

FILE NUMBER: Z-25-000100 **DATE FILED:** July 29, 2025

LOCATION: On property bounded by Brentfield Drive, Meadowcreek Drive, La Manga Drive, and Shadybank Road

COUNCIL DISTRICT: 12

SIZE OF REQUEST: Approx. 21.6 acres **CENSUS TRACT:** 48113013619

OWNER: Richardson ISD, Le Estes

APPLICANT: Masterplan Consultants, Karl A. Crawley

REQUEST: An application for an amendment to Planned Development District No. 500

SUMMARY: The purpose of the request is to amend the development plan and the landscaping provisions to allow the continued use of the site as a public school.

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

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

PLANNED DEVELOPMENT DISTRICT 500

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=500>

BACKGROUND INFORMATION:

- The area of request is currently developed with a one-story public-school building erected in 1981 according to Dallas County Appraisal District records.
- The applicant is proposing to demolish the existing building and develop the land with a new school building that will require a change to the existing Development Plan.
- Therefore, the request is to amend the development plan and the landscaping provisions to allow the continued use of the site as a public school.

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Brentfield Drive	Local Street	60 ft.
Meadowcreek Drive	Local Street	64 ft.
La Manga Drive	Local Street	60 ft.
Shadybank Road	Local Street	60 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements.

During the PM pick-up period when queues are expected to be longer it may be necessary to circulate the vehicles through the parking lot. During the AM drop-off there is not expected to be a queuing issues and the vehicles can circulate around the perimeter of the parking lot without winding through it. However, the school will monitor the queueing and if the morning queue exceeds the capacity, they can use the cones to provide the maximum queue length by snaking through the parking lot.

Transit Access:

The following transit services are located within ½ mile of the site:
None

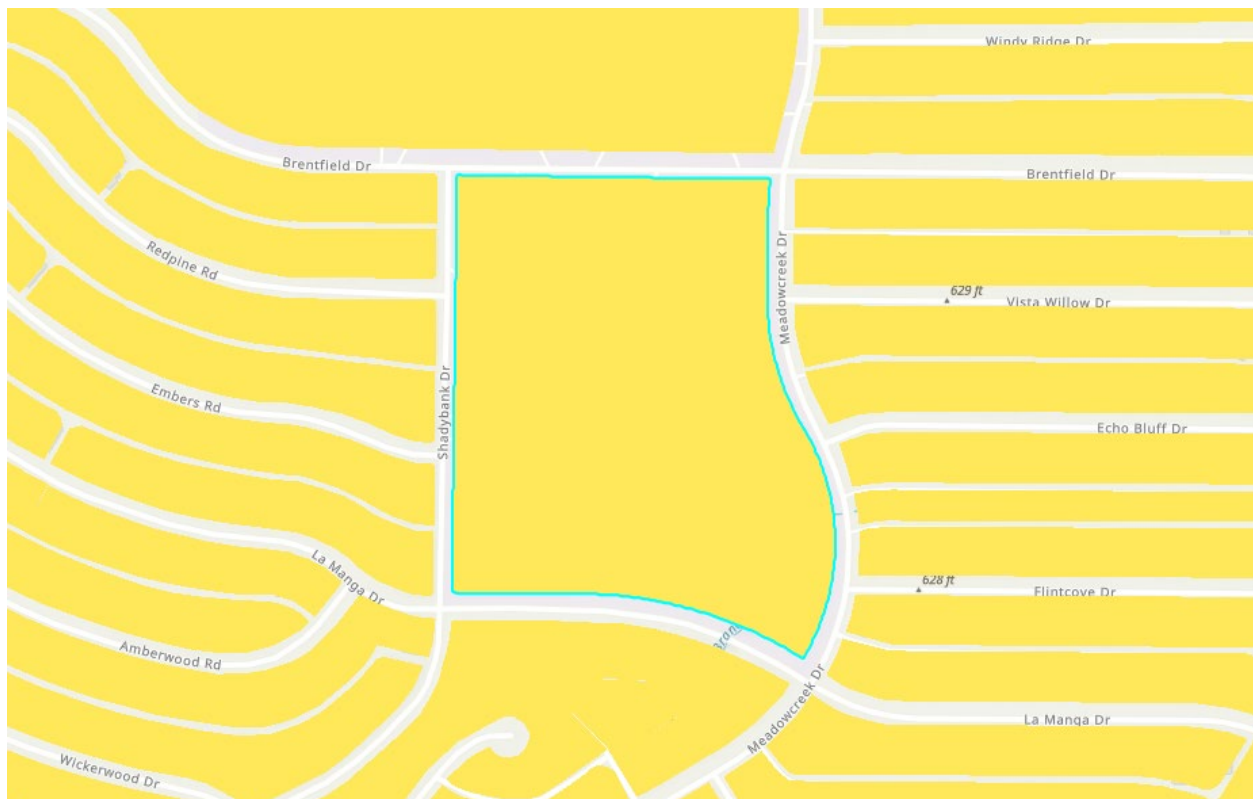
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Community Residential



This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and

community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

The applicant's request is **consistent** with the characteristics of the Community Residential placetype.

Land Use:

	Zoning	Land Use
Site	Planned Development 500	Public school
North	Planned Development 1056	Public school
East	R-7.5(A) District	Single family
South	R-7.5(A) District	Single family
East	R-7.5(A) District	Single family

Land Use Compatibility:

The area of request is developed with an approximately 113,000 square foot one-story public school building, tennis courts, and track and field. The property is zoned Planned Development District 500, which was established on February 11, 1998. The site is surrounded by single family in all directions. The property to the north is developed with a public school.

The applicant is proposing to demolish the existing building and build a 201,214 square foot public school building on the northwest corner of the property. A section of the building along Brentfield Drive is proposed to be 3 stories at approximately 55 ft. in height.

Staff considers the requested amendments to be compatible with the surrounding area because compliance with the proposed conditions, development plan, and a traffic management plan requiring periodic updates will ensure the operation continues to have optimal efficiency into the future. Staff supports the request because it will allow the school to operate in a manner that will not be a detriment to the adjacent properties.

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements of Article X, as amended. The applicant is proposing to remove the landscaping plan exhibit requirement, but will comply with Article X.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for all school types and levels except senior high school is 0 parking spaces.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 currently within an “B” MVA area.

List of Officers

RICHARDSON INDEPENDENT SCHOOL DISTRICT

Board of Trustees

Chris Poteet, President
Eric Eager, Vice President
Rachel McGowan, Secretary
Megan Timme
Vanessa Pacheco
Debbie Renteria
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Dr. Matthew Gibbins, Assistant Superintendent
Sandra Hayes, Assistant Superintendent
David Pate, Assistant Superintendent
Henry Hall, Assistant Superintendent
Leticia D. McGowan, General Counsel
Dr. Melissa Heller, Assistant Superintendent
Le Estes, Executive Director of Facilities

CPC Action
February 19, 2026

Original Motion: It was moved to recommend **approval** of an amendment to Planned Development District 500, subject to alternate development plan, traffic management plan, and amended conditions with the following changes: (1) the development plan must show changes to the sidewalk requirements; and (2) in section 500.110.2., subsection (b), the deletion of the “Pedestrian amenities”, on property bounded by Brentfield Drive, Meadowcreek Drive, La Manga Drive, and Shadybank Road.

Maker: Coffman
Second: Kocks

Amended Motion: It was moved to recommend **approval** of an amendment to Planned Development District 500, subject to alternate development plan, traffic management plan, and amended conditions with the following changes: (1) the development plan must show changes to the sidewalk requirements; and (2) in section 500.110.2., subsection (b), “Pedestrian amenities”, the school district consider and implement at least four sets of the three categories, on property bounded by Brentfield Drive, Meadowcreek Drive, La Manga Drive, and Shadybank Road.

Maker: Coffman
Second: Kocks

Note: The Commission recessed for a short break at 1:54 p.m. and reconvened at 2:10 p.m.

Note: Chief Planner, Michael Pepe, recommended the following language in section 500.110.2., subsection (b), “Pedestrian amenities”, to read, “Prior to the issuance of a certificate of occupancy a minimum of four of the following groupings must be provided.”, and leave in place 0.2 and leave in place 0.3.

Secondary Amended Motion: It was moved to recommend **approval** of an amendment to Planned Development District 500, subject to alternate development plan, traffic management plan, and amended conditions with the following changes: (1) the development plan must show changes to the sidewalk requirements; and (2) in section 500.110.2., subsection (b), “Pedestrian amenities”, to read, “Prior to the issuance of a certificate of occupancy, a minimum of four of the following groupings must be provided, on property bounded by Brentfield Drive, Meadowcreek Drive, La Manga Drive, and Shadybank Road.

Maker: Coffman
Second: Kocks
Result: Carried: 13 to 0

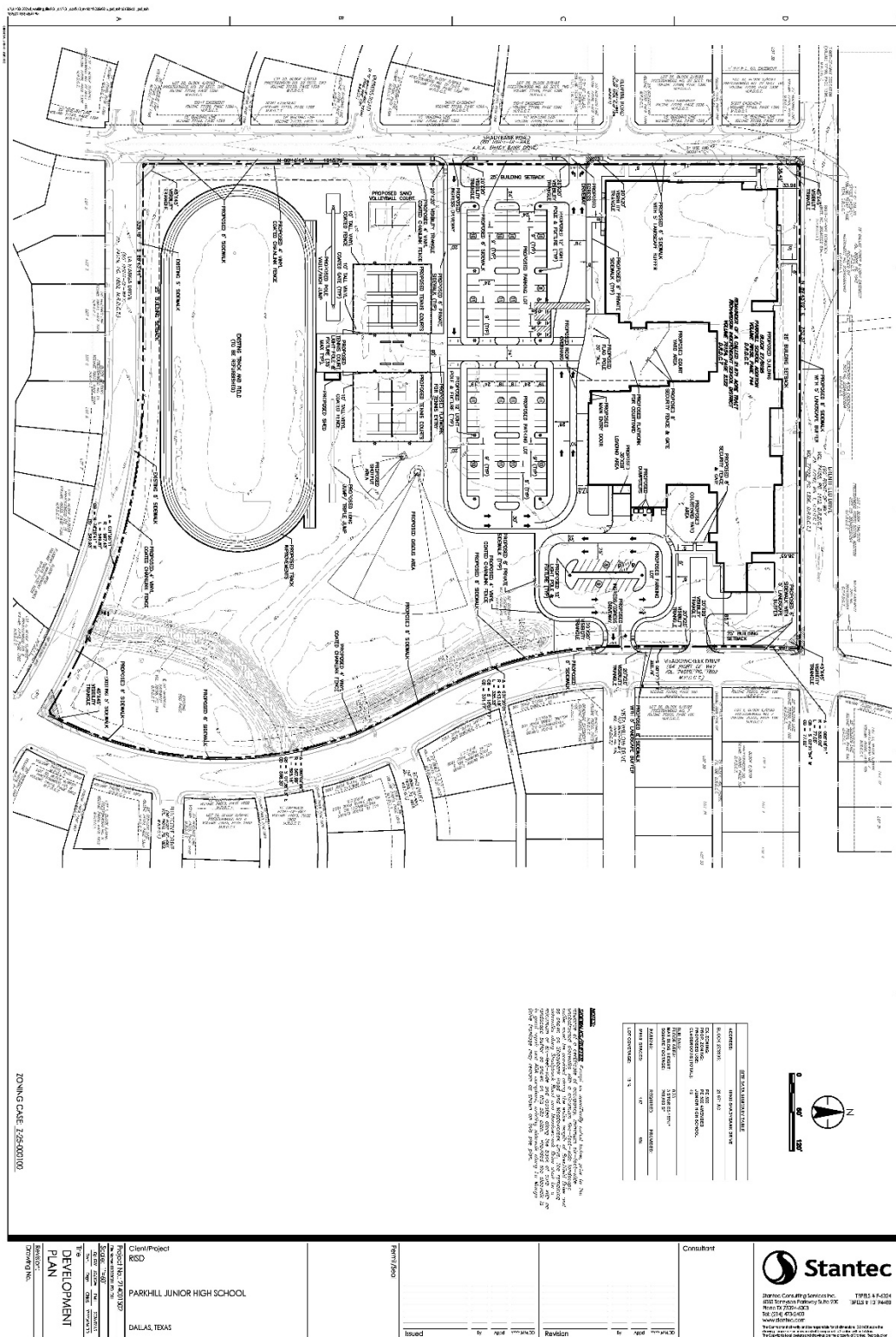
For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Forsyth, Koonce
Vacancy: 0

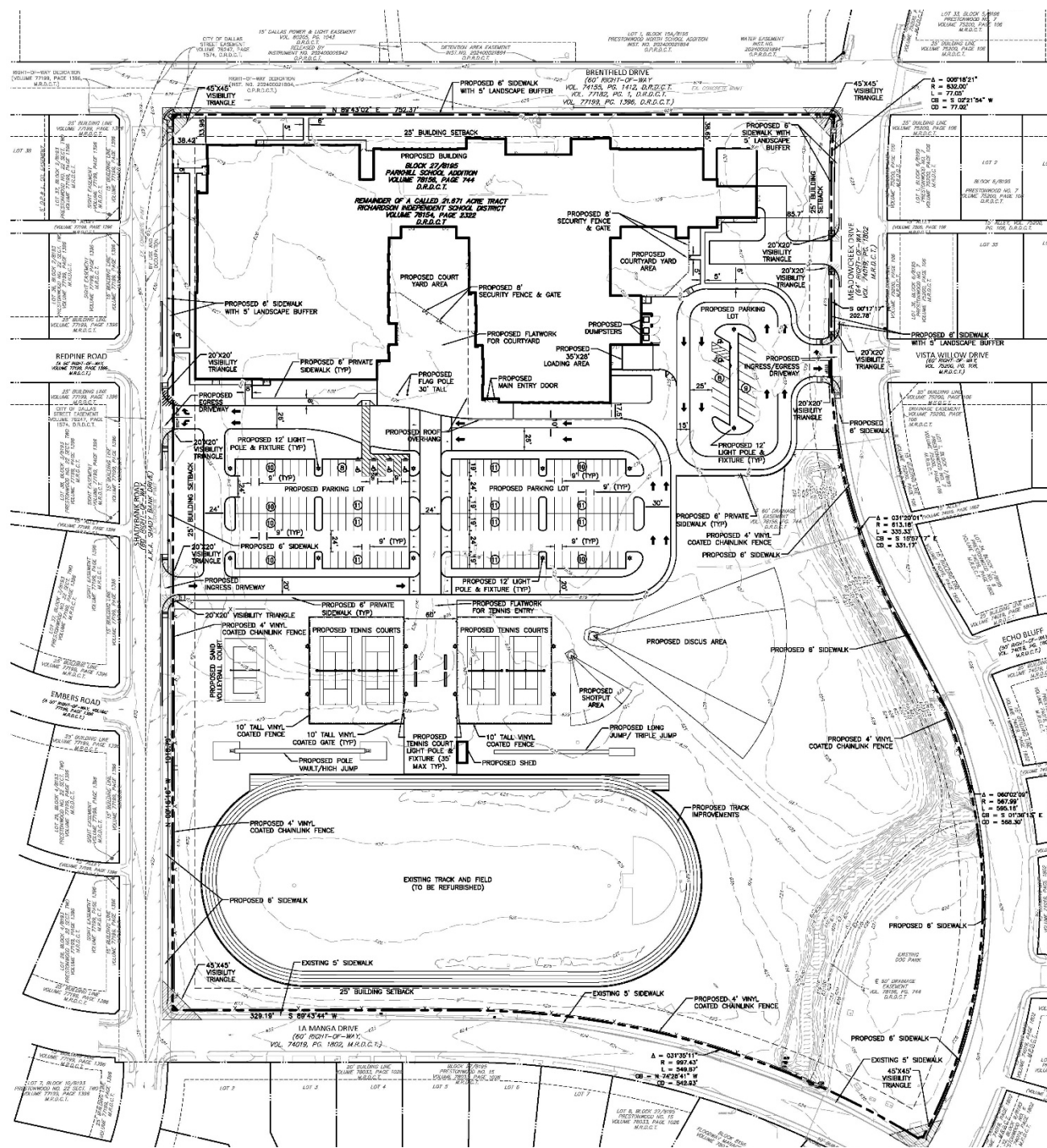
Notices:	Area: 500	Mailed: 190
Replies:	For: 4	Against: 3

Speakers: For: Karl Crawley, 3333 Welborn St., Dallas, TX, 75219
Against: None

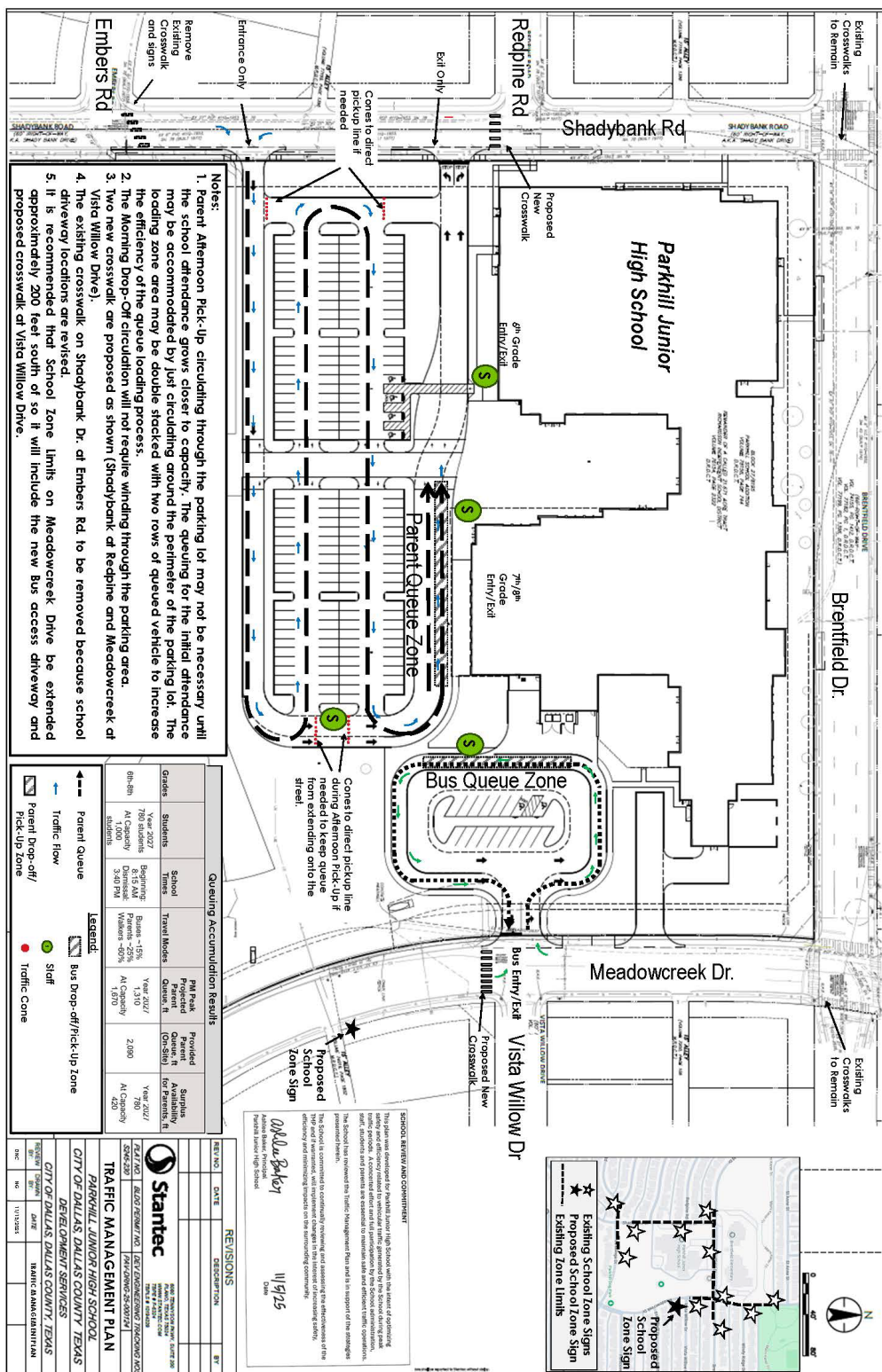
Proposed Development Plan



Proposed Development Plan (Enlarged)



Proposed Traffic Management Plan



Proposed Amended PD Conditions

ARTICLE

500.

PD 500.

SEC. 51P-500.101. LEGISLATIVE HISTORY.

PD 500 was established by Ordinance No. 23437, passed by the Dallas City Council on February 11, 1998. Ordinance No. 23437 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23437; 26042)

SEC. 51P-500.102. PROPERTY LOCATION AND SIZE.

PD 500 is established on property generally bounded by Brentfield Drive, Meadowcreek Drive, La Manga Drive, and Shadybank Road. The size of PD 500 is approximately 19.9 acres. (Ord. Nos. 23437; 26042)

SEC. 51P-500.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 23437; 26042)

SEC. 51P-500.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 500A: development plan.

SEC. 51P-500.104. DEVELOPMENT AND LANDSCAPE PLAN.

(a) For a public school use other than an open enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 500A). If there is [In the event of] a conflict between the text [provisions] of this article and the development plan, the text [provisions] of this article control.

(b) For all other permitted uses, Section 51A-4.702 regarding the submission of and amendment to a development, site, or landscape plan does not apply. (Ord. Nos. 23437; 26042)

SEC. 51P-500.105. MAIN USES PERMITTED.

(a) Except as provided in this section [below], the only main uses permitted ~~[in this district]~~ are those main ~~[all]~~ uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A [the Dallas Development Code]. For example, a use permitted in the R-10(A) Single Family District by specific use permit (SUP) ~~[only]~~ is permitted in this district only [PD] by SUP; ~~a[-A]~~ use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this district [PD], etc.

(b) A public school other than an open enrollment charter school is permitted by right. (Ord. 23437; 26042)

SEC. 51P-500.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted ~~[in this district]~~:

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

(c) The following accessory ~~[In this district, the accessory community center (private)]~~ use is permitted by SUP only;

- Accessory community center (private). (Ord. 23437; 26042)

SEC. 51P-500.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section [Unless otherwise stated], the yard, lot, and space regulations for [of] the R-10(A) Single Family District ~~[contained in Section 51A-4.112(e)(4)]~~ apply ~~[to this district]~~.

(b) Public school other than an open-enrollment charter school.

(1) Front yard. Along Brentfield Drive, Shadybank Road, La Manga Drive, and Meadowcreek Drive, Minimum front yard is 25 feet.

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

(3) Height. Except as provided in this paragraph, maximum structure height is 55 feet, four inches. Maximum height of the flag pole is 30 feet. Maximum height for light standards is 35 feet.

~~(4) Stories. Maximum number of stories is three. For a public school, front, side, and rear yard, floor area ratio, lot coverage, lot size, and story regulations are as shown on the development plan.~~

~~(e) For a public school, maximum structure heights for flag poles, light standards, fences, antennas, and buildings are as shown on the development plan. (Ord. 23437; 26042)~~

SEC. 51P-500.108. OFF-STREET PARKING AND LOADING.

(a) Off-street parking for a public school use must be provided in accordance with the Dallas Development Code, but in no event may there be less than 147 off-street parking spaces which must be provided in the locations shown on the development plan. Off-street parking may be located in the required front yard, as shown on the development plan.

(b) For all other uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally. (Ord. 23437; 26042)

SEC. 51P-500.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 23437; 26042)

SEC. 51P-500.110. LANDSCAPING.

~~(a) [Landscaping for a public school must be provided as shown on the landscape plan (Exhibit 500B).~~

~~(b)]~~ Landscaping [for all other uses] must be provided in accordance with Article X.

~~(b[e])~~ Plant material must be maintained in a healthy, growing condition. (Ord. 23437; 26042)

SEC.51P-500.110.1. FENCES.

~~(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.~~

~~(b)An open fence with a maximum height of six feet may be located in a required yard if all of the following conditions are met. (OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.)~~

~~(1) Gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb.~~

~~(2) The fence complies with the visual obstruction regulations in Section 51A-4.602.~~

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

(4) Maximum height of portions of fences within required front yards is four feet unless a six-foot open fence is approved by the Board of Adjustment for these locations.

SEC.51P-500.110.2.

DESIGN STANDARDS FOR PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL.

(a) Sidewalks/buffer. As shown on the attached development plan, provided the sidewalk is in good repair and ADA compliant, the existing sidewalks along Brentfield Drive, Shadybank Road, La Manga Drive, Meadowcreek Drive frontage may remain as shown on the attached development plan; however, when these sidewalks are repaired or replaced they must be replaced as shown on the development plan.

(b) Pedestrian amenities.

(1) Prior to the issuance of a certificate of occupancy, a minimum of four of the following groupings must be provided at all street frontages:

(A) Bench.

(B) Trash receptacle.

(C) Bicycle rack.

(2) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

(3) Installation of the pedestrian amenities must be completed prior to final inspection on the building permit and prior to the issuance of a certificate of occupancy.

SEC.51P-500.110.3.

TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open enrollment charter school must comply with the attached traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2028, or within six months after students first begin attending classes [in the new addition, or sim language], whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

(2) If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2028, or within six months after students first begin attending classes [in the new addition, or sim language], whichever is later, the director shall notify the city plan commission.

(3) If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1 of each even-numbered year, the director shall notify the city plan commission.

(4) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (i) ingress and egress points;
- (ii) queue lengths;
- (iii) number and location of personnel assisting with loading and unloading of students;
- (iv) drop-off and pick-up locations;
- (v) drop-off and pick-up hours for each grade level;
- (vi) hours for each grade level; and
- (vii) circulation.

(5) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(i) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(6) Amendment process.

(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

(ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P-500.111.

SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII.
(Ord. 23437; 26042)

SEC. 51P-500.112. LIGHTING.

(a) All outdoor lighting must be operational and maintained in accordance with the Dallas Development Code and must be directed away from adjoining properties. (Ord. 23437; 26042)

(b) Light standards may be provided for the tennis courts shown on the development plan and must comply with the following conditions:

(1) The light standards may not be located within a required yard.

(2) Maximum height of the light standards is 35 feet.

(3) Tennis courts lighting may only operate between 6:00 a.m. and 10:00 p.m., Monday through Saturday.

(5) The lighting must meet the International Dark Sky Association standards for community-friendly sports lighting design.

SEC. 51P-500.113. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 23437; 26042)

SEC. 51P-500.114. ~~[PAVING.~~

~~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. (Ord. 23437; 26042)~~

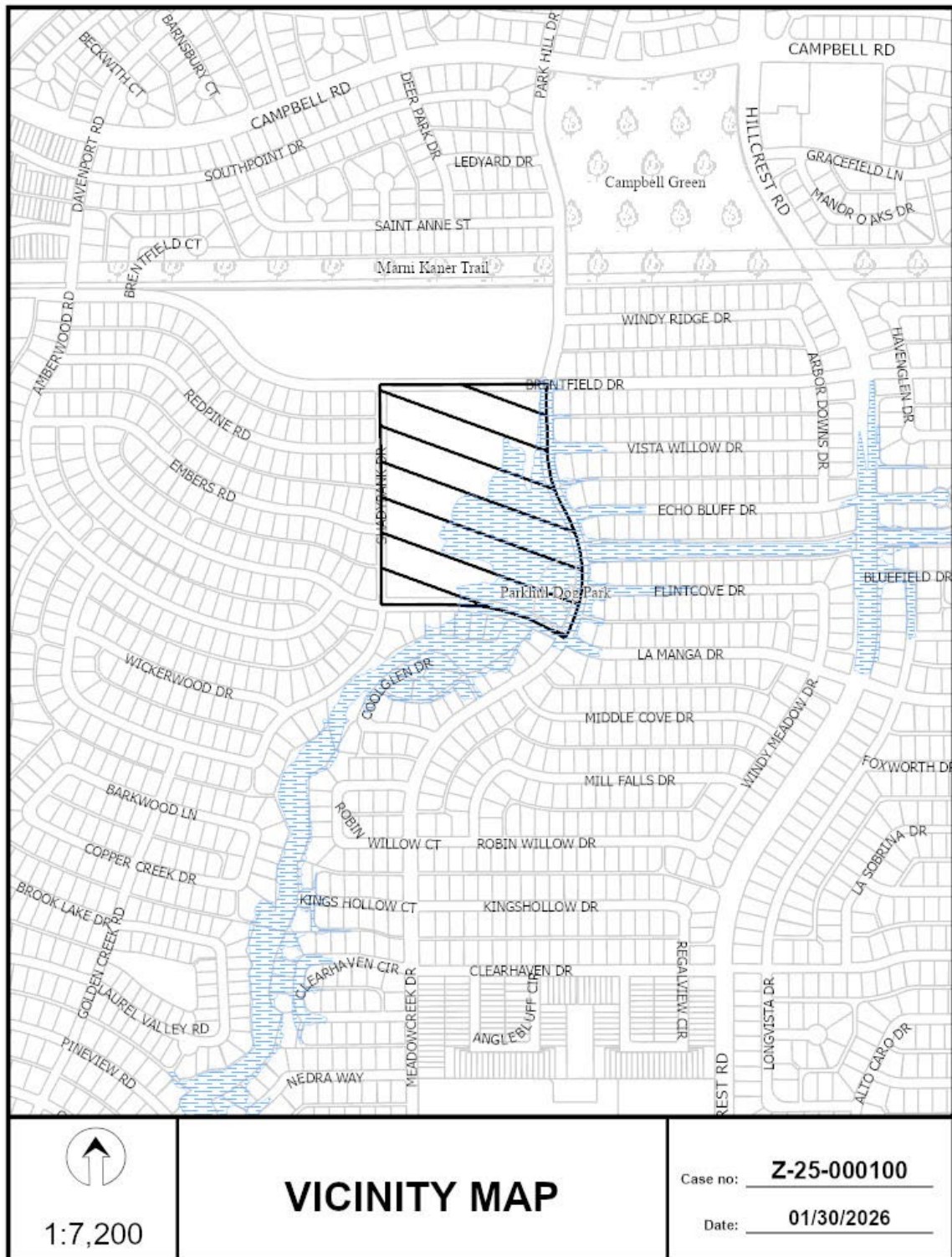
~~SEC. 51P-500.115.] COMPLIANCE WITH CONDITIONS.~~

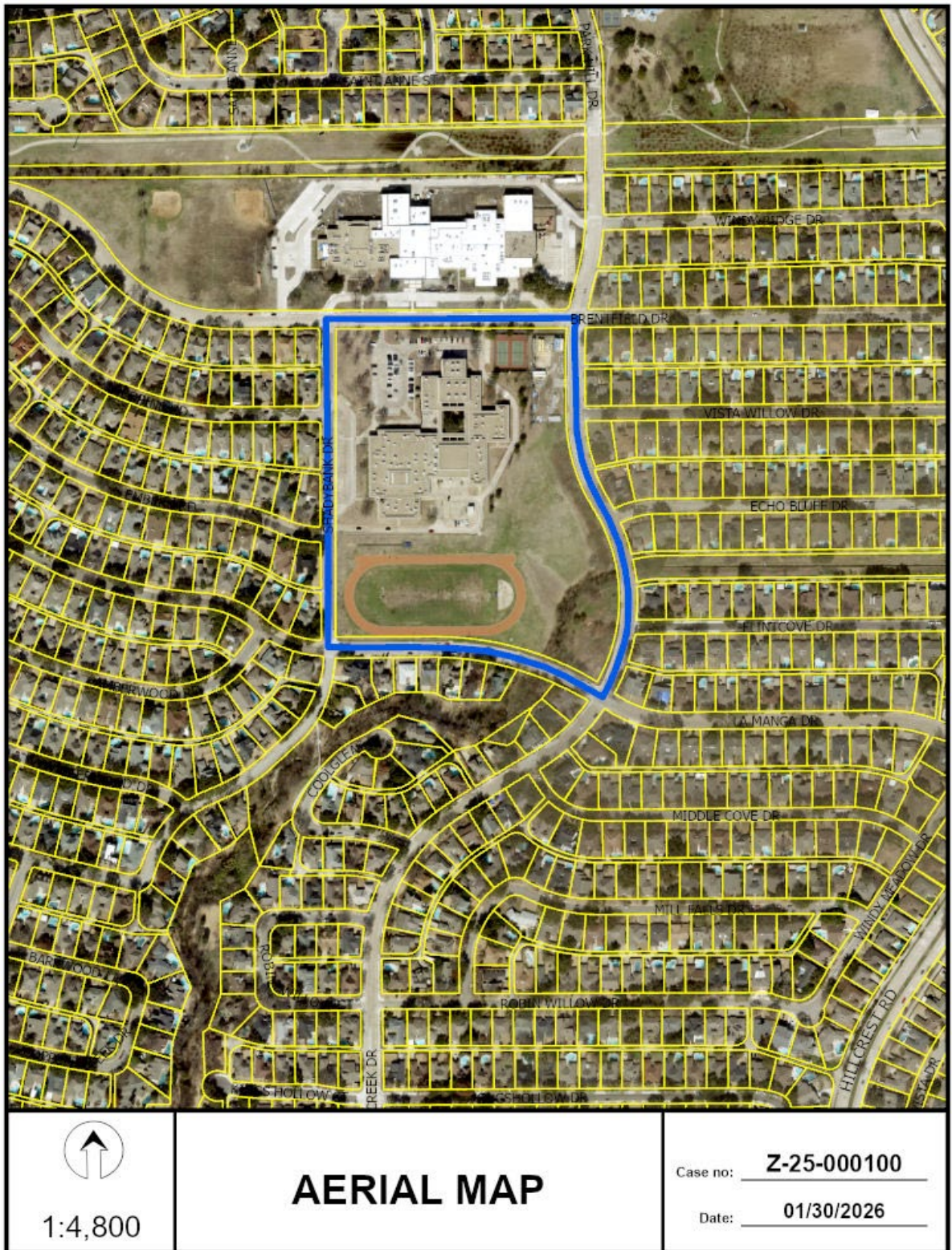
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

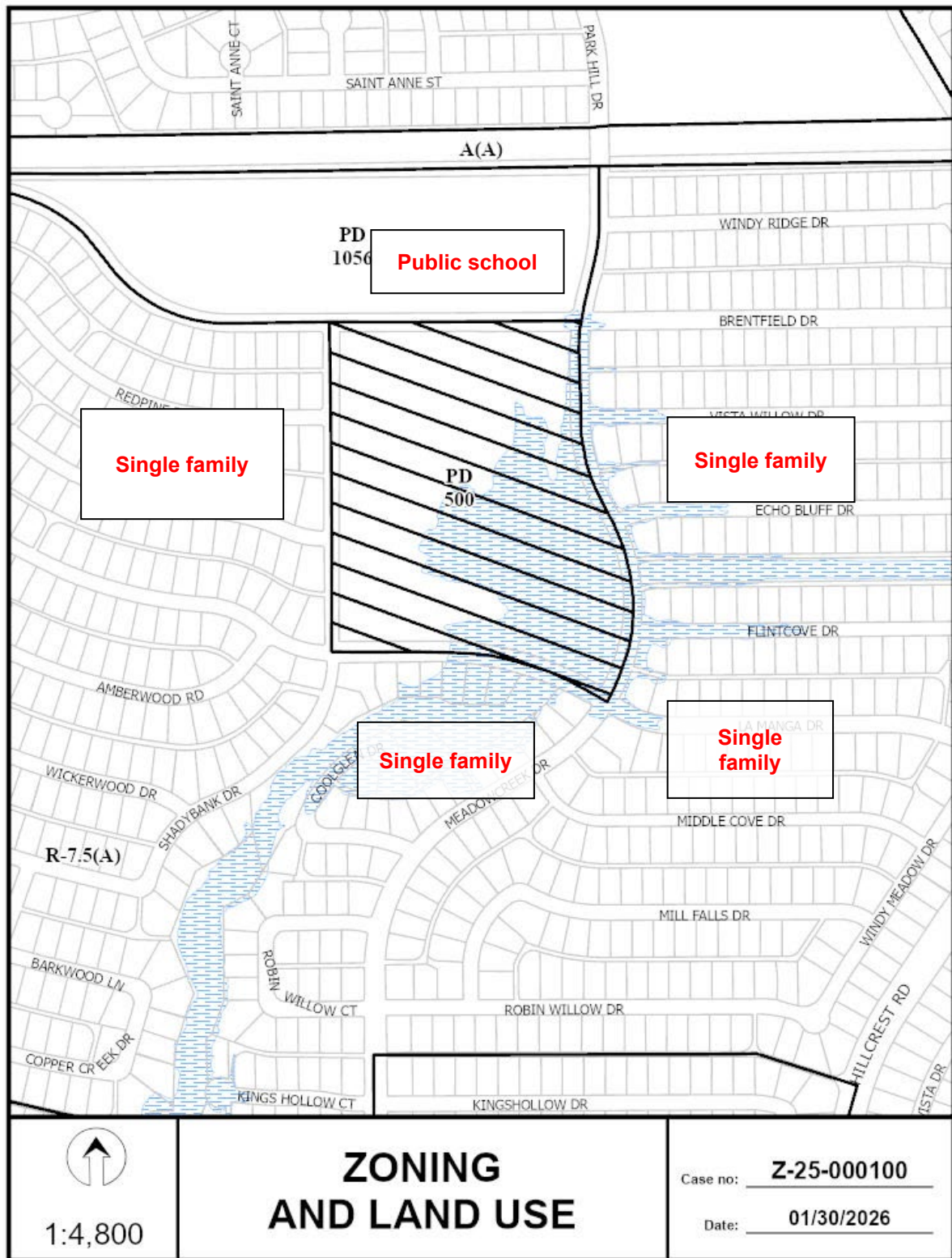
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of ~~[for]~~ a use, ~~[in this PD]~~ until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 23437; 26042)

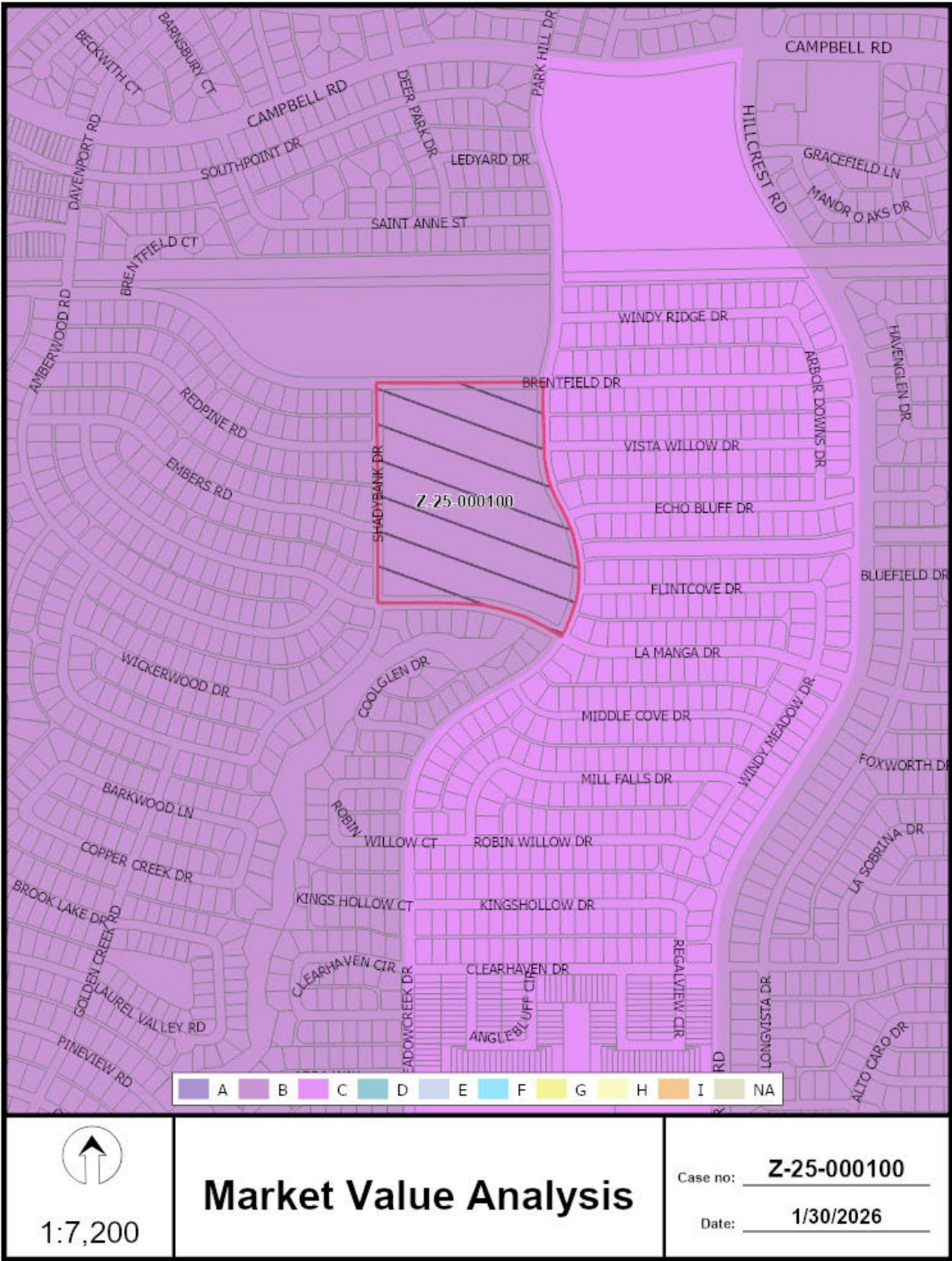
~~[SEC. 51P-500.116. ZONING MAP.~~

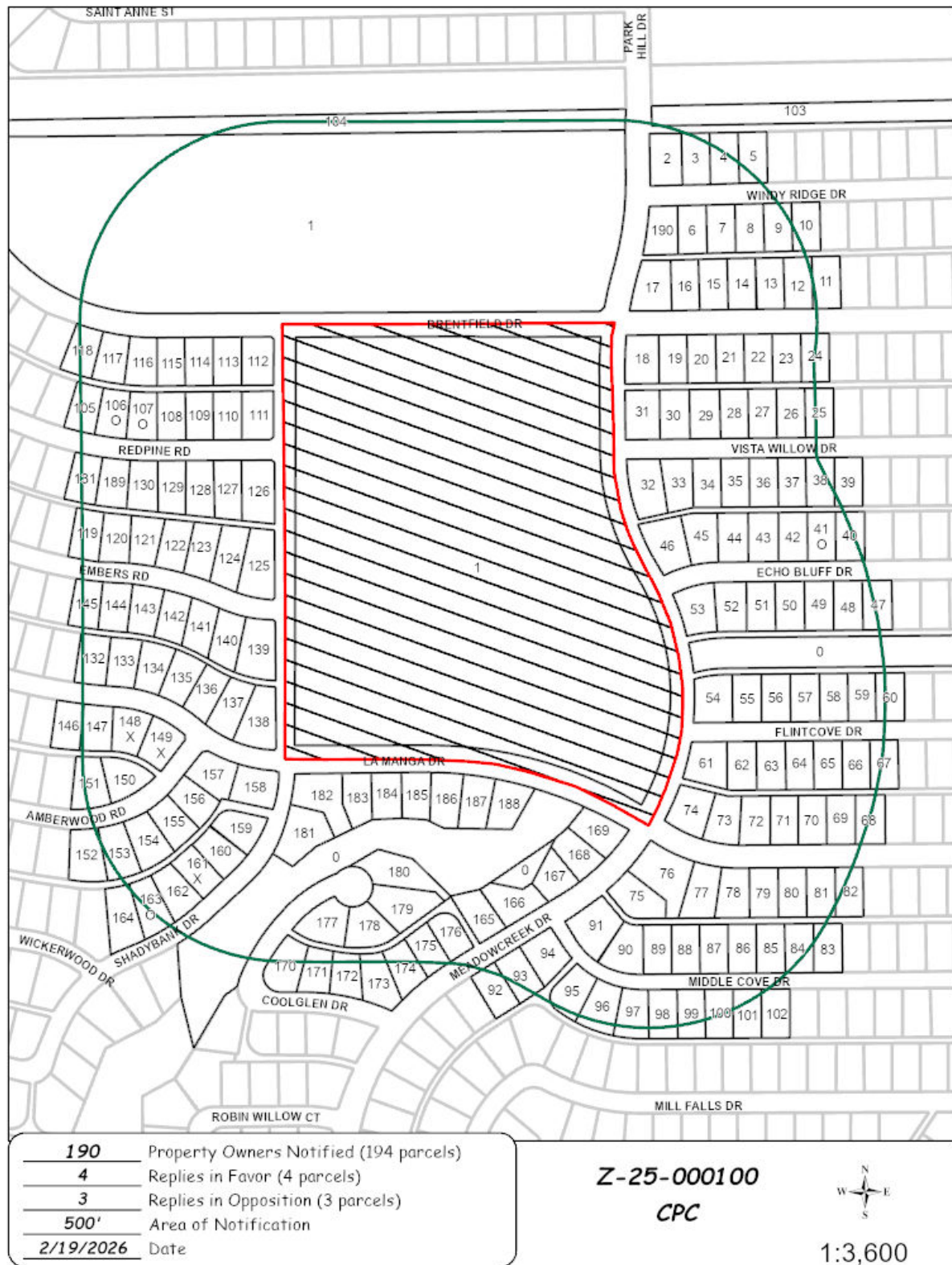
~~PD 500 is located on Zoning Map Nos. A-7 and B-7.] (Ord. 23437; 26042)~~











02/18/2026

Reply List of Property Owners***Z-25-000100******190 Property Owners Notified******4 Property Owners in Favor******3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	16500	SHADYBANK DR	RICHARDSON ISD
2	6901	WINDY RIDGE DR	REDDELL MICHAEL JOHN &
3	6903	WINDY RIDGE DR	LINK PAUL & KELLY
4	6905	WINDY RIDGE DR	Taxpayer at
5	6907	WINDY RIDGE DR	HEYMAN LYDIA Z &
6	6904	WINDY RIDGE DR	LITTLETON JEFFRE OWEN
7	6906	WINDY RIDGE DR	WISE ROBERT J TR &
8	6908	WINDY RIDGE DR	ALMONTE JASON
9	6910	WINDY RIDGE DR	LIU TIFFANY &
10	6912	WINDY RIDGE DR	MALLINI LEANNE J
11	6915	BRENTFIELD DR	KESSLER FRED & ANGELINE
12	6911	BRENTFIELD DR	BEGUN CARY A
13	6909	BRENTFIELD DR	SHEARON BERNARD F JR
14	6907	BRENTFIELD DR	LI JUN & HONG WANG
15	6905	BRENTFIELD DR	VARUGHESE MATHEW &
16	6903	BRENTFIELD DR	RAJKUMAR SHIKAR
17	6901	BRENTFIELD DR	FRAZIN LORRIE
18	6902	BRENTFIELD DR	REYES AGUSTIN LUCAS &
19	6904	BRENTFIELD DR	WANGENDO MUTHONI
20	6906	BRENTFIELD DR	BUEHRIG JEFFREY K &
21	6908	BRENTFIELD DR	HERNANDEZ EDUARDO &
22	6910	BRENTFIELD DR	BEVINGTON PARTNERS LTD
23	6912	BRENTFIELD DR	HELLER MARK L &
24	6914	BRENTFIELD DR	LEE JOHN M & REBECCA LIU
25	6915	VISTA WILLOW DR	STRUB JOSEPH T & RITA J
26	6911	VISTA WILLOW DR	HOSACK HAROLD H & SHARON

02/18/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6909 VISTA WILLOW DR	HOLLEY VADEN AUSTIN JR
	28	6907 VISTA WILLOW DR	CAPPETTA JORDAN B
	29	6905 VISTA WILLOW DR	SZENTKERESZTY DE ZAGON BEATA &
	30	6903 VISTA WILLOW DR	MOSMEYER DAVIS G III &
	31	6901 VISTA WILLOW DR	WATERBURY JILLIAN
	32	6902 VISTA WILLOW DR	KHAING CASSIE PAIGE
	33	6904 VISTA WILLOW DR	LEVITT ZOLA LTD
	34	6906 VISTA WILLOW DR	GOTTESMAN ANDREW R &
	35	6908 VISTA WILLOW DR	Taxpayer at
	36	6910 VISTA WILLOW DR	SEITZ VICTORIA ANN BYCHOK
	37	6912 VISTA WILLOW DR	DEES VICTORIA R
	38	6914 VISTA WILLOW DR	JAY JAMES M
	39	6916 VISTA WILLOW DR	SEIDEL KAREN
	40	6915 ECHO BLUFF DR	RAMSEY RAYSE BYRON &
O	41	6911 ECHO BLUFF DR	EDWARDS NATHAN A &
	42	6909 ECHO BLUFF DR	VAUGHN MATTHEW &
	43	6907 ECHO BLUFF DR	DUCHIN DAVID R &
	44	6905 ECHO BLUFF DR	FRITTS JEFFREY A & DEBRA JO LEVY
	45	6903 ECHO BLUFF DR	SUMMEY RICHARD A
	46	6901 ECHO BLUFF DR	LESHER BARRETT C & KRISTEN C
	47	6914 ECHO BLUFF DR	NEWCUM MICHAEL & DEBRA
	48	6912 ECHO BLUFF DR	ROSS WILLIAM J &
	49	6910 ECHO BLUFF DR	PITMAN ELIZABET LUSIA
	50	6908 ECHO BLUFF DR	RITSEMA RYAN L & SARAH K
	51	6906 ECHO BLUFF DR	GURLEY TOM LEE
	52	6904 ECHO BLUFF DR	EHRLER BERNARD
	53	6902 ECHO BLUFF DR	DINGLE KEVIN L
	54	6901 FLINTCOVE DR	CHASE THADDEUS E JR & ALEXANDRA
	55	6903 FLINTCOVE DR	ZEDNICK MERRIDETH MICHELLE
	56	6905 FLINTCOVE DR	LIPP HOWARD & GAYLYN
	57	6907 FLINTCOVE DR	JOHNSON WILLIAM G

02/18/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	6909 FLINTCOVE DR	LEE PEI YANG &
	59	6911 FLINTCOVE DR	STEINBERG ROBIN
	60	6915 FLINTCOVE DR	WOZNIAKOWSKI MACIEK M
	61	6902 FLINTCOVE DR	OBERWETTER REA A
	62	6904 FLINTCOVE DR	LEVITAN DAVID D & LAURA K
	63	6906 FLINTCOVE DR	WIGGINS MICHAEL & ERIN
	64	6908 FLINTCOVE DR	BRADFORD PATRICIA
	65	6910 FLINTCOVE DR	FAULKINBURY MICHAEL W &
	66	6912 FLINTCOVE DR	HARVEY DEBRA C
	67	6914 FLINTCOVE DR	KENCKE DONALD
	68	6915 LA MANGA DR	MENDETTA MICHAEL &
	69	6911 LA MANGA DR	FARRELL STEPHEN W
	70	6909 LA MANGA DR	DILLARD BRENNAN & NOAH
	71	6907 LA MANGA DR	Taxpayer at
	72	6905 LA MANGA DR	BEEDILLA DAVID S
	73	6903 LA MANGA DR	TACHADJIAN KRIKOR &
	74	6901 LA MANGA DR	JOHNSON GARRETT & ALAINA
	75	4804 MEADOWCREEK DR	LEONARDI STEFANO &
	76	6902 LA MANGA DR	STONE JEREMY E & KATE C
	77	6904 LA MANGA DR	ONION BILLY J & ALLISON C
	78	6906 LA MANGA DR	DUSTIN FRANK S JR & DEBRA J
	79	6908 LA MANGA DR	BROWN PRANEE U
	80	6910 LA MANGA DR	BOWER RICHARD C &
	81	6912 LA MANGA DR	GINCHANSKY ELLIOT J
	82	6914 LA MANGA DR	PEREZ JOED J
	83	6919 MIDDLE COVE DR	GAJAK TRACEY E & JENNIFER R
	84	6917 MIDDLE COVE DR	SILVER GAYE L
	85	6915 MIDDLE COVE DR	MADISON CUSTOM HOMES INC
	86	6911 MIDDLE COVE DR	MCCLURE HEATHER REVOCABLE
	87	6909 MIDDLE COVE DR	WES MCKENZIE CUSTOM HOMES INC
	88	6907 MIDDLE COVE DR	AWW REVOCABLE TRUST

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	89	6905 MIDDLE COVE DR	HERMAN RONALD J & AVERY L
	90	6903 MIDDLE COVE DR	AUSTIN KENT R & KELLY Z
	91	6901 MIDDLE COVE DR	HURST FAMILY LIVING TRUST
	92	4906 MEADOWCREEK DR	PUTNAM ZACHARY
	93	4904 MEADOWCREEK DR	PENN ROBERT W & CANDICE M
	94	4902 MEADOWCREEK DR	GARVEY LIVING TRUST
	95	6904 MIDDLE COVE DR	HUNSUCKER JONATHAN SCOTT & CHANTEL ANN
	96	6906 MIDDLE COVE DR	BROWN HENRY STEPHEN & DIANA
	97	6908 MIDDLE COVE DR	HAPPILY EVER TEIBER LIVING
	98	6910 MIDDLE COVE DR	SIMMONS DANIEL
	99	6912 MIDDLE COVE DR	ETHERIDGE DARREN J
	100	6914 MIDDLE COVE DR	BALDUS DEREK
	101	6916 MIDDLE COVE DR	HUTCHINS RICHARD W &
	102	6918 MIDDLE COVE DR	YIM REBECCA C & STEPHEN R REID
	103	4300 MEADOWCREEK DR	BB & DEUCE LLC
	104	6400 BRENTFIELD DR	ONCOR ELECTRIC DELIVERY COMPANY
	105	6509 REDPINE RD	LEWINS NAOMI E
O	106	6515 REDPINE RD	FIELDING JAMES & MARGARET
O	107	6519 REDPINE RD	Taxpayer at
	108	6523 REDPINE RD	HARDING JARED & SARAH
	109	6527 REDPINE RD	VIKWARD HEATHER
	110	6531 REDPINE RD	HUNTER LANE P & KERRY K
	111	6535 REDPINE RD	SIMS THADDEUS M &
	112	6630 BRENTFIELD DR	MONSERRATE STEVEN &
	113	6626 BRENTFIELD DR	DEJOY DIANE M
	114	6622 BRENTFIELD DR	RAW EQUITY GROUP LLC
	115	6618 BRENTFIELD DR	Taxpayer at
	116	6614 BRENTFIELD DR	CHALEXY TRUST
	117	6610 BRENTFIELD DR	BIRD FAMILY TRUST
	118	6606 BRENTFIELD DR	LIN CHEN LING
	119	6519 EMBERS RD	Taxpayer at

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	120	6523 EMBERS RD	PELAN KENNETH &
	121	6527 EMBERS RD	MURPHY BARRY H &
	122	6531 EMBERS RD	YOUNG CHI YUH
	123	6535 EMBERS RD	COOKSEY JAMES C & ROSA
	124	6539 EMBERS RD	SHAFFNER LAYTON & JANA
	125	6543 EMBERS RD	SPETT ERIC JASON
	126	6538 REDPINE RD	CALHOUN RYAN J &
	127	6534 REDPINE RD	LEFKO LEWIS A & MARCY B
	128	6530 REDPINE RD	WINDLINGER JAMES JR & LISA
	129	6526 REDPINE RD	CRAWFORD BENJAMIN FRANKLIN III & KATHLEEN O
	130	6522 REDPINE RD	LOVE KELLY H
	131	6514 REDPINE RD	NABORS CHRISTOPHER T &
	132	6527 LA MANGA DR	Taxpayer at
	133	6531 LA MANGA DR	BLOOD PHYLLIS H
	134	6535 LA MANGA DR	SAGAWA TAKAHIKO & AKIKO
	135	6539 LA MANGA DR	Taxpayer at
	136	6543 LA MANGA DR	RICKARD GREGORY P & SUZANNA B
	137	6547 LA MANGA DR	MAZON MERCEDES T & JAVIER A
	138	6551 LA MANGA DR	FOSTER RONALD &
	139	6546 EMBERS RD	ROBINSON BRADFORD JOHN & ANNE BETHANY
	140	6542 EMBERS RD	CHENG JINHONG
	141	6538 EMBERS RD	JORDAN CHARLES ETHAN &
	142	6534 EMBERS RD	CASONE SUSAN K
	143	6530 EMBERS RD	OSTOLAZA OSCAR RAVEL &
	144	6526 EMBERS RD	SMITH JONATHAN & KATIE
	145	6522 EMBERS RD	MCNEILL MONICA & MITCHELL
	146	6526 LA MANGA DR	MCBRYDE BRANDON A & SHEA E
	147	6530 LA MANGA DR	JOHANSSON DAN &
X	148	6534 LA MANGA DR	PINCUI RANDALL & AUDREY
X	149	6538 LA MANGA DR	UFER MICHAEL B &
	150	16108 AMBERWOOD RD	SIZEMORE LISA H

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	151	16122 AMBERWOOD RD	FISHER MARK J & LAUREL B
	152	16123 AMBERWOOD RD	Taxpayer at
	153	16119 AMBERWOOD RD	MAZZARELLA ANTHONY R
	154	16115 AMBERWOOD RD	DENNIS STEVEN
	155	16109 AMBERWOOD RD	BRUGGERS KENNETH R & FRANCINE E
	156	16105 AMBERWOOD RD	BURKE BRUCE D & HEATHER A
	157	16101 AMBERWOOD RD	SHANNON HEATHER H & NICKLAS P
	158	16343 SHADYBANK DR	GLIDDEN GENEVEVE
	159	16339 SHADYBANK DR	BRANDENBERGER MICHAEL F
	160	16335 SHADYBANK DR	SERVIN SUSAN C
X	161	16331 SHADYBANK DR	CRAIGO KEITH A & CARMEN C
	162	16327 SHADYBANK DR	COUNCILMAN GREGORY D &
O	163	16323 SHADYBANK DR	BOND ARIC F & ELLEN R
	164	16319 SHADYBANK DR	MOORE TIMOTHY A &
	165	4911 MEADOWCREEK DR	MOORE JEROME L & MARISSA R
	166	4901 MEADOWCREEK DR	WATSON JEFFREY LEE &
	167	4825 MEADOWCREEK DR	REID ASHLEY S &
	168	4815 MEADOWCREEK DR	ST CHARLES PAUL J &
	169	4807 MEADOWCREEK DR	MELLMAN BARRY TRUST
	170	6615 COOLGLEN DR	CACAMO HENRY EUGENE &
	171	6609 COOLGLEN DR	EBBESSEN DIANA & CHRISTOPHER M
	172	6605 COOLGLEN DR	HINDMAN CECILIA A
	173	6601 COOLGLEN DR	CHAPMAN GREGORY A & ROBYN
	174	4923 MEADOWCREEK DR	MCLAIN JOHN MARK
	175	4919 MEADOWCREEK DR	MCGOUGH RYDER & AARON
	176	4915 MEADOWCREEK DR	GRUTZMACHER SEAN C & TERRI B
	177	6625 COOLGLEN DR	HASPEL MICHAEL KRASNE &
	178	6629 COOLGLEN DR	SALONY DAVID J & JEAN M
	179	6633 COOLGLEN DR	STURGEON CHRIS & ASHLEY
	180	6632 COOLGLEN DR	SHANHOLT BARBARA I
	181	16340 SHADYBANK DR	REICHMUTH STEPHEN D &

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	182	6604 LA MANGA DR	FREDERIKSEN MARK G & ANGELA M
	183	6610 LA MANGA DR	PERRYMAN JAMES &
	184	6618 LA MANGA DR	CHOY CHOT KWONG &
	185	6706 LA MANGA DR	KAO YUNG CHUNG & CHIA H
	186	6710 LA MANGA DR	MOORE ASHLEY NICOLE &
	187	6718 LA MANGA DR	Taxpayer at
	188	6726 LA MANGA DR	GROVES PETER H &
	189	6518 REDPINE RD	HAYES ALLEN & KERRY
	190	6902 WINDY RIDGE DR	PADALINO TOMMIE