

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-291(LG) **DATE FILED:** June 26, 2020

LOCATION: Bounded by Kiest Boulevard, Polk Street, Hoke Smith Drive
and Navajo Drive

COUNCIL DISTRICT: 4 **MAPSCO:** 54 X

SIZE OF REQUEST: ±8.02 acres **CENSUS TRACT:** 63.01

REPRESENTATIVE: Karl A. Crawley, Masterplan Consultants

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 666 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use.

SUMMARY: The purpose of the request is to allow for an addition to the existing cafeteria and kitchen and a vestibule to the front entrance to the Dallas Independent School District's Barbara Jordan Elementary School.

CPC RECOMMENDATION: **Approval**, subject to a revised development plan, traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The request site is zoned Planned Development District No. 666. PD No. 666 was established by the City Council on October 22, 2003 and allows R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school.
- The elementary school use is approximately 57,000 square feet.
- The applicant is proposing a 5,500-square-foot building addition and a future expansion area to the existing school for a total floor area of 62,500 square feet.
- Additionally, the applicant proposes to increase the amount of landscaping on the property, since it is not currently in compliance with Article X of the Dallas Development Code.

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
Kiest Boulevard	Principal Arterial	100 ft.
Polk Street	Principal Arterial	90 ft.

Traffic:

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the intermediate school use. The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding 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.

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

Policy 5.3.2 Direct pedestrian routes to home, school or work.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 666	Elementary School
North	R-7.5(A)	Single Family
South	CR, R-7.5(A)	Restaurant, Retail, Church
East	TH-3(A)	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility

The request site developed with one and two-story school structures with a total floor area of 57,000-square-feet. The applicant's request for an amendment to Planned Development District No. 666 will facilitate the following: 1) expand the existing cafeteria and kitchen by 2,600 square feet and provide a secure vestibule consisting of 2,662 square feet facing Hoke Smith Drive; and 2) the installation of additional landscaping on the premises to comply with the requirements of Article X, as amended.

Surrounding land uses consist of single family to the north, east, and west. There are also two churches to the south, and a commercial retail area to the south.

Staff supports this proposal because the school has operated within the community for over 30 years, and the proposed changes will result in the removal of 17 portable

classrooms before the end of 2020 for a future school expansion. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will improve the appearance and the accessibility of the site in the future.

Parking:

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires one and one-half spaces for each elementary school classroom. There is a total of 49 classrooms on the site, but the 17 portable classrooms will be removed from the site, since they have concrete foundations, to make way for future expansion of the school. At this ratio, the school is required to provide 74 off-street spaces for the existing 49 classrooms. The total amount of parking currently on site is 86 parking spaces. Parking will not be reduced as a result of this proposal.

Signs:

The applicant is also proposing additional signage on the property. A sign that was previously installed on the site was removed, and the applicant is proposing to install new signage that will comply the non-business sign regulations of the Dallas Development Code. The sign will meet the setback requirements of 20 feet from the property line.

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. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the north, west and southwest are located within Category "F." Properties located immediately south, further southeast and further southwest are designated within Category "E", and properties located southeast of the site are located within Category "G." here are also properties located further north of the site located in Category "H."

Landscaping

Landscaping for the site is in accordance with Article X. The applicant is proposing to amend the landscaping regulations in PD No. 666 and has also submitted a landscape plan that will result in the installation of 11 new trees on the north and east sides of the property.

LIST OF OFFICERS

**Dallas Independent School District
Board of Trustees**

District 1	Edwin Flores, 2 nd Vice President
District 2	Dustin Marshall
District 3	Dan Micciche, 1 st Vice President
District 4	Karla Garcia, Board Secretary
District 5	Maxie Johnson
District 6	Joyce Foreman
District 7	Ben Mackey
District 8	Miguel Solis
District 9	Justin Henry, President

Z190-291(LG)

CPC ACTION

September 17, 2020

Z190-291(LG)

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 666 for a public school other than an open-enrollment charter school use, subject to a revised development plan, traffic management plan, and conditions in an area bounded by Kiest Boulevard, Polk Street, Hoke Smith Drive and Navajo Drive.

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: 500 Mailed: 149
Replies: For: 6 Against: 3

Speakers: For: None
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE 666.

PD 666.

SEC. 51P-666.101. LEGISLATIVE HISTORY.

PD 666 was established by Ordinance No. 25422, passed by the Dallas City Council on October 22, 2003. (Ord. 25422)

SEC. 51P-666.102. PROPERTY LOCATION AND SIZE.

PD 666 is established on property bounded by Kiest Boulevard, Polk Street, Hoke Smith Drive, and Navajo Drive. The size of PD 666 is approximately 8.0231 acres. (Ord. 25422)

SEC. 51P-666.103. 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 a residential zoning district. (Ord. 25422)

SEC. 51P-666.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 666A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 25422)

SEC. 51P-666.105. MAIN USES PERMITTED

The only main uses permitted in this district are:

(1) a public school other than an open-enrollment charter school (permitted by right); and

(2) all other main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable to uses in that district set out in the Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the R-7.5(A) Single Family District in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the R-7.5(A) Single Family District in Chapter 51A, it is subject to DIR in this district; etc. (Ord. 25422)

SEC. 51P-666.106. 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 not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

(d) -- Accessory community center (private). (Ord. 25422)

SEC. 51P-666.107. 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) Front yard.

(1) For a public school use, minimum front yard is as shown on the development plan.

(2) For all other uses, minimum front yard must comply with the yard, lot, and space regulations in the R-7.5(A) Single Family District.

(b) Side and rear yard.

(1) For a public school use, minimum side and rear yards are as shown on the development plan.

(2) For all other uses, minimum side and rear yard must comply with the yard, lot, and space regulations in the R-7.5(A) Single Family District.

(3) For all other uses, if this district abuts a district that requires a greater side yard, the side yard requirement of the more restrictive district applies to the abutting side yard in this district.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height.

(1) For a public school use, maximum structure height is 20 feet.

(2) For all other uses, maximum structure height is 30 feet.

(f) Lot coverage.

(1) For a public school use, maximum lot coverage is **17 25** percent.

(2) For residential structures, maximum lot coverage is 45 percent.

(3) For nonresidential structures, maximum lot coverage is 25 percent.

(4) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size.

(1) For residential uses, minimum lot size is 7,500 square feet.

(2) For all other uses, no minimum lot size.

(h) Stories. No maximum number of stories. (Ord. 25422)

SEC. 51P-666.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25422)

SEC. 51P-666.109. ENVIRONMENTAL PERFORMANCE

STANDARDS. See Article VI. (Ord. 25422)

SEC. 51P-666.110. LANDSCAPING.

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

(b) For a public school use other than an open enrollment charter school, landscaping must be provided in accordance with the attached landscape plan.

(c) **Eleven trees will be planted on the site on the north side and east side of the site in accordance with the attached landscape plan.**

(d) All plant materials must be maintained in a healthy, growing condition. ~~For a public school use, street trees must be planted along the portion of a street within a 300-foot radius of any structure within the "Expansion Area" shown on the development plan. These street trees must be planted within six months after October 22, 2005 for an existing structure or within six months after issuance of a building permit for a new structure. The trees listed in Subsection (2), "Species," of Section 51A-10.134, "Replacement of Removed or Seriously Injured Trees," must be used. These street trees must have a minimum caliper of three inches. Any trees required by this provision must be planted so that the spacing of trees along the street does not exceed 30 feet on center. Additional street trees do not need be planted where street trees have already been provided pursuant to this requirement. (Ord. 25422)~~

SEC. 51P-666.111. SIGNS.

~~For a public school use, one detached premise sign, with a maximum effective area of 24 square feet and a maximum height of 15 feet, is permitted in the location shown on the development plan.~~

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25422)

SEC. 51P-666-112. 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:**
ingress and egress points;

(C) **queue lengths;**

(D) **number and location of personnel assisting with loading and unloading of students;**

(E) **drop-off and pick-up locations;**

(F) drop-off and pick-up hours for each grade level;

(G) hours for each grade level; and

(H) 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.

SEC. 51P-666.113. ADDITIONAL PROVISIONS.

- (a) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25422; 26102)

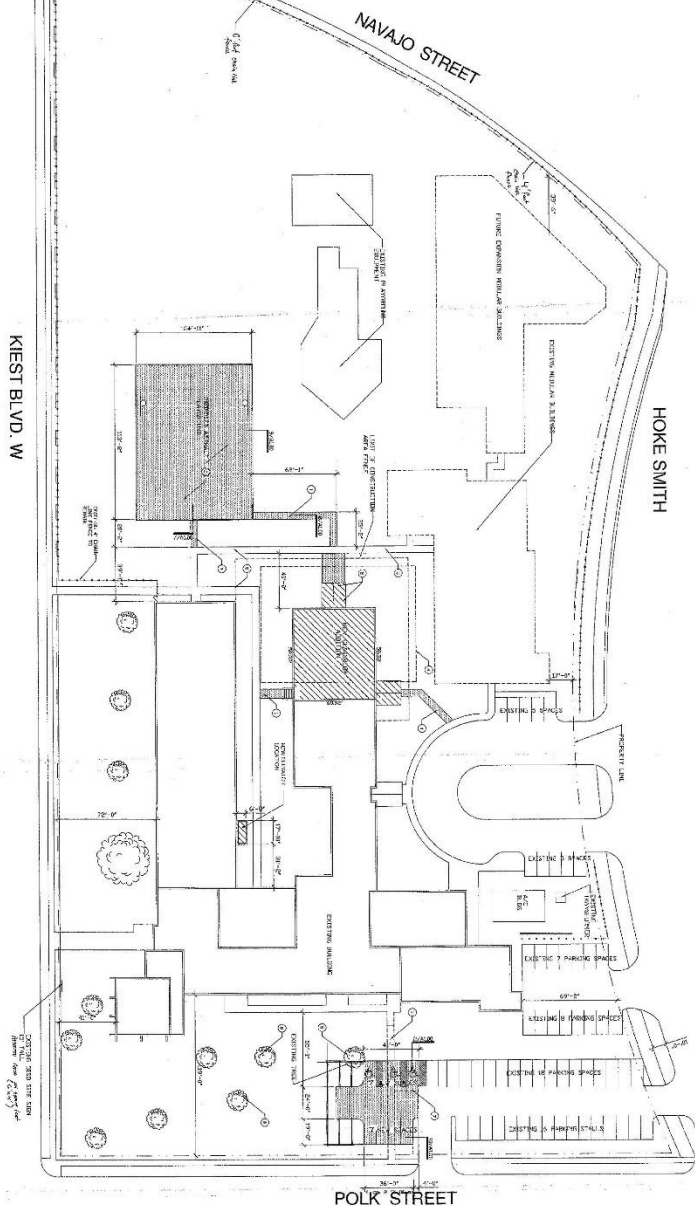
SEC. 51P-666.114. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the 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. Nos. 25422; 26102)

SEC. 51P-666.115. ZONING MAP.

PD 666 is located on Zoning Map No. N-6. (Ord. 25422)

EXHIBIT 666A

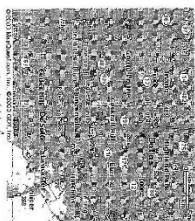


DRAWING NOTES

- ① BANK WORK - NEW FINANCIAL SERVICES
- ② NEW FINANCIAL SERVICES & BANKING
- ③ NEW IN THE SPACES, PLANNING & CIVIL DESIGN
- ④ CIVIL ENGINEERING, PLANNING & RE-DEVELOPMENT
- ⑤ DESIGN SERVICES
- ⑥ INTERIOR FINISHES
- ⑦ DESIGN, PLANNING & RE-DEVELOPMENT
- ⑧ CIVIL ENGINEERING, PLANNING & RE-DEVELOPMENT
- ⑨ CIVIL ENGINEERING, PLANNING & RE-DEVELOPMENT
- ⑩ CIVIL ENGINEERING, PLANNING & RE-DEVELOPMENT

[illegible]

VICINITY MAP



Approved
2127 Park Boulevard
9-18-03
CITY COUNCIL
25422
APPROVED
OCT 22 2013
CITY CLERK
2013-08

BARBARA JORDAN ELEMENTARY SCHOOL
1111 KIEST BOULEVARD

ORG. NO. 133



Dallas
Independent
School
District

**Preliminary
Checksat
#1**

**Not For
Construction**

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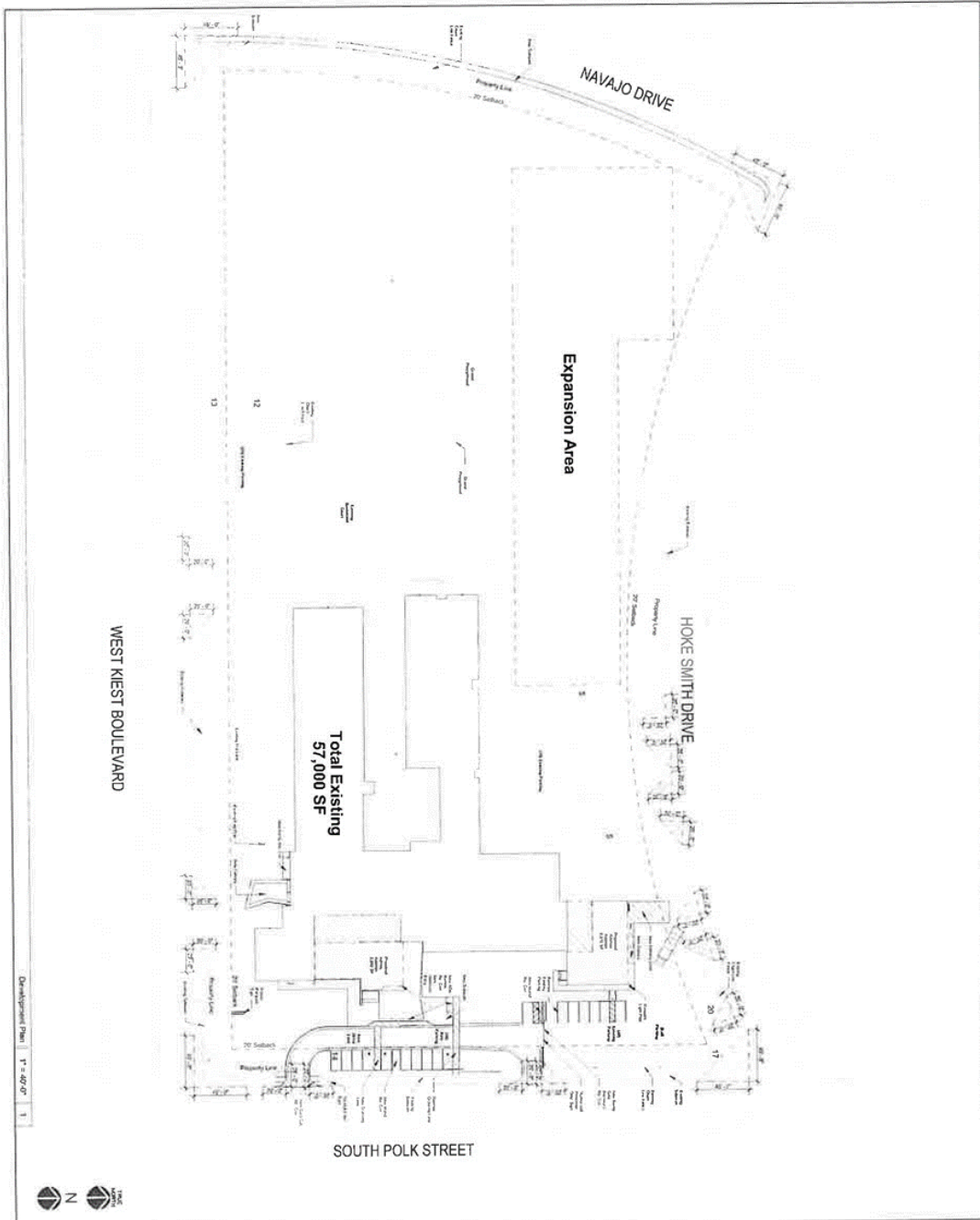
**Haywood Jordan
McCowan, DAL, Inc.**
Architects Planners
4510 So. Lamar, Suite 528 Dallas, Texas 75220

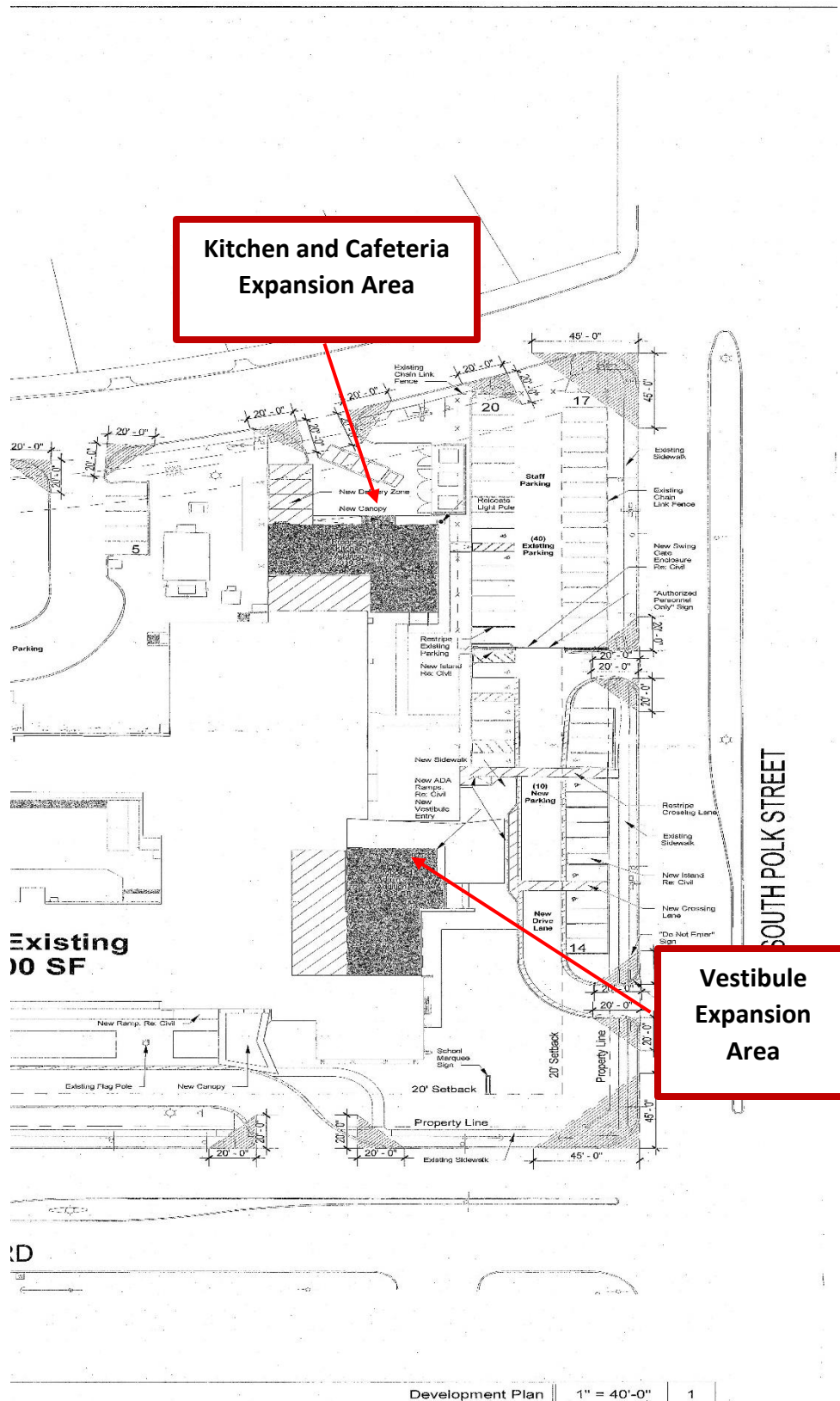
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CPC RECOMMENDED DEVELOPMENT PLAN

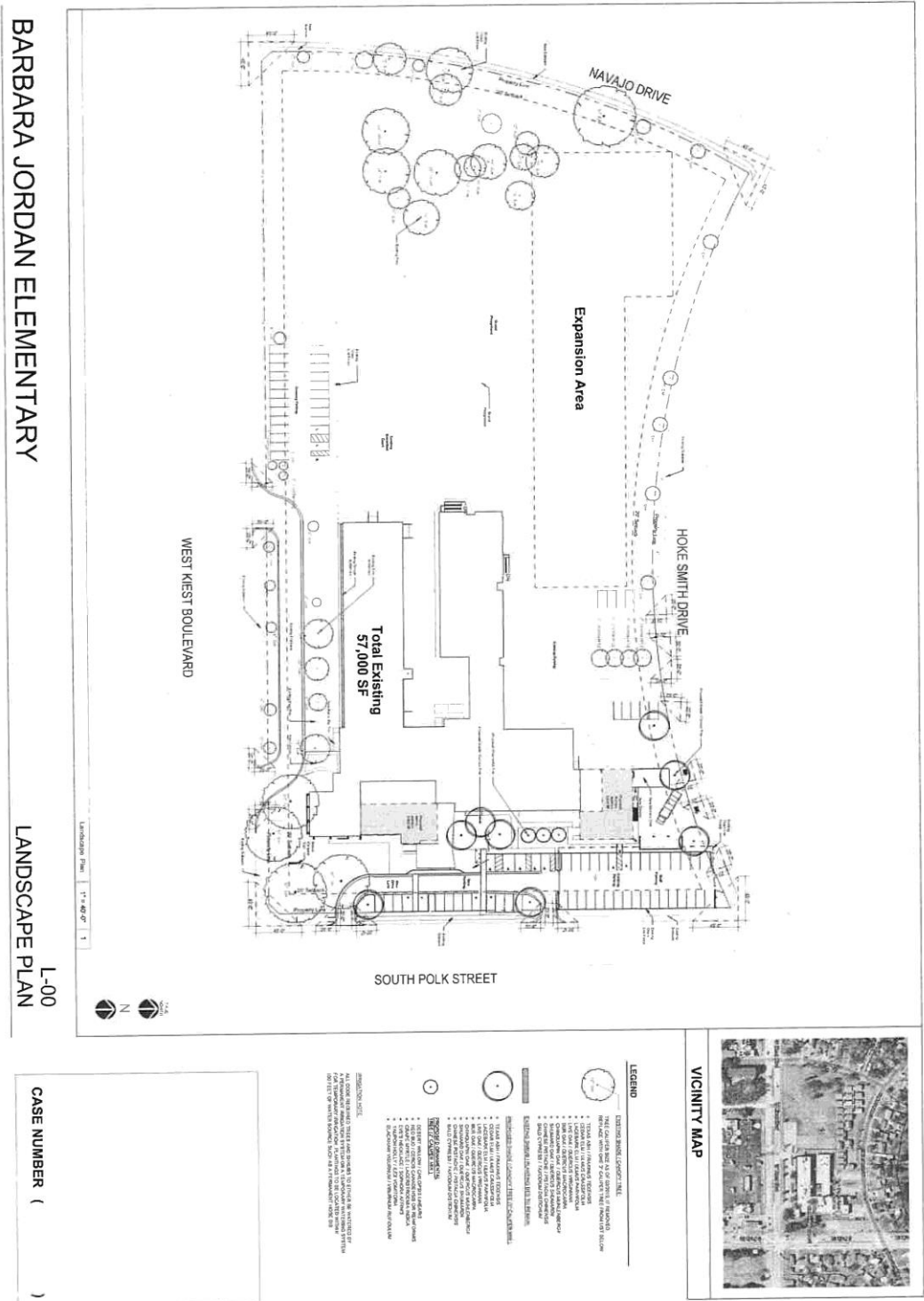
BARBARA JORDAN ELEMENTARY

P-00
DEVELOPMENT PLAN





CPC RECOMMENDED LANDSCAPE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

August 28, 2020

PK# 2384-20.084

TRAFFIC MANAGEMENT PLAN

DISD BARBARA JORDAN ELEMENTARY SCHOOL
CITY OF DALLAS



Hunter W. Lemley

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the Barbara Jordan Elementary School (the "School") located at 1111 W Kiest Boulevard in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Existing Public Elementary School
- District: Dallas Independent School District
- Address: 1111 W Kiest Boulevard, Dallas, Texas
- Grades: Pre-K to 5th
- Start/End Times: 7:45 AM – 3:00 PM (Pre-K releases before normal drop-off period)
- Existing Zoning/Proposed Zoning: PD 666
- Existing Enrollment: 516 Students
- Future Enrollment: No change
- Drop-off Loading System: Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

August 28, 2020



School Access

- Adjacent Streets:
 - o Hoke Smith Drive: Two lanes, two-way operation, undivided
 - o Navajo Drive: Two lanes, two-way operation, undivided
 - o S Polk Street: Six lanes, two-way operation, median divided principal arterial [School Zone]
 - o W Kiest Boulevard: Six lanes, two-way operation, median divided principal arterial [School Zone]
- Projected Travel Modes:
 - o Bus: 10%
 - o Walk: 5%
 - o Picked Up by Parent: 85%

*Enrollment and Travel Mode Data provided by DISD

TRAFFIC MANAGEMENT PLAN

A summary of existing operations is provided below:

- Parent pick-up activity currently occurs throughout provided queuing areas within the site along Hoke Smith Drive (Grades 1st-3rd) and W Kiest Boulevard (Grades Pre-K, Kindergarten, 4th, and 5th).
- School buses load and unload students along the provided bus queuing area within the site along S Polk Street.
- Staff and visitor parking lots are provided surrounding the site. The parking lot west of the school building along W Kiest Boulevard will also contain pick-up and drop-off activity.

Proposed Traffic Management Operations

1st Grade – 3rd Grade:

Parent traffic is to enter the area traveling westbound on W Kiest Boulevard and turn onto Navajo Drive. Parent traffic is to queue along the provided queuing area on-site on Hoke Smith Drive and queue back along the eastbound curbside of Hoke Smith Drive and the northbound curbside of Navajo Drive adjacent to the school property.

August 28, 2020



Students shall exit the school building from the northern side of the building to approach the designated queuing area for pick-up.

4th Grade – 5th Grade:

Parent traffic is to enter the area traveling westbound on W Kiest Boulevard and turn entering the drop-off area located along W Kiest Boulevard. Parent traffic is to queue along the provided queuing area on-site on W Kiest Boulevard or enter the designated parent waiting/parking area within the parking lot west of the school building.

Students shall exit the school building from the southern side of the building to approach the designated queuing area for pick-up.

Parking lots for staff and visitor traffic are accessible via Hoke Smith Drive, S Polk Street, and W Kiest Boulevard. Dismissal will consist of a single dismissal group (Pre-Kindergarten and Kindergarten release before normal drop-off period).

Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.

Bus loading/unloading shall be located on-site within the drop-off/pick-up parking lot aisle along S Polk Street, east of the school building.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in **Exhibit 1**:

1. **Existing “Passenger Loading/Curb Only” Traffic Signs Along S Polk Street to be Removed**
2. **Install “DO NOT ENTER” Sign with “7:00 A.M. – 9:00 A.M./2:45 P.M. – 4:30 P.M. DDURING SCHOOL DAYS” Sign on Same Pole as Existing “STOP” Sign Facing Towards the East**

August 28, 2020



Acknowledgement Statement

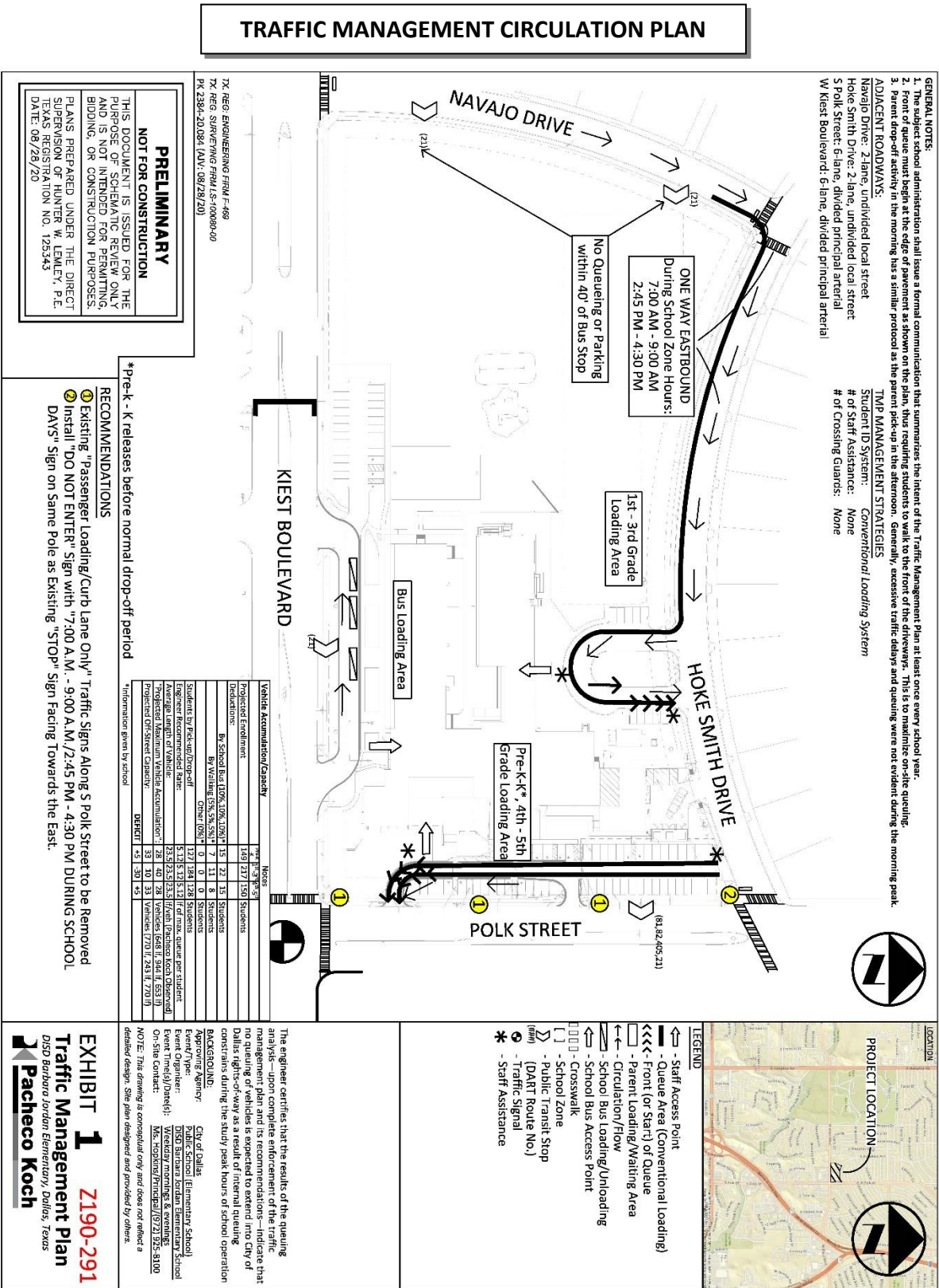
REVIEW AND COMMITMENT

This school traffic management plan (TMP) for Barbara Jordan 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. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. 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.

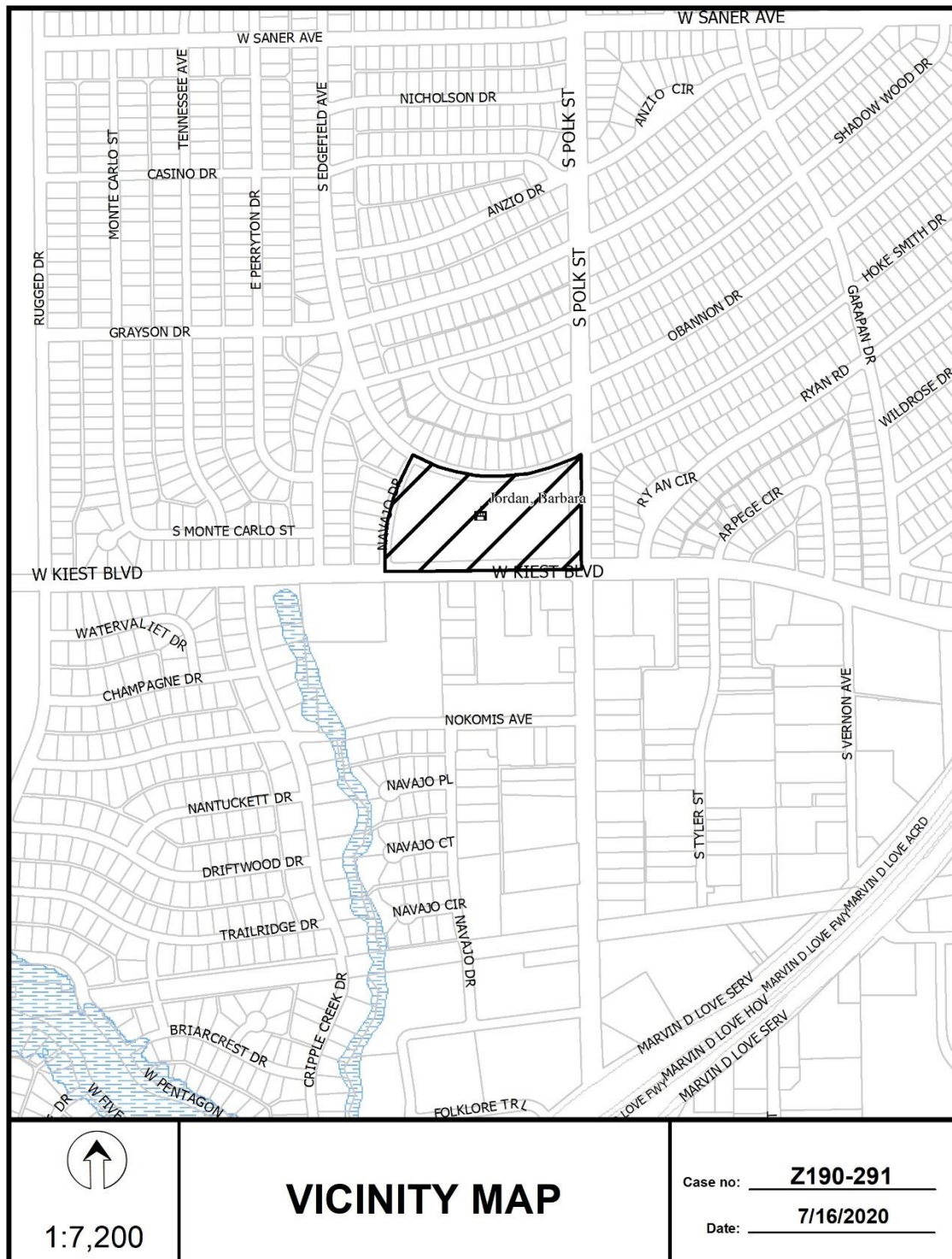
By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more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

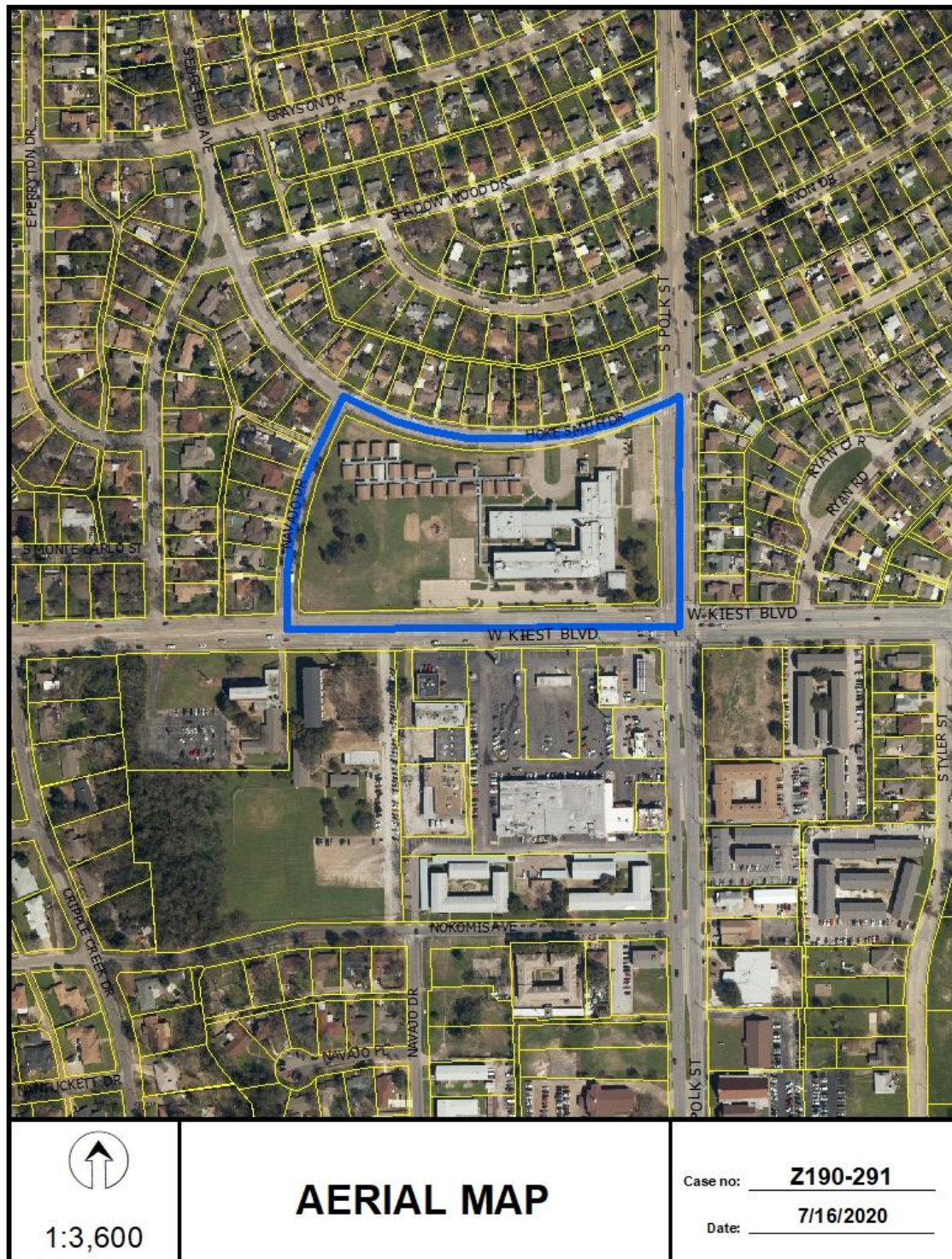
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Principal Signature	Date
Name: _____	
Title: _____	
_____	_____
Police Department Signature	Date
Name: _____	
Title: _____	

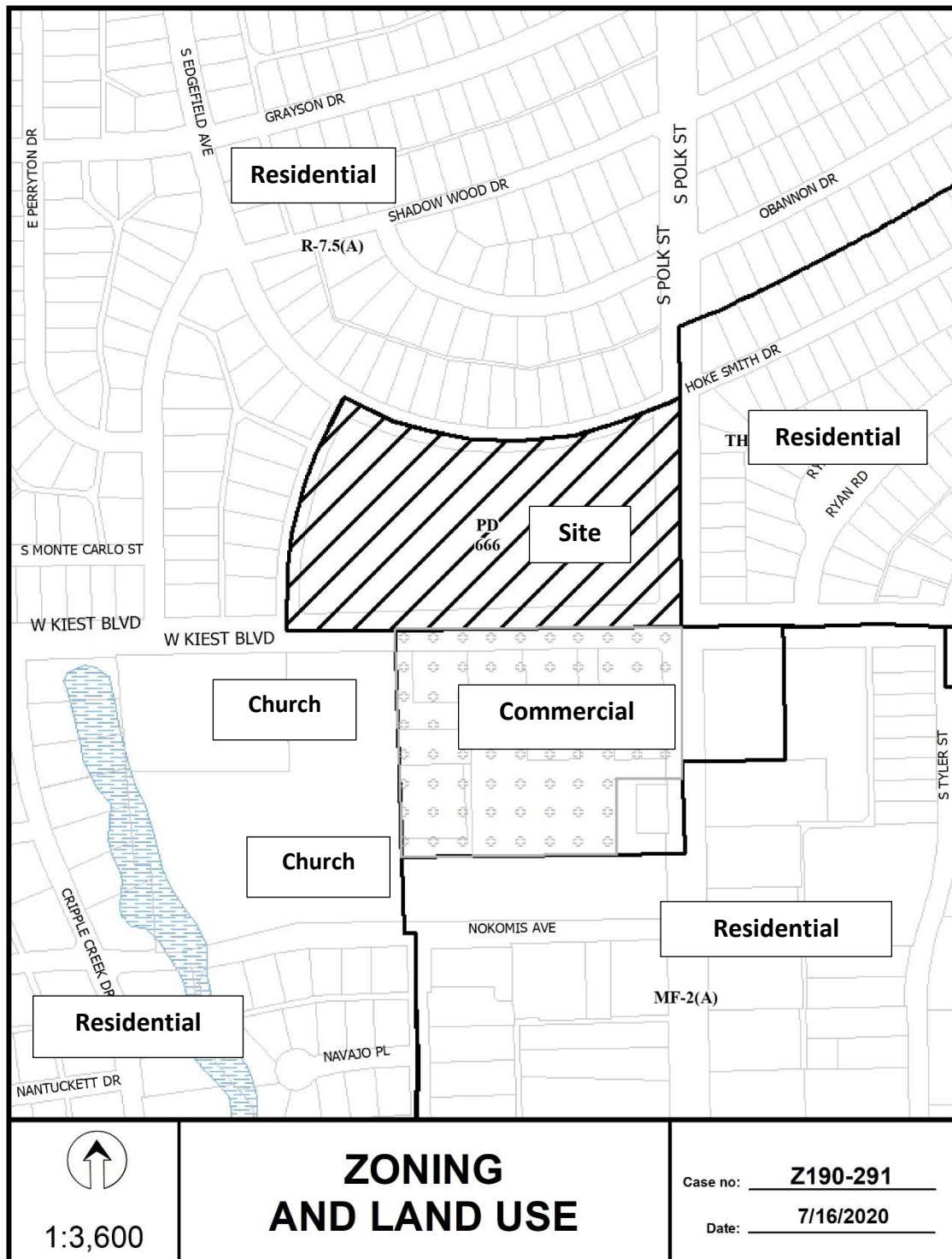
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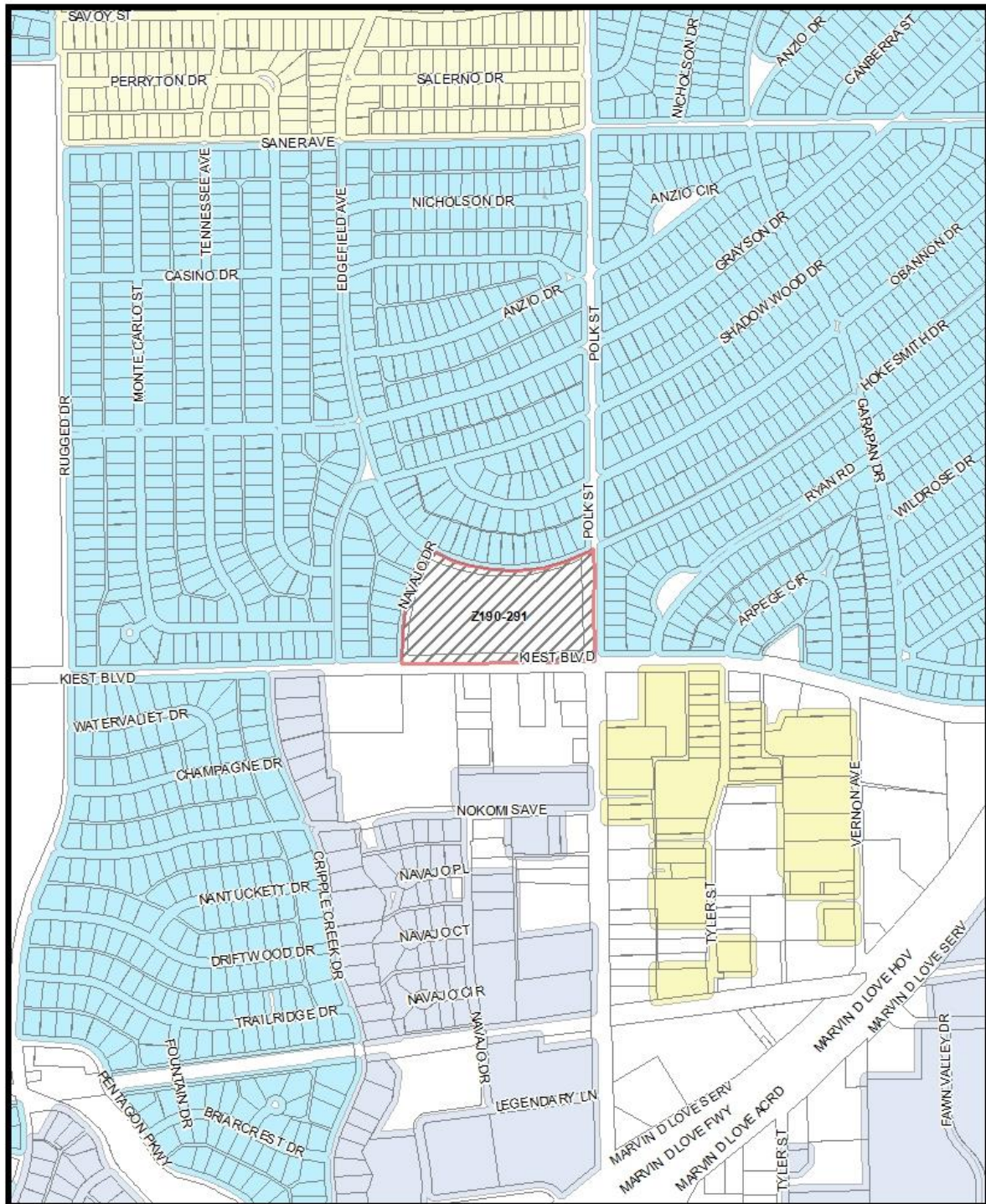


Z190-291(LG)









Market Value Analysis

A B C D E F G H I NA

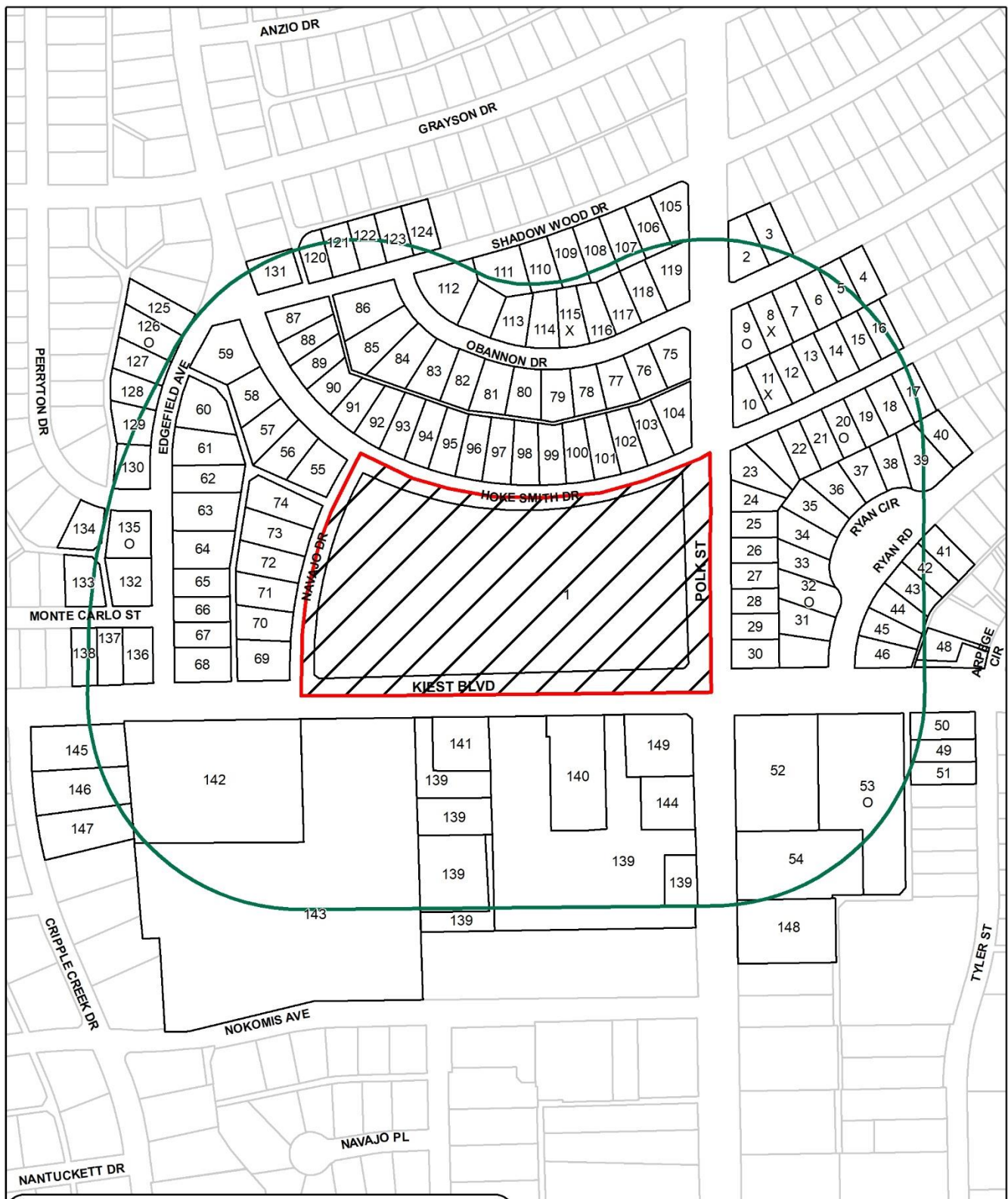


1:7,200

Market Value Analysis

Printed Date: 7/16/2020

CPC RESPONSES



149 Property Owners Notified (157 parcels)

6 Replies in Favor (6 parcels)

3 Replies in Opposition (3 parcels)

500' Area of Notification

9/17/2020 Date

Z190-291

CPC



1:3,600

09/16/2020

Reply List of Property Owners***Z190-291******14 9Property Owners Notified******6 Property Owners in Favor******3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1111 W Kiest Blvd	Dallas ISD
	2	3195 OBANNON DR	LOPEZ HORACIO &
	3	3191 OBANNON DR	SIERRA ABELARDO &
	4	3182 OBANNON DR	MARTINEZ RAMON
	5	3186 OBANNON DR	LAGO GLORIA
	6	3190 OBANNON DR	HERNANDEZ ARTURO & LIDIA
	7	3194 OBANNON DR	SKEET MAGGIE EST OF
X	8	3196 OBANNON DR	LUMBRERAS SAN JUANA
O	9	3198 OBANNON DR	FISHER LAVAUGHN
	10	1037 HOKE SMITH DR	MATTHEWS MERLE
X	11	1033 HOKE SMITH DR	PROCTOR MARGO
	12	1031 HOKE SMITH DR	AGUILERA GUADALUPE M
	13	1025 HOKE SMITH DR	CARRILLO JUAN & MANUELA
	14	1023 HOKE SMITH DR	ALVARADO ANABEL &
	15	1017 HOKE SMITH DR	DAVIS RONNIE
	16	1011 HOKE SMITH DR	SOTO MIGUEL &
	17	1010 HOKE SMITH DR	LOPEZ SALVADOR
	18	1016 HOKE SMITH DR	PEREZ GUADALUPE MARTINEZ &
	19	1020 HOKE SMITH DR	ESPINOZA JUAN CARLOS D
O	20	1024 HOKE SMITH DR	TERRELL ELIZABETH
	21	1028 HOKE SMITH DR	BREWER ROBERT EARL & SANDRA
	22	1032 HOKE SMITH DR	JACKSON NAPOLEON
	23	1042 HOKE SMITH DR	EATON LU VERL
	24	3234 S POLK ST	JOE E JOHNSON EST OF &
	25	3240 S POLK ST	OCON SRB LLC
	26	3244 S POLK ST	LUECKE BLAKE A &

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	27	3248 S POLK ST	DIAZ NOEL
	28	3252 S POLK ST	FULLWOOD PHYLLIS HARRIS
	29	3258 S POLK ST	GAYTAN ANGEL
	30	3264 S POLK ST	PATTERSON TIMOTHY RAY &
	31	971 RYAN RD	RAMOS JOSE V & MARIA
O	32	967 RYAN RD	BOOKER GLORIA J
	33	963 RYAN CIR	SIMPSON NOVELLA JEAN T
	34	959 RYAN CIR	JOHNSON DESIREE D &
	35	953 RYAN CIR	MENDOZA JUAN C & JUANITA
	36	949 RYAN CIR	MORA MIKE D
	37	943 RYAN CIR	MENDOZA DAVID &
	38	937 RYAN CIR	SPENCER BOBBY J
	39	933 RYAN RD	RODRIGUEZ MARIANO & CATALINA SILVA
	40	927 RYAN RD	ALFORD BEN A & RUBY H
	41	940 RYAN RD	COLUNGA FACUNDO
	42	944 RYAN RD	MORGAN MICHAEL
	43	950 RYAN RD	ESPINOSA MARTIN
	44	956 RYAN RD	ALFARO MARIA FELICIA &
	45	960 RYAN RD	RODRIGUEZ ANTONIO &
	46	966 RYAN RD	ARANDA MIRNA &
	47	855 ARPEGE CIR	SOSA RAUL & ENA A
	48	857 ARPEGE CIR	LONDON KENNETH
	49	3207 S TYLER ST	RAY WILLIE B
	50	3203 S TYLER ST	WRIGHT GWENDOLYN
	51	3211 S TYLER ST	GOVAN JULIA E
	52	1010 W Kiest BLVD	1010 W Kiest LLC
O	53	950 W Kiest BLVD	SAILFISH LP
	54	3276 S POLK ST	LEWIS BARBARA A &
	55	1204 HOKE SMITH DR	CASTILLO JOE
	56	1210 HOKE SMITH DR	CASTRO CESAR
	57	1214 HOKE SMITH DR	GATES ROBERT E

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58	1220	HOKE SMITH DR	CUELLAR EDWARD & JULIA R
59	3306	S EDGEFIELD AVE	MARIN ANDRES
60	3322	S EDGEFIELD AVE	HYMAN J C
61	3330	S EDGEFIELD AVE	MIRANDA RAUL L
62	3334	S EDGEFIELD AVE	GARCIA ERIK D
63	3340	S EDGEFIELD AVE	LIMONES LEONARDO
64	3348	S EDGEFIELD AVE	MCGLOTHING MARGUERITE EST
65	3352	S EDGEFIELD AVE	JUAREZ JOSE & MARTINA
66	3356	S EDGEFIELD AVE	RUIZ JORGE & OLGA
67	3364	S EDGEFIELD AVE	PEREZ MARTIN
68	3368	S EDGEFIELD AVE	SERRANO MARIA DORIS
69	3239	NAVAJO DR	PONCE JAVIER P ETAL
70	3235	NAVAJO DR	RANGEL FRANCISCO J &
71	3229	NAVAJO DR	MATA GUADALUPE & MARIA D
72	3223	NAVAJO DR	GONZALEZ LUCIO O
73	3219	NAVAJO DR	DENWITTY MARY ALICE
74	3215	NAVAJO DR	RODRIGUEZ RAMIREZ JORGE LUIS &
75	3202	OBANNON DR	HALL IRMA P &
76	3208	OBANNON DR	GARCIA GERARDO
77	3212	OBANNON DR	FLORES MARILI CARRILLO
78	3218	OBANNON DR	SERRANO PEDRO & RAQUEL
79	3222	OBANNON DR	SMITH JONATHAN E &
80	3228	OBANNON DR	ZAVALA PATRICIA
81	3232	OBANNON DR	JOHUNKIN BRAZIN EST OF
82	3236	OBANNON DR	JOHNSON LENNIS III &
83	3242	OBANNON DR	MUNIZ ROBERTO H JR
84	3246	OBANNON DR	GUERRA VICTOR
85	3252	OBANNON DR	RODRIGUEZ MARIA J &
86	3256	OBANNON DR	MACIAS JUAN ROGELIO &
87	1231	HOKE SMITH DR	CUELLAR RAFAEL &
88	1225	HOKE SMITH DR	VICKERS RUTH

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	89	1219 HOKE SMITH DR	GARCIA ROBERTO & MARIA G
	90	1215 HOKE SMITH DR	ARRIAGA MARTHA C
	91	1209 HOKE SMITH DR	HEARNE HARVEY S
	92	1203 HOKE SMITH DR	SANCHEZ RAFAEL ITURRALDE &
	93	1159 HOKE SMITH DR	EDWARDS JOHN D &
	94	1153 HOKE SMITH DR	FLORES NORA ALICIA
	95	1149 HOKE SMITH DR	FLORES GABRIEL & NORA
	96	1143 HOKE SMITH DR	GOMEZ ANTONIA
	97	1139 HOKE SMITH DR	VERA RODOLFO &
	98	1133 HOKE SMITH DR	GUEVARA JOSE N & MARIA
	99	1127 HOKE SMITH DR	ROLATER TODD A
	100	1123 HOKE SMITH DR	CORTEZ JUAN CARLOS &
	101	1117 HOKE SMITH DR	COLUNGA MARIA DE JESUS
	102	1111 HOKE SMITH DR	FLORES MIGUEL & MARIA B
	103	1107 HOKE SMITH DR	MARTINEZ CASIMIRO
	104	1103 HOKE SMITH DR	WALLACE JAMES A
	105	3104 SHADOW WOOD DR	CERVANTES MARIA
	106	3110 SHADOW WOOD DR	FRIAS ALFREDO &
	107	3114 SHADOW WOOD DR	TOBAR EFRAIN & SELENE
	108	3120 SHADOW WOOD DR	FLORES NORMA &
	109	3124 SHADOW WOOD DR	MOORE CHARLES E
	110	3130 SHADOW WOOD DR	GARAY MAXIMO O & MARIA
	111	3140 SHADOW WOOD DR	DEALANIS CONSUELO BETANCOURT
	112	3251 OBANNON DR	DIAZ TRINO & MARIA
	113	3235 OBANNON DR	MONSIVAIS MANUEL
	114	3229 OBANNON DR	SALAZAR BALTAZAR &
X	115	3223 OBANNON DR	LUMBRERAS SAN JUANA
	116	3219 OBANNON DR	MARTIN CARRIE B
	117	3215 OBANNON DR	GAMEZ MARGARITA
	118	3209 OBANNON DR	GARCIA MARIA
	119	3203 OBANNON DR	CASTILLO LAURO

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	120	3215 SHADOW WOOD DR	OSORIO MARGARITO
	121	3209 SHADOW WOOD DR	QUEVEDO DAVID H &
	122	3203 SHADOW WOOD DR	PEREZ JUAN J &
	123	3159 SHADOW WOOD DR	MARTINEZ DELFINA LOPEZ
	124	3153 SHADOW WOOD DR	BARRIENTOS ABEL
	125	3303 S EDGEFIELD AVE	SANCHEZ RAFAEL
O	126	3309 S EDGEFIELD AVE	MACK JIMMY
	127	3313 S EDGEFIELD AVE	MARTINEZ JOSE A
	128	3319 S EDGEFIELD AVE	ARIAS CORNELIA
	129	3325 S EDGEFIELD AVE	NAVARRO MARIA NATALIA MARTINEZ &
	130	3333 S EDGEFIELD AVE	DONJUAN CARLOS & EMILY
	131	3278 S EDGEFIELD AVE	MONTERROSO JERSON GUILLERMO & GUEDELIA
	132	3351 S EDGEFIELD AVE	PEREZ AMANCIO
	133	1514 MONTE CARLO ST	JACKSON DWIGHT & DOROTHY
	134	3465 E PERRYTON DR	MONARREZ CESAR
O	135	3343 S EDGEFIELD AVE	SNYDER MICHAEL D & JEDANA
	136	1503 MONTE CARLO ST	FRAZIER MARSHA G
	137	1509 MONTE CARLO ST	ESPIRICUETA CONCEPCION PORTILLO
	138	1515 MONTE CARLO ST	AGUILETA MARIA T
	139	1212 W Kiest BLVD	AMB REAL ESTATE INC
	140	1150 W Kiest BLVD	Kiest DEVELOPMENT LLC
	141	1212 W Kiest BLVD	TRAN ASSOCIATES INC
	142	1302 W Kiest BLVD	CORPORATION OF EPISCOPAL
	143	1222 W Kiest BLVD	WILLOW GROVE BAPTIST
	144	3275 S POLK ST	E & J DUARTE PROPERTIES INC
	145	3508 CRIPPLE CREEK DR	STEAKLEY TROY E
	146	3516 CRIPPLE CREEK DR	MARTINEZ INEZ
	147	3524 CRIPPLE CREEK DR	DAVIS IRMA M
	148	3288 S POLK ST	LEBAR INC
	149	3271 S POLK ST	SEJ ASSET MANAGEMENT & INVESTMENT COMPANY