

FILE NUMBER: Z156-183(JEM)

DATE FILED: January 7, 2016

LOCATION: Generally along both sides of Buckner Boulevard from Heinan Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east

COUNCIL DISTRICT: 5 & 7

MAPSCO: 58-C; G; L; Q; U
48-L; Q; U; Y

SIZE OF REQUEST: Approx. 408 acres

CENSUS TRACT: 153,163,164,
166-170, 229

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 366, with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations in Planned Development District No. 366.

SUMMARY: The purpose of this authorized hearing is to focus on urban design, land use, parking and streetscape, and ensure provisions that encourage future development by proposing amendments such as: 1) consolidation of subareas, 2) update landscape, sidewalk, accessory and land use regulations, and 3) the introduction of residential components including mixed use projects.

CPC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND:

- Planned Development No. 366 the Buckner Boulevard Special Purpose District was established by the Dallas City Council on February 26, 1992.
- Currently PD No. 366 is divided into nine subareas.
- The existing general zoning for each subarea is as follows:
 - Subarea 1 – Retail and Personal Service
 - Subarea 1A – Retail and Personal Service. (Neighborhood Walmart)
 - Subarea 2 – Community Retail and Commercial Service
 - Subarea 3 – Light Industrial
 - Subarea 4 – Industrial Manufacturing
 - Subarea 5 – Community Retail and Commercial Service (Eastfield Community College)
 - Subarea 6 – Retail and Personal Service
 - Subarea 7 – Retail and Personal Service
 - Subarea 8 – Community Retail and Community Service
- Subarea 1A and 5 must comply with a development plan.
- On January 7, 2016, City Plan Commission authorized a public hearing to determine the proper zoning for Planned Development District No. 366.
- On May 18, 2016 an initial community meeting was held to provide information including:
 - History/Background of Planned Development No. 366
 - Existing zoning regulations
 - Existing land use and characteristics of the area
 - Initiation of area study/research
 - Auto related uses and regulations to be addressed.
- A steering committee was created to guide the direction of the proposed amendments. Eight steering committee meetings took place between August 2016 and April 2017.
- On May 8, 2017, and May 23, 2017, meetings were held to present an overview of the proposed changes to the community.

Zoning History

The principal zoning cases over the past five-year period are summarized below:

1. **Z134-281:** On October 20, 2014, Specific Use Permit No. 1730 was automatically renewed for an alcoholic beverage establishment.
2. **Z145-138:** On March 24, 2015, Specific Use Permit No. 1850 was automatically renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
3. **Z123-202** On May 25, 2011, Dallas City Council approved an application for Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
4. **Z123-254** On July 25, 2013, Specific Use Permit No. 1873 was automatically renewed of for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
5. **Z123-162** On July 25, 2013, Specific Use Permit No. 1869 was automatically renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
6. **Z134-148** On March 26, 2014, Dallas City Council approved an application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District.
7. **Z156-261** On October 26, 2016, Dallas City Council approved an application to 1) create a new subarea to allow an alternative financial establishment use by Specific Use Permit within Subarea 2 and, for 2) Specific Use Permit No. 2217 for an alternative financial establishment use.
8. **Z156-239** On August 10, 2016, Dallas City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.
9. **Z123-366** On December 19, 2013 Specific Use Permit No. 1942 was automatically renewed of for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
10. **Z134-302** On December 10, 2014, Specific Use Permit No. 1973 was renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
11. **Z167-192** On May 18, 2017, City Plan Commission denied an application for a Planned Development District for NS(A) Neighborhood Service district uses and an auto service center, a motor vehicle fueling station, and a restaurant with drive-in or drive-through service by right, on property zoned an R-7.5(A) Single Family District and Subarea 2. Application was not been appealed.

12. **Z123-246** On September 28, 2011, Dallas City Council approved an application for Specific Use Permit No. 1900 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3500 square feet or less.
13. **Z134-350** On January 28, 2015, Dallas City Council approved an application for a Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, and termination of Specific Use Permit No. 1996 for the Sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within the Subarea 1 with a D-1 Liquor Control Overlay.
14. **Z167-179** On May 18, 2017, City Plan Commission approved an application to renew and amend Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1.
15. **Z156-320** On October 26, 2016, Dallas City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property within Subarea 6 with a D-1 Liquor Control Overlay.
16. **Z123-220** On June 26, 2013, Dallas City Council approved an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 6.
17. **Z167-125** On February 22, 2017, Dallas City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 6.
18. **Z134-105** On November 10, 2015, Dallas City Council approved an application for a new subarea and Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less within Tract 2A, Subarea 1.
19. **Z156-305** On October 27, 2015, Specific Use Permit No. 2160 was automatically renewed of for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
20. **Z156-208** On January 11, 2017, Dallas City Council approved an application for a commercial amusement (inside) limited to a dance hall, on property zoned Subarea 6
21. **Z167-284** On April 27, 2017, Specific Use Permit No. 1989 was automatically renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3500 square feet or less.

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- 22. **Z145-193** On May 13, 2015, Specific Use Permit No. 954 was renewed for a private school and child care facility.
- 23. **BDA156-057** On June 28, 2016 the Board of Adjustment approved an application for enlarging a nonconforming use with conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Buckner Blvd	Principal Arterial	107 feet
Lake June Rd	Principal Arterial	100 feet
Bruton Rd	Principal Arterial	100 feet
Scyene Rd	Principal Arterial	100 feet
Military Pkwy	Principal Arterial	100 feet
Elam Rd	Principal Arterial	100 feet
Hoyle Ave	Community Collector	60 feet
Jim Miller Rd	Minor Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	PD No. 366	Retail, office, and personal service uses
North	LI, IM	Machine/ weld shop, Industrial Inside
East	R-7.5(A) , R-5(A), CR	Single Family Residential, retail, auto service center
South	LI, IM	DART station, US Post Office, Warehouse
West	R-7.5(A), CR	Single Family Residential, retail, personal service, and office uses, fire station

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating an applicant's request.

In general, this Planned Development District proposal is consistent with the following goals and policies of the *forwardDallas!* Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

Implementation Measure 1.1.4.1 Maximize development opportunities around DART stations.

Implementation Measure 1.1.4.4 Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

ECONOMIC ELEMENT

GOAL 2.5.1 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

PD No. 366 is currently divided into nine subareas within 408 acres. The central portion, and majority of the district, is comprised of mostly retail and personal service uses, and some commercial service uses with the majority of these being auto related. Eastfield Community College Pleasant Grove Campus is located on the east side of Buckner Blvd. in the southern portion of this central area. This area also contains many vacant properties and buildings scattered throughout. Single family residential abuts this central area on both the east and west.

The north end of the district contains light industrial uses, metal fabrication facilities, warehouses and welding shops. The surrounding land uses are comprised of warehouses and inside industrial uses.

The DART Buckner Station Park-and-Ride and a U.S. Post Office are located within the south end of the PD. The railroad runs through this area of the district and is surrounded by industrial warehouses. This southern part of the district is surrounded by industrial storage.

The overarching issues and concerns throughout the PD are:

- The amount of auto related uses that have increased in recent years.
- Accessory outside display of merchandise on sites has caused visual clutter.
- Walkability along Buckner Boulevard is constrained due to an underdeveloped sidewalk and streetscape system.

The Steering Committee proposed the following goals in working on the proposal:

- Promote redevelopment and beautification of the area;
- Protect and provide guidelines for an increase in streetscape and landscape;
- Promote pedestrian activity by providing guidelines for new development in sidewalk regulations;
- Provide a balance of land uses appropriate for mixed-use development compatible with the surrounding single family; and
- Create a focal area or gateway into the district at the south end.

Proposed Changes:

Currently, there are nine subareas in PD No. 366 and, with the reconfiguration of some of these subareas, nine remain. Subareas 1, 6, and a portion of Subarea 2 were combined into Subarea 1 creating a contiguous subarea with similar regulations. A new subarea was created, Subarea 2A, as a mixed use pedestrian oriented area.

Additional provisions were added to specific accessory uses in order to reduce the amount of visual clutter and obstructions, addressing a concern throughout the planned development district. Currently Code allows for the accessory display of merchandise to be displayed anywhere within the property as long as it complies to visibility and area requirements, with the exception of subarea 6 which allows the merchandise to be

displayed within ten feet of the structure housing the main use. For control and consolidation of visual clutter from accessory outside display of merchandise, the accessory display of merchandise will be reduced to within five feet of the structure housing the main use in all subareas.

In Subareas 1, 1A, 5 and 7 the land uses generally remained the same with the addition of the tower/antenna for cell communication which will now be allowed by Specific Use Permit (SUP).

In Subareas 2 and 8 tower/antenna for cell communication use by SUP was added and auto related uses, currently allowed by right, now are allowed by SUP.

The following land uses were removed:

- Bus/rail transit vehicle maintenance storage facility
- Commercial cleaning and laundry plant
- Machine or welding shop
- Machinery, heavy equipment or truck sales service
- Lodging or boarding house
- Outside sales
- Taxidermist
- Auto Auction

These uses do not currently exist and because of the high intensity and nuisances associated with these uses such as noise from machinery, noise from outside speakers, odors, and heavy equipment traffic, they are not compatible with the community serving retail and personal service uses in the immediate area nor the single family surrounding these subareas.

On the other hand, the requirement for an SUP for auto related uses will make 53 businesses nonconforming. Requiring an SUP allows each business and location to be reviewed for compliance with all the use requirements and to insure compatibility with adjacent community serving retail and the surrounding single family. In particular vehicle display, sales and service use is currently allowed by right in Subarea 2 only.

Subarea 2A has been carved out of Subarea 2 on the southern portion of the Planned Development District. One purpose of the new Subarea 2A is to create a gateway into the area, providing direction and to help initiate revitalization. The elements that make this area key for potential redevelopment are: 1) proximity to Eastfield Community College Pleasant Grove campus, and 2) the DART Buckner Station which allows the transit component to be utilized. The student, administrative and support population associated with the Community College, the proximity to the DART station and the fact that Buckner Boulevard is a four lane highway as opposed to the northern portion that expands to six lanes, and the surrounding single family neighborhoods give direction and support the need for a pedestrian friendly mixed use area.

This area, having been a part of Subarea 2, has the same issues with the proliferation of auto related uses, as mentioned above, with no consideration of compatibility with

the surrounding single family. In order to promote a mix of uses and balance to the auto related uses that have proliferated through this area; the auto related uses will now require a Specific Use Permit. Requiring a SUP provides a tool to enable review of each use and location, taking into account its proximity and compatibility as part of a mixed use area and the surrounding single family.

Land uses were added/deleted in Subarea 2A in order to allow for a mix of compatible uses to promote the development medium density retail, office, personal service and/or multifamily residential uses in combination on single or contiguous building sites. The land uses added are:

- Multifamily
- Retirement Housing

The newly created Subarea 2a will no longer allow the uses listed below.

- Bus/rail transit vehicle maintenance storage facility
- Commercial cleaning and laundry plant
- Machine or welding shop
- Machinery, heavy equipment or truck sales service
- Medical or scientific lab
- Lodging or boarding house
- Outside sales
- Swap or buy shop
- Taxidermist
- Heliport
- Helistop
- Auto Auction
- Building movers temporary storage yard
- Freight terminal
- Manufactured building sales lot
- Mini warehouse
- Outside storage without visual screening

The removal of these land uses does not make any businesses nonconforming as none currently exist.

However, the requirement for an SUP for auto related uses in Subarea 2A will make 50 businesses nonconforming.

In order to incentivize development in this subarea, the introduction of multifamily and mixed-use components are proposed to promote a pedestrian friendly active community retail, live, and work environment and engages the surrounding single family neighborhoods. MUP (Mixed-Use Project) incentives are provided to serve as a model and development opportunity. Incentives allow for additional dwelling unit density, increased floor area ratio, and/or additional structure height depending on the percentage of total floor area each use in the mixed use project.

Sidewalks:

The scarcity of walking space along Buckner Boulevard is an issue for the pedestrian. There are very few sidewalks and when there are, they are broken, narrow, and rarely continuous. In order to promote a safer, walkable, pedestrian friendly environment the redevelopment of sites will require a minimum five foot sidewalk along Buckner Boulevard. In the newly proposed Subarea 2A, sidewalks are a key element and vital to making it a great pedestrian friendly, active mixed use area.

Parking:

The parking requirements set forth in Sec.51P-366.108 remain the same.

Landscaping:

Landscape requirements were updated, resulting in the increase of landscaping and streetscape to improve and enhance the streetscape as redevelopment occurs. Front yard strip landscaping was addressed to focus on Buckner Boulevard in addition to providing minimum front yard strip landscaping depths for planting requirements.

CPC ACTION

Note: During the question period of this item Chair Tarpley held further discussion to allow staff additional time to answer questions from citizens in attendance. The Commission returned to the regular order of the agenda and heard Zoning Case - Under Advisement agenda item #6. Z167-191(KK) next.

June 8, 2017

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 366 and to allow Accessory outside display of merchandise in Subarea 2 within Planned Development District No. 366 generally along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road, between Carbona Drive on the west and Pleasant Drive on the east.

Maker: Houston
Second: Anglin
Result: Carried: 9 to 0

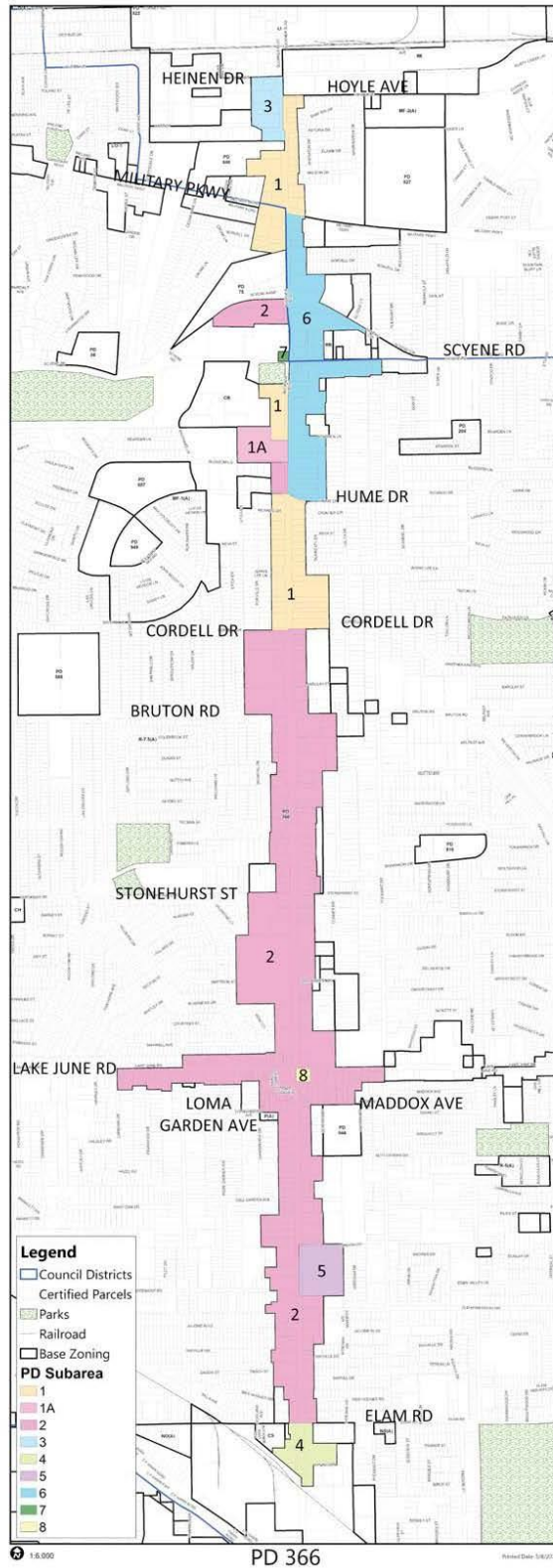
For: 9 - Anglin, Rieves, Houston, Davis, Haney, Housewright, Peadon, Murphy, Tarpley

Against: 0
Absent: 3 - Anantasomboon, Mack, Schultz
Vacancy: 0
Conflict: 3 - Shidid, Jung, Ridley

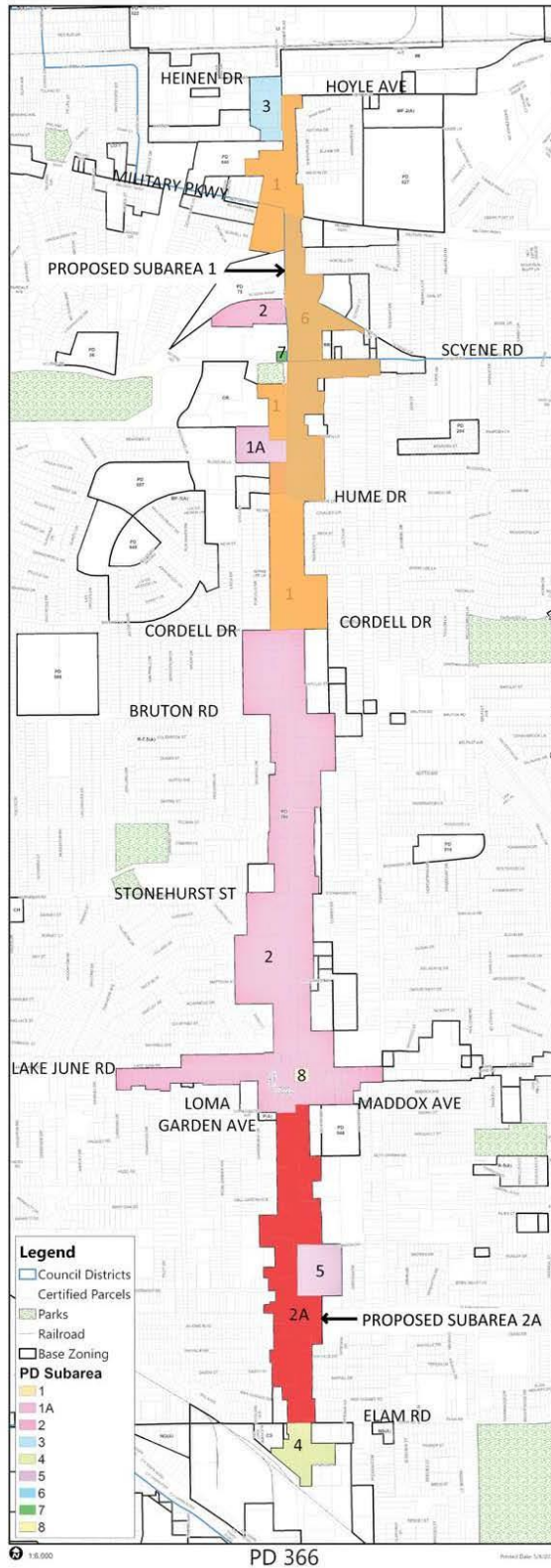
Notices: Area: 200 Mailed: 1027
Replies: For: 10 Against: 10

Speakers: For: Randy Balch, P.O. Box 360577, Dallas, TX 75836
Against: James Mayhall, 829 S. Buckner Blvd., Dallas, TX 75217

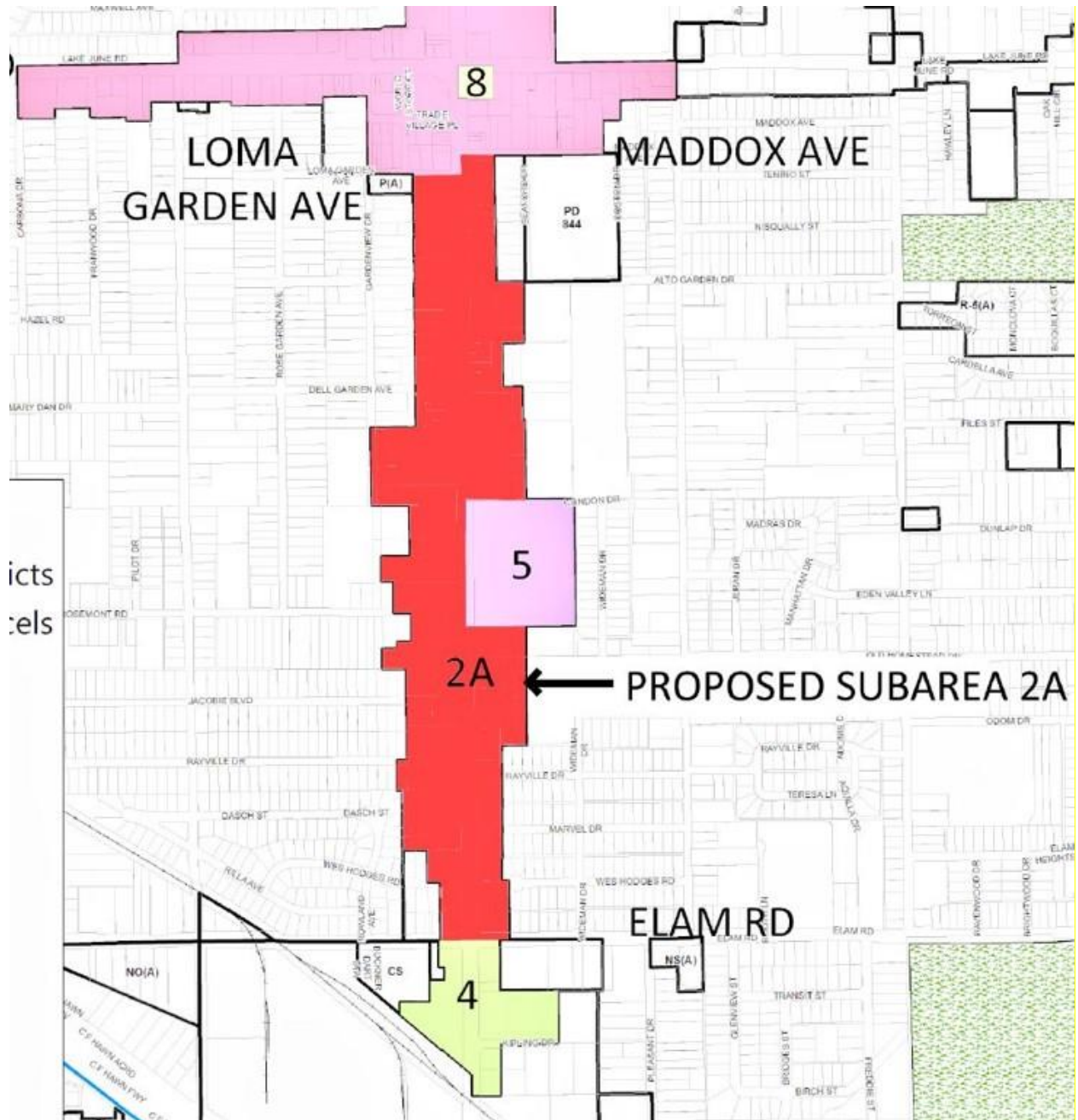
PD NO. 366 EXISTING SUBAREA BOUNDARY MAP



PD NO. 366 PROPOSED SUBAREA BOUNDARY MAP



PD NO. 366 SUBAREA 2A DETAIL



CPC PROPOSED AMENDMENTS

ARTICLE 366.

PD 366.

Buckner Boulevard Special Purpose District

SEC. 51P-366.101. LEGISLATIVE HISTORY.

PD 366 was established by Ordinance No. 21211, passed by the Dallas City Council on February 26, 1992. Ordinance No. 21211 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 21211 was amended by Ordinance No. 21313, passed by the Dallas City Council on June 10, 1992, and Ordinance No. 24159, passed by the Dallas City Council on January 12, 2000. (Ord. Nos. 19455; 21211; 21313; 24159; 25164)

SEC. 51P-366.102. PROPERTY LOCATION AND SIZE.

PD 366 is established on property generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east. The size of PD 366 is approximately 407.945 acres. (Ord. Nos. 21211; 21313; 24159; 25164; 27034; 27902; 28199; 28520; 28547; 28775)

SEC. 51P-366.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. In Subarea 6:

~~(1) ALTERNATIVE FINANCIAL ESTABLISHMENT means a business that provides car title loans, check cashing, money transfers, payday cash advances, payroll advances, or short term cash loans. An alternative financial establishment does not include state or federally chartered banks, savings and loans, and credit unions. An alternative financial establishment does not include an establishment that provides financial services that are accessory to another main use.~~

~~(2) FEED STORE means a facility for the wholesale or retail sale of grain, prepared feed, and forage for pets, livestock, and fowl.~~

(3) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed

beauty parlors or barber shops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(4) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(5) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more.

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

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(5) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for

purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district.

(e) PD 366 is to be known as the Buckner Boulevard Special Purpose District. (Ord. Nos. 21211; 25164; 27788)

SEC. 51P-366.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 366A: Subarea descriptions.
- (2) Exhibit 366B: Subarea 5 development plan.
- (3) Exhibit 366C: Subarea 1A development plan.
- (4) Exhibit 366D: ~~Tract~~ Subarea map.
- (5) Exhibit 366E: Subarea 7 development and landscape plan. (Ord. Nos. 28547; 29933)

SEC. 51P-366.104. CREATION OF SUBAREAS AND DEVELOPMENT PLAN.

(a) Creation of subareas. This district is divided into nine subareas as described in Exhibit 366A. Subareas and tracts are shown on Exhibit 366D.

(b) Development plan.

(1) Except as provided in this subsection, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

(2) Development and use of Subarea 1A must comply with the Subarea 1A development plan (Exhibit 366C).

(3) Development and use of Subarea 5 must comply with the Subarea 5 development plan (Exhibit 366B).

(4) Development and use of Subarea 7 must comply with the Subarea 7 development and landscape plan (Exhibit 366E).

(5) If there is a conflict between the text of this article and a development plan, the text of this article controls. (Ord. Nos. 21211; 21313; 24159; 25164; 27034; 27322; 27788; 28547; 29933; 30249)

SEC. 51P-366.104.1. MIXED USE PROJECTS IN SUBAERA 2A.

(a) In general. Single or multiple uses may be developed on one site in a mixed use district as in any other district; however, in order to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses and, in some instances, increases to the maximum structure height are awarded to developments that qualify as “mixed use projects” as defined in Subsection (b). If a development does not qualify as an MUP, it is limited to a “base” dwelling unit density, floor area ratio, and maximum structure height. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density and floor area ratio and, in some instances, a greater maximum structure height. Additional FAR bonuses are incrementally awarded to encourage the inclusion of “residential” as part of an MUP. The exact increments of increase vary depending on the actual use categories mixed and the district that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this section governing the particular district of interest.

(b) Qualifying as a mixed use project. To qualify as a MIXED USE PROJECT (MUP) for purposes of this section, a development must contain uses in two or more of the following use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

MU-1 AND MU-1(SAH) DISTRICTS	
Use Category	% of Total Floor Area
Office	15%
Residential	15%
Retail and personal service	10%

(c) Project plan. If a MUP is proposed, a project plan must be submitted to and approved by the building official.

(d) Phases. If an MUP is constructed in phases:

(1) the first phase must independently qualify as an MUP under Subsection (b); and

(2) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(e) Multiple building sites.

(1) An MUP may consist of two or more building sites if they are developed under a unified development plan. The plan must be:

(A) signed by or on behalf of all of the owners of the property involved;

(B) approved by the building official; and

(C) filed in the deed records of the county where the property is located.

(2) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by treating the multiple building sites as one building site.

SEC. 51P-366.105. MAIN USES PERMITTED.

(a) Subareas 1 and 7.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Machine or welding shop. [SUP]

-- Medical or scientific laboratory. [SUP]

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance. [SUP]

(3) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(4) Lodging uses.

- Hotel and motel. [SUP]
- Lodging or boarding house. [SUP]

(5) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- College dormitory, fraternity, or sorority house.

(8) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Business school.
- Car wash. [DIR]
- Commercial amusement (inside).
- Commercial amusement (outside). [SUP]

- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Taxidermist. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(9) Transportation uses.

- Transit passenger shelter. *[See Section 51A-4.211.]*
- Transit passenger station or transfer center. *[See Section 51A-4.211.]*

(10) Utility and public service uses.

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(11) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Office showroom/warehouse. *[SUP]*
- Outside storage (with visual screening). *[SUP]*
- Recycling collection center. *[RAR]*

(b) Subarea 1A.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. [SUP]
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Foster home. [SUP]
-- Hospital. [SUP]
-- Library, art gallery, or museum.
-- Public or private school. [RAR]

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run. *[RAR]*
- Business school.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Taxidermist. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter. *[See Section 51A-4.211.]*
- Transit passenger station or transfer center. *[See Section 51A-4.211.]*

(12) Utility and public service uses.

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(c) Subareas 2, 2A, and 8.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- ~~Bus or rail transit vehicle maintenance or storage facility. [RAR]~~
- Catering service.
- ~~Commercial cleaning and laundry plant. [RAR]~~
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- ~~Machine or welding shop. [RAR]~~
- ~~Machinery, heavy equipment, or truck sales and service. [RAR]~~
- Medical or scientific laboratory. [Subareas 2 and 8 only.]
- Technical school.
- Tool or equipment rental.
- ~~Vehicle or engine repair or maintenance. [RAR]~~

(3) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(4) Lodging uses.

- Hotel and motel. ~~[RAR]~~[SUP]
- ~~Lodging or boarding house.~~

(5) Office uses.

- Alternative financial establishment. [By SUP only in Subarea 8.]
- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]
- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- College dormitory, fraternity, or sorority house.
- Multifamily. [Subarea 2A only.]
- Retirement housing. [Subarea 2A only.]

(8) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Animal shelter or clinic with outside run. [SUP]
- Auto service center. ~~[RAR]~~ [SUP]
- Business school.
- Car wash. ~~[RAR]~~ [SUP]
- Commercial amusement (inside).
- Commercial amusement (outside). [DIR]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- ~~Outside sales.~~ [SUP]
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP][Subareas 2 and 8 only.]
- ~~Taxidermist.~~
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP]

(9) Transportation uses.

- Commercial bus station and terminal. [DIR]

- Heliport. [SUP][Subareas 2 and 8 only.]
- Helistop. [SUP][Subareas 2 and 8 only.]
- Railroad passenger station. [SUP]
- Transit passenger shelter. [See Section 51A-4.211.]
- Transit passenger station or transfer center. [See Section 51A-4.211.]

(10) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cell communication. [SUP]
- Utility or government installation other than listed. [SUP]

(11) Wholesale, distribution, and storage uses.

- ~~Auto auction.~~ [SUP]
- Building mover's temporary storage yard. [SUP][Subareas 2 and 8 only.]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR] [Subareas 2 and 8 only.]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR][Subareas 2 and 8 only.]
- ~~Petroleum product storage and wholesale.~~ [SUP]
- ~~Recycling collection center.~~ [RAR]
- ~~Sand, gravel, or earth sales and storage.~~ [SUP]
- Trade center.
- ~~Vehicle storage lot.~~ [SUP]
- Warehouse. [RAR]

(d) Subarea 3. The uses permitted in Subarea 3 are all uses permitted in the LI Light Industrial District, as set out in Chapter 51A subject to the same conditions applicable in the LI Light Industrial District. For example, a use only permitted in the LI Light Industrial District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the LI Light Industrial District is subject to DIR in this planned development district; etc. Exception: The vehicle display, sales, and service use is permitted by SUP only, paraphernalia shop use is not allowed.

(e) Subarea 4. The uses permitted in Subarea 4 are all uses permitted in the IM Industrial Manufacturing District, as set out in Chapter 51A, subject to the same conditions applicable in the IM Industrial Manufacturing District. For example, a use only permitted in the

IM Industrial Manufacturing District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the IM Industrial Manufacturing District is subject to DIR in this planned development district; etc. Exception: paraphernalia shop use is not allowed.

(f) Subarea 5.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Medical or scientific laboratory.

-- Technical school.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Adult day care facility.

-- Cemetery or mausoleum. [SUP]

-- Child-care facility.

-- Church.

-- College, university, or seminary.

-- Community service center.

-- Convalescent and nursing homes, hospice care, and related institutions.

-- Convent or monastery.

-- Foster home. [SUP]

-- Hospital. [SUP]

-- Library, art gallery, or museum.

-- Public or private school. [RAR]

(5) Lodging uses.

None permitted.

- (6) Miscellaneous uses.
 - None permitted.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[RAR]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - College dormitory, fraternity, or sorority house.
- (10) Retail and personal service uses.
 - Ambulance service. *[RAR]*
 - Animal shelter or clinic without outside runs. *[RAR]*
 - Animal shelter or clinic with outside runs. *[SUP]*
 - Business school.
 - Commercial parking lot or garage. *[RAR]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. *[RAR]*
 - Temporary retail use.
 - Theater.
- (11) Transportation uses.
 - Commercial bus station and terminal. *[DIR]*
 - Railroad passenger station. *[SUP]*
 - Transit passenger shelter. *[See Section 51A-4.211.]*
 - Transit passenger station or transfer center. *[See Section 51A-4.211.]*
- (12) Utility and public service uses.
 - Commercial radio or television transmitting station.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

None permitted.

~~(g) Subarea 6.~~

~~(1) Agricultural uses.~~

~~Crop production.~~

~~(2) Commercial and business service uses.~~

~~Building repair and maintenance shop. *[RAR]*~~

~~Catering service.~~

~~Custom business services.~~

~~Electronics service center.~~

~~Feed store.~~

~~Machine or welding shop. *[SUP]*~~

~~Medical or scientific laboratory. *[SUP]*~~

~~Tool or equipment rental.~~

~~Vehicle or engine repair or maintenance. *[SUP]*~~

~~(3) Industrial uses.~~

~~None permitted.~~

~~(4) Institutional and community service uses.~~

~~Adult day care facility.~~

~~Cemetery or mausoleum. *[SUP]*~~

~~Child care facility.~~

~~Church.~~

~~College, university, or seminary.~~

~~Community service center.~~

~~Convalescent and nursing homes, hospice care, and related institutions.~~

~~Convent or monastery.~~

~~Foster home. *[SUP]*~~

~~Hospital. *[SUP]*~~

- ~~_____ Mortuary, funeral home, or commercial wedding chapel.~~
- ~~_____ Motor vehicle fueling station.~~
- ~~_____ Nursery, garden shop, or plant sales.~~
- ~~_____ Pawnshop.~~
- ~~_____ Personal service uses. *[Massage establishment and tattoo or body piercing studio uses are prohibited.]*~~
- ~~_____ Restaurant without drive-in or drive-through service. *[RAR]*~~
- ~~_____ Restaurant with drive-in or drive-through service. *[DIR]*~~
- ~~_____ Swap or buy shop. *[SUP]*~~
- ~~_____ Taxidermist. *[SUP]*~~
- ~~_____ Temporary retail use.~~
- ~~_____ Theater.~~
- ~~_____ Vehicle display, sales, and service. *[SUP]*~~

~~(11) Transportation uses.~~

- ~~_____ Transit passenger shelter. *[See Section 51A-4.211.]*~~
- ~~_____ Transit passenger station or transfer center. *[See Section 51A-4.211.]*~~

~~(12) Utility and public service uses.~~

- ~~_____ Commercial radio or television and transmitting station.~~
- ~~_____ Electrical substation.~~
- ~~_____ Local utilities.~~
- ~~_____ Police or fire station.~~
- ~~_____ Post office.~~
- ~~_____ Radio, television, or microwave tower. *[SUP]*~~
- ~~_____ Tower/antenna for cellular communication. *[SUP may be required. See Section 51A-4.212(10.1). Treat as a CR Community Retail district.]*~~
- ~~_____ Utility or government installation other than listed. *[SUP]*~~

~~(13) Wholesale, distribution, and storage uses.~~

- ~~_____ Mini-warehouse. *[SUP]*~~
- ~~_____ Office showroom/warehouse. *[SUP]*~~
- ~~_____ Outside storage (with visual screening). *[SUP]*~~
- ~~_____ Recycling collection center. *[RAR]* (Ord. Nos. 21211; 25164; 27034; 27788; 28547; 29933; 30249)~~

SEC. 51P-366.106. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) ~~In Subarea 6,~~ accessory outside display of merchandise is only permitted within ~~10~~ 5 feet of the structure housing the primary use. (Ord. Nos. 21211; 25164; 27788)

(c) The following accessory uses are not permitted:

(1) Subareas 1, 1A, 3, 4, 5, 7 & 8.

- Accessory helistop
- Accessory medical/ infectious waste incinerator
- Accessory pathological waste incinerator
- Amateur communications tower
- Day home
- General waste incinerator
- Home occupation
- Occasional sales (garage sales)
- Private stable
- Swimming pool (private)

(2) Subareas 2 & 2A.

- Accessory helistop
- Accessory medical/ infectious waste incinerator
- Accessory outside display of merchandise [allowed in 2 only]
- Accessory outside sales
- Accessory outside storage
- Accessory pathological waste incinerator
- Amateur communications tower
- Day home
- General waste incinerator
- Home occupation
- Occasional sales (garage sales)
- Private stable
- Swimming pool (private)

SEC. 51P-366.107.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subareas 1, 1A, 2, 2A ~~6~~, 7, and 8.

(1) Front yard. Minimum front yard is:

- (A) 15 feet where adjacent to an expressway or a thoroughfare; and
- (B) no minimum in all other cases.

(2) Side and rear yard. Minimum side and rear yard is:

- (A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district;
- (B) in Subarea 7, no minimum side or rear yard; and
- (C) no side and rear yard required in all other cases.

(3) Dwelling unit density. ~~No dwelling unit density.~~

(a) Maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

<u>MAXIMUM DWELLING UNIT DENSITY</u> <u>(dwelling units per net acre)</u>		
<u>Base (No MUP)</u>	<u>MUP with Mix of 2 Categories</u>	<u>MUP with Mix of 3 Categories</u>
<u>15</u>	<u>20</u>	<u>25</u>

(4) Floor area ratio. Maximum floor area ratio is:

~~_____ (A) 0.5 for any combination of lodging, office, and retail and personal service uses; and~~

~~_____ (B) 0.75 for all uses combined.~~

(C) Maximum floor area ratio (FAR) varies depending on whether the development is a mixed use project as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two other use categories.]

	<u>I</u>	<u>II</u>	<u>III</u>	<u>IV</u>
<u>Use Categories</u>	<u>Base</u> <u>(no MUP)</u>	<u>MUP=2</u> <u>(no Res)</u>	<u>MUP=2</u> <u>(with Res)</u> <u>Res + 1</u>	<u>MUP=3</u> <u>(with Res)</u> <u>Res + 2</u>
<u>Office</u>	<u>0.8</u>	<u>0.85</u>	<u>0.9</u>	<u>0.95</u>
<u>Residential</u>	<u>0.8</u>	<u>---</u>	<u>0.95</u>	<u>0.95</u>
<u>Retail and personal</u>	<u>0.4</u>	<u>0.5</u>	<u>0.5</u>	<u>0.6</u>

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

(B) In Subarea 2A, the maximum structure height varies depending on whether the development is a mixed use project as follows:

<u>MAXIMUM STRUCTURE HEIGHT</u> <u>SUBDISTRICT 1 AND SUBDISTRICT 5</u>		
<u>Base</u> <u>(No MUP)</u>	<u>MUP with Mix</u> <u>(No Retail)</u>	<u>MUP</u> <u>(with Retail)</u>
<u>45 FT</u>	<u>60 FT</u>	<u>80 FT</u>

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. ~~Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).~~

(A) Maximum number of stories above grade is:

- (i) three when the maximum structure height is 45 feet;
- (ii) four when the maximum structure height is 60 feet; and
- (iii) Six when the maximum structure height is 80 feet.

(B) No maximum stories for parking structures.

(b) Subarea 3. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the LI Light Industrial District, as set out in Chapter 51A. Minimum side and rear yard is:

- (1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
- (2) no side or rear yard required in all other cases.

(c) Subarea 4. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the IM Industrial Manufacturing District, as set out in Chapter 51A. Minimum side and rear yard is:

- (1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
- (2) no side or rear yard required in all other cases.

(d) Subarea 5.

- (1) Front yard. Minimum front yard is 25 feet.
- (2) Side and rear yard. Minimum side yard is 25 feet. Minimum rear yard is 50 feet.
- (3) Dwelling unit density. No dwelling unit density.
- (4) Floor area ratio. Maximum floor area ratio is:
 - (A) 0.5 for any combination of lodging, office, and retail and personal service uses; and
 - (B) 0.75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5). (Ord. Nos. 21211; 25164; 27034; 27788; 28547; 29933; 30249)

SEC. 51P-366.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, off-street parking and loading must be provided in accordance with the Dallas Development Code, as amended.

(b) Subarea 1A. Except as provided in this subsection, any on-street parking spaces partially located within the street easement adjacent to Buckner Boulevard at Bearden Lane as shown on the development plan may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(c) Subarea 5.

(1) For a college, university, or seminary use, off-street parking must be provided at a ratio of 0.23 parking spaces per student and employee.

(2) Surface parking is permitted in the required side and rear yards.

~~(d) Subarea 6.~~

~~(1) Feed store.~~

~~(A) One space per 500 square feet of retail floor area is required.~~

~~(B) One space per 1,000 square feet of warehouse and storage floor area is required.~~

(2) Alternative financial establishment. One space per 200 square feet of floor area is required. (Ord. Nos. 21211; 25164; 27034; 27788; 28547)

SEC. 51P- .114. STREETScape AND SIDEWALK STANDARDS.

(a) Sidewalks required. The street and sidewalk standards of this subsection apply only to new construction or a major modification

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(3) No certificate of occupancy may be issued for new construction or a major modification until hard surface sidewalks are provided in accordance with this section.

(4) An existing sidewalk may not be used to comply with this subsection unless it meets the construction standards and the minimum unobstructed widths specified below.

(b) Minimum sidewalk widths. Sidewalks with a minimum unobstructed width of five feet must be provided along Buckner Boulevard

SEC. 51P-366.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21211; 25164)

SEC. 51P-366.110. LANDSCAPING FOR ALL SUBAREAS EXCEPT SUBAREA 7.

Except as provided in this article, landscaping must be provided in accordance with Article X.

(a) Application.

- (1) Parkway landscaping Front yard strip landscaping provisions for Buckner Boulevard shall become applicable to a lot when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot.
- (2) Site area landscaping, front yard strip landscaping, screening, and sidewalk provisions shall become applicable to a lot when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent.
- (3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(b) Parkway landscaping. When parkway landscaping is approved under this article, a minimum of ~~One~~ tree at least three and one-half inches in diameter, or two trees at least one and one-half inches in diameter must be provided between the street curb and the sidewalk per 30 feet of frontage, exclusive of driveways, visibility triangles, and accessways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(c) Front yard strip landscaping.

The landscape area provided along the entire length of the lot adjacent to Buckner Boulevard **and intersecting adjoining streets**, excluding paved surfaces at points of vehicular and pedestrian ingress and egress, must meet the following requirements:

<u>Average depth</u>	<u>Minimum depth</u>	<u>Maximum depth</u>
<u>7.5 feet</u>	<u>5 feet</u>	<u>25 feet</u>

All other streets:

<u>Average depth</u>	<u>Minimum depth</u>	<u>Maximum depth</u>
<u>5 feet</u>	<u>3 feet</u>	<u>25 feet</u>

The planting area is measured from the property line.

One large tree must be provided for every 30 linear feet of frontage.

When existing conditions prohibit planting large trees, two small trees may be substituted for each large tree with building official approval. Large trees may not be planted within fifteen feet, measured horizontally from the base center of the tree, to the closest point of an overhead utility ~~distribution~~ line.

Parkway landscaping. The parkway adjacent to the Property line may be used to satisfy the street tree requirements of the front yard strip landscaping subject to:

The minimum depth for front yard strip landscaping is maintained on the Property for planting requirements; and

Compliance with the landscape plan review requirements per this article.

- ~~(1) The 10 foot wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:~~
- ~~(A) Twenty percent of the surface must be permeable.~~
- ~~(B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three year time period.~~
- ~~(C) An underground automatic irrigation system must be provided.~~
- ~~(2) Front yard strip landscaping must be approved by the director of the department of development services.~~
- (d) Site area landscaping.
- (1) Except as provided in this subsection, the remainder of the lot must be landscaped in accordance with the provisions contained in Article X.
- (2) An underground automatic irrigation system must be provided.
- (3) A plant group that complies with the provisions of Section 51A-10.125(b)(7)(B) must be provided for every 35 feet of street frontage in the Landscape Enhancement Areas as shown on the development plan for Subarea 1A (Exhibit 366C).
- (e) Screening.
- (1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.
- (2) On-site parking must be screened with:
- (A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or
- (B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.
- (3) Manufactured building sales lot and vehicle display, sales, and service uses must be screened with a minimum two and one-half-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.
- (4) Required screening of on-site parking may be used for compliance with design standard requirements.

- ~~(f) Sidewalks. A sidewalk with a minimum width of five feet must be provided in the 12-foot area parallel to and in back of the projected street curb. [goes in separate section]~~
- (g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.
- (h) General maintenance.
 - (1) Required landscaping must be maintained in a healthy, growing condition at all times. 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.
 - (2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.
- ~~(i) Points. For purposes of tabulating the number of points earned toward the minimum number required by Article X, 15 points are awarded for parkway landscaping. Ten points are awarded for required or voluntary front yard strip landscaping. Five points are awarded for the screening of on-site parking. (Ord. Nos. 21211; 25164; 28547; 29933)~~

SEC. 51P-366.110.1. LANDSCAPING FOR SUBAREA 7.

- (a) Landscaping must be provided as shown on the Subarea 7 development and landscape plan.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 29933)

SEC. 51P-366.111. PRIVATE LICENSE GRANTED.

- (a) The city council hereby grants a private license to each of the abutting property owners of property in the Buckner Boulevard Special Purpose District for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An abutting property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with Chapter 52 of the Dallas City Code, as amended. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to

terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

- (b) To the extent that the provisions contained in this section conflict with the applicable licensing provisions contained in Chapter 43 of the Dallas City Code, the provisions contained in Chapter 43 are waived.
- (c) In no event shall the license granted by this section be construed to grant an easement or real property interest of any kind to the licensees. (Ord. Nos. 21211; 25164)

SEC. 51P-366.112. LANDSCAPE PLANS FOR ALL SUBAREAS EXCEPT SUBAREA 7.

- (a) A landscape plan must be submitted to and approved by the director of the department of sustainable development and construction [~~services~~] prior to the installation of landscaping required by this article.
- (b) Upon the submission of a plan for or including the installation of parkway landscaping, the director [~~of the department of development services~~] shall circulate it to all affected city departments and all utilities and communication companies for review and comment. If, after receiving comments from affected city departments, utilities, and communication companies, the director determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public, utility, or communications company use of the right-of-way, the director shall approve the landscape plan; otherwise, the director shall disapprove the plan.
- (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 director's [~~of the department of development services's~~] disapproval of a plan to install parkway landscaping on the basis that the installation of the landscaping will be inconsistent with, or will unreasonably impair the public, utility, or communication company use of the right-of-way. Required front yard strip landscaping must be planted on-site.
- (d) The approval of a plan to install parkway landscaping does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 21211; 25164; 29933)

SEC. 51P-366.113. SIGNS.

(a) Except as provided in this section, all signs must comply with the provisions for business zoning districts in Article VII.

(b) For Subarea 1A, detached premise signs are limited to one two-sided sign on Blossom Lane and one two-sided sign on Buckner Boulevard in the areas shown on the development plan. The detached premise sign on Blossom Lane must be a monument sign and

may not exceed six feet in height or 50 square feet in effective area. (Ord. Nos. 21211; 25164; 28547)

SEC. 51P-366.114. NONCONFORMING USES.

~~(a) — Subareas 1, 2, 3, 4, 5, and 8.~~

~~(1) — Existing nonconforming uses and uses made nonconforming by this article are not subject to amortization by the board of adjustment.~~

~~(2) — The right to operate a nonconforming use terminates if the nonconforming use is discontinued or remains vacant for one year or more. The board may grant a special exception to this provision only if the owner can state an extreme circumstance that demonstrates that there was not an intent to abandon the use even though the use was discontinued for one year or more.~~

~~(b) — Subarea 6.~~

~~(1) — The city council finds that certain nonconforming uses have an adverse effect on nearby properties. The purpose of this subsection is to eliminate these nonconforming uses and to make them comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.~~

~~(2) — The right to operate a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; and a nonconforming residential hotel use automatically terminates on January 13, 2011 or one year after the use became nonconforming, whichever is later.~~

~~(3) — An owner of a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; or a nonconforming residential hotel use may request an extension of the compliance deadline in Paragraph (2) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 30 days before the deadline in Paragraph (2). If a fee is required, the application will not be considered filed until the fee is paid. Failure to timely file a complete application for extension constitutes a waiver of the right to contest the reasonableness of the deadline in Paragraph (2).~~

~~(4) — Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A 4.704(a)(1)(D) in determining whether to grant the request for extension.~~

~~(5) — If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period;~~

~~otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use automatically terminates on the deadline in Paragraph (2), or 30 days after the date of the board's decision to deny, whichever is later.~~

(c) In general. Except as otherwise provided in this section, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21211; 25164; 27788; 30249)

SEC. 51P-366.114.1 SUBAREA 1A ROADWAY IMPROVEMENTS.

(a) Before the issuance of a certificate of occupancy for a permitted use, the following must be provided:

(1) Reconstruction of the segment of Bearden Lane west of Buckner Boulevard, retaining the existing driveway connection on the north line of Bearden Lane. Eastbound Bearden Lane must provide separate left-turn and right-turn lanes at Buckner Boulevard.

(2) Signalization at Buckner Boulevard and Blossom Lane, with design and construction approved by the Director of Public Works and Transportation.

(3) Restriping Blossom Lane, providing for separate eastbound and through lanes between Buckner Boulevard and the easternmost drive approach into the Property.

(4) Drive approaches along Blossom Lane, having separate left-turn and right-turn lanes onto Blossom Lane.

(b) On-street parking along Blossom Lane is prohibited. (Ord. 28547)

SEC. 51P-366.115. GENERAL REQUIREMENTS.

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. Nos. 21211; 25164; 26102)

SEC. 51P-366.116. WAIVER OF CERTAIN SUP FEES IN SUBAREA 1.

The city council waives the application fee for a specific use permit for nonconforming uses located in Subarea 1 in those cases where:

(1) the nonconforming use was existing on February 26, 1992, or made nonconforming by this article; and

(2) upon inspection by the director of the department of code compliance or the director's designee, it is determined that the nonconforming use and the property on which it

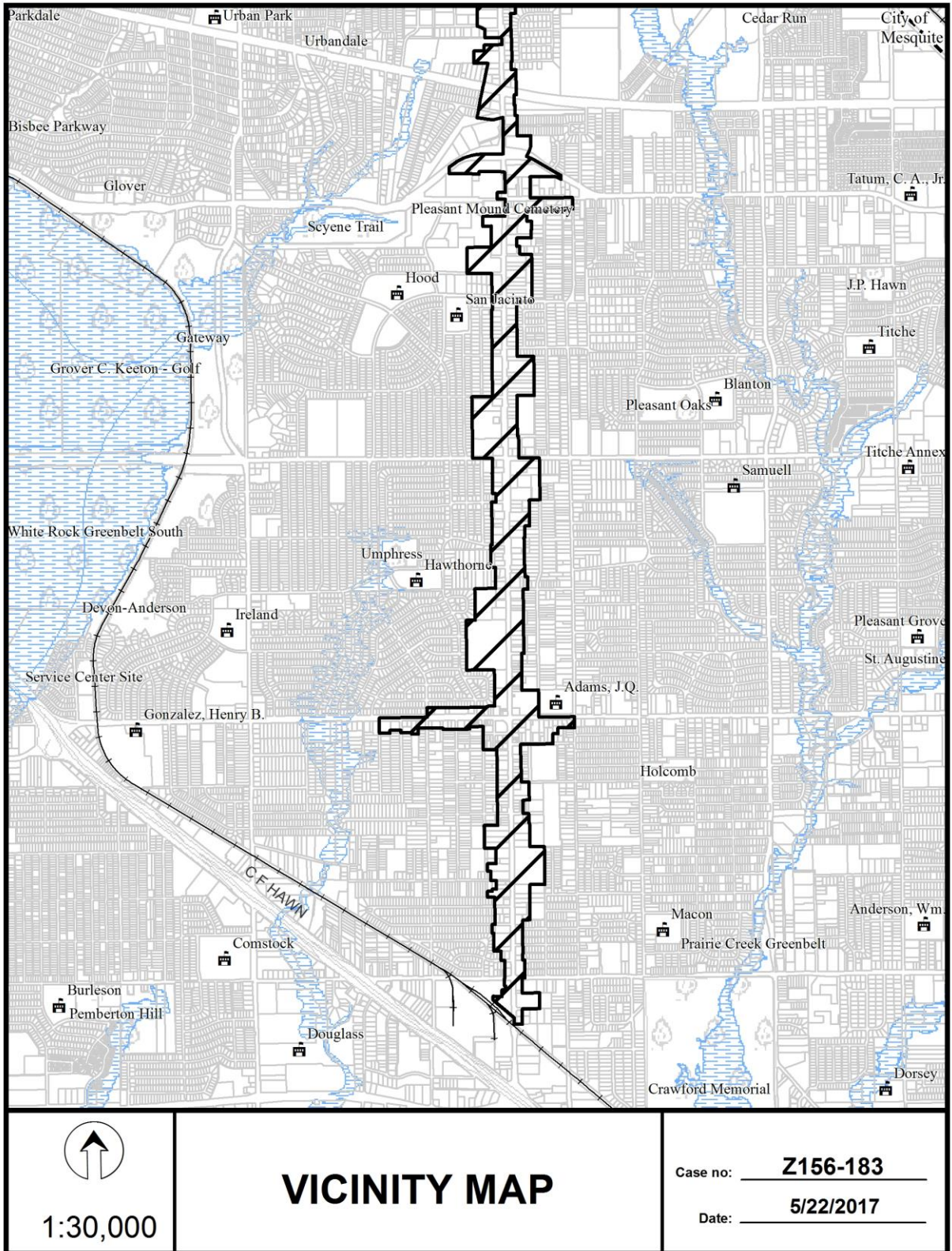
Z156-183(JEM)

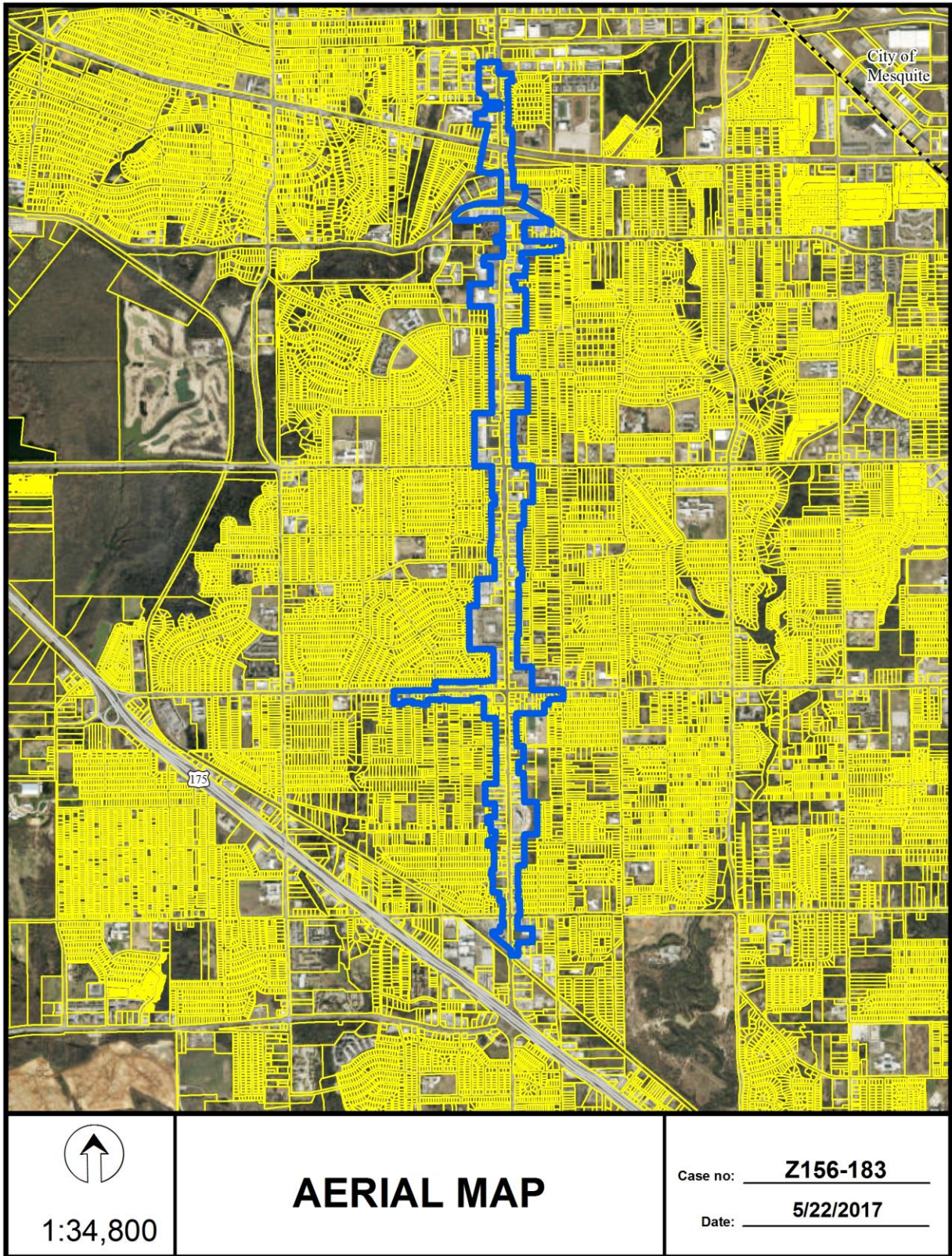
is located is in compliance with all applicable ordinances, rules, and regulations of the city other than the requirement of a specific use permit. (Ord. Nos. 21211; 25164; 26102)

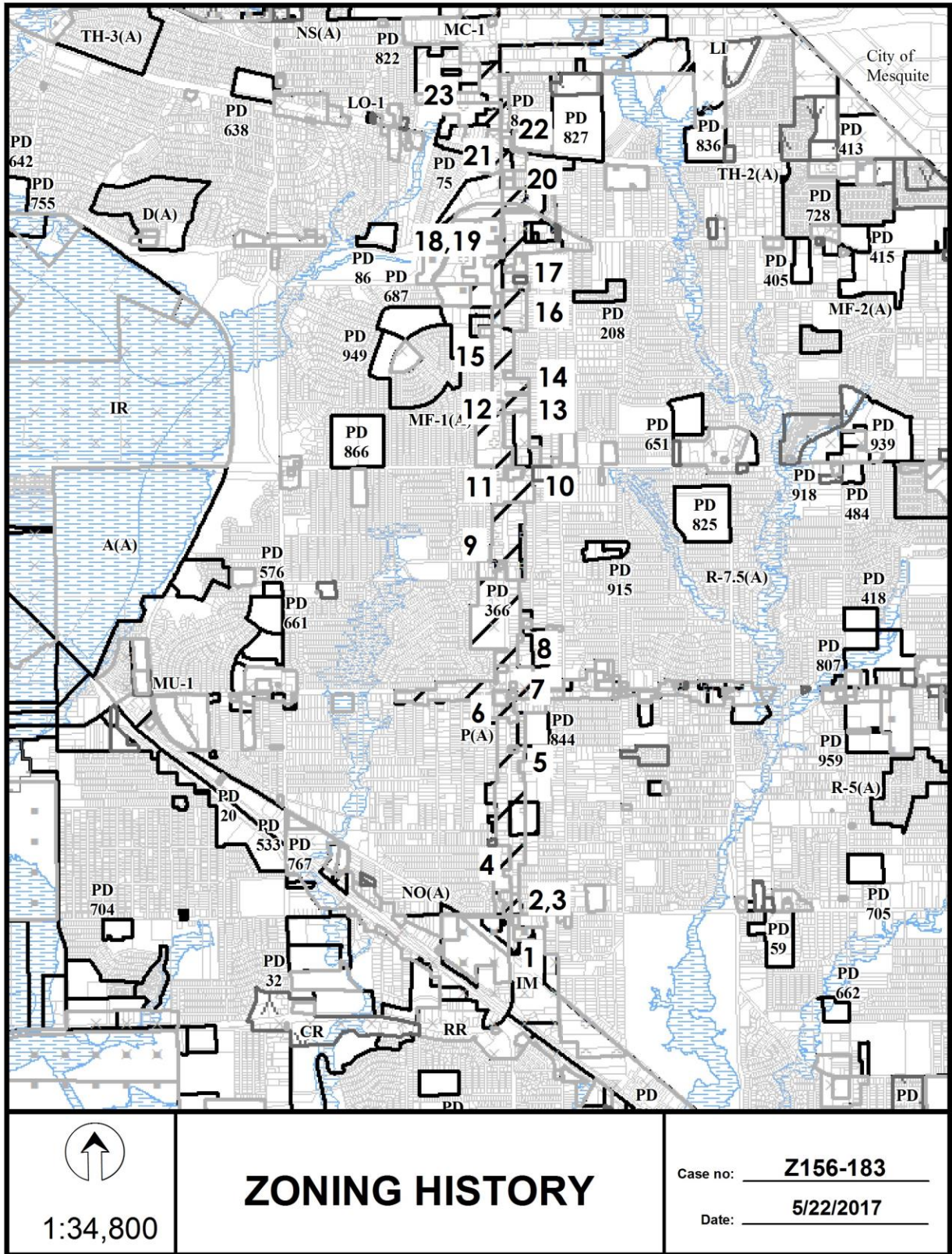
SEC. 51P-366.117. COMPLIANCE WITH CONDITIONS.

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

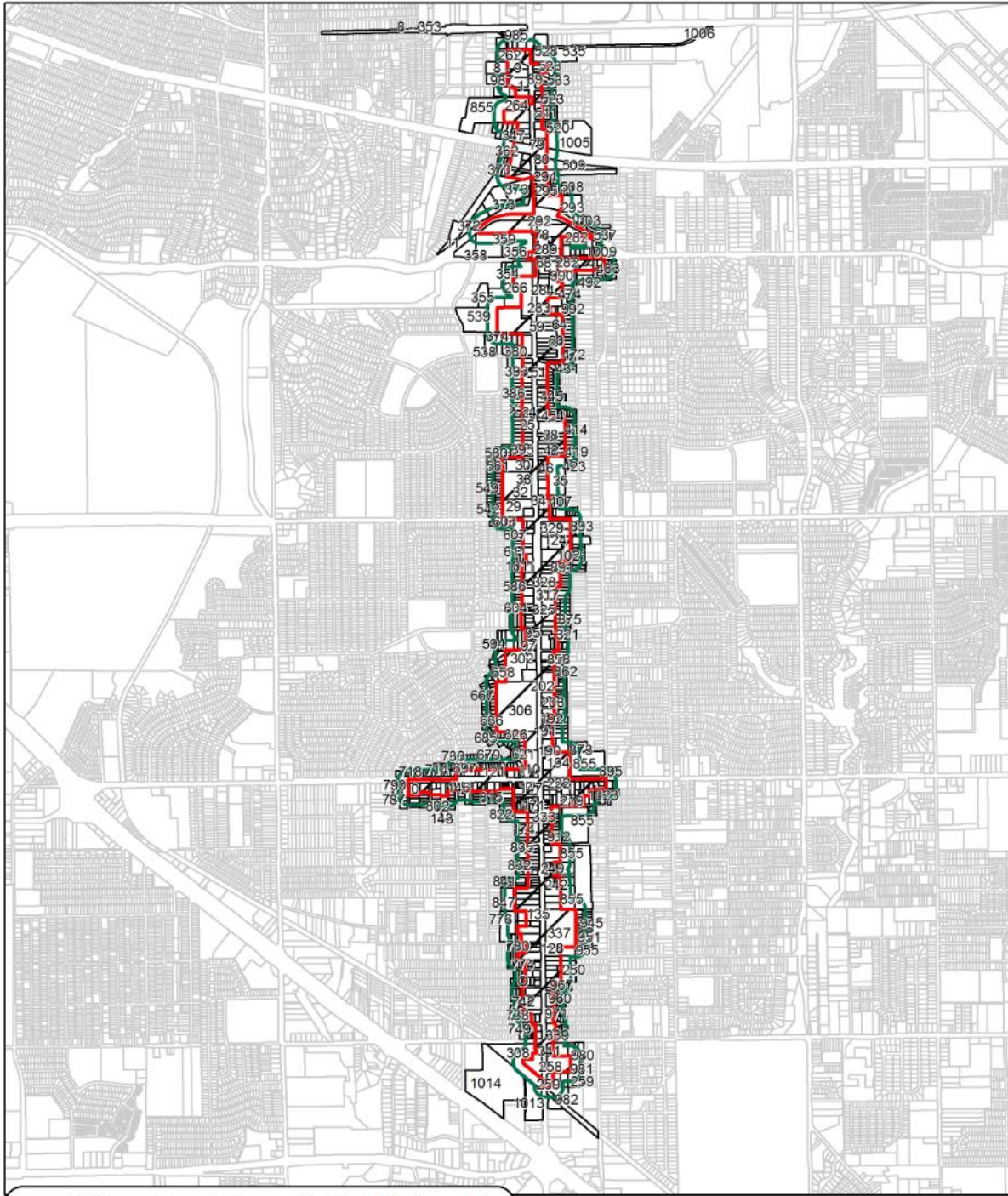
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 21211; 25164; 26102)







CPC RESPONSES



<u>1027</u>	Property Owners Notified (1186 parcels)
<u>10</u>	Replies in Favor (14 parcels)
<u>10</u>	Replies in Opposition (10 parcels)
<u>200'</u>	Area of Notification
<u>6/8/2017</u>	Date

Z156-183
CPC



1:31,200

06/07/2017

Reply List of Property Owners***Z156-183******1027 Property Owners Notified******10 Property Owners in Favor******10 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4001	S BUCKNER BLVD	THOMAS MICHAEL L &
2	3949	S BUCKNER BLVD	MUNDO TILE LTD
3	3827	S BUCKNER BLVD	BUCKNER PAINT & BODY CORP
4	3821	S BUCKNER BLVD	ELDRIGE DAVID G
5	3811	S BUCKNER BLVD	ELDRIDGE DAVID G
6	3803	S BUCKNER BLVD	SAMIR INC
7	8019	MILITARY PKWY	RATHBURN WILLIAM F
8	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
9	9999	NO NAME ST	UNION PACIFIC RR CO
10	8050	SCYENE RD	CEMETERY
11	3701	S BUCKNER BLVD	TEXAS UTILITIES ELEC CO
12	8008	MILITARY PKWY	LINSKI DALLAS HOLDINGS LLC
13	3717	S BUCKNER BLVD	ALWAN CORP
14	3625	S BUCKNER BLVD	MEZA JESUS
15	2707	S BUCKNER BLVD	NASSER INVESTMENTS INC
16	2635	S BUCKNER BLVD	NGUYEN LONG TUONG
17	2645	S BUCKNER BLVD	STOUT WAREHOUSE PARTNERS LP
18	2615	S BUCKNER BLVD	CARRILLO FUNERAL DIRECTORS INC
19	2603	S BUCKNER BLVD	ALEMAN PROPERTIES INVESTMENT LLC
20	2543	S BUCKNER BLVD	OLIVARES MARTIN
21	2537	S BUCKNER BLVD	ALMASS INVESTMENT GROUP LP
22	2531	S BUCKNER BLVD	MARTINEZ JUAN J & IRMA G
23	2523	S BUCKNER BLVD	MARTINEZ JUAN J & IRMA G
24	2501	S BUCKNER BLVD	CNB REAL ESTATE
25	2423	S BUCKNER BLVD	ALMASS INVESTMENT GROUP LP
26	2405	S BUCKNER BLVD	QAREM FADI

06/07/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2327	S BUCKNER BLVD	HALL NANCY MARIE
28	2323	S BUCKNER BLVD	SILVERSTONE VENTURE CAPITAL LLC
29	2109	S BUCKNER BLVD	EASTERN COLUMBIA ASSO LLC
30	2253	S BUCKNER BLVD	JOEDE LEASING INC
31	7900	CORDELL DR	KRS PARTNERSHIP LTD
32	2223	S BUCKNER BLVD	KRS PARTNERSHIP LTD
33	2215	S BUCKNER BLVD	ARCHLAND PROPERTY II LP
34	2112	S BUCKNER BLVD	MIRIAM BRUTON
35	8117	BARCLAY ST	DELMENDO FAMILY TRUST THE
36	2424	S BUCKNER BLVD	ADLEY RON TR &
37	2414	S BUCKNER BLVD	PALOMA ISABELA INVESTMENTS INC
38	2336	S BUCKNER BLVD	TNS INVESTMENTS LTD
39	2328	S BUCKNER BLVD	OLARTE JOVANNI JOSE MICLOS
40	2320	S BUCKNER BLVD	HERNANDEZ ALFREDO
41	2312	S BUCKNER BLVD	SILVA DONACIANO
42	2306	S BUCKNER BLVD	VALADEZ AGUSTIN JAIME
43	2300	S BUCKNER BLVD	DEL REY PARTNERS LLC
44	2264	S BUCKNER BLVD	MTX NOOR REAL ESTATE LLC
45	2248	S BUCKNER BLVD	ADELPHI GROUP LTD
46	2244	S BUCKNER BLVD	BRIAN L HOCHSTEIN LLC
47	2240	S BUCKNER BLVD	S & H LIFE LLC
48	2230	S BUCKNER BLVD	PETERSON BOBBY
49	2226	S BUCKNER BLVD	A & H REAL PPTIES
50	2206	S BUCKNER BLVD	ROSEFF LLC
51	2618	S BUCKNER BLVD	2618 SB LTD
52	2614	S BUCKNER BLVD	ENGLISH FAMILY LTD PS
53	2608	S BUCKNER BLVD	ALBITER BENITO
54	2530	S BUCKNER BLVD	J T REALTY INC
55	2522	S BUCKNER BLVD	TEXAS AUTOMASTERS CORP
56	2514	S BUCKNER BLVD	2120 24 MS LTD
57	2506	S BUCKNER BLVD	LCG BUCKNER COMMONS LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2438 S BUCKNER BLVD	BUCKNER INVESTMENTS LLC
	59	2810 S BUCKNER BLVD	CHEVEZ YAMIL A & ROSA
	60	2742 S BUCKNER BLVD	THOMPSON BILLY C
	61	2730 S BUCKNER BLVD	PRUITT JEFFERY J
	62	2702 S BUCKNER BLVD	RSVG HOLDING LLC
	63	2762 S BUCKNER BLVD	FLORES WALFRE
	64	8138 BEARDEN LN	CHAVEZ JESUS C &
	65	2942 S BUCKNER BLVD	HEAVER PROPERTIES LIMITED
	66	2952 S BUCKNER BLVD	MONA & NADA CORPORATION
	67	8127 BEARDEN LN	MATA EDGAR
	68	8106 SCYENE RD	ZUNIGA CLAUDIA Y
	69	2940 S BUCKNER BLVD	MITCHELL WILLIAM J &
	70	8238 SCYENE RD	TORRES ATILANO
	71	2953 PLEASANT DR	PEDRAZA JUAN C
	72	8232 SCYENE CIR	TRAN GARAGE COMPANY
	73	8202 SCYENE RD	PHILPOT JOHNNY RAY SR
	74	2946 LOLITA DR	CHIHUAHUA JOSE MANUEL
	75	8226 SCYENE RD	ENSERCH CORP
	76	8149 SCYENE RD	WIMBERLY JOANNE
	77	8117 SCYENE RD	JACKSON WILLIE RAY
	78	3118 S BUCKNER BLVD	UGWONALI FELIX C &
	79	3806 S BUCKNER BLVD	BARAKAT MAHMOUND
	80	3760 S BUCKNER BLVD	OMAR OMAR
	81	3608 S BUCKNER BLVD	4 CUSTOM WHEELS & TIRES INC
	82	3946 S BUCKNER BLVD	ADHAM ABDALLAH & HANA
	83	3930 S BUCKNER BLVD	GALAVIZ ROSA M
	84	3922 S BUCKNER BLVD	WARNER WILLIAM JAMES
	85	3900 S BUCKNER BLVD	PRYOR JOHN T & DONNA M
	86	2416 FONVILLE DR	MECCA APRIL INC
	87	8100 HOYLE AVE	CONTINENTAL ELECTRONICS
	88	4024 S BUCKNER BLVD	S & W JOINT VENTURE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	4022 S BUCKNER BLVD	HURLEY R B
	90	4014 S BUCKNER BLVD	RAWLINS JOE A
	91	1939 S BUCKNER BLVD	ALMASS INVEST GROUP LP
	92	1929 S BUCKNER BLVD	BROWN SHAWN MICHAEL
	93	1944 SHORTAL DR	FREED RICHARD WILLIAM
	94	1907 S BUCKNER BLVD	ARMCO INSURANCE AGENCY
	95	1731 S BUCKNER BLVD	ROSHANI ENTERPRISES INC
	96	1709 S BUCKNER BLVD	HAWKINS MARTHA ANN
	97	1705 S BUCKNER BLVD	LG BUCKNER EZ LLC
	98	8032 UMPHRESS RD	GARZA EDUARDO & ADRIANA M
	99	1811 S BUCKNER BLVD	ALAM JAVED
	100	8025 UMPHRESS RD	COLEMAN VIKKI R
	101	1801 S BUCKNER BLVD	KENTUCKY FRIED CHICKEN
	102	1801 S BUCKNER BLVD	ADAMS DANIEL D ETAL
	103	1819 S BUCKNER BLVD	LIVAY LLC
	104	8018 TILLMAN ST	SHORT WILLIE R
	105	8040 BRUTON RD	BRUTON JEFF B TESTAMENTARY TRUST
	106	2029 S BUCKNER BLVD	K & O INVESTMENTS INC
	107	2005 S BUCKNER BLVD	LIU CHIKUANG & FENGCHIAO
	108	2017 S BUCKNER BLVD	ISACKSON WILLIAM CO
	109	2025 S BUCKNER BLVD	RASANSKY ELI M
	110	8017 LAKE JUNE RD	SHIDID TERESA TRUSTEE &
	111	1309 S BUCKNER BLVD	HINDI AMGAD HAMED &
	112	1311 S BUCKNER BLVD	SANTOS GUADALUPE &
	113	8011 LAKE JUNE RD	RODRIGUEZ ROBERTO & ALMA
	114	8007 LAKE JUNE RD	RODRIGUEZ ROBERTO &
	115	8005 LAKE JUNE RD	L F MARTINEZ INC
	116	8027 LAKE JUNE RD	SHIDID SOLOMON TR &
	117	1301 S BUCKNER BLVD	YOUSEF ABDALLA ETAL
	118	8003 LAKE JUNE RD	CRISTO LA ROCA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	119	7807 LAKE JUNE RD	ESTRADA RAUL
	120	7805 LAKE JUNE RD	DIAZ JUAN
	121	7857 LAKE JUNE RD	MARTINEZ MILAGRO ET AL
	122	7843 LAKE JUNE RD	LOPEZ DE LIRA ENTERPRISES
	123	543 S BUCKNER BLVD	POE TOMMY W &
	124	551 S BUCKNER BLVD	MUELLER PROPERTIES LTD
	125	8029 WES HODGES RD	NOTE ONE AUTO SALES INC
	126	8020 WES HODGES RD	JUMA REAL ESTATE L P
	127	509 S BUCKNER BLVD	MCDANIEL TED
	128	701 S BUCKNER BLVD	BEVRO PROPERTIES LP
	129	623 S BUCKNER BLVD	JOE DONIBHOOS FAMILY RENTAL INC
	130	8006 JACOBIE BLVD	GAGE CATHY &
	131	603 S BUCKNER BLVD	CHILDRESS DORIS FAMILY LP
	132	615 S BUCKNER BLVD	CLASEN ROBERT KEITH
	133	8002 RAYVILLE DR	ESCANDON GONZALO &
	134	565 S BUCKNER BLVD	BJ DAVIS INVESTMENTS, LTD
	135	845 S BUCKNER BLVD	WAY OF TRUTH CHURCH INC THE
	136	829 S BUCKNER BLVD	MAYHALL JAMES & JANE
	137	805 S BUCKNER BLVD	SANCHEZ MARTIN R
	138	733 S BUCKNER BLVD	TING RYAMEI
	139	731 S BUCKNER BLVD	JCRB BUCKNER REALTY LP
	140	8016 ROSEMONT RD	LOPEZ ROSA E
	141	7628 LAKE JUNE RD	VARGAS JUAN &
	142	7714 LAKE JUNE RD	BEW FINANCING LP
	143	7720 LAKE JUNE RD	MONTGOMERY MARIE
	144	7738 LAKE JUNE RD	MONTGOMERY JOHN HENRY
	145	7822 LAKE JUNE RD	SUPER MERCADO MEXICO
	146	7800 LAKE JUNE RD	PLSNT GROVE MORTUARY ETAL
	147	1227 S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
	148	7828 LAKE JUNE RD	MARTINEZ FERNANDO &

06/07/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	149	7834 LAKE JUNE RD	MARTINEZ FERNANDO &
	150	7840 LAKE JUNE RD	GAYTAN LUIS &
	151	7900 LAKE JUNE RD	ROSALES MARTIN & THELMA
	152	7912 LAKE JUNE RD	LOPEZ HECTOR & SONIA
O	153	7922 LAKE JUNE RD	ROSALES THELMA
	154	7928 LAKE JUNE RD	GRACIANO ARTURO & ALMA
	155	7930 LAKE JUNE RD	MARTINEZ RAUL & LETICIA
	156	8000 LAKE JUNE RD	JPVOS PROPERTIES LLC
	157	8002 LAKE JUNE RD	VOSBURG PATRICK F &
	158	8014 LAKE JUNE RD	MONTOYA LUPE
	159	1227 WORLD STORE PL	SLP VILLA INC
	160	8000 TRADE VILLAGE PL	SILVA JUAN J &
	161	8004 TRADE VILLAGE PL	SILVA JUAN J & EMIGDIA C
	162	8010 TRADE VILLAGE PL	SARAZUA NICOMEDES
	163	8018 TRADE VILLAGE PL	QUINTERO BERTHA LIDIA
	164	8001 LOMA GARDEN AVE	BALTAZAR BRENDA SILVERIO &
	165	8009 LOMA GARDEN DR	BALTAZAR MARIA SANTOS & FILBERTO
	166	8025 LOMA GARDEN DR	ARELLANO JOSE
	167	8025 LOMA GARDEN DR	QUINTERO BERTHA LIDIA
	168	8021 LOMA GARDEN DR	QUINTERO BERTHA
	169	1221 S BUCKNER BLVD	FLORES GUADALUPE F &
	170	1217 S BUCKNER BLVD	MARTINEZ FERNANDO &
	171	1209 S BUCKNER BLVD	MARTINEZ FERNANDO &
	172	1142 GARDENVIEW DR	GEMACK INCORPORATED
	173	1135 S BUCKNER BLVD	BUCKNER S K INVESTMENTS INC
	174	1124 GARDENVIEW DR	ACE MANOR PROPERTY MGMT I LTD
	175	1105 S BUCKNER BLVD	OCAMPO MARIA M
	176	1045 S BUCKNER BLVD	MCALEXANDER PROPERTIES LLC
	177	1025 S BUCKNER BLVD	MARTINEZ MARIA E
	178	1015 S BUCKNER BLVD	CAMACHO JAVIER &
	179	1011 S BUCKNER BLVD	CONTRERAS JOSE H &
	180	8023 DELL GARDEN AVE	CONTRERAS JOSE H

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
181	1001	S BUCKNER BLVD	NGUYEN QUOC PHU & HA THI THU
181	1001	S BUCKNER BLVD	NGUYEN QUOC PHU & HA THI THU
182	953	S BUCKNER BLVD	MONTOYA VICKIE P &
183	941	S BUCKNER BLVD	PUBLIC AUTOS LTD
184	905	S BUCKNER BLVD	MEI INVESTMENTS LP
185	1402	S BUCKNER BLVD	BUCKNER S INVESTMENTS INC
186	1418	S BUCKNER BLVD	JDC HEALTHCARE MANAGEMENT LLC
187	1434	S BUCKNER BLVD	PRENGLER HERSCHEL
188	1436	S BUCKNER BLVD	MARTINEZ MARIBEL
189	1330	S BUCKNER BLVD	CHANTILIS FRANCES B
190	1340	S BUCKNER BLVD	SEO BOU GUNG &
191	1432	S BUCKNER BLVD	F & S PROPERTIES LLC
192	1442	S BUCKNER BLVD	JDBM TEXAS LLC
193	1336	S BUCKNER BLVD	LEE CHY D
194	1310	S BUCKNER BLVD	R G M EAGLE INC
195	1424	S BUCKNER BLVD	DIAZ ROBERTO
196	1400	S BUCKNER BLVD	SEO BOU GUNG & IN HYUN AN
197	1654	S BUCKNER BLVD	KLOEBER PROPERTIES LTD
198	1642	S BUCKNER BLVD	VILLEGAS VICTOR & MA GUADALUPE
199	1638	S BUCKNER BLVD	HALLE PROPERTIES LLC
200	1630	S BUCKNER BLVD	SANCHEZ MARTIN JR
201	1624	S BUCKNER BLVD	SANCHEZ DELORES MARIA &
202	1536	S BUCKNER BLVD	NEWTEX REALTY LP
203	1520	S BUCKNER BLVD	GROVE STATE BANK
204	1508	S BUCKNER BLVD	ORTEGA RAFAEL &
205	1802	S BUCKNER BLVD	CERVANTES EDGAR
206	1838	S BUCKNER BLVD	TRINITY SAVINGS
207	1905	CONNER DR	PRESLEY JUDY
208	1918	S BUCKNER BLVD	SCHNEITER KURT B & LISA TR
209	1922	S BUCKNER BLVD	KECHEJIAN CAPITAL L P
210	1942	S BUCKNER BLVD	ELLIS DANNY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
211	1952	S BUCKNER BLVD	DORKARI MARK
212	1948	S BUCKNER BLVD	SALAZAR MARCIAL
213	2010	S BUCKNER BLVD	2010 BUCKNER LLC
214	2010	S BUCKNER BLVD	CAPPS PATRICIA RUTH W
215	8124	LAKE JUNE RD	REALEINS PROPERTIES LTD
216	8131	MADDOX AVE	ENNIS ELECTRIC SERVICE
217	1214	S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
218	8204	LAKE JUNE RD	GROOM FAMILY LP
219	8205	MADDOX AVE	BANDA JOE
220	8142	LAKE JUNE RD	HISPANIC SERVICES
221	1234	S BUCKNER BLVD	FRIS CHKN LLC % CAJUN OPERATING CO
222	8126	LAKE JUNE RD	NEKAN ACCOUNTING
223	8107	MADDOX AVE	WHITE MICHAEL J &
224	1200	S BUCKNER BLVD	J & A MENDEZ INC
225	1212	S BUCKNER BLVD	ALAM JAVED
226	8115	MADDOX AVE	MORA ADELE GARZA
227	8252	LAKE JUNE RD	GONZALEZ DELIA
228	8240	LAKE JUNE RD	GAMEZ JOSE A
229	8240	LAKE JUNE RD	ZEMAG FAMILY LTD PS
230	8215	MADDOX AVE	MORA JOSE
231	8224	LAKE JUNE RD	MONTOYA MIGUEL
232	8222	LAKE JUNE RD	MORA JONATHAN
233	8214	LAKE JUNE RD	HERNANDEZ JOSE S &
234	8209	MADDOX AVE	PUYEAR EDDIE D & TERESA
235	1150	S BUCKNER BLVD	GRIFFS OF AMERICA INC
236	1132	S BUCKNER BLVD	PATTERSON LEOPOLD &
237	1120	S BUCKNER BLVD	OCAMPO O MARIA M O
238	1114	S BUCKNER BLVD	PATTERSON LEOPOLD &
239	1110	S BUCKNER BLVD	PATTERSON LEOPOLD & CAROLYN
240	920	S BUCKNER BLVD	CHILDRESS DENNIS KEITH JR
241	928	S BUCKNER BLVD	GRG PROPERTIES INC
242	944	S BUCKNER BLVD	LARCK PPTIES LTD

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	243	1024 S BUCKNER BLVD	MARTINEZ JOSE J
	244	1034 S BUCKNER BLVD	BAZALDUA JUAN J
	245	1012 S BUCKNER BLVD	BROCKER GEORGE M
	246	1018 S BUCKNER BLVD	MEDINA MARIA
	247	1002 S BUCKNER BLVD	MEDINA MARIA &
	248	1006 S BUCKNER BLVD	MEDINA MARIA
	249	8115 DELL GARDEN AVE	MEDINA MARIA C
	250	634 S BUCKNER BLVD	WILLIAMS EVALYNN A
	251	634 S BUCKNER BLVD	HALO DEVELOPMENT INC
	252	700 S BUCKNER BLVD	RICHESON DONALD E
	253	712 S BUCKNER BLVD	TAPIA RICARDO &
	254	538 S BUCKNER BLVD	JACKSON AMY &
	255	528 S BUCKNER BLVD	CRAWFORD JUANITA IMOGENE
	256	570 S BUCKNER BLVD	HP MVP HOLDING COMPANY LLC
	257	426 S BUCKNER BLVD	PREECE & PREECE INC
	258	400 S BUCKNER BLVD	WHATS HOT FUND WORLD LTD &
	259	316 S BUCKNER BLVD	U S POSTAL SERVICE
	260	4105 S BUCKNER BLVD	PENA GERARDO DE LA
	261	4300 S BUCKNER BLVD	POINTS RONALD GILBERT
	262	8020 HEINEN DR	POINTS RONALD
O	263	4131 S BUCKNER BLVD	SNEED JAMES W
	264	3921 S BUCKNER BLVD	GORDON R HOLT TRUSTEE
	265	3909 S BUCKNER BLVD	WILBERT FUNERAL SERVICES INC
	266	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
	267	8008 NORVELL DR	LINSK DALLAS HOLDINGS LLC
	268	3241 S BUCKNER BLVD	ACCESS-BUCKNER LTD
	269	3003 S BUCKNER BLVD	EAST BENGAL CORP
	270	2827 S BUCKNER BLVD	WAL MART REAL ESTATE BUSINESS TRUST
O	271	2517 S BUCKNER BLVD	RUVALCABA RAMON & GILMA &
	272	2313 S BUCKNER BLVD	KUMAR VILAS
	273	2101 S BUCKNER BLVD	PLS PPTY MGMT OF TX LP

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	274	2222 S BUCKNER BLVD	CHANDLER BILLY EARL JR
	275	2630 S BUCKNER BLVD	TABU PROPERTY I LLC
	276	2814 S BUCKNER BLVD	ZIGMA REALTY LLC
	277	2820 S BUCKNER BLVD	BELTLINE INVESTMENTS LLC
	278	2760 S BUCKNER BLVD	OREILY AUTO ENTERPRISES LLC
	279	2658 S BUCKNER BLVD	RSVG HOLDING LLC
	280	2722 S BUCKNER BLVD	BUENA REDELVEOPMENT LLC
	281	8116 SCYENE RD	LEWIS PAUL C
	282	8207 SCYENE RD	FORD ROBERT L
	283	2842 S BUCKNER BLVD	HUDSON REAL ESTATE 1 & 2 LLC
	284	2904 S BUCKNER BLVD	FREEMAN WILLIAM R
	285	2930 S BUCKNER BLVD	FWP BUCKNER BLVD TX LLC
	286	2926 S BUCKNER BLVD	ALDI LLC
	287	8119 BEARDEN LN	TURNER TRAVIS &
	288	2902 S BUCKNER BLVD	PAN LIANYA &
	289	3004 S BUCKNER BLVD	FIREBRAND PROPERTIES LP
	290	3110 S BUCKNER BLVD	FIRST CASH LTD
	291	3210 S BUCKNER BLVD	SH 708-716 LLC
	292	3230 S BUCKNER BLVD	HERNANDEZ TERESA
	293	3402 S BUCKNER BLVD	TACP DCREEK LP
	294	3510 S BUCKNER BLVD	DUKE & SONS INC
	295	3424 S BUCKNER BLVD	YARA GROUP LLC
	296	3814 S BUCKNER BLVD	OMAR OMAR
	297	3914 S BUCKNER BLVD	BAINBRIDGE JEAN
	298	1825 S BUCKNER BLVD	GARCIA ADLAY U
	299	1955 S BUCKNER BLVD	TACO BELL OF AMERICA INC
	300	1837 S BUCKNER BLVD	ULMER MICHAEL
	301	1343 S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
	302	1639 S BUCKNER BLVD	1639 BUCKNER PLAZA LLC
	303	1685 S BUCKNER BLVD	KRUGER PAUL W & CUI YE LEE
	304	1625 S BUCKNER BLVD	REISBERG FRED INV LTD

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	305	1605 S BUCKNER BLVD	COMMERCIAL NATIONAL BANK
	306	1503 S BUCKNER BLVD	PLEASANT GROVE SHPPG CTR
	307	1401 S BUCKNER BLVD	THREE STAR GROUP LLC THE
	308	8008 ELAM RD	DALLAS AREA RAPID TRANSIT
	309	815 S BUCKNER BLVD	SANCHEZ MARTIN
	310	7706 LAKE JUNE RD	BEW FINANCING INC
	311	7810 LAKE JUNE RD	GOODWILL INDUSTRIES OF
	312	1207 S BUCKNER BLVD	LOMBARD FINANCIAL SERVICES LP
	313	1115 S BUCKNER BLVD	MARSAW CARLA D
	314	1021 S BUCKNER BLVD	SALAZAR MARCIAL
	315	1310 S BUCKNER BLVD	CIRCLE K STORES INC
	316	1734 S BUCKNER BLVD	DUKMIN INC
	317	1910 S BUCKNER BLVD	WENDYS PROPERTIES LLC
	318	8127 STONEHURST ST	PARVEZ SHARMEEN &
	319	8123 STONEHURST ST	TEXAS PRIDE 1
	320	8121 STONEHURST ST	MENDOZA JUAN RUIZ
	321	1723 CONNER DR	CISNEROS DOMINGO H &
	322	1722 S BUCKNER BLVD	LOZANO REYNALDO
	323	1718 S BUCKNER BLVD	PEP BOYS MANNY MOE & JACK
	324	1735 CONNER DR	ZUNIGA TERESA & JOSE LUIS
	325	1830 S BUCKNER BLVD	CKP PROPERTIES LLC
	326	1710 S BUCKNER BLVD	PEP BOYS MANNY MOE & JACK
	327	9003 S BUCKNER BLVD	MENDOZA JUAN RUIZ
	328	1932 S BUCKNER BLVD	FREEDOM 2011 REAL ESTATE GROUP LLC
	329	2050 S BUCKNER BLVD	MORRIS OPTIMUS INVESTMENTS LLC
	330	8140 BRUTON RD	MARQUEZ DANIEL & LAURA
	331	1250 S BUCKNER BLVD	REALEINS PROPERTIES LTD
	332	8210 LAKE JUNE RD	BELTRAN JUAN EDGARDO
	333	1136 S BUCKNER BLVD	NOTTINGHAM PHIL
	334	1102 S BUCKNER BLVD	M J AUTO SALES INC
	335	1044 S BUCKNER BLVD	SUHANI CORP INC

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	336	630 S BUCKNER BLVD	MOFFETT JERRY & NELDA
	337	802 S BUCKNER BLVD	DALLAS COUNTY COMMUNITY
	338	578 S BUCKNER BLVD	MARTINEZ MILTON
	339	8106 WES HODGES RD	LEAL ALFREDO LAMAS
	340	606 S BUCKNER BLVD	FIRST CASH LTD
	341	440 S BUCKNER BLVD	KASH INVESTORS GROUP LLC
	342	4307 S BUCKNER BLVD	PANNELL TIMOTHY
	343	4120 CEDAR LAKE DR	ABC REALTY HOLDINGS LLC
	344	7930 HEINEN DR	JLK LTD
	345	8020 CARR ST	HEINEN LLC
	346	7924 CARR ST	PARKER ENTERPRISES
	347	8003 MILITARY PKWY	BLOUNT GRADY DWAYNE
	348	8003 MILITARY PKWY	KING SHIRLEY A
	349	7929 MILITARY PKWY	DAVIS W O REALTY LP
	350	7923 MILITARY PKWY	SILVA SOTERO
	351	7915 MILITARY PKWY	GOMEZ OSWALDO
	352	3810 CEDAR LAKE DR	EXPONENTIAL MANAGEMENT LLC
	353	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	354	8004 SCYENE RD	HERITAGE FUNERAL HOME &
	355	2874 PRICHARD LN	NOTTINGHILL GATE HILLSIDE
	356	3151 S BUCKNER BLVD	PLEASANT MOUND CEMETERY
	357	7801 SCYENE RD	CONGREGATION TIFERET
	358	7851 SCYENE RD	TEMPLO DE DIOS
	359	8004 SCYENE RD	PLEASANT MOUND CEM ASSOC
	360	7916 MILITARY PKWY	AVILES OSCAR ETAL
	361	7920 MILITARY PKWY	GALVEZ SANTOS G
	362	7924 MILITARY PKWY	DUNCAN DORIS ANN
	363	7928 MILITARY PKWY	BARRIENTOS TERESA &
	364	7929 NORVELL DR	MARTINEZ ARMANDO &
	365	7925 NORVELL DR	BARRIENTOS GERARDO &
	366	7921 NORVELL DR	DUNCAN JUANITA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	367	7917 NORVELL DR	DUNCAN JIMMY W
	368	7928 NORVELL DR	VESS DAVID
	369	7924 NORVELL DR	VERA JUAN & MARIA T
	370	7920 NORVELL DR	GRIMALDO LUCIA J
	371	7912 NORVELL DR	CUEVAS JOEL &
	372	3505 S BUCKNER BLVD	TRIANGLE SNF LTD
	373	7000 SCYENE CIR	BUCKNER SCYENE SNF LTD
	374	7926 BLOSSOM LN	LOCHHEAD RANDY A
	375	8014 BLOSSOM LN	DEJESUSLOPEZ JEHOVA
	376	8006 BLOSSOM LN	SMITH EVELYN E GILMORE &
	377	7934 BLOSSOM LN	PUENTE ESMERALDA
	378	7935 HUME DR	REYNA JUAN &
	379	8015 HUME DR	LUCERO LUIS A
	380	8001 HUME DR	JIMENEZ BEVERLY
	381	8006 HUME DR	SANDERSON WILLIAM MEADOR
	382	7946 HUME DR	HERNANDEZ ANGELA
	383	2500 FONVILLE DR	RAMIREZ MELECIO SAUCEDO
	384	2506 FONVILLE DR	REYNOSO JOSE M
	385	2516 FONVILLE DR	REYNOSO JOSE
X	386	2522 FONVILLE DR	CASTILLO MARIA
	387	2530 FONVILLE DR	DROPELA HARRY E
	388	2536 FONVILLE DR	BAKER LURIA V EST OF
X	389	2542 FONVILLE DR	CASTILLO MARIA ASUNCION
	390	2604 FONVILLE DR	DEPERDOMO VIRGINIA
	391	2610 FONVILLE DR	HUERTA MARTIN & MARIA
	392	2616 FONVILLE DR	LEIJA HECTOR
	393	2622 FONVILLE DR	RAMIREZ CAMILO
	394	2300 FONVILLE DR	DELGADO ENRIQUE F &
	395	2310 FONVILLE DR	SILVA MARICELA &
	396	2316 FONVILLE DR	ALVARADO JAVIER E
	397	2322 FONVILLE DR	ALFAN MARLENE &

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	398	2328 FONVILLE DR	GUZMAN JERONIMO & MARIA
	399	2404 FONVILLE DR	GONZALEZ ZENON &
	400	2410 FONVILLE DR	GALLARDO ERASMO
	401	2422 FONVILLE DR	PINEDA JAIME
	402	2432 FONVILLE DR	GONZALEZ MARTIN R
	403	2317 FONVILLE DR	ZEPEDA ARTURO & MARIA DEL SOCORRO
	404	2311 FONVILLE DR	ARMAS NERY &
	405	2301 FONVILLE DR	RAMIREZ PEDRO & JUANA ABRAHANA
	406	8129 BRUTON RD	LEAL RUBEN R
	407	8128 BARCLAY ST	ELDEN GORDON W
	408	8127 BRUTON RD	DIAZ JESUS JR
	409	8121 BRUTON RD	HANDMADE FOODS INC M
	410	2423 LOLITA DR	MA PARTNERS 3
	411	2413 LOLITA DR	MA ST PARTNERS 4
	412	2419 LOLITA DR	ALEMAN MARIA DEL CARMEN &
	413	2411 LOLITA DR	RIOS CESAR ADRIAN ARAGON
	414	2401 LOLITA DR	CRUZ HORTENCIA
O	415	2331 LOLITA DR	CHUDEJ JOHNNIE
O	416	2323 LOLITA DR	CHUDEJ JOHN M &
	417	2317 LOLITA DR	NOSKA ROSA TRUSTEE
	418	2311 LOLITA DR	LOPEZ JUAN
	419	2305 LOLITA DR	ROSARIO ADELINA
	420	2267 LOLITA DR	MARTINEZ ELSA C
	421	2263 LOLITA DR	NAPOLI DEBBIE L
	422	2255 LOLITA DR	LICEA MA GUADALUPE E
	423	2249 LOLITA DR	MEDINA ESCOLASTICA
	424	2115 LOLITA DR	CRUZ CARLOS &
	425	8163 BRUTON RD	BRUTON
	426	8159 BRUTON RD	MATN PARTNERS 1
	427	8153 BRUTON RD	ALTAMIRANO MANUEL ALBERTO

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	428	8149 BRUTON RD	AVILA AGUSTIN
	429	8157 CAVALIER CIR	MAGANA FELIX
	430	8153 CAVALIER CIR	NAVARRETE SANDRA
	431	8147 CAVALIER CIR	AGUILAR ARTEMIO
	432	8143 CAVALIER CIR	LPP MORTGAGE LTD
	433	8137 CAVALIER CIR	THOMPSON LILLIE K
	434	8133 CAVALIER CIR	MEZA FIDEL C & MARIVEL
	435	2635 DUNREATH DR	FUENTES ALFONSO &
	436	2631 DUNREATH DR	REYES ABELINO
	437	2625 DUNREATH DR	KING DOUGLAS A
	438	2615 DUNREATH DR	LOPEZ JUAN BUSTOS
	439	2611 DUNREATH DR	GARCIA ANNA M
	440	2605 DUNREATH DR	NARVAEZ CANDELARIO &
	441	8134 CAVALIER CIR	ADAME FRANCISCA &
	442	8133 REVA ST	BRASHEAR WAYNE M EST OF
	443	2531 DUNREATH DR	ZAMARRIPA JUAN M
	444	2525 DUNREATH DR	SEBASTIAN GARY & ROSE
	445	2521 DUNREATH DR	BRYANT BARBARA
	446	2515 DUNREATH DR	DUREN JUANITA
	447	2511 DUNREATH DR	CALDERON URIEL
	448	2505 DUNREATH DR	MARTINEZ BRAYAN D
	449	8134 REVA ST	GARCIA FIDENCIO R &
	450	8133 JENNIE LEE LN	CORDERO RAUL &
	451	2516 DUNREATH DR	HERNANDEZ JOSE & JESSICA
	452	2522 DUNREATH DR	ESKRIDGE R L ESTATE OF
	453	8118 JENNIE LEE LN	MUSTAFA SANDRA LUHRING
	454	8124 JENNIE LEE LN	PEQUENO JUANITA M ET AL
	455	8128 JENNIE LEE LN	SANDERS W J
	456	8134 JENNIE LEE LN	VAQUERA MARIO
	457	8138 JENNIE LEE LN	MORENO SALVADOR &
X	458	8144 JENNIE LEE LN	SHIRLEY MELVIS LYNN

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	459	8148 JENNIE LEE LN	RODRIGUEZ ARTURO &
	460	8154 JENNIE LEE LN	HERNANDEZ MARVIN A
	461	8158 JENNIE LEE LN	MARTINEZ CRISTOBAL
	462	2833 LOLITA DR	MORENO JUAN
	463	2827 LOLITA DR	DIAZ HUMBERTO &
	464	2821 LOLITA DR	NEPONUCENO LAUREANO
	465	2815 LOLITA DR	CHAVEZ SERGIO
	466	2811 LOLITA DR	MA VIS PARTNERS 3
	467	2803 LOLITA DR	LARA RAMAON H ETAL
	468	2741 LOLITA DR	ROBLES CONSTANTINO
	469	2735 LOLITA DR	GARCIA JOSE A & EVELYN S
	470	2729 LOLITA DR	MORALES JOSE & MARIA
	471	2723 LOLITA DR	DIAZ DOMINGO
	472	2719 LOLITA DR	THE SHARON HARVILLE REVOCABLE LIVING TRUST
	473	2711 LOLITA DR	QUIROZ JOSE ROJAS
	474	2863 LOLITA DR	ZUNIGA GUADALUPE
	475	8151 BEARDEN LN	AZA ALFREDO C ETAL
	476	2907 LOLITA DR	DAVIS RANDOLPH & EVELYN
	477	8131 BEARDEN LN	GUERRERO ALFREDO
	478	8139 BEARDEN LN	PENA ABEL TOVAR &
	479	2947 PLEASANT DR	HAWTHORNE ROBERT D
	480	2943 PLEASANT DR	MEJIA FILIMON E
	481	8314 SCYENE RD	REAL BAPTIST CHURCH INC
	482	2942 PLEASANT DR	DIAZ SERGIO MAURICIO
	483	2952 PLEASANT DR	MEJINA FILIMON
	484	2958 PLEASANT DR	FAITH CHURCH IN ACTION
	485	2946 PLEASANT DR	MEJIA FILIMON
	486	2938 PLEASANT DR	GUILLORY RICKY LYNN
	487	8300 SCYENE RD	PADGETT FREDRICK

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	488	8306 SCYENE RD	FAITH CHURCH IN ACTION
	489	2935 PLEASANT DR	VILLAGRAN REFUGIO &
	490	2938 LOLITA DR	MERAZ BALFREDO
	491	2930 LOLITA DR	HURTADO ALFONSO NAVAREZ &
	492	2922 LOLITA DR	QUINTERO JORGE &
	493	8155 SCYENE RD	VALDEZ ANGEL
	494	8163 SCYENE RD	RODRIGUEZ CELESTINO &
	495	8225 SCYENE RD	ALVAREZ RENE
	496	8123 NORVELL DR	OROZCO JOSE LUIS
	497	8127 NORVELL DR	HURTADO DOMINGO
	498	8131 NORVELL DR	BARRAZA ELIAS
	499	8137 NORVELL DR	HERNANDEZ AGUSTIN
	500	8122 NORVELL DR	SANCHEZ REBECA &
	501	8126 NORVELL DR	BANDA ANTONIO &
	502	8130 NORVELL DR	RODRIGUEZ GUILLERMO SOTO
	503	8136 NORVELL DR	CLEMENS SCOTT
	504	8140 NORVELL DR	ARAGON MARIA L
	505	8144 NORVELL DR	REA TOMAS & PATRICIA B
	506	8148 NORVELL DR	REA JAIME & MAGDALENA
	507	8154 NORVELL DR	HERNANDEZ ARMANDO S
	508	8158 NORVELL DR	SALAS MARCOS
	509	3608 S BUCKNER BLVD	MARES NOEL
	510	3907 SHERATON DR	MORAN FRANCISCO &
	511	3915 SHERATON DR	LOPEZ MARIA
	512	3921 SHERATON DR	MARTINEZ SANTIAGO JOSE A
	513	3927 SHERATON DR	SOLIS CRENCENCIO & RAQUEL
	514	3935 SHERATON DR	JIMENEZ VINCENTE & ROCIO
	515	3941 SHERATON DR	BENAVIDEZ ANGEL
	516	3947 SHERATON DR	SOLIS CRESENCIO & RAMON
	517	8116 NELSON DR	DE LEON SAGRARIO
	518	8124 NELSON DR	TREJO JOSE & ROSA

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	519	8130 NELSON DR	TREJO MARIA E
	520	8136 NELSON DR	ORTIZ ROBERTO D
	521	8135 NELSON DR	RODRIGUEZ EDUARDO &
	522	8134 ELAINE DR	RAMIREZ OLIVIA
	523	8135 ELAINE DR	LARA CRESENCIA G
	524	8103 SHAFTER DR	ARELLANO SILVIANO
	525	8107 SHAFTER DR	CARTER JAMES E
	526	8111 SHAFTER DR	CERDA DANIEL &
	527	8115 SHAFTER DR	WEINBERGER PAUL L
	528	8121 SHAFTER DR	CONTINENTAL ELEC CORP
	529	8125 SHAFTER DR	OLVERA RENDENTOR
	530	8129 SHAFTER DR	CERDA DANIEL
	531	8134 ASTORIA DR	EVANGELICA CRISTIANA
	532	8135 ASTORIA DR	NEW TESTAMENT CHURCH IN
	533	8126 SHAFTER DR	CALDERONREA JUAN & MICAELA MARTINEZ &
	534	8118 SHAFTER DR	PEQUENO YULMA R
	535	8181 HOYLE AVE	CHARTER HOYLE LP
	536	3115 PLEASANT DR	WARNER LAVORN &
	537	3117 PLEASANT DR	KYLE JOSEPH JR &
	538	7905 HUME DR	IGLESIA PALABRA VIVIENTE
	539	2818 PRICHARD LN	MINISTERIOS TIEMPO DE DIOS INC
	540	2103 UTICA DR	MARTINEZ JUAN MANUEL &
	541	2109 UTICA DR	HERNANDEZ NICOLAS
	542	2115 UTICA DR	GREER SHERYL &
	543	2121 UTICA DR	QUIROZ MAURO & MARIA
	544	2125 UTICA DR	ROCHA FERNANDO &
	545	2129 UTICA DR	SOLIS VICTOR & ERICA
	546	2133 UTICA DR	ROJAS ALEJO
	547	2139 UTICA DR	NAVA DORA &
	548	2143 UTICA DR	MANIVATH MANITH &
	549	2149 UTICA DR	MACMILLAN MARGARET N

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	550	2203 UTICA DR	AYALA BLAS
	551	2207 UTICA DR	HINOJOSA JORGE H
	552	2211 UTICA DR	RUIZ JOSE FRANCISCO JR &
	553	2217 UTICA DR	MACEDO OSCAR ZAVALETA &
	554	2221 UTICA DR	ESCOBEDO REYNALDO A
	555	2227 UTICA DR	NOVAS JOSE LUIS & MARIA
	556	2231 UTICA DR	BROCKWELL MARK GREGORY
	557	2235 UTICA DR	HERNANDEZ YOAHANA
	558	2241 UTICA DR	DIAZ FRANCISCO D REVOCABLE LIVING TRUST
X	559	2240 UTICA DR	MERCADO FRANCISCO &
	560	2234 UTICA DR	IPINA AURELIO G
	561	2230 UTICA DR	TINOCO ERNESTO
	562	2226 UTICA DR	MONREAL FRANCISCO &
	563	2220 UTICA DR	CP ORIGINATIONS LTD
	564	2216 UTICA DR	WEBB ALBERT D & CECILIA
	565	2212 UTICA DR	SANCHEZ RAFAEL &
	566	2206 UTICA DR	SANCHEZ RAFAEL R &
	567	2202 UTICA DR	WEAVER MILDRED L LIFE ESTATE
	568	2150 UTICA DR	WEIR DANNA WALKER
	569	2144 UTICA DR	ROMAN JOSE I &
	570	2140 UTICA DR	JENKINS KENNETH C
	571	2136 UTICA DR	CALVILLO JOSE
	572	2130 UTICA DR	CALVILLO JOSE ANTONIO
	573	2126 UTICA DR	ROJAS JOSE A &
	574	2122 UTICA DR	VALADEZ FELIPE
	575	2116 UTICA DR	ROCHA RAUL &
	576	2110 UTICA DR	NAVARRETE AMADO & JUANITA
	577	2104 UTICA DR	ANDREWS GLORIA Y
	578	2314 UTICA DR	SIMPSON HANNIE ESTATE OF
	579	2308 UTICA DR	JAIME ISAAC & SANJUANA

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	580	2302 UTICA DR	ALTAMIRANO GUADALUPE
	581	2303 UTICA DR	CASTILLO DAVID & MARIA
	582	1910 SHORTAL DR	ORTIZ MANUEL
	583	1914 SHORTAL DR	DIAZ DAVID E & KAREN L
	584	1918 SHORTAL DR	GONZALEZ FERMAN
	585	1922 SHORTAL DR	GARZA CONSEPCION
	586	1930 SHORTAL DR	PEREZ JOSE JUAN
	587	1936 SHORTAL DR	FAIN CLIFFORD
	588	1926 SHORTAL DR	GUTIERREZ VICTORIANO
	589	8024 UMPHRESS RD	HILL RANCH LTD
	590	8012 UMPHRESS RD	BAHENA MARIO JR &
	591	8010 UMPHRESS RD	BRIARWOOD MJL LP
	592	7948 UMPHRESS RD	UMPHRESS RD 7948 LAND TR
	593	7942 UMPHRESS RD	MCGUFFEY RALPH W
	594	7940 UMPHRESS RD	ALANIS MAURO
	595	8019 UMPHRESS RD	GARCIA SANTIAGO & DIANA S
	596	8001 UMPHRESS RD	HOLLEY MICHAEL R &
	597	8011 UMPHRESS RD	MONZANO JOEL SANDOVAL &
	598	7918 BRUTON RD	ROJO REINALDO R &
	599	7926 BRUTON RD	SANTOYA MARIA DELCARMEN
	600	2054 UTICA DR	CASANOVA ROGERS A & DIANA
	601	2055 SHORTAL DR	GARCIASANCHEZ JOSE MANUEL &
	602	7944 BRUTON RD	NOLASCO NOE S
	603	7936 BRUTON RD	BRAXTON KENNETH & JOHNNIE
	604	8008 TILLMAN ST	SHORT WILLIE R TR ET AL
	605	7962 TILLMAN ST	DELEON JESUS J & BEGONIA
X	606	2030 SHORTAL DR	HALL ROY J
	607	2042 SHORTAL DR	HARPER KENNETH L &
	608	2036 SHORTAL DR	GONZALEZ OSCAR & DEIBI
	609	2026 SHORTAL DR	FERNANDEZ NANCY
	610	2022 SHORTAL DR	FIELDS A J
	611	2016 SHORTAL DR	BUSTAMANTE VICENTE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	612	8011 HUTTIG AVE	MORRIS DENNIS A
	613	8007 HUTTIG AVE	RAMIREZ JOSE ROBERTO GAYTAN &
	614	8003 HUTTIG AVE	GUTIERREZ DON
	615	8002 S RENO CT	SALMERON ROBERTO &
	616	8008 S RENO CT	PEREZ RAMON
	617	8014 S RENO CT	DELGADO JOSE L & DELMI E
	618	8018 S RENO CT	LOVE JOSEPH B
	619	8022 S RENO CT	HERRERACASTANEDA JUAN &
	620	8026 S RENO CT	RAMIREZ SAMUEL &
	621	8030 S RENO CT	MARTINEZ RUBEN & CAROLINA
	622	8057 N RENO CT	LARA ADALBERTO
	623	8053 N RENO CT	HERNANDEZ ROBERTO
	624	8049 N RENO CT	JENSEN 1987 REVOCABLE LIVING TRUST THE
	625	8043 N RENO CT	JENSEN RAYMOND L 3 & MARY REVOCABLE TRUST
	626	8033 N RENO CT	PUTMAN CHARLES
	627	8027 N RENO CT	AVALOS MARIA &
	628	8023 N RENO CT	MARTINEZ INOSCENCIO
	629	8019 N RENO CT	AYALA MONICO
	630	8015 N RENO CT	HENRY CHARLET A H
	631	8009 N RENO CT	SILVERIO BRENDA
	632	1400 PRICHARD LN	SUCHIL CATARINO
	633	1410 PRICHARD LN	BOLAND BERNICE ESTATE OF
	634	1414 PRICHARD LN	CAMBEROS RAUL & MARIA JUANA
	635	1420 PRICHARD LN	GARCIA MARIA G &
	636	1426 PRICHARD LN	SANDOVAL ALEX
	637	1430 PRICHARD LN	ROCK 7 HOLDINGS LLC
	638	8006 N RENO CT	RENTAL EQUITY LLC
	639	8005 S RENO CT	POWELL STEPHEN M & DEENA
	640	8025 S RENO CT	FRAIRE JOSE ARTURO DE LEON
	641	8029 S RENO CT	SHOEMAKER JAMES A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	642	8038 N RENO CT	CARTER MAMIE M
	643	8032 N RENO CT	GOODSPEED WALTER L
	644	8024 N RENO CT	SANDOVAL IRENE
	645	8016 N RENO CT	GAINES JIMMY &
	646	1502 PRICHARD LN	CABRERA FERNANDO RODRIGUEZ
	647	1510 PRICHARD LN	PEMBERTON MARTHA EST OF
	648	1514 PRICHARD LN	CARDONA GRACIELA
	649	1520 PRICHARD LN	MADRIGALES AQUILEO &
	650	1530 PRICHARD LN	ESPINOZA EMMA &
	651	1536 PRICHARD LN	MORENO CLEMENTE RENO &
	652	1540 PRICHARD LN	AYALA ARTURO A
	653	1544 PRICHARD LN	TELLO ELIAS & GELVI
	654	1548 PRICHARD LN	MACON RICKY L
	655	1556 PRICHARD LN	MONTALVO MARIA DOLORES
	656	7914 VALENTINE CT	CONATSER JIM B INC
	657	7918 VALENTINE CT	HERNANDEZ EFRAIN
	658	7922 VALENTINE CT	MARR JULIAN E &
	659	7926 VALENTINE CT	1G CAPITAL LLC
	660	7930 VALENTINE CT	FLORES FREDERICK
	661	7936 VALENTINE CT	ARGUETA JUAN
	662	7940 VALENTINE CT	TONCHE ABEL &
X	663	7944 VALENTINE CT	SMITH PATSYE R
	664	7923 VALENTINE CT	GONZALEZ JESUS &
	665	7929 VALENTINE CT	HERNANDEZ NAYDA
	666	7941 VALENTINE CT	VALENZUELA ARLINDA
	667	1531 PRICHARD LN	MADRIGALES MARIA
	668	1539 PRICHARD LN	ZAVALA MANUEL & MARIA I
	669	1543 PRICHARD LN	ESPINOZA JUANA MARIA
	670	1551 PRICHARD LN	GARZA ELEAZAR & ETHEL
	671	1503 PRICHARD LN	LUNA CARLOS & ESTEVEZ LUZ
	672	1511 PRICHARD LN	CHAVEZ JUANA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	673	1515 PRICHARD LN	FRAGA REYNALDO V &
X	674	1521 PRICHARD LN	BURKETT WILLIAM H
	675	1403 PRICHARD LN	TRUJILLO HUMBERTO &
	676	1409 PRICHARD LN	BROWN PAULINE LAVONNE &
	677	1415 PRICHARD LN	FLORES DORA
	678	1419 PRICHARD LN	HERNANDEZ ELADIO
	679	7903 MAXWELL AVE	FRIAS RAMON &
	680	7911 MAXWELL AVE	SALAS TERESA C
	681	7915 MAXWELL AVE	ALVARADO JUAN CARLOS
	682	1329 PRICHARD LN	ESCARENO JOSE &
	683	1357 PRICHARD LN	VEGA JAIME &
	684	1361 PRICHARD LN	GRIFFIN JOE W & EVA D
	685	1367 PRICHARD LN	ZAMORANO CESAR GALLEGOS &
	686	7852 ROSEMEAD DR	CELIS PAULO
	687	7803 MAXWELL AVE	VILLA JUAN &
	688	7811 MAXWELL AVE	DIAZ JORGE C
	689	7815 MAXWELL AVE	JAIME DORA ELENA
	690	7819 MAXWELL AVE	LICONA GLEDYS JOEL
	691	7823 MAXWELL AVE	CALDERON OMAR
	692	7827 MAXWELL AVE	VALDEZ JOSE JAIME
	693	7833 MAXWELL AVE	ALMAGUER MARIO &
	694	7839 MAXWELL AVE	PALACIOS JOSE M
	695	7802 MAXWELL AVE	SANCHEZ RICARDO
	696	7810 MAXWELL AVE	TOVAR CIRILO &
	697	7814 MAXWELL AVE	RODRIGUEZ MIGUEL A &
	698	7818 MAXWELL AVE	LOPEZ CARLOS
	699	7824 MAXWELL AVE	WEED KELLY & KATHY WEED
	700	7828 MAXWELL AVE	ROSS MARCELLA M
	701	7834 MAXWELL AVE	MCGRUDER WILLIE LEE EST OF
	702	7838 MAXWELL AVE	GARCIA ALBERTO ANTONIO II
	703	7842 MAXWELL AVE	SANCHEZ JUAN R & AMPARO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	704	7902 MAXWELL AVE	RODRIGUEZ ROBERTO
	705	7908 MAXWELL AVE	ALVARADO KARLA
	706	7914 MAXWELL AVE	GARCIA GASPAR ISAAC
	707	7918 MAXWELL AVE	ARCE GEOCONDA I & LUISA
	708	7922 MAXWELL AVE	PEREZ ROBERTO C
	709	7926 MAXWELL AVE	JARAMILLO JOSE
	710	7730 MAXWELL AVE	ROMERO ALVARO M
	711	7726 MAXWELL AVE	LOPEZ PORFIRIO &
	712	7718 MAXWELL AVE	CROSS LAVERN
	713	7712 MAXWELL AVE	GRANFORS ROBERT
	714	7708 MAXWELL AVE	GUEVARA FLORENTINO &
	715	7702 MAXWELL AVE	TELLO RICARDO &
	716	7603 LAKE JUNE RD	VALDEZ MARSHUNDRA
	717	7609 LAKE JUNE RD	BENTRAN MARIA DEL
	718	7615 LAKE JUNE RD	CASTANEDA RUBEN & MANUELA
	719	7619 LAKE JUNE RD	BROILES JOYCE W LF EST
	720	7623 LAKE JUNE RD	PARGAS ROMAN & JENNIFER
	721	7629 LAKE JUNE RD	BRICENO JUAN VASQUEZ
	722	7633 LAKE JUNE RD	ROBERT ANTHONY HOLDINGS LLC
	723	7639 LAKE JUNE RD	RUIZ PABLO
	724	7643 LAKE JUNE RD	RANGEL ROBERTO T &
	725	7647 LAKE JUNE RD	POLK PATSY JANE EST OF
	726	7703 LAKE JUNE RD	DALE EDWARD L
	727	7709 LAKE JUNE RD	GUTIERREZ JUAN & MARIA E
	728	7715 LAKE JUNE RD	MORALES JOAQUIN & MARIA
	729	7719 LAKE JUNE RD	GAMEZ MARIA
	730	7725 LAKE JUNE RD	LARABAUTISTA DIANA
	731	7729 LAKE JUNE RD	GARCIA AURELIO HERNANDEZ
	732	7735 LAKE JUNE RD	CHAVEZ BENITO &
	733	7729 MAXWELL AVE	ADAMS REBECCA
	734	7521 LAKE JUNE RD	SERRATOS INVESTMENTS LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	735	8011 ELAM RD	BARRON MARIO
	736	8011 WES HODGES RD	HERNANDEZ MARIA CRISTINA
	737	536 ROWLAND AVE	GUZMAN MAURO JR
	738	542 ROWLAND AVE	HERNANDEZ MOISES
	739	546 ROWLAND AVE	RODRIGUEZ BERTHA L
	740	550 ROWLAND AVE	MASON JEWEL ESTATE OF
	741	554 ROWLAND AVE	TAMAYO DAVID EUGENE &
	742	558 ROWLAND AVE	CORNEJO CARMEN
	743	7935 DASCH ST	RODRIGUEZ JAIME
	744	7931 DASCH ST	GERMAN DURAN
	745	7925 DASCH ST	RODRIGUEZ JAIME &
	746	7953 WES HODGES RD	ROMO GERARDO
	747	541 ROWLAND AVE	CABELLERO CAYETANO
	748	549 ROWLAND AVE	TORRES JUAN C
	749	8014 WES HODGES RD	TAMAYO SANDRA ISABEL
	750	8017 WES HODGES RD	OLIVARES ANGELICA
	751	8023 WES HODGES RD	BRIONES MARTIN
	752	8031 ELAM RD	BARRON MARIO & SONIA
	753	8029 ELAM RD	BARRON MARIO &
	754	8027 ELAM RD	BARRON MARIO & SONIA BARR
	755	8023 ELAM RD	BARRON MARIO &
	756	7940 RAYVILLE DR	HERNANDEZ DELFINO
	757	7936 RAYVILLE DR	GREEN VICKI LYNN
	758	7932 RAYVILLE DR	QUIROZ VICTOR MANUEL ESQUIVEL &
	759	7928 RAYVILLE DR	ARITA GUILLERMO C
	760	7941 RAYVILLE DR	VAZQUEZ RAUL &
	761	7937 RAYVILLE DR	DUARTE MARIA S
	762	7933 RAYVILLE DR	BENAVIDES AGUSTIN
	763	7929 RAYVILLE DR	BALLARD JOE M
	764	7936 JACOBIE BLVD	ARREDONDOOROCIO JUAN MANUEL &
	765	7940 JACOBIE BLVD	ROMAN VIRGINIA
	766	7944 JACOBIE BLVD	BARRERA BLANCA ROCIO &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	767	7945 JACOBIE BLVD	CANTU ADELLA VIDAL
	768	7941 JACOBIE BLVD	FLORES EMANUEL & MARITZA
	769	7937 JACOBIE BLVD	TORRES JANET GUADALUPE
	770	7933 JACOBIE BLVD	ROBLEZ ELVIRA VENTURA
	771	7929 JACOBIE BLVD	SCOTT CASEY TERESA NANETT
	772	8003 JACOBIE BLVD	RESENDIZ CATALINO &
	773	8003 RAYVILLE DR	EDWARDS HERMAN C TRUSTEE
O	774	8002 JACOBIE BLVD	PIERCE MINNIE MAE
	775	8003 ROSEMONT RD	BENITEZ HELIDIA
	776	7919 ROSEMONT RD	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
	777	7933 ROSEMONT RD	FUENTES ADRIAN O &
	778	7939 ROSEMONT RD	MARTINEZ ROGELIO L
	779	8008 ROSEMONT RD	LOPEZ ROSA
	780	8004 ROSEMONT RD	LOPEZ ROSA E
	781	7934 ROSEMONT RD	MARQUEZ JOSE
	782	7930 ROSEMONT RD	ROJAS JOSE GUADALUPE &
	783	7944 ROSEMONT RD	MARTINEZ ANGEL &
	784	7938 ROSEMONT RD	DEVILL HOMES INC
	785	7512 LAKE JUNE RD	ADVISORY BD DALLAS DIST
	786	7516 LAKE JUNE RD	CERVANTEZ ANA MARIA
	787	1223 CARBONA DR	LIRA MARIA IRENE MACIAS
	788	1217 CARBONA DR	GARCIA GILBERTO H CAVAZOS & YESSICA Y CRUZ
	789	1211 CARBONA DR	AVELLANEDA RUFINO & FERNANDA
	790	1226 WHITLEY DR	LAKE JUNE CHURCH OF
	791	1226 CARBONA DR	BALDERAS ARTEMIO &
	792	1220 CARBONA DR	DELGADO MA YOLANDA
	793	1214 CARBONA DR	ORCHARD JIM
	794	1243 FRANWOOD DR	TORRES FRANCISCO JAVIER &
	795	1233 FRANWOOD DR	FLORES GLORIA G
	796	1239 FRANWOOD DR	SIPRIANO BEN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	797	1229 FRANWOOD DR	SIPRIANO BEN & ESTEFANITA
	798	1223 FRANWOOD DR	ARAGON MARTIN F & LORENZA L
	799	1242 FRANWOOD DR	SIPRIANO VINCENT BEN &
	800	1236 FRANWOOD DR	SIPRIANO BEN & ESTEFANA
	801	1230 FRANWOOD DR	GARNICA BRIDGETT A &
	802	1224 FRANWOOD DR	HERRERA JUVENAL & CARMEN
	803	1231 HILLBURN DR	HERRERA DAVID
	804	1211 HILLBURN DR	GARIBALDI MIGUEL &
	805	1227 HILLBURN DR	BRADSHAW JANICE ET AL
	806	1221 HILLBURN DR	RANGEL ABELARDO &
	807	1219 HILLBURN DR	SALVADOR NOE & HORTENCIA
	808	1228 HILLBURN DR	BELTRAN JESUS J &
	809	1231 ROSE GARDEN AVE	ORNELAS ROGELIO
	810	1227 ROSE GARDEN AVE	DURAN GABRIEL &
	811	1223 ROSE GARDEN AVE	DELGADILLO JUAN ANTONIO &
	812	1219 ROSE GARDEN AVE	CHOU HSLAOCHING
	813	1211 ROSE GARDEN AVE	LOZADA MANUEL JR &
	814	1226 ROSE GARDEN AVE	ROSALES MARTIN &
	815	1220 ROSE GARDEN AVE	ANDERSON CARETHIA
	816	1218 ROSE GARDEN AVE	PENA TOMAS P &
	817	1212 ROSE GARDEN AVE	GARCIA ISIDORO &
O	818	1223 GARDENVIEW DR	ROSALES MARTIN & THELMA
	819	1219 GARDENVIEW DR	MI HACIENDA PPTIES DEV
	820	1215 GARDENVIEW DR	METOYER GLENN C &
	821	1203 GARDENVIEW DR	MENDOZA TOMASA &
	822	1143 GARDENVIEW DR	PARENT ROGER L
	823	1135 GARDENVIEW DR	BASURTO AGUSTIN & AURELIA
	824	1134 GARDENVIEW DR	SALCEDO AMADOR GARCIA
	825	1126 GARDENVIEW DR	MCPHERSON HEATHER ANN &
	826	1122 GARDENVIEW DR	SALAZAR ADELFA J
	827	1118 GARDENVIEW DR	RODRIGUEZ ISAIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	828	1114 GARDENVIEW DR	CLARK BARBARA KATHLEEN
	829	1106 GARDENVIEW DR	TREJO RAUL
	830	1102 GARDENVIEW DR	VAZQUEZ ALFONSO
	831	1002 GARDENVIEW DR	MACIAS MANUELA
	832	1012 GARDENVIEW DR	CAZARES ISMAEL
	833	8015 DELL GARDEN AVE	BRIONES FERNANDO
	834	1006 GARDENVIEW DR	VALERO JUAN
	835	1044 GARDENVIEW DR	AGUILAR PABLO & BEATRICE
	836	1038 GARDENVIEW DR	JUAREZ ALICIA
	837	1028 GARDENVIEW DR	SHEHORN DAVID
	838	1026 GARDENVIEW DR	HERNANDEZ LORENA M
	839	1020 GARDENVIEW DR	ACOSTA LAURA
	840	951 GARDENVIEW DR	RODRIGUEZ GILSARDO L
	841	947 GARDENVIEW DR	TORRES JOSE N
	842	939 GARDENVIEW DR	ALMENDAREZ NICANOR ETAL
	843	944 GARDENVIEW DR	UPCHURCH RODNEY DUANE
	844	942 GARDENVIEW DR	PAREDES CLEMENTE M ETAL
	845	938 GARDENVIEW DR	LOPEZ ANTONIO G &
	846	8018 DELL GARDEN AVE	CRIGGAR HELEN &
	847	935 GARDENVIEW DR	TEXAS CONFERENCE ASSN
	848	1407 CONNER DR	PLEASANT GROVE CHURCH OF
	849	1425 CONNER DR	CONNER JOINT VENTURE
	850	1439 CONNER DR	ALTAMIRANODIAZ GERARDO &
	851	1435 CONNER DR	APODACA JERRY B
	852	1451 CONNER DR	HAMMERS DAVID
	853	1447 CONNER DR	JCRB ENTERPRISES INC
	854	1447 CONNER DR	HAMMERS DAVID
	855	8239 LAKE JUNE RD	Dallas ISD
	856	1655 CONNER DR	RODRIGUEZ IGNACIO &
	857	1651 CONNER DR	ABOVO CORPORATION
	858	1643 CONNER DR	TREJO JUAN CARLOS VELAZQUEZ
	859	1647 CONNER DR	MORENO ALEJANDRO & ELVIRA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	860	1635 CONNER DR	CHAVARRIA FERNANDO
	861	1639 CONNER DR	MENCHACA DANIEL O &
	862	1627 CONNER DR	RAMIREZ CARMELO
O	863	1619 CONNER DR	DOMINQUEZ CARLOS E
	864	1623 CONNER DR	HINOJOSA RAUL MARIN
	865	1615 CONNER DR	TOVAR ALFONSO & MODESTA
	866	1611 CONNER DR	RAMIREZ ANTONIO &
	867	1603 CONNER DR	GOOSEBERRY ROBERT E
	868	1529 CONNER DR	PIEDRA ANTONIO &
	869	1535 CONNER DR	HANDY VILLA JV
	870	1507 CONNER DR	COX ERMA
	871	1501 CONNER DR	HINOJOSA BENITO B &
	872	1408 CONNER DR	ZAPATA ANNETTE
	873	1400 CONNER DR	SALCEDO MANUEL BECERRA
	874	1803 CONNER DR	GARCIA JOSE & MARIA S
	875	1811 CONNER DR	AGUILERA OSCAR
	876	1817 CONNER DR	BELTRAN JUAN E
	877	1837 CONNER DR	MCLEMORE WALTER E
	878	1839 CONNER DR	TRINITY SAVINGS & LOAN
	879	1843 CONNER DR	AGUIRRE GERARDO
	880	1911 CONNER DR	ORNELAS MIGUEL & IRENE
	881	1919 CONNER DR	ALEJANDRE PEDRO & ELSA
	882	1960 CONNER DR	RAMIREZ EFRIAN & SELIA
	883	1944 CONNER DR	MENDEZ MARGARITA C
	884	1952 CONNER DR	VELAZQUEZ LUCIOS &
	885	1925 CONNER DR	AGUILAR JESSE G JR &
	886	1929 CONNER DR	AGUILAR JESUS G &
	887	1933 CONNER DR	WATERS ROY EDMOND
	888	1943 CONNER DR	GUTIERREZ JUAN M & M JUANA ORDUNA
	889	1937 CONNER DR	GANTES JAVIER
	890	1949 CONNER DR	TAYLOR BEVERLY

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	891	1955 CONNER DR	KRECEK ROBERT LIFE ESTATE
	892	1961 CONNER DR	RAMSEY FRANK A JR
	893	8216 BRUTON RD	MARSAW TERRY
	894	8315 LAKE JUNE RD	LEWIS ROMEO N JR
	895	8301 LAKE JUNE RD	DIAZ ROBERTO H &
	896	8223 MADDOX AVE	MACIAS J GUADALUPE &
	897	8233 MADDOX AVE	CORTEZ PEDRO & ROBERTA J
	898	8233 MADDOX AVE	CORTEZ PEDRO & ROBERTA J
	899	8233 MADDOX AVE	VEGA LUIS & SAN JUANA
	900	8239 MADDOX AVE	CASAS REALIDAD LP
	901	1221 PLEASANT DR	CORTEZ PEDRO
	902	1201 PLEASANT DR	BAUTISTA JAIME
	903	8122 MADDOX AVE	SOLIS MARTINA
	904	1145 SEAFORD DR	WALTERS HOLLY CHRISTMAS
	905	1143 SEAFORD DR	SEGOVIA JOSE
	906	1137 SEAFORD DR	ESTALA MARIA JACOBO
	907	1133 SEAFORD DR	IRWIN CHARLES H
	908	1129 SEAFORD DR	WRIGHT ADOLPIS & ANNE
	909	1127 SEAFORD DR	RODRIGUEZ PATRICIA F &
	910	1117 SEAFORD DR	CANAS ALVARO A &
	911	1113 SEAFORD DR	MARTINEZ IGNACIO
	912	1105 SEAFORD DR	SANCHEZ VICTORIA
	913	1101 SEAFORD DR	HURTADO GUADALUP & MARTHA
	914	1156 COSTON DR	CORTEZ PEDRO
	915	8232 MADDOX AVE	CORTEZ PEDRO
	916	1150 COSTON DR	LIRA ESMERALDA
	917	1146 COSTON DR	WADE TOMMY
	918	8317 MADDOX AVE	ZAMORA GUADALUPE H &
	919	8300 MADDOX AVE	BRUNO WAYNE C & DONNA
	920	8307 MADDOX AVE	VELAZQUEZ HECTOR
	921	8311 MADDOX AVE	BALCH RANDY
	922	8301 MADDOX AVE	MARTINEZ LUIS & LUZ

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	923	8306 LAKE JUNE RD	LI LUNA
	924	8302 LAKE JUNE RD	DONCHOI INVESTMENT CORP
	925	8119 DELL GARDEN AVE	MEDINA JOSE LUIS
	926	863 WIDEMAN DR	FAYSHA ENTERPRISES LLC
	927	859 WIDEMAN DR	MEJIA EFRAIN & ETELVINA
	928	855 WIDEMAN DR	SILVA LUCIO &
	929	851 WIDEMAN DR	HADNOT SONYA
	930	847 WIDEMAN DR	VALDEZ MARY JANE
	931	843 WIDEMAN DR	FAGG L STEVAN & ALMA A
O	932	839 WIDEMAN DR	BERRYHILL RONALD H
	933	835 WIDEMAN DR	VASQUEZ BERTHA
	934	831 WIDEMAN DR	RESCOM INVESTMENT GROUP LLC
	935	827 WIDEMAN DR	ROBERTSON EDWARD L EST OF
	936	823 WIDEMAN DR	MORALES LUIS B
	937	819 WIDEMAN DR	ROCHA JUAN MANUEL & IRMA G LOPEZ FIGUEROA
	938	815 WIDEMAN DR	COLE JAMES CLEMAN
	939	811 WIDEMAN DR	LEWIS LOYD
	940	8107 OLD HOMESTEAD DR	ROCHA SALVADOR
	941	866 WIDEMAN DR	FLORES RAMON
	942	862 WIDEMAN DR	RIVERA JAVIER
	943	858 WIDEMAN DR	MARTINEZ ROMAN H
	944	854 WIDEMAN DR	JACKSON EFFIE
	945	850 WIDEMAN DR	GONZALEZ MIREYA LUMBRERASPerez
	946	846 WIDEMAN DR	ROJO ROBERTO
X	947	842 WIDEMAN DR	HARGRAVE ALTON & BERNICE
	948	838 WIDEMAN DR	BEEZLEY JACK L & BARBARA
	949	834 WIDEMAN DR	TORRES JOSE O & MARIA DELALUZ ESPINOSA
	950	830 WIDEMAN DR	VALDEZ ABEL H
	951	826 WIDEMAN DR	HERNANDEZ MOISES
X	952	822 WIDEMAN DR	HOWARD DORIS O

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	953	818 WIDEMAN DR	COATS HERBERT & MARGIE
	954	814 WIDEMAN DR	PRICE DAYTON WAYNE
	955	810 WIDEMAN DR	DIAZ HERACHIO &
	956	8129 ELAM RD	BEDFORD ANTHONY J
	957	8123 ELAM RD	GUTIERREZ JUAN CARLOS
	958	8116 RAYVILLE DR	ALVARADO JUAN CARLOS &
	959	8120 RAYVILLE DR	DALLAS PATTEN PPTIES II LLC
	960	8126 RAYVILLE DR	HERRERA MAXIMINO LEOS &
	961	8134 RAYVILLE DR	HOUSE DEARL D
	962	8125 MARVEL DR	LOPEZ JACINTO & SILIVIA R
	963	8121 MARVEL DR	RAMIREZ GONZALO A
	964	8117 MARVEL DR	SHEPHERD LURAL H
	965	8113 MARVEL DR	WARWICK ELVIN W JR &
	966	8121 RAYVILLE DR	DOMINGUEZ OSCAR
	967	8127 RAYVILLE DR	BOWEN CRAIG
	968	8133 RAYVILLE DR	BOWEN LONNIE
	969	8139 RAYVILLE DR	WILSON JAMES
	970	8143 RAYVILLE DR	ESCAMILLA CECILIO N &
	971	8112 MARVEL DR	LOPEZ VICTOR M
	972	8116 MARVEL DR	FULLER ROY
	973	8120 MARVEL DR	LOPEZ JUAN ANTONIO
	974	8124 MARVEL DR	CLAUSSEN GEORGE R
	975	8119 WES HODGES RD	RENNER EARL O
	976	8111 WES HODGES RD	STERLING ANTHONY K
	977	8103 WES HODGES RD	RENNER EARL O
	978	8114 ELAM RD	SOUTHWESTERN BELL
	979	8202 ELAM RD	AMDAS LLC
	980	8214 ELAM RD	MILLIGAN ROBERT
	981	8106 KIPLING DR	MILLIGAN ROBERT K
	982	200 S BUCKNER BLVD	KEY JOINT VENTURE
	983	250 S BUCKNER BLVD	MILLIGAN JAMES P &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	984	4307 S BUCKNER BLVD	MARTINEZ RAYMUNDO
	985	8017 HEINEN DR	MARTINEZ GABRIEL & ROSA
	986	4110 CEDAR LAKE DR	TWL FAMILY TRUST THE
	987	7909 CARR ST	DAMESWORTH ROBERT &
	988	7950 CARR ST	FULLER FAMILY TRUST
	989	7946 BLOSSOM LN	GRACIA FROILAN
	990	8152 SCYENE RD	ESPINOZA JOSE ET AL
	991	2839 LOLITA DR	VILLEGAS MARELY &
	992	2843 LOLITA DR	JIMINEZ WENDY
	993	2847 LOLITA DR	SORIA DESIDERIO & ANGELA LOPEZ
	994	2851 LOLITA DR	RODRIGUEZ ARMANDO JR
	995	2855 LOLITA DR	URQUIZA JORGE A
	996	2859 LOLITA DR	BROOKS BAINIFF D
	997	8221 SCYENE RD	8221 SCYENE LLC
O	998	8242 SCYENE CIR	WATSON CHARLES K
	999	3302 SCYENE CT	LEMUS TOMASA N
	1000	3306 SCYENE CT	NAJERA ERIC M
	1001	3310 SCYENE CT	SALAZAR MARTIN Q
	1002	3311 SCYENE CT	RYAN TIM & KATHLEEN
	1003	3307 SCYENE CT	COAHUILAS RAUL B
	1004	3303 SCYENE CT	GUEVARA BENITO &
	1005	8151 MILITARY PKWY	ROMAN CATHOLIC DIOCESE DALLAS
	1006	4300 S BUCKNER BLVD	MASTER HALCO INC
	1007	8229 SCYENE RD	ALVAREZ RENE
	1008	8252 SCYENE CIR	WOLFORD TRESSA
	1009	8233 SCYENE RD	MENCHACA RICHARD
	1010	8002 HUTTIG AVE	VALDEZ RUMALDA
	1011	8006 HUTTIG AVE	WHITLEY LAFAYETTE SR &
	1012	1952 SHORTAL DR	SANDS JERRY & TORRIE
	1013	233 S BUCKNER BLVD	DAL TILE CORP
	1014	7834 C F HAWN FWY	DAL TILE CORP
	1015	8131 STONEHURST ST	RODRIGUEZ IGNANCIO G

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1016	8135 STONEHURST ST	RODRIGUEZ IGNACIO
	1017	1717 CONNER DR	DELEON SHANTEL &
	1018	1823 CONNER DR	CRUMBLEY QUINCY TOM JR
	1019	1831 CONNER DR	LEDEZMA JOSE & ROSALINA
	1020	2048 CONNER DR	SANTOYO JESUS & GAUDENSIA
	1021	2008 CONNER DR	DALLAS HOUSING AUTHORITY
	1022	1209 PLEASANT DR	QUINONES MANUELA
	1023	1213 PLEASANT DR	MARTINEZ ROSENDO JR &
	1024	1217 PLEASANT DR	MARTINEZ MARCIANO TINOCO &
	1025	1221 PLEASANT DR	SALAZAR FILMON
	1026	8133 ELAM RD	ALBARRAN EMMA
	1027	401 S BUCKNER BLVD	DART