

FILE NUMBER: Z245-104 (LL) **DATE FILED:** October 16, 2024

LOCATION: Southwest corner of Walnut Hill Lane and Greenville Avenue,
and the south line of Walnut Hill Lane, east of Greenville Avenue

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 77.13 acres **CENSUS TRACT:** 48113007822

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Texas Health Resources

REQUEST: An application for an amendment to Planned Development District No. 453.

SUMMARY: The purpose of the request is to amend the previously approved development plan to allow additional levels of parking on existing parking garages for the hospital campus [Texas Health Resources Presbyterian Hospital - Dallas].

STAFF RECOMMENDATION: Approval, subject to an amended development plan.

Planned Development District No. 453:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=453>

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 453 was established on September 11, 1996, on property previously zoned Planned Development District (PD) No. 89.
- The site is currently developed on two tracts of land with a total of nine (9) existing buildings consisting of a hospital, two office/clinic buildings, a training facility, day care, restaurant without drive-through service, a landscape maintenance building, guest quarters, student housing, and eight (8) parking garages, and four (4) surface parking lots for the hospital/medical campus [The Texas Health Resource Presbyterian Hospital – Dallas].
- A DART station is located along the west side of the site and a skybridge connects the medical facilities and parking garages on the southeast corner of tract one of the hospital campus with tract two across Greenville Avenue.
- The property has significant floodway and a floodway easement for Jenkins Branch Creek on the southeast side of tract one.
- Planned Development District (PD) No. 453 limits height to a maximum 190 feet for all structures and does not limit the number of stories.
- The current request is to add a maximum of two floors of parking for several parking garages throughout the hospital campus. The additional floors of parking for the existing parking garages will not exceed the required maximum height of 190 feet.
- Since the ***original development plan*** approved on September 11, 1996 shows a maximum height of 95 feet where the parking garage for building “C” near the middle of tract one is located immediately adjacent to the DART light rail station and the original development plan does not show a garage in the location of the existing garage just south of that building that was previously approved through a minor amendment, this request cannot be processed as a minor amendment¹.
- Planned Development District (PD) No. 453 requires compliance with residential proximity slope for any portion of a structure over 26 feet in height. The additional parking floors proposed will not impact the residential proximity slope because there is no residential adjacent development.

Zoning History:

There have been three zoning change requests in the area in the last five years.

1. **Z201-191(CT):** On August 11, 2021, City Council approved Specific Use Permit No. 2420 for a private school, on the east line of Central Expressway, north of Park Lane.

¹ 51A-4.702. Planned Development (PD) District Regulations [ARTICLE IV. ZONING REGULATIONS.](#)

Z245-104(LL)

2. **Z189-323(AU):** On January 22, 2020, City Council approved the zoning classification from Planned Development District No. 85 (PD 85) to an MU-2 Mixed Use District, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane.
3. **Z212-307(RM):** On September 27, 2023, City Council approved Planned Development District No. 1103 creating five subareas (A-1, A-2, B, C, and D) and a conceptual plan for MU-3 Mixed Use District uses on the northeast corner of Walnut Hill Lane and Central Expressway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Walnut Hill Lane	Principal Arterial	Minimum-6 lanes-Divided 100' ROW; off-street bikeway system and on-street interjurisdictional connection point for transit line.
Greenville Avenue	Principal Arterial	Minimum-6 lanes-Divided 100' ROW; on-street bikeway system and transit line.

Traffic:

The Transportation Development Services Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request is consistent with the following goals and policies of the comprehensive plan:

Placetypes:

West side of Greenville Ave. (First tract):

**Institutional Campus (IC) – Primary Use
Character Description**

The Institutional Campus placetype is home to various areas throughout Dallas where large master-planned educational, institutional, and business facilities primarily exist. Development in this placetype is typically more intense than surrounding areas with land uses focused in critical areas that support the area's anchor institution. The Institutional Campus placetype hosts numerous epicenters of employment, providing jobs for the greater Dallas-Fort Worth region. Multimodal connectivity and public transit access are vital to the success of this placetype. As an anchor for regional economic activity, public edges of master-planned campuses within this placetype should provide an inviting public realm and gateway features that invite visitors into the campus. Major roadways in these areas should also feature streetscaping and wayfinding that help visually unify the district's many users and support a unique sense of place.

Placetype Application

A-1 The Institutional Campus placetype's success is built on its strong association with regional-serving institutions and their integration into the broader community.

A-2 These institutional growth areas should be supported with needed infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and quality streetscaping.

A-3 Where possible, development should be designed to maximize the use of existing and planned DART station locations with transit-oriented development complementing anchor institutions. Institutional anchors are typically established first with complementary uses following.

A-5 In established districts, reinvestment will require thoughtful and targeted planning and community engagement to ensure that anchor institutions have the space to prosper while also respecting the health of the businesses and residents that have grown around them.

A-6 Where possible, new development within the same district should utilize facades with similar or complementary architectural styles to provide a cohesive sense of identity.

LOCAL EXAMPLES

1. UNT DALLAS
2. SOUTHWESTERN MEDICAL / PARKLAND DISTRICT
3. BAYLOR MEDICAL

East side of Greenville Ave. (Second tract):

Community Mixed-Use (CM) – Primary Use

Institutional Campus (IC) – Secondary Use

Character Description

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways. These areas are often located along DART bus and rail routes to maximize transit connections to retail and job centers and provide multiple mobility options for residents and employees. Vehicular access is generally easily accessible given that buildings are often located on separate parcels with their own parking

areas. For Community Mixed-Use areas closer to Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Buildings in these urban areas, are generally developed vertically (multiple uses in a single building), also offer more housing options and are along fixed transit and transportation nodes, hubs, and corridors. Within more suburban areas of Dallas, these areas consist of larger complexes, often with fewer stories while offering a large amount of retail, restaurant, and personal services that are generally separated by large parking areas or open spaces along the perimeter.

Placetype Application

A-2 Properties without structures on them or without active land uses, such as parking lots, provide opportunities for redevelopment for mixed-use and residential structures providing housing and housing choice in and around our neighborhoods.

A-5 Legacy industrial, outdoor storage areas and properties with incompatible land uses within close proximity to residential areas, particularly those near DART bus and rail routes, should be prioritized for redevelopment.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 453	Institutional (Texas Health Resource Presbyterian Hospital – Dallas)
North	MU-3, MC-1, MU-2	Professional Offices, Multifamily, Retail
East	MU-2, MU-3	Restaurant with drive-through service, retail, multifamily, White Rock Creek Greenbelt
South	MU-3	Restaurant with drive-in service, Restaurant without drive-through service, Commercial
West	P(A)	DART Station

Land Use Compatibility:

The area of request is currently developed with the Texas Health Resource Presbyterian Hospital – Dallas campus. Surrounding land uses include a mix of professional office, multifamily, retail, restaurant both with drive-through service. The hospital campus is also immediately adjacent to the west by a DART light rail station. The property is bisected to the south east by a significant creek and floodway. The use remains compatible with the surrounding properties and uses.

The applicant proposes to construct additional levels of parking for the existing parking garages on the site to serve the large hospital campus. The original development plan was approved on September 11, 1996 and shows a maximum height of 95 feet where the parking garage for building “C” near the middle of tract one immediately adjacent to the DART light rail station is located and does not show a garage for the existing garage just south of that building that was approved through a minor amendment. Pursuant to Section 51A-4.702. Planned Development (PD) District Regulations, minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance - one of which does not increase a height shown on the **original** development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade. “Original development plan” means the earliest approved development plan that is still in effect, and does not mean a later amended development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process. The additional parking levels for the existing garages on the site will not exceed the maximum height of 190’ or the number of stories that is allowable for the Planned Development, PD 453. The requirements of PD 453 do not limit the number of stories.

Staff supports the proposed request for additional parking levels for the existing garages for the hospital campus because it will not exceed the allowable height or the number of stories required by the planned development and there is no residential adjacency.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X, Tree Conservation and Landscaping as previously approved. There are no changes to the landscaping being proposed for this site.

Parking:

A minimum of 5,571 parking spaces are required for the buildings on the large, hospital campus and 6,426 parking spaces are currently provided – a surplus of 684 parking spaces. The proposed levels of additional parking for the existing parking garages will serve the future parking needs for the hospital facility.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in 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

Z245-104(LL)

to target intervention strategies more precisely 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 located mostly within an 'I' MVA cluster or not applicable with the southeastern portion of Tract 1 just below Jenkins Creek located within an 'F' MVA cluster. The site is surrounded by a 'F' MVA cluster to the northwest, south, and west, and an "H" MVA cluster to the east across Greenville Avenue. The site is surrounded immediately north across Walnut Hill Lane by a 'C' MVA cluster.

List of Principal/Partners/Officers

Texas Health Resources:

Barclay E. Berdan: Chief Executive Officer

Laura Irvine: Senior Executive Vice President and Chief Strategy & Experience Officer

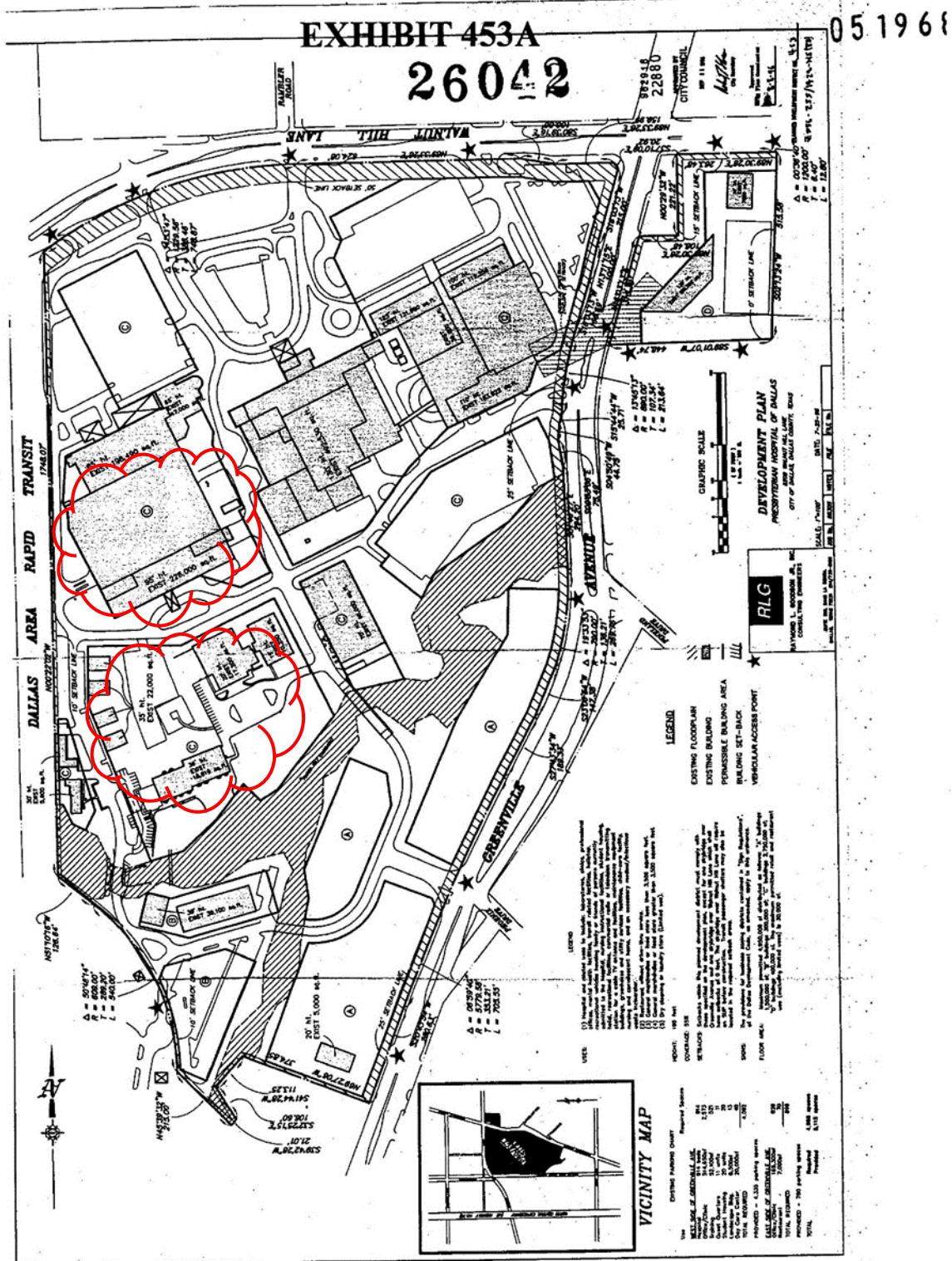
Ric McWhorter: Senior Executive Vice President and Chief Financial Officer

Winjie Tang Miao: Senior Executive Vice President and Chief Operation Officer

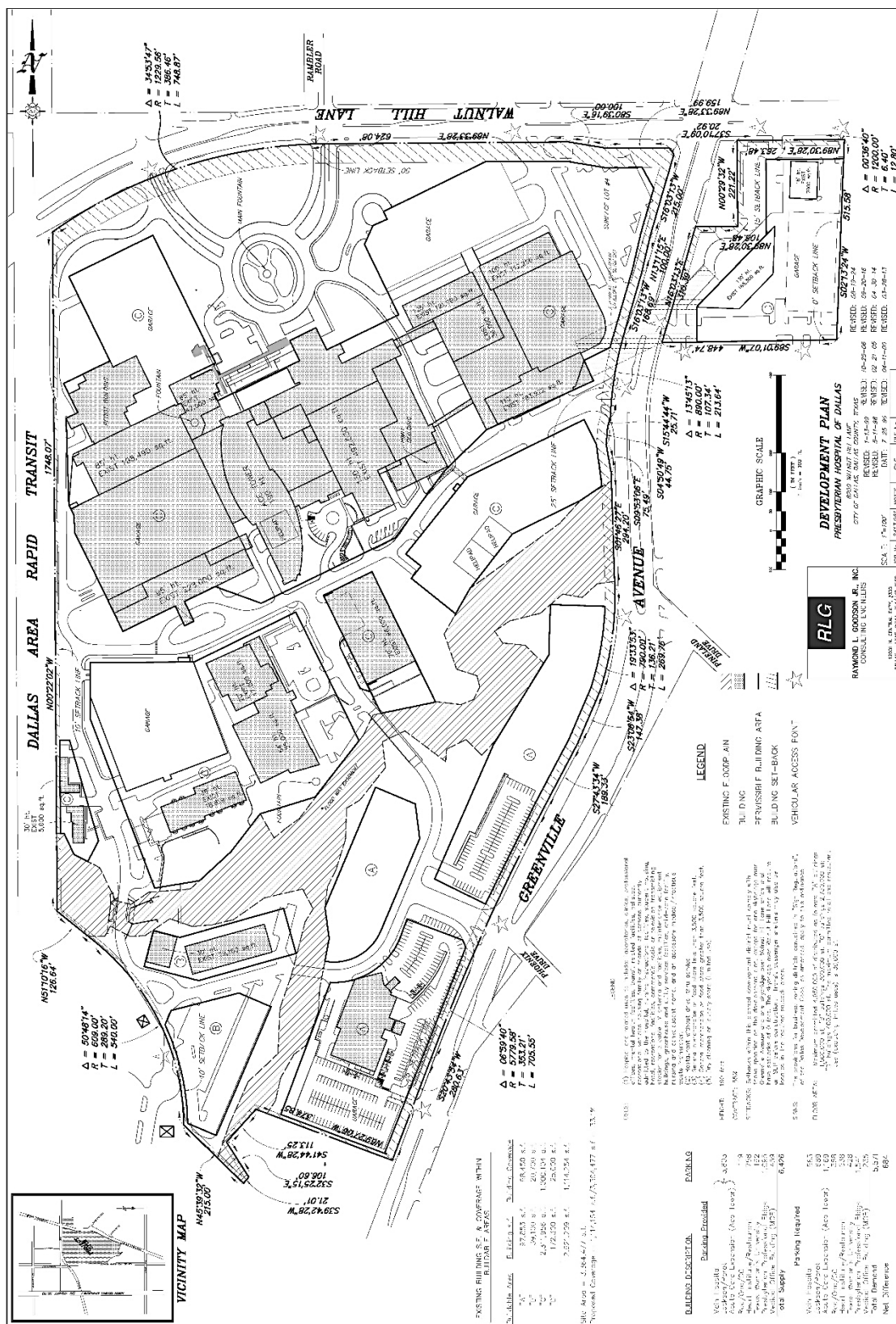
Rita Hendricks: Facilities Operating Officer

Kenneth J. Kramer: Executive Vice President and General Counsel

Existing PD 453 (“Original” Development Plan)



Proposed Amended PD 453 (Development Plan)





Existing PD 453 Conditions (No Amendments Proposed)

ARTICLE 453.

PD 453.

SEC. 51P-453.101. LEGISLATIVE HISTORY.

PD 453 was established by Ordinance No. 22880, passed by the Dallas City Council on September 11, 1996. Ordinance No. 22880 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22880; 26042)

SEC. 51P-453.102. PROPERTY LOCATION AND SIZE.

PD 453 is established on property consisting of two tracts of land. The first tract is generally located at the southwest corner of Greenville Avenue and Walnut Hill Lane, and the second tract is located south of Walnut Hill Lane and east of Greenville Avenue. The size of PD 453 is approximately 77.1366 acres. (Ord. Nos. 22880; 26042)

SEC. 51P-453.103. 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) 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. (Ord. Nos. 22880; 26042)

SEC. 51P-453.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 453A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22880; 26042)

SEC. 51P-453.105. MAIN USES PERMITTED.

(a) Hospital and related uses to include: laboratories, clinics, professional offices, mental health facilities, transit-related facilities, helistop, recreational vehicles housing family or friends of persons currently admitted to the hospital, nursing instructional facilities, student housing, hotel, recreational facilities, commercial radio or television transmitting station for a cable TV antenna and facilities, maintenance equipment buildings, greenhouses and utility services facilities, child-care facility, nursing and convalescent home, and an accessory medical/infectious waste incinerator.

(b) The following retail and personal service uses:

- Restaurant without drive-thru service.
- General merchandise or food store less than 3,500 square feet.
- General merchandise or food store greater than 3,500 square feet.
- Dry cleaning or laundry store. [L]

(Ord. Nos. 22880; 26042)

SEC. 51P-453.106. ACCESSORY USES.

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

(b) The accessory pathological waste incinerator use is not permitted in this district. (Ord. Nos. 22880; 26042)

SEC. 51P-453.107. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

- (1) Minimum front yard is as shown on the development plan.
- (2) For purposes of this PD, no minimum front yard is required for a skybridge.

(b) Side and rear yard. Minimum side and rear yards are as shown on the development plan.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) A maximum cumulative floor area of 4,950,000 square feet is permitted on the Property in the following designated buildings/areas as shown on the development plan:

<u>Building/Area</u>	<u>Maximum floor area</u>
A	1,500,000 square feet
B	300,000 square feet
C	2,750,000 square feet
D	400,000 square feet

(2) Of the 4,950,000 square feet of floor area referenced in Paragraph (d)(1) above, a maximum of 30,000 square feet is permitted for the combined restaurant without drive-thru service use and general merchandise or food store use.

(e) Height.

(1) Maximum structure height is 190 feet.

(2) If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope. 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.

(f) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories. (Ord. Nos. 22880; 26042)

SEC. 51P-453.108. OFF-STREET PARKING AND LOADING.

(a) A minimum of 4,988 off-street parking spaces must be provided for the existing development on the Property as indicated on the development plan.

(b) For all future development, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq) for information regarding off-street parking and loading generally. (Ord. Nos. 22880; 26042)

SEC. 51P-453.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22880; 26042)

SEC. 51P-453.110. LANDSCAPING.

(a) For purposes of this PD, an artificial lot is the land area that includes any new building footprint and a minimum of 15 feet around the building footprint. The artificial lot does not require public street frontage.

(b) Artificial lots created on the Property cannot contain an aggregate land area exceeding 50 percent of the total land area contained in the PD.

(c) A landscape plan for the artificial lot that meets the following requirements must be submitted with each application for a building permit on the Property:

(1) Minimum six-foot-high solid screening for off-street loading must be provided to screen off-street loading areas from adjoining property lines and public streets and alleys. Screening must be constructed of materials outlined in Section 51A-4.602(b)(3).

(2) One site tree, a minimum of three-inch-caliper in size, must be provided for each 4,000 square feet of land area of the artificial lot.

(3) No surface parking space may be located more than 120 feet from the trunk of a large canopy tree.

(4) A minimum of two design standards must be provided as outlined in Section 51A-10.126.

(d) All plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22880; 26042)

SEC. 51P-453.111. TREE PRESERVATION.

(a) Except as provided in Subsection (b) below, the regulations contained in Division 51A- 10.130, "Tree Preservation," apply to this PD.

(b) The alternative method of compliance contained in Section 51A-10.109(a)(3) is not available in this district. (Ord. Nos. 22880; 26042)

SEC. 51P-453.112. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 22880; 26042)

SEC. 51P-453.113. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22880; 26042)

SEC. 51P-453.114. PAVING.

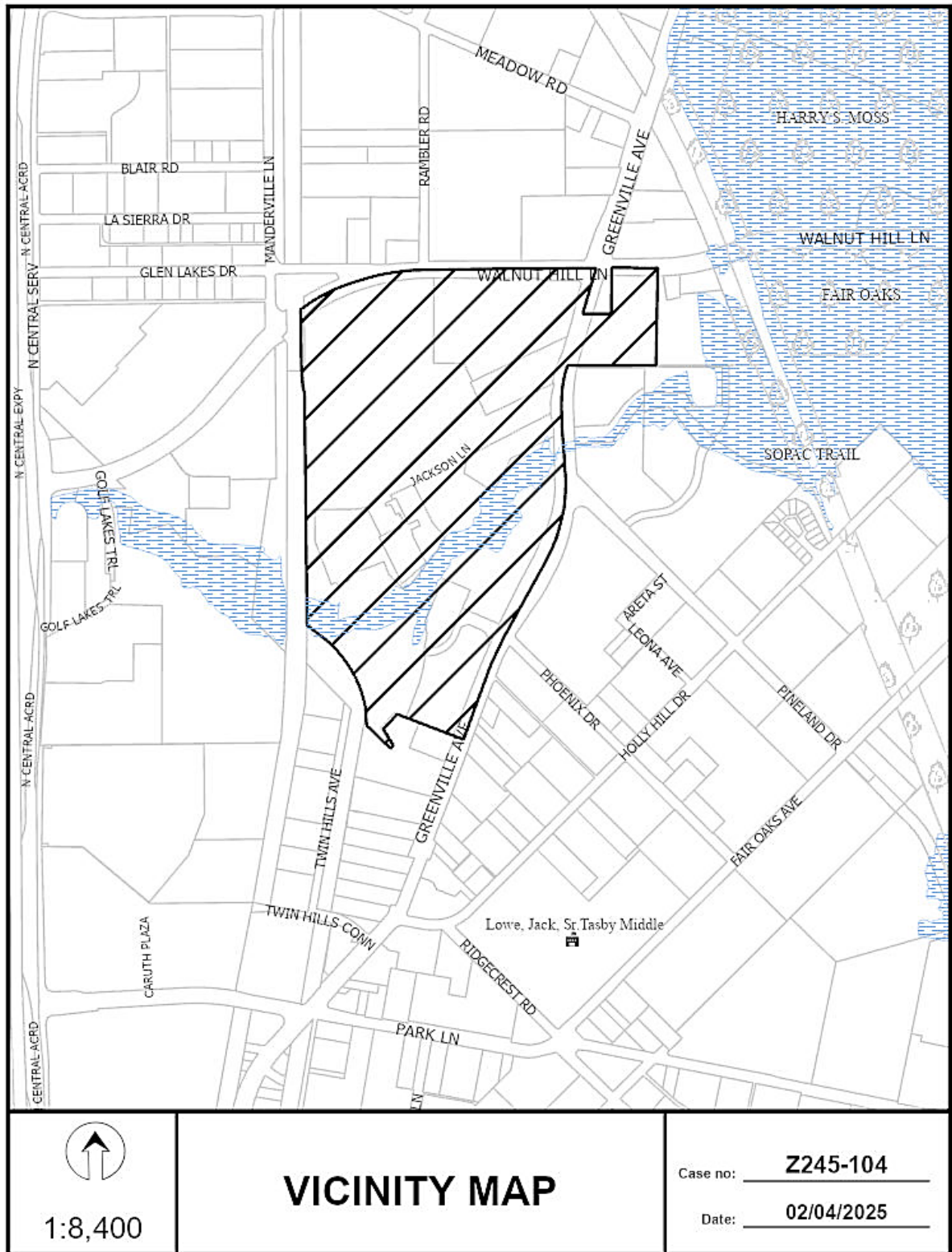
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 22880; 26042)

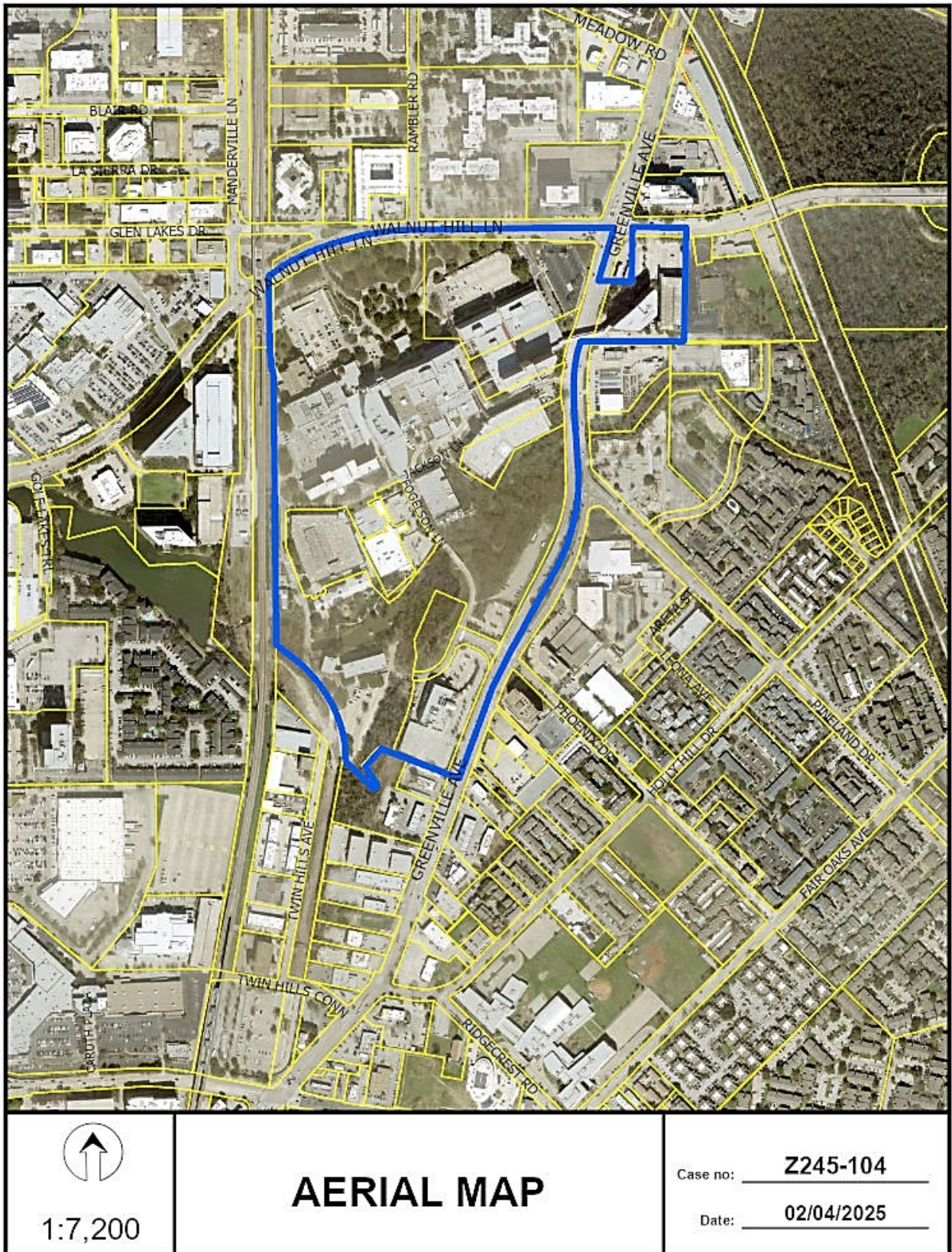
SEC. 51P-453.115. COMPLIANCE WITH CONDITIONS.

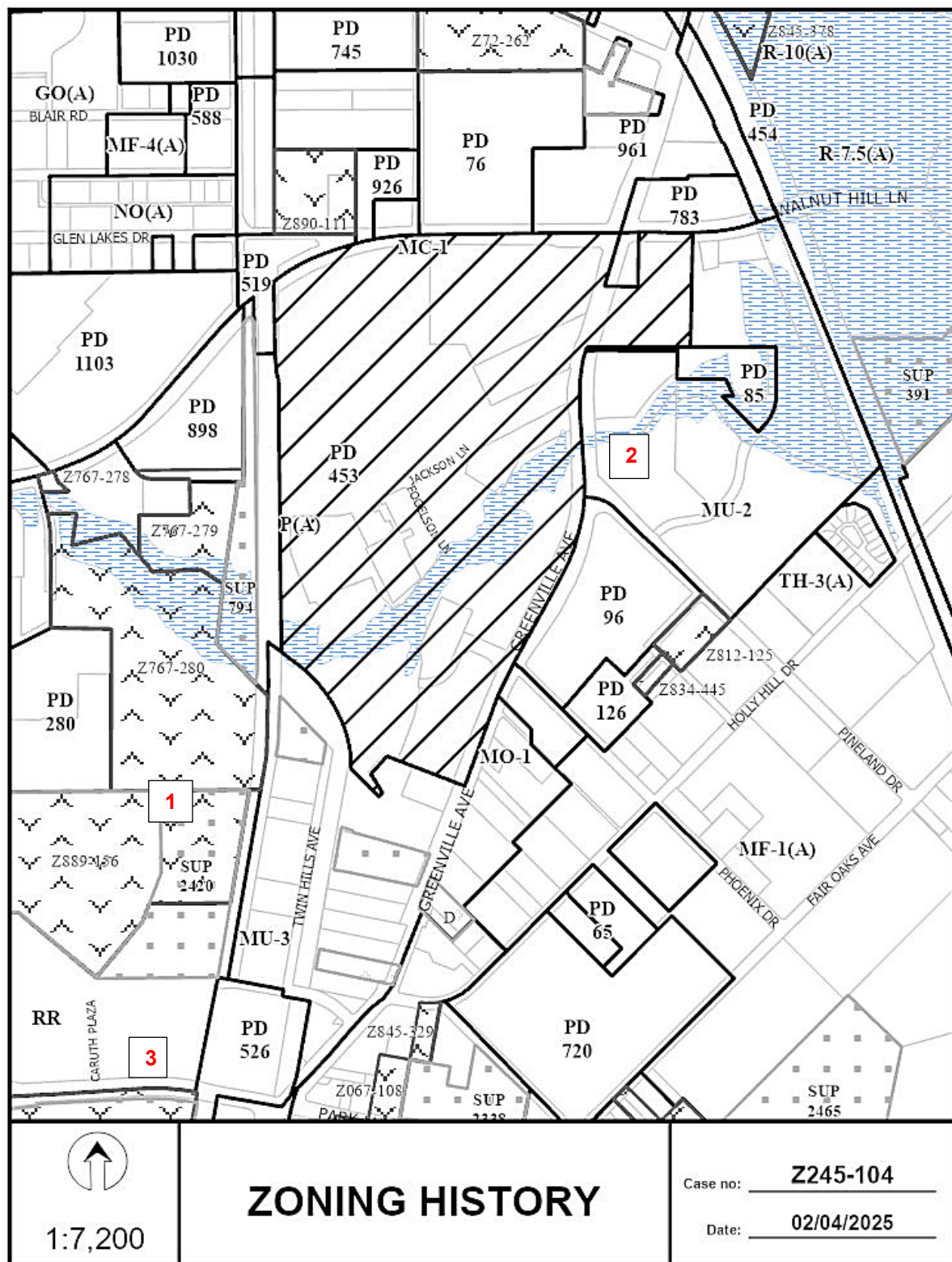
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22880; 26042)

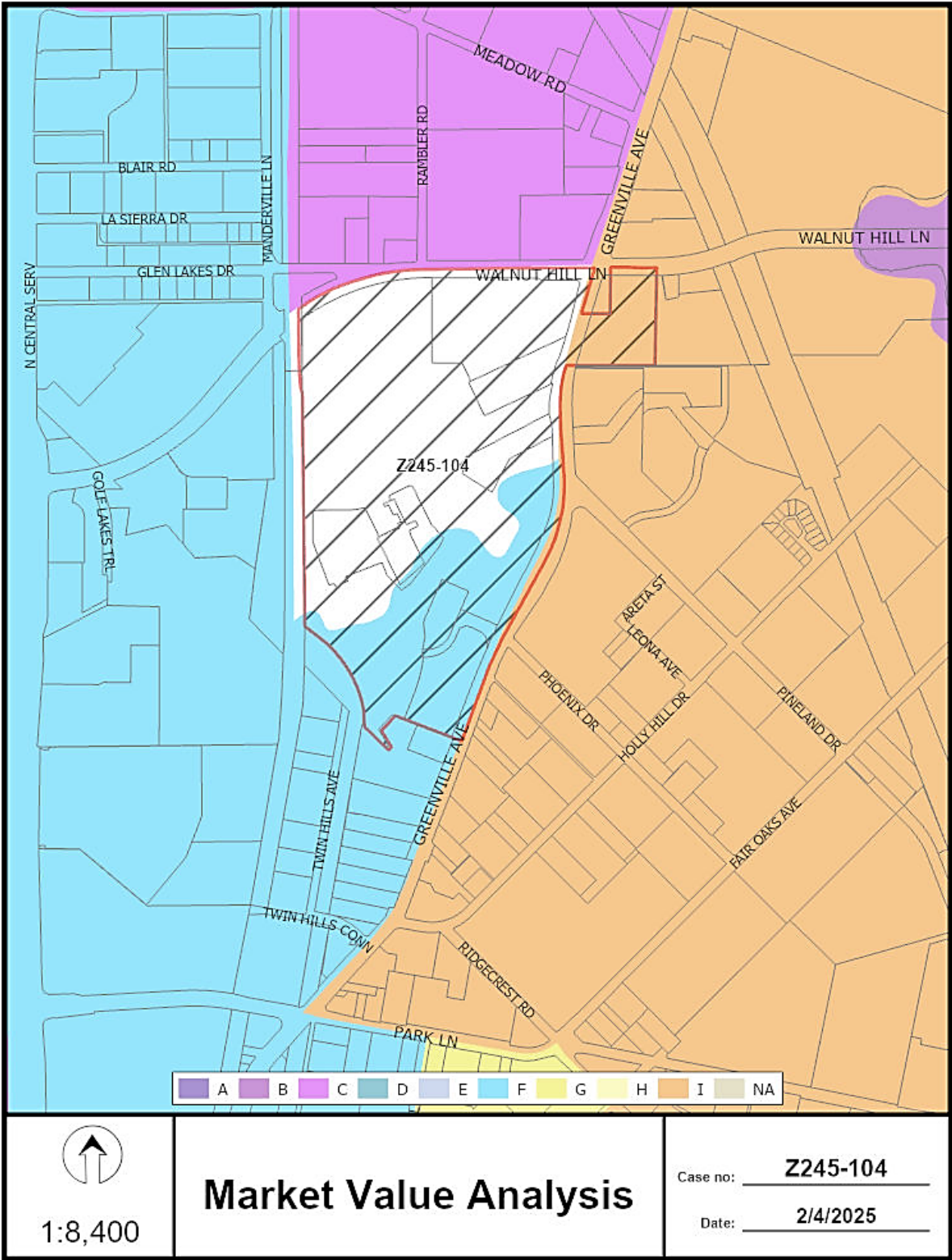
SEC. 51P-453.116. ZONING MAP.

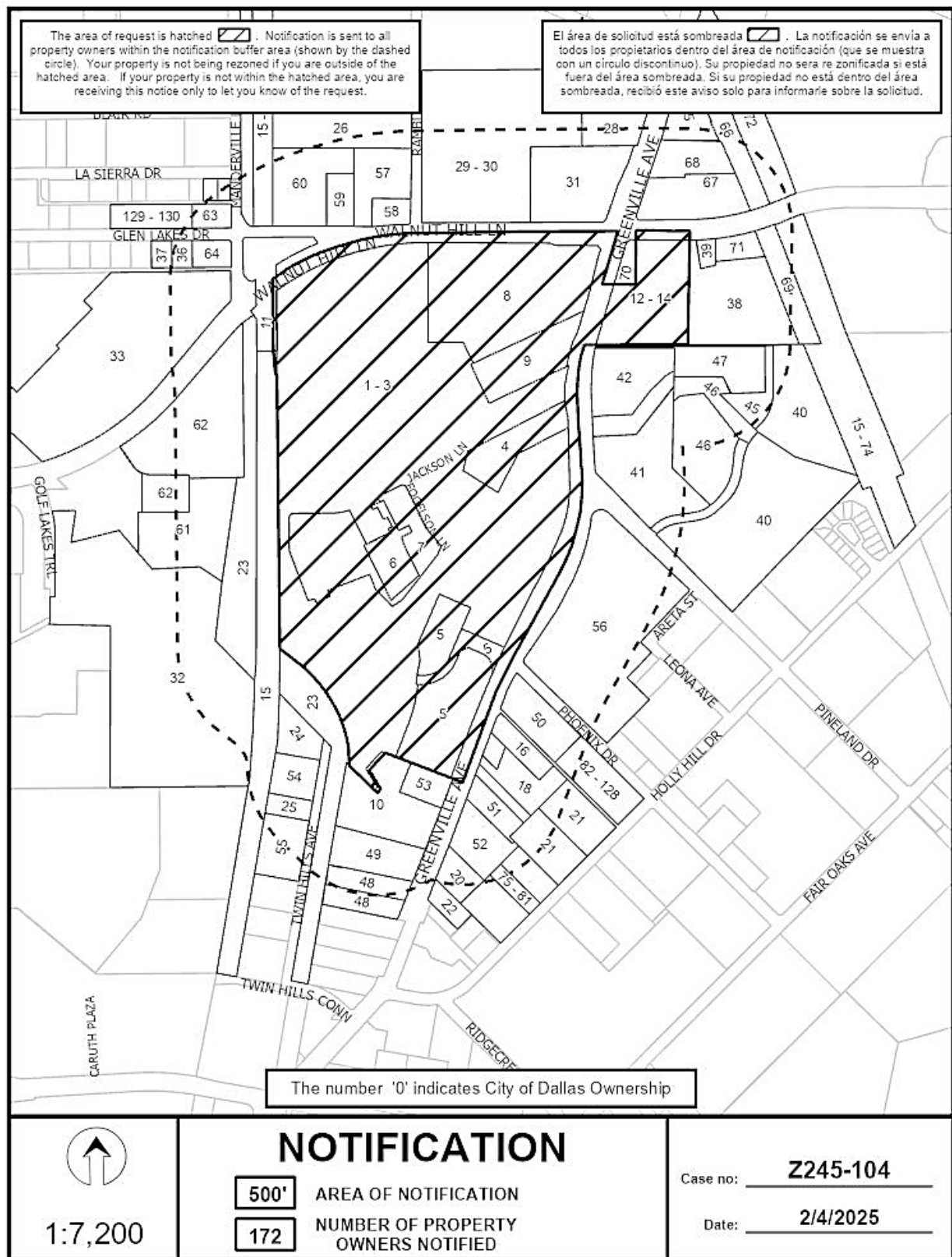
PD 453 is located on Zoning Map No. F-8. (Ord. Nos. 22880; 26042)











02/04/2025

Notification List of Property Owners***Z245-104******172 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8200 WALNUT HILL LN	PRESBYTERIAN HEALTHCARE
2	8200 WALNUT HILL LN	ONPOINTE TRANSITIONAL CARE
3	8200 WALNUT HILL LN	TEXAS HEALTH RESOURCES
4	8230 WALNUT HILL LN	PRESBYTERIAN HOSP OF DAL
5	7115 GREENVILLE AVE	TEXAS HEALTH RESOURCES
6	8196 WALNUT HILL LN	WELLTOWER INC
7	8200 WALNUT HILL LN	TEXAS HEALTH RESOURCES
8	8210 WALNUT HILL LN	TEXAS HEALTH RESOURCES
9	8230 WALNUT HILL LN	TEXAS HEALTH RESOURCES
10	7057 GREENVILLE AVE	365 FOOD & FUEL 13 LLC
11	8240 WALNUT HILL LN	DALLAS AREA RAPID TRANSIT
12	8440 WALNUT HILL LN	TEXAS HELATH RESOURCES
13	7450 GREENVILLE AVE	TEXAS HEALTH RESOURCES
14	8440 WALNUT HILL LN	TEXAS HEALTH RESOURCES
15	401 S BUCKNER BLVD	DART
16	7136 GREENVILLE AVE	BARCH INTERESTS LP
17	7128 GREENVILLE AVE	7128 GREENVILLE AVE P LTD
18	7124 GREENVILLE AVE	7124 GREENVILLE LTD
19	7118 GREENVILLE AVE	SUNSHINE CK PARTNERS LLC
20	7050 GREENVILLE AVE	KLINE STANLEY M TRUSTEE
21	7131 HOLLY HILL DR	ECHO GW PARTNERS III LP
22	7038 GREENVILLE AVE	HOGAN EQUITIES LLC
23	7000 GREENVILLE AVE	ONCOR ELECRIC DELIVERY COMPANY
24	7101 TWIN HILLS AVE	SOUTHWESTERN BELL
25	7063 TWIN HILLS AVE	NORTEX HOLDINGS LLC
26	7537 RAMBLER RD	IPXI RAMBLER INVESTORS LLC

02/04/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7700 GLEN LAKES DR	ONCOR ELECRIE DELIVERY COMPANY
28	7525 GREENVILLE AVE	JR 99 LLC
29	8325 WALNUT HILL LN	TEXAS HEALTH RESOURCES SYSTEM
30	8325 WALNUT HILL LN	WOODHILL MED PARK CONDO
31	7515 GREENVILLE AVE	GREENVILLE PROPERTIES LTD
32	9600 GOLF LAKES TRL	9600 GOLF LAKES TRAIL LLC &
33	8041 WALNUT HILL LN	AP THE HILL OWNER LLC
34	5496 LA SIERRA DR	MAIN ST ROSS PARTNERS LTD
35	5494 LA SIERRA DR	MISTER PRESTON LLC
36	5486 GLEN LAKES DR	LIPPAS MARC GREGORY FAM
37	5478 GLEN LAKES DR	AP THE HILL 5478 GLEN
38	7448 GREENVILLE AVE	SOKOL ZIZKA SCHOOL
39	7448 GREENVILLE AVE	SOKOL ZIZKA SCHOOL
40	5759 PINELAND DR	VENUE REAL ESTATE HOLDINGS PO LLC
41	7402 GREENVILLE AVE	OLD VICKERY PARK HOLDINGS LLC
42	7400 GREENVILLE AVE	3 HOMBRES LP
43	7424 GREENVILLE AVE	PLANNED PARENTHOOD OF GREATER TEXAS
44	7424 GREENVILLE AVE	DORCHESTER DEV CORP
45	7430 GREENVILLE AVE	ST JOSEPH HELPERS OF DALLAS TEXAS INC
46	5735 PINELAND DR	VICKERY MEADOW REA ESTATE
47	7424 GREENVILLE AVE	PLANNED PARENTHOOD OF GREATER TEXAS
48	7035 GREENVILLE AVE	IGNITE CAPITAL LLC &
49	7043 GREENVILLE AVE	PM PREFERRED PROPERTIES
50	7150 GREENVILLE AVE	7150 DALLAS STOLLEY LLC
51	7110 GREENVILLE AVE	KLINE STANLEY N TRUSTEE
52	7104 GREENVILLE AVE	KLINE STANLEY N TRUSTEE
53	7071 GREENVILLE AVE	SRI REAL ESTATE PROPERTIES
54	7071 TWIN HILLS AVE	7071 TWIN HILLS LLC
55	7051 TWIN HILLS AVE	PRESCOTT INTERESTS MIDWAY
56	7320 GREENVILLE AVE	PRESBYTERIAN MEDICAL
57	8275 WALNUT HILL LN	MODENA HOMES LLC

02/04/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8277 WALNUT HILL LN	SWISS AVENUE STATE BANK
59	5515 GLEN LAKES DR	ASPECT LCS LEASING WP LLC
60	5515 GLEN LAKES DR	ASPECT LCS LEASING WP LLC
61	8140 WALNUT HILL LN	ICM ONE GLEN LAKES LP
62	8144 WALNUT HILL LN	WALNUT GLEN TEXAS LLC
63	5499 GLEN LAKES DR	5499 GLEN LAKES LTD
64	5494 GLEN LAKES DR	MOB 5494 DALLAS LLC
65	7560 GREENVILLE AVE	NNN REIT LP
66	7568 GREENVILLE AVE	SHURGARD FREMONT PARTNERS
67	7502 GREENVILLE AVE	WALNUT HILLS
68	7520 GREENVILLE AVE	Taxpayer at
69	8484 WALNUT HILL LN	WRT PARTNERS II LP
70	7470 GREENVILLE AVE	GREENVILLE AVE FUEL
71	8448 WALNUT HILL LN	GREEN WALNUT CENTER LTD
72	401 S BUCKNER BLVD	DART
73	401 S BUCKNER BLVD	DART
74	401 S BUCKNER BLVD	DART
75	7043 HOLLY HILL DR	ZAPATA MANUEL
76	7043 HOLLY HILL DR	GORSKI GREGORY &
77	7043 HOLLY HILL DR	GORSKI GREGORY
78	7043 HOLLY HILL DR	GORSKI GREGORY &
79	7043 HOLLY HILL DR	TAYLOR JOHN A
80	7043 HOLLY HILL DR	GORSKI GREGORY &
81	7043 HOLLY HILL DR	GORSKI JAROSLAW &
82	5750 PHOENIX DR	VASQUEZ ISRAEL
83	5750 PHOENIX DR	COHEN ABRAHAM
84	5750 PHOENIX DR	DOAN AI THUY
85	5750 PHOENIX DR	GARRETSON BILLY C II
86	5750 PHOENIX DR	SIGNATURE LEASING SIGNATURE
87	5750 PHOENIX DR	TAKAO AKIRA
88	5750 PHOENIX DR	PIKE JAMES L &

02/04/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5750 PHOENIX DR	COHEN ABRAHAM
90	5750 PHOENIX DR	VO LONG V
91	5750 PHOENIX DR	TRAN DUONG HUU HOANG &
92	5750 PHOENIX DR	MUHLBERG CURTIS H
93	5750 PHOENIX DR	MUHLBERG CURTIS
94	5750 PHOENIX DR	HONEA MICHELLE & RONNY
95	5750 PHOENIX DR	ANDRADE MIRIAM
96	5750 PHOENIX DR	MAJESTIC SKIES SERIES LLC
97	5750 PHOENIX DR	SIGNATURE LEASING & MGMT INC
98	5750 PHOENIX DR	DUKE HOLDINGS LLC
99	5750 PHOENIX DR	RINN ED M JR
100	5750 PHOENIX DR	HERNES BENJAMIN
101	5750 PHOENIX DR	C&C RESIDENTIAL PROPERTIES INC
102	5750 PHOENIX DR	THOMPSON GARY
103	5750 PHOENIX DR	GAILLIOT GRETA
104	5750 PHOENIX DR	LUCIO MARTINA
105	5750 PHOENIX DR	JOSE NEENU
106	5750 PHOENIX DR	TALON SARAH GJW RICHARDSON PROPERTIES
LLC		
107	5750 PHOENIX DR	HERRERA JOSE J
108	5750 PHOENIX DR	SANDERSON LARA
109	5750 PHOENIX DR	ROWLAND JAY & THERESA
110	5750 PHOENIX DR	NAWAZ BARBARA DENICE
111	5750 PHOENIX DR	SCHEDULE SEA SERIES F LLC
112	5750 PHOENIX DR	MARTINEZ RAYMOND
113	5750 PHOENIX DR	TALORE & CO HOLDINGS
114	5750 PHOENIX DR	COHEN ABRAHAM
115	5750 PHOENIX DR	COHEN ABRAHAM
116	5750 PHOENIX DR	HOLMES SAMUEL A & EBONY M
117	5750 PHOENIX DR	NELSON PAUL & DAGMAR
118	5750 PHOENIX DR	RAZHKOULADZIMIR
119	5750 PHOENIX DR	JONES LORENZO MALIK JR &

02/04/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5750 PHOENIX DR	NOLK INVESTMENTS LLC
121	5750 PHOENIX DR	BROOKS CONDOS
122	5750 PHOENIX DR	VIATKIN ALEH
123	5750 PHOENIX DR	EGUSQUIZA RAFAEL & JESSICA I
124	5750 PHOENIX DR	NOLK INVESTMENTS LLC
125	5750 PHOENIX DR	GARZA NATALIE
126	5750 PHOENIX DR	SIMON FAY
127	5750 PHOENIX DR	ROWLAND JAY T
128	5750 PHOENIX DR	NJOKU CHIDI
129	5477 GLEN LAKES DR	Q 5477 GLEN LAKES LLC
130	5477 GLEN LAKES DR	DALLAS FORT WORTH IVF REALTY LP
131	7031 HOLLY HILL DR	CROWLEY MATTHEW
132	7031 HOLLY HILL DR	VU LOC &
133	7031 HOLLY HILL DR	OATES SYDNIE BROOKE
134	7031 HOLLY HILL DR	BEY ERICK DUDLEY &
135	7031 HOLLY HILL DR	TERWORT DREW
136	7031 HOLLY HILL DR	LAWSON JEAN
137	7031 HOLLY HILL DR	MCLAUGHLIN KIM S &
138	7031 HOLLY HILL DR	BALL JESSICA
139	7031 HOLLY HILL DR	ESCARSEGA ANGELICA LUCIA
140	7031 HOLLY HILL DR	HAMPTON ELIZABETH
141	7031 HOLLY HILL DR	BENNETT INVESTMENT
142	7031 HOLLY HILL DR	EKO LEOLA
143	7031 HOLLY HILL DR	WARE SPENCER CELINE
144	7031 HOLLY HILL DR	BARRERA JANELLE
145	7031 HOLLY HILL DR	MEINERS JOHN
146	7031 HOLLY HILL DR	SIMSSMITH JALEESA DENISE
147	7031 HOLLY HILL DR	DARDEN PAUL W LIVING TR
148	7031 HOLLY HILL DR	DELGADO JOHN
149	7031 HOLLY HILL DR	YLAGAN EVELYN L &
150	7031 HOLLY HILL DR	MONSEES MARGGI &

02/04/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7031 HOLLY HILL DR	AJATUAEWO JONES
152	7031 HOLLY HILL DR	WIJEYESINGHE SITA A
153	7107 HOLLY HILL DR	RAFRAF KAMBIZ & REGINA
154	7107 HOLLY HILL DR	CASTILLO RAQUEL
155	7107 HOLLY HILL DR	HOLLINS DEBORAH F
156	7107 HOLLY HILL DR	HILL ADRIAN D
157	7107 HOLLY HILL DR	BERMUDEZ MARIA
158	7107 HOLLY HILL DR	RAMOS VIVIANA ABIGAIL
159	7107 HOLLY HILL DR	CHANDLER KAY
160	7107 HOLLY HILL DR	JOHNSON BRENDA G
161	7107 HOLLY HILL DR	RAY STEVEN
162	7107 HOLLY HILL DR	MOORE LATOYA M
163	7107 HOLLY HILL DR	TIGHTURBAN LLC
164	7107 HOLLY HILL DR	SHOCKLEY CARL R JR
165	7107 HOLLY HILL DR	ARZABALA DAVID
166	7107 HOLLY HILL DR	CLEVELAND DON L
167	7107 HOLLY HILL DR	FLORES ANA
168	7107 HOLLY HILL DR	HESTER CAROLE R
169	7107 HOLLY HILL DR	LEWIS GEORGE B
170	7107 HOLLY HILL DR	STEPHENS CALIE G
171	7107 HOLLY HILL DR	EMIRIE SOLOMON WASSIE
172	7107 HOLLY HILL DR	BERMUDEZ MARIA D