

FILE NUMBER: Z190-293(PD) **DATE FILED:** June 26, 2020**LOCATION:** Northeast corner of Abrams Road and East Lovers Lane**COUNCIL DISTRICT:** 14 **MAPSCO:** 36 C; D**SIZE OF REQUEST:** ±10.83acres **CENSUS TRACT:** 79.02

REPRESENTATIVE: Rob Baldwin, Baldwin Associates**APPLICANT/OWNER:** Dallas Independent School District**REQUEST:** An application to amend to Planned Development District No. 652 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school.**SUMMARY:** The applicant proposes to construct approximately 7,000 square feet of floor area to accommodate a 3,720 square foot administration addition, a 3,150 square foot kitchen addition, and a 130 square foot pedestrian canopy. Additionally, the applicant proposes to decrease the off-street parking provided by one space to comply with the visibility requirements. No increase in the number of classrooms is associated with the request. [Dan D. Rogers 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 developed with an elementary school use and contains approximately 52,200 square feet.
- PD No. 652 was established by the City Council on June 25, 2003 and allows a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses.
- The applicant is proposing a 7,000-square-foot building addition to the existing school, to accommodate a 3,720 square foot administration addition, a 3,150 square foot kitchen addition, and a 130 square foot pedestrian canopy. Additionally, the applicant proposes to decrease the off-street parking provided by one space to comply with the visibility requirements.

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|--------------------|--------------|--------------|
| East Lovers Lane | Principal Arterial | 100 ft. | 100 ft. |
| Abrams Road | Minor Arterial | 100 ft. | 100 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 elementary school use. Additionally, recommendations are made to upgrade school-traffic related signage. The applicant has agreed to upgrade these signs and all installations will be triggered with the issuance of a building permit. 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

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|---------------|-----------------|
| Site | PD No. 652 | Public School |
| North | LO-1-D | Office |
| East | R-7.5(A) | Church |
| South | R-7.5(A) | Single Family |
| West | R-7.5(A) | Single Family |

Land Use Compatibility

The request site is developed with a one-story, approximately 52,200 square-foot public school use. The applicant's request for an amendment to Planned Development District No. 652 will facilitate the construction of a 7,000-square-foot building addition to the existing school to accommodate a 3,720 square foot administration addition, a 3,150 square foot kitchen addition, and a 130 square foot pedestrian canopy. Additionally, the applicant proposes to decrease the off-street parking provided by one space to comply with the visibility requirements.

Surrounding land uses consist of single family to the south and west and office uses to the north. A church use is to the east.

The proposed provisions amend regulations for a public school other than an open-enrollment charter school use, but not for other allowable uses within the R-7.5(A) district. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the amendment because the school has operated within the community at this location for more than 65 years and the proposed addition will facilitate needed enlargement to accommodate the staff and students. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because of compliance with the proposed PD conditions being consistent with the regulations of an R-7.5(A) District, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally 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. At this ratio, the school is required to provide 60 off-street spaces for the existing 40 classrooms. No increase in the number of classrooms is associated with the request. Currently, the site has 111 on-site parking spaces.

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 immediately adjacent to the south is located within an "B" MVA category and a "C" MVA category to the west.

Landscaping

Per the PD conditions, Article X will apply to any additions or 2,000 square feet of impervious surface. The additions to the site will trigger landscape requirements that will be reviewed at permitting.

| |
|-------------------------|
| LIST OF OFFICERS |
|-------------------------|

**Dallas Independent School District
Board of Trustees**

Edwin Flores, District 1
Dustin Marshall, District 2
Dan Micciche, District 3
Karla Garcia, District 4
Maxie Johnson, District 5
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Justin Henry, District 9

CPC ACTION
September 17, 2020

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 652 for a public school other than an open-enrollment charter school, subject to a revised development plan, traffic management plan, and conditions on the northeast corner of Abrams Road and Lovers 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: 500 Mailed: 158
Replies: For: 11 Against: 2

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

| |
|-----------------------------------|
| CPC RECOMMENDED CONDITIONS |
|-----------------------------------|

ARTICLE 652.

PD 652.

SEC. 51P-652.101. LEGISLATIVE HISTORY.

PD 652 was established by Ordinance No. 25315, passed by the Dallas City Council on June 25, 2003.

SEC. 51P-652.102. PROPERTY LOCATION AND SIZE.

PD 652 is established on property located at the northeast corner of Abrams Road and Lovers Lane. The size of PD 652 is approximately 10.83 acres.

SEC. 51P-652.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P-652.104. DEVELOPMENT PLAN.

- (a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 652A). 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 permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-652.105. 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 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.

SEC. 51P-652.106. ACCESSORY USES.

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.

SEC. 51P-652.107. 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) Except as otherwise provided in this section, the yard, lot, and space regulations contained in Section 51A-4.112(f), “R-7.5(A) Single Family District,” apply in this district.

(b) For a public school use:

(1) Front yard. Minimum front yard is as shown on the development plan (Exhibit 652A).

(2) Side and rear yards. Minimum side and rear yards are as shown on the development plan (Exhibit 652A).

SEC. 51P-652.108. OFF-STREET PARKING AND LOADING.

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

(b) For a public school use:

(1) Off-street parking is allowed in the required yards.

- (2) Required off-street parking is one and one-half spaces for each classroom.

SEC. 51P-652.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-652.109.1 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 (Exhibit 652B).

(b) Traffic signs. Prior to the final inspection of a building permit for work that would exceed 52,200 square feet in total floor area, school-related signs must be installed in compliance with the traffic management plant (Exhibit 652B).

(c) 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 November 1 of each **even-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.

(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) 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-652.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) All plant materials must be maintained in a healthy, growing condition.

SEC. 51P-652.111. SIGNS.

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

SEC. 51P-652.112. 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.
- (c) For a public school use, a maximum six-foot-high fence is allowed in the required front yard as shown on the development plan (Exhibit 652A).

SEC. 51P-652.113. COMPLIANCE WITH CONDITIONS.

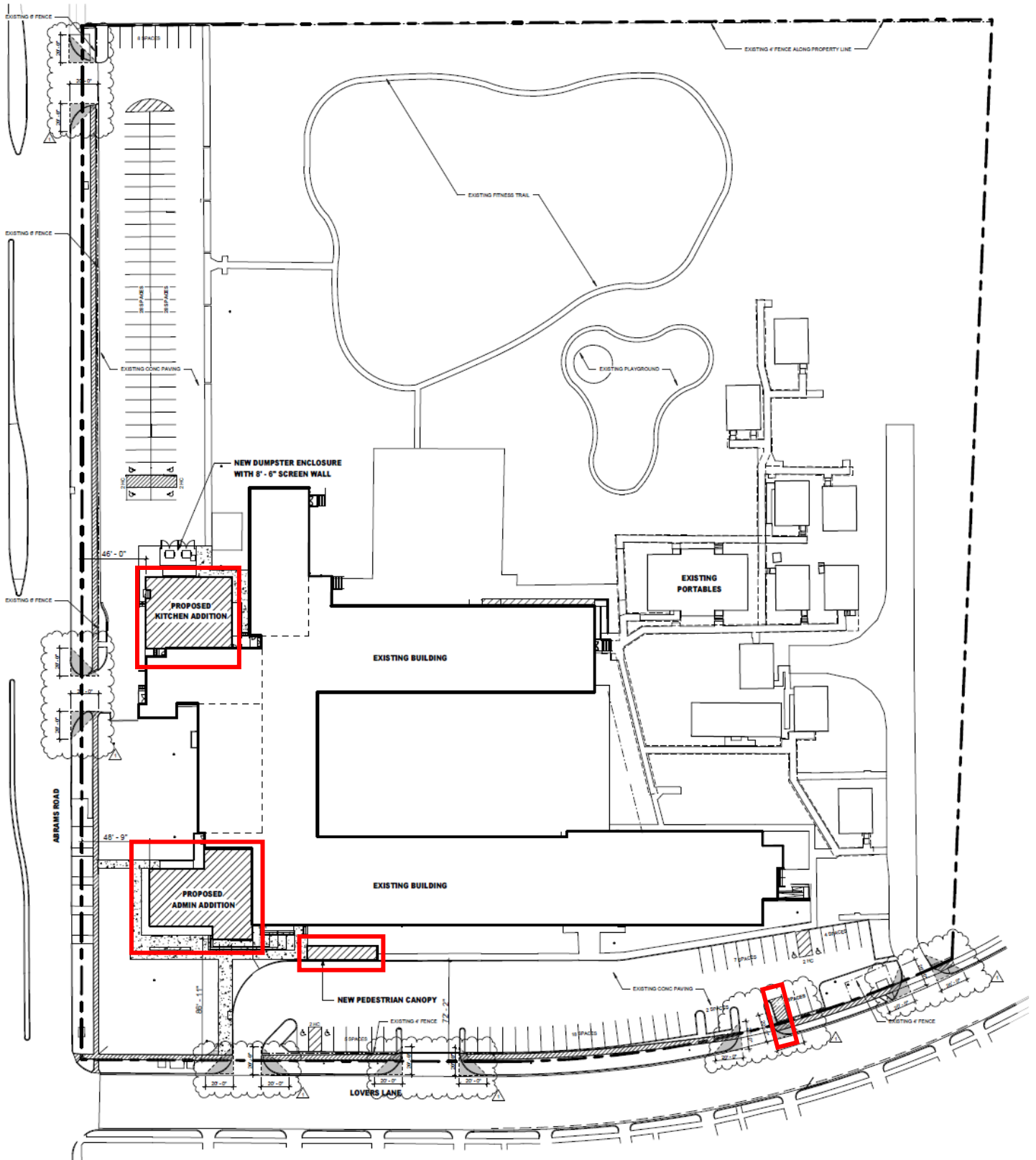
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or 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.

~~SEC. 51P-652.114.~~—————ZONING MAP.

~~PD 652 is located on Zoning Map No. G-8.~~

CPC RECOMMENDED DEVELOPMENT PLAN



CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN



Christy Lambeth
August 17, 2020

Traffic Management Plan Dan D. Rogers Elementary School

August 17, 2020

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Dan D. Rogers Elementary School (Rogers E.S.). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about Dan D. Rogers Elementary School.

School:

- Location: 5314 Abrams Road, Dallas
- School District: Dallas Independent School District
- School Times: 7:50 AM – 3:00 PM

Zoning:

- Existing Zoning: PD 692; PD is for a public school.
- Proposed Zoning: Amend existing PD
- Project: The proposed project is adding a kitchen and administrative offices. No new homerooms will be added, and enrollment will not increase as a result of this project. The school is not currently at capacity; therefore, while the school attendance may increase, the additional students can be accommodated within the existing school facilities.

Students:

- Existing Student Enrollment: 496 students in Pre-K – 5th grades
No planned student growth at this time.
- Travel Modes: Bus: ~45% Parents: ~43% Students Drive: ~0%
Walk: ~2% Stay for After School Activities: ~10%

School Access:

- Surrounding Roadways:
 - Abrams Road: Six-lane, divided roadway
 - E. Lovers Lane: Two-lane, undivided roadway
- Sidewalks are provided on all streets adjacent to the school.
- DART bus route #583 has two stops on Abrams Lane – one adjacent to the school and one across the street.

Traffic Management Plan

Queue

Observations were not conducted for Rogers E.S. since school is out of session due to COVID-19. The queue was projected based upon observations from other public elementary schools and thorough discussions with DISD and Principal Limon.

The peak queue of parent vehicles picking up students was estimated to be 83 vehicles.

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

Very few students walk home. If the number of student walkers increase, then adding crossing guards at the Lovers Lane/Abrams Road intersection should be considered.

Parents

1. Parents pick up students in the following locations:
 - a. On-site: In the Lovers Lane staff parking lot
 - i. Enter the parking lot via the easternmost driveway. Once in the school parking lot, form two queue lanes to pick up students. The center lane is an exit lane for parents to leave the queue lane once they have their student(s) loaded.
 - ii. Parents should not park or leave their vehicles once in the Lovers Lane queue lines.
 - iii. At the onset of pick up, the queue lane may extend from the parking lot onto Lovers Lane, adjacent to the school. Parents should not park in this area to pick up students but wait in the queue line to enter the school driveway.
 - b. On-site: In the Abrams Road parking lot
 - i. Parents may enter the Abrams Parking lot via the northern driveway and park in the northern portion of the parking lot and walk to pick up their student(s).
 - ii. Parents should exit the parking lot via the northern driveway also.
 - iii. The southern driveway is for buses to enter the parking lot and should not be used by parents.
 - c. On-street: Parents should not park on Lovers Lane or Abrams Road to pick up students.

Buses

2. Buses should continue picking up students by entering the southern driveway of the Abrams Road parking lot, picking up students by the cafeteria, and exiting via the northern driveway.

Staff

3. Staff should continue monitoring students and assisting them into and out of parents' vehicles.
4. Staff should monitor students as they enter and exit the buses.

Licensed Peace Officers

5. Rogers E.S. does not have a designated licensed peace officer.

Parking Restrictions

6. It is recommended parking be restricted during school drop-off and pick-up hours at the following locations:
 - a. Lovers Lane, adjacent to the school from Abrams Road to the eastern parking lot driveway.
 - b. The area on Lovers Lane, adjacent to the school's property, east of the parking lot entrance, should be signed to allow parents to queue but not park during school arrival and dismissal.
 - c. South side of Lovers Lane, across from the school.
 - d. If parents begin to park on Abrams Road, then parking should be restricted on Abrams Road adjacent to the school from Lovers Lane to the north edge of the parking lot.

School Zones

7. There are currently school zones on Abrams Road and Lovers Lane, adjacent to the school.

Off-Site Improvements

8. It is recommended to review signal timing at the Lovers Lane/Abrams Road intersection and evaluate if additional time may be added to Lovers Lane for a 15-20 minute period during afternoon dismissal so that vehicles are not queued from the intersection into the school's driveway.
9. Many of the school-related signs are outdated and need to be upgraded in compliance with the City of Dallas standards and TMUTCD.
10. Install additional beacons on the back side of the existing school zone flashers on both Abrams Road and Lovers Lane.
11. Restripe the faded crosswalks at the intersections of Abrams Road/Lovers Lane and Lovers Lane/Rexton Lane.
12. Add No Parking During School Zone Hours signs on westbound Lovers Lane from Abrams Road to the parking lot's eastern driveway.
13. Remove the school bus zone on Lovers Lane.
14. Add Queue Lane/No Parking During School Zone Hours signs on westbound Lovers Lane, adjacent to the school, east of the parking lot entrance.

On-Site Improvements

15. Replace the broken chain and the pole in the middle driveway in front of the school with a gate or fence.
16. Repair damaged sections of the chain-link fence on the perimeter of the school.
17. Install signs in the north parking lot noting the southern entry is for buses only, not for parents.
18. Remove all old, faded, and unnecessary signs or other objects from both parking lots.

Summary

The Dan D. Rogers Elementary School Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues without blocking through traffic.

Summaries of the school data and queues are provided in **Table 1**.

It is important to note that the proposed kitchen and administration improvements are for the current student population and there are no plans for student growth.



If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

Table 1 . TMP Summary

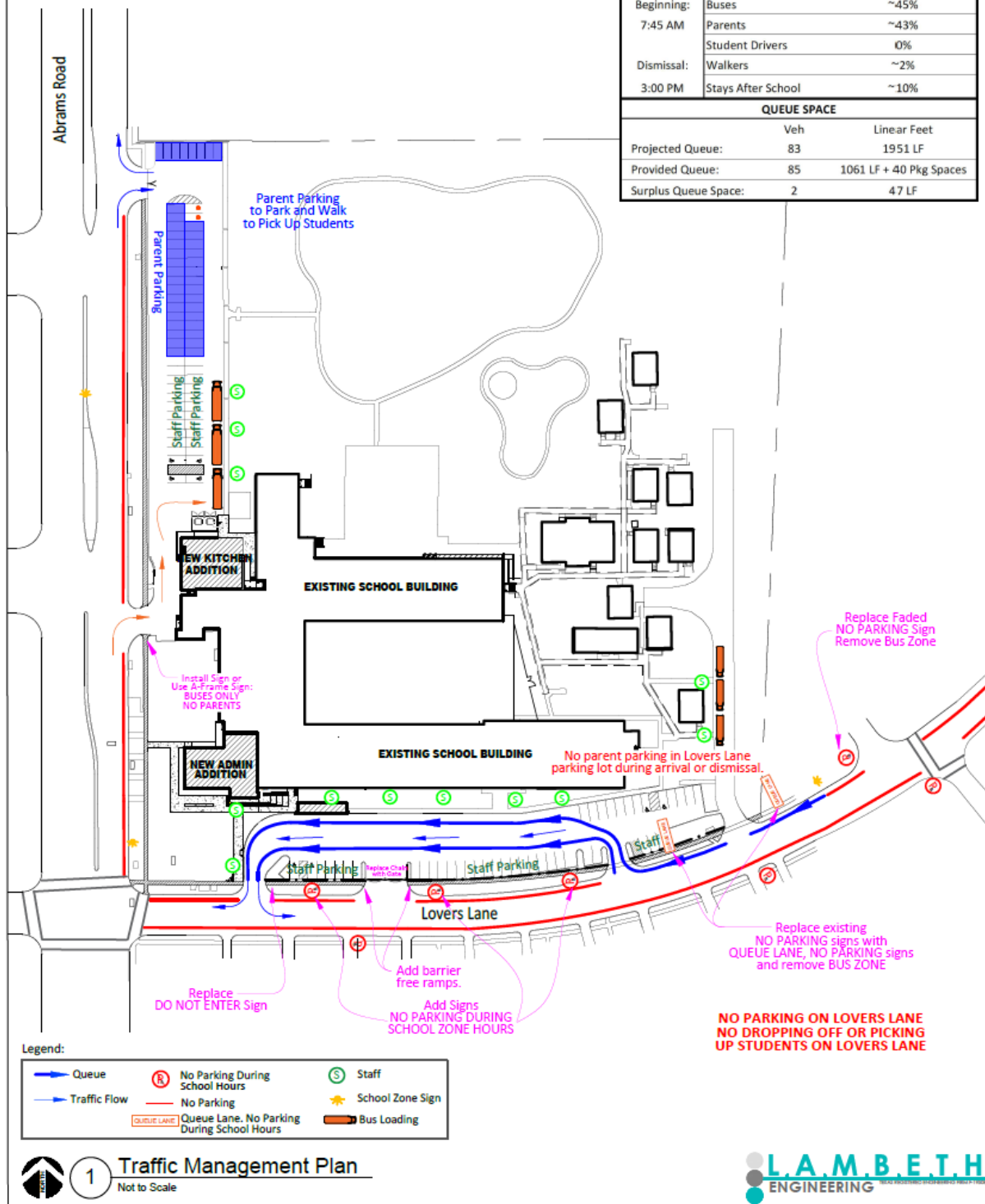
| Grades: Pre-K - 5th | SCHOOL TIMES: | TRAVEL MODES: | | QUEUE SPACE: | | |
|------------------------|------------------|-------------------|------|----------------------|-------------|-------------------------|
| | | | | Vehicles | Linear Feet | |
| Students: 496 | Beginning: | Buses | ~45% | | | |
| | 7:45 AM | Parents | ~43% | | | |
| | | Student Drivers | 0% | Projected Queue: | 83 | 1951 LF |
| | Dismissal: | Walkers | ~2% | Provided Queue: | 85 | 1061 LF + 40 Pkg Spaces |
| | 3:00 PM | Stay After School | ~10% | Surplus Queue Space: | 2 | 47 LF |

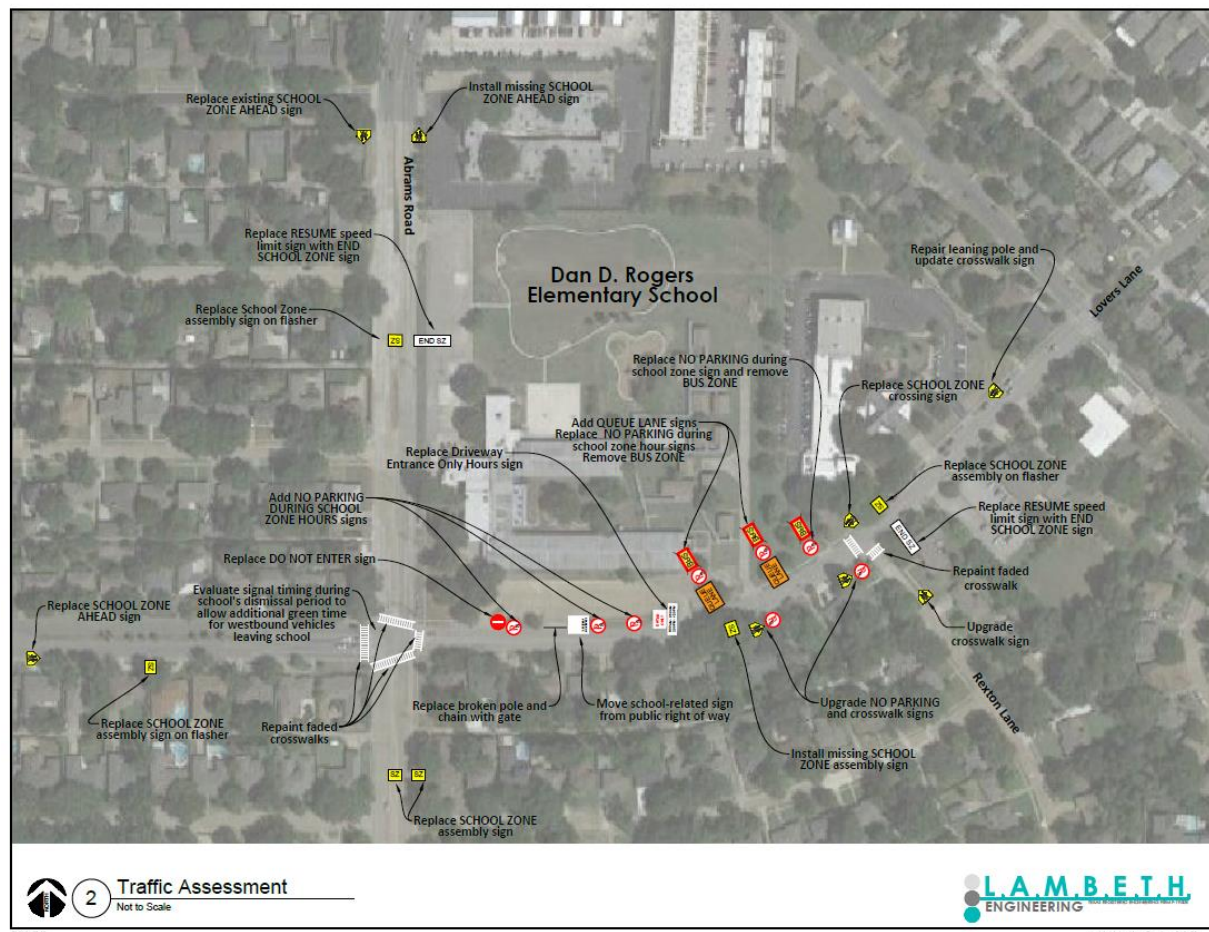
END

Dan D. Rogers Elementary School

5314 Abrams Road, Dallas, Texas

| Grades: Pre-K - 5 th | | 496 Students |
|---------------------------------|--------------------|-------------------------|
| SCHOOL TIMES | TRAVEL MODES | |
| Beginning: 7:45 AM | Buses | ~45% |
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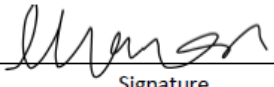


REVIEW AND COMMITMENT

The **Dan D. Rogers Elementary School** traffic management plan (TMP) was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.



Signature
Marissa Limon

Name

07-08-2020

Date
Principal

Title

Appendix



Parking Summary Dan D. Rogers Elementary School

August 17, 2020

- Total Classrooms: 60
- City of Dallas Section 51A Parking Requirement: 1.5 spaces per each elementary classroom
- Required Parking: 90 spaces
- Parking Spaces Provided: 111 spaces
- **Surplus Parking Spaces: 21 spaces**

Parking spaces not used by staff will be used by parents to park and pick up students after school.

END

Dan Rogers Elementary School

5314 Abrams Road, Dallas, TX 75214



**Lovers Lane, Facing East
Middle Driveway, In Front of School**

The pole and chain closing off the driveway is broken. Trip hazard for pedestrians and drivers. Replace with gate.



**Lovers Lane, Facing West
Main Entrance, In Front of School**

The sign for hours of operation has faded and is no longer readable.



**Lovers Lane, Facing East
Middle Driveway, In Front of School**

Move school-related sign from the Public right-of-way.



Lovers Lane, Facing West In Front of School
Remove bus loading zone.

Dan Rogers Elementary School

5314 Abrams Road, Dallas, TX 75214



**Lovers Lane/Abrams Road Intersection
Facing East, In Front of School**

All Crosswalks are faded and/or some portions are missing.



**Lovers Lane, Facing East
Approaching Rexton Lane Intersection**

The signs are defaced/faded and are no longer in compliance with TMUTCD and must be upgraded.



**Lovers Lane/Rexton Lane Intersection,
Facing South**

Repaint the faded crosswalk across Rexton Ln.



**Lovers Lane, Facing East
Main Entrance, In Front of School**

Remove unnecessary items from the driveway.



**Lovers Lane, Facing West
Approaching the School Zone**

Repair the leaning pole and upgrade the sign for compliance with TMUTCD.

Dan Rogers Elementary School

5314 Abrams Road, Dallas, TX 75214



**Abrams Road, Facing South
West Side of School**

Replace the advisory resume sign to be in compliance with the City of Dallas standards and TMUTCD.



**Lovers Lane, Facing West
At Rexton Lane Intersection**

Replace the advisory crossing sign to be in compliance with the City of Dallas standards and TMUTCD.



**Rexton Lane, Facing South
Approaching Lovers Lane**

Replace the advisory crossing ahead sign to be in compliance with the City of Dallas standards and TMUTCD.



**Lovers Lane, Facing East
Approaching Rexton Lane**

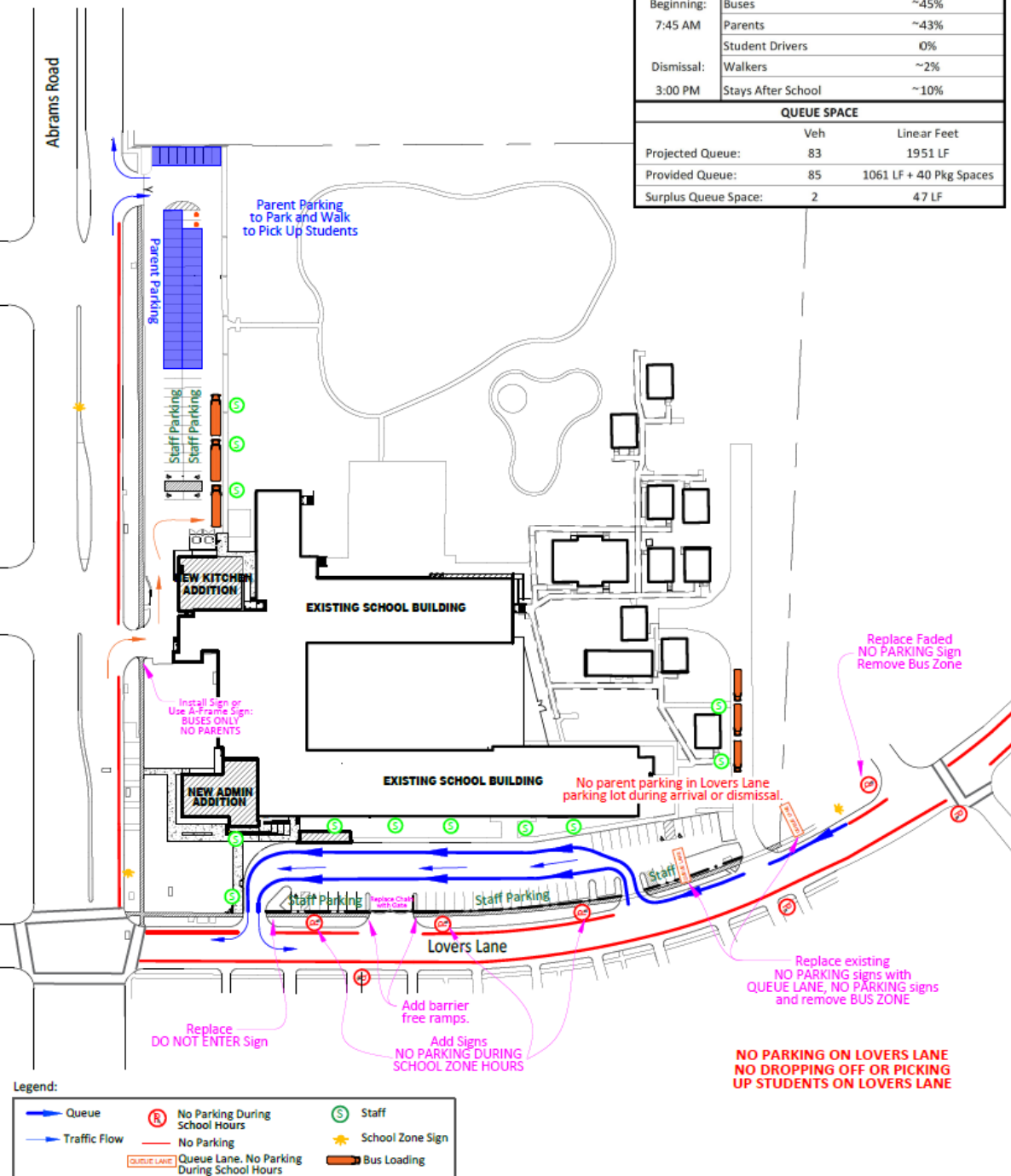
Replace the school zone speed limit assembly sign to be in compliance with the City of Dallas standards and TMUTCD.

CPC Recommended Traffic Management Circulation Plan

Dan D. Rogers Elementary School

5314 Abrams Road, Dallas, Texas

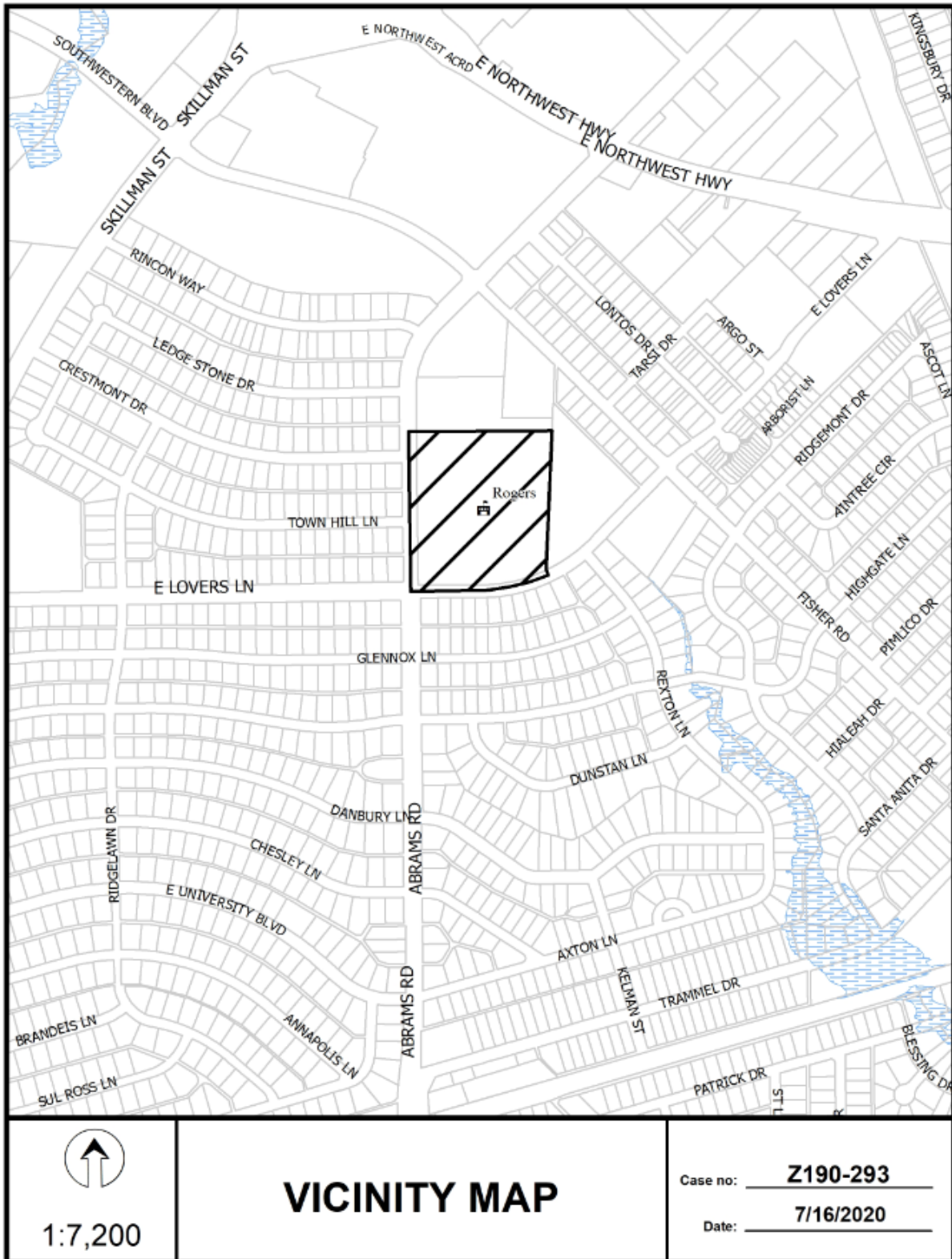
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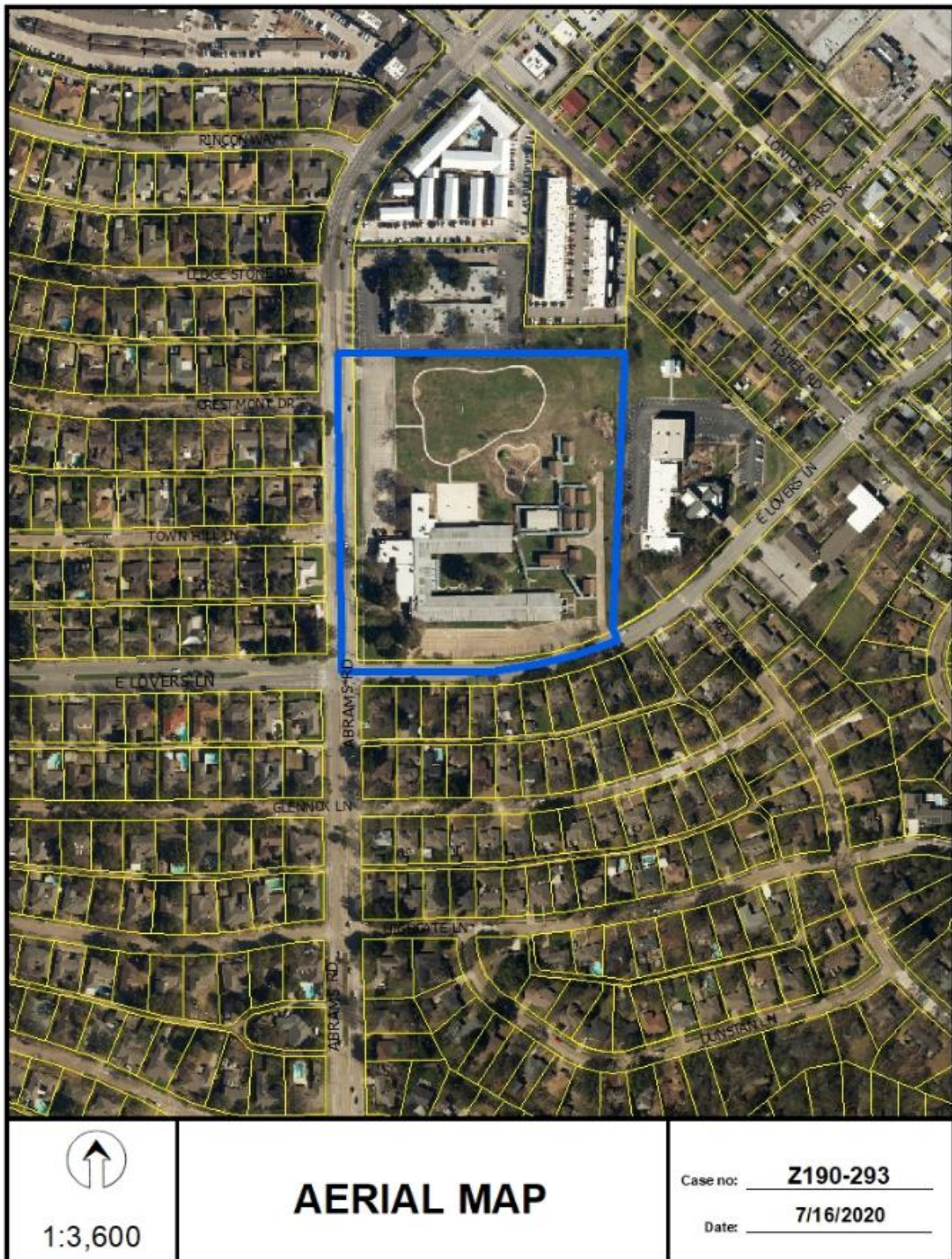


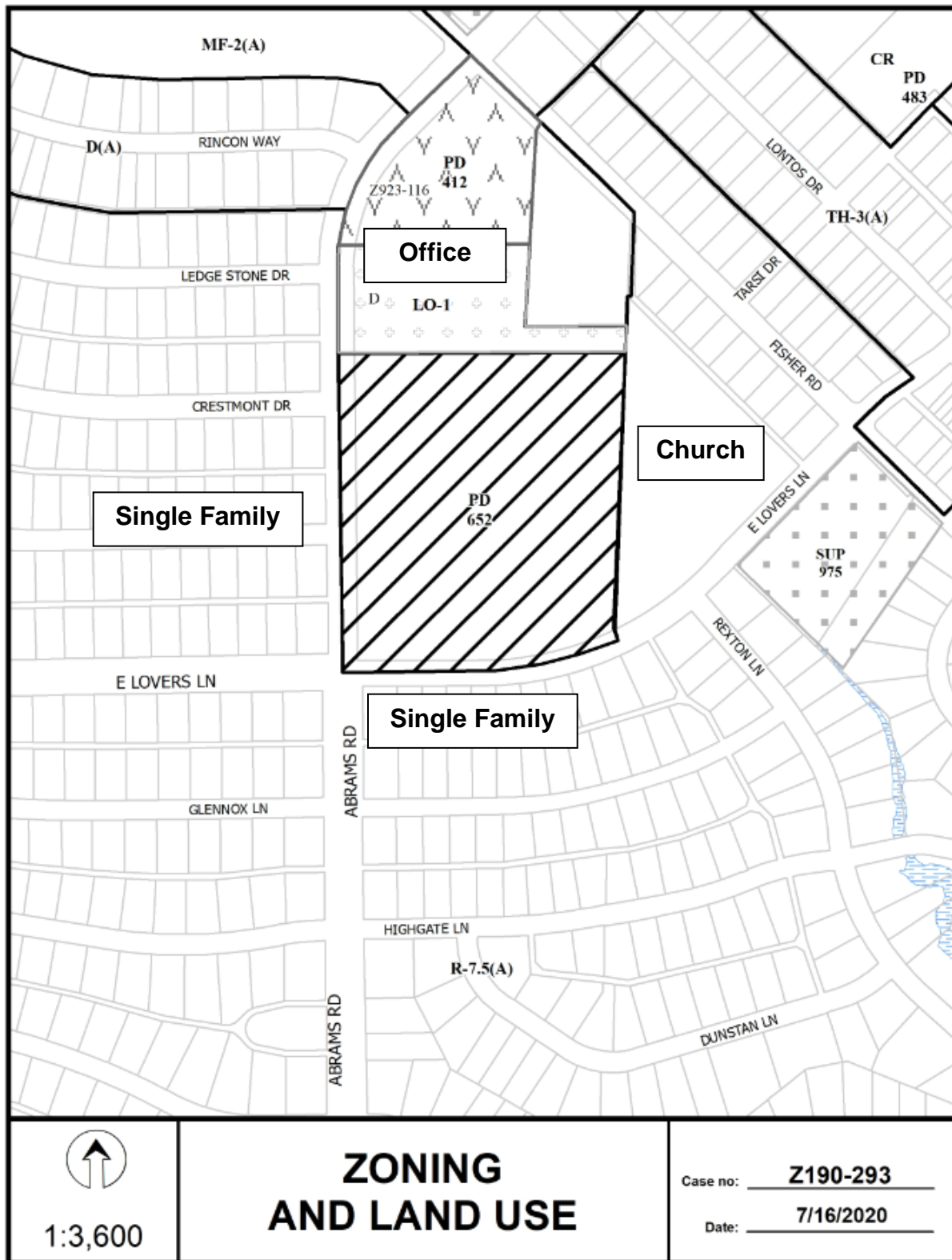
1 Traffic Management Plan
Not to Scale

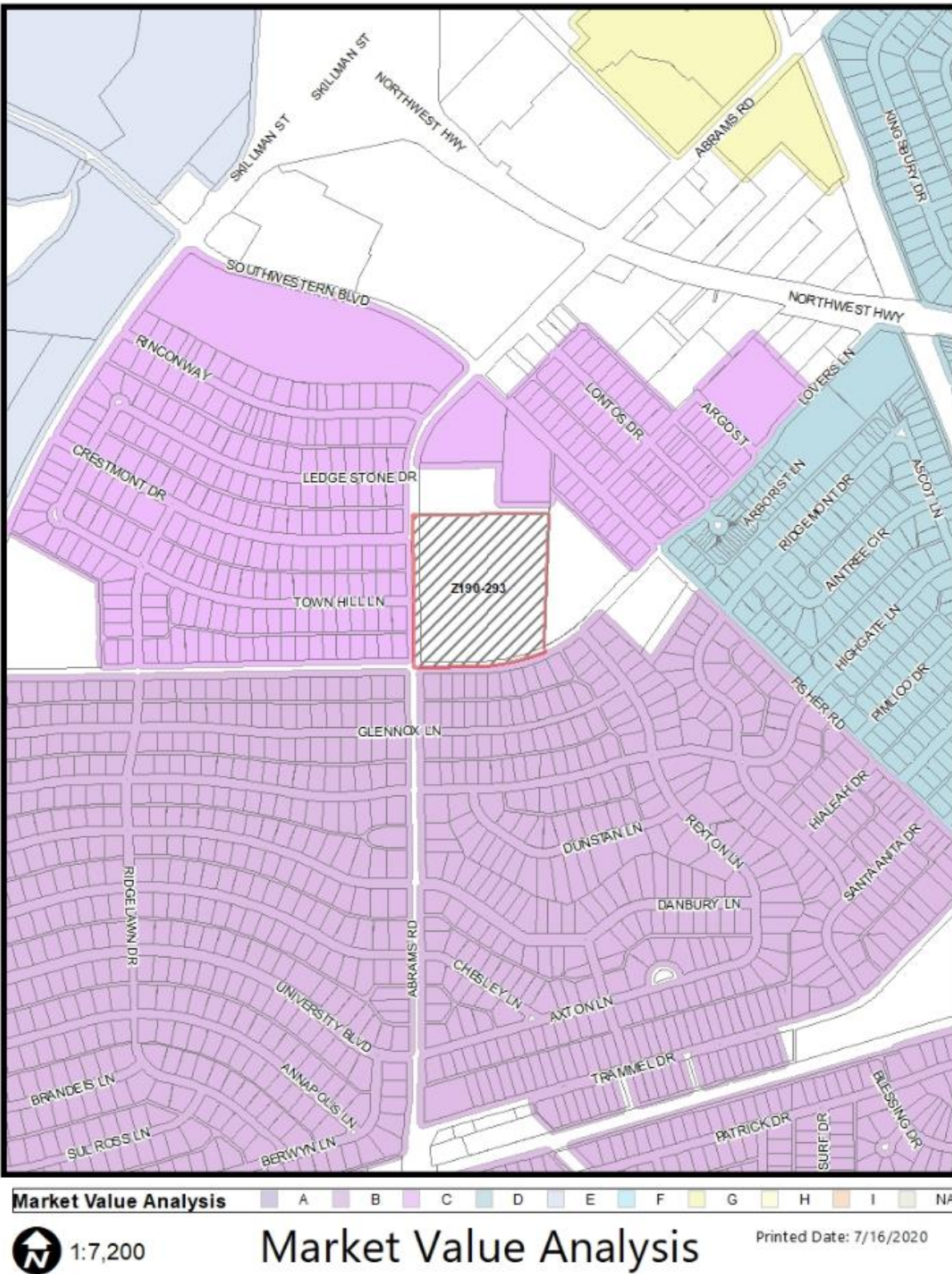
L.A.M.B.E.T.H.
ENGINEERING

Site Plan Provided by HES Architects 04.23.10

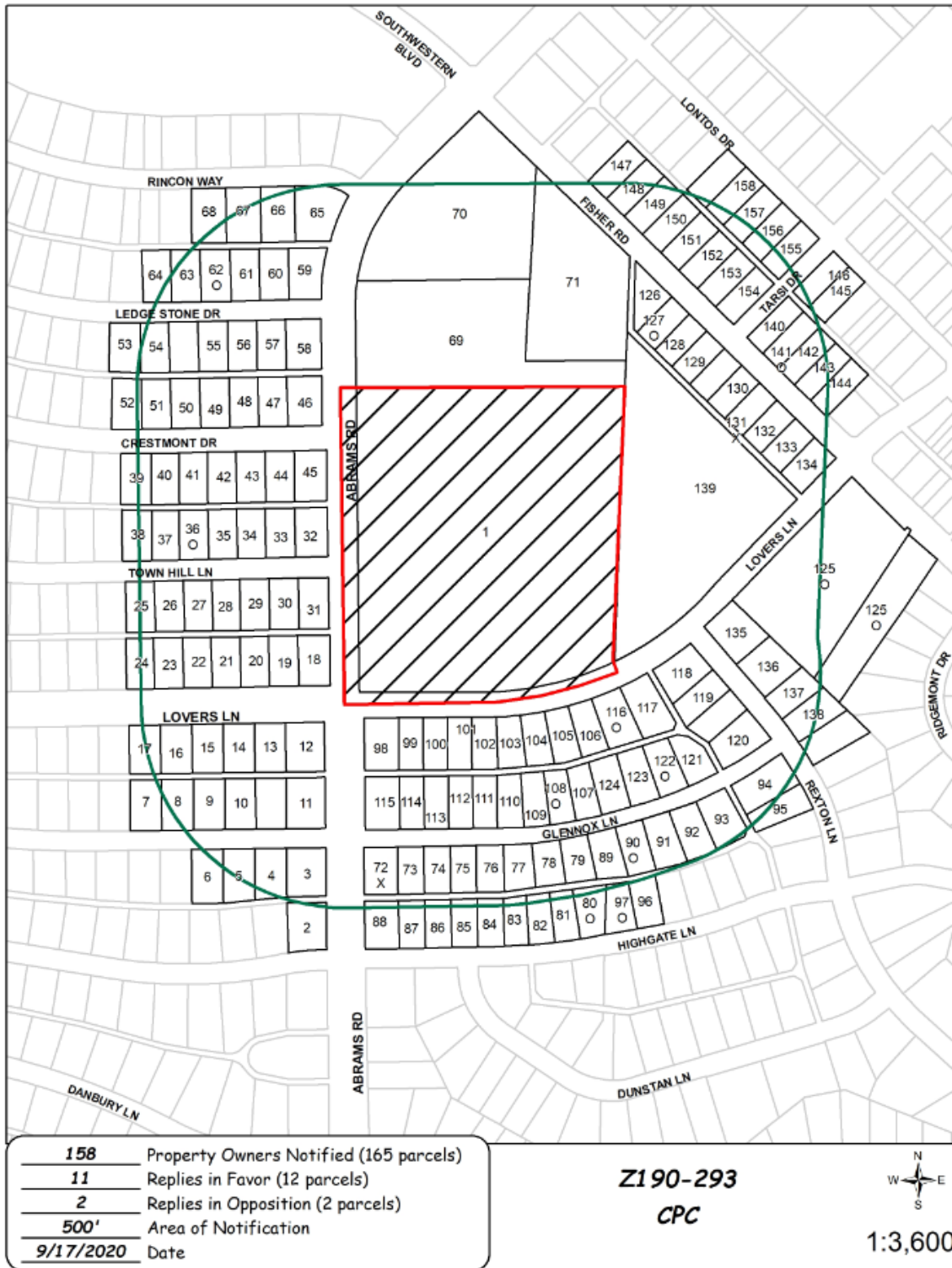








CPC RESPONSES



09/16/2020

Reply List of Property Owners***Z190-293******158 Property Owners Notified******11 Property Owners in Favor******2 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|-----------------------------------|
| 1 | 5314 | ABRAMS RD | Dallas ISD |
| 2 | 6349 | HIGHGATE LN | ANDREWS RAYMOND J |
| 3 | 6350 | GLENNOX LN | REED JOHN M JR TR |
| 4 | 6342 | GLENNOX LN | MARTINEZ HENRY & LUCY LIFE ESTATE |
| 5 | 6336 | GLENNOX LN | WOODARD LINDA K |
| 6 | 6330 | GLENNOX LN | PATMAN LYLE G |
| 7 | 6317 | GLENNOX LN | CANTWELL MATTHEW JUSTIN & |
| 8 | 6323 | GLENNOX LN | LARKIN JOHN D & MARY E |
| 9 | 6329 | GLENNOX LN | ANDERLE MARK ANDERLE & CASSI |
| 10 | 6335 | GLENNOX LN | LITTLE JANE W |
| 11 | 6349 | GLENNOX LN | ALLEN AMY SUE |
| 12 | 6350 | E LOVERS LN | OFSTAD NORMAN A |
| 13 | 6342 | E LOVERS LN | SEALS DEBRA L |
| 14 | 6336 | E LOVERS LN | JAMES JAY R & PENNY S |
| 15 | 6330 | E LOVERS LN | HORTON MICHAEL W |
| 16 | 6324 | E LOVERS LN | MCKINZIE ANNA C |
| 17 | 6318 | E LOVERS LN | AGEE MARK & MICHELLE CHOW |
| 18 | 6353 | E LOVERS LN | SCHULMAN RACHEL LILY & |
| 19 | 6347 | E LOVERS LN | LETHRIDGE ROBERT L JR |
| 20 | 6341 | E LOVERS LN | MCGOUGH GARSIDE HARRIS JR |
| 21 | 6335 | E LOVERS LN | GUTIERREZ GABRIEL & |
| 22 | 6329 | E LOVERS LN | MIRANDA JOHN E EST OF |
| 23 | 6323 | E LOVERS LN | DRURY DIANNA G |
| 24 | 6317 | E LOVERS LN | THURSTIN ERIC JEFFERY |
| 25 | 6314 | TOWN HILL LN | TILLEY SUE |
| 26 | 6320 | TOWN HILL LN | WHEELUS AMY |

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| | 27 | 6326 TOWN HILL LN | KIMMER MARY KATHRYN |
| | 28 | 6332 TOWN HILL LN | MILLINGTON SCOTT D & KRISTIN A |
| | 29 | 6338 TOWN HILL LN | VON RICHTER TAYLOR E & TYLER S |
| | 30 | 6344 TOWN HILL LN | BURFORD CHARLES SCOTT JR & |
| | 31 | 6350 TOWN HILL LN | CURRY MARVA JO |
| | 32 | 6351 TOWN HILL LN | GROTH HARRISON |
| | 33 | 6345 TOWN HILL LN | WALLER RICHARD D |
| | 34 | 6339 TOWN HILL LN | MILLER AUSTIN C & MARY CATHERINE |
| | 35 | 6333 TOWN HILL LN | COURSEY CAROL SUE |
| O | 36 | 6327 TOWN HILL LN | LAHAT GAL & BOAZ N ADLER |
| | 37 | 6321 TOWN HILL LN | AMMOURI EVA |
| | 38 | 6315 TOWN HILL LN | CHALMERS GEORGE M |
| | 39 | 6310 CRESTMONT DR | GILLESPIE CHRISTOPHER C |
| | 40 | 6314 CRESTMONT DR | CARTER J WARNE III |
| | 41 | 6320 CRESTMONT DR | ZOTOS NICK J |
| | 42 | 6324 CRESTMONT DR | DEDJ LLC |
| | 43 | 6330 CRESTMONT DR | HANCOCK WESLEY |
| | 44 | 6334 CRESTMONT DR | MCKENZIE PHILLIP T |
| | 45 | 6340 CRESTMONT DR | SMITH ERIC B & MOLLY F |
| | 46 | 6339 CRESTMONT DR | PALMORE PANSY G |
| | 47 | 6333 CRESTMONT DR | BAWCOM LOGAN & JORDAN |
| | 48 | 6329 CRESTMONT DR | HILL WARREN TERRY & SHARI H |
| | 49 | 6323 CRESTMONT DR | LAROCCA FRANK & |
| | 50 | 6319 CRESTMONT DR | PYLE CHRISTIAN |
| | 51 | 6315 CRESTMONT DR | QUINTON LEON C & |
| | 52 | 6309 CRESTMONT DR | KOLLER DONNA GAIL |
| | 53 | 5622 LEDGESTONE DR | FRIEDMAN MICHAEL STEPHEN |
| | 54 | 5626 LEDGESTONE DR | CLAWSON JOEL R & |
| | 55 | 5634 LEDGESTONE DR | CUNYUS GEORGE M & |
| | 56 | 5638 LEDGESTONE DR | GONZALEZ VENESSA |
| | 57 | 5644 LEDGESTONE DR | WILSON DONALD G LIFE ESTATE |

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| | 58 | 5648 LEDGESTONE DR | BEESLEY BEVERLY D |
| | 59 | 5649 LEDGESTONE DR | HEINZERLING PATRICK DAVID |
| | 60 | 5645 LEDGESTONE DR | RICAMORE ROBERT W |
| | 61 | 5639 LEDGESTONE DR | MURPHY TIMOTHY M |
| O | 62 | 5635 LEDGESTONE DR | FIELDS PAMELA A |
| | 63 | 5629 LEDGESTONE DR | LIVINGSTON DOLORES |
| | 64 | 5625 LEDGESTONE DR | PALMER EUGENE W EST OF |
| | 65 | 6338 RINCON WAY | MIHOS SOPHIA |
| | 66 | 6328 RINCON WAY | CLEMENTS RICHARD L |
| | 67 | 6322 RINCON WAY | MIHOS GEORGE & PAGONA |
| | 68 | 6314 RINCON WAY | LEDGESTONE PTNRS LLC |
| | 69 | 5510 ABRAMS RD | ABRAMS PROFESSIONAL BLDG LLC |
| | 70 | 6402 FISHER RD | RADT LLC |
| | 71 | 6418 FISHER RD | 6418 FISHER LP |
| X | 72 | 6404 GLENNOX LN | ALLUMBAUGH JOHN W |
| | 73 | 6410 GLENNOX LN | SLAUGHTER E D JR EST OF |
| | 74 | 6414 GLENNOX LN | GILBERT FRANCES MARCELLA TRUST |
| | 75 | 6420 GLENNOX LN | LEVERMAN ELIZABETH ANN |
| | 76 | 6426 GLENNOX LN | CARR MARIAN E |
| | 77 | 6430 GLENNOX LN | DUESLER SUSAN E |
| | 78 | 6436 GLENNOX LN | REMINGTON JACOB & |
| | 79 | 6442 GLENNOX LN | EWERT AARON C & BRITTAIN B |
| O | 80 | 6447 HIGHGATE LN | SAUNDERS KEITH L |
| | 81 | 6441 HIGHGATE LN | INGRAM PAUL & |
| | 82 | 6435 HIGHGATE LN | ADAMS RENE L |
| | 83 | 6431 HIGHGATE LN | UNDERWOOD CHARLES T JR |
| | 84 | 6427 HIGHGATE LN | NEFTZGER MARK LOVONE |
| | 85 | 6421 HIGHGATE LN | WOFFORD NICHOLAS FARLEY |
| | 86 | 6415 HIGHGATE LN | OWEN JENNIFER LEE |
| | 87 | 6411 HIGHGATE LN | HANNAH DAVID IV |
| | 88 | 6405 HIGHGATE LN | THELEN KYLE J |

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| | 89 | 6446 GLENNOX LN | CASTELLAW KYLE E & CARSON G |
| O | 90 | 6450 GLENNOX LN | HARRISON JOHN ROSS & HANNAH A |
| | 91 | 6456 GLENNOX LN | INGRAHAM TIM A & DARLEEN |
| | 92 | 6460 GLENNOX LN | BOYTER KELLEY D & SCOTT D |
| | 93 | 6466 GLENNOX LN | BENAVIDES IRENE |
| | 94 | 5145 REXTON LN | SLATTERY PROPERTIES LLC |
| | 95 | 5141 REXTON LN | TAYLOR JAMES D & |
| | 96 | 6457 HIGHGATE LN | NETTLE JENNIFER ELAINE |
| O | 97 | 6451 HIGHGATE LN | SAYRE KEVIN M & MARGARET A |
| | 98 | 6404 E LOVERS LN | GALVAN ANNA L |
| | 99 | 6410 E LOVERS LN | YOUNG ROBERT |
| | 100 | 6414 E LOVERS LN | MYERS DEBORAH JONES |
| | 101 | 6418 E LOVERS LN | STOEHR JAMES H IV & |
| | 102 | 6424 E LOVERS LN | BUYSE DAVID GASTON & |
| | 103 | 6428 E LOVERS LN | DAVIS RHONDA & |
| | 104 | 6434 E LOVERS LN | STARR MARGUERITE R |
| | 105 | 6438 E LOVERS LN | KEARBY YVONNE |
| | 106 | 6442 E LOVERS LN | RODRIGUEZ NICOLE |
| | 107 | 6445 GLENNOX LN | FLATT TIMOTHY RYAN & CRYSTAL ANNETTE |
| O | 108 | 6439 GLENNOX LN | GAUNTT MARIAN |
| | 109 | 6435 GLENNOX LN | MURRAY LYNN E |
| | 110 | 6431 GLENNOX LN | GARCIA PRISCILLA JEAN |
| | 111 | 6425 GLENNOX LN | CROFT MARCI H |
| | 112 | 6419 GLENNOX LN | SAXON CATHERINE B |
| | 113 | 6415 GLENNOX LN | ROGERS ZACHARY A |
| | 114 | 6411 GLENNOX LN | ROBINSON COLE |
| | 115 | 6405 GLENNOX LN | WREN CHAD |
| O | 116 | 6446 E LOVERS LN | HALL JAMES W |
| | 117 | 6452 E LOVERS LN | BOND NATHAN GREGORY & |
| | 118 | 5221 REXTON LN | BLACK CHRISTOPHER SEAN & |
| | 119 | 5215 REXTON LN | WILSON LINLEY |

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| | 120 | 5205 REXTON LN | SLATTERY PPTIES LLC |
| | 121 | 6467 GLENNOX LN | CYPERT ALAN |
| O | 122 | 6461 GLENNOX LN | LUCAS PHILLIP A & DOROTHY |
| | 123 | 6455 GLENNOX LN | ARMEY KATHRYN G & |
| | 124 | 6449 GLENNOX LN | JONES ANDERSON COLE |
| O | 125 | 6464 E LOVERS LN | ST PAULS EVANGELICAL |
| | 126 | 6460 FISHER RD | MONTEJO JUAN C |
| O | 127 | 6464 FISHER RD | VALENTINE KATHLEEN |
| | 128 | 6468 FISHER RD | SHOOP JONATHAN |
| | 129 | 6472 FISHER RD | RICHMOND LAMBETH LLC |
| | 130 | 6480 FISHER RD | JONES TIMOTHY W |
| X | 131 | 6484 FISHER RD | BROWN WAYNE D |
| | 132 | 6488 FISHER RD | WIGLEY DORIS J |
| | 133 | 6492 FISHER RD | CISNEROS MERCED H & |
| | 134 | 6498 FISHER RD | ROJAS HECTOR HANS & |
| | 135 | 5220 REXTON LN | KITZMANULRICH HEATHER EMMA |
| | 136 | 5212 REXTON LN | FORD RICHARD C |
| | 137 | 5204 REXTON LN | JUNG JONATHAN & KAREN |
| | 138 | 5154 REXTON LN | BERRY KEVIN P |
| | 139 | 6445 E LOVERS LN | RIDGEWOOD PARK METHODIST |
| | 140 | 6473 FISHER RD | STINNER MARK G JR |
| O | 141 | 6477 FISHER RD | BANKER CHARLES & ROXIE |
| | 142 | 6481 FISHER RD | MORCOM DAVID CHRISTIAN |
| | 143 | 6485 FISHER RD | LYON EDWINA A |
| | 144 | 6489 FISHER RD | ROOKSTOOL BARBARA |
| | 145 | 6474 LONTOS DR | PECK BILLI BLANTON |
| | 146 | 6470 LONTOS DR | ATKINSON SCHALAN & |
| | 147 | 6429 FISHER RD | MIRANDA VICTORIA |
| | 148 | 6435 FISHER RD | GARCIA RUBEN & MARIA |
| | 149 | 6439 FISHER RD | 6016 HUDSON LLC |
| | 150 | 6443 FISHER RD | MIRANDA ROBERTO & BEATRIZ |

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|--------------|----------------|----------------|-----------------------------|
| | 151 | 6449 FISHER RD | HERSCHKOWITSCH DELIA BLYTHE |
| | 152 | 6455 FISHER RD | CLENDENIN BRUCE D ET AL |
| | 153 | 6459 FISHER RD | RIMMER JOHN D & SANDRA D |
| | 154 | 6463 FISHER RD | DURHAM DAVID RONALD & |
| | 155 | 6462 LONTOS DR | KURILECZ ELIZABETH S & |
| | 156 | 6458 LONTOS DR | BASILONE JOHN M & |
| | 157 | 6450 LONTOS DR | BASILONE JOHN M & ANN C |
| | 158 | 6448 LONTOS DR | MEJIA JOSE JANSEN & |