	BISHOP ALLEN LN	DE LA CRUZ CARLOS LOPEZ &
	37	2526	BISHOP ALLEN LN	FERRELL LILLIONNA P
	38	2522	BISHOP ALLEN LN	KONG YANFENG & MING YOU WU
	39	2518	BISHOP ALLEN LN	COMEAUX WANDA
	40	7962	JUBILANT DR	RENDON YANCY KELLY
	41	7958	JUBILANT DR	RAMOS DEONNE
O	42	7954	JUBILANT DR	SHUTT JOHN J SEPARATE PROPERTY TRUST
	43	7950	JUBILANT DR	CURRIE PAULA N
	44	7946	JUBILANT DR	LINNEAR DEBRA
	45	2616	BISHOP ALLEN LN	COY TAMIKA R
	46	2620	BISHOP ALLEN LN	ZARATE EFRAIN
	47	2624	BISHOP ALLEN LN	FRIPP WANDA T
	48	2628	BISHOP ALLEN LN	HALL BEVERLY ANN
	49	2632	BISHOP ALLEN LN	2018 1 IH BORROWER LP
	50	2636	BISHOP ALLEN LN	MELENDEZ JESUS I
	51	2640	BISHOP ALLEN LN	MARTINEZ MARIA GUADALUPE
	52	2644	BISHOP ALLEN LN	EATON HARVEY A JR
	53	2648	BISHOP ALLEN LN	HERNANDEZ YOVANI
	54	2652	BISHOP ALLEN LN	GRANGER BERNICE
	55	2656	BISHOP ALLEN LN	MARTINEZ ESTEBAN MONTOYA
	56	2710	BISHOP ALLEN LN	LIN MIN YAN
	57	2714	BISHOP ALLEN LN	PEER WANDA L

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Reply	*Label #*	*Address*		*Owner*
	58	2718	BISHOP ALLEN LN	HOPKINS KIMBERLY &
	59	2722	BISHOP ALLEN LN	BROWN MICHAEL D
	60	7952	HARMONY CREEK RD	ADAMS TODD GARRET
	61	7956	HARMONY CREEK RD	SHORT HENRY
	62	7960	HARMONY CREEK RD	MURRELL MARVIN
	63	7964	HARMONY CREEK RD	WILSON GEORGIA
	64	7968	HARMONY CREEK RD	MACHADO VICTOR &
	65	7972	HARMONY CREEK RD	FLORES DAVID & BRENDA
	66	7976	HARMONY CREEK RD	KOSHY BEN
	67	7980	HARMONY CREEK RD	A&R TEXAS PROPERTIES LLC
	68	7971	HARMONY CREEK RD	THOMAS CLARETTE
	69	7967	HARMONY CREEK RD	MENDEZ ALBERTO &
	70	7963	HARMONY CREEK RD	LANGUEZ OSCAR
	71	7959	HARMONY CREEK RD	DICKSON BARBARA S
	72	7955	HARMONY CREEK RD	HUGHEY CAROLYN
	73	7951	HARMONY CREEK RD	SANCHEZ RICARDO L
	74	7943	FAITHFUL TRL	PRETIUM SFR HOLDING LLC
	75	7939	FAITHFUL TRL	WYATT JANICE M
	76	7935	FAITHFUL TRL	TA JONATHAN LIVING TRUST
	77	7930	FAITHFUL TRL	CARBALLO MARIO A &
	78	7934	FAITHFUL TRL	SANCHEZ ROGELIO & NORA I
	79	7938	FAITHFUL TRL	ROJAS AMPARO & IRMA
	80	2657	BISHOP ALLEN LN	EDMOND CHURNCEY & BONITA
	81	2653	BISHOP ALLEN LN	HAMMONDS KENNETH
	82	2649	BISHOP ALLEN LN	BLAIR SHARON A
	83	2645	BISHOP ALLEN LN	VILLARREAL RODOLFO &
	84	2525	W WHEATLAND RD	RAINIER WHEATLAND ACQUISITIONS LLC
	85	2535	W WHEATLAND RD	KERLEY KENNETH W TRUSTEE
	86	39703	LBJ FWY	KERLEY MICHAEL K & CHRISTINE A TRUST
	87	39769	LBJ FWY	POWELL REAL ESTATE II LLC
	88	2728	W WHEATLAND RD	DUNCANVILLE L LLC

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Reply	*Label #*	*Address*		*Owner*
	89	39680	LBJ FWY	OMEGA AUTOMOTIVE REAL
	90	2738	W WHEATLAND RD	UNLIMITED HORIZONS NORTH TEXAS LLC
	91	39690	LBJ FWY	DUNCANVILLE L LLC