

FILE NUMBER: Z156-272(SH)

DATE FILED: August 16, 2016

LOCATION: North of Forest Lane, east of Abrams Road

COUNCIL DISTRICT: 10

MAPSCO: 17-X

SIZE OF REQUEST: ±9.54 acres

CENSUS TRACT: 190.35

REPRESENTATIVE: Peter Kavanaugh, Zone Systems, Inc.

APPLICANT/OWNER: Disk Development, LLC

REQUEST: An application for a Planned Development District for single family uses on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of this request is to allow for the construction of a single family residential development on 9.54 acres of land. The proposed development will consist of a maximum of 80 dwelling units, each with a minimum lot size of 1,200 square feet; a reduced side yard setback requirement; and, frontage onto a street, shared access area, or common area. Primary access to the site will be via an access easement from Forest Lane with the residential lots being served by an internal street network constructed in the Woonerf style. The Woonerf style street will have a minimum width of 32 feet with a 22-foot wide pavement and will provide shared space between pedestrian users and automobile users. Lastly, the Woonerf style street will have no curb and gutter, which is anticipated to facilitate easier pedestrian access.

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

BACKGROUND INFORMATION:

- The ±9.54-acre request site is currently undeveloped and possesses natural vegetation at its perimeter. An existing creek traverses the site from a northwest to southeast fashion.
- The applicant is proposing a new planned development district to facilitate a single family residential development consisting of a maximum of 80 dwelling units. The Dallas Development Code requires all lots to front upon a dedicated public or a private street, unless this requirement is waived by an ordinance establishing a planned development district in which adequate access is provided by access easement. This planned development district proposes primary access to the site via an access easement from Forest Lane and the LBJ Freeway. Each individual lot within the development will front upon either a dedicated public street, shared access drive, or a common area.
- The residential lots within the development will be served by an internal street network constructed in the Woonerf style. The Woonerf style street will have a minimum width of 32 feet with a 22-foot wide pavement and will provide shared space between pedestrian users and automobile users. It will have no curb and gutter, which is anticipated to facilitate easier pedestrian access. Bollards or other similar traffic barriers will be located in areas of the street to direct and control automobile traffic.
- The proposed PDD conditions limit the development to main uses currently permitted in the R-5(A) Single Family District, which will be compatible with development in the area. There is a townhome development located immediately north of the subject site and a multifamily development adjacent to the site to the east. Office, retail, and other neighborhood serving uses border the site to the south and west.

Zoning History:

1. **Z145-112:** On January 28, 2015, the City Council approved an application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District.
2. **Z134-306:** An application on the same site as the subject request for a Planned Development District for single family uses on property zoned an NO(A) Neighborhood Office District. This case was withdrawn by the applicant.

Traffic:

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

Thoroughfares/Streets:

Primary access to the site will be via an access easement from Forest Lane.

Thoroughfares/Street	Type	Existing ROW
Forest Lane	Principal Arterial	6 lanes divided, 120' R.O.W.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.5.1 Promote pedestrian-friendly streetscapes.

The proposed development meets the vision of the *forwardDallas! Comprehensive Plan* by providing an additional housing opportunity adjacent to an established residential community. According to the Comprehensive Plan, "objective standards help establish a level playing field and take the guesswork out of the development process for both developers and neighbors." The proposed single family development will provide a streetscape that will accommodate pedestrian use and encourage walkability, thus making it a unique and desirable housing option within the community.

Surrounding Land Uses:

	Zoning	Land Use
Site	NO(A)	Undeveloped land
North	TH-2(A); A(A)	Townhomes; Undeveloped land
East	MF-1(A)	Multifamily
South	CR	Mini-warehouse
West	CR	Office

Land Use Compatibility:

The approximate 9.54-acre site is currently undeveloped and possesses natural vegetation at its perimeter. The applicant is proposing to develop the site with a single family residential development consisting of a maximum of 80 detached dwelling units. The site will be developed either as a shard access development or traditional single family subdivision. An existing creek traverses the site from a northwest to southeast fashion and is anticipated to be developed into a water feature that will serve the residential development.

The proposed 80-lot, single-family development will be compatible to the uses in the immediate adjacent area. Surrounding land uses consists of mixed density residential developments comprised of townhomes to the north and detached single family and multifamily developments to the west. Various office, retail, and lodging uses are developed on property to the south and west of the subject site. With the smaller lot sizes and immediate access to open space the proposed pedestrian-friendly residential development will promote a sense of intimacy and provide a unique and desirable housing option that does not yet exist in the area. The variety of neighborhood serving uses located within close proximity to the development will attract families to the area and enhance the community’s overall appeal.

As depicted on the conceptual plan, the proposed development will have two primary access points from a 45-foot wide paved access easement that extends from Forest Lane, a major thoroughfare to the nearby LBJ Freeway. The residential lots within the development will be served by an internal street network constructed in the Woonerf style. The Woonerf-style street will have a minimum width of 32 feet with a 22-foot wide pavement and will provide shared space between pedestrian users and automobile users. It will have no curb and gutter, which is anticipated to facilitate easier pedestrian access. Bollards or other similar traffic barriers will be located in areas of the street to direct and control automobile traffic.

The main uses permitted within this PDD will include single family detached homes and other uses consistent with the R-5(A) zoning district. The PDD is being requested to establish development standards that will promote a more dense and walkable

residential community. The PDD proposes maximum lot coverage of 80 percent, minimum lot sizes of 1,200 square feet, and a maximum height of 36 feet. While these development standards differ from what is allowed in the R-5(A) zoning district, which is the most dense single-family zoning district, they provide for a residential development that will be more consistent to the TH-2(A) townhouse development that is located immediately north of the subject site.

Development Standards:

District	Setbacks		Height	Lot Coverage	Lot Size	Primary Uses
	Front	Side/Rear				
R-5(A)Residential:	20'	5'	30'	45%	5,000 sq. ft.	Single Family Residential
TH-2(A) Townhouse	0'	0'	36'	60%	2,000 sq. ft.	Single Family Residential
PDD Residential:	0'	0'	36'	80%	1,200 sq. ft.	Single Family Residential

Parking:

The development will provide parking at a ratio of a minimum of 1.5 spaces per dwelling unit. According to the PDD conditions, parking spaces are not required to be on the same lot as the dwelling units in which they serve. While some of the units adjacent to the Woonerf-style street will have immediate access to garages that are incorporated into the actual dwelling structure, most of the dwelling units will be served by off-site parking spaces. These parking spaces will be open or covered with a maximum distance of 200 feet between the dwelling unit and the nearest available parking space. For shared access developments, parking spaces in a shared access area can be counted towards required parking. Required parking may be reduced by one space for every on-street space provided in the public right-of-way within the development.

The applicant has indicated that parking spaces that are located on lots that are not occupied by a dwelling unit will be owned by the Homeowners Association. Some of these parking spaces will be enclosed and rented to homeowners for a contractual fee amount. These remote parking garages will be constructed on an as-needed basis and will be the only parking spaces that will be rented to homeowners.

Landscaping:

Landscaping for any single family development will be provided in accordance with the shared access development, other than single family districts requirements, which are outlined in Article X. This will allow for flexibility in the placement of required landscaping throughout the development. The applicant has proposed three additional trees that are not currently included on the approved tree list and the City Arborist has cited no objection.

Environmental:

The site possesses significant natural vegetation which will require a tree survey to be provided prior to development of the site. Additionally, a creek traverses the area through this property in a northwest to southeast fashion. The applicant has indicated that future development plans may include improving the creek into a water feature that will serve the proposed residential development. Lastly, designated flood plain is found east of the site's eastern boundary.

Prior to the issuance of any building permits, the applicant will be required to plat the site. It should be noted that the ultimate configuration of lots and streets or shared access areas will be determined after staff's review of the plat with consideration of the environmental features present in the area.

Z156-272(SH)

List of Officers

Disk Development Shareholders:

Diane Cheatham

Proposed Conditions

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

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

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

PD ____ is established on property located at the northeast corner of LBJ Freeway and Forest Lane. The size of PD ____ is approximately 9.54 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions

(1) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In the event of a conflict, this section controls.

(A) OUTDOOR RECREATION CENTER OR AREA means an area containing typical outdoor children’s play equipment, picnic tables and other outdoor recreation equipment for the use by owners or single family homes in the area.

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

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

SEC.51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

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

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

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____ .107. MAIN USES PERMITTED.

(a) The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

- Outdoor Recreation Center or Area

SEC. 51P- ____ .108. ACCESSORY USES.

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

(b) The following accessory use is permitted by right:

- Accessory community center (private).

SEC. 51P- ____ .109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard. No minimum front yard is required.

(b) Side and rear yard. No side or rear yard is required

- (c) Density. Maximum number of dwelling units is 80.
- (d) Height. Maximum structure height is 36 feet.
- (e) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations and surface parking lots are not.
- (g) Lot size. Minimum lot size is 1,200 square feet.
- (i) Stories. Maximum number of stories is three.

SEC. 51P- ____ .110. DESIGN STANDARDS FOR STREETS.

- (a) Streets are dedicated as public streets or shared access areas through the subdivision process.
- (b) Minimum street or shared access area width is twenty (20) feet.
- (c) Minimum pavement width for any street or shared access area is twenty (20) feet.
- (d) Woonerf. Streets are to be built in the Woonerf style. The Woonerf Style is a street with no curb and gutter to accommodate pedestrian use. The street with no curb and gutter allows storm water to drain as sheet flow across the street. Bollards and/or other traffic barriers will be located in areas of the street to direct and control automobile traffic.

SEC. 51P- ____ .111. OFF-STREET PARKING AND LOADING.

- (a) A minimum of 1.5 spaces are required for each dwelling unit.
- (b) Parking spaces are not required to be on the same lot as the dwelling unit.
- (c) Enclosed parking spaces must be on a platted lot.
- (d) Parking spaces in a shared access area can be counted towards required parking. Required parking may be reduced by one space for every on-street space provided in public right-of-way within the development.

(e) The maximum distance between a dwelling unit and the nearest available parking space is 200 feet.

(f) No setback from the right-of-way or shared access area is required for enclosed parking that can be entered directly from the right-of-way if the enclosed parking space has an automatic door opening system that can be operated from a vehicle.

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.113. LANDSCAPING.

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

(b) For any single family development including shared access or traditional subdivisions, landscaping can be provided in accordance with Section 51A-10.125(a)(2)(B) Districts other than single family districts.

(c) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

(d) Additional permitted trees include the following:

- (1) Dawn Redwood (*Matasequoia glyptostroboides*)
- (2) Japanese Maple (*Acer palmatum*)
- (3) October Glory Maple (*Acer Rubrum*)

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

SEC. 51P- _____.114. SIGNS.

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

(b) The only signs permitted are subdivision signs and directional signs.

SEC.51P-____.115. SCREENING.

Screening is not required except that along the north side of the Property a solid screen must be composed of the garages and fencing as shown on the conceptual plan.

SEC. 51P- ____ .117. ADDITIONAL PROVISIONS.

(a) The requirement that all lots front upon either a dedicated public street or a private street is waived.

(b) The site can be developed as a shared access development or a traditional residential subdivision.

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

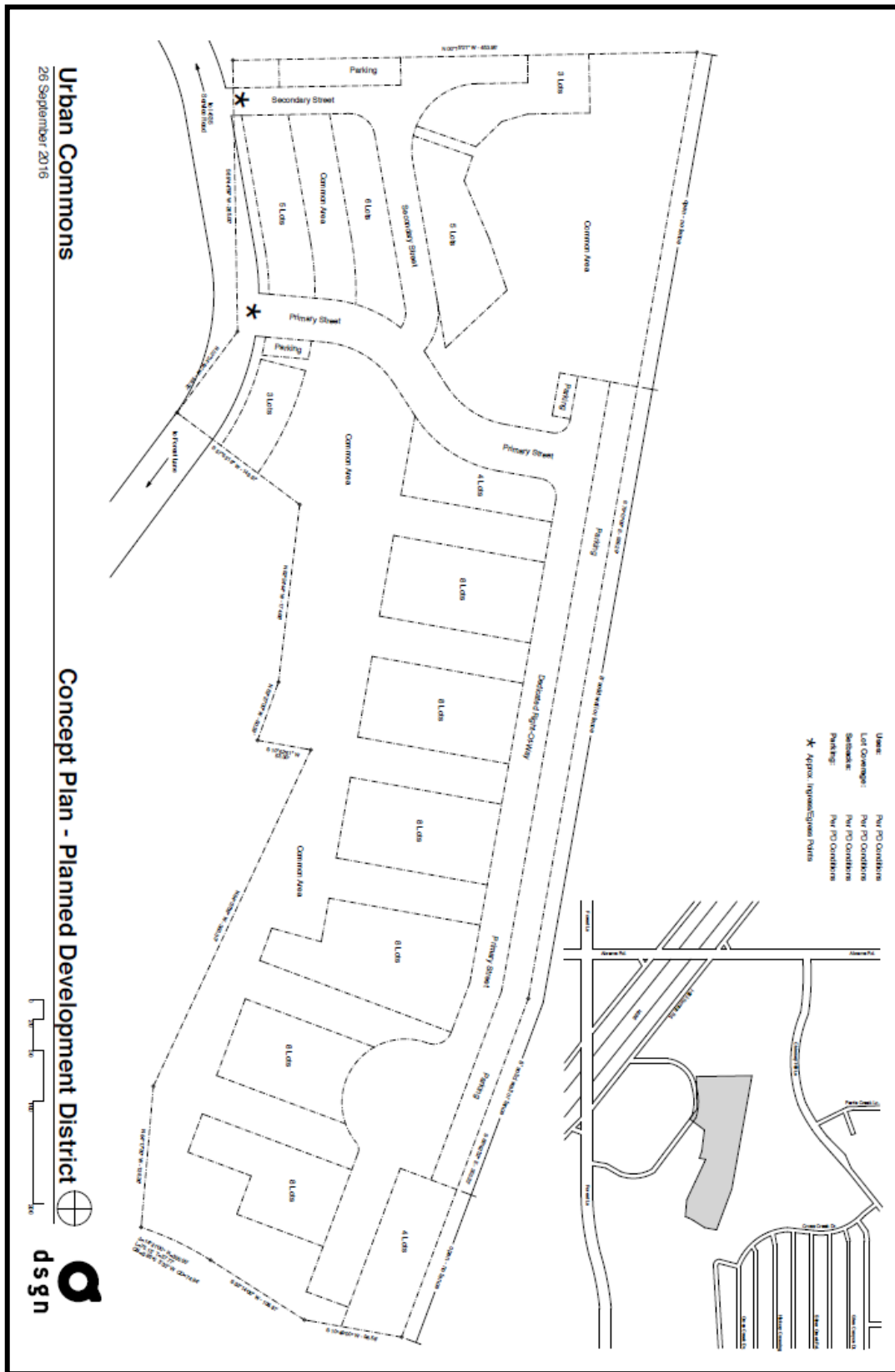
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

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

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

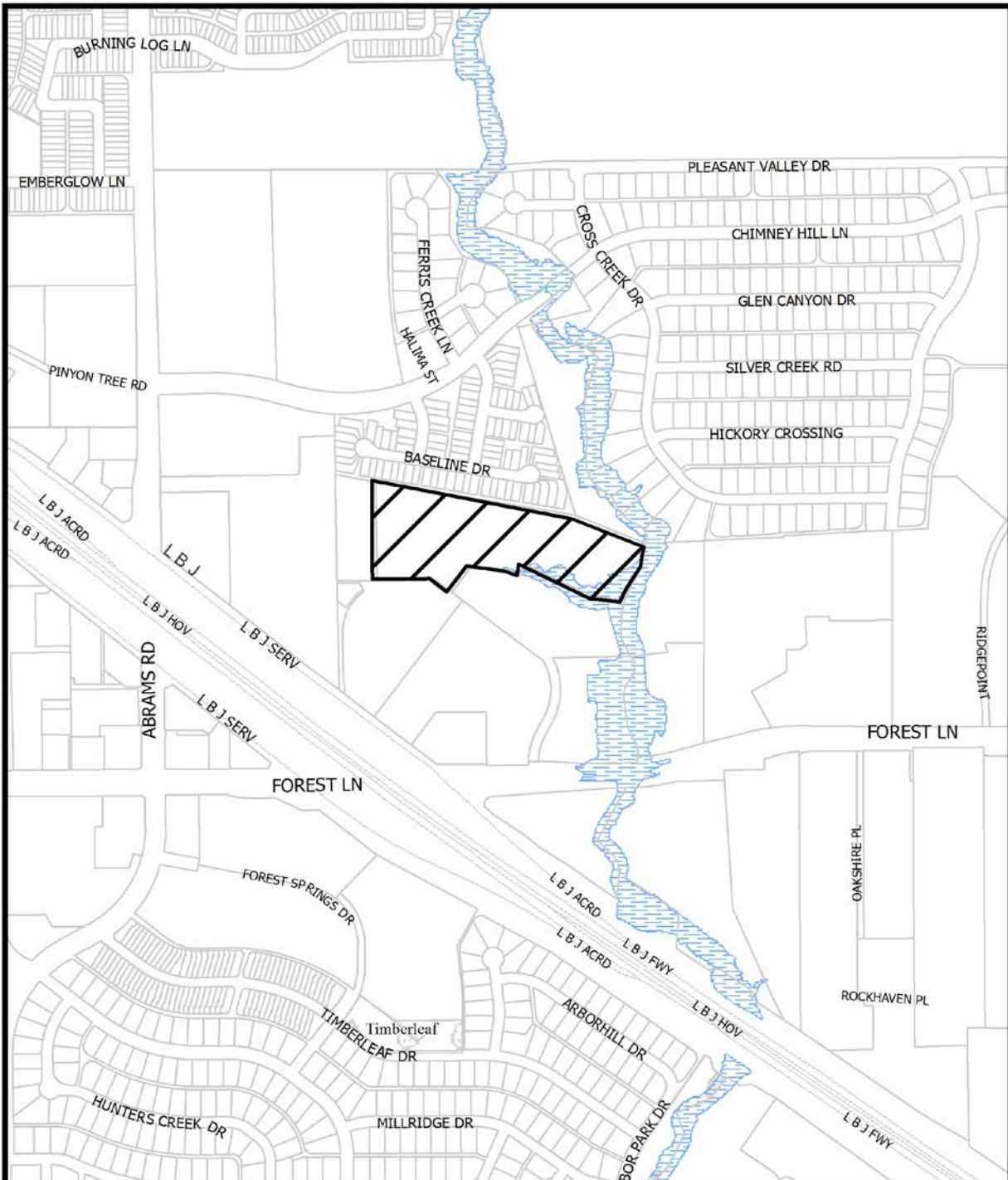
Proposed Conceptual Plan




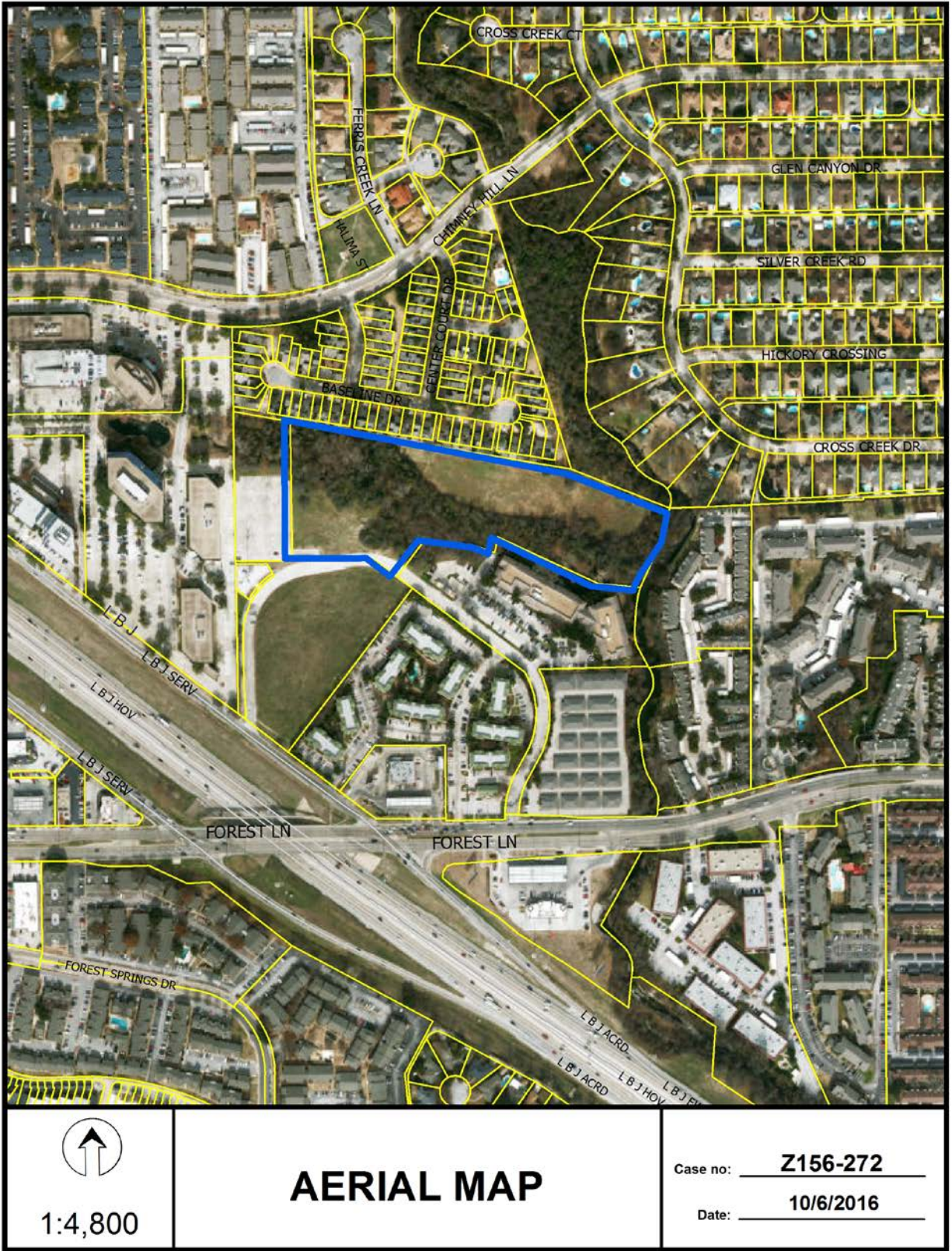
Diagrammatic Site Plan
(for illustrative purposes only)

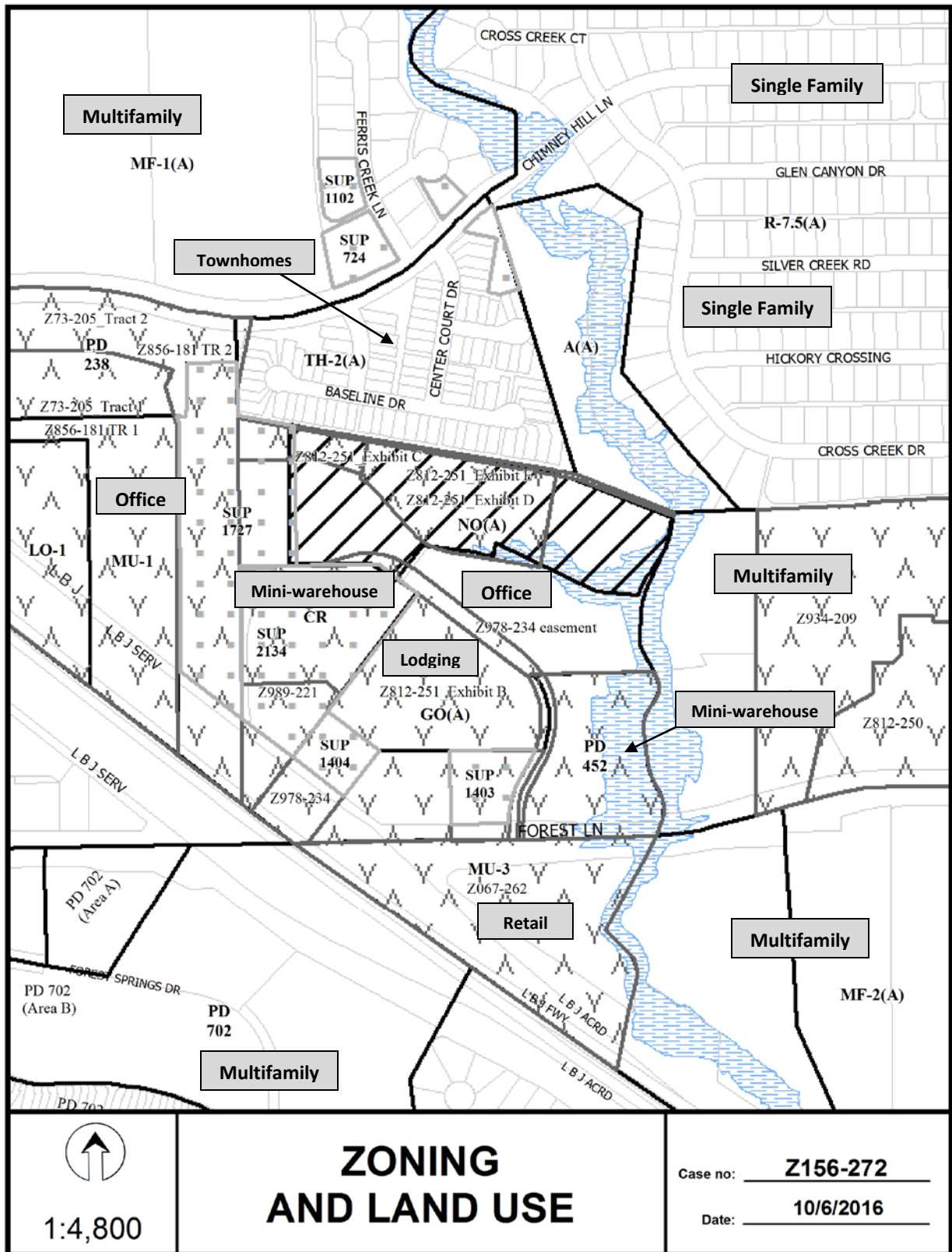


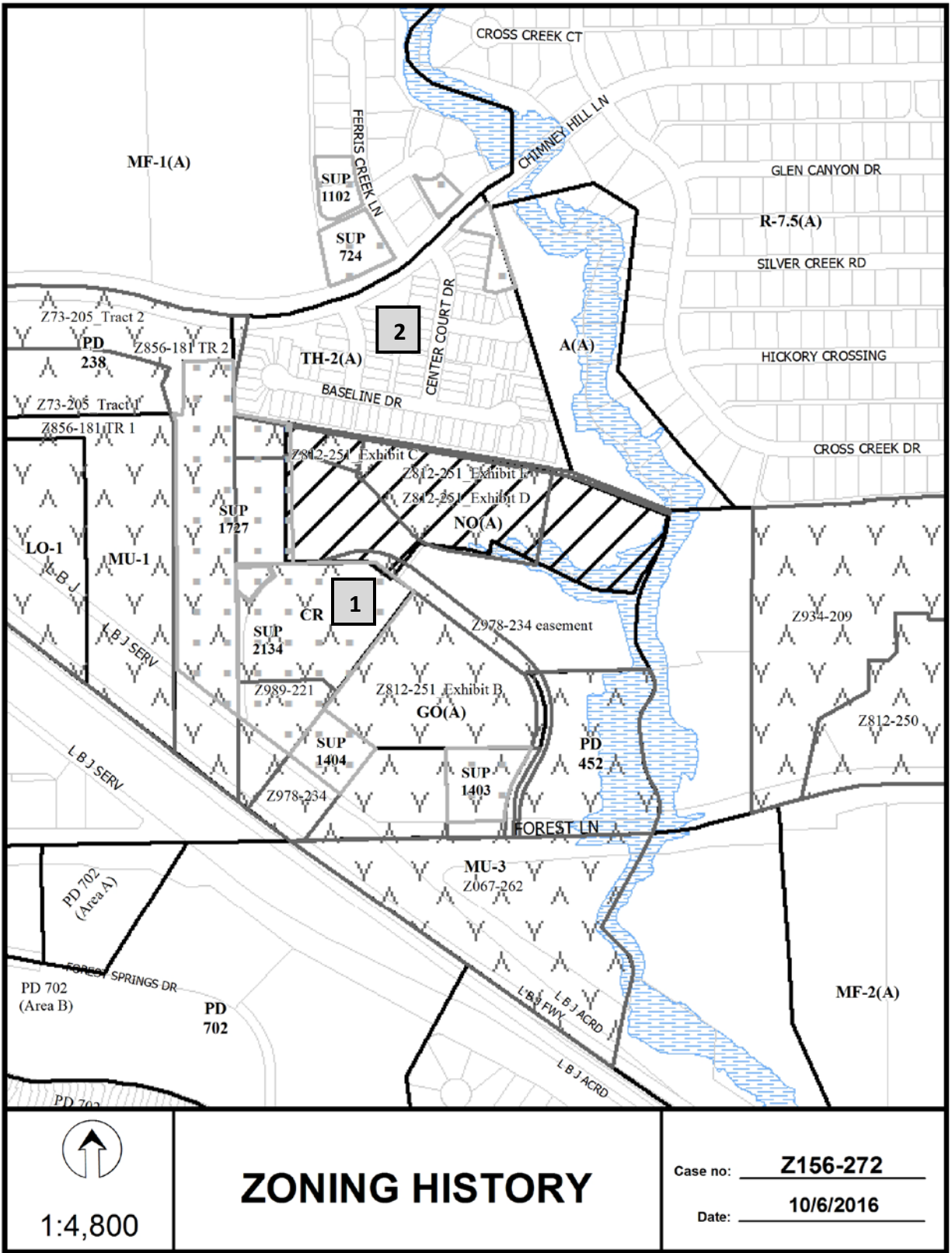
Urban Commons - Diagrammatic Site Plan
06 July 2016

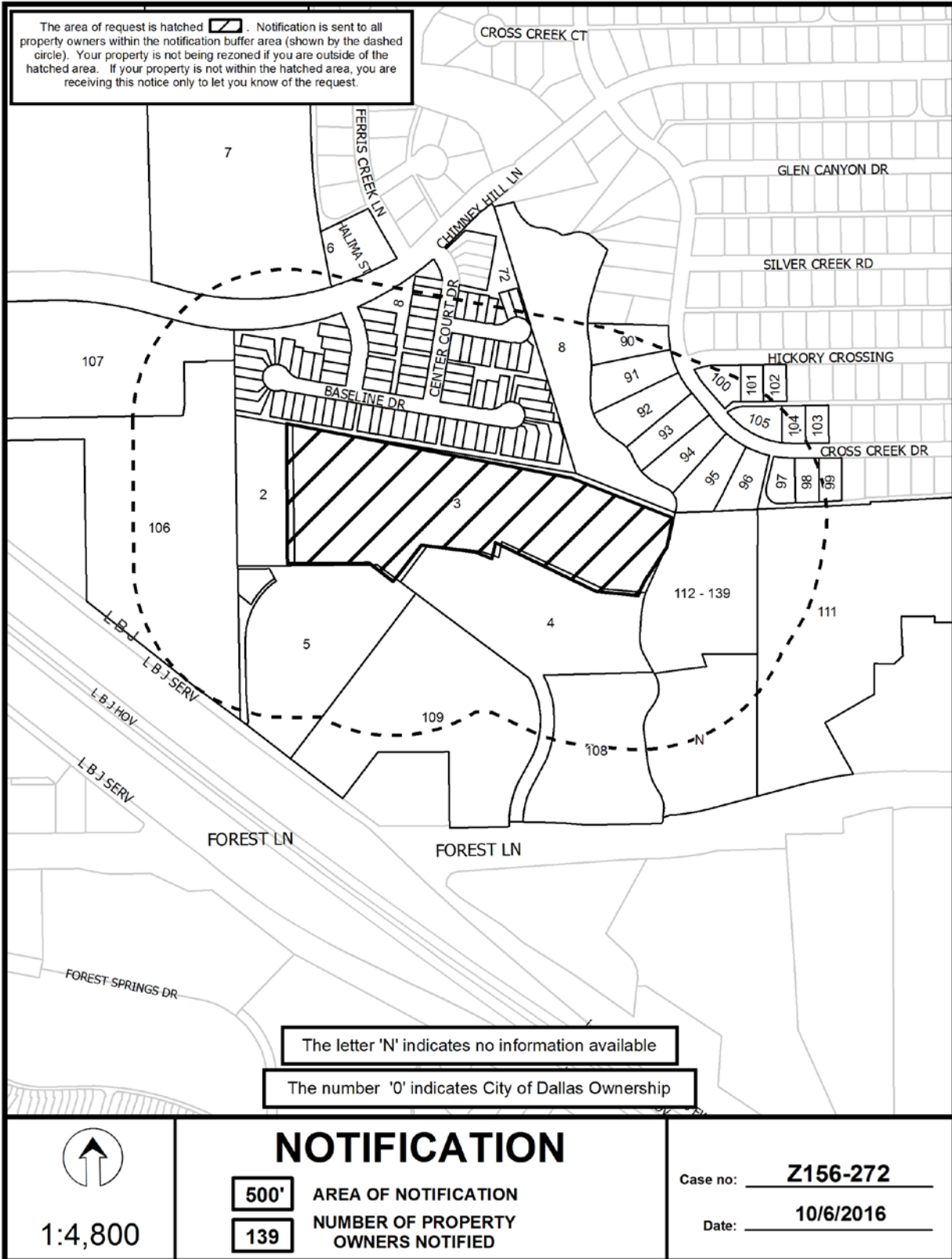


 1:7,200	<h1>VICINITY MAP</h1>	Case no: <u> Z156-272 </u> Date: <u> 10/6/2016 </u>
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10/06/2016

Notification List of Property Owners***Z156-272******139 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9999 BASELINE DR	CHIMNEY LN PATIO HOME
2	9441 LBJ FWY	SHAWNEE INC
3	9400 LBJ FWY	DISK DEVELOPMENT LLC
4	9535 FOREST LN	9535 FOREST LANE LLC
5	9467 LBJ FWY	CRS FOREST LANE LLC
6	9709 CHIMNEY HILL LN	ABSAR LLC
7	9655 CHIMNEY HILL LN	LACKLAND FOREST LP
8	9650 CHIMNEY HILL LN	CHIMNEY LN PATIO HOMES
9	12219 WIGHTMAN PL	PRADO ALEX
10	12215 WIGHTMAN PL	EZZELL KATHLEEN S
11	12209 WIGHTMAN PL	BLAYLOCK MATTHEW A
12	12205 WIGHTMAN PL	KEENE ANNE
13	12201 WIGHTMAN PL	CURRAN NEIL THOMAS &
14	9631 BASELINE DR	HAIR ELAINE &
15	9627 BASELINE DR	CLARK ANTHONY R & NORA S
16	9623 BASELINE DR	SHOOK TONNI L
17	9611 BASELINE DR	JALA CAPITAL INVESTMENTS LLC
18	9607 BASELINE DR	HOLT KENNETH A
19	9603 BASELINE DR	SEYFU GEBRIEL
20	9602 BASELINE DR	WIELER ROBERT & LESLIE
21	9606 BASELINE DR	MOELLER LAWRENCE B &
22	9610 BASELINE DR	DAVIS RASHONDA P
23	9614 BASELINE DR	ALLEN KIMBERLY
24	9622 BASELINE DR	LEE ALEX
25	9626 BASELINE DR	MORRIS YVONNE R
26	9630 BASELINE DR	TAICHHOLZ LEONARD

10/06/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9634 BASELINE DR	CURRAN NEIL & JO ANN
28	9638 BASELINE DR	ROBERTSON CONSTANCE E
29	9642 BASELINE DR	MORRIS DAVID &
30	9646 BASELINE DR	FREEMAN VAN A
31	9650 BASELINE DR	CHILDS HAROLD K
32	9704 BASELINE DR	SLONECKER WILLIAM G TR &
33	9708 BASELINE DR	PEGUES PHILLIP E JR
34	9712 BASELINE DR	ODOHERTY ELAINE
35	9714 BASELINE DR	SMITH BETTIE H
36	9718 BASELINE DR	BENNETT OLIVIA C &
37	9722 BASELINE DR	YANDELL KORY R
38	9806 BASELINE DR	LISENBEE SHIRLEY A
39	9810 BASELINE DR	SLOCUM JAMES C
40	9814 BASELINE DR	SPRINGFIELD VALERIE L
41	9818 BASELINE DR	NEWTON STEPHEN & SHARON
42	9822 BASELINE DR	FINE KAREN J
43	9830 BASELINE DR	VITOSKY JOIE D
44	9834 BASELINE DR	WEISE TIMOTHY F
45	9838 BASELINE DR	ELLIS LANA SUE
46	9842 BASELINE DR	BISHOP RACHIEL STONE
47	9846 BASELINE DR	SIKES JAMES D &
48	9847 BASELINE DR	BARROW RUTH J
49	9843 BASELINE DR	TRUE LYNNE MARIE
50	9839 BASELINE DR	EVANS JIM F & DIANE M
51	9835 BASELINE DR	COLE JAMES P & GAIL C
52	9827 BASELINE DR	KARACIC KSENIA
53	9823 BASELINE DR	JENNIGES EVE JANE
54	9819 BASELINE DR	ANDERSON ROSA
55	12204 CENTER COURT DR	TRAN LAM TONY
56	12208 CENTER COURT DR	CAMPBELL JANICE W
57	12212 CENTER COURT DR	DIXON KIRK D

10/06/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	12216 CENTER COURT DR	JOINER PATRICE PLOCEK
59	9806 MATCHPOINT PL	HALL STEPHEN
60	9808 MATCHPOINT PL	KUHN JULIA C
61	9810 MATCHPOINT PL	MOOMAW MARTIN R
62	9812 MATCHPOINT PL	BROWN PATSY
63	9814 MATCHPOINT PL	LYONS CAITLYN
64	9816 MATCHPOINT PL	GLASER RICHARD E
65	9818 MATCHPOINT PL	CANAFAX THOMAS D EST OF
66	9821 MATCHPOINT PL	BROWN ELIZABETH
67	9819 MATCHPOINT PL	WHITEHEAD CHRISTIAN A
68	9815 MATCHPOINT PL	CREIGHTON ISLA B LIVING TRUST
69	9809 MATCHPOINT PL	PADILLA RAMON JR
70	9807 MATCHPOINT PL	RENFRO NIGEL MITCHELL & DANIELLE MORRISSA
71	9805 MATCHPOINT PL	ANSTEAD CHLOE M & TIMOTHY
72	9630 CHIMNEY HILL LN	CHIMNEY HILL LANE
73	12226 WIGHTMAN PL	BANKS CHELLE BOVIS
74	12222 WIGHTMAN PL	ALCERRECA HILDA M
75	12218 WIGHTMAN PL	SMITH ROBERTA L
76	12214 WIGHTMAN PL	CARRILLO HIRAM & PATRICIA ESCOBAR
77	12210 WIGHTMAN PL	KWONG AMT S & DAVID
78	12206 WIGHTMAN PL	CHASSE JONATHAN
79	12202 WIGHTMAN PL	FALY MAMADOU A
80	12203 CENTER COURT DR	DORSEY BRENDA L
81	12207 CENTER COURT DR	MIRANDA MARIA A &
82	12211 CENTER COURT DR	WIELER ROBERT H & LESLIE L
83	12215 CENTER COURT DR	STEVENS ELIZABETH
84	12219 CENTER COURT DR	PURCELL NANCY B
85	12223 CENTER COURT DR	ELLINGTON ROBERT W JR
86	12227 CENTER COURT DR	FORBUS GREGORY D
87	12231 CENTER COURT DR	HUGHES DANIEL T
88	12235 CENTER COURT DR	CHANDLER TRUDY JOYCE

10/06/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	12239 CENTER COURT DR	HUD
90	12227 CROSS CREEK DR	HESTER BRETT EVAN
91	12223 CROSS CREEK DR	NAKHODA ZAKIRHUSEIN &
92	12219 CROSS CREEK DR	MOLINA JOEY C & JULIA A
93	12215 CROSS CREEK DR	HAMILTON MARK D & SHERYL
94	12211 CROSS CREEK DR	OEFINGER DAVID M & LILA F
95	12207 CROSS CREEK DR	MEANS DOUGLAS A &
96	12203 CROSS CREEK DR	YOUNG JOE W &
97	12137 CROSS CREEK DR	SMITH SHIRLEY H & WILLIAM TRAVIS
98	12133 CROSS CREEK DR	CHANDLER J D
99	12129 CROSS CREEK DR	BEAKLEY JOEL W & ERIN O
100	9902 HICKORY CROSSING ST	KINDER STEVEN W &
101	9906 HICKORY CROSSING ST	KILE REX STEPHEN &
102	9910 HICKORY CROSSING ST	METZGER KENT A & NANCY L
103	12136 CROSS CREEK DR	MEDLIN JAMES MARSHALL &
104	12140 CROSS CREEK DR	PAULMAN RONALD G &
105	12204 CROSS CREEK DR	HARRISON DOUGLAS A &
106	9441 LBJ FWY	SHAWNEE INC
107	12160 ABRAMS RD	AREA EY NCLBJ LLC
108	9555 FOREST LN	SECURITY PORTFOLIO V LP
109	9519 FOREST LN	BIGELOW ARIZONA TX 348 LP
110	9400 LBJ FWY	SBA TOWERS III LLC
111	9637 FOREST LN	INTERGERMAN CHIMNEY LP
112	9601 FOREST LN	LYNAL LLC
113	9601 FOREST LN	FLORES KRISTINA
114	9601 FOREST LN	AZIZ MOHAMMED
115	9601 FOREST LN	STURDEVANT SCOT A
116	9601 FOREST LN	LYNAL LLC
117	9601 FOREST LN	MCGRAW SHANNON BAILEY
118	9601 FOREST LN	HIGHLAND PARK EXECUTIVE GROUP LLC
119	9601 FOREST LN	TEXAS RIVERSIDE PROPERTIES LLC

Z156-272(SH)

10/06/2016

Label #	Address	Owner
120	9601 FOREST LN	MTA PARTNERS LLC
121	9601 FOREST LN	LYNAL LLC
122	9601 FOREST LN	BD PROPERTY GROUP 2 LLC
123	9601 FOREST LN	ABAZIE SAMUEL C
124	9601 FOREST LN	LYNAL LLC
125	9601 FOREST LN	SUMMER HEIDI FOO LLC
126	9601 FOREST LN	ABUHAZIRA MATAN
127	9601 FOREST LN	PANMANEE PATCHARAPORN
128	9601 FOREST LN	NA & LA MACKAY LLC
129	9601 FOREST LN	BWANA INVESTMENTS LLC
130	9601 FOREST LN	SUMMER HEIDI FOO LLC
131	9601 FOREST LN	MILLER JACQUELYN
132	9601 FOREST LN	ALL DONE LLC
133	9601 FOREST LN	SU YONG CHENG & LIANG MEIFANG
134	9601 FOREST LN	ORTIZ JUANA E
135	9601 FOREST LN	LHU ASSETS LLC
136	9601 FOREST LN	AYROM MEHADI D
137	9601 FOREST LN	MELQUIOND RICHARD WEST
138	9601 FOREST LN	FLUELLEN LEWIS C JR &
139	9601 FOREST LN	CASTRO HERIBERTO &