

FILE NUMBER: Z201-206(RM) **DATE FILED:** March 8, 2021

LOCATION: South line of Forest Lane, west of Meadowknoll Drive

COUNCIL DISTRICT: 10 **MAPSCO:** 17 W

SIZE OF REQUEST: Approx. 0.93 acres **CENSUS TRACT:** 78.10

REPRESENTATIVE: Jack Zanger, Triangle Engineering

APPLICANT: HCI Commercial

OWNER: The JPN Group

REQUEST: An application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of the request is to redevelop the property as a car wash with modified development standards primarily related to permitted uses, signage, and landscaping.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District and is developed with a medical clinic or ambulatory surgical center.
- The applicant proposes to redevelop the site with a car wash. This use is not permitted in the NO(A) District. Therefore, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District but allows for a car wash. This use will still be subject to development impact review.
- Other deviations from the NO(A) District include the business zoning district sign standards to allow greater flexibility in signage for the property, and enhanced landscaping requirements to provide an increased buffer adjacent to the surrounding residential uses.

Zoning History:

There have been no zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial	120 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

Land Use:

	Zoning	Land Use
Site	NO(A) Neighborhood Office District	Medical clinic or ambulatory surgical center
North	Planned Development District No. 735, MU-3 Mixed Use District	General merchandise or food store, local utilities
East	NO(A) Neighborhood Office District	Multifamily
South	NO(A) Neighborhood Office District	Multifamily
West	Planned Development District No. 481	Multifamily

Land Use Compatibility:

The area of request is currently developed with a currently operating medical clinic. To the east and south is a multifamily use zoned an NO(A) District, and to the west is another multifamily use zoned PD 481. To the north is a general merchandise or food store and local utilities.

To maintain compatibility with surrounding uses, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District. However, there are a few standards proposed from the CR Community Retail District, the least intensive commercial district that allows the proposed car wash use. These standards are considered as the PD deviations. The car wash use is the only additional use permitted under the PD conditions and is still subject to development impact review, which is a requirement in the CR District.

The only other deviation proposed is the business zoning district sign standards. The applicant has proposed these sign standards, rather than defaulting to the non-business zoning district sign standards that would otherwise apply under NO(A) District regulations.

The applicant has proposed to restrict hours of operation to 8:00 a.m. to 8:00 p.m., Monday through Sunday. They have also agreed to provide a six-foot-high fence along the front property line, with gates at all driveways. The gates must remain open during hours of operation and closed at all other times.

Staff supports the request because it allows for a commercial use along a principal arterial while maintaining compatibility with adjacent residential uses by retaining majority of the standards applicable under the current NO(A) District and providing additional landscaping. The applicant has also proposed conditions for hours of operation and a security fence to address community concerns related to noise and after-hours loitering.

At the City Plan Commission hearing, conditions were added for the car wash tunnel to be fully enclosed with the exception of the entrance and exit, and to prohibit the use of outdoor speakers or other outdoor amplified sound equipment.

Landscaping:

To allow for the proposed car wash use while maintaining compatibility with the surrounding multifamily residential uses, the applicant has proposed additional landscaping conditions beyond what would be required under Article X. These conditions include a landscape area of a depth of 20 feet from the property line that must be provided along the west, south, and east perimeters of the lot. This landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet, plus one large evergreen shrub maintained at a minimum height of six feet planted at every six linear feet, along the west, south, and east perimeters of the lot.

In addition, the site must provide screening of surface parking from the right-of-way and adjacent uses by landscaping in accordance with Article X. Although this screening is required under the proposed PD conditions, it may count toward Article X design points. All other landscaping for the site will be in compliance with Article X.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a car wash is a minimum of three spaces for a tunnel-type car wash. The development plan provides three parking spaces separate from the proposed vacuum bays. The off-street stacking requirement for a car wash is 25 spaces for each tunnel unit car wash. The development plan provides 26 stacking 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is not located within an MVA cluster. Immediately surrounding the property to the east, south, and west is a “C” MVA cluster.

List of Partners/Principals/Officers

HCI Commercial

Jon Young, President

The JPN Group

Jennifer Floren, Partner

Phillip Bohart, Partner

Nate Mangum, Partner

Z201-206(RM)

**CPC ACTION
AUGUST 5, 2021**

Z201-206(RM)

Motion: It was moved to recommend **approval** of a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use, subject to a development plan and conditions to include the following additional conditions: 1) the car wash tunnel depicted on the development plan be fully enclosed with the exception of the entrance and exit, and 2) prohibit the use of outdoor speakers or other outdoor amplified sound equipment on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadowknoll Drive.

Maker: Rubin
Second: Hampton
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 258
Replies: For: 1 Against: 5

Speakers: For: Nathan Chandler, 2727 LBJ Fwy., Farmers Branch, TX, 75234
Kevin Patel, 1784 W. McDermott Dr., Allen, TX, 75013
Jon Young, 2727 LBJ Fwy., Farmers Branch, TX, 75234
Against: None

CPC RECOMMENDED PD CONDITIONS

“ARTICLE ____.

PD ____.

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

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on ____.

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

PD ____ is established on property located at on the south side of Forest Lane, west of Abrams Road. The size of PD ____ is approximately 0.93 acres.

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.

(c) This district is considered to be a non-residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

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

Development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the NO(A) Neighborhood Office District, subject to the same conditions applicable in the NO(A) Neighborhood Office District, as set out in Chapter 51A. For example, a use permitted in the NO(A) Neighborhood Office 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 NO(A) Neighborhood Office District is subject to DIR in this district; etc.

(b) Car wash is permitted subject to development impact review.

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.

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.)

The yard, lot, and space regulations for the NO(A) Neighborhood Office District apply.

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

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

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Landscape area.

(1) A landscape area of a depth of twenty feet from the property line must be provided along the west, south, and east perimeters of the lot.

(2) The landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet along the west, south, and east perimeters of the lot.

(3) The landscape area must also include one large evergreen shrub maintained at a minimum height of six feet and planted at every 6 linear feet along the west, south, and east perimeters of the lot.

(c) Surface parking screening. Surface parking must be screened from the right-of-way and adjacent uses by landscaping in accordance with Article X. This requirement may count towards Article X design points.

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

SEC. 51P- ____ .112. SIGNS.

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

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

(a) Hours of operation. The car wash may only operate between 8:00 a.m. and 8:00 p.m., Monday through Sunday.

(b) Fencing. A six-foot-high fence must be provided along the front property line with gates at all driveways. The gates must remain open during hours of operation and closed at all other times.

(c) Enclosure. With the exception of the entrance and exit, the car wash tunnel depicted on the development plan shall be fully enclosed.

(d) Outside speakers. Outside speakers and outside amplified sound are prohibited.

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

(f) 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.

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

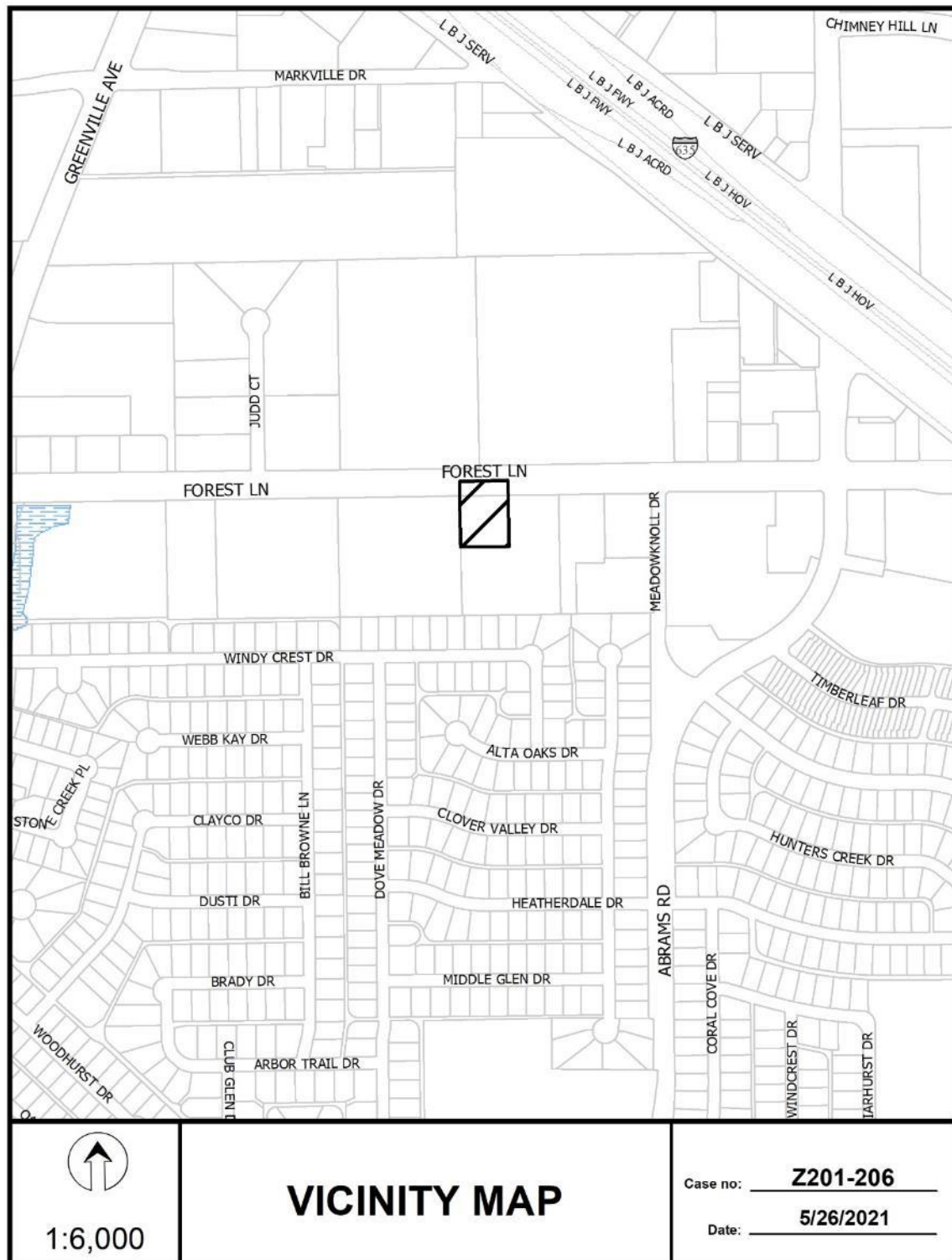
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

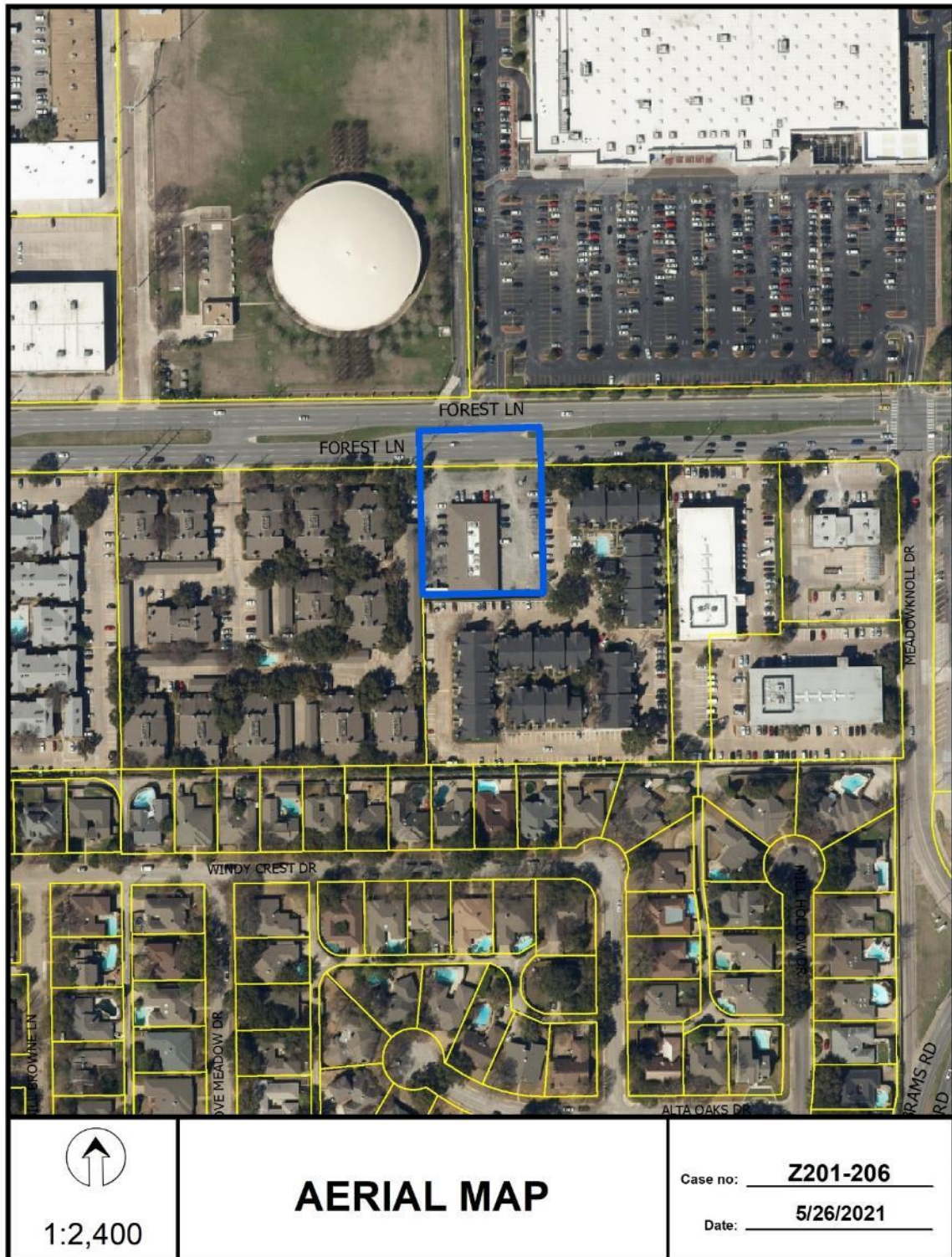
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

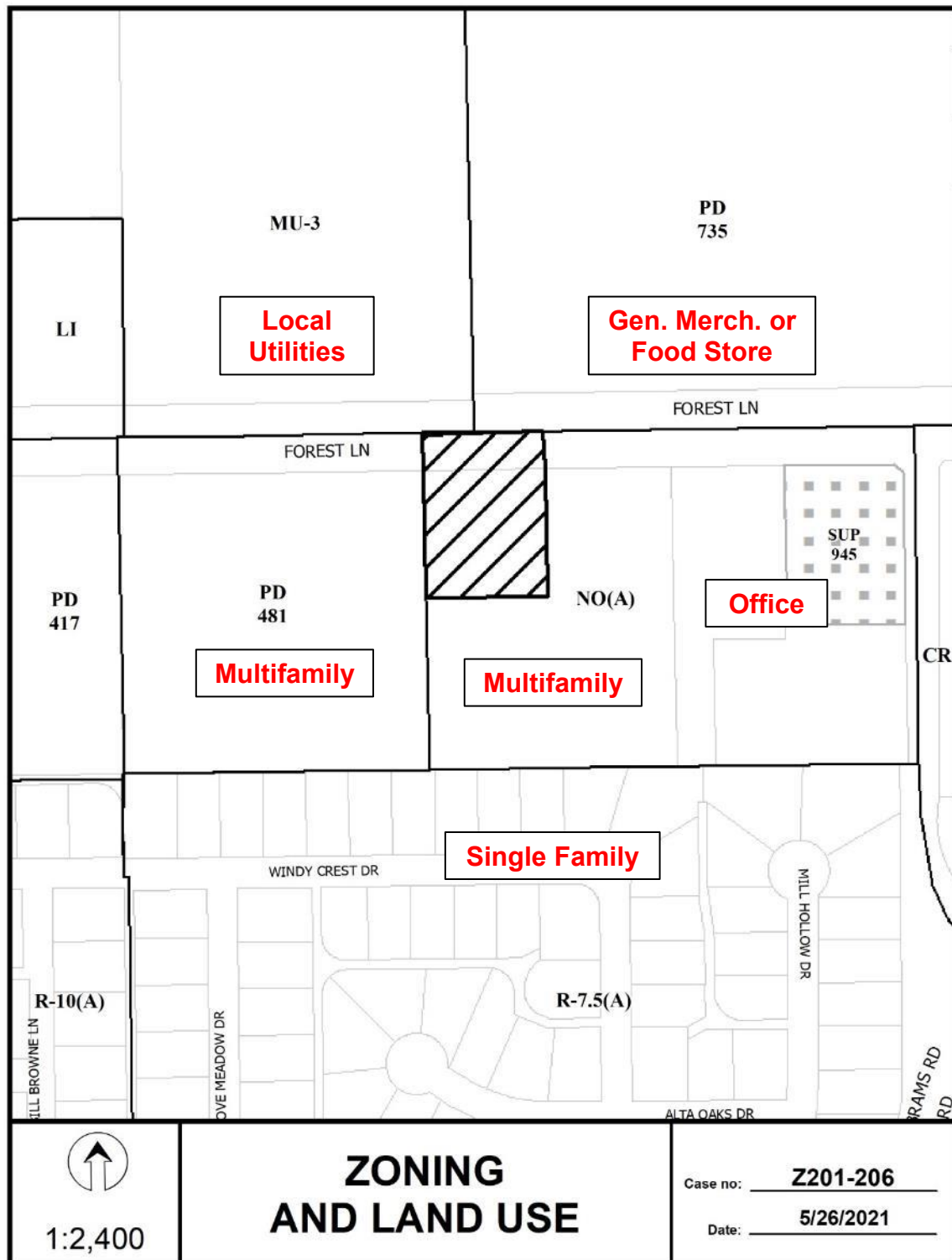
24' DRIVEWAY R200

30' DRIVEWAY R200

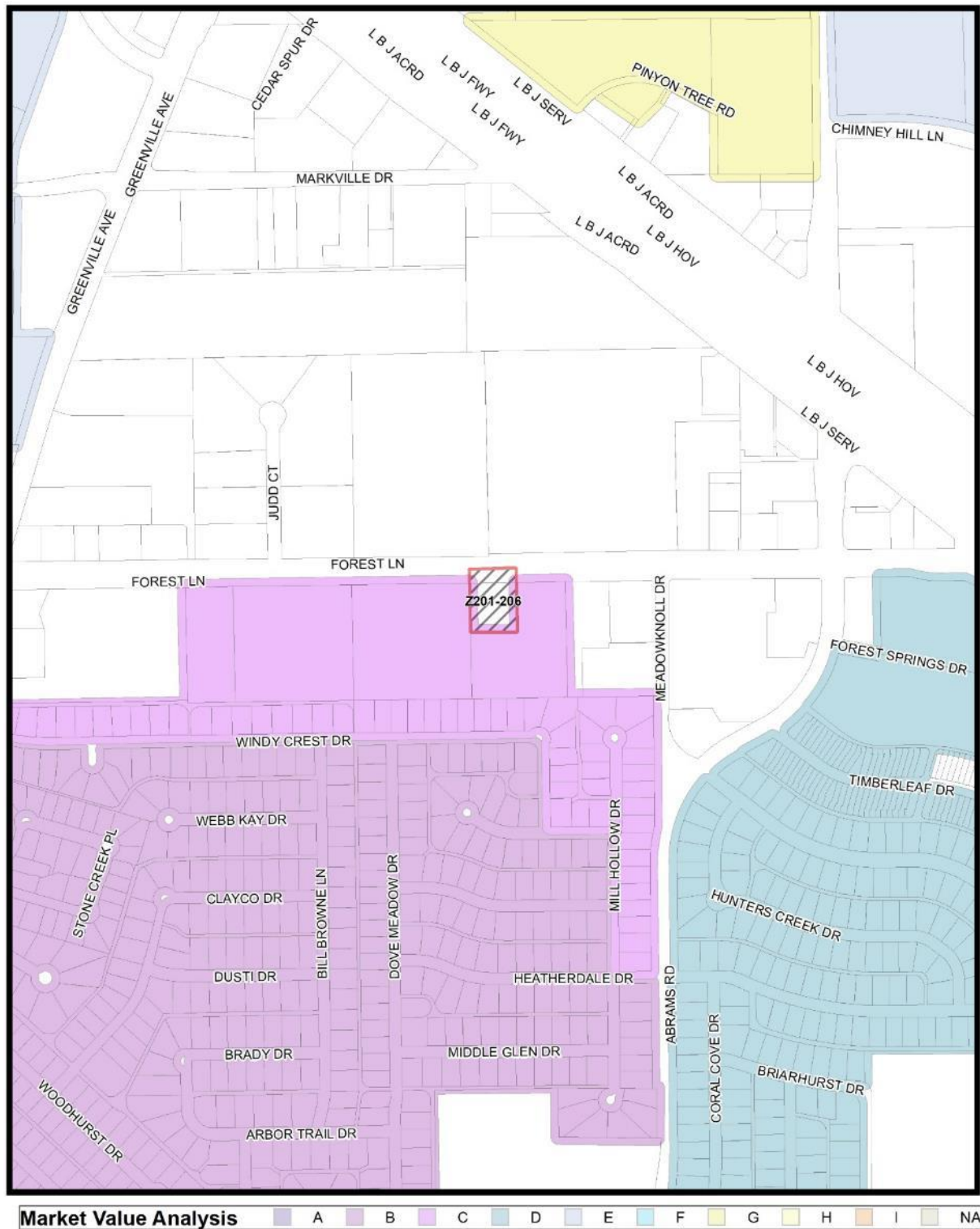








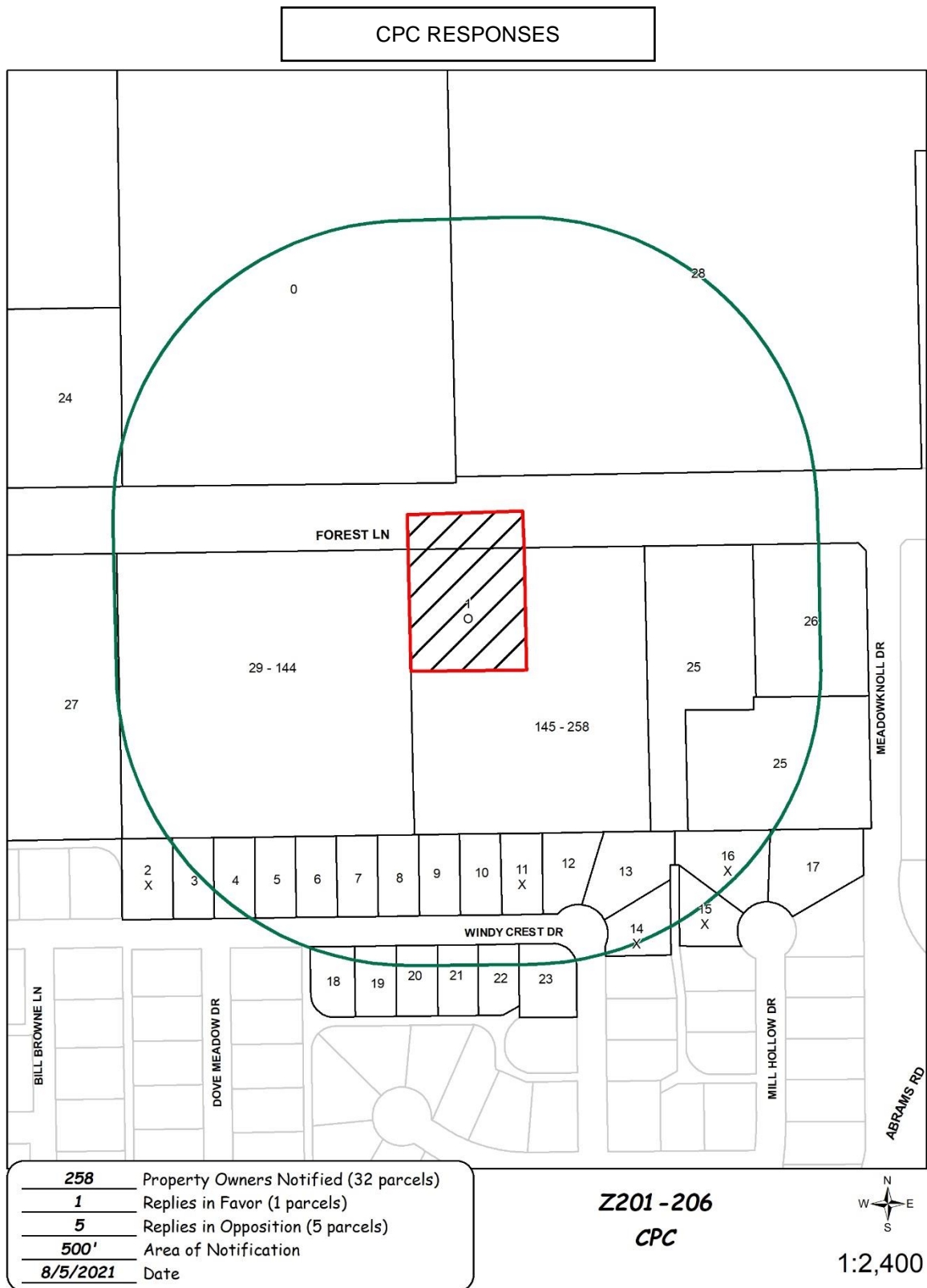
Z201-206(RM)



1:6,000

Market Value Analysis

Printed Date: 5/26/2021



08/04/2021

Reply List of Property Owners***Z201-206******258 Property Owners Notified 1 Property Owners in Favor 5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	9262 FOREST LN	JNP GROUP LLC
X	2	9201 WINDY CREST DR	SELZER EVA ELIZABETH & DOUGLAS A
	3	9205 WINDY CREST DR	FULTON MATTHEW RYAN &
	4	9209 WINDY CREST DR	BETBADAL DAVID VICTOR & CHIZMADIA
	5	9215 WINDY CREST DR	SIKKING EDWIN W &
	6	9219 WINDY CREST DR	NUTTING BILLYE B
	7	9223 WINDY CREST DR	TRENT JASON C & KELLI M
	8	9227 WINDY CREST DR	VICKERS PETER & ELIZABETH
	9	9231 WINDY CREST DR	BARRETT SEAN & STACEY
	10	9235 WINDY CREST DR	SHULTZ DARREN
X	11	9239 WINDY CREST DR	CISLO MALLORY M
	12	9247 WINDY CREST DR	SMILEY DOUGLAS & KIMBERLY
	13	9249 WINDY CREST DR	VASSEN STEFAN & ELKE
X	14	9302 WINDY CREST DR	BROBST AUSTIN D &
X	15	9621 MILL HOLLOW DR	WEBER MARK A & SUZANNE E
X	16	9623 MILL HOLLOW DR	MAURICIO WILLIAM P &
	17	9620 MILL HOLLOW DR	COFFEY CATHERINE
	18	9210 WINDY CREST DR	WOOD ANTHONY A & ELIZABETH B
	19	9216 WINDY CREST DR	HOANG CARRIE BRETT & TIEN
	20	9220 WINDY CREST DR	CAMP GEOFFREY C
	21	9224 WINDY CREST DR	CHESTER JON B
	22	9228 WINDY CREST DR	WEBER LYNNE MARIE
	23	9232 WINDY CREST DR	BENDIKSEN NORMAN F
	24	9201 FOREST LN	ALPAY O ALLEN TR
	25	9304 FOREST LN	Taxpayer at
	26	9308 FOREST LN	BANK OF AMERICA TEXAS NA

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9180	FOREST LN	DALLAS 101 TX LLC
28	9382	LBJ FWY	WALMART STORES TX LP
29	9254	FOREST LN	FOREST GOLD LLC
30	9254	FOREST LN	LE BICH LIEN THI LIFE ESTATE
31	9254	FOREST LN	NAVARRO LORENA
32	9254	FOREST LN	DEAN STEVEN W
33	9254	FOREST LN	WHITE LEROY JR EST OF
34	9254	FOREST LN	HIGGINS JOHN &
35	9254	FOREST LN	ASSEFIE ENDALEW B
36	9254	FOREST LN	QUIROZ STEVE
37	9254	FOREST LN	MOSNAR LLC
38	9254	FOREST LN	HAYNES BRYON K
39	9254	FOREST LN	LUNA REBECCA
40	9254	FOREST LN	TEWOLDE ZEHAIE K & ABEBA
41	9254	FOREST LN	HICKEY AARON
42	9254	FOREST LN	WOLDEGEORGIS ERMIA S T
43	9254	FOREST LN	NUCCETELLI DAVE &
44	9254	FOREST LN	R & S INVESTMENTS INC
45	9254	FOREST LN	SHAKER YASSER
46	9254	FOREST LN	2012 PROPERTIES LLC
47	9254	FOREST LN	DARGAHI PARVIZ
48	9254	FOREST LN	SAFDAR SYED
49	9254	FOREST LN	QUIRINO JESUS
50	9254	FOREST LN	CONSTRUGRUPO LLC
51	9254	FOREST LN	BIZZA GEZAHEGN &
52	9254	FOREST LN	PANMANEE PATCHARAPORN
53	9254	FOREST LN	MEBRATIE YITBARK
54	9254	FOREST LN	WASHINGTON FRANK J III
55	9254	FOREST LN	AUSTIN TAMARA
56	9254	FOREST LN	MENGESTE ADDIS A
57	9254	FOREST LN	COOPER COLLEEN

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9254	FOREST LN	KHAJEHNOORI FARAMARZ
59	9254	FOREST LN	LEE & IAN US LLC
60	9254	FOREST LN	OWENS PATRICIA A
61	9254	FOREST LN	COLAROSSO HOLDINGS SERIES LLC
62	9254	FOREST LN	KASSA WONDIMU C
63	9254	FOREST LN	MCKINLEY JAMES CURTIS
64	9254	FOREST LN	EQUBAY SABA
65	9254	FOREST LN	BEZABEH ELIZABETH & MESFIN
66	9254	FOREST LN	WHEELER GLEN &
67	9254	FOREST LN	NGUYEN ZENNY TUYEN
68	9254	FOREST LN	TESFATSION ANNIE F
69	9254	FOREST LN	CASTRO JENNIFER
70	9254	FOREST LN	LAFLEUR TRACY J
71	9254	FOREST LN	OSADON AMIR
72	9254	FOREST LN	POGUE RUSSELL EST OF
73	9254	FOREST LN	EWURUM EMILY E EST OF
74	9254	FOREST LN	NATSIMO INVESTMENTS LLC
75	9254	FOREST LN	TSEHAI KIDIST M
76	9254	FOREST LN	BENFORD JACK
77	9254	FOREST LN	WALTON MARK ANTHONY
78	9254	FOREST LN	TENG YUAN
79	9254	FOREST LN	EDELSTEIN BRIAN
80	9254	FOREST LN	WONG GARBO
81	9254	FOREST LN	ROUSSEV EMANUEL
82	9254	FOREST LN	VINSON DARWIN E
83	9254	FOREST LN	HISKIYAHU SHANI
84	9254	FOREST LN	DORI MIHRTAB H
85	9254	FOREST LN	CHAY SAMNANG
86	9254	FOREST LN	NGUYEN LOAN LUU
87	9254	FOREST LN	ACOCCELLA ROBERT
88	9254	FOREST LN	HOLT GERALD

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	9254 FOREST LN	YOUNG ALBERT &
	90	9254 FOREST LN	HORIZON ADVANTAGE REALTY LLC
	91	9254 FOREST LN	ASRES SAMSON
	92	9254 FOREST LN	MCRAE ALEXANDER K
	93	9254 FOREST LN	VANDIVER GLORIA &
	94	9254 FOREST LN	LAFAYETE GUADALUPE
	95	9254 FOREST LN	ZONZARANON DEREK
	96	9254 FOREST LN	BIZA BAHAROA B &
	97	9254 FOREST LN	LANDOR ANDRIA MACHELLE & WALDO
	98	9254 FOREST LN	AGUIRRE RAUL
	99	9254 FOREST LN	PARRA IRINA &
	100	9254 FOREST LN	THOMPSON JANE ELLEN
	101	9254 FOREST LN	POLK HAZEL N
	102	9254 FOREST LN	MCFARLANE GUY E
	103	9254 FOREST LN	SISON JOCELYN D
	104	9254 FOREST LN	PARKER DOLORES ANN EST OF
	105	9254 FOREST LN	BENFORD JOHN B
	106	9254 FOREST LN	BERSTIEN PAULA H &
	107	9254 FOREST LN	SEBHAT SIMON
	108	9254 FOREST LN	WOLDEMARIAM HENCOCK &
	109	9254 FOREST LN	BATES DANNY C ETAL
	110	9254 FOREST LN	BAILEY JOHN
	111	9254 FOREST LN	METEKIA TIGEST K
	112	9254 FOREST LN	NGO HIEU NINI
	113	9254 FOREST LN	BAYLON TERESA
	114	9254 FOREST LN	VELAZQUEZ MAYRA
	115	9254 FOREST LN	RAMIREZ JOSE DE JESUS
	116	9254 FOREST LN	AKAGI YUTAKA CHARLIE
	117	9254 FOREST LN	TESFAY FETLEWORK HALLU
	118	9254 FOREST LN	MERITA SOSOMON H
	119	9254 FOREST LN	BEYENE TEHETENA K

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9254	FOREST LN	SHIFERAW MANAWORK S
121	9254	FOREST LN	TEKESTE AZEB H
122	9254	FOREST LN	MENGESTE ADDIS A &
123	9254	FOREST LN	DOWNEY CAMERON
124	9254	FOREST LN	HEWITT ANGEL
125	9254	FOREST LN	HOY SOPHEA
126	9254	FOREST LN	ATNAFU AYAL &
127	9254	FOREST LN	ZHU KAI
128	9254	FOREST LN	ATNAFU FISSEHA A
129	9254	FOREST LN	KNT GLOBAL LLC
130	9254	FOREST LN	SMITH WILLIAM
131	9254	FOREST LN	ABERA YOHANES JOHNNY
132	9254	FOREST LN	WOLDETSADIK TIBEBU S
133	9254	FOREST LN	GENENE EYOSIAS TILAHUN
134	9254	FOREST LN	IBRAHIM KALID A
135	9254	FOREST LN	ZHU YUNHUA & MAE SOFIA CHOI
136	9254	FOREST LN	ABERA YOHANNES JOHNNY
137	9254	FOREST LN	EBRAHIM AMIRA A
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08/04/2021

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176	9302	FOREST LN	SOL STEPHEN &
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08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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209	9302	FOREST LN	TFG WOODSIDE LLC
210	9302	FOREST LN	VEGA ANTONIO
211	9302	FOREST LN	TFG WOODSIDE LLC
212	9302	FOREST LN	TFG WOODSIDE LLC

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	9302	FOREST LN	TFG WOODSIDE LLC
214	9302	FOREST LN	TFG WOODSIDE LLC
215	9302	FOREST LN	TFG WOODSIDE LLC
216	9302	FOREST LN	TFG WOODSIDE LLC
217	9302	FOREST LN	TFG WOODSIDE LLC
218	9302	FOREST LN	TFG WOODSIDE LLC
219	9302	FOREST LN	FONTAINE KARIN
220	9302	FOREST LN	TFG WOODSIDE LLC
221	9302	FOREST LN	TFG WOODSIDE LLC
222	9302	FOREST LN	BEIDELMAN JOHN D
223	9302	FOREST LN	TFG WOODSIDE LLC
224	9302	FOREST LN	TFG WOODSIDE LLC
225	9302	FOREST LN	TFG WOODSIDE LLC
226	9302	FOREST LN	TFG WOODSIDE LLC
227	9302	FOREST LN	TFG WOODSIDE LLC
228	9302	FOREST LN	TFG WOODSIDE LLC
229	9302	FOREST LN	TFG WOODSIDE LLC
230	9302	FOREST LN	TFG WOODSIDE LLC
231	9302	FOREST LN	TFG WOODSIDE LLC
232	9302	FOREST LN	TFG WOODSIDE LLC
233	9302	FOREST LN	TFG WOODSIDE LLC
234	9302	FOREST LN	TFG WOODSIDE LLC
235	9302	FOREST LN	TFG WOODSIDE LLC
236	9302	FOREST LN	TFG WOODSIDE LLC
237	9302	FOREST LN	TFG WOODSIDE LLC
238	9302	FOREST LN	TFG WOODSIDE LLC
239	9302	FOREST LN	WRIGHT HAL MICHAEL
240	9302	FOREST LN	TFG WOODSIDE LLC
241	9302	FOREST LN	TFG WOODSIDE LLC
242	9302	FOREST LN	TFG WOODSIDE LLC
243	9302	FOREST LN	TFG WOODSIDE LLC

Z201-206(RM)

08/04/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	9302	FOREST LN	TFG WOODSIDE LLC
245	9302	FOREST LN	TFG WOODSIDE LLC
246	9302	FOREST LN	TFG WOODSIDE LLC
247	9302	FOREST LN	TFG WOODSIDE LLC
248	9302	FOREST LN	TFG WOODSIDE LLC
249	9302	FOREST LN	TFG WOODSIDE LLC
250	9302	FOREST LN	TFG WOODSIDE LLC
251	9302	FOREST LN	TFG WOODSIDE LLC
252	9302	FOREST LN	TFG WOODSIDE LLC
253	9302	FOREST LN	TFG WOODSIDE LLC
254	9302	FOREST LN	TFG WOODSIDE LLC
255	9302	FOREST LN	TFG WOODSIDE LLC
256	9302	FOREST LN	TFG WOODSIDE LLC
257	9302	FOREST LN	TFG WOODSIDE LLC
258	9302	FOREST LN	TFG WOODSIDE LLC