
FILE NUMBER:	Z190-349(LG)	DATE FILED:	September 2, 2020
LOCATION:	Northwest corner of Forest Lane and Nuestra Drive intersection		
COUNCIL DISTRICT:	13	MAPSCO:	15 W
SIZE OF REQUEST:	±3.456 acres	CENSUS TRACT:	96.04

REPRESENTATIVE: Brad Williams & Tommy Mann, Winstead PC

OWNER: City of Dallas

APPLICANT: Brent Aaron, Forest Park Development LLC

REQUEST: An application for a Planned Development District for single family uses on property zoned an R-16(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the development of single family homes onsite with modified standards primarily in relation to yard, lot, space regulations and shared access requirements.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The site is currently undeveloped and zoned R-16(A) Single Family District.
- According to Section 51A-4.411(b)(2), a shared access development means a development where one or more of the lots within the development do not front on a public or private street, where access to the lots within the development is provided via a shared access area and that meets all of the requirements of this section.
- The existing zoning district regulations would allow a maximum of 9 single family lots; the applicant proposes to allow 26 single family lots on the property with the PD.

Zoning History: There has been no recent zoning changes requested in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Dimension; ROW
Forest Lane	Principal Arterial	120' with bike plan
Nuestra Drive	Local Street	-
Quincy Lane	Local Street	-

Traffic

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

Comprehensive Plan:

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The following goals could be considered consistent with the applicant's request.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Neighborhood Plus Plan

Goal 5.0 EXPAND HOMEOWNERSHIP

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

The applicant's request does not support the following goal 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.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-16(A)	Undeveloped Land
North	R-16(A)	Single Family
East	R-16(A)	Single Family
South	R-16(A)	Single Family
West	R-16(A)	Single Family

Land Use Compatibility:

The applicant proposes a detached single family residential development consisting of a maximum of 26 dwelling units. While single family is consistent with the surrounding uses, the applicant proposes to develop the lots in a manner that is not consistent with existing land uses. The applicant has proposed a shared access development that proposes lot sizes that are only about 29% of the lot size requirements of the existing R-16(A) Single Family District for the site and the adjacent properties. R-16(A) lot size requirement is 16,000 square feet, while the applicant proposes to develop lots that are minimum 4,600 square feet. Since the site is surrounded by single family homes with a minimum 16,000 sq. ft lots, Staff does not believe this request is compatible with the surrounding neighborhoods.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-16(A) Single Family	35'	10'/10'- residential 15'/20' all other	1 Dwelling Unit / 16,000 sq. ft.	30'	40% residential 25% non- residential	One electric meter per single family dwelling	Single family
Proposed: Planned Development with R-16(A) Single Family uses	10'	Side: 7' one side, 0' other side or 5' Rear: 3'/10'/15'	7.5 Dwelling Units/ acre	30' 26' for enclosed garage	65%	Utility Easement of 10' for alley between Quincy Lane and Nuestra Drive	Single family

The applicant proposes to develop the site with a detached single family residential development consisting of a maximum of 26 dwelling units to substantially modify the front, side and rear yard setbacks, number of dwelling units per acre, lot coverage.

Parking:

The applicant does not propose to modify the parking requirements of the Dallas Development Code which requires two parking spaces per single family use and, in a shared access development, an additional one-quarter space per single family use for visitors or guests. The applicant is providing thirteen required parking spaces for guests, although since it consists of 26 units, the applicant would be required to provide 7 spaces for guests.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Shared Access:

According to Section 51A-4.411(c)(1-4), a shared access development is required to have the following:

- (1) A shared access development is created by platting no less than three and no more than 36 individual lots. Adjacent shared access developments may not be connected or combined to exceed the 36 lot maximum.
- (2) A shared access development must be restricted by plat to single family use.

- (3) No building permit may be issued to authorize work in a shared access development until the plat and the shared access area agreement have been recorded in the real property records of the appropriate county, all requirements of the shared access area have been met, and the director has corrected the appropriate zoning map in the offices of the city secretary, the building official, and the department to reflect the restriction to single family use.
- (4) A shared access development may not be platted as a community unit development (CUD).

The applicant meets the requirements listed above but is not compatible with the surrounding uses. The City Plan Commission, at its hearing, recommended approval of the case with a 31-foot shared access drive.

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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is uncategorized, it is surrounded with a “B” MVA cluster to the north, east, and west. Properties within an “A” MVA Category are located to the south, southeast and southwest of the property.

Z190-349(LG)

List of Officers/Partners/Principals

Forest Park Development, LLC

Brent Aaron, President

CPC ACTION
MAY 6, 2021

Z190-349(LG)

***De minimus* Significant Change Motion:** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of increased landscape and setbacks in the Commission's judgement are *de minimus* in nature.

Maker: Murphy
Second: Rubin
Result: Carried: 10 to 2

For: 10 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Suhler, Murphy, Rubin

Against: 2 - Jackson, Jung
Absent: 2 - Schwoppe, Garcia
Vacancy: 1 - District 10

Motion: It was moved to recommend **approval** of a Planned Development District for single family uses, subject to a revised development plan to include a 31 foot shared access drive **and conditions** on property zoned an R-16(A) Single Family District, at the northwest corner of Forest Lane and Nuestra Drive intersection.

Maker: Murphy
Second: Rubin
Result: Carried: 10 to 2

For: 10 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Suhler, Murphy, Rubin

Against: 2 - Jackson, Jung
Absent: 2 - Schwoppe, Garcia
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 84
Replies: For: 3 Against: 31

Speakers: For: Lynn Kadleck, 2740 Dallas Pkwy, Plano, TX, 75093
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Brad Williams, 500 Winstead Building, Dallas, TX, 75201
Bill Davis, 3377 Blackburn St., Dallas, TX, 75204
Linda Vallala, 5975 Lindenshire Ln., Dallas, TX, 75230
Steven Ellis, 5540 Lindenshire Ln., Dallas, TX, 75230
For (Did not Speak): Randy Kaniecki, 5656 Brookstown Dr., Dallas, TX, 75230
Maureen Milligan, 5918 Williamstown Rd., Dallas, TX, 75230
Against: Mitchell Fonberg, 5452 Glen Lakes Dr., Dallas, TX, 75231
Greg Curry, 5615 Brookstown Dr., Dallas, TX, 75230
Matt Pehrson, 5640 Brookstown Dr., Dallas, TX, 75230
Kaelyn Pehrson, 5650 Brookstown Dr., Dallas, TX, 75230
Janelle Alcantara, 5650 Brookstown Dr., Dallas, TX, 75230
Against (Did not Speak): Neil Fisher, 5650 Brookstown Dr., Dallas, TX, 75230
David Veeder, 5705 Ridgetown Cr., Dallas, TX, 75230
Daniel Gray, 5740 Willow Ln., Dallas, TX, 75230
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

CPC RECOMMENDED PD CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P- ____ .101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____ . (Ord. _____)

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the north side of Forest Lane, between Quincy Lane and Nuestra Drive. The size of PD ____ is approximately 3.46 acres. (Ord. _____)

SEC. 51P- ____ .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. In this district:

OPEN SPACE means the portion of a shared access development that is principally open to the sky and accessible to all occupants of the shared access development.

(c) This district is considered to be a residential zoning district. (Ord. _____)

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

Exhibit ____A: development plan. (Ord. _____)

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

Development and use of the property as a shared access development shall comply with the development plan (Exhibit ____A). Otherwise, 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. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. _____)

SEC. 51P-____.106. MAIN USES PERMITTED.

Except as otherwise provided herein, the only main uses permitted are those main uses permitted in the R-16(A) Residential District, subject to the same conditions applicable in the R-16(A) Residential District, as set out in Chapter 51A. For example, a use permitted in the R-16(A) Residential District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-16(A) Residential District is subject to DIR in this district; etc. (Ord. ____)

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. ____)

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-16(A) Residential District apply.

(b) Shared access development. The following standards apply for single family uses developed as a shared access development.

(1) Density. Maximum permitted density shall be 26 single-family lots.

(2) Lot size. Minimum lot size is 4,600 square feet. Minimum lot width is 47 feet.

(3) Lot coverage. Maximum lot coverage for individual lots is 65 percent.

(4) Setbacks.

(A) Streets. Minimum setback from all street frontages shall be 10 feet.

(B) Alley. The minimum setback from an alley for the ground story of a single-family structure shall be as follows: (i) 3 feet for the garage and (ii) 21 feet for all other portions of the structure. The minimum setback for the upper story of any single family structure shall be: (iii) 10 feet where located above the garage and (iv) 21 feet otherwise.

(C) Easement. Minimum setback from the shared access easement shall be 5 feet.

(D) Interior side yards. Provided the opposing side yard is at least 7 feet, each lot may have one zero interior side yard; otherwise, a minimum side yard of 5 feet on each side of the lot shall be provided.

(5) Height. Maximum height for single-family structures is: (i) 26 feet for any portion of the structure providing enclosed off-street parking, and (ii) 30 feet otherwise.

(6) Open space. A minimum of 10,000 square feet shall be maintained as open space.

(7) Sidewalks. At least one, four-foot sidewalk shall connect the shared access area to the sidewalk along Forest Lane. Within the development, a sidewalk with a minimum width of five feet shall be provided along the north side of the shared access area, outside the vehicular drive aisle, and shall extend from Quincy Lane to Nuestra Drive.

(8) Shared access standards. Except as otherwise provided in this subsection, single family uses developed as a shared access development shall comply with the shared access development standards of Section 51A-4.411.

(A) The shared access area must front on a public or private street (not an alley), have a minimum width of 31 feet, of which at least 22 feet shall be designed as vehicular travel lanes and at least 5 feet shall be sidewalk.

(B) The shared access area may: (i) be gated, and (ii) be used to satisfy minimum lot area requirements and determine lot coverage.

(C) A maximum of three shared access points may be provided. Except in time of emergency, access points fronting on Nuestra Drive and Quincy Lane shall be restricted to egress only. Single family units may, however, take access from an abutting alley rather than, or in addition to, the shared access area. (Ord. _____)

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

(a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Shared access development. This subsection applies to single family uses in a shared access development.

(1) A minimum of 2 parking spaces for each single-family unit shall be provided in an enclosed garage.

(2) Dedicated guest parking shall be provided within the development at a rate of 0.25 spaces for each single-family unit or 13 spaces, whichever results in the greatest number of required guest parking spaces.

(3) A parking space must be at least 3 feet from the right-of-way line adjacent to an alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the alley. A parking space must be at least 5 feet from a shared access easement if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the shared access easement. (Ord. _____)

SEC. 51P- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. _____)

SEC. 51P- ____.111. LANDSCAPING.

See Article X. (Ord. _____)

SEC. 51P- ____.112. SIGNS.

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

SEC. 51P- ____.113. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Except as may be required under this subsection, the building official shall not issue a building permit to authorize work for a shared access development on the property until: (i) the alley pavement along the northern boundary of the property, between Quincy Lane and Nuestra Drive, has been widened to a minimum width of 10 feet and otherwise improved to standard city specifications; and (ii) the overhead utility lines and associated posts located on the north side of the alley pavement as of the effective date of this ordinance have been relocated to the south side of the alley pavement. Provided, however, that relocation of utility lines and posts under this subsection shall not be required if any affected utility or franchise holder fails or refuses to approve or otherwise consent to such relocation.

(d) A masonry screening wall with a maximum height of 8 feet may be provided within the required front yard along all street frontages. A minimum of 40 evergreen shrubs with a mature height of at least 8 feet shall be provided between the property line and the face of the screening wall along Forest Lane and, subject to conflicts with utilities and driveways, shall be substantially evenly distributed, either individually or in groups, along Forest Lane.

(e) For single-family structures located in a shared access development and on a building site abutting an alley: (i) no second story façade that is parallel to the alley may contain windows, and (ii) a minimum of one large canopy tree shall be planted between the main structure and the alley prior to final inspection of the main structure.

(f) Landscaping in the public right-of-way of an alley.

(1) Landscaping may be located in the public right-of-way of an alley if a right-of-way landscape permit is obtained from the city.

(2) The city council hereby grants a non-exclusive revocable license to the owners of all property within this district for the exclusive purpose of permitting landscaping to be located within the public right-of-way of an abutting alley. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

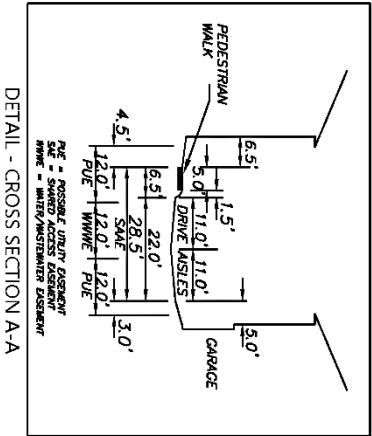
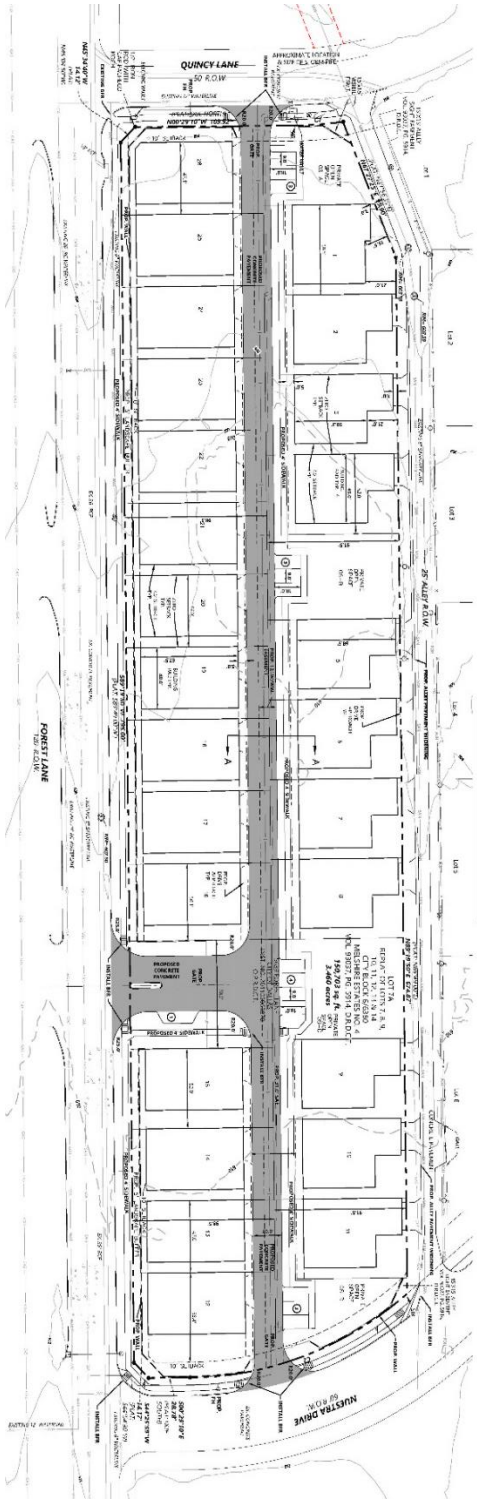
(3) Each owner is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way. (Ord. _____)

SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

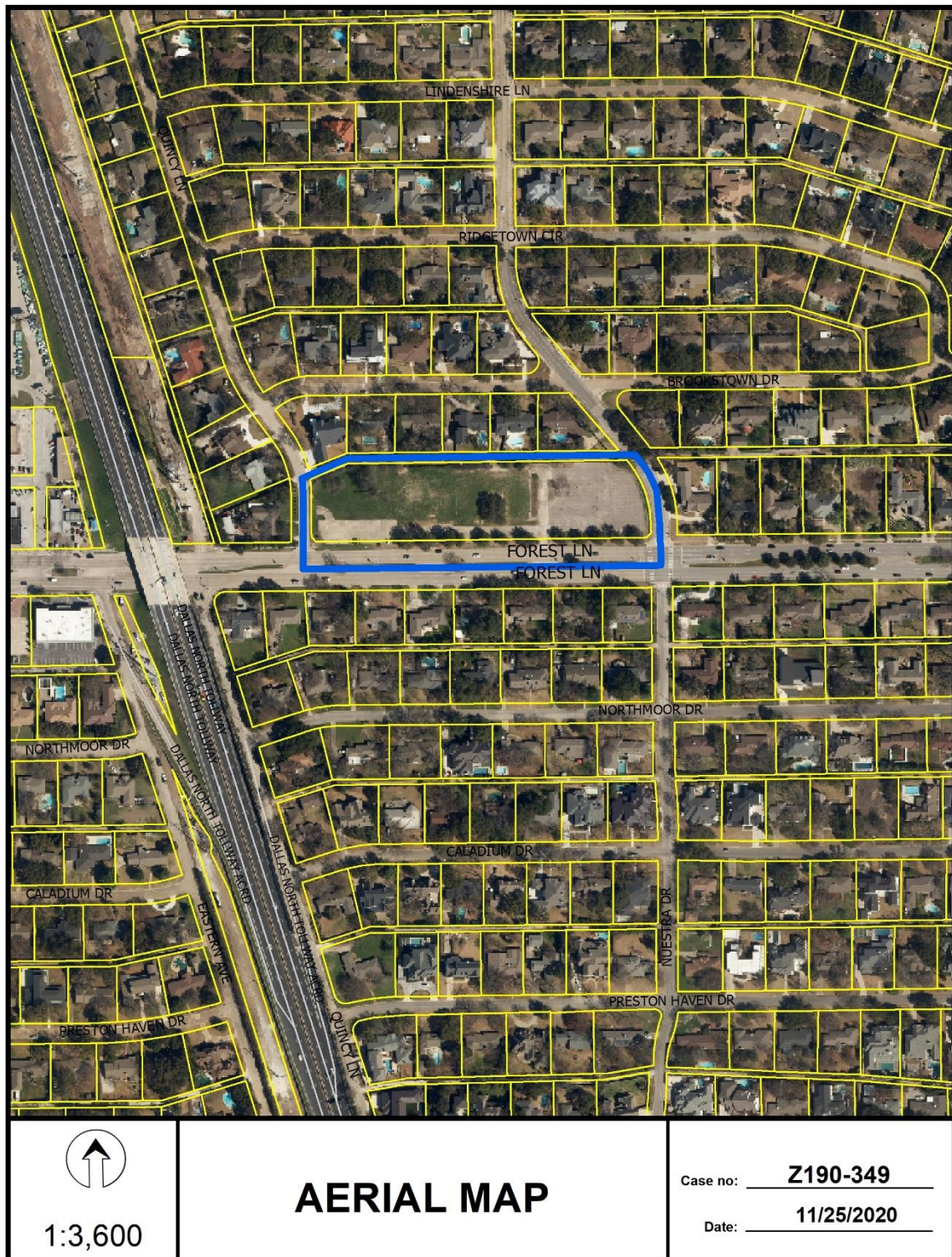
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

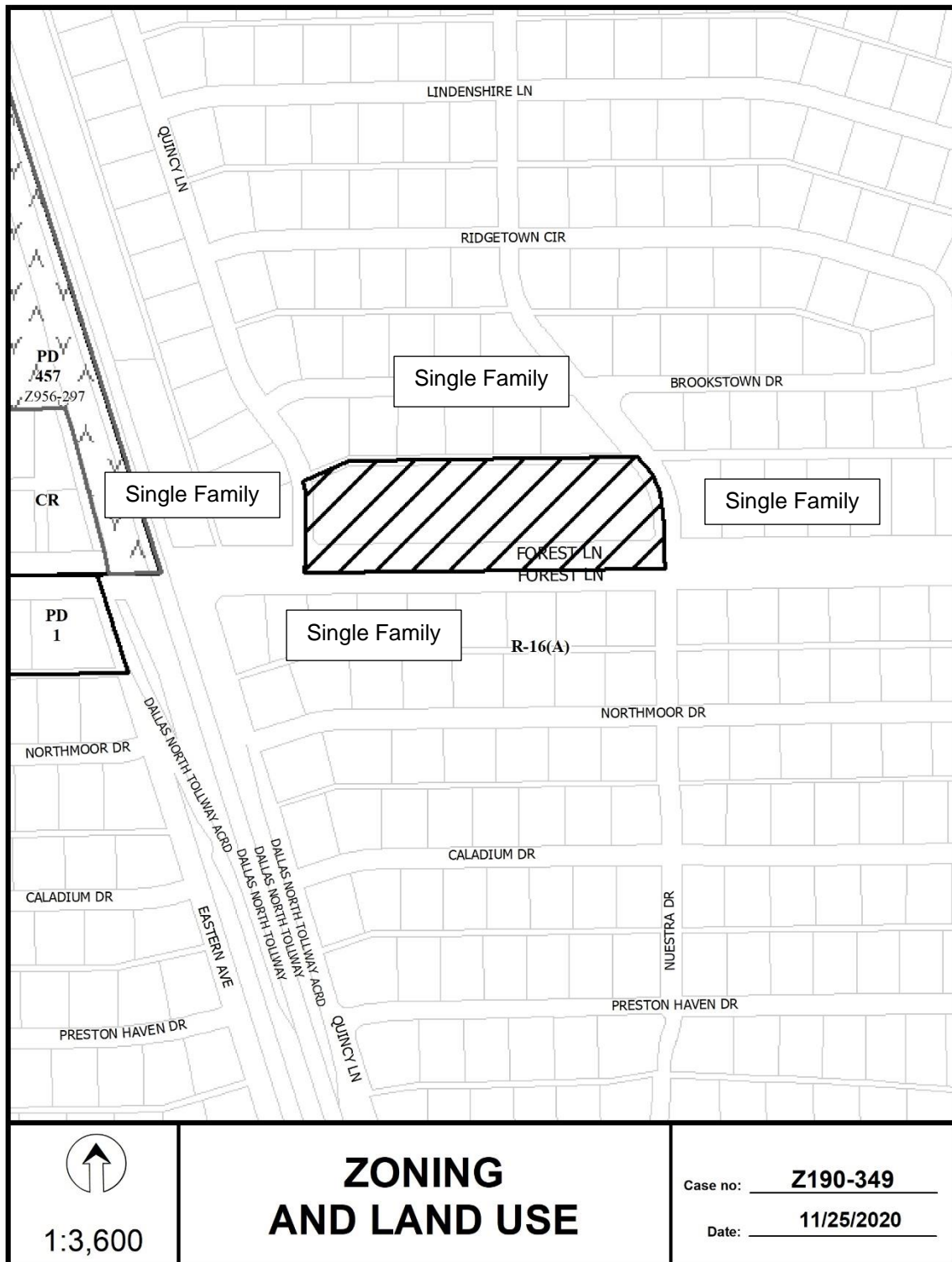
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

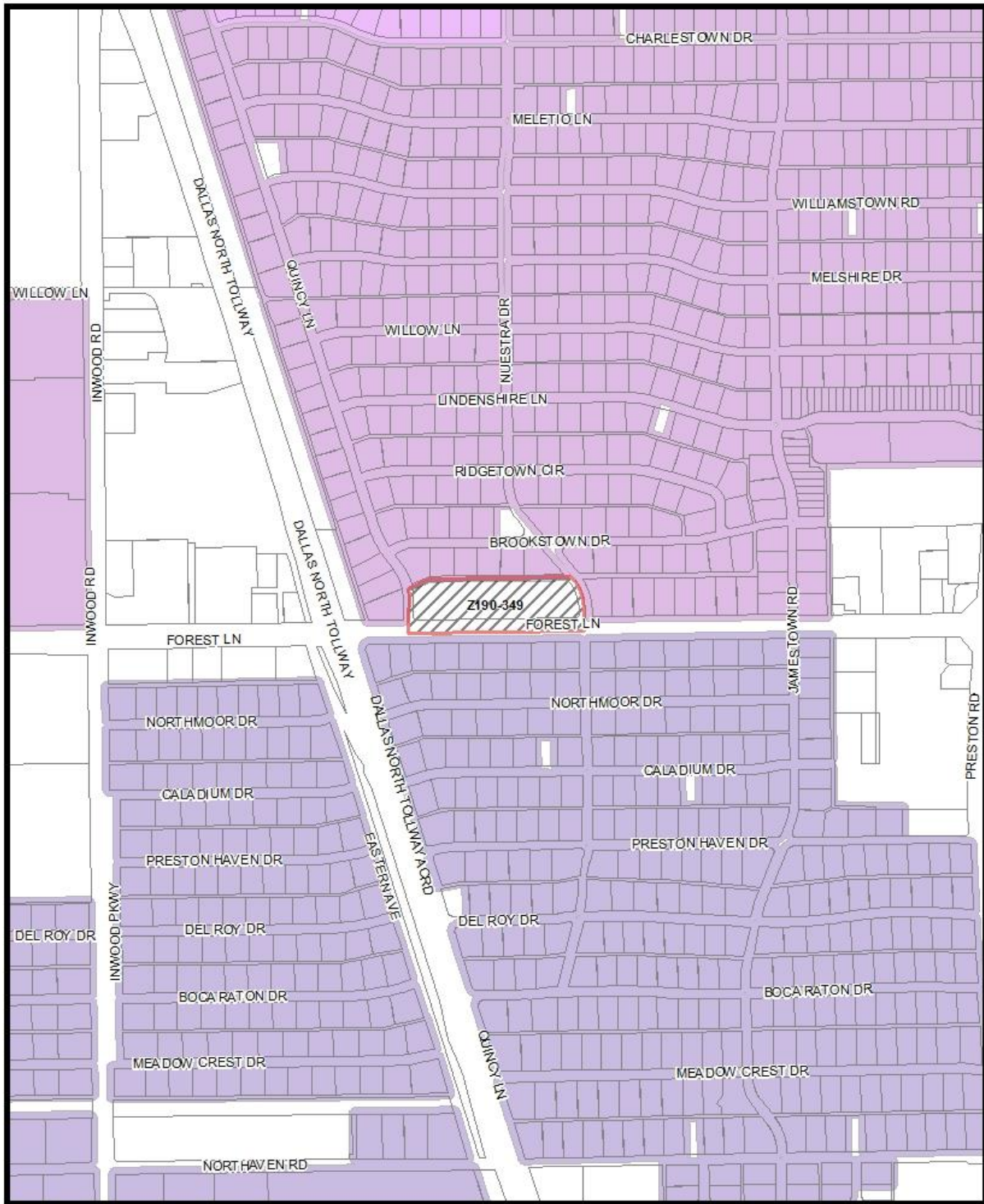
CPC Recommended Development Plan



SITE DATA TABLE	
PLANNED DEVELOPMENT DISTRICT	
TOTAL SITE AREA	150,708 SF/3.460 AC
LAND USE	SINGLE FAMILY
TOTAL DENSITY	26 LOTS = 7.5 UN/AC
LOT AREA	4600 SF MIN.
NET LOT AREA - NORTH LOTS (NET OF SAAE)	4000 SF
NET LOT AREA - SOUTH LOTS (NET OF SAAE)	52 FT MIN.
LOT WIDTH - NORTH LOTS	47 FT MIN.
LOT WIDTH - SOUTH LOTS	60.0%
LOT COVERAGE - MAXIMUM	30 FEET
BUILDING HEIGHT - MAXIMUM	
PARKING	
RESIDENT PARKING REQUIRED (IN GARAGE)	52 SPACES
VISITOR PARKING REQUIRED: 0.25 SPACES PER UNIT	7 SPACES
TOTAL PARKING REQUIRED	59 SPACES
RESIDENT PARKING PROVIDED (IN GARAGE)	52 SPACES
VISITOR PARKING PROVIDED	14 SPACES
TOTAL PARKING PROVIDED	66 SPACES
SETBACKS	
SETBACK: FOREST LANE	MIN.
SETBACK: NUESTRA DRIVE	10 FT
SETBACK: QUINCY DRIVE	10 FT
SETBACK: ACCESS DRIVE	5 FT
SETBACK: GARAGE FROM ALLEY	3 FT
SETBACK: HOUSE FROM ALLEY (LOTS 2-11)	21.2 FT
PRIVATE OPEN SPACES - TOTAL THREE AREAS	12,758 SF
LANDSCAPE AREA (INCLUDING OPEN SPACES)	49,216 SF/32.7%
IMPERVIOUS AREA	101,487 SF/67.3%







Market Value Analysis

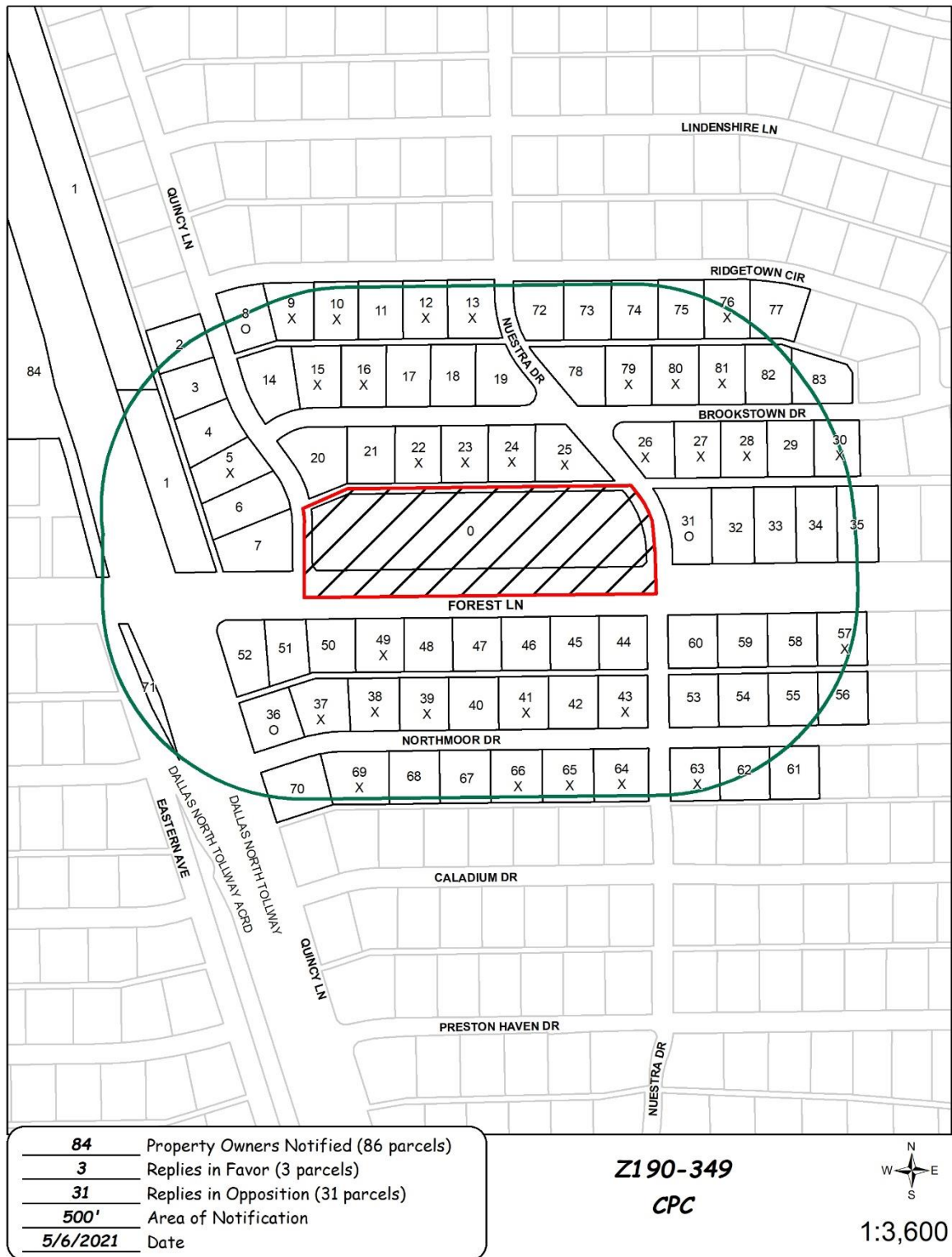


1:7,200

Market Value Analysis

Printed Date: 11/25/2020

CPC Responses



05/05/2021

Reply List of Property Owners***Z190-349******84 Property Owners Notified******3 Property Owners in Favor******31 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5500 FOREST LN	ONCOR ELECTRIC DELIVERY COMPANY
	2	11923 QUINCY LN	GUION LOUIS I III
	3	11915 QUINCY LN	HERBERT DANIEL C &
	4	11907 QUINCY LN	SPENCER DAWN LYNETTE &
X	5	11825 QUINCY LN	EGBUNIWE CHIKE
	6	11817 QUINCY LN	JADHAVJI ANWER
	7	11809 QUINCY LN	CRANSHAW JOSEPH P III &
O	8	5508 RIDGETOWN CIR	JAMES TASCAL ANN
X	9	5516 RIDGETOWN CIR	BURKS MICHAEL B &
X	10	5524 RIDGETOWN CIR	BLOOM STACI
	11	5610 RIDGETOWN CIR	CASTELLA ANDRES J & CAITLIN R
X	12	5620 RIDGETOWN CIR	DEGANI NEIL &
X	13	5630 RIDGETOWN CIR	SKAPEK STEPHEN & MARGARET
	14	5607 BROOKSTOWN DR	MOORE HARRY E &
X	15	5615 BROOKSTOWN DR	CURRY GREG & MELISSA
X	16	5623 BROOKSTOWN DR	LEE BYUNG J &
	17	5631 BROOKSTOWN DR	FLORES RENEE & ARTHUR
	18	5639 BROOKSTOWN DR	MASTROGIOVANNI JOSEPH JR &
	19	5649 BROOKSTOWN DR	DECHAMBEAU BRYSON
	20	5614 BROOKSTOWN DR	ORTEGA JOSE H JR
	21	5624 BROOKSTOWN DR	BANUET OMAR MATA &
X	22	5632 BROOKSTOWN DR	FRIEDLI JOHN DAVID
X	23	5640 BROOKSTOWN DR	PEHRSON MATTHEW & KAELYN
X	24	5650 BROOKSTOWN DR	FISHER NEIL J & JANELLE C ALCANTARA
X	25	5656 BROOKSTOWN DR	KANIECKI RANDAL W
X	26	5716 BROOKSTOWN DR	HOOFARD RICHARD & MONETTE

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	5726 BROOKSTOWN DR	STONE REVOCABLE TRUST
X	28	5734 BROOKSTOWN DR	JENNINGS CHERYL
	29	5744 BROOKSTOWN DR	RIAL MATTHEW
X	30	5752 BROOKSTOWN DR	FLETCHER DAVID R &
O	31	5709 FOREST LN	SMITH EVAMARIE DOLORES
	32	5717 FOREST LN	BRINDLE ROSS WHITING
	33	5725 FOREST LN	MIYASHITA SHOZO
	34	5733 FOREST LN	SAGE OAK HOLDINGS LLC
	35	5741 FOREST LN	FRIEDMAN RICHARD ALAN
O	36	5509 NORTHMOOR DR	STRONG STEVEN M & JANET L
X	37	5517 NORTHMOOR DR	KIRBY MATTHEW W & LISA A
X	38	5525 NORTHMOOR DR	CENTALA RICHARD A &
X	39	5535 NORTHMOOR DR	GLUCK DAVID BRIAN
	40	5609 NORTHMOOR DR	OLDENBURG LAUREN BRITTANY
X	41	5619 NORTHMOOR DR	GOODWIN TIMOTHY F &
	42	5629 NORTHMOOR DR	GARRISON JAMES STANLEY
X	43	5639 NORTHMOOR DR	NORRIS TIMOTHY J &
	44	5650 FOREST LN	SAMUELSON PHILLIP
	45	5640 FOREST LN	LY HAO & THU KHANH LAM
	46	5630 FOREST LN	CHUNG FAMILY TRUST THE
	47	5620 FOREST LN	SON JANET & DANIEL W
	48	5610 FOREST LN	KUZBARI OMAR &
X	49	5536 FOREST LN	WHITE DOUGLAS HAMILTON & LAURA E
	50	5526 FOREST LN	SARIN VIBHA
	51	5516 FOREST LN	SUTTON DEBRA LYNN &
	52	5508 FOREST LN	MONEY JAMES KYLE & ANGELA S
	53	5709 NORTHMOOR DR	WALDECK BRANDON & ANGELA
	54	5719 NORTHMOOR DR	JOHNSTONE ALEXANDRA W & MATTHEW J
	55	5729 NORTHMOOR DR	CHAWLA VIPUL
	56	5739 NORTHMOOR DR	GARY BARBARA ELIZEBETH
X	57	5740 FOREST LN	ROBIN JEFFREY H

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5730 FOREST LN	WALTERS PAULA E
	59	5720 FOREST LN	Taxpayer at
	60	5710 FOREST LN	HSU MICHAEL &
	61	5730 NORTHMOOR DR	KAM SUI TSANG
	62	5720 NORTHMOOR DR	GUTEN MIRIAM L
X	63	5710 NORTHMOOR DR	CALLAN LEIGHTON &
X	64	5640 NORTHMOOR DR	HINSON LAURA K
X	65	5630 NORTHMOOR DR	SAVAGE PATRICK A
X	66	5620 NORTHMOOR DR	MEERSMAN KEY LIVING TR
	67	5610 NORTHMOOR DR	DIMAS VASSILIS & VASILIKI VIVIAN
	68	5534 NORTHMOOR DR	NIX NANCY W
X	69	5524 NORTHMOOR DR	WELCH MICHAEL HOWARD
	70	5510 NORTHMOOR DR	ALVARADO MANUEL D
	71	11300 INWOOD RD	ONCOR ELECRIC DELIVERY COMPANY
	72	5706 RIDGETOWN CIR	REYNOLDS VINCENT M
	73	5712 RIDGETOWN CIR	JONES WILLIAM BRIAN LIFE EST
	74	5720 RIDGETOWN CIR	MIDDLEBROOK LEAH SHERMAN
	75	5726 RIDGETOWN CIR	FEENEY SEAN CONOR & SHANNON CREW
X	76	5734 RIDGETOWN CIR	LITMAN CRAIG I
	77	5740 RIDGETOWN CIR	ALLEN JOSEPH S &
	78	5705 BROOKSTOWN DR	BURGETT THOMAS L & AMANDA
X	80	5721 BROOKSTOWN DR	GRENIER PETER A & BARBARA
X	81	5729 BROOKSTOWN DR	KLEUSER ALEX A
	82	5735 BROOKSTOWN DR	PARKER AMY H
	83	5745 BROOKSTOWN DR	TAYLOR MARGARET M
	84	11920 INWOOD RD	LOWES HOME CENTERS INC
X	A1	5715 BROOKSTOWN DR	TREVINO JOHN M