
FILE NUMBER:	Z190-272(LG/AU)	DATE FILED:	May 27, 2020
LOCATION:	North side of Timberglen Road, between Kelly Boulevard and Justice Lane		
COUNCIL DISTRICT:	12	MAPSCO:	3 C, D, G, H
SIZE OF REQUEST:	±11.92 acres	CENSUS TRACT:	216.16

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned a TH-2(A) Townhouse District and an MF-1(A) Multifamily District with Specific Use Permit No. 1012 for a public school with consideration given to reducing the size of the Specific Use Permit by removing the single family developed lots on the west side of Justice Lane and amending the Specific Use Permit to allow for the reconstruction of the school.

SUMMARY: The purpose of this request is to remove 13 single-family lots from SUP No. 1012. The request also includes amending the remaining SUP to allow the construction of a new two-story public elementary school with additional parking and landscaping on the remainder of the specific use permit. (Carrollton-Farmers Branch ISD – Sheffield Intermediate School)

CPC RECOMMENDATION: Approval, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions.

BACKGROUND INFORMATION:

- On September 28, 1988, the City Council approved Specific Use Permit No. 1012 for a permanent period to operate a public school.
- On October 11, 1995, the City Council approved an amendment to Specific Use Permit No. 1012.
- The MF-1(A) District property was included in the SUP to serve as a small counseling center for the school. The school district sold the property between 2014 and 2018, which were later developed with 13 single family homes.
- On May 27, 2020, the City Plan Commission authorized a hearing to allow the single-family homes to be removed from the SUP. The school district attempted to obtain authorization from the 13 property owners but was not successful in getting all 13 signatures. Since the change to the 13 single-family lots was to remove the SUP and not other change, a hybrid authorized hearing was allowed. The school district paid the filing fee for the SUP amendment. Carrollton Farmers Branch ISD, represented by Karl Crawley, is the interested party in the case.
- The proposed new school structure will be 33 feet high (two stories) containing 41 classrooms, totaling approximately, 71,906 square feet.
- Currently, the school houses third through fifth grades. A CFBISD managed day-care facility is located to the south of the site. Grades Pre-K through second grade operate at a separate location south of the site.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Kelly Boulevard	Minor Arterial	60 feet
Timberglen Lane	Community Collector	60 feet

Traffic:

The Engineering Division of Sustainable Development and Construction Department completed a review of the traffic management plan dated August 12, 2020. Submitted reports document a proposed traffic management plan (TMP) of school traffic and impact of the proposed school operations. The TMP is practical if fully implemented by school staff as proposed. Staff has no objection to the proposed traffic management plan but requires the applicant to have parking restrictions on Kelly Boulevard. The intention of the proposed restrictions is to respect the quality of life of adjacent neighborhood. However, the restrictions are difficult to enforce as motorists could decide not to abide by the proposed signage and make it more difficult for residents to enter and exit the area during opening and dismissal hours.

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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	TH-2(A) MF-1(A) SUP No. 1012	Public School Single Family
North	TH-2(A)	Single Family
South	TH-2(A) SUP No. 910	Public School
East	MF-1(A)	Single Family
West	TH-2(A)	Single Family

Land Use Compatibility

The request site is the location of a public school that serves Third, Fourth and Fifth grade students. The subject site is developed with a school that is approximately 67,767 square feet consisting of one and two-story structures varying from 16 feet to 27 feet tall. Surrounding land uses consist of single family to the north, south, east and west. Land uses consisting of child-care facilities and public school are southwest and south of the site, respectively.

The amendment to Specific Use Permit No. 1012 will facilitate the following: 1) amend the borders of SUP No. 1012 to remove 13 existing single-family lots from within its borders; and 2) allow for the construction of a two-story building with 41 classrooms on the remainder of the site, which will be approximately 10.2 acres.

The new proposed structure will have a maximum height of 32.67 feet, which exceeds the current structure by 5.67 feet. The front yard setback for the current and proposed site is 15 feet, while the rear yard setback for the current and proposed school will be 10 feet. The existing lot coverage is approximately 12% for the current site and the proposed site will have a lot coverage of 16.17%. The maximum lot coverage for property zoned TH-2(A) District is 25% for nonresidential structures and 60% for residential structures.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because compliance with the proposed SUP conditions, a site plan, and a Traffic Management Plan requiring periodic updates will ensure the school runs optimally in the future regarding the drop-off and pick-up of students.

<u>District</u>	SETBACKS		Height	Lot Coverage	Minimum Lot Size	Primary Uses
	Front	Side/Rear				
<i>Existing</i> TH-2(A)	No min.; deed restrictions require 15'	No min for SFD, 10' for other; 5' side for duplex, 10' rear for duplex*	36'	60% for res. 25% other	2,000 sf for SFD, 6,000 for duplex	Single Family Public School
<i>Existing</i> MF-1(A)	15'	No min for SFD, 10' for other; 5' side for duplex, 10' rear for duplex*	36'	60% for res. 25% other	3,000 sf for SFD, 3,000 for duplex	Single Family Housing

Parking:

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The current elementary school has 32 classrooms and 103 parking spaces. The requirements for off-street parking requires one and one-half spaces for each elementary school classroom. At this ratio, the school is required to provide 62 off-street spaces for the proposed 41 classrooms. The site is proposing 110 parking spaces provided on-site parking spaces.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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. While the remaining 10.21 acres of the area of request is not categorized as being within an MVA cluster, the thirteen single family lots are within Category "C." Surrounding properties to the north, northwest, south, and southwest is located within Categories "A and "C".

Landscaping

The site has sloping issues that create unique challenges to the redevelopment of the site. The applicant is mostly compliant with Article X, but there are certain areas of the site where the applicant has sought an exception due to existing site conditions. The

applicant will not be able to comply with the street buffer zone due to the existing development of the site along Timber Oaks Drive and Kelly Boulevard.

The applicant will comply by providing 170 trees, which is greater than the 111 trees required. The applicant will also have 42 medium and large trees in excess of the site, buffer zone enhancements, and will conserve existing trees in the proposed development area. There will also be water-wise plant materials and planting beds, and 8 large trees planted in an area that is at least 500 square feet. Overall, the City Arborist has no objections to the applicant's proposal.

LIST OF OFFICERS

CARROLLTON FARMERS BRANCH ISD BOARD OF TRUSTEES

Nancy Cline, President
Guillermo William Ramos, Vice President
Tara Hrbacek, Secretary
Sally Derrick
John Mathews
Randy Schackmann

John E. Chapman, III Superintendent
Brian Moersch, Associate Superintendent
Dana West, Associate Superintendent
Tracy Smith, Assistant Superintendent
Michelle Bailey, Assistant Superintendent
Malcolm Mulroney, Chief Operations Officer

CPC ACTION

September 17, 2020

Motion: It was moved to recommend **approval** of a reduction of SUP No. 1012 by removing the single family developed lots on the west side of Justice Lane, and an amendment to and renewal of Specific Use Permit No. 1012, subject to a revised site plan, landscape plan, traffic management plan, and conditions on property zoned a TH-2(A) Townhouse District and an MF-1(A) Multifamily District with Specific Use Permit (SUP) No. 1012 for a public school on the north side of Timberglen Road, between Kelly Boulevard and Justice Lane.

Maker: Hampton
Second: Schwope
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin

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

Notices: Area: 400 Mailed: 146
Replies: For: 7 Against: 5

Speakers: For: None

For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Lelia Goehring, 1445 Perry Rd., Carrollton, TX, 75006
Malcolm Mulroney, 1445 Perry Rd., Carrollton, TX,
Craig Drone, 1801 N. Lamar St., Dallas, TX, 75202
Robert Howman, 4500 Fuller Dr., Irving, TX, 75038
Dean Stuller, 1201 N. Bowser Rd., Richardson, TX,

Against: None

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a public school other than an open enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan.

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2022. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Expansion area. Before issuance of a building permit for the expansion area, as shown on the development plan, the Property owner or operator shall:

(1) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(2) submit an amended traffic management plan.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

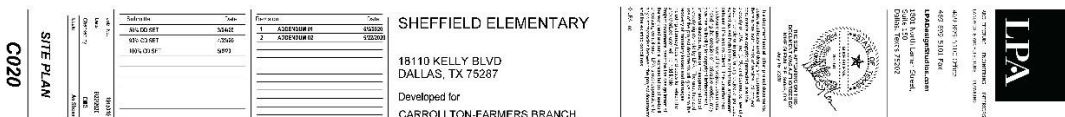
(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance

7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas







TRAFFIC MANAGEMENT PLAN



Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

TECHNICAL MEMORANDUM

TO: Craig Drone, AIA

FROM: Dean Stuller, P.E.

EMAIL: dstuller@halff.com



DATE: August 12, 2020

AVO: 37055

Dean S. Stuller 08/12/2020

SUBJECT: New Sheffield Elementary School Traffic Management Plan (TMP)

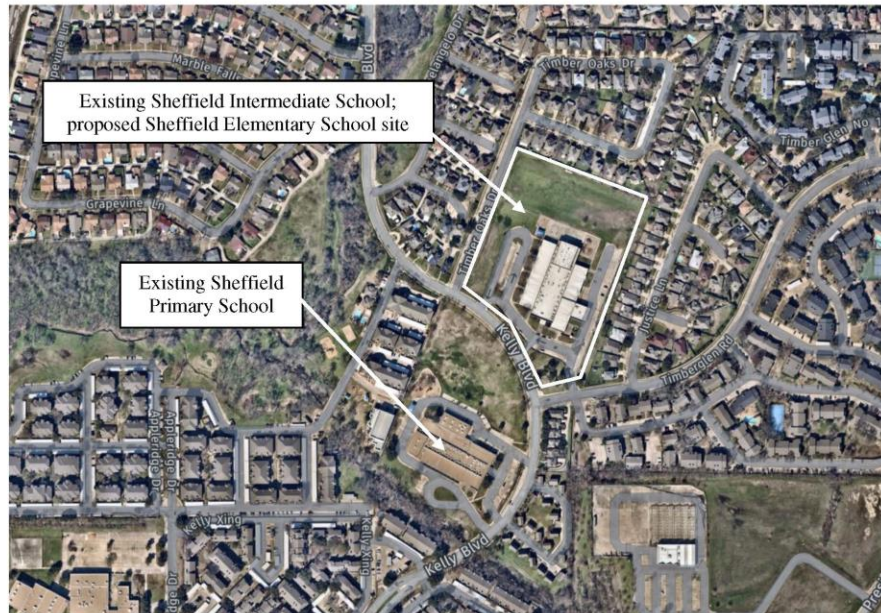
I. INTRODUCTION

Halff Associates, Inc. (Halff) is a full service architectural / engineering firm based in Richardson, Texas with licensed engineers specializing in traffic and transportation. Halff was retained by LPA Design Studios (Client) to prepare a Traffic Management Plan (TMP) for the Carrollton-Farmers Branch Independent School District's (CFBISD) new Sheffield Elementary School, to be located at the northeast corner of Kelly Boulevard and Timberglen Road in Dallas, Texas. The new elementary school will replace the existing Sheffield Primary School (Kindergarten – 2nd grade) and Sheffield Intermediate School (3rd – 5th grades) campuses, which have a combined enrollment of 667 students. The new school is projected to have a maximum enrollment of 750 students and is scheduled to open in the fall of 2022. As part the construction approvals process for the new school, a TMP is required by the City of Dallas.

Figure 1 is an aerial image detailing the site location. The site is bordered by Timber Oaks Drive on the west, Kelly Boulevard and Timberglen Road on the south, and single-family residences on the east and north.



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Aerial image reprinted with permission from Nearmap.

Figure 1 – Site Location Map

As mentioned above, the City of Dallas requires a TMP as part of the development process for the new school. With this TMP submittal, the school is agreeing to implement the management plan strategies as presented and will be self-accountable unless the City of Dallas deems further measures are appropriate or necessary.

II. TRAFFIC MANAGEMENT PLAN

The purpose of the TMP is to identify established procedures for traffic flow and circulation around the elementary school related to student drop-off and pick-up operations. Use of a TMP helps improve traffic / student safety and helps maximize the efficiency of drop-off and pick-up operations, reducing delays during those time periods. The analysis summarized in this report identifies critical elements of the TMP such as projected vehicle queue demand during the AM and school PM peak periods, available queuing space on and off-site and circulation patterns for the school facility. A successful TMP requires effort and compliance by school administration, staff, students, and parents.



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Projected Peak Vehicle Queue Demand during Student Drop-Off and Pick-Up Operations

In order to project the peak vehicle queue demands for the new school during the AM and school PM peak periods, Halff conducted AM peak period and school PM peak period observations at both Sheffield Primary and Sheffield Intermediate on Tuesday February 4, 2020. Halff's observations identified vehicle queue demands and queuing tendencies at both existing campuses. Halff noted that during both the AM and school PM peak observations at the existing two schools the line of queued vehicles on each site was not tightly packed. There were many instances when a significant amount of space was left between vehicles. Halff also collected AM and school PM peak period traffic counts at the driveways serving both schools on Wednesday, January 29, 2020.

Based on the data collected at the two existing schools, during the AM peak period the maximum observed vehicle queue demand total was 35. In the school PM peak period, the maximum observed vehicle queue demand total was 72. When you consider the 20 vehicles that pulled onto the Intermediate school site to park in the back loop area, west parking lot, to pick up students, the total demand of vehicles entering the existing school sites to pick up students is 92 (72 vehicles in queues and 20 vehicles parking on Intermediate site).

Halff applied a 1.12 straight-line factor (750 students / 667 students) to estimate the maximum vehicle queues for the new school during the AM and school PM peak periods, with the school at its maximum enrollment. Based on the total vehicle queue demands at the existing two schools, 35 vehicles in the AM peak period and 92 vehicles in the school PM peak period, the projected vehicle queues at the new school are 39 vehicles in the AM peak period and 103 vehicles in the school PM peak period.

Based on the information above and a review of the site plan for the new school, Halff developed the attached TMP to serve the new Sheffield Elementary School.

III. RECOMMENDATIONS AND SUMMARY

Below are recommendations related to the procedures for the student drop-off and pick-up operations to provide a safe environment for the movement of pedestrians and vehicles on and around the new Sheffield Elementary School campus:

1. All student drop-offs and pick-ups should occur in the front loop.
2. All school bus and day care vehicle drop-offs and pick-ups should occur in the back loop.
3. For student drop-off in the morning, use the right lane closest to the building.
4. Identify five station locations, Station 1 – Station 5, in the front loop along the right lane closest to the building for the unloading and loading of students. Start Station 1 at the stop bar located 20 feet from the crosswalk adjacent to the building. (Space the stations 25 feet apart.)



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5. Identify three station locations, Station 6 – Station 8, in the front loop along the left lane adjacent to the parking lot for the loading of students. Start Station 6 at the stop bar located 20 feet from the crosswalk adjacent to the building. Space the stations 25 feet apart.
6. Assign one staff member to each of the Stations 1 - 3 in the AM peak period to assist with the unloading of students.
7. Assign one staff member to each of the Stations 1 - 8 in the school PM peak period to assist with loading students into the vehicles. Grades K - 2 and older siblings should load at Stations 1 - 5 and grades 3 - 5 should load at Stations 6 - 8.
8. Develop a hanging tag identification system in the front loop for calling students as part of the pick-up operations. Position a staff member upstream of the pick-up area to identify vehicles entering the pick-up lanes, direct the vehicles to a designated loading space and call for the associated student to move to the designated space to load into their vehicle.
9. Assign one staff member to oversee the crosswalk operations at the front loop entrance at Timberglen Road during the AM and school PM peak periods.
10. Assign one staff member to oversee the crosswalk operations at the front loop exit at Timber Oaks Drive during the AM and school PM peak periods.
11. Assign one staff member in the front loop at the crosswalk to access the second vehicle loading lane in the school PM peak period.
12. School staff should encourage parents to use only the designated areas located on-site for pick-up and drop-off activity. Pick-up and drop-off activity on public right-of-way should be discouraged.
13. Restrict parking on both sides of Kelly Boulevard, Timberglen Road and Timber Oaks Drive as shown on the TMP exhibit.
14. The school administration should train school staff on their duties associated with pick-up and drop-off procedures as outlined in the TMP.
15. The school administration should communicate to parents and students regarding expectations and responsibilities related to the TMP throughout the school year as needed. It is particularly important to communicate to parents of new students, who may not be familiar with pick-up / drop-off procedures.

A visual representation of the TMP is provided as Exhibit 1 in the Appendix.



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The purpose of the TMP is to identify established procedures for traffic flow circulation and student drop off / pick up operations for the new Sheffield Elementary campus. Using a TMP helps improve student and driver safety and maximize the efficiency of drop-off and pick-up operations, reducing delays during those time periods. This report identifies critical elements of the TMP such as existing available queuing space on- and off-site, projected queuing during the drop-off and pick-up periods and vehicular and pedestrian circulation patterns for the school facility. A successful TMP requires effort and compliance by school administration, staff, students, and parents. The TMP procedures should be distributed to parents in advance of school starting each semester and posted on the school's website to be available at all times.

With this TMP submittal, the school is agreeing to implement the management plan strategies as presented and will be self-accountable unless the City of Dallas deems further measures are appropriate or necessary.

SCHOOL TMP REVIEW AND COMMITMENT

The school traffic management plan (TMP) for Sheffield Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

Lelia Goehring

Digitally signed by Lelia Goehring
 DN: C=US, E=goehringl@cfbisd.edu,
 O=CFBISD, CN=Lelia Goehring
 Date: 2020.08.21 11:04:17-05'00'

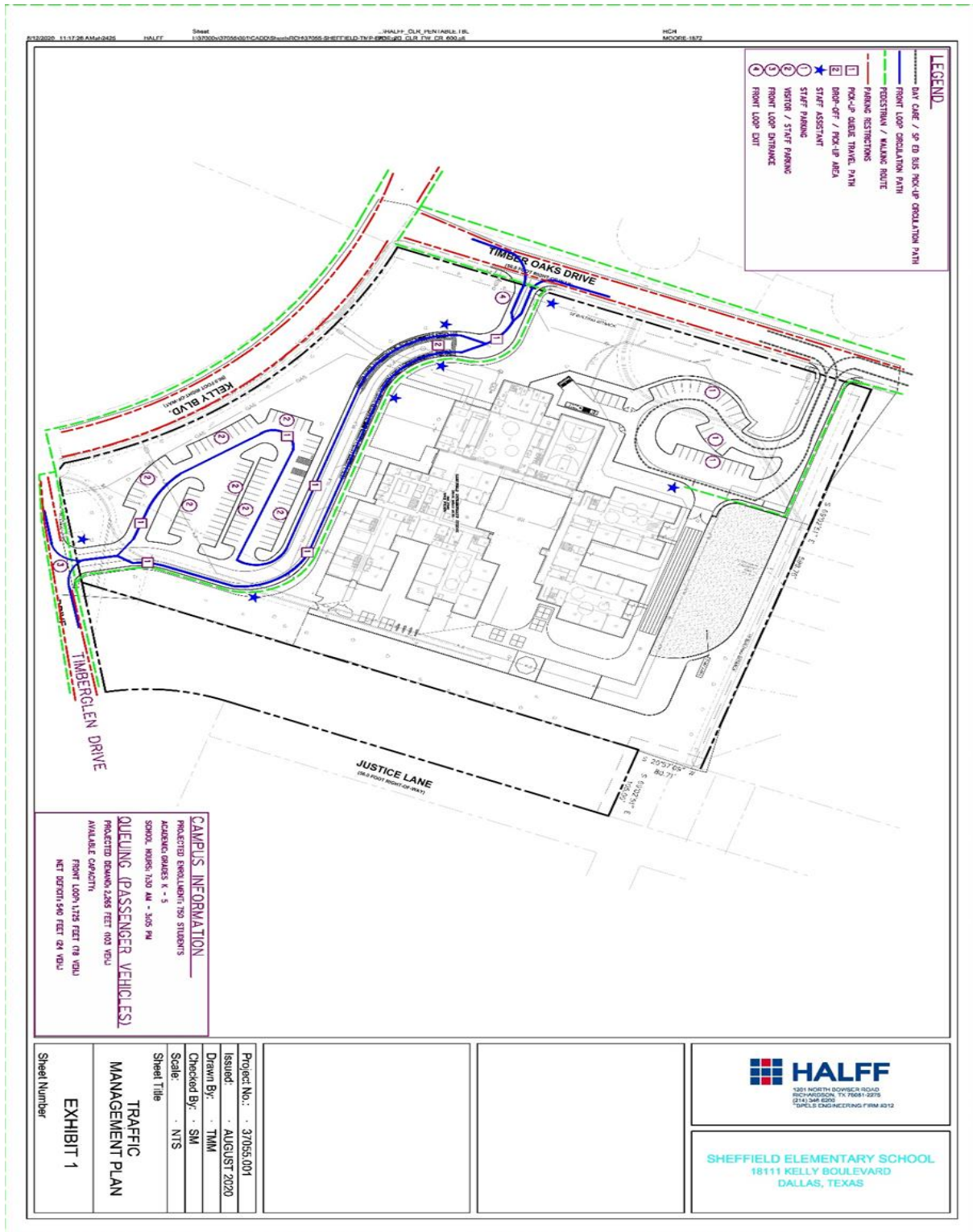
Signature

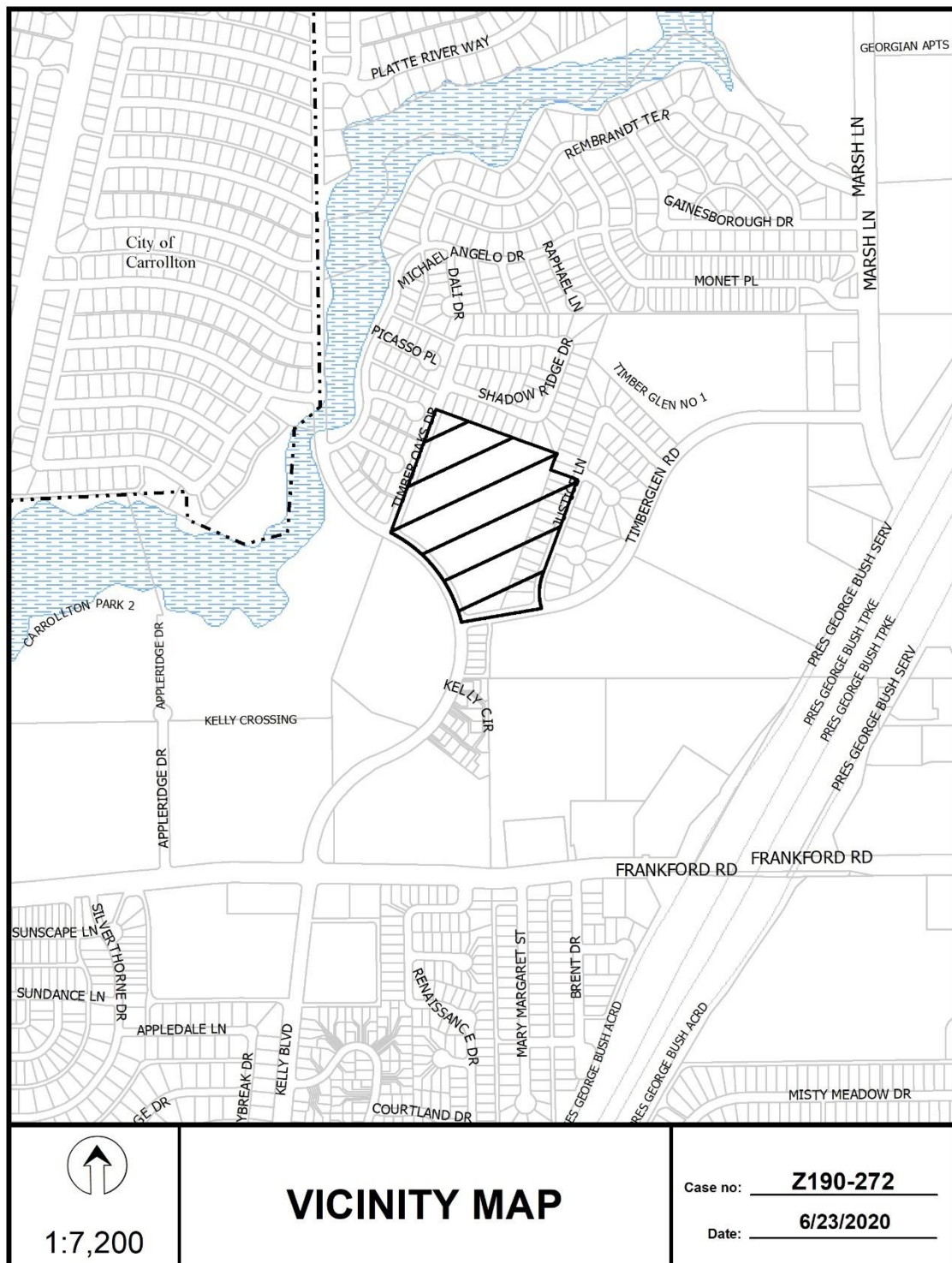
Date

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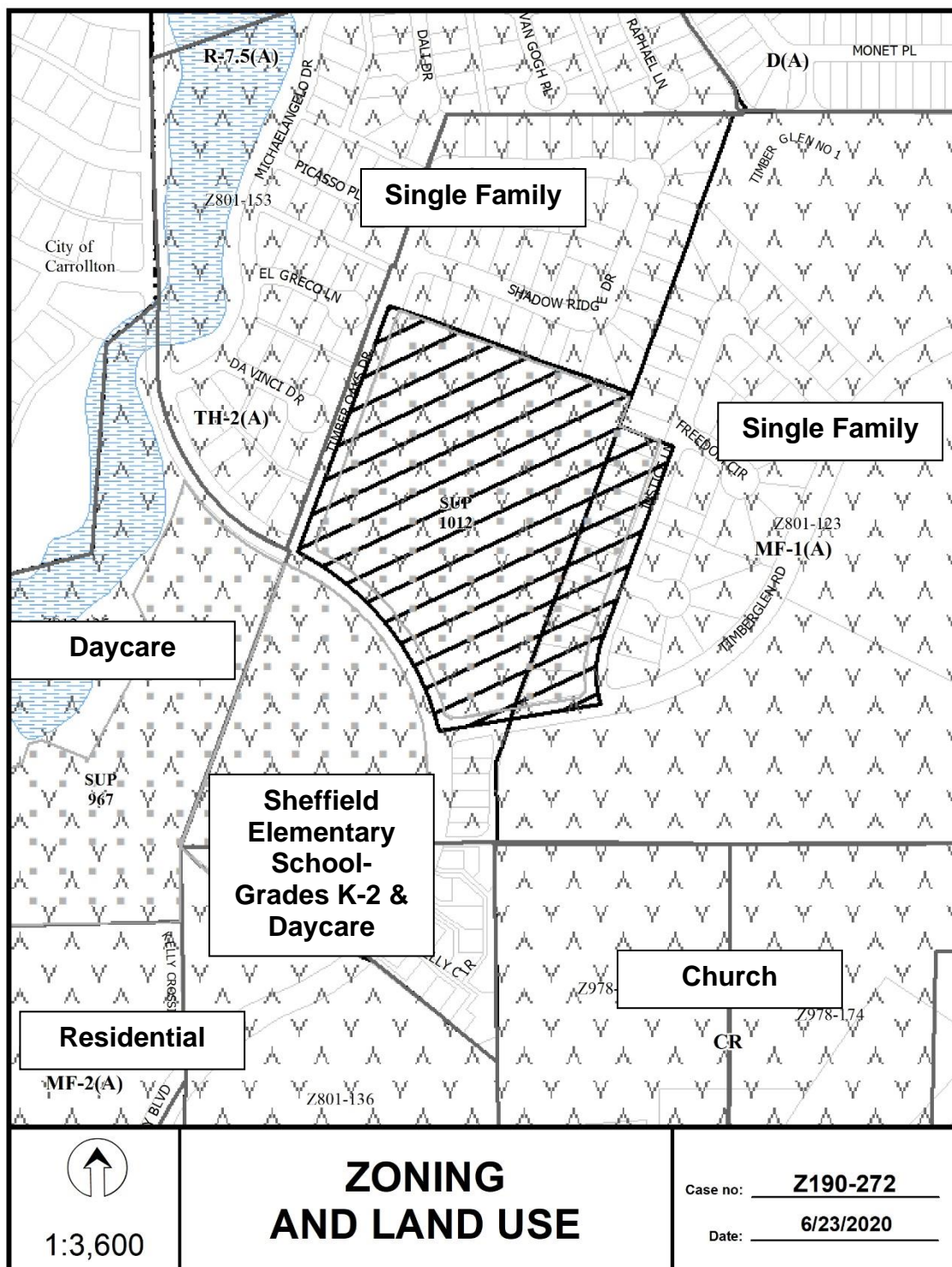
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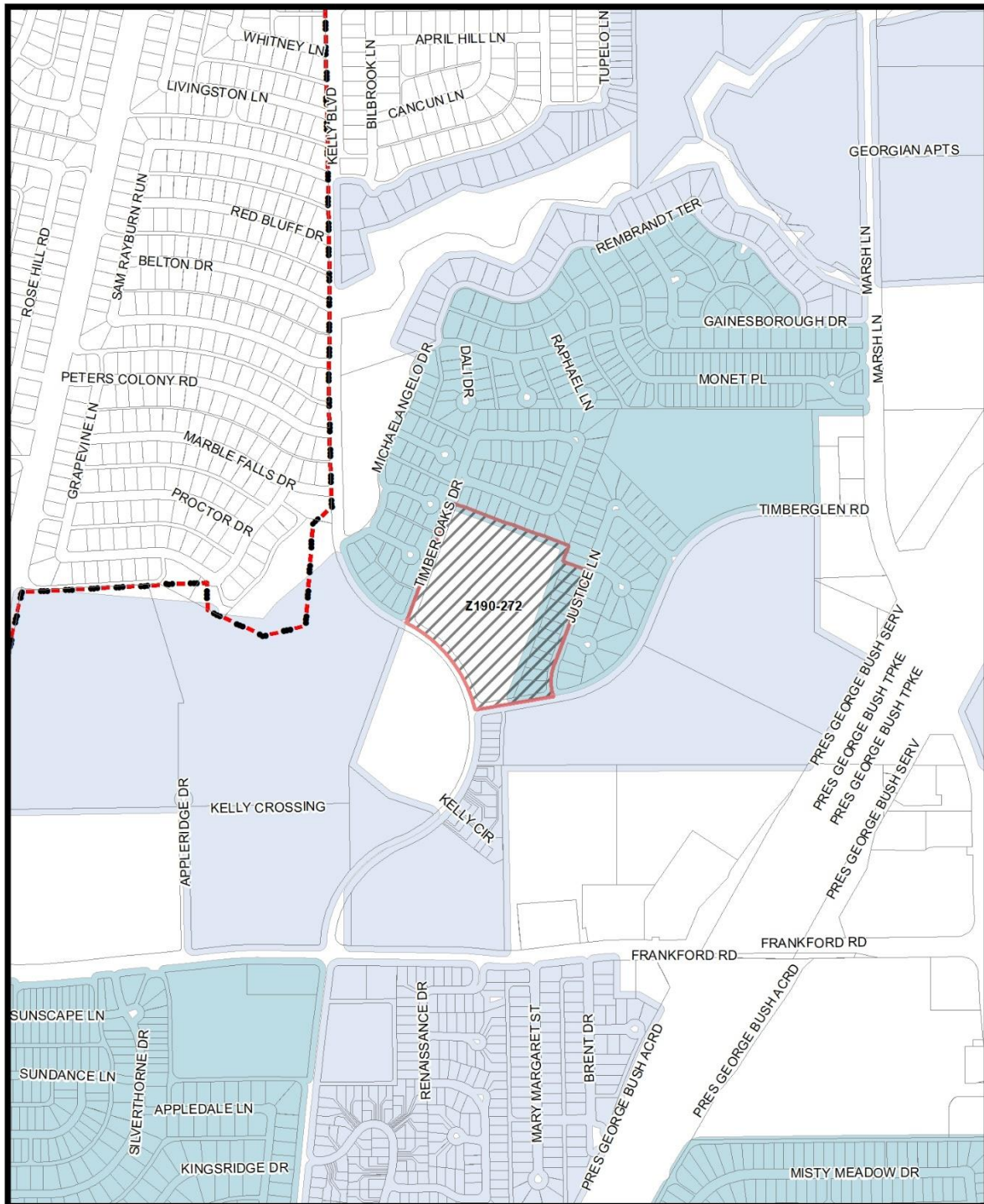
TRAFFIC MANAGEMENT PLAN











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

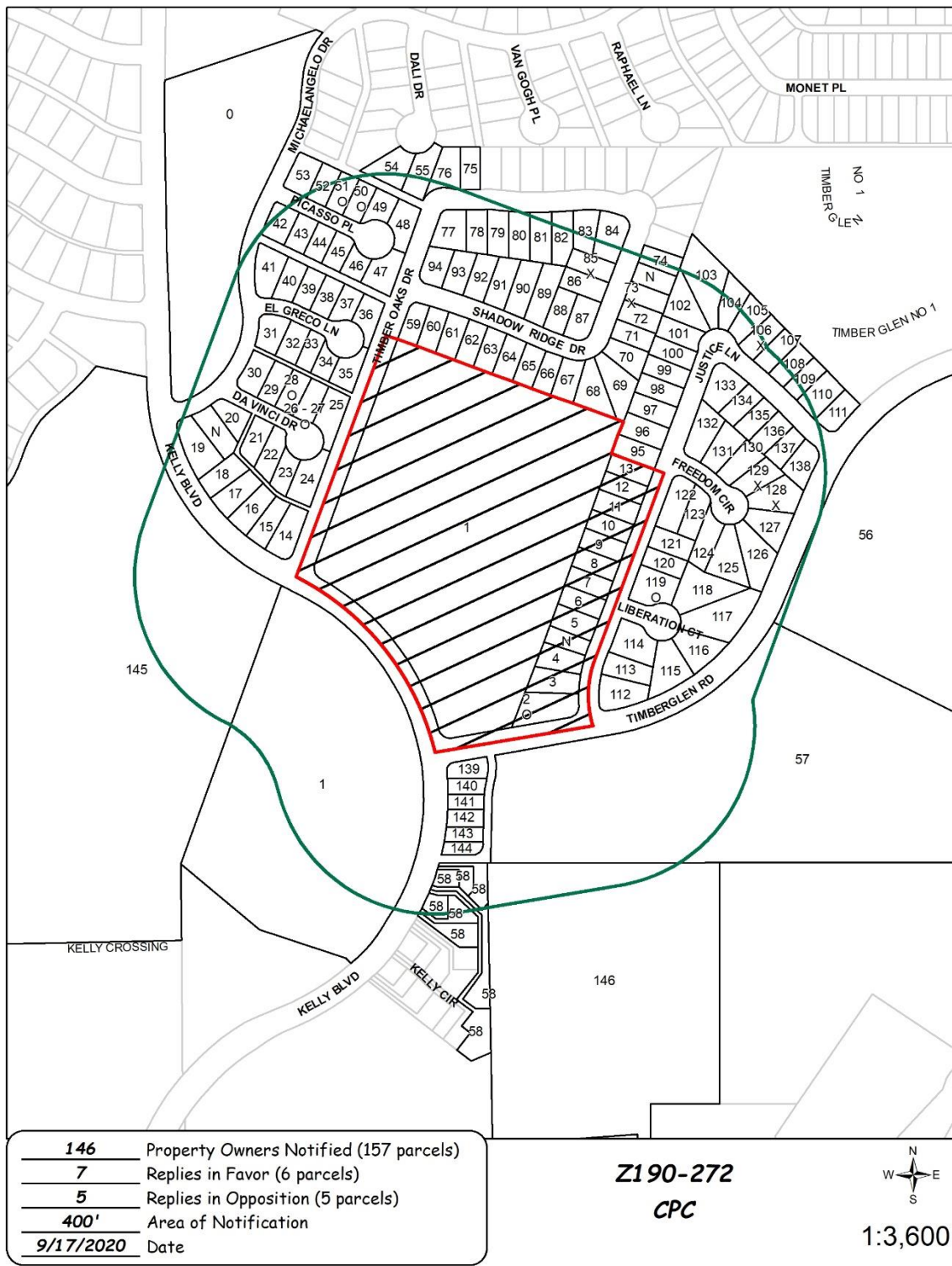


1:7,200

Market Value Analysis

Printed Date: 6/23/2020

CPC RESPONSES



09/16/2020

Reply List of Property Owners***Z190-272******146 Property Owners Notified******7 Property Owners in Favor******5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	18111 KELLY BLVD	CARROLLTON-FARMERSBRANCH ISD
O	2	18101 JUSTICE LN	SUMMERS, ROBERT & HSIEH, HSIN YI
	3	18105 JUSTICE LN	HAWKINS, JAMES D
	4	18109 JUSTICE LN	NAHANGI, HODA
	5	18117 JUSTICE LN	SEO, PHILLIP & TIANNA
	6	18121 JUSTICE LN	HERNANDEZ, ELIGIO & GUADALUPE & HERNANDEZ, CESAR
	7	18125 JUSTICE LN	RIEGEL, CAITLIN V & JULIEN P
	8	18129 JUSTICE LN	CLAYTON, KATHERINR & GILBERT, KENNETH BRIAN
	9	18133 JUSTICE LN	KEITH, JOHN E
	10	18137 JUSTICE LN	SIKKA, AMAN & ZHANG, JENNY
	11	18141 JUSTICE LN	KENNEDY, KEVIN B
	12	18145 JUSTICE LN	BOUCHER, STEPHEN T & CHRISTEL
	13	18149 JUSTICE LN	MARTINEZ, ADAN & ADRIANA
	14	18204 KELLY BLVD	PANJVANI, GHULAM & FARIDA
	15	18208 KELLY BLVD	FLORES, ALLAN S & SOFIA
	16	18212 KELLY BLVD	FREELAND, MARY ELIZABETH
	17	18216 KELLY BLVD	HUYNH, TRU C
	18	18220 KELLY BLVD	BEAMER, WILLARD L & TERRI L
	19	18304 MICHAELANGELO DR	GARCIA, KATHERINE G
	20	2704 DA VINCI DR	SAVELL, CARLTON D
	21	2708 DA VINCI DR	NGUYEN, DZUNG M
	22	2712 DA VINCI DR	LICO, TULIO A & ANGELICA A
	23	2716 DA VINCI DR	MIAO, JIN & HONG GUAN
	24	2720 DA VINCI DR	CONTRERAS, NELSON I
	25	2719 DA VINCI DR	LORING, DIANNA CHEN
O	26	2715 DA VINCI DR	SHAIKH, IRFAN M

09/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	2715 DA VINCI DR	HASHSHAM, AMBREEN
O	28	2711 DA VINCI DR	DODSON, JOSEPH & DONNA
	29	2707 DA VINCI DR	VO, BRIAN CHANH & TUYEN MAI
	30	18320 MICHAELANGELO DR	NOLAN, DENISE
	31	2704 EL GRECO LN	ACEVES, JESUS
	32	2708 EL GRECO LN	CASTOR, CHRISTIAN A
	33	2712 EL GRECO LN	JAMES, JONATHAN
	34	2716 EL GRECO LN	ALIREZAEI, MOHSEN & EMILY
	35	2720 EL GRECO LN	MELDEJ, TALAL
	36	2723 EL GRECO LN	LINSKIE, LORETTA
	37	2719 EL GRECO LN	MARIN, JOSE M
	38	2715 EL GRECO LN	FISHER, KAREN HOLLAND & ANTHONY P
	39	2711 EL GRECO LN	HARP, CANDACE
	40	2707 EL GRECO LN	LYKINS, JACOB & BRITAINY
	41	2703 EL GRECO LN	STIERHOFF, ANNMARIE
	42	2704 PICASSO PL	MURRAY, SAMANTHA ANN
	43	2708 PICASSO PL	WEST, APRIL D
	44	2712 PICASSO PL	LIVELY, CELESTE
	45	2716 PICASSO PL	TRILLION PROPERTIES LLC
	46	2720 PICASSO PL	BURKE, KEITH E
	47	2724 PICASSO PL	OATES, JAMES M
	48	2723 PICASSO PL	JAHN, MARK R & KATHLEEN M
	49	2719 PICASSO PL	MAY, MICHAEL J & MARY AIKEN TR MAY FAMILY LIVING TRUST
O	50	2715 PICASSO PL	SMITH, JEFF A
O	51	2711 PICASSO PL	CLARK, PATRICIA L
	52	2707 PICASSO PL	KAYU HOMES LLC
	53	18440 MICHAELANGELO DR	MCATEE, MICHAEL C & LEIGH C
	54	2727 DALI DR	HAGLER, MARY BETH
	55	2731 DALI DR	PFORTMILLER, LEE A
	56	3550 TIMBERGLEN RD	SUNSET 320, LLC
	57	3440 TIMBERGLEN RD	LODGE 260 LLC

09/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	18022 KELLY BLVD	DALLAS HOUSING AUTHORITY
	59	18504 SHADOW RIDGE DR	BISHOP, JEFFREY G JR & RACHEL A TRS GJW FAMILY REVOCABLE TRUST
	60	18508 SHADOW RIDGE DR	PIAMONTE, AMADO H, III
	61	18512 SHADOW RIDGE DR	FOREMAN, RAEANN COLLETTE
	62	18516 SHADOW RIDGE DR	HOMER, JOSEPH ANTONE & SHARI L
	63	18520 SHADOW RIDGE DR	STOUT, JOSHUA E
	64	18524 SHADOW RIDGE DR	NATALE, RONALD D
	65	18528 SHADOW RIDGE DR	ACHKENAZY, SIVAN & BETANCOURT, KEVIN
	66	18532 SHADOW RIDGE DR	CHOU, CHIH HONG
	67	18536 SHADOW RIDGE DR	MCMAHEN, GENE F & VANESSA M
	68	18540 SHADOW RIDGE DR	SHIJO, TAKAHITO
	69	18604 SHADOW RIDGE DR	RODRIGUEZ, LARRY J & REBECCA B
	70	18608 SHADOW RIDGE DR	NGUYEN, HUNG QUOC
	71	18612 SHADOW RIDGE DR	MUSGROVE, PHILIP C
	72	18616 SHADOW RIDGE DR	NEMBAWARE, MONICA & HERBERT
X	73	18620 SHADOW RIDGE DR	SHOUFI, JONI K
	74	18628 SHADOW RIDGE DR	DANIEL, FRANKLIN J & SAMANTHA A
	75	18507 TIMBER OAKS DR	FONG, KEVIN
	76	18503 TIMBER OAKS DR	CHU, PHONG M & LAM, THUY B
	77	18504 TIMBER OAKS DR	EZECHA, EMINENCE J & GRACE A
	78	18508 TIMBER OAKS DR	LOVO, GLENDA ESMERALDA & ALFARO JOSE ALFONSO RAMIREZ &
	79	18512 TIMBER OAKS DR	GUU, YUH FWU
	80	18516 TIMBER OAKS DR	CHEN, YUZHANG & LU, YISHU
	81	18520 TIMBER OAKS DR	SAUCIER, CINDY A
	82	18524 TIMBER OAKS DR	GARCIA, HUGO E & SARA P SALINAS
	83	18528 TIMBER OAKS DR	FINN, ROSEMARY T
	84	18532 TIMBER OAKS DR	CRUZ, SANTOS
X	85	18623 SHADOW RIDGE DR	SINGARAYAR, ANTHONY & VASANTHA
	86	18619 SHADOW RIDGE DR	LELEUX, KAREN ELIZABETH
	87	18531 SHADOW RIDGE DR	SEALE, JOHN & KATIE
	88	18527 SHADOW RIDGE DR	WLODARCZYK, MONIKA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	18523 SHADOW RIDGE DR	BOBBITT, CHRISTA L & WILLIAM B
	90	18519 SHADOW RIDGE DR	MORRIS, MATTHEW L
	91	18515 SHADOW RIDGE DR	WILLIAMS, JAMESON & LAUREN
	92	18511 SHADOW RIDGE DR	EDDINGS, STEPHEN E & BRANDY L
	93	18507 SHADOW RIDGE DR	DIAZ, GLORIA & VILLASECA EDDY
	94	18503 SHADOW RIDGE DR	EDSALL, SHARON G
	95	18223 JUSTICE LN	ROMAN, CRISTINA G
	96	18227 JUSTICE LN	RODRIGUEZ, JOSE LUIS GUILLERMO SALAZAR & LILIANA DE LEON CASILLAS
	97	18231 JUSTICE LN	GOVIAS, RAYMOND J
	98	18235 JUSTICE LN	KINIRY, CHRISTOPHER & NICOLE
	99	18239 JUSTICE LN	CARPER, LUCAS & KASANDRA
	100	18243 JUSTICE LN	TRAN, DANH L
	101	18247 JUSTICE LN	MARTINEZ, DANNY & SHARON
	102	18251 JUSTICE LN	CHACKO, SAM & SAM, SARAMMA
	103	18303 JUSTICE LN	FARMER, GREGORY J
	104	18307 JUSTICE LN	BERTRAM, JOSELLE
	105	18311 JUSTICE LN	COCORIKIS, CATHERIN & JARDIM, ANDREW
X	106	18315 JUSTICE LN	HORNER, WILLIAM
	107	18319 JUSTICE LN	SANDERSON, TRESSA A & THOMAS, JUSTIN K
	108	18323 JUSTICE LN	URBAN, LINDA
	109	18327 JUSTICE LN	MARQUEZ, SERGIO & LAURA G MARQUEZ
	110	18331 JUSTICE LN	MARQUEZ, SERGIO
	111	18335 JUSTICE LN	VAUGHN, BRITTNEY DANIELLE & BOWIE, DARON NOEL
	112	18104 JUSTICE LN	COVEY, GABRIELA NAJERA, ETUX,BRIAN ALEXANDER
	113	18108 JUSTICE LN	GORALSKI, STEPHANIE E & BRYAN, KYLE M
	114	18112 JUSTICE LN	ALLEN, ELIZABETH V
	115	2808 LIBERATION CT	PHAM, ALAN A
	116	2812 LIBERATION CT	BADILLO, DENNIS C & REGINA
	117	2811 LIBERATION CT	KOLINOFKY, AMBER M
	118	2807 LIBERATION CT	WARE, SARA LIANNE
O	119	18116 JUSTICE LN	SIVAPON, SAM & MARIA GARCIA FAMILY LIVING TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	18120 JUSTICE LN	BABALOLA, MICHAEL
	121	18124 JUSTICE LN	NIDA, PAUL R
	122	2804 FREEDOM CIR	LOPEZ, CARLOS EDUARDO & ALMA DELIA
	123	2808 FREEDOM CIR	WEST, ARLENE C & DENNIS E
	124	2812 FREEDOM CIR	ROBY, REBECCA L
	125	2816 FREEDOM CIR	BOOLOORI, SHARAREH M
	126	2820 FREEDOM CIR	NADOLSKY, DINA
	127	2823 FREEDOM CIR	ONDICH, JOYCE M
X	128	2819 FREEDOM CIR	WHITE, TERRANCE & BROOKS, SEQUOIA K TRS TERRANCE WHITE LIV TRUST
X	129	2815 FREEDOM CIR	CHARA, LUIS E
	130	2811 FREEDOM CIR	MAGHZI, ANITA
	131	2807 FREEDOM CIR	JOSEPH, SHILO D
	132	2803 FREEDOM CIR	WHITLOCK, GWENDOLYN A
	133	18316 JUSTICE LN	LUO, AIHUA
	134	18320 JUSTICE LN	WHISENANT, CASEY A & CARTER, SADIE E
	135	18324 JUSTICE LN	LUNA, ARIADNA
	136	18328 JUSTICE LN	FULLER, KRISTOPHER A
	137	18332 JUSTICE LN	GUERRERO, LUIS P
	138	18336 JUSTICE LN	MARION, JERRY L & SHERWOOD, EDWARD A
	139	18080 KELLY BLVD	ROUCHON, BARRY
	140	18076 KELLY BLVD	JARROU, RACHID & SEMRAU, ANNE
	141	18072 KELLY BLVD	MCKAY, MICHELLE T
	142	18068 KELLY BLVD	GRANT, ANN M
	143	18064 KELLY BLVD	ZHOU, DONGDONG
	144	18060 KELLY BLVD	ETHRIDGE, RUSSELL
	145	18211 KELLY BLVD	FRANKEL, EDWARD B MD TR
	146	2945 FRANKFORD RD	IMPACT CHURCH LONESTAR