

FILE NUMBER: Z201-262(OA) **DATE FILED:** May 21, 2021
LOCATION: West line of Olympus Boulevard, north of Stampede Lane
COUNCIL DISTRICT: 6 **MAPSCO:** 11 A-Q
SIZE OF REQUEST: Approx. 17.72 acres **CENSUS TRACT:** 141.27

REPRESENTATIVE: ML Clark Consulting, LLC

OWNER/APPLICANT: The Neighborhood at CW No. 7 Sage LTD.

REQUEST: An application for an amendment to Subarea A within Planned Development District No. 741.

SUMMARY: The purpose of the request is to allow for an increase in maximum height on multiple buildings on the development plan for a portion of Subarea A.

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

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

BACKGROUND INFORMATION:

- PD No. 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. PD No. 741 has four subareas: A, B, C, and D. The subject site is in a portion of Subarea A.
- The applicant is requesting to increase the height on all buildings on the development plan. Since the request includes an increase over 10% or 12 feet for all buildings except 12, 13, 14, and 15, a full zoning amendment is needed. However, the applicant has also submitted a minor amendment application (M201-033) to capture the increase in height that are less than 10% or 12 feet to be able to obtain building permits on certain buildings quicker. M201-033 is also on the City Plan Commission agenda for August 5 for consideration.
- Majority of the buildings on this development are already under construction. Per the applicant, an error was made in creating the original development plan where the proposed height was measured to the mid-point of the roof lines. The applicant is attempting to correct that height to measure from the grade to peak/top of the roof line, as required by the definition of height per Dallas Development Code. Buildings with pitched roof are being allowed to utilize mid-point per the height definition.

Zoning History:

There have been three zoning cases in the area in the past five years.

1. **Z178-284:** On Wednesday, September 26, 2018, the City Council approved an application granting an amendment to the development plan and landscape plan to allow the construction of two structures consisting of a total of 10,904-square feet, the relocation of required ADA parking spaces and a reduction in the off-street parking regulation on property zoned Subarea A within Planned Development Subdistrict No. 741 located at the southeast side of Wharf Road between the termini of Mulberry Hill Road and Bleecker Street.
2. **Z189-105:** On February 13, 2019, the City Council approved 1) Specific Use Permit No. 2322 for a government installation other than listed limited to an elevated water storage reservoir and 2) a development plan and landscape plan located on the East line of South Belt Line Road, at the terminus of Airline Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Olympus Boulevard	Local Street	-
Stampede Lane	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that Engineering have no objections or comments given that these plans have already been reviewed and approved for construction.

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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Land Use:

	Zoning	Land Use
Site	PD No. 741 Subarea A	Multifamily
North	PD No. 741 Subarea A	Undeveloped
East	PD No. 741 Subareas A and D	Institutional, undeveloped
South	PD No. 741 Subarea A	Undeveloped
West	PD No. 741 Subarea A	Undeveloped

Land Use Compatibility:

All subdistricts within PD No. 741 are nonresidential/mixed use in nature and allows for a variety of uses. Although majority of Subarea A is currently undeveloped, staff does not believe the impact of the proposed height increase will negatively impact the existing surrounding or future developments. The table below demonstrates the currently approved height, the proposed height, and the change in percentages. The change ranges from approximately 13% to 30%, however there is no proposed changes in number of stories. Per the applicant, the changes being made are primarily to address the error regarding how the height should be measured per Dallas Development Code. The changes on Buildings 12, 13, 14, and 15 are less than 10% or 12 feet and are not included within the zoning amendment. Staff does not believe the correction in maximum height to be disruptive to the surrounding areas.

Building No.	Current Height	Proposed Height	Proposed % Change
1	39 feet	46 feet	15.3%
2	39 feet	46 feet	15.3%
3	39 feet	48 feet	18.7%
4	39 feet	49 feet	21.5%
5	26 feet	35 feet	25.7%
6	26 feet	34 feet	23.5%
7	26 feet	33 feet	21.2%
8	26 feet	33 feet	21.2%
9	26 feet	33 feet	21.2%
10	26 feet	34 feet	23.5%
11	30.5 feet	35 feet	12.9%
16	26 feet	35 feet	25.7%
17	27 feet	34 feet	20.6%
18	27 feet	34 feet	20.6%
19	27 feet	35 feet	22.9%
20	27 feet	35 feet	22.9%
21	45 feet	52 feet	13.5%
22A	29 feet	42 feet	31%
22B	15 feet	19 feet	21.1%
23	13 feet	16 feet	18.8%
24	13.5 feet	18 feet	25%
25	13.5 feet	18 feet	25%
26	13.5 feet	18 feet	25%
27	13.5 feet	18 feet	25%
28	13.5 feet	18 feet	25%

Landscaping:

No change in landscaping is being proposed with this zoning request. Landscaping shall be provided in accordance with SEC. 51P-741.111 of PD No. 741. The landscape plan is proposed to be updated to reflect the change in building heights.

Parking:

No change in parking is being proposed with this zoning request. Parking shall be provided in accordance with SEC. 51P-741.109 of PD No. 741.

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 site is not included in any MVA category.

List of Partners/Principals/Officers

Trammell Crow Company No. 43, Ltd. is a Texas limited partnership. Its general partner is Henry GP, L.L.C. and limited partners are Billingsley Holdings GHB, LLC, Billingsley Holdings B, LLC, Crow-Billingsley 544/Josey, Ltd, Billingsley Trust Joint Venture, CB/Tittle, Ltd., Billingsley Holdings ASB, LLC, Billingsley Holdings ASB II, LLC, Billingsley Holdings LPB, LLC, Billingsley Holdings LPB II, LLC.

CW Shoreline Land, Ltd. is a Texas limited partnership. Its general partner is Billingsley 380 North GP, L.L.C. and limited partners are Billingsley Cornell Capital, L.P., The Anne Sumner Billingsley Trust II, Billingsley Berkshire Partners, Ltd., Crow-Billingsley Luna Road, Ltd., Billingsley Holdings ASB, LLC, Billingsley Holdings ASB II, LLC and The LB LPB Trust.

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**CPC ACTION
AUGUST 5, 2021**

Z201-262(OA)

Motion: It was moved to recommend **approval** of an amendment to Subarea A, subject to a revised development plan, a revised landscape plan, and conditions within Planned Development District No. 741, on the west line of Olympus Boulevard, north of Stampede Lane.

Maker: Carpenter
Second: Hampton
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope, Garcia

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

**out of the room, when vote taken

Notices: Area: 500 Mailed: 495
Replies: For: 52 Against: 3

Speakers: For: Tom Holland, 1722 Routh St., Dallas, TX, 75201
Against: None

EXISTING PD CONDITIONS (No Changes)

ARTICLE 741.

PD 741.

SEC. 51P-741.101. LEGISLATIVE HISTORY.

PD 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. (Ord. Nos. 26233; 27915)

SEC. 51P-741.102. PROPERTY LOCATION AND SIZE.

PD 741 is established on property located on the north side of Hackberry Road, east of Belt Line Road. The size of PD 741 is approximately 1,036.18 acres. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) A-FRAME SIGN means a self-supported A-shaped sign with two visible sides that are located on or adjacent to a sidewalk.

(2) AWNING means a fabric or vinyl surface supported by a metal structure that is applied to the face of a building.

(3) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

(4) BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

(5) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft fabric materials.

(6) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(7) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.

(8) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the identification of the district.

(9) KIOSK SIGN means a multi-sided structure for the display of signage for uses within this district, way-finding maps, artwork, and special events.

(10) LIGHT MANUFACTURING means a facility where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.

(11) MANUFACTURED HOUSING means a dwelling unit contained in a manufactured home.

(12) PEDESTRIAN CONNECTION means an unobstructed area a minimum of six feet in width and illuminated to allow for pedestrian traffic.

(13) TANDEM PARKING means one parking space in front of another parking space.

(14) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total facade area by story.

(15) TREE PLANTING ZONE means the area parallel to and between two-and-one-half and nine feet from the back of the projected street curb.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Subareas A, B, C, and D are considered to be nonresidential zoning districts. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 741A: conceptual plan.
- (2) Exhibit 741B: mixed use development (MUD) parking chart.
- (3) Exhibit 741C: tree list.

- (4) Exhibit 741D: tree preserve area.
- (5) Exhibit 741E: lighting.
- (6) Exhibit 741F: typical street sections.
- (7) Exhibit 741G: development plan for a portion of Subarea A.
- (8) Exhibit 741H: landscape plan for a portion of Subarea A. (Ord. Nos. 27915; 30027; 30231)

SEC. 51P-741.103.2. SUBAREAS.

This district is divided into four subareas: Subareas A, B, C, and D, as depicted on the conceptual plan. (Ord. Nos. 27915; 29504; 30231)

SEC. 51P-741.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 741A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. In Subareas A, B, C, and D, minor adjustments to the final street alignments and locations are permitted at the time of platting without requiring an amendment to the conceptual plan. (Ord. Nos. 26233; 27915)

SEC. 51P-741.105. DEVELOPMENT PLAN.

(a) In Subareas A, B, C, and D, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in these subareas other than paving, grading, installation of infrastructure improvements, tree removal, irrigation improvements, or fill operations.

(b) For a portion of Subarea A, development and use of the Property must comply with the development plan for a portion of Subarea A (Exhibit 741G). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) In Subareas A, B, C, and D, the provision of Section 51A-4.702 requiring submission of a development plan within six months after the city council's approval of these subareas does not apply.

(d) A development plan is not required to reflect the entire district or an entire subarea and may include only a portion of the district or a subarea. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.106.

MAIN USES PERMITTED.

(a) Subareas A, B, C, and D in general. Except as provided in this section, the only main uses permitted in Subareas A, B, C, and D are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in these subareas only by SUP, and a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in these subareas.

(b) Uses in Subareas A, B, C, and D not requiring residential adjacency review.
The following uses are allowed by right without residential adjacency review:

- Animal shelter or clinic without outside runs.
- Auto service center.
- Car wash.
- Commercial parking lot or garage.
- Convalescent and nursing homes, hospice care, and related institutions.
- Hospital.
- Hotel or motel.
- Manufactured housing. *[A maximum of five dwelling units may be constructed in these subareas until a certificate of occupancy is issued or final inspection is performed for another residential use in these subareas. All manufactured housing must be removed within 90 days of the issuance of a certificate of occupancy or final inspection of another residential use.]*
- Public school other than an open-enrollment charter school.
- Restaurant without drive-in or drive-through service.

(c) Main uses permitted by right in Subareas A, B, C, and D. The following main uses are permitted by right:

(1) Industrial uses.

- Data center.
- Light manufacturing.

(2) Miscellaneous uses.

- Placement of fill material.

(3) Residential uses.

- Handicapped group dwelling unit.
- Single family.

(4) Retail and personal service uses.

- Ambulance service.
- Surface parking.

(5) Transportation uses.

- Commercial bus station and terminal.
- Private street or alley.
- Transit passenger station or transfer center. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.107. 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. Nos. 26233; 27915)

SEC. 51P-741.108. 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) Subareas A, B, C, and D.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(2) Front yard.

- (A) Minimum front yard is five feet.
- (B) No urban form setback is required.

(C) Temporary structures such as tables, chairs, and related items for sidewalk dining may be located in the front yard.

(D) Windows sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required front yard.

(3) Side and rear yard.

(A) Except as provided in this subsection, no minimum side or rear yard is required.

(B) For all uses other than single-family, minimum side and rear yard is five feet if a lot is adjacent to a public alley that borders a single-family use.

(C) No tower spacing is required.

(D) Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required side or rear yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required side or rear yard.

(4) Density. Maximum number of dwelling units is 10,000.

(5) Floor area. All of Subarea A is considered one lot.

(6) Height.

(A) Habitable structures within 300 feet of the eastern boundary of the district are limited to 70 feet in height.

(B) The residential proximity slope provisions do not apply.

(7) Lot coverage.

(A) Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(B) All of Subarea A is considered one lot.

(8) Lot size. For single-family uses, minimum lot size is 2,000 square feet.

(9) Mixed use project. Subarea A is considered a mixed use project.

(b) Subarea G. Except as provided in this subsection, the yard, lot, and space regulations for the TH-1(A), TH-2(A), and TH-3(A) districts apply. Maximum dwelling unit density is 12 dwelling units per acre. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.109.

OFF-STREET PARKING AND LOADING.

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

(b) Subareas A, B, C, and D.

(1) On-street parking spaces that are adjacent to a lot, or if adjacent to open space, within 80 feet of a lot as measured in a straight line without regard for intervening structures, may be counted toward the required parking for that lot.

(2) For multifamily uses, 1.3 parking spaces per dwelling unit.

(3) Tandem parking is allowed for single family uses.

(4) Parking that requires maneuvering within the proposed Cypress Waters Boulevard right-of-way may be counted toward required parking for the adjacent lot.

(5) For children's amusement center, commercial amusement (outside), dry cleaning or laundry store, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, general merchandise or food store 100,000 square feet or more, household equipment and appliance repair, liquor store, personal service, skating rink, and swap or buy shop uses, one parking space per 250 square feet of floor area is required.

(6) For a data center, one parking space per 5,000 square feet of floor area, except that one parking space per 333 square feet is required for any floor area used for office space. Handicapped parking must be provided pursuant to Section 51A-4.305. No loading space is required the first 50,000 square feet of floor area. One loading space is required for the first 150,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 150,000 square feet.

(7) For light manufacturing, one parking space per 600 square feet of floor area. Handicapped parking must be provided pursuant to Section 51A-4.305. One loading space is required the first 50,000 square feet of floor area. Two loading spaces are required for the first 100,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 100,000 square feet.

(8) Parking reductions for proximity to DART light rail stations.

(A) Parking for all uses, except residential uses, located within a quarter mile of an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent.

(B) Parking for all uses, except residential uses, located more than a quarter mile but less than half a mile from an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent provided there is a pedestrian connection to the DART light rail station.

(9) Mixed use development parking reduction.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 741B).

(B) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

(C) The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) Finally, the “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(10) Seven-and-a-half-foot-wide parking stalls may constitute up to 35 percent of the required parking spaces for any use.

(11) For purposes of this subsection, each subarea is considered a lot. (Ord. Nos. 26233; 27915; 30231)

SEC. 51P-741.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 26233; 27915)

SEC. 51P-741.111. LANDSCAPING.

(a) Subarea A.

(1) Landscape plan.

(A) Except as provided in this subsection, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this subarea. For a portion of Subarea A, landscaping must be provided as shown on the landscape plan for a portion of Subarea A (Exhibit 741H). If there is a conflict between the text of this article and the landscape plan, the text of this article controls. No landscape plan is required for:

- (i) a public park;
- (ii) the repair of existing structures;
- (iii) demolition;
- (iv) grading;
- (v) the installation of fencing or other structures for security purposes;
- (vi) work associated with a temporary use;
- (vii) work intended to provide for the irrigation or maintenance of landscaping; or
- (viii) the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:
 - (aa) the number of buildings on the lot;
 - (bb) the number of stories in a building on the lot;

(cc) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(dd) the nonpermeable coverage of the lot by more than 10,000 square feet.

(B) Except as provided in this subsection, landscape plans must adhere to either the requirements of this article or Article X. Submitted landscape plans must indicate which set of standards apply.

(C) A landscape plan must contain the following information:

(i) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(ii) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(iii) Approximate centerlines of existing water courses and the location of the 100-year flood plain, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(iv) Project name, street address, and lot and block description.

(v) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(vi) Locations and dimensions of proposed landscape buffer strips.

(vii) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(viii) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(ix) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(x) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(xi) A description of proposed watering methods.

(xii) Location of visibility triangles on the lot.

(xiii) Tabulation of design standard points earned by the plan.

(xiv) Impervious area and front yard landscape area.

(xv) Total quantity of pedestrian facilities, special amenities,
and enhanced pavement each.

(xvi) The total tree mitigation for the district as a running total and the total of proposed tree replacement plantings and alternate tree mitigation methods for that landscape plan. Each landscape plan should subtract tree mitigation credit after a landscape plan has been approved by city plan commission.

(xvii) The adjacent parkway area and any landscaping within the
parkway area.

(D) The city plan commission may approve a landscape plan that does not comply with the requirements of this subsection if:

(i) strict compliance with this subsection is impractical due to site constraints or the location of protected trees, or would result in substantial hardship;

(ii) the landscape plan complies with the spirit and intent of
this subsection; and

(iii) the variation or exception from this subsection will not adversely affect surrounding properties.

(2) Tree planting zone.

(A) In general. Trees must be planted no closer than 2.5 feet on center from any curb or paved roadway. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet from another large tree.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage, exclusive of driveways and visibility triangles, by 30. Fractions are rounded to the nearest whole number, with 0.5 being rounded up to the next higher whole number. Trees must have a minimum caliper of two inches at the time of planting.

(C) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of another required tree.

(3) Surface parking area trees. All required parking spaces within a surface parking area must be within 100 feet of a large canopy tree.

(4) Landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this subsection.

(B) In satisfying the landscaping requirements of this subsection, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(C) In addition to those trees listed in Article X, the trees listed in Exhibit 741C may be used to satisfy the requirements of this article.

(5) Soil requirements.

(A) Except as provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(6) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(7) Sidewalks and paving.

(A) Sidewalks must have a minimum width of five feet, unless otherwise depicted on the typical street sections exhibit (Exhibit 741F).

(B) Public sidewalks occurring outside of the street right-of-way must be contained within an identified easement.

(C) Alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way. Cement-stabilized sand base can be used for pedestrian walkways. Cement-concrete base must be used for pavers and drive areas.

(8) Design standards. All landscape plans must earn a minimum of 20 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, a front yard may include those areas of public right-of-way located behind the curb utilized for streetscape.

(A) Points for landscaping in front yard. One point is awarded for each three percent of the total front yard area provided as landscape area to a maximum of 15 points if the landscape area:

(i) is at least 50 square feet;

(ii) is planted with grass or other plant material as ground

cover; and

(iii) is planted with at least one of the following for every 100 square feet of landscape area, or fraction thereof:

(aa) one large canopy tree;

(bb) two small trees;

- (cc) one small tree and two large shrubs; or
- (dd) three shrubs.

(B) Parking concealment for providing parking in a structure. Five points are awarded for providing parking in structures in which facades which face the right-of-way are:

- (i) architecturally complimentary to the main building;
- (ii) concealed by a green screen or other vegetation within
three years after planting; or

- (iii) located 50 percent below grade.

(C) Parking concealment for surface parking. Three points are awarded for providing surface parking that is screened from a street using one or more of the following materials:

(i) A three-foot-high earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each three feet of width.

- (ii) A minimum three-foot-high solid masonry wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

- (iv) A combination of (i), (ii), and (iii).

(D) Existing tree credits. Existing healthy trees are categorized in accordance with the definitions of this section and credited toward meeting the design standards as follows:

(i) One point is awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large tree is allowed.

(ii) Two points are awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large trees is allowed.

(iii) Three points are awarded for each tree retained in or relocated to the front yard of the building site, the parkway, or within any of the subareas having a caliper equal to or greater than 12 inches, a credit of three required large trees is allowed.

(E) Special amenities.

(i) Enhanced pavement material.

(aa) Three points are awarded when enhanced pavement is used in crosswalks, raised intersections, and other traffic-calming devices in and adjacent to the public right of way. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code.)

(bb) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area in the front yard consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the building official.)

(ii) Pedestrian facilities.

(aa) One point is awarded for each publicly accessible special pedestrian feature such as a plaza, covered walkway, fountain, lake/pond, outdoor recreation facility, hike and bike path, and each work of public art up to a maximum of five points.

(bb) One point is awarded for a pedestrian street furniture ensemble included in the front yard consisting of a cluster of at least two benches, one bicycle rack, and a trash receptacle. Maximum of three points.

(F) Sustainable materials and methods. One point is awarded per each sustainable strategy successfully implemented as listed below:

(i) Modular pavers or recycled brick on cement-stabilized sand base.

(ii) Vegetated bio-swales for stormwater treatment, infiltration, or retention.

(iii) Dedicated bike lane in the fronting right-of-way.

(iv) Public transit stop.

(v) A minimum of 50 percent pedestrian or vehicular paving with a pervious paving material.

(vi) Planting area that is adjacent to or part of a larger restored habitat or riparian condition (not limited to front yard).

(9) When landscaping must be completed.

(A) All landscaping located within the parkway or right-of-way must be installed before the issuance of a final certificate of occupancy for any building on the adjacent lot.

(B) For a lot with one building, all other landscaping must be installed before the issuance of a final certificate of occupancy for the building on the lot.

(C) For a lot with multiple buildings, all other landscaping must be installed before the issuance of a final certificate of occupancy for the final building on the lot.

(D) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete landscaping during the six-month period. For purposes of this subsection, “documented assurance” means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restriction must:

- (i) expressly provide that it may be enforced by the city;
- (ii) be approved as to form by the city attorney; and
- (iii) be filed in the deed records of the county in which the land

is located.

(10) Irrigation requirements. Except as otherwise provided in this paragraph, required plant materials must be located within 100 feet of a verifiable water supply.

(A) The lake, as indicated on the conceptual plan, is an acceptable source for water to be used in irrigation.

(B) Proposed watering methods must be indicated on the landscape plan; and adequate to maintain the plant materials in a healthy, growing condition at all times.

(C) Drought tolerant planting may be temporarily irrigated as allowed by the director.

(11) Landscaping and public art within public right-of-way. Landscaping and public art located within the public right-of-way must be installed at the time of construction on

the property adjacent to the right-of-way. Landscaping and public art within a right-of-way must be indicated on the development plan.

(12) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subarea for the exclusive purposes of authorizing compliance with the parkway landscaping requirements of this article and the temporary placement for intervals of time less than 24 consecutive hours of A-frame signs, tables, chairs, and associated improvements for dining within the right-of-way. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, 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 a 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.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping, dining equipment, and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no

expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(13) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(14) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(b) Subareas B, C, and, D. Landscaping must be provided in accordance with Article

X.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.111.1 TREE PRESERVATION, REMOVAL, AND REPLACEMENT

(a) In general. Except as provided in this section, tree preservation must be provided in accordance with Article X.

(b) Subarea A.

(1) Subarea A is considered one lot for purposes of tree mitigation and removal.

(2) Total mitigation required is 19,998 caliper inches.

(c) Subarea B, C, and D.

(1) Subareas B, C, and D are considered one lot for tree mitigation and removal.

(2) Total mitigation required is 2,543 caliper inches.

(d) Tree inventory and replacement for Subareas A, B, C, and D.

(1) Trees planted within the right-of-way or designated open space may be counted as required and site trees and used for mitigation. Trees removed from an existing or proposed right-of-way do not have to be mitigated.

(2) Trees that are preserved or relocated to a park, conservation easement, designated open space, or area shown on a development plan will receive a five-to-one caliper inch credit for purposes of satisfying tree mitigation requirements.

(3) Mitigation of trees removed pursuant to a tree removal permit must be completed in accordance with the following schedule:

(A) 25 percent of mitigation complete within five years after the issuance of the tree removal permit;

(B) 50 percent of mitigation complete within 10 years after the issuance of the tree removal permit;

(C) 75 percent of mitigation complete within 15 years after the issuance of the tree removal permit;

(D) 100 percent of mitigation complete within 20 years after the issuance of the tree removal permit.

(4) A minimum 17-acre tree preserve area must be maintained as shown on Exhibit 741D until such time as 75 percent of required mitigation is complete. (Ord. 27915; 30231)

SEC. 51P-741.111.2. LIGHTING IN SUBAREAS A, B, C, AND D.

(a) Decorative street lighting may be placed within the right-of-way.

(b) Temporary string lighting may be affixed to buildings, light standards within the right-of-way, and landscaping within the right-of-way.

(c) In addition to standard city fixtures and poles, fixtures and poles ranging in height from 12 feet to 25 feet and in general conformance with the design criteria outlined in the lighting exhibit (Exhibit 741E) are allowed on the Property and within the right-of-way.

(d) The location, number, and type of light fixtures must be determined when a development plan is submitted. Exceptions to city standards may be granted in order to achieve comprehensive and integrated urban design in relation to building elevations, locations, and orientations.

(e) Athletic field lighting is permitted by right with a maximum height of 120 feet. (Ord. 27915; 30231)

SEC. 51P-741.111.3. STORM DRAINAGE DESIGN IN SUBAREAS A, B, C, AND D.

Lots using the lake, as shown on the conceptual plan, as a drainage source are not required to provide detention on the lot. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.4. STREET SECTIONS AND DESIGN IN SUBAREAS A, B, C, AND D.

(a) Streets must be one of the following street types, more particularly described in the typical street sections exhibit:

(1) Park street.

(2) Town center street.

- (3) Office and mixed-use street.
- (4) Boulevard.
- (5) Water street.
- (6) Avenue.
- (7) Residential street.

(b) All development plans for Subareas A, B, C, and D must clearly identify which of the street types will be constructed and dedicated adjacent to the area depicted on the development plan.

(c) Right-of-way dedications must be in accordance with the attached street sections.

(d) Minor adjustments to final street right-of-way dedications and locations are permitted at the time of platting without requiring an amendment to Exhibit 741F. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.5. TRANSPARENCY.

In Subareas A, B, C, and D, any building with a front yard setback of less than 15 feet must meet the following minimum ground story transparency requirements.

(a) For a building with two or more types of uses, front yard facade must have a minimum transparency of 50 percent, and side yard facades must have a minimum transparency of 25 percent.

(b) For retail, personal service, commercial and business service, institutional and community service, lodging, and multifamily uses, front yard facades must have a minimum transparency of 30 percent, and side yard facades must have a minimum transparency of 25 percent.

(c) For single-family uses, front and side yard facades must have a minimum transparency of 20 percent. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.6. VISUAL OBSTRUCTION REGULATIONS.

(a) In Subareas A, B, C, and D, the definition of "visibility triangle" in Section 51A-4.602 for central area districts applies.

(b) In Subareas A, B, C, and D, a conceptual street plan and street section exhibit acceptable to the director of mobility and street services must be included with the development plan submitted to the commission for approval.

(c) In interpreting and enforcing the paving and drainage design manual, Subarea A is considered a special area. (Ord. Nos. 27915; 30231)

SEC. 51P-741.112. SIGNS.

(a) In general. Except as provided in this section, signs in Subareas A-1, A-2, B, C, and D must comply with the provisions for business zoning districts in Article VII. Signs in Subarea H must comply with the provisions for non-business zoning districts in Article VII.

(b) Subarea A.

(1) The effective area for signs includes the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. Supporting structures, walls, and architectural features are not included in the calculation of effective area.

(2) For all signs other than district identification signs and attached signs, maximum effective area is 200 square feet.

(3) Detached signs.

(A) All detached signs must advertise uses, tenants, or events within the district but do not have to be located on the same lot as the use, tenant, or event being advertised. The exact location of the sign must be shown on the development plan.

(B) No minimum setback exists for detached signs, except that a minimum of three feet of unobstructed sidewalk must be maintained.

(C) For detached signs other than district identification signs and kiosk signs, one sign is allowed for every 450 feet of frontage. For purposes of this calculation, temporary signs, seasonal banners, and A-frame signs are excluded.

(D) For detached signs other than district identification signs and kiosk signs, the setback-to-height slope is 0.5:1 with a maximum height of 35 feet.

(E) Pole signs are prohibited.

(4) District identification signs, and A-frame signs may be located within the right-of-way, including medians. When a sign is located on a sidewalk, a minimum of three feet of unobstructed sidewalk area must be maintained.

(5) Multiple tenants or landowners may be advertised on any sign.

(6) Signs may be attached to light standards within the right-of-way.

(7) In addition to the types of signs allowed in Article VII, the following types of signs are allowed, subject to the conditions listed below:

(A) A-frame signs with a maximum height of four feet and maximum effective area of 12 square feet per side;

(B) Awning signs;

(C) Banner signs;

(D) Blade signs with a maximum effective area of 30 square feet;

(E) Canopy signs;

(F) District identification signs; and

(G) Kiosk signs (prohibited in rights-of-ways).

(8) District identification signs:

(A) May include the name and logo of the district, or the name, logo, and address of any destination located within the district;

(B) Must be a detached sign;

(C) Must not exceed 200 square feet in effective area;

(D) May not exceed 40 feet in height;

(E) May be located in a public right-of-way;

(F) Except as provided in this paragraph, may be erected anywhere as long as they do not create a visual obstruction;

(G) May be located over the public sidewalk or traffic lanes of a public street, providing that a minimum of 14 feet of vertical clearance is provided.

(H) Maximum number of signs is 20.

(I) May not be located within 100 feet of any detached sign located on the same frontage.

(9) Kiosk signs:

- (A) May not provide advertising for uses or events outside the district.
- (B) May not exceed 40 square feet in total signage area (not including structure).
- (C) Maximum number of signs is 20.
- (D) May not be located within 50 feet of any detached sign located on the same frontage.
- (E) May not be located in rights-of-way.

(c) Public schools. For any public school, other than an open-enrollment charter school, the following sign regulations apply:

- (1) Signs may include the school name, logo of the school, and address of the school;
- (2) Signage may be either attached or detached;
- (3) Detached signs may not exceed 200 square feet in effective area;
- (4) Detached signs may not exceed 40 feet in height;
- (5) Electronic messages may only be displayed between 6:30 a.m. and 8:30 p.m. Friday. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.113. ADDITIONAL PROVISIONS.

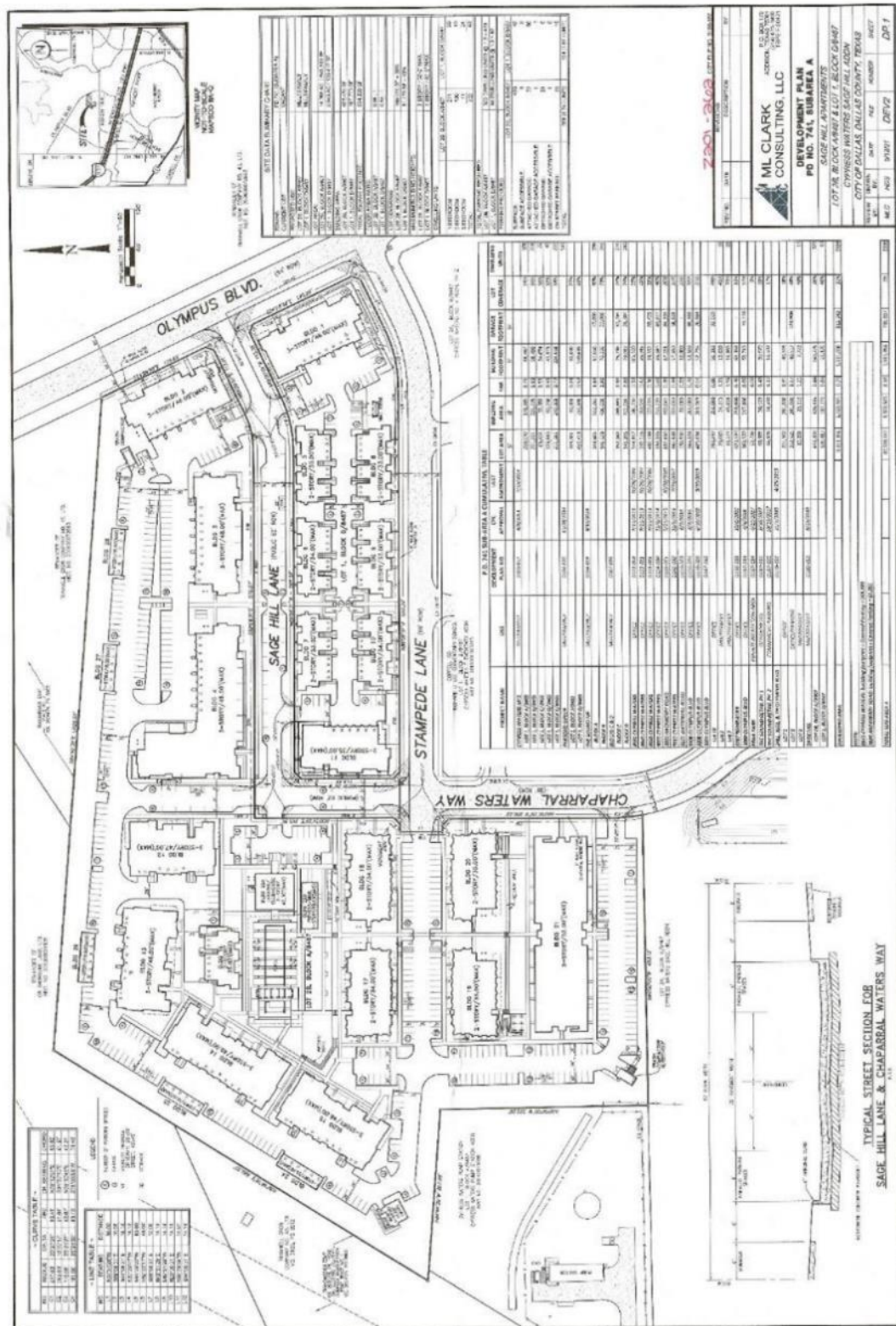
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) The lake, as shown on the conceptual plan, is considered a legal building site for purposes of installing retaining walls and public amenities for pedestrian usage or community activities such as concerts.
- (d) All of Subarea A is considered a legal building site for establishing a manufactured housing use. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.114. COMPLIANCE WITH CONDITIONS.

(a) Except as provided in this article, 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.

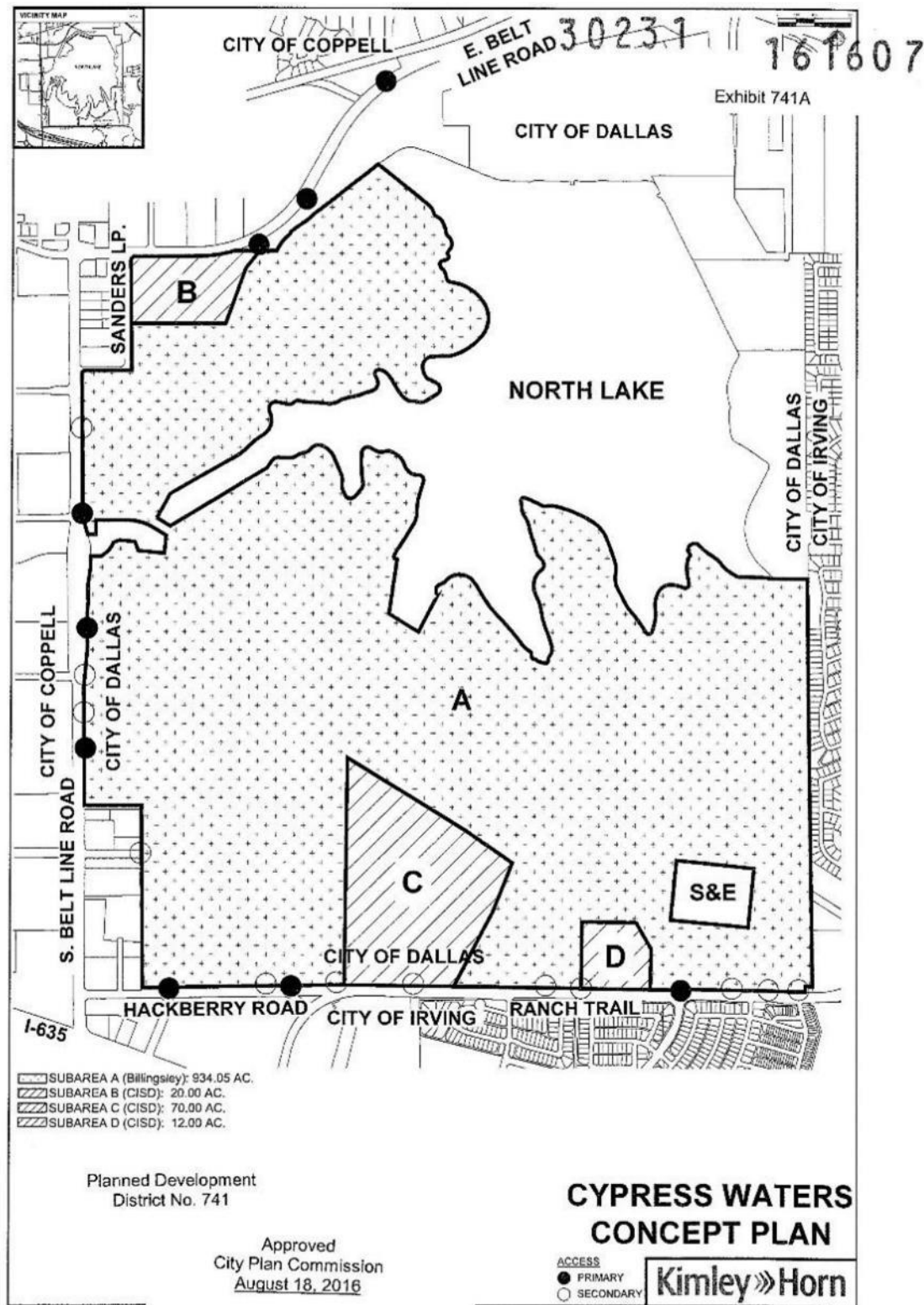
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 26233; 27915).

PROPOSED DEVELOPMENT PLAN



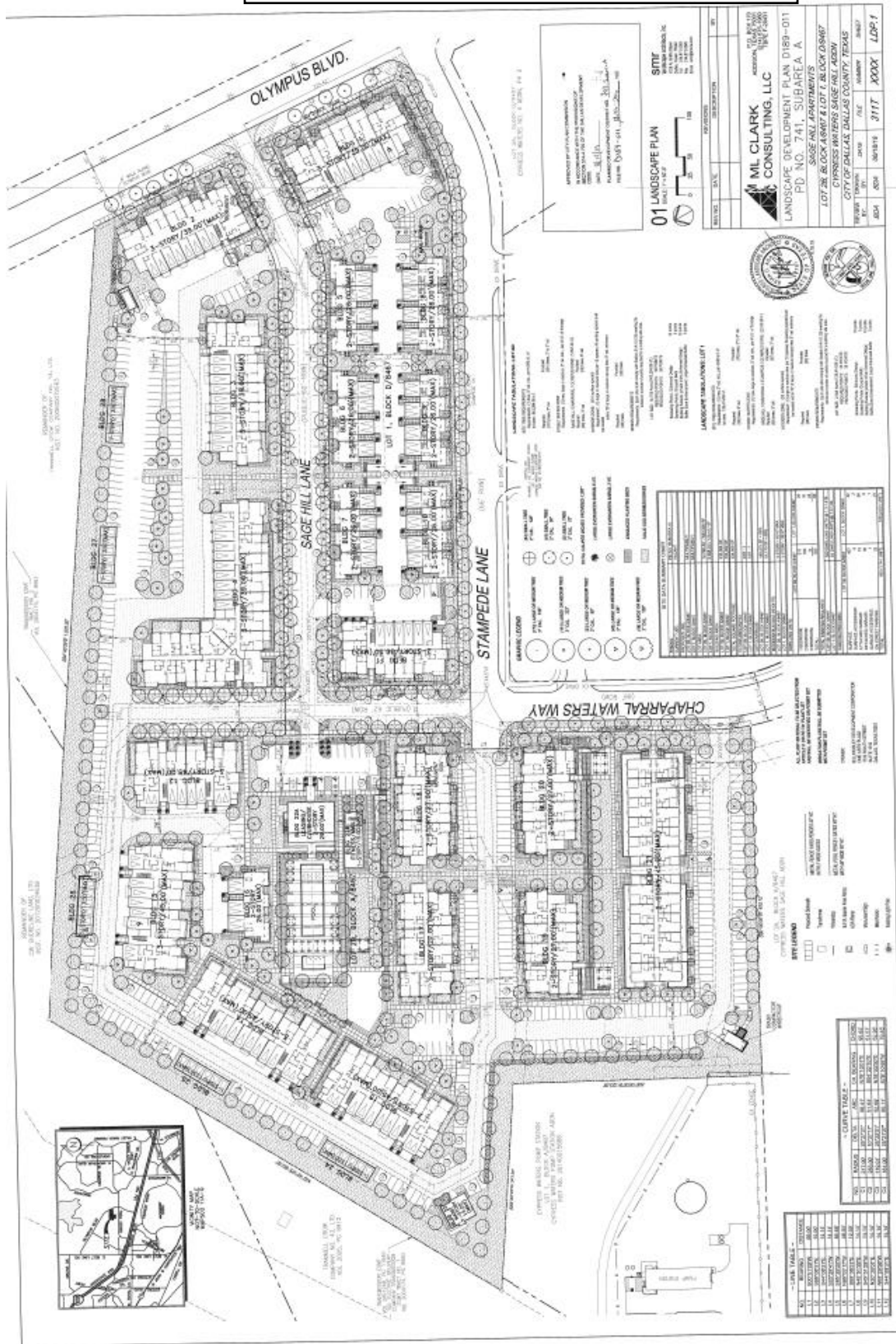


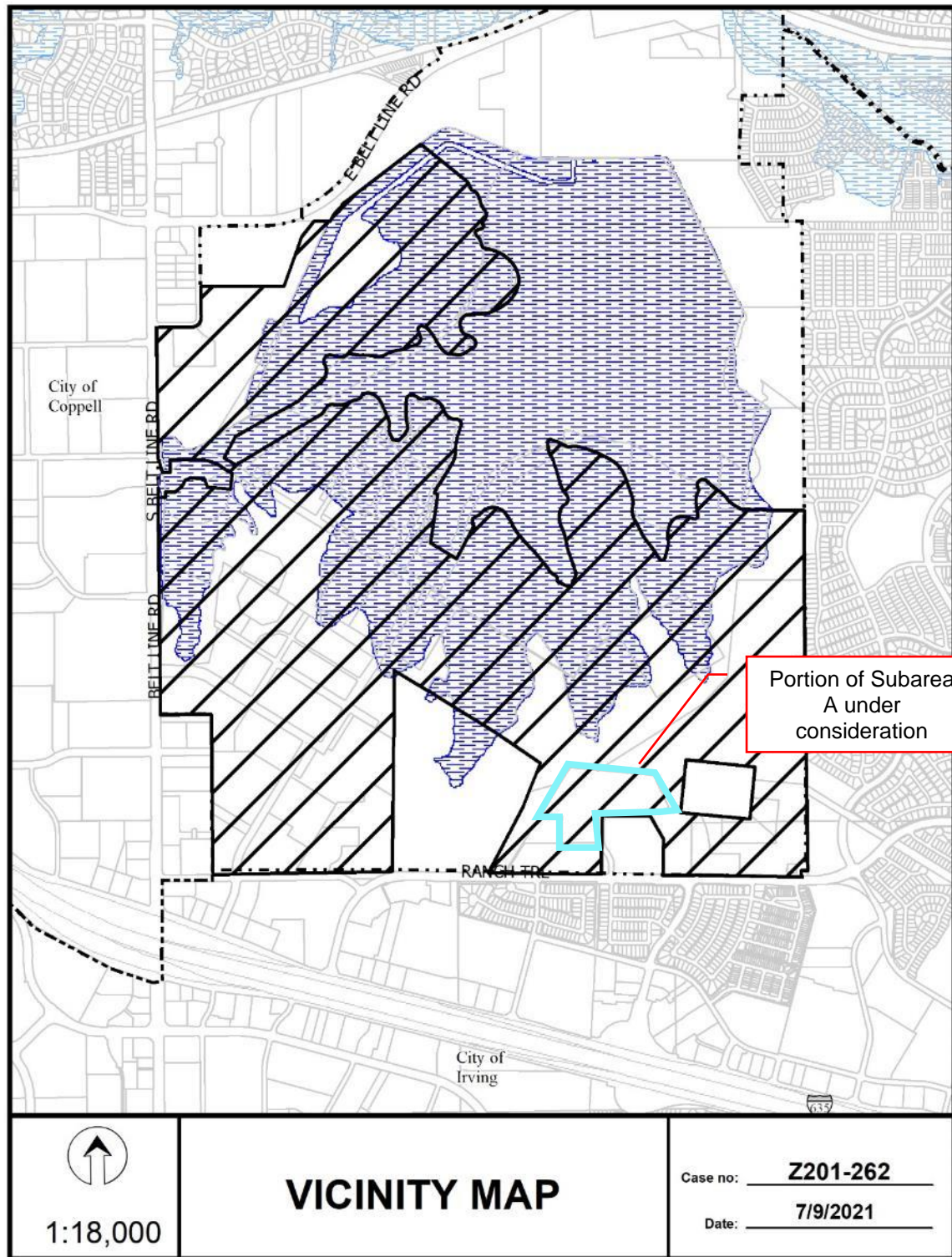
CONCEPTUAL PLAN



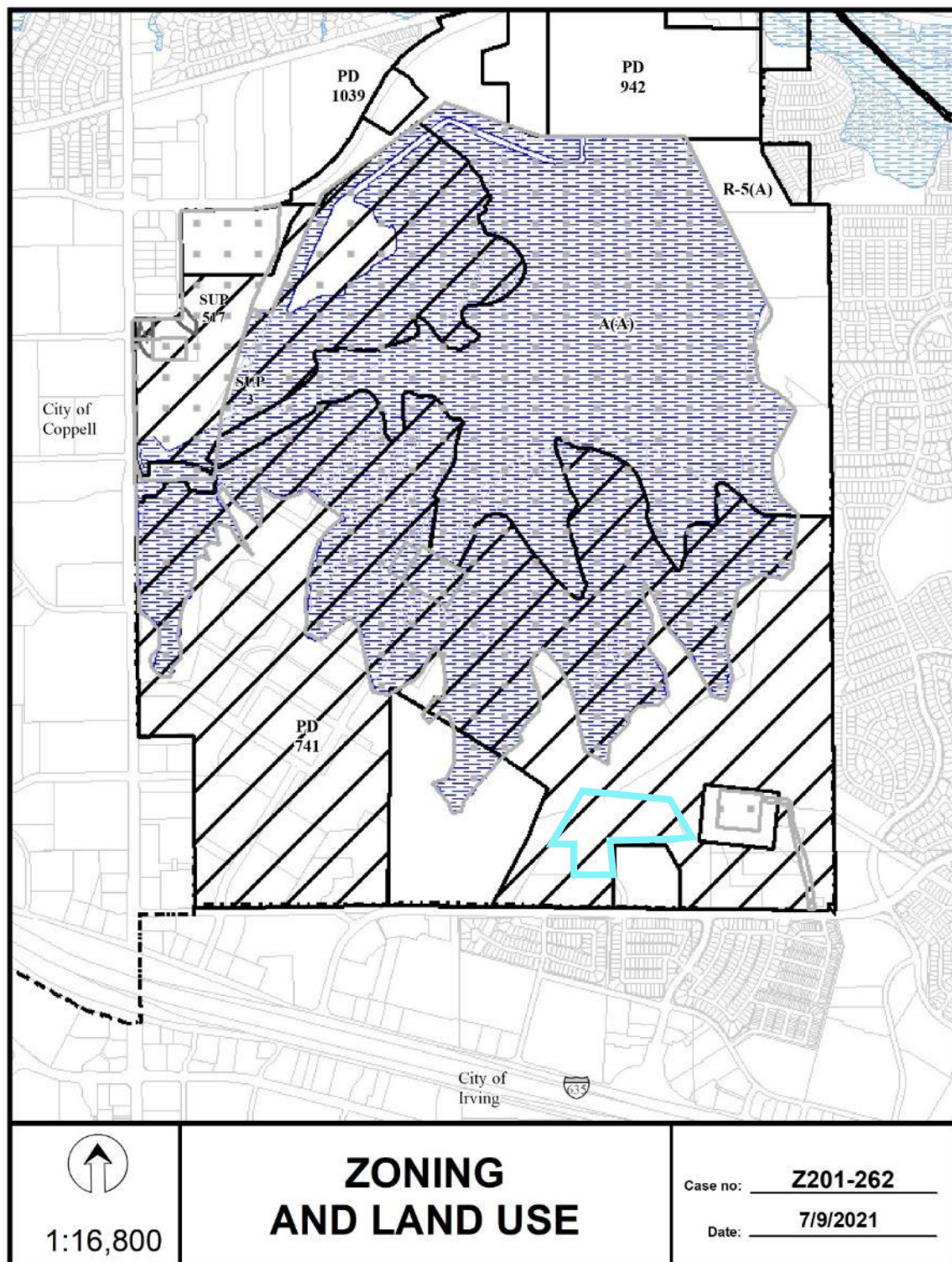


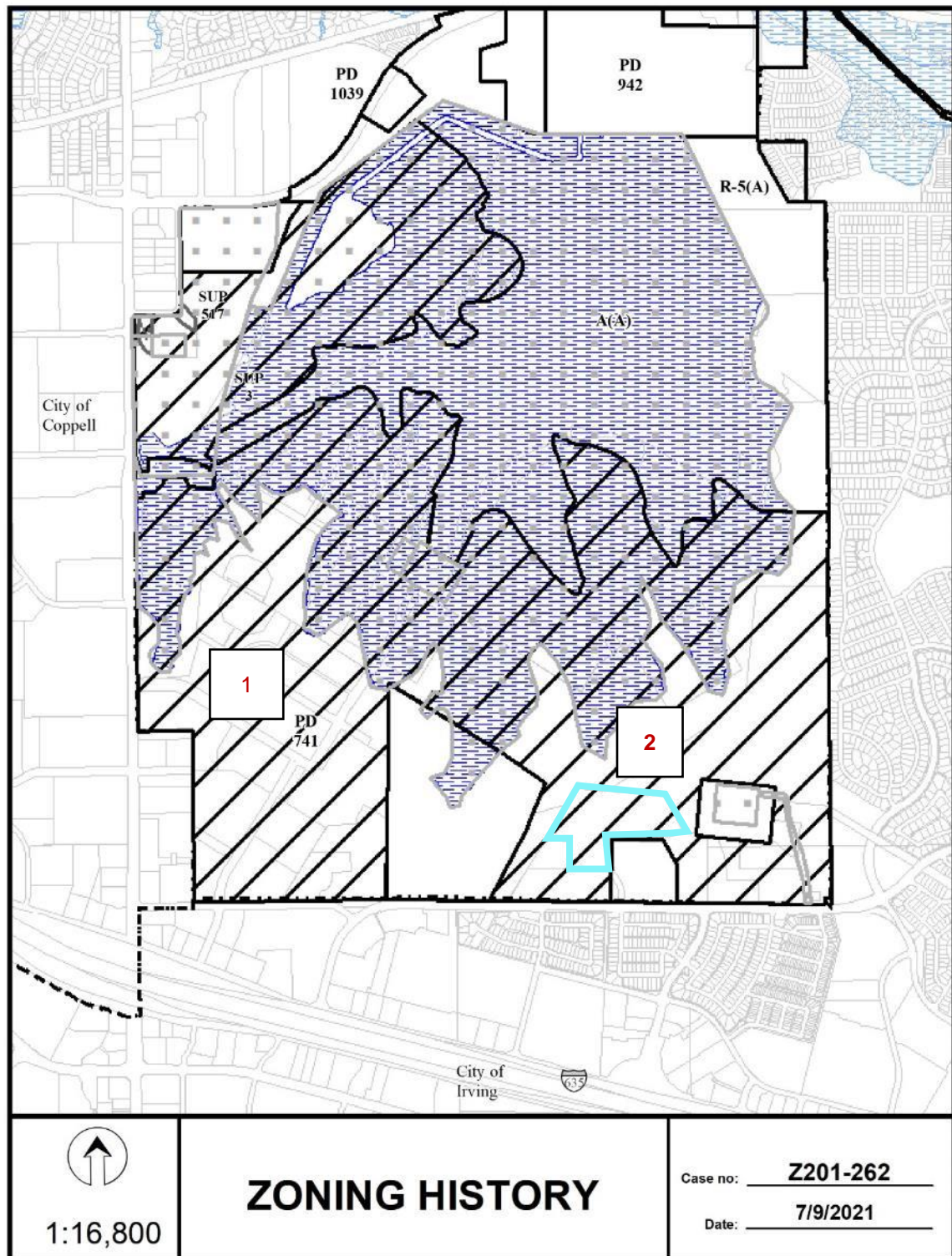
EXISTING LANDSCAPE PLAN



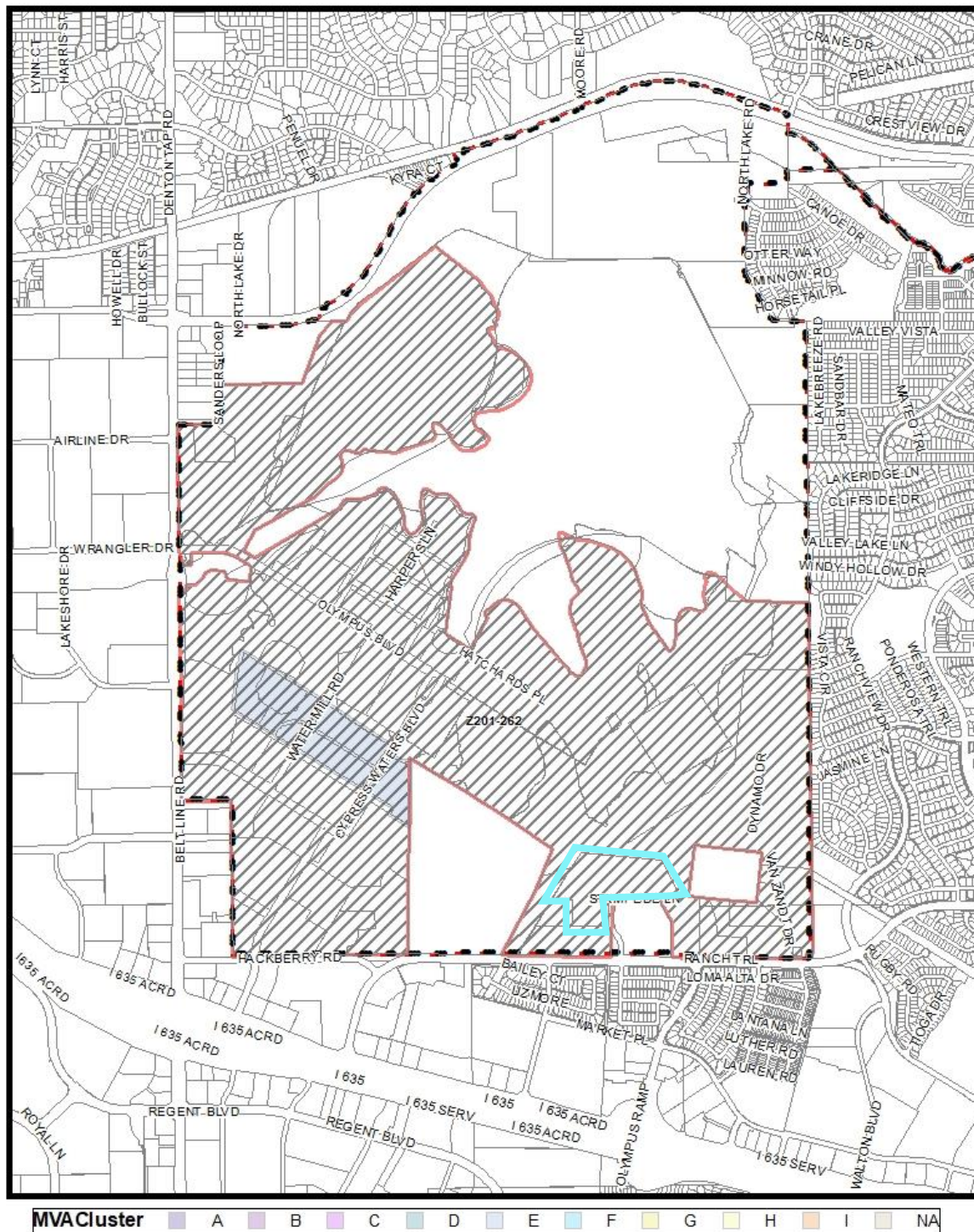








Z201-262(OA)



1:18,000

Market Value Analysis

Printed Date: 7/28/2021



08/4/2021

Reply List of Property Owners***Z201-262******495 Property Owners Notified******53 Property Owners in Favor******5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	751 HACKBERRY RD	TRAMMELL CROW CO #43 LTD
O	2	751 HACKBERRY RD	CB TITTLE LTD &
X	3	751 HACKBERRY RD	FAA
	4	9000 DYNAMO DR	ONCOR ELECTRIC DELIVERY CO LLC
O	5	3367 OLYMPUS BLVD	CW SHORELINE LAND LTD
O	6	9000 DYNAMO DR	CYPRESS WATER LAND A LTD
O	7	9000 DYNAMO DR	CYPRESS WATER LAND A LTD
O	8	9000 VAN ZANDT DR	CW12 LAND LTD
O	9	1220 S BELTLINE RD	CYPRESS WATERS LAND A LTD
	10	704 E BELT LINE RD	COPPELL CITY OF
O	11	9000 DYNAMO DR	CYPRESS WATERS LAND B LTD
	12	14320 SANDERS LOOP	CYPRESS WATERS LAND B LTD
	13	14320 SANDERS LOOP	CYPRESS WATERS LAND B LTD
	14	14320 SANDERS LOOP	CYPRESS WATERS LAND B LTD
O	15	1104 S BELTLINE RD	TRAMMELL CROW CO NO 43 LTD
O	16	2505 RANCH TRAIL	TRAMMELL CROW COMPANY NO 43 LTD
O	17	9000 DYNAMO DR	CROW-BILLINGSLEY 635 BELT
O	18	2805 RANCH TRAIL	TRAMMELL CROW CO 43 LTD
O	19	9000 RANCH TRAIL	CW PSF LLC &
O	20	9000 DYNAMO DR	CW11 LAND LTD
	21	9000 DYNAMO DR	COPPELL CITY OF
	22	9000 DYNAMO DR	COPPELL CITY OF
O	23	9000 DYNAMO DR	CYPRESS WATERS LAND A LTD
	24	9600 WHARF RD	CYPRESS WATERS LAND A LTD &
	25	9600 WHARF RD	CYPRESS WATERS LAND A LTD &
O	26	9000 DYNAMO DR	CYPRESS WATERS LAND A LTD &

Z201-262(OA)

08/23/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	9000 DYNAMO DR	COPPELL INDEPENDENT SCHOOL DISTRICT
O	28	3100 OLYMPUS BLVD	CYPRESS WATERS LAND A LTD
O	29	3100 OLYMPUS BLVD	CYPRESS WATERS LAND A LTD
O	30	9000 DYNAMO DR	NEIGHBORHOODS OF CYPRESS
O	31	3200 OLYMPUS BLVD	CW10 LAND LTD
O	32	9000 DYNAMO DR	NEIGHBORHOODS OF CYPRESS WATERS
O	33	9000 VAN ZANDT DR	CWMF 9595 ROMBAUER LTD
O	34	1111111 SAINTSBURY ST	CW MFI LAND LTD
	35	9190 CYPRESS WATERS BLVD	NACW SPE LLC &
	36	3330 SCOTCH CREEK RD	CWPG SPE LLC &
O	37	9111 CYPRESS WATERS BLVD	CWOP 9111 CWB LTD
O	38	2701 RANCH TRAIL	NEIGHBORHOODS OF CYPRESS WATERS ASS
O	39	8840 CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
O	40	8950 CYPRESS WATERS BLVD	CWNS LAND LTD
O	41	3025 HACKBERRY RD	EPC LOGIC LLC
O	42	8951 CYPRESS WATERS BLVD	CW02 LAND, LTD
O	43	8841 CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
O	44	8041 CYPRESS WATERS BLVD	CWNS LAND LTD
O	45	9001 CYPRESS WATERS BLVD	CWO3 LAND LTD
	46	9121 WATER MILL RD	Taxpayer at
	47	2701 RANCH TRAIL	COPPELL ISD
O	48	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
O	49	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
O	50	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
O	51	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
O	52	3100 OLYMPUS BLVD	CWOP 3100 OLYMPUS LTD
O	53	3335 OLYMPUS BLVD	CWTH2 LAND LTD
O	54	3201 OLYMPUS BLVD	CW09 LAND LTD
O	55	3333 BLEECKER ST	SOUN B LAND LTD
O	56	9655 WHARF RD	SOUN A LAND LTD
O	57	9707 HARPERS LN	SOUN D LAND LTD

Z201-262(OA)

08/23/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	58	9797 ROMBAUER RD	CWO6 LAND LTD
O	59	3000 OLYMPUS BLVD	CWOP 3000 OLYMPUS LTD
	60	3111 OLYMPUS BLVD	Taxpayer at
	61	3121 OLYMPUS BLVD	Taxpayer at
O	62	9700 HARPERS LN	BILLINGSLEY SIOA PARTNERS LTD
O	63	8875 CHAPARRAL WATERS WAY	NEIGHBORHOODS AT CW
	64	11111 CYPRESS WATERS BLVD	CYPRESS WATERS - DALLAS TIF ZONE 991
	65	8500 S BELTLINE RD	PLAZA LODGING LLC
	66	3200 HACKBERRY RD	Taxpayer at
	67	9435 VISTA CIR	VALLEY RANCH MASTER ASSN
	68	1600 S BELTLINE RD	DIVIDEND INVESTMENTS LLC
	69	1800 S BELTLINE RD	BELTLINE PROPERTIES LLC
	70	9600 WHARF RD	Taxpayer at
	71	903 HACKBERRY RD	ENSERCH CORP
	72	14300 SANDERS LOOP	COPPELL ISD
O	73	9000 DYNAMO DR	BILLINGSLEY PIN OAK PARTNERS LTD
	74	346 E BELTLINE RD	BETLINE TRADE A LLC
	75	1000 S BELT LINE RD	FIRST SECURITY BK COPPELL
	76	1000 S BELT LINE RD	COPPELL LAKE BREEZE LLC
	77	932 S BELT LINE RD	LAZY RIV HOLDINGS LLC
	78	928 S BELT LINE RD	ZVELS INC
	79	924 S BELT LINE RD	COPPELL LAKE BREEZE LLC
	80	920 S BELT LINE RD	S&P WORLDWIDE LLC
	81	1421 S BELTLINE RD	COLUMBIA TEXAS BELTLINE INDUSTRIAL LLC
	82	1484 S BELTLINE RD	DB TEXAS QT II LLC
	83	1201 S BELTLINE RD	BUCKHEAD COPPELL IND LP
	84	1221 S BELT LINE RD	COLUMBIA TEXAS LAKESHORE INDUSTRIAL LLC
	85	1315 S BELT LINE RD	COLUMBIA TEXAS LAKESHORE II INDUSTRIAL LLC
	86	1177 S BELTLINE RD	Taxpayer at
	87	1199 S BELTLINE RD	1199 S BELT LINE INC
	88	1025 S BELT LINE RD	NM MAJESTIC HOLDINGS LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	200 E BELT LINE RD	INGLE REAL EST LTD PS
	90	120 DIVIDEND DR	DUKE REALTY LTD PS
	91	8665 CYPRESS WATERS	AMEGY BANK NATIONAL ASSN
	92	2700 RANCH TRAIL	Taxpayer at
	93	2800 RANCH TRAIL	Taxpayer at
O	94	2700 RANCH TRAIL	BILLINGSLEY CARAS
	95	2750 RANCH TRAIL	ILM LAS COLINAS INC
	96	8655 CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
	97	8645 CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
O	98	2900 RANCH TRAIL	CHED LAND LTD
O	99	2700 RANCH TRAIL	BILLINGSLEY CARAS PARTNERS LTD
O	100	3200 HACKBERRY RD	CROW BILLINGSLEY 635
O	101	3200 HACKBERRY RD	EPC FRED LLC
	102	9500 WINDY HOLLOW DR	WANG SHIH WEI ALLEN
	103	9502 WINDY HOLLOW DR	RAY RAJARSHI & PRIYANKA
	104	9504 WINDY HOLLOW DR	KRISHNAMURTHY KARTHIK &
	105	9506 WINDY HOLLOW DR	MUKKA SWAROOP &
	106	9508 WINDY HOLLOW DR	LIMAYE ARUN S
	107	9510 WINDY HOLLOW DR	AGASHE VINAYAK S & ANAGHA
	108	9501 WINDY HOLLOW DR	SHAFIQ HUZAIFA & RASHIDA
	109	9503 WINDY HOLLOW DR	CROWELL BRIAN & KRISTINA
	110	9505 WINDY HOLLOW DR	FARES FARID S
	111	8505 WALTON BLVD	Taxpayer at
	112	1006 HACKBERRY RD	PASMAA THEATER LLC &
	113	1201 RANCH TRAIL	SHANTI NIKETAN LLC
	114	9313 VISTA CIR	SAMUDRALA NAGA V & RENUKA
	115	9315 VISTA CIR	JAIN NALIN &
	116	9317 VISTA CIR	OTAKE THOMAS K &
	117	9319 VISTA CIR	RICHARDS MIKEL A &
	118	9321 VISTA CIR	PHOUKHAMPHET TITI &
	119	9323 VISTA CIR	GREEN DARRYL L &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	9325 VISTA CIR	BOROYEVICH DUSHAN & MILIA
	121	9327 VISTA CIR	MILLER CHRISTINE E
	122	9329 VISTA CIR	DESHPANDE NAGNATH &
	123	9331 VISTA CIR	HEHAR GURDEV S & PARMINDER K
	124	9333 VISTA CIR	MATHAI SAMUEL & ELSAMMA S
	125	9401 VISTA CIR	KIM EVELYN
	126	9403 VISTA CIR	SIMAIL SAFWAT Y &
	127	9405 VISTA CIR	DUONG HONG CAM
	128	9407 VISTA CIR	CHAUDHRY ASIM SIKANDER
	129	9409 VISTA CIR	RAGHU SRINIVAS R
	130	9411 VISTA CIR	MILLER DONNA M
	131	9413 VISTA CIR	SHAH PANKAJ & NITA
	132	9415 VISTA CIR	SINGHEE KAMAL RAJ
	133	9417 VISTA CIR	RADJA JAKISA
	134	9419 VISTA CIR	MOKASHI YOGESH SATCHIDANAND &
	135	9421 VISTA CIR	HUFF CHONG
	136	9423 VISTA CIR	BHATTACHARYYA MADHUMITA & SUDIP
	137	9425 VISTA CIR	PATEL NILAY & LIPSABEN
	138	9427 VISTA CIR	Taxpayer at
	139	9429 VISTA CIR	KOTA NARASIMHAM V
	140	9431 VISTA CIR	RAHEEM ABDUL & ISHRATH JAHAN
	141	9433 VISTA CIR	NGUYEN TIEN DUC &
X	142	9501 VISTA CIR	BRET MARY E &
	143	9503 VISTA CIR	RIPPS CHRISTOPHER , &
	144	9505 VISTA CIR	KADA VENKATSATYA M & GAYATRI
	145	9507 VISTA CIR	GONZALEZ GEORGE C &
	146	9509 VISTA CIR	KANAPARTHI DASA & GANGURI VASAVI
	147	9511 VISTA CIR	BLEVINS THOMAS S &
	148	9513 VISTA CIR	HUANG POTSANG &
	149	9515 VISTA CIR	FAMKAR YVONNE &
	150	9310 VISTA CIR	KANNEGANTI RAMESH &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	9312 VISTA CIR	LNU RAKESH KUMAR
	152	9314 VISTA CIR	JUAREZ HENRY
	153	9316 VISTA CIR	BRYANT JANA STARNES &
X	154	9318 VISTA CIR	APPEL ROY D & JANELL V
	155	9320 VISTA CIR	MERCHANT ZUBEDA
	156	1442 RANCH HILL DR	JAGGAVARAPU BHARGAVI NOMITHA &
	157	1438 RANCH HILL DR	PHILLIPS LINDA G
	158	1434 RANCH HILL DR	GOVINDASAMY RAMAMOORTHY &
	159	1430 RANCH HILL DR	BHARGAVA AKASH & ABHINANDINI
	160	1426 RANCH HILL DR	RAMADURAI GNANASUDAR
	161	1422 RANCH HILL DR	RAO SRIVIDYA
	162	1419 RANCH HILL DR	OLIVARES JULIAN J & NANCY D
	163	1423 RANCH HILL DR	CONOVER YUNG
	164	1427 RANCH HILL DR	SUSANTIO RUDY & KAREN
	165	1431 RANCH HILL DR	ISLAMRAJA MAZHAR &
	166	1435 RANCH HILL DR	IDICHANDY THOMAS &
	167	1439 RANCH HILL DR	HA JUNG N
	168	1430 SANTA FE TRL	COOPER CHRISTINE R &
	169	1426 SANTA FE TRL	GUNNABATHULA SASTRY
	170	1422 SANTA FE TRL	GOYAL VISHNU
	171	1418 SANTA FE TRL	KUMAR AJAI &
	172	1414 SANTA FE TRL	RAJENDREN NAVANEETHA K B
	173	1409 SANTA FE TRL	KADIRI MARUTHI SIVA & SAVITHRI MAMILLA
	174	1415 SANTA FE TRL	SEVIERI SUE DARLA
	175	1419 SANTA FE TRL	SARKAR AMLAN &
	176	1423 SANTA FE TRL	NEIDINGER LISA
	177	1427 SANTA FE TRL	BIRMINGHAM MICHAEL J & DIANA
	178	1420 VALLEY TRL	KUMSIRAVINDER JAYATHIRTH & POOJA KUMSI
	179	1416 VALLEY TRL	SARATHY ASHOK & ANURADHA
	180	1412 VALLEY TRL	LIM CHAE W &
	181	1408 VALLEY TRL	PULUGURTA RATNAKAR &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1404 VALLEY TRL	KIM HEUNG NAM & YUN JUNG
	183	1401 VALLEY TRL	VIYANI ELIZA EUCHARISTA JOSEPH R M &
X	184	1405 VALLEY TRL	LAWRENCE ISABEL
	185	1409 VALLEY TRL	HOPEWELL DUNCAN S &
	186	1415 VALLEY TRL	NAKTODE PURUSHOTTAM
	187	1419 VALLEY TRL	CLEMENS KATHLEEN GREGSON
	188	9430 VISTA CIR	HU QUANQING &
	189	9432 VISTA CIR	GIBBS PHILLIP LYNN
	190	9434 VISTA CIR	MORRIS JOHN D & DALTA J MORRIS
	191	9436 VISTA CIR	FULTZ A HOWARD & DONNA J
	192	9438 VISTA CIR	SHARMA ANURADHA &
	193	9440 VISTA CIR	DARISIPUDI SUBBARAYUDU & ANURADHA
	194	1418 MEADOW DR	CHEN EARNEST &
	195	1412 MEADOW DR	HAIDER SALEHA &
X	196	1406 MEADOW DR	KIM DAVID K & SOOK CHIN
	197	1400 MEADOW DR	ALAM PARWAIZ & SALEHA HAIDER
	198	1401 LEDBETTER CT	PANTA BASANTA & SANDHYA
	199	1405 LEDBETTER CT	CHEN HONG & CHAO LI
	200	1404 LEDBETTER CT	RAVAL ANAND G & RANNA A
	201	1400 LEDBETTER CT	SURIADINATA SANY
	202	1401 MEADOW DR	DUNN CYNTHIA B
	203	1405 MEADOW DR	LEE SONNY &
	204	1409 MEADOW DR	CHOI JONG HYUNG
	205	1417 MEADOW DR	HIRTH JOHN C & SARA
	206	1421 MEADOW DR	ALAM MEER MAHFUZUL & HAFIZA
	207	9506 VISTA CIR	MUBEEN MOHAMMED A & SHAFaq AFROZE
	208	9508 VISTA CIR	VICENS MIGUEL &
	209	9510 VISTA CIR	KUMAMARU ATUSHI & AYA
	210	9512 VISTA CIR	MUKKOTIPURAM RAMACHARYULU S
	211	9514 VISTA CIR	CLARK GREGORY W &
	212	9516 VISTA CIR	PRAKASH ARPAN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	9239 JASMINE LN	ELLAPULLI GANESH SUBRAMANIAM
	214	9235 JASMINE LN	MENG QIANG
	215	9231 JASMINE LN	ABHISHEK ALLAUKIK & SAXENA SWATI
	216	9227 JASMINE LN	BANSAL RAJAN &
	217	9223 JASMINE LN	FRAZIER JOHN A JR
	218	9219 JASMINE LN	MURKOTH JEEVAN CHODAPARAMBIL &
	219	9215 JASMINE LN	BOROYEVICH MILOSH
	220	9207 JASMINE LN	JAIN VINOD KUMAR
	221	9203 JASMINE LN	ESPINOZA HERLINDA G &
	222	9137 JASMINE LN	DEMBUGA DEVIPRASAD &
	223	9135 JASMINE LN	JOSEPH LEENA
	224	9131 JASMINE LN	Taxpayer at
	225	9127 JASMINE LN	BAWEJA ATMA S &
	226	9123 JASMINE LN	SUBRAMANIAN GOKUL &
	227	9119 JASMINE LN	PATEL KALPANA & MANISH KUMAR
	228	9115 JASMINE LN	MANKAL VINAYAK
	229	9109 JASMINE LN	PENTRALA RAJANI &
	230	9105 JASMINE LN	GOETZE JOSEPH J & JAMI O
	231	9057 JASMINE LN	GARCIA ALVIN V & SALLY
	232	9053 JASMINE LN	MATHEW REENA M & BINO T
	233	9049 JASMINE LN	VAN HO THANG &
	234	9045 JASMINE LN	RUDRANGI PRAGATHI & SATEESH
	235	9041 JASMINE LN	BOLLINENI SRINIVAS &
	236	9037 JASMINE LN	RAGURAMAN RAMANATHAN &
	237	9033 JASMINE LN	CORONADO EMILIO
	238	9027 JASMINE LN	NAG DEB KUMAR &
	239	9023 JASMINE LN	METTA SYAM B &
	240	9019 JASMINE LN	DABAWALA MURTAZA & TASNEEM
	241	9015 JASMINE LN	RAJAPPA SURESH &
	242	9011 JASMINE LN	NAGULAPALLI ESWARA PRASAD &
	243	9009 JASMINE LN	CHANDA ASHOK G &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	9005 JASMINE LN	PATHAK FALGUNI J
	245	9107 COTONEASTER CT	SHAIKH SANA
	246	9112 OLEANDER WAY	ALLURI SATISH
	247	9116 OLEANDER WAY	SHARYALA GANGADHAR
	248	9124 OLEANDER WAY	NAQVI RAHUL &
	249	9133 OLEANDER WAY	MAESHIMA YOSHI &
	250	9129 OLEANDER WAY	RAMAKRISHNAN RANGARAJAN &
	251	9125 OLEANDER WAY	Taxpayer at
	252	9117 OLEANDER WAY	VELPUCHARLA DHATRI P
	253	9111 OLEANDER WAY	VASIREDDY SREEDHAR &
	254	9122 JASMINE LN	BLODGETT ALLAN &
	255	9126 JASMINE LN	DO LAM & CHRISTINE
	256	9130 JASMINE LN	SRIVASTAVA SATYENDRA KUMAR
	257	9134 JASMINE LN	DURHAM MELANIE MILLER &
	258	9218 JASMINE LN	TYAGI RAHUL & MANJIT KAUR
	259	9222 JASMINE LN	VANKAYALA ANITA PRIYA &
	260	9226 JASMINE LN	LINGAMNENI SANDEEP &
	261	9230 JASMINE LN	THOTAKURA SRIDHAR
	262	1460 GARDENIA ST	DUDHYALA MALLESHWAR &
	263	1456 GARDENIA ST	BAKWAD ANAND
	264	1452 GARDENIA ST	TODI SANJAY
	265	1448 GARDENIA ST	PENTYALA JHANSI
	266	1444 GARDENIA ST	CHENNUPATI SUBBA RAO &
	267	1440 GARDENIA ST	BHAKTA VIMAL & HETAL
	268	1436 GARDENIA ST	ABERCROMBIE KENT D & CORTNIE C
	269	9010 JASMINE LN	MATHEW REJI & SUSAN
	270	9016 JASMINE LN	THYAGARAJAN VENKATESH &
	271	9020 JASMINE LN	RAMAKRISHNAN SUBRAMANIAN
	272	9048 GUAVA CT	GORE HEMANT &
	273	9052 GUAVA CT	VASHISHTA NITISH &
	274	9051 GUAVA CT	BASINSKI WILLIAM V &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	9047 GUAVA CT	RAODEE REVOCABLE LIVING TRUST THE
	276	9038 JASMINE LN	RANGANATHAN VIJAY &
	277	9042 JASMINE LN	VARGHESE GEORGE &
	278	9046 JASMINE LN	POTTOORE STEPHEN JOSEPH &
	279	9050 JASMINE LN	CHACKO RAKESH
	280	9054 JASMINE LN	JOSEPH DEEPA S
	281	9100 JASMINE LN	DHARKAR AMIT
	282	8719 LAUREL CANYON RD	POSANPALLI RAJA REDDY & PREMSHREE
	283	8723 LAUREL CANYON RD	VELAYUDHAN SHIBU &
	284	8727 LAUREL CANYON RD	KUMAR UDHAY N & KIRTHI R
	285	8731 LAUREL CANYON RD	HAQ FARIDA
	286	8735 LAUREL CANYON RD	KANTAMSETTY SRIDHAR &
	287	8739 LAUREL CANYON RD	ELLIS KRISTEN R CRAWFORD & WILLIAM
	288	2043 LOMA ALTA DR	Taxpayer at
	289	2035 LOMA ALTA DR	PATEL HERSH
	290	2031 LOMA ALTA DR	JOHN ANIL P & MEENU
	291	2027 LOMA ALTA DR	MADAVARAPU RAVI K
	292	2023 LOMA ALTA DR	BUI THOMAS T & MARY HUE
	293	2019 LOMA ALTA DR	CHOI MINSEOK &
	294	2015 LOMA ALTA DR	MOTIWALA ADIB
	295	2009 LOMA ALTA DR	PATEL SHREYASH & ARPITA
	296	2005 LOMA ALTA DR	RANGANATHAN VIDHYALAKSHMI
	297	2001 LOMA ALTA DR	JAYASWAL KEYUR N & SUNITA K JAISWAL
	298	22 LOMA ALTA DR	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
	299	8740 LAUREL CANYON RD	SANDHU KULJINDER S
	300	8736 LAUREL CANYON RD	KATANGURU SANJAY & RAJANI BEERAM
	301	8732 LAUREL CANYON RD	HOSSAIN AYM MOKBUL &
	302	8728 LAUREL CANYON RD	OSIFEKUN JIDE O & DIONNE WALKER
	303	8724 LAUREL CANYON RD	MATHEW JOSEPH &
	304	8719 LINDENWOOD LN	BHATT ANAND D & PURVI
	305	8723 LINDENWOOD LN	DESAI SAMIR S & SONAL S

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	8727 LINDENWOOD LN	NAGIREDDY DARAGE & ANITHA
	307	8731 LINDENWOOD LN	VYAS YOGESH & CHITRA
	308	8736 LINDENWOOD LN	KADAR SHAIKH A & SHARMEEN
	309	8732 LINDENWOOD LN	PATEL VIMAL A & HIRAL V
	310	8728 LINDENWOOD LN	DUONG KELVIN & IRIS W
	311	8724 LINDENWOOD LN	Taxpayer at
	312	8720 LINDENWOOD LN	MATHEW PUTHENPURACKAL &
	313	8719 LOHR VALLEY RD	KRISHNA HEMALATHA
	314	8723 LOHR VALLEY RD	SAWANT YOGESH S & SHOURYA
	315	8727 LOHR VALLEY RD	NARANI RAMESH &
	316	8731 LOHR VALLEY RD	CHITTIMALLA RAGHU P &
	317	8735 LOHR VALLEY RD	KALAVAGUNTA RAVI &
	318	8740 LOHR VALLEY RD	VAIDYA DARPAN
	319	8744 LOHR VALLEY RD	TAYLOR SHARON
	320	3 LOHR VALLEY RD	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
	321	8726 LOHR VALLEY RD	MALIK AKRAM M
	322	8730 LOHR VALLEY RD	ANDERSON VIOLET M
	323	8734 LOHR VALLEY RD	IGNACIO OFELIA & STANLEY
	324	8727 LOST CANYON RD	THAMARAN LINEESH
	325	8723 LOST CANYON RD	PHATAK AMOL
	326	8719 LOST CANYON RD	SAVULGAY ANAND &
	327	8715 LOST CANYON RD	MARAMRAJU SRINIVASRAO
	328	8711 LOST CANYON RD	MOGILI PRASAD &
	329	8707 LOST CANYON RD	ANAND SUMIT & PUJA
	330	8703 LOST CANYON RD	RAMALINGAM VINOD
	331	25 RANCH TRL	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
	332	2255 LONGVIEW RD	DUONG DUNG LE PHUONG &
	333	2251 LONGVIEW RD	NERELLA ARVINDA S &
	334	2247 LONGVIEW RD	VARDHINENI SRINIVASA &
	335	2243 LONGVIEW RD	WON CARY
	336	2239 LONGVIEW RD	PATEL JAYESH

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	2235 LONGVIEW RD	PEREIRA MELCHIADES
	338	2231 LONGVIEW RD	PATEL NILAM & RAGINI
	339	2227 LONGVIEW RD	DAKSHINAMURTHY RAVI & SWAMA RAVIKUMAR
	340	2223 LONGVIEW RD	VARANASI SOMANATH
	341	2219 LONGVIEW RD	WAHID MUHAMMAD
	342	2215 LONGVIEW RD	MISHRA SANJEEV & REKHA
	343	2211 LONGVIEW RD	THIRUGNANA MURUGAPPAN &
	344	2207 LONGVIEW RD	Taxpayer at
	345	2203 LONGVIEW RD	Taxpayer at
	346	8728 LANDOVER PL	SINGIRIKONDA VAMSHI KRISHNA & SMITA
	347	8724 LANDOVER PL	LALAPET RAGHAVAN & ARCHANA
	348	8724 LANDOVER PL	LALAPET RAGHAVAN &
	349	8720 LANDOVER PL	UPPU VINODBABU &
	350	8716 LANDOVER PL	VENGATTERY SANTHOSH
	351	8712 LANDOVER PL	MIYAPURAM SUBBARAO & DEEPTHI
	352	8708 LANDOVER PL	HATLE SHRIPRAKASH B
	353	22 OLYMPUS BLVD	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
	354	2254 LONGVIEW RD	VOJJALA RAGHUVEER & PRIYADARSHINI RENIGUNTA
	355	2250 LONGVIEW RD	MANTAN MUKESH &
	356	2246 LONGVIEW RD	GAIKWAD SUDHAKAR
	357	2242 LONGVIEW RD	ASHAR SEEMA & SAMIR
	358	2238 LONGVIEW RD	BANTHIA ASHISH & DEEPA
	359	2234 LONGVIEW RD	Taxpayer at
	360	2230 LONGVIEW RD	Taxpayer at
	361	2226 LONGVIEW RD	PARTHASARATHI & SIRISHA DESAI &
	362	2222 LONGVIEW RD	YADAV CHETAN &
	363	2218 LONGVIEW RD	ARAIN AHMAD & AFIA ISLAM
	364	2214 LONGVIEW RD	TALAGADADEEVI SURESH KUMAR &
	365	2210 LONGVIEW RD	PALAVALA BABU & VIJAYALAKSHMI B VUYYURU
	366	2215 LEGACY TRL	EPIE KAMIL A JAMES & SUKI C
	367	2219 LEGACY TRL	GUMMADAVELLI HARSHA VARDHAN &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	2223 LEGACY TRL	SINGHAL MANISH & GEETA
	369	2227 LEGACY TRL	UNNI DEEPA & GIRISH RAMACHANDRAN
	370	2231 LEGACY TRL	BANERJEE ADITI & KRAM MARTIN
	371	2247 LEGACY TRL	LAHOTI RAJESH K &
	372	2251 LEGACY TRL	PINNAMANENI SIRISHA &
	373	2255 LEGACY TRL	PATEL SHAILESH R & SMITA S
	374	42 LANTANA LN	EMERALD VALLEY VILLAS HOMEOWNERS ASSN INC
	375	1947 LONGMEADOW HILL DR	EADULA SANDEEP REDDY &
	376	1943 LONGMEADOW HILL DR	PATEL KINNARY B &
	377	1939 LONGMEADOW HILL DR	LOPEZ URSULA PATRICIA DIAZ
	378	1935 LONGMEADOW HILL DR	JOHNSON RODNEY V JR &
	379	1931 LONGMEADOW HILL DR	NARAYANA PRAVEEN
	380	1927 LONGMEADOW HILL DR	SHAH AMAR
	381	1923 LONGMEADOW HILL DR	MOSES JAN J
	382	1919 LONGMEADOW HILL DR	CABRERA MARA JOSEPHINE &
	383	1959 LONGMEADOW HILL DR	USMAN FAIEZ & MARIUM HAQ
	384	1955 LONGMEADOW HILL DR	SIHOTA ONKAR & DEEPTI &
	385	1951 LONGMEADOW HILL DR	KARIM KAMRUDDIN HASHIM & ZAIBUNESSA
	386	1962 LOMA ALTA DR	PARAMESWARAN SAMPATHKUMAR &
	387	1958 LOMA ALTA DR	SIVASANKAR JAYARADHA & RAVI RASAPPAN
	388	1954 LOMA ALTA DR	Taxpayer at
	389	1950 LOMA ALTA DR	SUTANTRI INDRAWAN J
	390	1946 LOMA ALTA DR	MUGALA SATISH KUMAR &
	391	1942 LOMA ALTA DR	AJANI ANWAR
	392	1938 LOMA ALTA DR	ISIADINSO BONITA
	393	1934 LOMA ALTA DR	MALIK RITU
	394	1930 LOMA ALTA DR	BUKKA SHYAM
	395	1926 LOMA ALTA DR	HAWTON KIMBERLY
	396	1922 LOMA ALTA DR	AGARWAL VIVEK & VANDANA
	397	1918 LOMA ALTA DR	BODDU ROSAIAH & MANASA SIRGIRI
	398	1914 LOMA ALTA DR	COPPOM KEVIN J

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	399	1910 LOMA ALTA DR	TARA AMAN &
	400	1906 LOMA ALTA DR	LINN BRIAN THOMAS
	401	1902 LOMA ALTA DR	SHAH PANKAJLAL S &
	402	1931 LOMA LINDA DR	Taxpayer at
	403	1935 LOMA LINDA DR	MORAR PRAKASH & BHAWNA
	404	1939 LOMA LINDA DR	WU BIHSIA PATRICIA
	405	1943 LOMA LINDA DR	PATEL AGAM K
	406	1947 LOMA LINDA DR	Taxpayer at
	407	1951 LOMA LINDA DR	RODRIGUEZ JULIAN M &
	408	1955 LOMA LINDA DR	POPLI ANSHUL
	409	1959 LOMA LINDA DR	Taxpayer at
	410	1963 LOMA LINDA DR	SAYA SAUD Y
	411	8776 IRON HORSE DR	VEERLA KANAKA DEEPTI &
	412	8772 IRON HORSE DR	HRNCIR TAYLOR L
	413	8768 IRON HORSE DR	KHALIL MUHAMMAD S &
	414	8764 IRON HORSE DR	AGARWAL AKSHAY KUMAR
	415	8760 IRON HORSE DR	CHOI SORA
	416	8756 IRON HORSE DR	VISWANATHAN RAMESH BABU DHURVAS &
O	417	8752 IRON HORSE DR	RHA SUN A
	418	8748 IRON HORSE DR	BAKSH YASMIN E
	419	8744 IRON HORSE DR	CHINTAM BHOOMANNA
	420	8740 IRON HORSE DR	KOBUSZEWSKI DENISE E
	421	8732 IRON HORSE DR	SONG JOHN J
	422	8728 IRON HORSE DR	KUMAR MANOJ
	423	2443 NEWCASTLE BND	RIZVI SAYEED HASAN & SAMIN ISLAM
	424	2439 NEWCASTLE BND	SHIVASHANKAR HARSHA &
	425	2435 NEWCASTLE BND	GEORGE MANJU & DIAS KURIAN
	426	2431 NEWCASTLE BND	SHAH MITULKUMAR K & BIJAL M
	427	2427 NEWCASTLE BND	DANDU RAJU & LAKSHMI
	428	2423 NEWCASTLE BND	VARGHESE SHINEY & VINOJ M THOMAS
	429	2419 NEWCASTLE BND	KAMTAM RAVINDRA L &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	430	2415 NEWCASTLE BND	RAJPUT DHRUV
	431	2409 NEWCASTLE BND	BOPANA SRINIVAS
	432	2405 NEWCASTLE BND	ARUMALLA PRADEEP
	433	2401 NEWCASTLE BND	KUMAR ARUN & PUSHPA
	434	8722 NEWCASTLE BND	MOHITE MAHESH & CHANDANA M
	435	8718 NEWCASTLE BND	GEORGE JOHNSON S &
	436	8714 NEWCASTLE BND	RAMANATHAN KANNAN C
	437	8710 NEWCASTLE BND	KOKALA NARENDER & MADHAVI
	438	8620 NEWCASTLE BND	JAGTAP AJIT P
	439	1 RANCH TRAIL RD	VILLAS AT EMERALD PARK HOMEOWNERS ASSN
	440	2446 NEWCASTLE BND	GURRAM SURESH NAGA V & SRILEKHA DAITA
	441	2442 NEWCASTLE BND	WONG KA LEUNG &
	442	2438 NEWCASTLE BND	KODALI KRISHNA C
	443	2434 NEWCASTLE BND	YOHANNAN AJIT &
	444	2430 NEWCASTLE BND	BRAHMA ANURADHA
	445	2426 NEWCASTLE BND	GABRI CHETAN ANAND L & SREELATHA GUTHALA
	446	2422 NEWCASTLE BND	PATEL RAVISHANKER & JAYASREE
	447	8715 NEWCASTLE BND	RAMAMOORTHY MURALIDHARAN &
	448	8711 NEWCASTLE BND	BUYANAPRAGADA SRINIVASA R & RADHIKA
	449	8707 NEWCASTLE BND	SONI VIRENDRAKUMAR B & ALKABEN
	450	8621 NEWCASTLE BND	PALAKALA AMARNATH & ROJARANI NAKKA
	451	2419 LISMORE LN	SIVAPRAKASAM UMASANKARAN
	452	2423 LISMORE LN	RAY SANGITA &
	453	2427 LISMORE LN	JALORI MOHIT
	454	2431 LISMORE LN	BALASUBRAMANIAN GANESAN &
	455	2435 LISMORE LN	AGIWAL ANAND &
	456	2439 LISMORE LN	KHATRI GAURAV & KINNARI P
	457	2443 LISMORE LN	CYRILJOSEPH ELIGIUS VINOTH &
	458	2534 BAILEY CT	SRIKRISHNAN SREENATH &
	459	2530 BAILEY CT	SUBRAHMANYAM SUSARLA &
	460	2526 BAILEY CT	RASTOGI GAURAV

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	461	2522 BAILEY CT	CHANNAVEERAPPA NATARAJU D
	462	2518 BAILEY CT	KATRAGADDA SUDHARANI &
	463	2514 BAILEY CT	Taxpayer at
	464	2510 BAILEY CT	MALLIDI KODANDA R &
	465	2506 BAILEY CT	BOINDALA DEVA & SARITHA
	466	2502 BAILEY CT	VERMA RAM S & ANJU
	467	2501 TURNBERRY CT	FAROOQ MOHAMMAD A &
	468	2505 TURNBERRY CT	VIJAYRAGHAVAN ARUN &
	469	2509 TURNBERRY CT	VENUGOPALAN VINODH
	470	2515 TURNBERRY CT	LARI MOHAMMAD
	471	2519 TURNBERRY CT	YADAVALLI NATARAJ & MADHAVI
	472	2523 TURNBERRY CT	SHAH HITEN J & RACHANA K
	473	2527 TURNBERRY CT	MAHAJAN ASHISH
	474	2531 TURNBERRY CT	TATIPAMULA VIDYADHAR & SREERAMA
	475	2535 TURNBERRY CT	KAMBHAM VIJAY SIMHA REDDY &
	476	2539 TURNBERRY CT	PARNAPALLI UMAMAHESWARA & VANI
	477	2543 TURNBERRY CT	KATTA SRIDEVI
	478	2551 TURNBERRY CT	AKASAPU LAKSHMANA RAO
	479	2555 TURNBERRY CT	QUADRI SYED GHULAM ARIF
	480	2559 TURNBERRY CT	HARINARTHINI SIRISHA
	481	2563 TURNBERRY CT	HITEN PATEL
	482	2560 TURNBERRY CT	SINGH PREM & PARMINDER KAUR
	483	2556 TURNBERRY CT	SANAGALA NAGI SIVA R
	484	2552 TURNBERRY CT	CHITAGI NEELESH
	485	2544 TURNBERRY CT	BALAN MOHANA SUNDAR &
	486	2540 TURNBERRY CT	GHANTA SRINIVASA R & SOUJANYA
	487	2536 TURNBERRY CT	KUMAR EESHA & RENUKA
	488	2532 TURNBERRY CT	PAULRAJ SELVAKUMAR
	489	2000 HACKBERRY RD	IRVING CITY OF
	490	8800 RANCHVIEW DR	IRVING CITY OF
	491	6 N MACARTHUR BLVD	TEXAS UTILITIES ELEC CO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	492	413 E BELT LINE RD	SHAMS REAL ESTATE PTRS
	493	1600 S BELTLINE RD	IRVING HOSPITAL AUTHORITY
	494	8701 CYPRESS WATERS BLVD	Taxpayer at
	495	8704 CYPRESS WATERS BLVD	Taxpayer at