



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Agenda Planning and Zoning Commission

Monday, October 10, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- A.1 [TMP-1884](#) Discuss regular agenda items.
- A.2 [TMP-1943](#) Presentation and update on the Eastside Plan.

B. REGULAR AGENDA ITEMS

- B.1 [TMP-1878](#) Consider approval of the September 12, 2016 Planning and Zoning Commission minutes and take appropriate action.
- B.2 [TMP-1885](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

C. PUBLIC HEARING

- [16-SU-16](#) Consider a request from Mike Humbert for a Specific Use Permit for the construction of a detached accessory structure (exceeding 120 square feet in size) located at 2917 Ermine Way and take appropriate action.

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post: _____
City Secretary

Stamp:

Posted By: Andreea Udrea

Date Posted: _____



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1884

Agenda Date: 10/10/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.1

Discuss regular agenda items.



City of Farmers Branch

Farmers Branch City Hall
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75234

Staff Report

File Number: TMP-1943

Agenda Date: 10/10/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.2

Presentation and update on the Eastside Plan.



City of Farmers Branch

Farmers Branch City Hall
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75234

Staff Report

File Number: TMP-1878

Agenda Date: 10/10/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.1

Consider approval of the September 12, 2016 Planning and Zoning Commission minutes and take appropriate action.



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, September 12, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

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A. STUDY SESSION

Absent 1 - Commissioner Cory Plunk

Present 8 - Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos, and Commissioner Michael Driskill

A.1 [TMP-1876](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the meeting to order at 7:01 pm.

B.1 [TMP-1913](#) Election of Chairman and Vice-Chairman to the Planning and Zoning Commission.

A motion was made by Commissioner Blackson, seconded by Commissioner Yarbrough, that Nancy Hardie be reelected as Chair and Jason O'Quinn elected as the Vice Chair. The motion carried by the following vote:

Aye: 8 - Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.2 [TMP-1882](#)

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner Blackson, seconded by Commissioner Brewer, that this Report be recommended for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.3 [TMP-1879](#)

Consider approval of the August 22, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Brewer, seconded by Commissioner O'Quinn, that the Minutes be approved. The motion carried by the following vote:

Aye: 8 - Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

B.4 [16-PL-04](#)

Consider a request for final plat approval of QT 999 Addition, Lots 1 and 2, Block A.

Andreea Udrea, Planner, gave a brief presentation stating that this is a final plat for a 7 acre vacant lot owned by the Quik Trip Corporation. The address is 1500 LBJ. The purpose of the replat is to develop the property as a gas station and convenience store. The approved site plan was presented. Mrs. Udera stated that construction has begun on the project and should be completed by March 2017. This final plat will also dedicate the necessary easements.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Moore, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C. PUBLIC HEARING

C.1 [16-SP-08](#)

Conduct a public hearing and consider a request from JPI Real Estate Acquisition LLC for a Detailed Site Plan approval for a new multifamily residential community located at the future extension of Knightsbridge Road and take appropriate action.

Andy Gillies, Community Services Director, gave a brief presentation stating that in

February of this year, a zoning change for this portion of PD-88 was approved. The change from Commerce District to Mid Density Residential for a 30 acre tract was allowed as well as the Conceptual Site Plan for this particular project. Included in the project proposal was a multi-family residential development which included 840 units and 19 buildings. The development would be constructed in two phases. This Detailed Site Plan proposal is for Phase 1 which includes 15 acres, 424 units and 10 buildings. There are two access points both along Knightsbridge Road. The site contains a combination of surface parking and tuck under garages. The development includes two clubhouses, sand volleyball court, pool and leasing office. The architecture for the project is a modified art deco style. All elevations visible from the public will comply with 75% masonry requirement, with a combination of brick and stucco. The applicant plans to install 10,500 linear feet of trails throughout the entire project. The landscape plan contains approximately 34% open space. There is one freestanding monument sign proposed along the north side of Knightsbridge Road. Mr. Gillies went on to describe the two proposed special exceptions.

Commissioner Brewer asked about the 75% of masonry only on the exterior facing walls and why the same percentage wasn't also required on the interior walls?

Mr. Gillies replied that PD 88 does not regulate elevations not viewable from the public point of view to meet the masonry requirement. However, all of these interior elevations contain at least 60% masonry material. Also because of the art deco style used a lesser percentage of masonry was preferred. The applicant will still have to meet a higher standard for the application of the stucco on the building.

Commissioner De Los Santos remarked about the exits and entrances for the property and questioned if the fire lanes had been reviewed and if they were in compliance?

Mr. Gillies replied that the site plans had all gone through a through review with the Fire Department and Public Works and had met all of the requirements.

Miller Sylvan, representative for the applicant, JPI, 600 East Las Colinas Blvd., Irving, Texas, approached the podium and gave a brief overview of the project restating the project specifics. Stating the project is a \$70 million dollar investment.

Commissioner De Los Santos asked about the elevators for the project? How many does each building have?

Mr. Sylvan replied that there is an elevator on the 4-story building which is located next to the sand volleyball courts. Also there will be an elevator in Building 1 which is located next to the pool.

Commissioner De Los Santos asked where the trash removal would be located on the site plan and are the dumpsters screened?

Mr. Sylvan replied by pointing out at least two locations on the site plan their locations.

Commissioner De Los Santos asked about the glass railings for the buildings?

Mr. Sylvan replied that the amenity area near the lake will utilize glass railings.

A motion was made by Commissioner De Los Santos, seconded by Commissioner Brewer, that this Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

D. ADJOURNMENT

A motion was made by Commissioner Driskill, seconded by Commissioner Brewer, that this meeting be adjourned. The motion carried by the following vote:

Aye: 8 - Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

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Approved to Post: _____
City Secretary

Stamp:

Posted By: Andreea Udrea

Date Posted: _____



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1885

Agenda Date: 10/10/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: B.2

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

BACKGROUND:

As stated in the City of Farmers Branch Ethics Handbook for Elected Officials & Advisory Board Members, all appointed members should make every effort to attend all regularly scheduled meetings.

DISCUSSION:

Any member failing to attend three (3) consecutive meetings without being excused for good cause may be removed by City Council. By excusing an absence, the Commissioner is not penalized with using one of the three unexcused absences allowed in the Charter. A Comprehensive Attendance Matrix has been developed to keep record of these excused and unexcused absences.

Planning and Zoning Commission
2016 Attendance Record

	Blackson	Brewer	De Los Santos	Hardie	Moore	O'Quinn	Driskill	Plunk	Yarbrough
Jan 11	◆	◆	◆	◆		◆			
Jan 25	◆	◆	◆	◆		◆			
Feb 8	◆	◆	◆	◆		◆			
Feb 22	◆	◆	◆	◆		◆			
Mar 14	✓	◆	✓	◆		◆			
Apr 11	✓	◆	◆	◆		◆			◆
Apr 25	◆	◆	◆	◆		✓			◆
May 9	◆	◆	◆	◆		◆			◆
May 23									
Jun 13	◆	◆	◆	◆		◆			✓
Jun 27	◆	◆	◆	◆		✓			◆
Jul 11	◆	◆	✓	◆	◆	◆		◆	◆
Jul 25	◆	◆	✓	◆	◆	◆		◆	◆
Aug 8	◆	✓	✓	◆	◆	✓		◆	◆
Aug 22	◆	◆	◆	◆	◆	◆	◆	◆	◆
Sep 12	◆	◆	◆	◆	◆	◆	◆	✓	◆
Sep 26									
Oct 10									
Oct 24									
Nov 14									
Nov 28*									
Dec 12									
Dec 27*									

◆ Present ✓ Excused ✗ Unexcused



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-SU-16

Agenda Date: 10/10/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Specific Use Permit

Consider a request from Mike Humbert for a Specific Use Permit for the construction of a detached accessory structure (exceeding 120 square feet in size) located at 2917 Ermine Way and take appropriate action.

BACKGROUND:

The site is located within the Residential Zoning District No. 6 (R-6).

RECOMMENDATION:

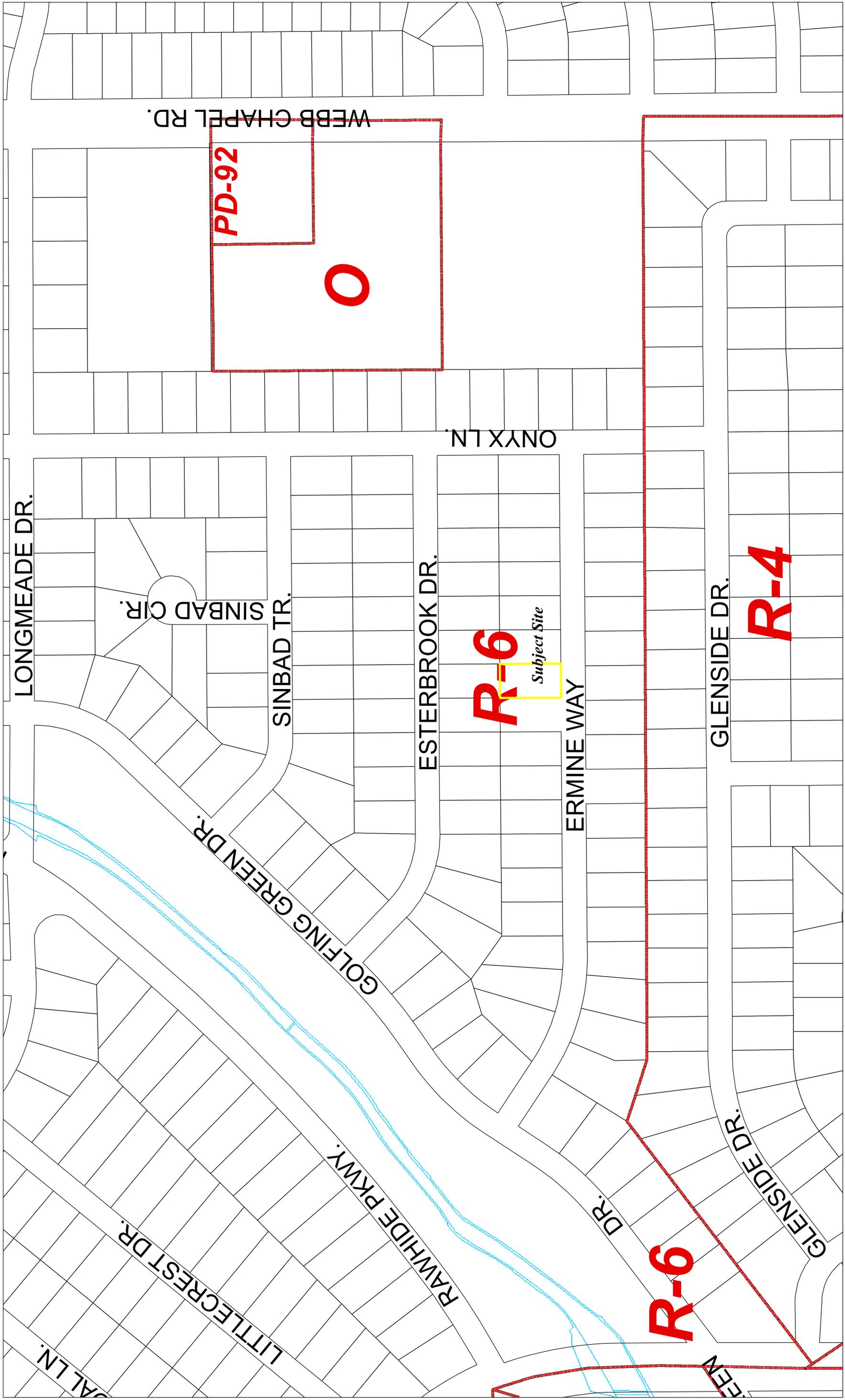
Staff recommends approval of the Specific Use Permit.

ACTIONS:

1. Motion to recommend Approval of the Specific Use Permit as presented at this meeting.
2. Motion to recommend Denial of the Specific Use Permit as presented at this meeting.
3. Motion to recommend Approval with Modifications of the Specific Use Permit.
4. Motion to continue discussion of this case at the following meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Site Photographs
5. Notification Map
6. Summary of Mailed Notices



16-SU-16 - Location Map
2917 Ermine Way

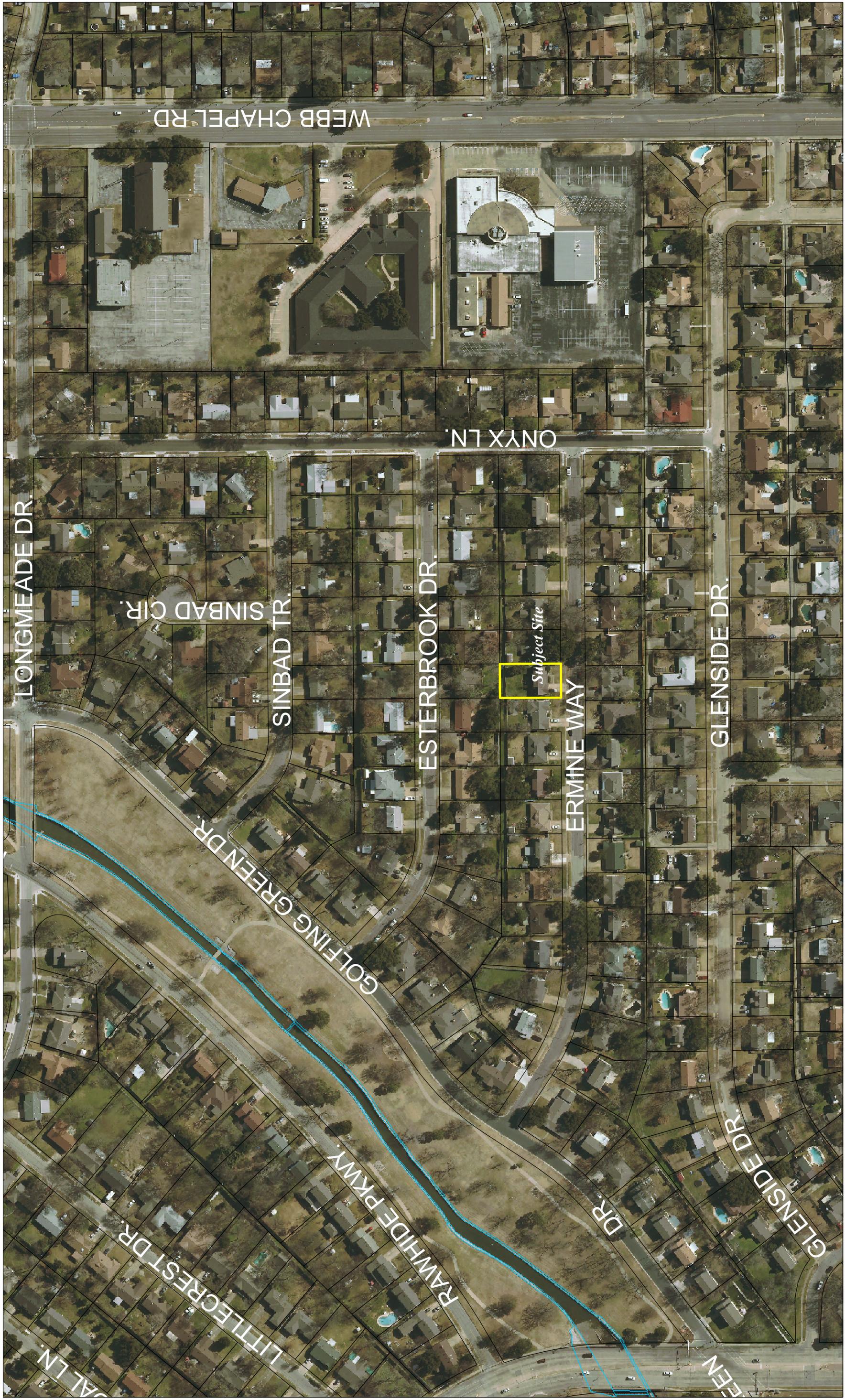
Zoning District Boundary
 Parcel Property Boundaries
 City Limit

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 200 400 Feet
 NORTH
 Date: 9/20/2016

Document Path: Z:\Zoning Cases\2016 cases\16-SU-16 2917 Ermine Way (detached accessory building)\GIS\Location Map.mxd

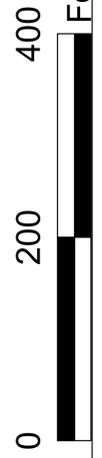


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16-SU-16 - Aerial Map

2917 Ermine Way

-  Parcel Property Boundaries
-  City Limit



STAFF REPORT

Case Number: 16-SU-16
Request: Specific Use Permit
Address: 2917 Ermine Way
Lot Size: 8,750 square feet / 0.2 Acres
Petitioner: Mike Humbert

Existing Conditions:

The subject property is an 8,750 square foot residential lot located on the northern side of Ermine Way, in the residential neighborhood located along Golfing Green Drive. The property is located in the residential zoning district known as “One-Family Residential District – 6” (R-6). R-6 is comprised exclusively of single-family homes. The property is bordered on all sides by comparable residential lots and existing homes. The existing two-story, single family residential home contains 2,139 square feet.

The home is a traditional style home that features a composition of shingle roof, brick veneer and frame exterior walls and rests on a concrete slab foundation.

The applicant, Mr. Humbert, is requesting a Specific Use Permit to build a detached accessory building, approximately 308 square feet, located in the rear yard of the lot. Article 15 of the Comprehensive Zoning Ordinance dictates that a residential property is allowed to have an accessory building if it is less than 120 square feet in floor area by right. An accessory building larger than 120 square feet requires a Specific Use Permit.

Site Design:

The accessory building will be setback 9 feet from the rear property line located on the northern boundary and 14 feet from the side property line located on the eastern boundary. The proposed accessory building is located within the fenced backyard and is anticipated to be used as an outdoor entertainment area. The proposed accessory building is located approximately 21 feet from the residential house (See Site Plan).

The proposed accessory structure will be open on all four sides. The structure will be 308 square feet, 14 feet wide and 22 feet long, including cedar posts and beams with rock on the posts. The height of the structure is proposed to be 12.6 feet at its highest point. The roof will be shingled with composite shingles to match the house. (See Photographs of Similar Example for the Proposed Structure)

There will be no gas, water or sewer connections to the proposed detached accessory structure. Electrical service will be extended to the proposed structure.

The homeowner is in the process of building a new swimming pool as well. (See Existing Site Photographs).

Comprehensive Plan:

The Central Area Plan recommends Single-Family Detached uses for this area. This request is compatible with the Comprehensive Plan.

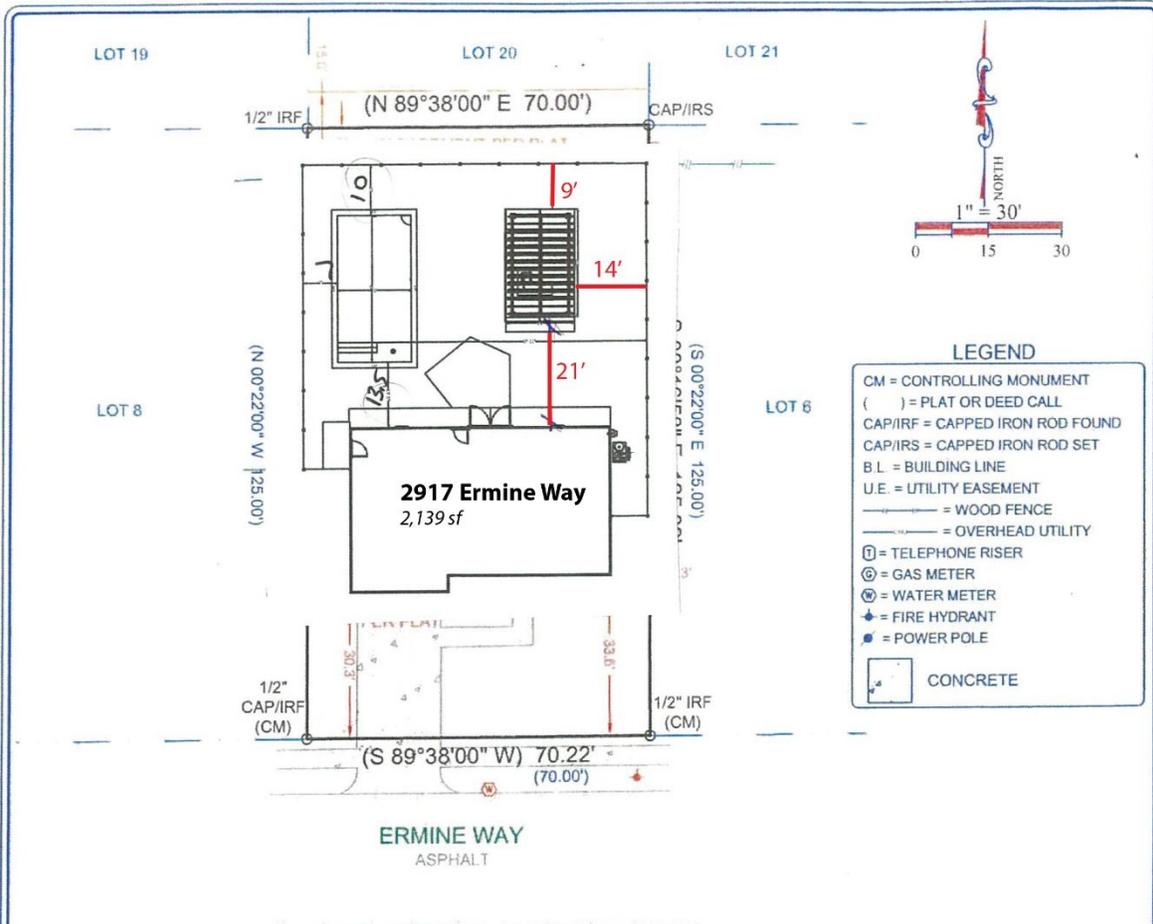
Thoroughfare Plan:

Ermine Way is a two-lane residential city street. Street improvements are planned for this roadway during the 2018 - 2019 Capital Improvements Plan.

Public Response:

Twenty-eight (28) notification letters were mailed to the surrounding property owners on September 27, 2015. One zoning notification sign was placed on the site that same day. As of October 6th, no written opposition to this SUP request has been received by the city.

Overall Site Plan



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at 2917 Ermine Way in the City of Farmers Branch, Dallas County, Texas, being Lot 7, Block 22, of Valwood Park Addition, Eleventh Installment, an Addition in the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 40, Page 225, Map Records of Dallas County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Farmers Branch, Community Number 480174 effective date 7-7-2014 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 170 K of said map.

NOTE: This survey is certified to Mike Humbert.

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 6-28-2016. There are no visible or apparent intrusions or protrusions except as shown hereon.

NOTE: This survey was performed without the benefit of a title commitment.



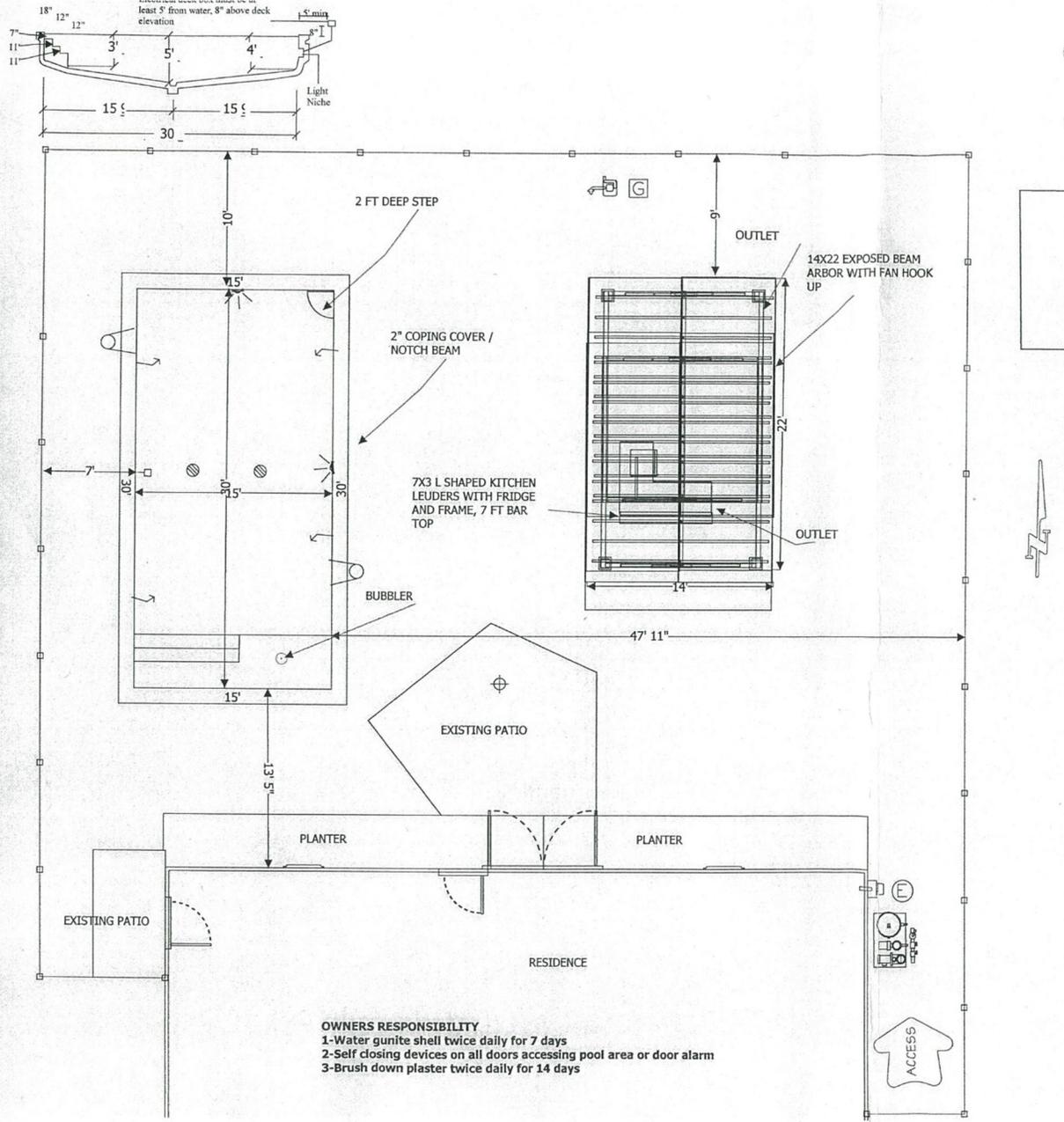
KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

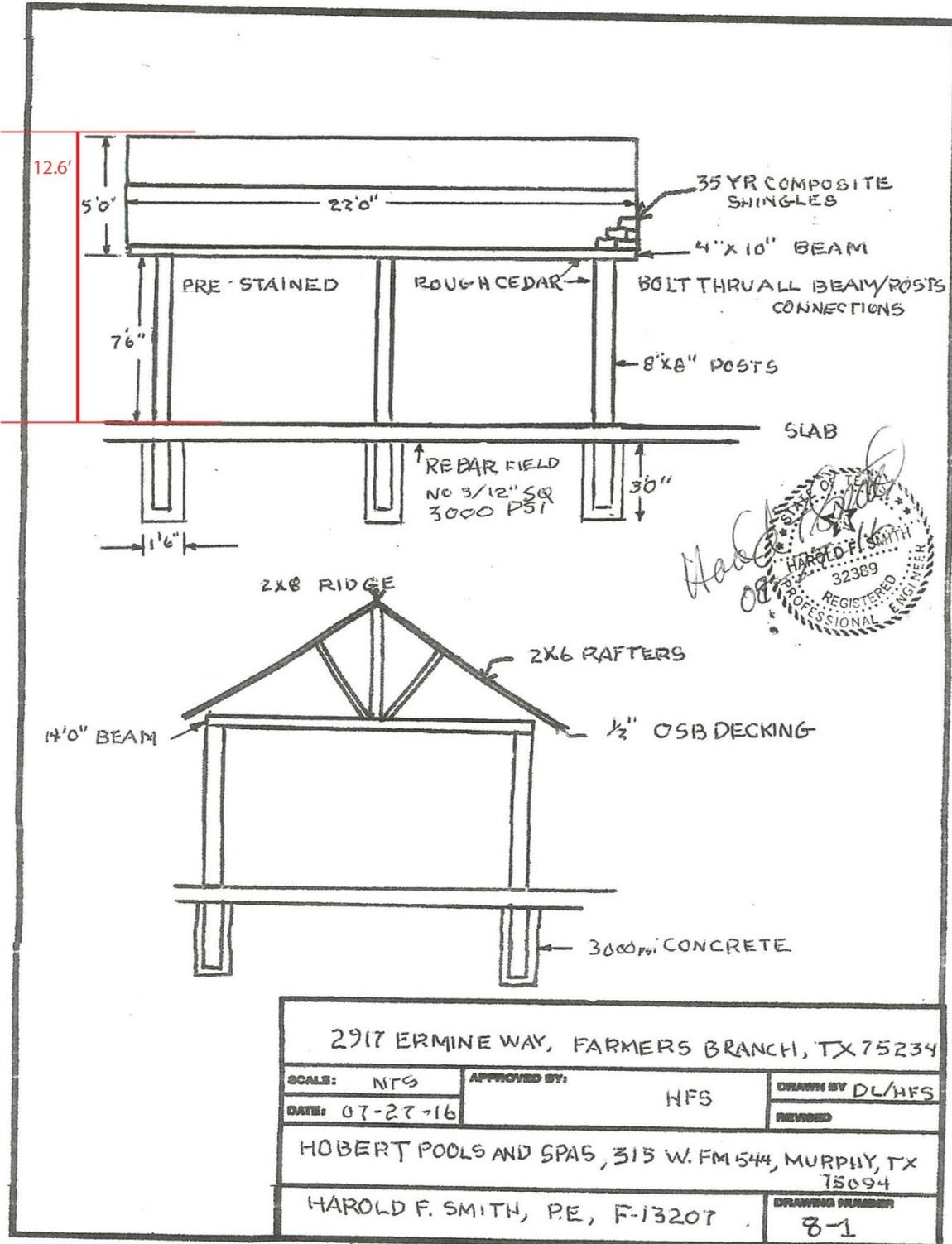
JOB NUMBER: 160308
DRAWN BY: MMF
DATE: 6-29-2016
R.P.L.S.
KENNETH A. ZOLLINGER

J:\03\103\2016\06\03\08\160308.dwg, 6/29/2016 2:02:49 PM

Site Plan



Elevations



2917 ERMINE WAY, FARMERS BRANCH, TX 75234		
SCALE: NTS	APPROVED BY: HFS	DRAWN BY DL/HFS
DATE: 07-27-16		REVISION
HOBERT POOLS AND SPAS, 315 W. FM 544, MURPHY, TX 75094		
HAROLD F. SMITH, PE, F-13207		DRAWING NUMBER: 8-1

Photograph of Similar Example for the Proposed Structure

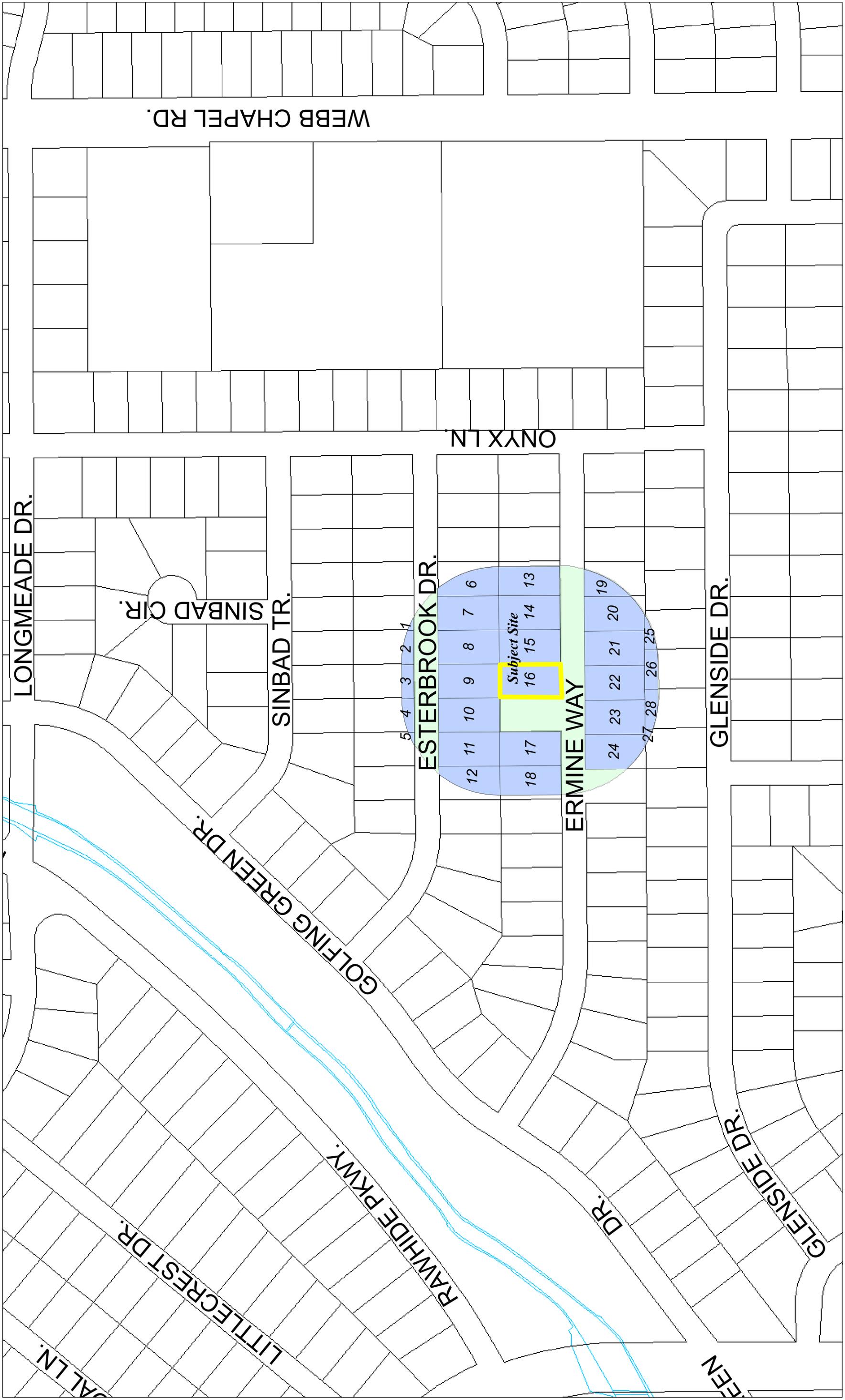


Existing Site Photographs



Site Photographs





16-SU-16 - Notification Map

2917 Ermine Way

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

- Parcel Property Boundaries
- City Limit

Document Path: Z:\Zoning Cases\2016 cases\16-SU-16 2971 Ermine Way (detached accessory building)\GIS\Notification Map.mxd

0 200 400 Feet

▲ NORTH
Date: 9/20/2016

**Summary of Mailed Notices
Property Owner List
16-SU-16
2917 Ermine Way**

Map	First Name	Address	City	State	Zip	Written Response
1	CHAVEZ ANA D	2917 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344936.0 0000000000	No response
2	MORCK GARY THOMAS & DOROTHY A	2836 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344935.0 0000000000	No response
3	FEI XIAOLAN & DOMINGO C URQUIZA	2905 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344936.0 0000000000	No response
4	PERRY BRADLEY C & CASIE M	2839 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344934.0 0000000000	No response
5	SMITH R RUSSELL IV & ETUX	2835 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344934.0 0000000000	No response
6	FISHER JONATHAN C	2924 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344937.0 0000000000	No response
7	PUEBLA MAURICIO & VERONICA	13148 GLENSIDE DR	FARMERS BRANCH	TEXAS	752345004.0 0000000000	No response
8	BACHELLER MARY WOOD EST OF	2912 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344937.0 0000000000	No response
9	QUINTERO ALEXANDER	2906 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344937.0 0000000000	No response
10	HARTFIELD DEBRA	2840 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344935.0 0000000000	No response
11	MORCK FAMILY TR GARY T & DOROTHY A MORCK TRUSTEES	2836 ESTERBROOK DR	FARMERS BRANCH	TEXAS	752344935.0 0000000000	No response
12	BRODRICK GEORGE & BRENDA	13531 RAWHIDE PKWY	FARMERS BRANCH	TEXAS	752344852.0 0000000000	No response
13	LEONARD GEORGE II &	2931 ERMINE WAY	FARMERS BRANCH	TEXAS	752344932.0 0000000000	No response

14	LANEY HUBERT DONALD	2925 ERMINE WAY	FARMERS BRANCH	TEXAS	752344932.0 0000000000	No response
15	MADDUX LARRY EUGENE	2921 ERMINE WAY	FARMERS BRANCH	TEXAS	752344932.0 0000000000	No response
16	HUMBERT MICHAEL LEE	PO BOX 703623	DALLAS	TEXAS	753703623.0 0000000000	No response
17	CHAMBERS BARBARA ANN	2907 ERMINE WAY	FARMERS BRANCH	TEXAS	752344932.0 0000000000	No response
18	NGUYEN NAM & TONY	2851 ERMINE WAY	FARMERS BRANCH	TEXAS	752344930.0 0000000000	No response
19	LONGSHORE THOMPSON JR & AVA BROWN	2932 ERMINE WAY	FARMERS BRANCH	TEXAS	752344933.0 0000000000	No response
20	ELCAMPO EDUARDO MARTIN I	2926 ERMINE WAY	FARMERS BRANCH	TEXAS	752344933.0 0000000000	No response
21	THORNBURG MONTE	2922 ERMINE WAY	FARMERS BRANCH	TEXAS	752344933.0 0000000000	No response
22	MCMILLEN BOBBY D	2918 ERMINE WAY	FARMERS BRANCH	TEXAS	752344933.0 0000000000	Support Letter
23	CALLAHAN JIMMY P	2912 ERMINE WAY	FARMERS BRANCH	TEXAS	752344933.0 0000000000	No response
24	HARE PHILLIP A & MARISSA D	2908 ERMINE WAY	FARMERS BRANCH	TEXAS	752344933.0 0000000000	No response
25	DINARDO JORDAN	13123 GLENSIDE DR	FARMERS BRANCH	TEXAS	752345003.0 0000000000	No response
26	LENHART DANIEL & SARA	13117 GLENSIDE DR	FARMERS BRANCH	TEXAS	752345003.0 0000000000	No response
27	MELBY REKKA	13105 GLENSIDE DR	FARMERS BRANCH	TEXAS	752345003.0 0000000000	No response
28	DEPEW JOHN H JR	13111 GLENSIDE DR	FARMERS BRANCH	TEXAS	752345003.0 0000000000	No response