

FILE NUMBER: Z-25-000021

DATE FILED: May 28, 2025

LOCATION: North line of Walnut Hill Lane and the east line of Betty Jane Lane, east of Marsh Lane

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 3.746 acres

CENSUS TRACT: 48113009500

REPRESENTATIVE: Philip Kingston

OWNER/APPLICANT: Leonel Amaya [CECH Walnut Lane, LLC]

REQUEST: An application for a new planned development district for R-5(A) Single Family District uses on property zoned R-16(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, dwelling unit density, height, lot coverage, lot size, and landscaping.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned R-16(A) Single Family District and was previously developed with a church; a portion of the former church structure remains on the site which is otherwise vacant and undeveloped.
- The request site is approximately 3.746 acres in size.
- The applicant wishes to develop detached single-family houses on the site in a shared access configuration.
- To build to the desired conceptual plan, the applicant requests modifications to the base R-5(A) Single Family District. These modifications include setbacks, minimum lot sizes, dwelling unit density, height, lot coverage, and landscaping.
- The PD also includes design standards and limits on development standards in order to make the additional homes more appropriate for the surrounding context.
- On August 21, 2025, CPC recommended approval, subject to a conceptual plan and changes to conditions as read into the record.

Zoning History:

There has been one zoning case in the area within the last five years.

1. Z234-352: On March 26, 2025, City Council approved an application for a Planned Development District for TH-3(A) Townhouse District uses on property zoned a CR Community Retail District with deed restrictions [Z889-234] on a portion, between Marsh Lane and Betty Jane Lane, north of Walnut Hill Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Walnut Hill Lane	Principal Arterial	100 feet
Betty Jane Lane	Local street	-

Transit Access:

The area of request is within the DART Preston Hollow GoLink zone, which provides access to the Royal Lane DART Light Rail station.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding

roadway system. Staff will continue reviewing engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Single family is a primary land use in the Community Residential placetype. It is the predominant land use in the area. The Community Residential placetype calls for consideration and contextual sensitivity when transitioning between more intensive uses, such as multiplexes and duplexes, and existing residential uses. The proposed PD provides for such transition by restricting heights of houses in proximity to existing houses along the northern property line, moving the bulk of the taller structures closer toward Walnut Hill Lane. The proposed PD also incorporates certain urban design features to improve walkability, such as requiring sidewalks and the use of pedestrian-scale lighting, which improves the street realm.

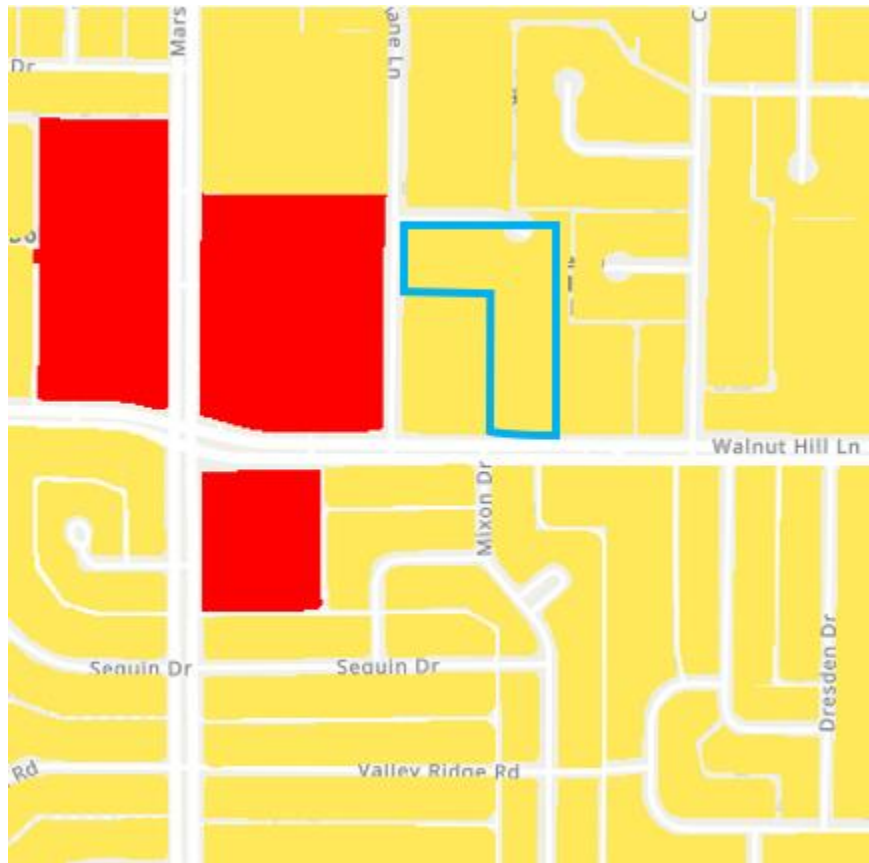
Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

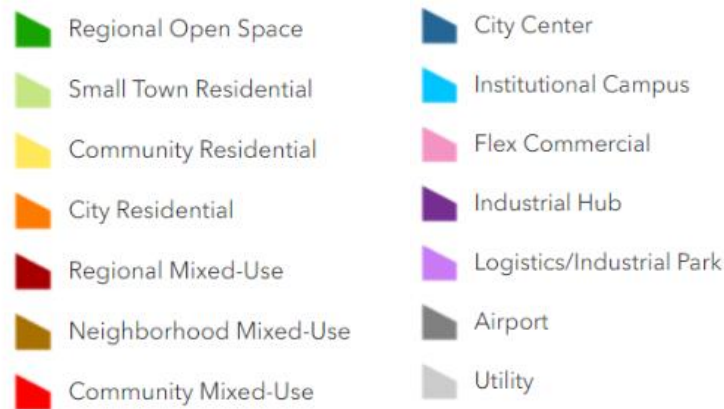
Subject Property Placetype: Community Residential

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scale multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and

at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



Legend



Land Use:

	Zoning	Land Use
Site	R-16(A) Single Family	Vacant
North	PD 584	Single family

South	R-10(A) Single Family, PD 977	Single family, local utility, church
East	R-16(A) Single Family, SUP 1662	Single family, Fire station
West	R-16(A) Single Family, CR Community Retail	Church, retail

Necessity for a Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide detached single-family housing in a small-lot configuration. Under the city's existing development code, the only zoning districts that allow for lots of this size are the MF-1(A) and MF-2(A) Multifamily Districts, which allow duplex and multifamily uses in addition to single family. The R-5(A) Single Family District the proposal is based on requires a minimum lot size of 5,000 square feet. Additionally, R-5(A) does not allow heights greater than 30 feet. Additionally, base Shared Access Development regulations limit the number of lots within a development to 36 and limit the number of lots that can be served by an access point.

In considering a request for a PD, it is important to consider both the benefits and drawbacks of proposed deviations and enhancements. The proposed development would allow additional single family housing than what is allowed in a base R-5(A) district, or even a TH-3(A) Townhouse District. However, the use of a PD also provides an opportunity to ensure that the development site is able to follow the guidelines of Forward Dallas 2.0, particularly with respect to transitioning between different development patterns. Without a PD, there would be no way to limit the height or regulate the setback of a property adjacent to the existing single family subdivisions to the north and northeast beyond what the base zoning district allows; under a theoretical TH-3(A) Townhouse District, for example, a building of 36 feet could be constructed up to the property line along the north, looming over the adjacent houses.

Land Use Compatibility:

The area of request is currently undeveloped.

The immediate surroundings of the site are a mix of residential and institutional uses, with retail uses close by at the intersection of Walnut Hill Lane and Marsh Lane. The predominant single family districts are the R-16(A) and R-10(A) Single Family Districts, with PD 584 to the north which uses an R-10(A) Single Family base.

In considering a request of this nature, staff must determine whether or not additional homes are appropriate in the area overall, and how the proposal integrates with the broader built environment. Staff notes that the development would have access to Walnut Hill Lane, an east-west principal arterial, with subsequent access to Marsh Lane and Midway Road, and two north-south principal arterials. Access to appropriate transportation networks, be it a thoroughfare or the DART network, is an important consideration when determining if an area can support additional homes. The area is served by several schools, including Thomas Jefferson High School and Walnut Hill International Leadership Academy to the east. Retail access is also abundant, with a supermarket and other stores nearby at the intersection of Marsh and Walnut Hill.

The use of a planned development district allows for greater control over the way development integrates with the existing built environment. Forward Dallas 2.0 calls for changes within Community Residential areas to be “incremental, and sensitive to the existing context”, and that “building scale, height, and massing should complement existing buildings.”

The proposed planned development would mirror the existing 30 foot height limitation along the northern property line, with increased setbacks to account for the proximity to an existing subdivision. The units closest to Beutel Court are separated by an alleyway and rear yards. The subsequent taller units would all be located away from the existing single family subdivisions, closer to the fire station, church, and Walnut Hill Lane. Staff finds that this configuration follows the recommendations of the comprehensive plan, and additionally notes that the proposed development is not located within an established subdivision but on a larger vacant lot adjacent to a lot used by a church, separated by fencing and/or alleyways from the existing residential subdivisions. As such, staff finds that the proposed use is compatible with the surrounding land uses.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing R-16(A)</u>	35 feet	10 feet	16,000 sqft	No max	30 feet	40% max.
<u>Base R-5(A)</u>	20 feet	5 feet	5,000 sqft	No max	30 feet	45% max.
<u>Proposed new PD</u>	External: 15 feet Internal: None	External: 5 feet Internal: Side yard: half foot, except five feet along northern property line Rear yard: 10 feet, except 14 feet along northern property line	1,650 sqft	No max	36 feet, except 30 feet along northern property line	60% max.

Design Standards

The proposed PD includes the following design standards:

- Front-facing garages must be inset a minimum of one foot from the main structure facade
- Pedestrian scale lighting must be provided along public sidewalks and adjacent to public streets. All lighting must face down.
- A minimum of 10% of the site must be dedicated to open space.

The proposed design standards enhance the pedestrian realm by creating an environment that is more appealing to street users, including pedestrians. Additionally, the lighting requirements within the development reduce the visual impact to neighboring properties.

Landscaping:

Landscaping must be provided in accordance with Article X, with the following enhancements:

- At least one three-inch caliper medium or large tree is required for every 25 feet of lot line abutting the northern property line.

Parking:

The proposed conditions follow the base development code of off-street parking requirements in 51A-4.200. One space is required per dwelling unit. Additional guest parking is provided per the conceptual plan.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within a “B” MVA area.

List of Officers

CECH Walnut Lane, LLC

Crescent Estates Custom Homes, LP – Manager

MMM Ventures – Member

2M Holdings LP – Member

Mehrdad Moayedi - Manager

2M Holdings, LP – Member

2 M Ventures, LLC Manager

Mehrdad Moayedi - Manager

**Draft CPC Action
August 21, 2025**

Motion: It was moved to recommend **approval** of a new planned development district for R-5(A) Single Family District uses, subject to a conceptual plan and conditions with the following changes: Sec 51P-XXX.109, subsection (e), item (2), strike subitem (C) Clerestory; Sec 51P-XXX.110 add Item (b) "A minimum of 17 guest parking spaces must be provided."; Sec 51P-XXX.112, strike item (h) and item (i); Sec. 51P-XXX.113, subsection (c), item (3), strike "or aboveground", "outside roof deck," "rooftop garden", on property zoned R-16(A) Single Family District, on the north line of Walnut Hill Lane and the east line of Betty Jane Lane, east of Marsh Lane.

Maker: Hall
Second: Housewright
Result: Carried: 11 to 2

For: 11 - Drobinski, Hampton, Herbert, Shidid,
Carpenter, Franklin, Sleeper, Housewright,
Sims, Hall, Rubin

Against: 2 - Forsyth, Wheeler-Reagan
Absent: 1 - Kingston
Vacancy: 1 - District 12

Notices: Area: 500 Mailed: 76
Replies: For: 2 Against: 28

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Leo Amaya, 10010 Betty Jane Ln., Dallas, TX, 75229
Phillip Kingston, 5901 Palo Pinto, Dallas, TX, 75206
Against: Elisa Roby, 3611 Peter Pan, Dallas, TX, 75229
Marla Hartsell, 10557 Somerton, Dallas, TX, 75229
Julia Hart, 3825 Constitution Dr., Dallas, TX, 75229
Serena Hendryx, 3862 Duchess Trl., Dallas, TX, 75229
Sarah Fulmer, 26 Wimberly Ct., Dallas, TX, 75229
John Wimberley, 25 Wimberley Ct., Dallas, TX, 75229
David Rogers, 4122 South Better Dr., Dallas, TX, 75229
Virginia H. Worley, 3816 Martha Ln., Dallas, TX, 75229
Ross Coulter, 3851 Regent Dr., Dallas, TX, 75229
Tricia Pittman, 22 Wimberley Ct., Dallas, TX, 75229
Tina Tuccelli, 10176 Betty Jane Pl., Dallas, TX, 75229
Vavesh Patel, 3837 Martha Ln., Dallas, TX, 75229
Katie Ford, 22 Wimberley Ct., Dallas, TX, 75229
Scott Wetzel, 3850 Beutel Ct., Dallas, TX, 75229
Kristina Goff, 3851 Beutel Ct., Dallas, TX, 75229
Peter Somerville, 28 Wimberley Ct., Dallas, TX 75229

Laura Baggett, 10026 Coppedge Ln., Dallas, TX, 75229
Against(Did not speak): L. Kay Tuccelli, 10176 Betty Jane Pl., Dallas, TX, 75229
Valerie Dillon, 5531 Walnut Hill Ln., Dallas, TX, 75229
Mykal Ippolito, 3738 Rockdale Dr., Dallas, TX, 75220
Michael Legacy, 10215 Gooding Dr., Dallas, TX, 75229

**CPC RECOMMENDED
PD CONDITIONS.**

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

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX.

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

PD XXX is established in the general area northeast of the intersection of Walnut Hill Lane and Betty Jane Lane. The size of PD XXX is approximately 3.746 acres.

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

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

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

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

SEC. 51P-XXX.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit XXXA: conceptual plan.

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

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

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

(a) For single family uses, a final plat may serve as the development plan. A final plat for single family development may make minor deviations from the lot and street configuration shown on the preliminary plat provided that the final plat does not increase the number of lots or increase the number of access points.

(b) For all other uses, a development plan must be approved by the city plan commission before the

issuance of any building permit to authorize work in this district.

(c) If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

Except as provided in this section, 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.

SEC. 51P-XXX.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.

SEC. 51P-XXX.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) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard.

(1) Except as provided in this section, minimum front yard is 15 feet.

(2) For lots internal to a shared access subdivision, no minimum front yard is required.

(c) Side yard.

(1) For lots internal to a shared access subdivision, a minimum side yard of one-half foot is required, except that for lots abutting the northern property line, minimum side yard is five feet.

(d) Rear yard.

- (1) For lots internal to a shared access subdivision, minimum rear yard is 10 feet, except that for lots abutting the northern property line, minimum rear yard is 14 feet.

(e) Height.

(1) Maximum structure height is 36 feet, except that lots adjacent to the northern property line are limited to 30 feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height for single family dwelling units:

- (A) Amateur communications tower.
- (B) Chimney and vent stacks.
- (C) Ornamental cupola or dome.
- (D) Parapet wall or deck railing, limited to a height of five feet.
- (E) Skylights.

(f) Density. Maximum number of dwellings units is 50.

(g) Lot coverage.

(1) Single Family. For single family uses, maximum lot coverage is 60 percent.

(h) Lot size. For single family uses in a shared access development, minimum lot size is 1,650 square feet.

(i) Shared access easement areas. Shared access easement areas may be used to satisfy minimum lot area requirements and determine lot coverage.

SEC. 51P- XXX.110. OFF-STREET PARKING AND LOADING.

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

(b) A minimum of 17 guest parking spaces must be provided.

SEC. 51P-XXX.111. INGRESS-EGRESS.

(a) Ingress and egress must be provided as shown on the conceptual plan. Final location of the driveways and drive approaches may vary from the location shown with no increase in number of drive

approaches. Final design and location must be shown on an approved development plan.

(b) For a shared access development, the location of ingress-egress points must be shown on the development plan and preliminary plat. (Ord. 29794)

SEC. 51P-XXX.112. SHARED ACCESS DEVELOPMENT.

(a) Except as provided in this section, shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) For a shared access development with up to 50 lots, a minimum of two access points are required.

(c) Adjacent shared access developments may have shared access areas that connect.

(d) A maximum of two access points may be restricted to ingress and egress for emergency vehicles.

(e) A minimum internal sidewalk width of four feet is required. The sidewalks may be interspersed throughout the development.

(f) Minimum pavement width is 26 feet.

(g) The sight visibility triangles required in this project shall be 45 feet on Walnut Hill Lane and Betty Jane Lane and 20 feet on shared access easements.

(h) No more than 50 lots may be platted as a shared access development.

(i) Open space shall be provided as shown on the Conceptual Plan (Exhibit ____)

(j) Lighting.

(1) Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties

(2) Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation.

SEC. 51P-XXX.113. URBAN DESIGN GUIDELINES

The following design guidelines must be incorporated in a shared access development:

(a) Front facing garages must be inset a minimum of one foot from the main structure

facade.

- (b) All dwelling units must be within 100 feet of a sidewalk.
- (c) At least 10 percent of the district must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping.
 - 1. No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.
 - 2. Open space may contain primarily grass, vegetation, or open water; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.
 - 3. Open space may also be provided at or below grade by a playground area, pool area, patio, or similar type of outside common area.
 - 4. Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.
 - 5. Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.
 - 6. Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.
- (d) Sidewalks. Sidewalks with a minimum width of six feet and a five-foot buffer must be provided along public and private streets.

SEC. 51P-XXX.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-XXX.115. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.
- (c) At least one three-inch caliper medium or large tree is required for every 25 feet of lot line that abuts the northern property line.

SEC. 51P-XXX.116. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29794)

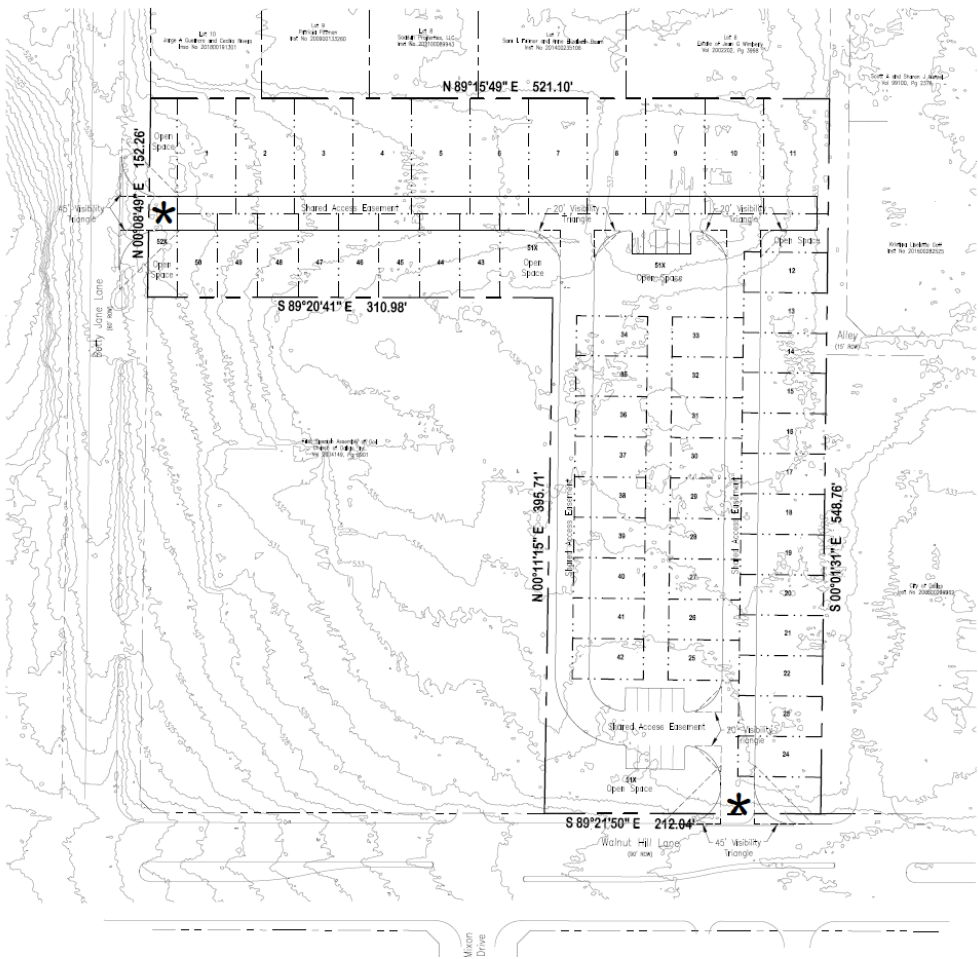
SEC. 51P-XXX.117. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use, until there is has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

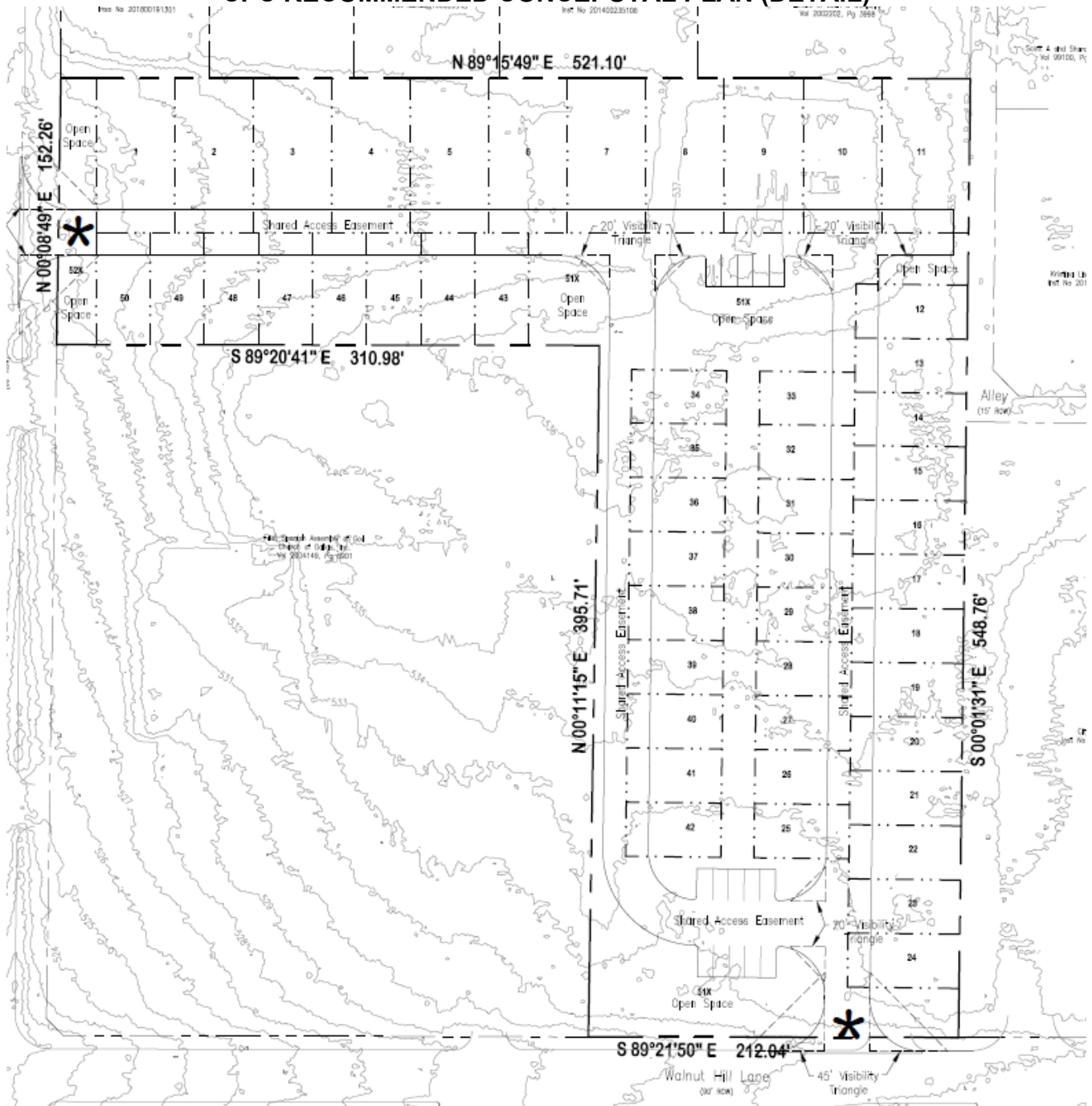
CPC RECOMMENDED CONCEPTUAL PLAN

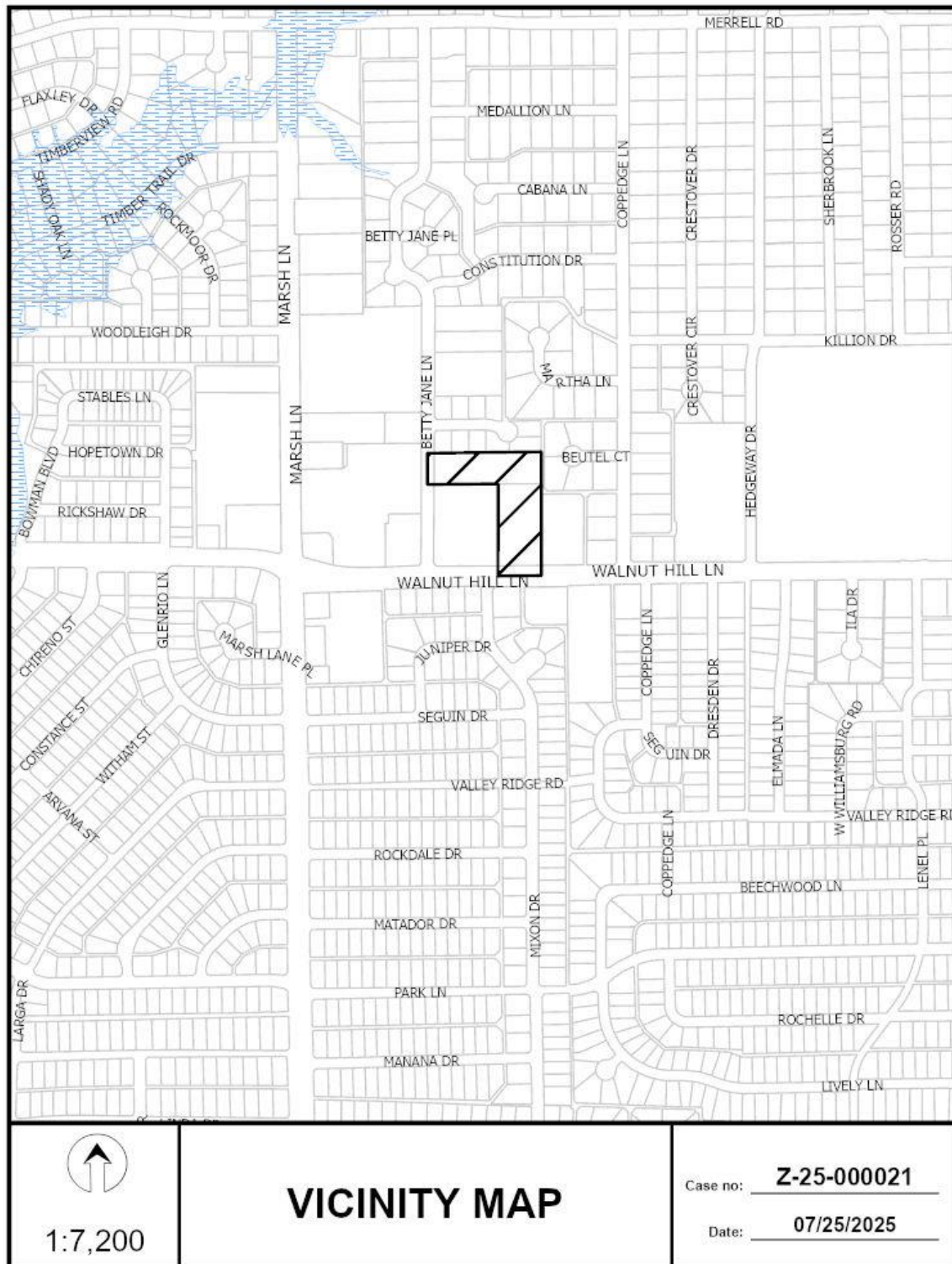


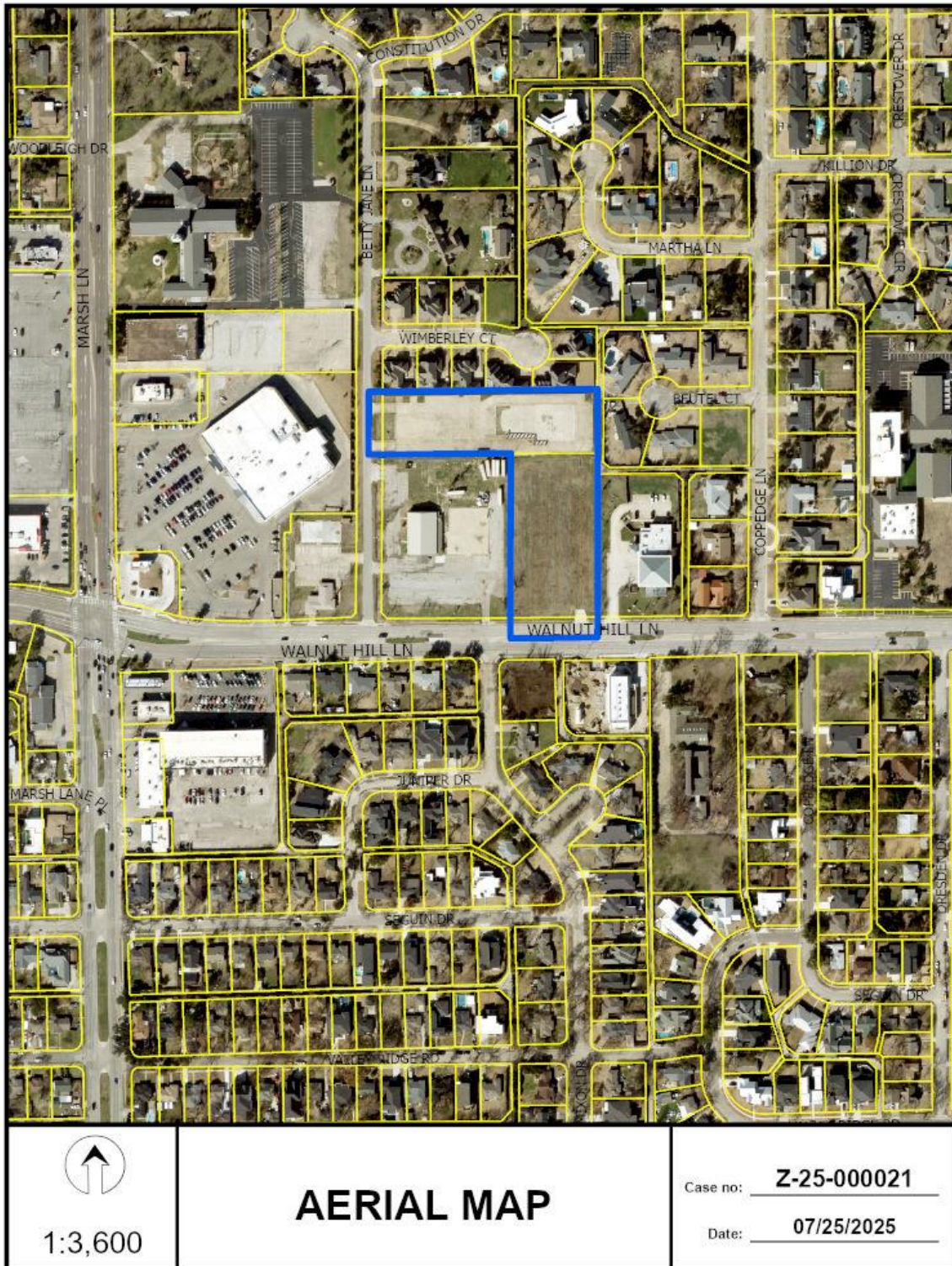
Site Information

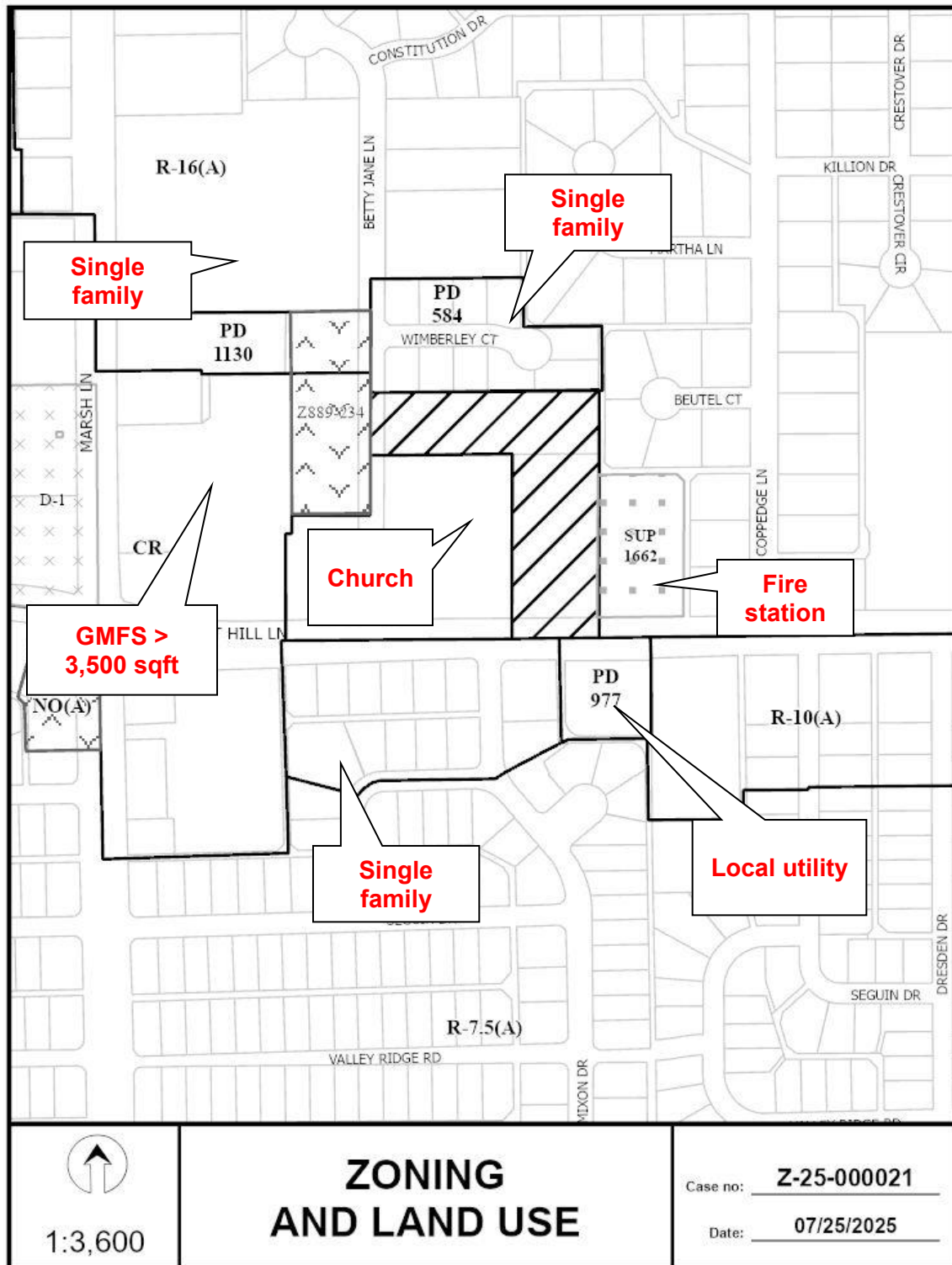
Existing Zoning	R-16(A)
Proposed Zoning	PD (R-16(A))
Total Area	3,748 AC
Min. Lot Area	1,650 SF
Total Density	14 Units/Acre
Max. Lot Coverage	60%
Min. Front Setback	No Min.
Min. Side Setback	No Min.
Min. Rear Setback	No Min.
Guest Parking Required	0.25 Spaces/Unit
Parking Required	13 Spaces Min.
Parking Provided	13 Spaces Min.
Max. Building Height	30 FT (Lots 1-11) 36 FT (Lots 12-50)

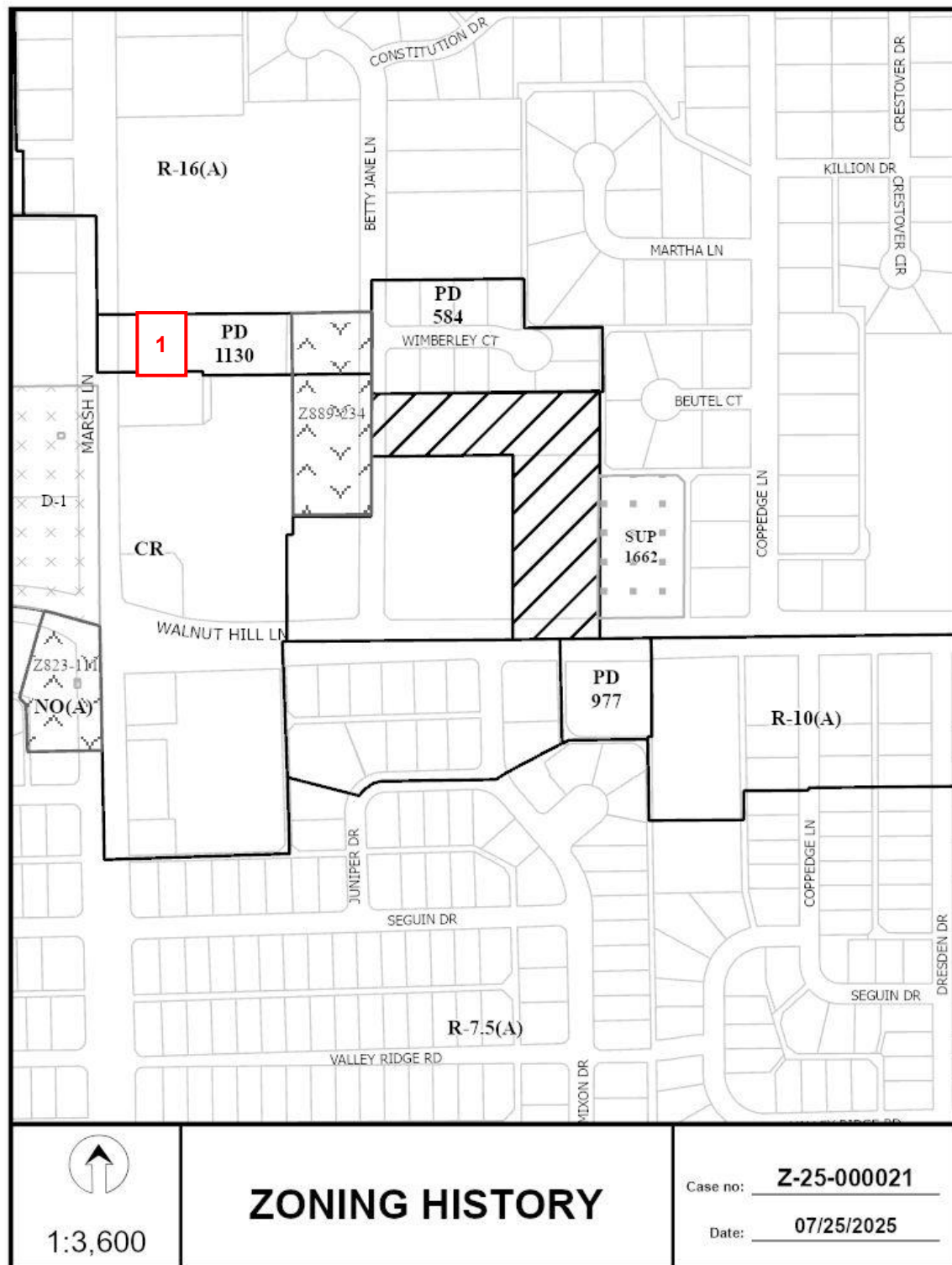
CPC RECOMMENDED CONCEPTUAL PLAN (DETAIL)

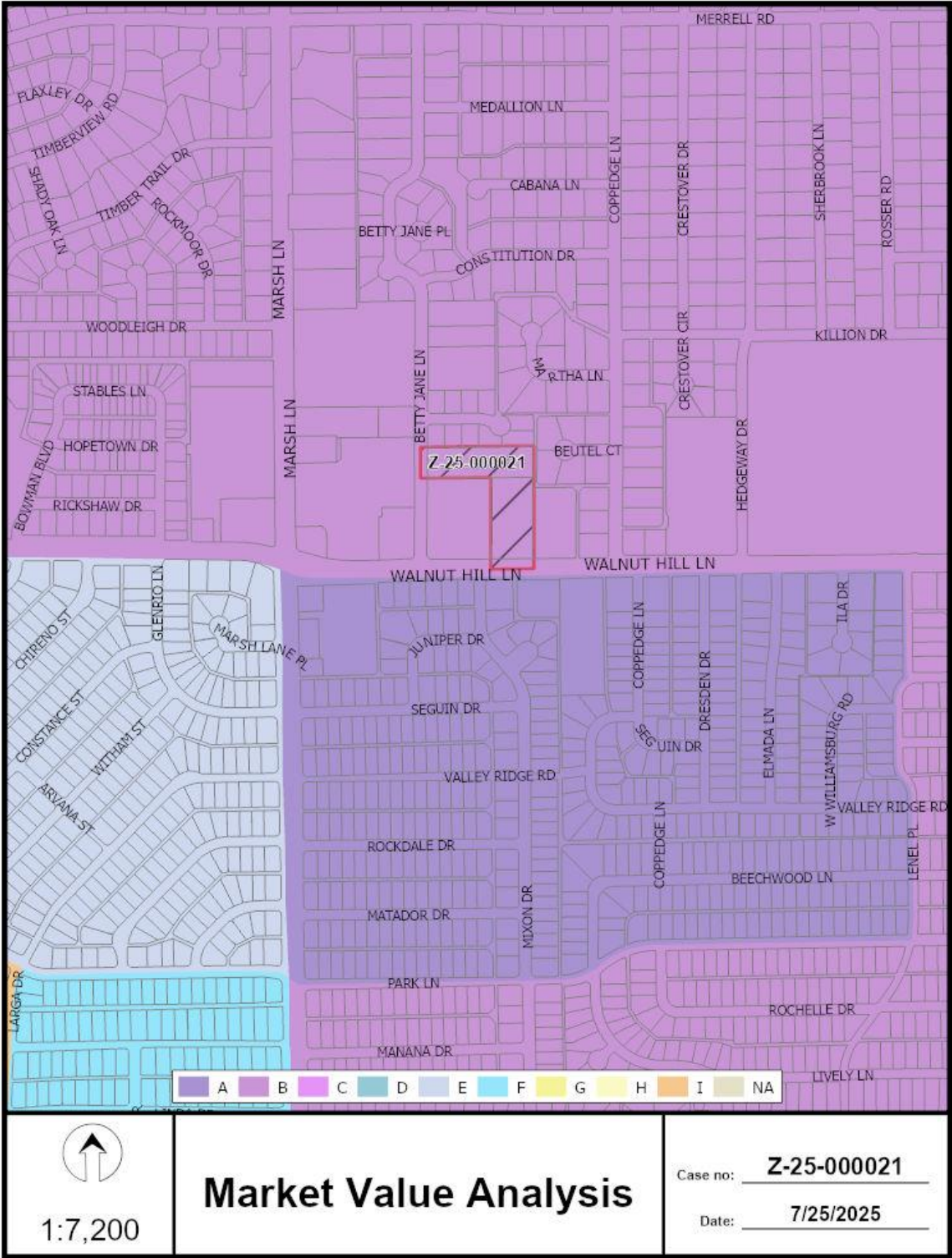














08/20/2025

Reply List of Property Owners***Z-25-000021******76 Property Owners Notified 2 Property Owners in Favor 28 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3807 WALNUT HILL LN	FIRST MEXICAN BAPTIST
O	2	10010 BETTY JANE LN	PRIMERA IGLESIA BAUTISTA
	3	9960 MIXON DR	JAMES BYRON
	4	9964 MIXON DR	AMERSON MARVIN E
	5	9968 MIXON DR	GRABOW NICOLE & JARED
	6	9974 MIXON DR	NICHOLS MATTHEW GENE &
	7	9980 MIXON DR	LYNAM AMANDA R
X	8	9990 MIXON DR	HERBERT HEATHER RENEE &
	9	3806 WALNUT HILL LN	OASIS RESIDENTIAL LLC
	10	9963 MIXON DR	KIDWELL PATSY A
	11	9971 MIXON DR	ANDRES FAMILY TRUST THE
	12	3766 JUNIPER DR	L&P INVESTMENTS LLC
	13	3760 JUNIPER DR	HILL JAMES JULIUS & ANNE
	14	3754 JUNIPER DR	MOWLES PATRICK &
	15	3750 JUNIPER DR	POWELL ALBERTA H
	16	3743 JUNIPER DR	MELVILLE STERLING & SHANTAL L
	17	3747 JUNIPER DR	SCHIMBAX INVESTMENTS LLC
X	18	3753 JUNIPER DR	MCCLESKEY JAMES E
	19	3759 JUNIPER DR	ETOCH FRANCES ANNETTE &
X	20	3765 JUNIPER DR	STOLTZ MARK & ISABELL
	21	3766 WALNUT HILL LN	TORRES OLGA DELGADO
	22	3760 WALNUT HILL LN	COLEMAN MARK E &
	23	3754 WALNUT HILL LN	MARTINEZ MARIANGELA DOMINGUEZ
X	24	3748 WALNUT HILL LN	MONTEMAYOR MICHAEL
	25	3740 WALNUT HILL LN	PEDRAZA MANUEL CRISPIN
	26	3736 WALNUT HILL LN	BARRIOS RICARDO J &

08/20/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3838 WALNUT HILL LN	CORPORATION OF EPISCOPAL
	28	3848 WALNUT HILL LN	MARTINEZ ROSALINA
	29	9973 COPPEDGE LN	WILLIAMS EDWARD M JR &
	30	9967 COPPEDGE LN	GARCES JORGE
	31	10010 COPPEDGE LN	ZUNIGA MARISOL MURILLO
X	32	10018 COPPEDGE LN	CHANDRAN NEETHU KUMAR &
X	33	10026 COPPEDGE LN	BAGGETT JEFFREY SHANE & LAURA
X	34	10034 COPPEDGE LN	GEFT IRVIN I
	35	10042 COPPEDGE LN	PALACIOS NOE
	36	10050 COPPEDGE LN	BESGROVE JAMES E
	37	10058 COPPEDGE LN	METZGER MICHAEL D &
	38	10066 COPPEDGE LN	LEPORIS JENNIFER
	39	3866 BEUTEL CT	MARTINEZ ALFRED
X	40	3858 BEUTEL CT	MARTINEZ ALFRED JOSEPH
X	41	3850 BEUTEL CT	WETZEL SCOTT A & SHARON J
X	42	3851 BEUTEL CT	GOFF KRISTINA LISELOTTE
X	43	3859 BEUTEL CT	MALONE DEBORAH A
X	44	3867 BEUTEL CT	CAPETILLO REVOCABLE LIVING
	45	10009 COPPEDGE LN	ROGERS DOROTHY J REV TRUST EST OF
X	46	10017 COPPEDGE LN	CARDILLO ANTHONY T &
X	47	10025 COPPEDGE LN	SUTHERLAND MARGARET P
	48	10056 MARSH LN	LORD PUFFMORT LLC
X	49	3843 MARTHA LN	PEDEVILLA ROLAND R
	50	3837 MARTHA LN	KOONS KAILEY C & RYAN
	51	3815 MARTHA LN	LAUKOTER MARTIN R & JOY YVONNE
	52	3809 MARTHA LN	ALVARADO ERINA OBRIEN &
	53	3808 MARTHA LN	JONES WILLIAM D & ELIZABETH A
X	55	3822 MARTHA LN	MCGOWAN SPENCER DEAN &
X	56	3826 MARTHA LN	PASCUAL MANDY
	57	3832 MARTHA LN	PHILLIPPE RICHARD
X	58	3838 MARTHA LN	WEICHSEL ELIZABETH A

08/20/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	60	3775 WALNUT HILL LN	FIRST SPANISH ASSEMBLY OF
X	61	21 WIMBERLEY CT	SEOK DONG J
X	62	23 WIMBERLEY CT	WILKERSON MATTHEW & KRISTINA
X	63	25 WIMBERLEY CT	WIMBERLEY JOHN E
X	64	27 WIMBERLEY CT	WIMBERLEY DEV CO INC
X	65	29 WIMBERLEY CT	TURK DIANNE M
X	66	28 WIMBERLEY CT	SOMERVILLE MARY TEMPLE &
	67	26 WIMBERLEY CT	FULMER SARA L &
	68	24 WIMBERLEY CT	AKA CONTRACTORS LLC
X	69	22 WIMBERLEY CT	PITTMAN PATRICIA LYNN
	70	20 WIMBERLEY CT	VIDALES JORGE A GUERRERO &
X	71	10062 BETTY JANE LN	CAUDILL DOUGLAS W
O	72	10110 BETTY JANE LN	SPAK FAMILY TRUST
	73	10066 MARSH LN	LOVERS LANE UNITED METHODIST CHURCH
	74	10046 MARSH LN	HOPKINS WALNUT HILL PLAZA LTD
	75	10020 MARSH LN	HOPKINS WALNUT HILL PLAZA LTD
	76	3755 WALNUT HILL LN	IGLESIA CRISTIANA EMANUEL DIOS
X	A1	3844 MARTHA LN	TISKO KATHLEEN &
X	A2	3816 MARTHA LN	VIRGINIA HEINZE WORLEY