

FILE NUMBER: Z245-168(TAB)/Z-26-000086 **DATE FILED:** August 29, 2022

LOCATION: BEING all City Blocks 7/4809, 5/4808, 3/4807, 2/4806, 3/4725 ½, 4/4725, and a portion of City Blocks 6/4726 and 1/4724 generally bounded by Remond Drive to the North; Hampton Road to the East; the alley located west of Walter Drive between City Blocks 7/4809 and 5/4808 with City Blocks 1/6166 and 3/6166 on the West; and a portion of West Colorado Boulevard between City Blocks 7/4809 and 1/6167 along with the alley located south of West Colorado Boulevard splitting City Block 6/4726 and a portion of City Block 1/4724 to the South; and containing approximately 1,729,562.293 square feet or 39.70 acres more or less.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 39.70 acres **CENSUS TRACT:** 0069.00

REQUEST: A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) single-family zoning district to the Stevens Park Village Conservation District No. 22.

SUMMARY: The purpose of this request is to establish the Stevens Park Village Conservation District developmental and architectural standards and procedures and to adopt the Stevens Park Village Conservation District Conceptual Plan and Ordinance based on neighborhood input and staff analysis over a series of nine neighborhood meetings.

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

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

Website: [Stevens Park Village \(dallascityhall.com\)](http://Stevens Park Village (dallascityhall.com))

Proposed Ordinance: <https://bit.ly/stevensparkvillageordcpc>

PURPOSE OF A CONSERVATION DISTRICT:

According to Dallas City Code SEC. 51A-4.505 (b)(4), Conservation Districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. The purpose of a Conservation District is to:

- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth

BACKGROUND INFORMATION AND PROCESS:

Dallas City Code SEC. 51A-4.505 (d), as amended by City Council on 04-08-2015 per Ord. 29702, defines the process for establishing a new Conservation District. City staff and the Neighborhood Committee carried out the process described below:

- In May 2022, the Neighborhood Committee comprised of 11 property owners within the Stevens Park Village Conservation District submitted an inquiry to begin the process for creating regulations for a new conservation district.
- On January 30, 2024, the Neighborhood Committee submitted a completed Determination of Eligibility for City staff to conduct pre-application meetings.
- On February 20, 2024, City staff confirmed the Determination of Eligibility.
- On March 8, 2024, the Neighborhood Committee submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.
- On April 9, April 24, June 6, and June 19, 2024, City staff held four pre-application meetings with the neighborhood to determine development and architectural standards to be included on the petition for discussion. (*See full petition language within staff Case Report below.*) During the pre-application process, the Neighborhood Committee added 5 more members to the Committee in an effort to boost their public engagement.
- On June 28, 2024, petitions containing potential standards the neighborhood wished to discuss were provided by City staff to the Neighborhood Committee for collection of property owner signatures.
- On January 27, 2025, City staff received 106 signed petitions from the Neighborhood Committee for verification.
- On February 26, 2025 City staff verified signatures on petitions representing 76% of properties within the proposed boundary and accepted the application for a zoning change.
- Between April 3, 2025 and July 22, 2025, a series of five neighborhood meetings were held to discuss topics included on the petition and receive feedback from neighborhood residents regarding potential development and architectural

standards. Notification letters were sent to property owners at least ten days in advance of the initial meeting. *(See full meeting schedule in Table 1, page 8.)* Within this timeframe, city staff also posted a survey to assist with the collection of feedback from the neighborhood. The survey was open for 20 days.

- On August 13, 2025 City staff held a neighborhood meeting to review a DRAFT Conceptual Plan on the Planning and Development - Conservation District website for public review and comment.
- On February 5 and 17, 2026, two final neighborhood meetings were held to review the DRAFT ordinance.
- On March 13, City staff met with the neighborhood committee to discuss several elements of the ordinance that warranted amending, based on feedback received from the DRAFT review meetings. The proposed ordinance in this report is substantively the same as the public DRAFT which was presented to the neighborhood at these meetings with the exception of changes to rear yard setback allowance, window styles, and how height is measured.
- On May 21, City Plan Commission approved unanimously with the condition that the Additional Dwelling Unit (ADU) definition be amended to remove the rental requirement.
- In general, the proposed CD 22 ordinance includes provisions for developmental standards intended to encourage the retention of the existing residential development pattern and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures.

Zoning History: There have been two zoning change requests in the area in the last five years.

1. **Z201-210:** On December 8, 2021, the City Council approved an application and ordinance granting a Planned Development District for MF-2(A) Multifamily District uses located on the east line of North Westmoreland, south of West Colorado Boulevard. The purpose of the request was to allow for modified development standards.
2. **Z234-262:** On June 10, 2025, the City Council approved an application for a new subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an A(A) Agricultural District, and an IM Industrial Manufacturing District. The purpose of the request was to allow for modified development standards.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
---------------------	------	--------------

West Colorado Boulevard	Local Street	-
Walter Drive	Local Street	-
Barberry Drive	Local Street	-
Lawndale Drive	Local Street	-
Leander Drive	Local Street	-

Traffic Analysis:

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

Engineering staff will continue review of properties at permitting to enforce compliance of all city standards and regulations.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	R-7.5(A) Single Family District	Single family
North	Industrial Research	USPS Distribution Center
East	Fort Worth Avenue/West Commerce Street Special Purpose District	Commercial Centers
South	Fort Worth Avenue/West Commerce Street Special Purpose District	Commercial Centers, Mixed use, Residential-Townhomes
West	R-7.5(A) Single Family District	Church, schools, single family

STAFF ANALYSIS:

Comprehensive Plan:

The *ForwardDallas! 2.0 Comprehensive Plan*, adopted by City Council in September 2024, outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District. The proposal is consistent with the following goals and policies of the comprehensive plan:

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.

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

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

Land Use Compatibility:

The current land use of the area covered by the proposed conservation district is single-family, which is compatible with the existing surrounding land uses, including a United States Post Office distribution center to the north; commercial centers to the east; commercial, townhomes, and mixed-use to the south; and churches, schools, and single-family to the west.

The proposed development standards will encourage the retention of the existing residential development pattern in terms of yard, space, and lot regulations and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structures while allowing for more flexibility in design on the rear of a structure.

Conservation Districts:

A Conservation District (CD) is a zoning tool used to designate an area within a neighborhood with a distinct physical character. While similar to historic districts in that

they are both forms of preservation, Historic Districts try to preserve historic integrity and materials from a particular time, often referred to as a period of significance, whereas CDs are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. They are often seen as complementary branches of preservation.

CDs have existed in the city of Dallas since 1988. The process for establishing a Conservation District is initiated by the residents themselves with procedural assistance from City Staff throughout the designation process. Once a district ordinance has been codified by City Council, property owners are required to submit Conservation District Work Reviews (CDWR) for various scopes of work, including exterior work on the lot that may not necessarily require permits. The CDWR application is a separate process from the permit application and is reviewed by City Staff.

Determination of Eligibility

The Stevens Park Village proposed CD area meets the criteria set forth in Dallas City Code - SEC. 51A-4.505 (d)(1)(C):

- (i) The area contains at least one blockface.
- (ii) The area is either "stable" or "stabilizing" as defined in this section.
- (iii) The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
- (iv) At least 75 percent of the lots are developed with main buildings that are at least 25 years old.
- (v) The area has physical attributes that include recognizable architectural style(s).

Historical, Architectural, and Cultural Attributes of Stevens Park Village

The Stevens Park Village neighborhood is corner-adjacent to the Stevens Park Conservation District. Other nearby National Register Districts include Rosemont, King's Highway, North Bishop, Miller-Stemmons, Kessler Heights, Kidd Springs and Lake Cliff. Most of these areas are also locally designated as Historic Districts or Conservation Districts.

Of the 141 total houses in the area, 130 are identified as Minimal Traditional; 8 are Ranch; and 3 are Contemporary designs.

In the district, according to the 2023 DCAD data submitted in the Determination of Eligibility, the average age of the homes is 82 years old (1943), with the following breakdown shown below:

- From 1940 – 1949, 132 houses have been built.
- From 1950 – 1960, 7 houses have been built

- From 1961 – Present, 2 houses have been built

In contrast to the Stevens Park Conservation District immediately to the southeast of this neighborhood, the houses on these blocks are almost exclusively one-story Minimal Traditional. The consistency in architectural style and building materials throughout the neighborhood has created a distinguishable and cohesive aesthetic within the proposed district, not found in many of the surrounding neighborhoods.

Community Input:

Application Process

In May of 2022, the Neighborhood Committee approached City staff about the process for becoming a Conservation District. In January 2024, the Neighborhood Committee submitted a revised “Determination of Eligibility Request.” City staff notified the Neighborhood Committee on February 20, 2024 that the Determination of Eligibility was complete. City staff held four pre-application meetings with the neighborhood to determine the content of a petition to establish a new Conservation District. These petitions were circulated by the neighborhood and on February 26, 2025 City staff verified signatures on 76% of the total petitions collected within the proposed area.

Neighborhood Meetings

After confirmation of a valid petition, City staff convened a series of six community meetings with neighborhood residents to discuss the developmental and architectural standards that had been circulated on the petitions. The meetings were held at Kessler Community Church, which is located in the neighborhood. Prior to these initial post-application neighborhood meetings, a notification letter was distributed to owners of all lots within the proposed boundaries. Based upon input received at these meetings, a DRAFT ordinance was then presented at two DRAFT review meetings.

Table 1 on the next page highlights the topics included on the petition that were discussed with the neighborhood to solicit their feedback regarding potential development and architectural standards.

Table 1: Stevens Park Village Post-Application Meeting Schedule

Mtg.	Date	Topics Discussed
1	April 3, 2025	Process, schedule, goals, fences & walls,
2	April 9	Development Criteria – fences & walls; height & stories; setbacks, lot coverage, lot size, floor area ratio, density, uses, and parking
3	April 15	Recap of development criteria; Architectural criteria – building materials; chimneys; porch styles; roof form, materials & pitch; windows; architectural style; building elevations; accessory structures
4	July 10	Recap of online survey results; recap of development standards; Conceptual plan; accessory structures; height; density; fences & walls; floor area ratio; lot coverage; lot size; parking; permitted uses; setbacks; stories;
5	July 22	Recap of architectural standards; recap of online survey results; building elevations; architectural styles; building materials; chimneys; porch styles; roof form, materials, & pitch; windows; accessory structures
6	Aug 13	Draft Conceptual Plan review
7	February 5, 2026	DRAFT ORDINANCE PRESENTED
8	February 17 **This meeting was originally scheduled for January 27, 2026 but was postponed due to weather	DRAFT ORDINANCE PRESENTED
9	March 13	Neighborhood Committee meeting to discuss edits to DRAFT

During initial meetings with the neighborhood, residents reached agreement on the following:

Status Quo Insufficient – Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.

Preserve Character – The neighborhood expressed a desire to preserve its character.

Standards Required – Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.

Conservation District – Neighborhood meetings are being held to develop the specific details for the development standards and architectural standards that the neighborhood chose for consideration.

In addition, neighborhood participants expressed the following common themes in early discussions.

- Preserve architectural characteristics – Minimal Traditional homes
- Avoid incompatible form and massing which towers over adjacent lots
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Allow second story additions
- Do not retroactively apply the ordinance to make people remove what currently exists

City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

Meeting Discussions – City staff presented information explaining developmental and architectural standards circulated on the petition and collected feedback from neighborhood participants regarding each topic. The input received from residents was provided back to participants at each subsequent meeting in the form of a “recap” of each topic presented to ensure that City staff captured the neighborhood sentiment. Slideshow presentations and audio of all meetings was also posted to a dedicated webpage created by city staff and attached to the City of Dallas Conservation District main webpage.

Electronic Survey – City staff posted a survey on a dedicated webpage to garner feedback from neighborhood participants. Surveys were also conducted by the neighborhood committee to garner feedback.

Observation / Reporting – In addition, residents were asked to observe the conditions of certain developmental and architectural features in their neighborhood. Residents noted each of these conditions and reported back their findings, expressing which elements and features they would like to preserve. Several residents provided copies of land surveys for their property to assist in establishing an understanding of existing conditions of the setbacks of existing structures.

Contact Information – City staff contact information was provided at each meeting, and participants were encouraged to reach out with any questions or additional comments.

PETITION:

Below is the petition language established by the neighborhood at the pre-application neighborhood meetings for regulations to be potentially adopted.

The development standards for the R-7.5(A) Single Family District apply except for the following Development Standards the neighborhood would like to discuss regulating:

Accessory Structures - proposed regulations may include:

- Location.

Building & Structure Height - proposed regulations may include:

- Modifying how height is measured.
- Establishing the maximum allowed height for structures, including accessory structures.

Density - proposed regulations may include:

- Considering maximum density.

Fences & Walls - proposed regulations may include:

- Location, height, style & materials.

Lot Coverage – proposed regulations may include:

- Maximum lot coverage

Lot Size - proposed regulations may include:

- Minimum lot size.

Off-street Parking - proposed regulations may include:

- Minimum parking standards per dwelling unit.

Permitted Uses - proposed regulations may include:

- Single family.

Setbacks - proposed regulations may include:

- Modifying front, side, and rear setback requirements.
- Provisions for non-conforming contributing structures.

Stories - proposed regulations may include:

- Maximum stories allowed.
- Provisions for non-conforming contributing structures.

Architectural Standards the Neighborhood Would Like to Discuss Regulating:

Accessory Structures - proposed regulations may include:

- Style and materials.
- Roof slope.
- Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.

Architectural Styles - proposed regulations may include:

- Defining the architectural styles allowed.
- Standards for remodels and additions.
- Standards for new construction.
- Provisions for existing non-contributing structures.

Building Elevations - proposed regulations may include:

- Minimum architectural features required.
- Standards for new construction.
- Standards for remodels and additions.
- Provisions for existing non-contributing structures.

Building materials - proposed regulations may include:

- Material types.
- Applicability and placement of certain allowed materials.
- Provisions for existing non-contributing structures.

Chimneys - proposed regulations may include:

- Materials, form, & placement.

Porch Styles - proposed regulations may include:

- Styles, materials, placement, size, and detailing.
- Standards for enclosures.
- Provisions for remodels or additions to existing structures.

Roof Form and Pitch - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Roofing Materials - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Windows - proposed regulations may include:

- Placement, architectural standards, materials, and types.
- Provisions for remodels or additions to existing structures.

PROPOSED CD-22 KEY ELEMENTS:

The proposed Stevens Park Village Conservation District ordinance is broken down into two sections, developmental and architectural standards. The standards that are found in each of the sections highlighted below are the result of the discussions with neighbors about each of the specific areas of regulation and how they help determine the character of the area.

The proposed development standards are applied to the entire lot, addressing items covered under current zoning like yard, lot, and space provisions, but are further expanded to incorporate regulations on some building materials and improvements that are indicative of the surrounding neighborhood. The neighborhood development pattern of one-story houses with squat front yards and comparatively large back yards, and a driveway extending down one side of the house are customary. The proposed regulations for setbacks, lot coverage and building height are intended to respect this pattern but still allow for compatible development.

Development Standards (Select Examples)

- Setbacks – Revised setbacks are recommended to maintain the alignment of the front of houses, maintain the pattern of a driveway beside each house, and promote an open back yard on each lot. The approach to the front yard setback is especially critical in maintaining a cohesive appearance down each street.
- Lot Coverage – Discussion of the massing of homes led to recommendations for a five percent reduction in allowable lot coverage to 40% for new construction and remodels/additions to maintain the more modest footprint of most houses in the area.
- Height – Ninety-five percent of the existing housing stock within the district is one story so maintaining a compatible height while allowing for expansion and redevelopment was identified as critical by neighbors. The recommended 26-foot max height for main buildings, when coupled with the second story setback will maintain the scale of the houses from the street.
- Stories – Even with most houses being one story there was a desire to allow for compatible two-story additions. Requiring all second stories to be setback beyond the midpoint of the house reproduces a historic building pattern found in the surrounding neighborhoods and maintains the one-story character of the district along the street face.
- Other Areas Addressed – Accessory structure location and appearance, fences, and density allowing ADU by right.

Architectural Standards

The proposed architectural standards are designed to promote the compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility

in design on the rear of the structure. Illustrations and examples of architectural features have been provided in the Conceptual Plan.

- Predominant Styles – The proposed architectural standards guide improvements to existing structures and construction of new structures to conform to the existing Minimal Traditional and Ranch styles that are prevalent in the neighborhood.
- Required Architectural Features – The proposed standards would protect certain architectural features that are typical of each architectural style and require new construction to incorporate a minimum number of these typical architectural features. New construction that is built in the Minimal Traditional style would be required to incorporate three of eleven features while new Ranch structures would need to include three of eight features.
- Standards for Essential Elements – The proposed architectural standards would allow for flexibility in detailing while certain essential architectural elements indicative of a particular style must be incorporated. The proposed regulations stipulate the roof form, eave width and detailing, and set a minimum and maximum roof pitch. In addition, front porches and windows would need to meet standards that conform to the specified architectural style.

CONCLUSIONS:

The Stevens Park Village neighborhood should be supported in their effort to become a new Conservation District for the following reasons:

- Result of neighborhood-initiated process – The proposed ordinance is the result of a **neighborhood initiated** and guided process for establishing a Conservation District set forth by **City Council**.
- Fulfills the purpose of a Conservation District – The proposed Conservation District is consistent with the **purpose** as presented in Dallas City Code (SEC. 51A-4.505 (b)(4) CONSERVATION DISTRICTS).
- Meets the eligibility criteria – The proposed area meets the **Determination of Eligibility** criteria as set forth in Dallas City Code.
- Consistent with the West Oak Cliff Area Plan and Comprehensive Plan – The proposed ordinance is **consistent** with the Goals and Policies laid out in the Forward Dallas Comprehensive Plan and the Planning Goals and Implementation Strategies identified in the West Oak Cliff Area Plan.
- Contains largely intact examples of early 20th century architecture - The proposed development and architectural standards will help to conserve the **distinctive character of the neighborhood** by protecting or enhancing its physical attributes.
- Conservation Districts provide an appropriate regulatory structure – The proposed Conservation District is an **appropriate regulatory instrument** to accomplish the goals of the City of Dallas and this neighborhood.

Based on a study of the architectural styles for Stevens Park Village, the area qualifies for Conservation District designation.

Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of architectural and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of noncontributing structures to contributing standards while maintaining the architectural styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in standard zoning regulations (by providing a system of review for monitoring area improvements).
- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

**CPC ACTION
MAY 21, 2026**

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) single-family zoning district, subject to a conceptual plan and conditions with the following change: Remove the term “non-rentable” from the Accessory Dwelling Unit ordinance, to Stevens Park Village Conservation District, No. 22 being all of City Blocks 7/4809, 5/4808, 3/4807, 2/4806, 3/4725 ½, 4/4725, and a portion of City Blocks 6/4726 and 1/4724 generally bounded by Remond Drive to the north, Hampton Road to the east, the alley west of Walter Drive between City Blocks 7/4809 and 5/4808 with City Blocks 1/6166 and 3/6166 on the west; and a portion of Colorado Boulevard between City Blocks 7/4809 and 1/6167 along with the alley south of Colorado Boulevard splitting City Block 6/4726 and a portion of City Block 1/4724 to the south; and containing approximately 39.70 acres.

Note: Commissioner Kingston offered a Friendly amendment to remove the term “non-rentable” from the Accessory Dwelling Unit ordinance. Commissioner Sims, maker of the motion, accepted the Friendly amendment.

Maker: Sims
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 239
Replies: For: 85 Against: 32

Speakers: For: David Preziosi, 2229 Lawndale Dr., Dallas, TX, 75211
Trudy Newton, 2323 W. Colorado Blvd., Dallas, TX, 75211
Donavan Westover, 2318 Lawndale Dr., Dallas, TX, 75211
Susan Alvarez, 1327 Walter Dr., Dallas, TX, 75211
Renata Wells, 2111 Barberry Dr., Dallas, TX, 75211
John McCall Jr., 2302 Barberry Dr., Dallas, TX, 75211
Abby A. Hiles, 2230 Lawndale Dr., Dallas, TX, 75211

Alice Zaccarello, 2243 Lawndale Dr., Dallas, TX, 75211

Kathi Chandler, 2229 W. Colorado, Dallas, TX, 75211

Van Johnson, 2306 Lawndale Dr., Dallas, TX, 75211

For (Did not speak): Gregory Boggan, 2318 Lawndale Dr., Dallas, TX, 75211

Robyn Leland, 2315 W. Colorado Blvd., Dallas, TX, 75211

Against: Cinthia Rodriguez, 1219 Walter Dr., Dallas, TX, 75211

Nima Baha, 1227 Walter Dr., Dallas, TX, 75211

Jessica Chiles, 1227 Walter Dr., Dallas, TX, 75211

Mary Walters, 2323 Barberry Dr., Dallas, TX, 75211

Against (Did not speak): Robert Smith, 2107 Barberry Dr., Dallas, TX, 75211

EXHIBIT B

STEVENS PARK VILLAGE CONSERVATION DISTRICT REGULATIONS

Table of Contents

Exhibit A: Legal Description 4

Exhibit B: Conservation District Regulations: Table of Contents 5

<u>Section</u>	<u>Page</u>
(1) Interpretations and definitions	7
(2) Conceptual plan	9
(3) Nonconforming structures	9
(4) Development standards.....	10
(a) In general	10
(b) Accessory structures and garages	11
(c) Building site.....	11
(d) Density.....	13
(e) Fences and walls.....	13
(f) Height	14
(g) Parking.....	14
(h) Stories	14
(i) Uses	15
(5) Architectural standards for the front facade and within the wrap-around	15
(a) Building materials.....	15
(b) Front porches and enclosures	15
(c) Roofs	16
(d) Windows and doors.....	16
(6) Architectural standards for remodeling and additions for main buildings	17
(a) Applicability	17
(b) Remodeling and additions.....	17
(c) Materials	17
(7) Architectural standards for new construction after (Date of Adoption).....	17
(a) Applicability	17
(b) Architectural style.....	17
(8) Architectural standards for Minimal Traditional style.....	17
(a) Additions.....	17
(b) Front Porches	17
(c) Roofs	17
(d) Windows	18
(e) Design features, for new construction	18
(9) Architectural standards for Ranch style buildings.....	18
(a) Stories	18

	(b) Additions	19
	(c) Front Porches	19
	(d) Roofs	19
	(e) Windows	19
	(f) Design features for new construction.....	19
(10)	Architectural standards for contemporary style buildings.....	20
	(a) Roofs	20
	(b) Windows	20
(11)	Procedures	20
	(a) Review form applications	20
	(b) Responsibility of applicant	20
	(c) Work requiring a building permit	20
	(d) Work not requiring a building permit	20
	(e) Appeals	21
	Exhibit C: Conceptual Plan.....	C-1

- (1) Interpretations and definitions.
 - (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
 - (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
 - (1) **ACCESSORY STRUCTURE** means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
 - (3) **ADDITIONAL DWELLING UNIT** means an additional dwelling unit, accessory to the main unit, located on a building site with single family use.
 - (4) **ARCHITECTURAL DESIGN FEATURES** means a distinctive architectural attribute or aspect of a building that includes chimneys; roof style, slope, and overhang; materials; window style; vent style; eave overhangs; window sashes; front porches; and other exterior architectural features.
 - (5) **COMPATIBLE** means consistent with the architecture and architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (6) **CORNER LOT** means a lot that has frontage on two intersecting streets.
 - (7) **CORNERSIDE FACADE** means the side of a main building on a corner lot which faces the side street.
 - (8) **CORNERSIDE YARD** means a side yard that abuts a street.
 - (9) **DIVIDED LITE WINDOW** means a window assembly in which muntins or grilles create the visual effect of multiple lites within a sash, either by physically separating individual panes or by simulating that division through either an applied or internal grille system.
 - (10) **DOCUMENTED ASSURANCE** means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
 - (11) **DORMER** means a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the roof structure, but are framed separately, with no shared roof ridge or eave.

- (12) FENCE means a structure or hedgerow that provides a physical barrier.
- (13) FRONT FACADE means the building elevation located within the wrap-around, facing the street on which the property is legally addressed.
- (14) FRONT YARD means the portion of a lot that abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the property lines and the front yard setback line.
- (15) HABITABLE SPACE means a conditioned space occupied by one or more persons for living, sleeping, eating, or cooking.
- (16) HEIGHT, for any structure with a roof, means the vertical distance measured from the finished floor to the peak of any roof structure, regardless of its style or form.
- (17) INTERIOR LOT means a lot bounded by a street on one side only.
- (18) MAJOR THOROUGHFARE means Remond Drive and Hampton Road.
- (19) MINOR STREET means Barberry Drive and Leander Drive.
- (20) ONE-AND-ONE-HALF STORIES means a building where any habitable space immediately above the first story is entirely contained within the main sloping roof structure, except for dormers utilized for natural light. A half-story may not share or rise above ridgelines with the original roof plane. (See illustration 12 and example in Exhibit C)
- (21) ORIGINAL MAIN BUILDING means a main building existing within the district prior to codification of this ordinance.
- (22) PLATE GLASS means a large sheet of glass with no frames, bars, or patterns inside.
- (23) REAR YARD means:

on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lot lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and

on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the comerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.

- (24) REMODEL means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
 - (25) RETAINING WALL means a wall used to prevent the erosion of land.
 - (26) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
 - (27) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "comerside yard."
 - (28) STOOP means a platform or small porch, usually up several steps, at the entrance to a house.
 - (29) TERRACE means a raised (above grade) paved area or platform next to a building.
 - (30) WRAP-AROUND means that portion of a side facade of a main structure 25 feet behind the corner of the front facade, including the front porch. Measurement begins at the furthest proposed front wall or omitted wall line (porch) of the main building. The result is a straight line through the building as shown in illustration 06 of Exhibit C.
 - (31) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.
- (2) Conceptual plan. The Stevens Park Village Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.
 - (3) Nonconforming structures.
 - (a) Except as provided in this section, Section 51A-4.704(c), "Nonconforming Structures," applies.
 - (b) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.

- (c) Except as provided in this section, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
- (d) Except as provided in this section, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
- (e) Except as provided in this section, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
 - (1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt within the original or previously nonconforming building footprint and height:
 - (A) with materials and features shown in the documented assurance;
 - (B) in compliance with the development standards and architectural standards in this district; or
 - (C) any combination of (A) or (B).
 - (2) Renovating, remodeling, repairing, or rebuilding a structure must not increase the degree of nonconformity of the structure.
 - (3) For portions of the structure without documented assurance regarding materials and features or the height or footprint of the structure, the yard, lot, space and architectural standards apply.
- (4) Development standards.
 - (a) In general.
 - (1) Except as provided in the architectural standards for specific styles, the development standards apply to the entire lot.
 - (2) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.
 - (b) Accessory structures and garages.

- (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, and materials of the main building or original main buildings in the district.
- (2) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main building or be compatible with the architectural style of the main building. Flat roofs are permitted on either attached or detached pergolas and carports.
- (3) Setbacks.
 - (A) For structures 15 feet or less in height:
 - (i) No minimum side yard in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building applies.
 - (ii) Minimum rear yard is three feet.
 - (iii) All eaves and overhangs must be located within the confines of the lot.
 - (B) For structures over 15 feet in height:
 - (i) Minimum side yard is three feet in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building applies.
 - (ii) Minimum required rear yard is five feet.
 - (C) For structures on corner lots, an accessory structure may not be closer to the cornerside lot line than the main building.
- (c) Building site.
 - (1) Floor area ratio. No maximum floor area ratio.
 - (2) Lot coverage. Maximum lot coverage is 40 percent. Above ground parking structures are included in lot coverage calculations, surface parking lots underground parking structures are not.
 - (3) Lot size. Minimum lot size is 7,500 square feet.
 - (4) Setbacks.

- (A) In general. Except as provided in this subsection, setbacks must be open and unobstructed and must be measured to the first portion of any structure that exceeds six inches above grade except those architectural features called out in Sections 51A-4.401, 51A-4.402, and 51A-4.403, as amended.

- (B) Front yard.
 - (i) Except as provided in this section, all original main buildings are deemed to be conforming as to front yard setbacks. If an original main building is demolished, the new construction must meet the minimum front yard setback in subparagraph (ii).
 - (ii) Except as provided in subparagraph (iii), minimum front yard is 30 feet.
 - (iii) For all lots on the south sides of Colorado Boulevard and Leander Drive, minimum front yard is 25 feet. (See illustration 10 in Exhibit C)
 - (iv) Except as provided in this section, the required front yard must be open and unobstructed and must be measured to the front facade of the main building including porches. Front porch steps less than five feet in width and handrails are allowed within the front yard setback but may not extend more than four feet into the required front yard.

- (C) Side yard.
 - (i) For interior lots, minimum side yard for main buildings is 10 feet on the driveway side and five feet on the other side.
 - (ii) For irregularly shaped lots, minimum side yard for main buildings is five feet on both sides. (See identified lots in illustration 11 in Exhibit C)
 - (iii) Vertical or horizontal additions to houses may maintain or continue the existing side yard setback. For example, if an original house has a four-foot side yard setback, a second-story addition or rear addition may also have a four-foot side yard setback.

- (D) Rear yard.

- (i) Except as provided in this paragraph, minimum rear yard for a main building is 20 feet.
 - (ii) Minimum rear yard for lots having a depth of 130 feet or less along the shortest side-yard property line is 10 feet.
 - (E) Double frontage lots. If a lot runs from one street to another and has double frontage, the portion of the lot fronting a major thoroughfare is governed by the rear yard regulations, and the portion of the lot fronting on a minor street is governed by the front yard regulations.
- (d) Density.
 - (1) Except as provided in this exhibit, the number of dwelling units on a lot may not be increased.
 - (2) Except as provided in this exhibit, an additional dwelling unit is allowed in accordance with the requirements for an accessory dwelling unit overlay in Section 51A-4.510(c), as amended.
- (e) Fences and walls.
 - (1) Fences.
 - (A) Location.
 - (i) Fences are prohibited in a front yard.
 - (ii) Fences in a side yard must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches. (See illustration 07 in Exhibit C)
 - (B) Height.
 - (i) Fences may not exceed six feet in height in the area in front of the midpoint of each side property line. The intent of this provision is to establish an area where the fence height may increase to a greater height that is the same for adjacent property owners. (See illustration 07 in Exhibit C)
 - (ii) Except as provided in this paragraph, fences may not exceed eight feet in height in the area from the midpoint of the side property line to the rear property line.

- (iii) Fences along the rear property line may not exceed nine feet in height. A five-foot fence return at the rear is also allowed up to nine feet in height. (See illustration 07 in Exhibit C)
 - (C) Materials.
 - (i) Fences may be constructed with brick, stone, wood, wrought iron (or other metal similar in appearance), chain link, or a combination of these materials.
 - (ii) Concrete, concrete block, and fabricated metal panel (such as sheet metal and corrugated metal) are prohibited as fence materials.
 - (2) Retaining walls. Retaining walls may not exceed six inches above the soil being retained.
- (f) Height. Maximum structure height is 26 feet from finished floor.
- (g) Parking.
 - (1) Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
 - (2) One space per dwelling unit is required.
- (h) Stories.
 - (1) Except as provided in this subsection, maximum number of stories above grade is two. Basements are not counted as a story. A second story must be behind the midpoint of the main building. Midpoint is calculated from the furthest proposed front wall line or omitted wall line of the building (like a porch) to the furthest proposed rear wall line or omitted wall line of the second story of the building. Does not include one-story rear porches or garages. The result is a straight line through the building as shown in Exhibit C.
 - (2) The front of a main building through the wrap-around must have the exterior appearance of a one-story or one-and-one-half story house. In general, the eaves of the main roof structure containing the half story living space must align with the top plate of the first story. A half-story may only be expressed in a gable. (See illustration 12 in Exhibit C)
- (i) Uses.

- (1) Main uses.
 - (a) Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(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-7.5(A) Single Family District is subject to DIR in this district, etc.
 - (b) The following use is permitted subject to the following restrictions:
 - single family [*additional dwelling unit permitted by right, no deed restriction needed.*]
- (2) Accessory uses. 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.
- (5) Architectural standards for the front facade and within the wrap-around.
 - (a) Building materials. The following standards apply to the front facade and within the wrap-around.
 - (1) All building materials and their application must be typical of the period and architectural style or be compatible with original main buildings designated with the same architectural style in the district.
 - (2) Cladding on a main building must be:
 - (i) Standard dimension brick in color blends of red/brown/orange or white/buff/blond are permitted.
 - (ii) Austin stone or materials that look like Austin stone.
 - (iii) Wood or materials that look like wood lap siding.
 - (3) Vinyl and metal siding are prohibited.
 - (b) Front porches and enclosures.
 - (1) Front porches (stoops, raised patios/terraces) must comply with applicable architectural standards. Front porches must be typical of the district.

- (2) A minimum of two front porch steps (with two risers) are required. (See illustration 15 in Exhibit C.)
 - (3) Front porches, stoops, and raised patios/terraces must have a minimum depth of four feet.
 - (4) Front porches and stoop floors must be constructed of concrete.
 - (5) Porch supports or columns may be constructed of wood, wrought iron, brick, stone, or a combination of these materials.
 - (6) Front porches may not be enclosed. Infill, glass, and screening are prohibited.
 - (7) Porch roofs must have a minimum 2/12 roof pitch.
- (c) Roofs.
- (1) Roofs must comply with the applicable architectural standards.
 - (2) Any flat or low pitch (roofs under 2/12 pitch) may use modified bitumen, thermoplastic polyolefin membrane (TPO), or ethylene propylene diene terpolymer membrane (EPDM).
 - (3) Compatible materials include standard shingles and standing seam metal, with any metal roofing in warm or muted earth tones such as brown, gray, weathered wood, or bronze/copper that will patina. Standing seam and shingle-like metal or solar products are allowed if non-reflective, while corrugated and R-panel metal are prohibited.
- (d) Windows and doors.
- (1) Windows and doors must comply with the applicable architectural standards.
 - (2) The following applies to windows and doors on the front facade and the wrap-around:
 - (A) Window and door openings must be typical of the style and period of the district.
 - (B) All windows must fit the wall opening. Infill surrounding windows is prohibited.

- (C) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
 - (D) Plate glass windows in original main buildings may be retained or replaced in-kind, utilizing documented assurance.
 - (E) Divided lite windows are required. Grilles-between-the-glass (GBG) are permitted.
 - (F) Window screens, storm windows, screen doors, and storm doors are permitted.
- (6) Architectural standards for remodeling and additions for main buildings.
- (a) Applicability. The architectural standards for remodeling apply only to the front facade and wrap-around.
 - (b) Remodeling and additions. If a main building is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled. See Exhibit C for a list of architectural styles.
 - (c) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
- (7) Architectural standards for new construction after (Date of Adoption).
- (a) Applicability. The architectural standards for new construction apply only to the front facade and wrap-around.
 - (b) Architectural style. The front facade and wrap-around of new construction must be built in the Minimal Traditional or Ranch style in compliance with the architectural standards for that style. (See examples in Exhibit C)
- (8) Architectural standards for Minimal Traditional style buildings. The architectural standards for remodeling apply only to the front facade and wrap-around.
- (a) Additions. Two-story additions are only allowed on the rear 50 percent of the main structure.
 - (b) Front porches. Main buildings must have one of the following: porch, portico, raised patio/terrace, or stoop.
 - (c) Roof.

- (1) Minimal Traditional structures must have a gable and wing, cross-gabled, side-gabled, or hipped roof with low to moderate roof slope between 4/12 and 10/12 degrees or may match existing roof pitch. Porch roofs may be lowered to a 2/12 pitch.
- (2) The maximum roof overhang is 12 inches.
- (3) Dormers are prohibited on a front facade.
- (d) Windows.
 - (1) Front facade window openings must be maintained.
 - (2) Windows must have divided lites. Minimal Traditional window glazing configurations found in Exhibit C are encouraged.
- (e) Design features for new construction. Three of the following design features are required to be integrated into the front facade of new construction.
 - (1) Chimney located within the wrap-around, constructed of stone or brick to match main structure.
 - (2) Bullseye windows.
 - (3) Decorative patterned brick or stone accents.
 - (4) Large floor-length window.
 - (5) Corner windows with the appearance of divided lites.
 - (6) A paired or ganged window unit.
 - (7) Gable vent in a circle, hexagonal, or octagonal shape.
 - (8) Brick quoining.
 - (9) Bay window.
 - (10) Gabled front-projecting wing or ell.
 - (11) Nested gables.
- (9) Architectural standards for Ranch style buildings. The architectural standards for remodeling apply only to the front facade and wrap-around.
 - (a) Stories. Structures must be one story on the front facade.

- (b) Additions. Two-story additions are only allowed on the rear 50 percent of the main structure.
- (c) Front porches.
 - (1) Porch supports or columns must be typical of the Ranch style.
 - (2) Integrated roof entry feature required.
- (d) Roof.
 - (1) Roof form may be hipped, cross-hipped, side-gabled, or cross-gabled.
 - (2) Roof pitch must be between 4/12 and 7/12 degrees, or may match existing roof pitch.
 - (3) Roof must have an overhang between 12 inches and 36 inches.
- (e) Windows.
 - (1) Front facade window openings must be maintained.
 - (2) No fixed plate glass window may be wider than it is tall on a front facade. This is to encourage division of wide horizontal openings in a manner typical of the Ranch style.
- (f) Design features for new construction. Three of the following design features are required to be integrated into the front facade of new construction.
 - (1) Long, low, masonry planters with a minimum height of 24 inches.
 - (2) Decorative wrought iron (such as columns, trellis, decorative window bars, railings).
 - (3) Corner window.
 - (4) Gable with accent siding.
 - (5) Picture window.
 - (6) Three windows of varying sizes.
 - (7) Broad interior chimney.

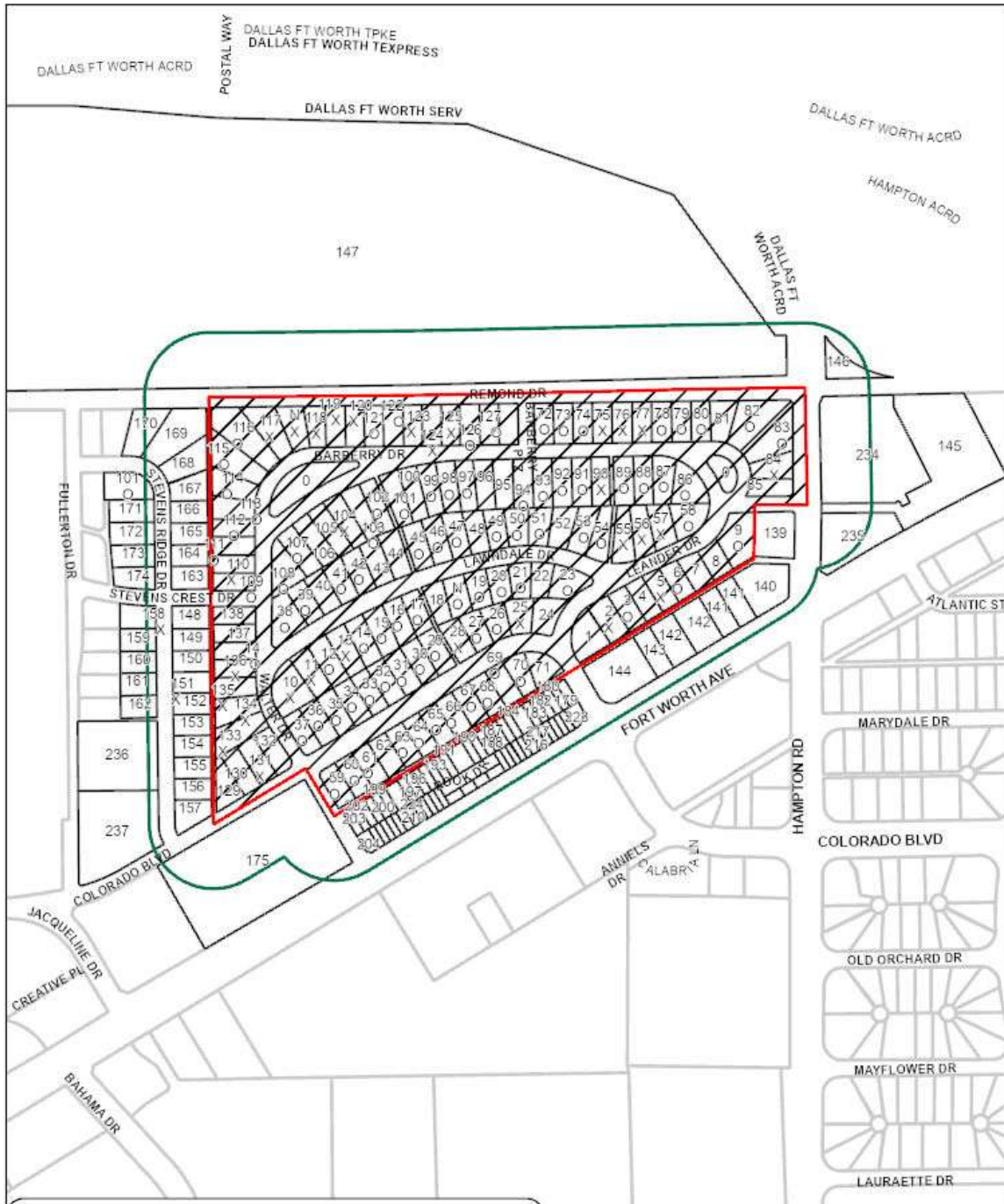
- (8) Front entry sidelite.
- (10) Architectural standards for contemporary style buildings. The architectural standards for remodeling apply only to the front facade and wrap-around.
 - (1) Roof. Structures may have a flat, low-pitched, or shed roof, with a roof slope between 0/12 and 5/12 or match the existing structure.
 - (2) Windows. Window openings on a front facade must be maintained.
- (11) Procedures.
 - (a) Review form applications. A review form application must be submitted to the director for any work covered by the standards contained in this ordinance.
 - (b) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district for justification of any element called into question during review.
 - (c) Work requiring a building permit.
 - (1) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 30 days after submission of a complete application.
 - (2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
 - (3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before issuance of a building permit and send it back to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.
 - (d) Work not requiring a building permit.
 - (1) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether

the work meets the standards of this ordinance. The director shall make this determination within 10 days after submission of a complete application.

- (2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and give written notice to the applicant.
- (3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(e) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing a written appeal with the director within 20 days after notice is given to the applicant of the director's decision.
- (2) The director shall send written notice of the appeal to the applicant, the neighborhood association, and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.
- (3) The board of adjustment shall hold a public hearing on all appeals.
- (4) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision and the board of adjustment shall consider the same standards that were required to be considered by the director.
- (5) Appeals to the board of adjustment are the final administrative remedy.



239	Property Owners Notified (247 parcels)
85	Replies in Favor (86 parcels)
32	Replies in Opposition (32 parcels)
200'	Area of Notification
5/21/2026	Date

Z-26-000086
CPC



1:4,800

06/05/2026

Reply List of Property Owners***Z-26-000086******239 Property Owners Notified******86 Property Owners in Favor******36 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2146 LEANDER DR	ROMAN J HUNTER
X	2	2142 LEANDER DR	MCCARTHY TIMOTHY RYAN &
O	3	2136 LEANDER DR	NEWTON SHEILA J FAMILY TRUST
	4	2132 LEANDER DR	Taxpayer at
X	5	2126 LEANDER DR	PODWIKA ALEXANDRA &
O	6	2122 LEANDER DR	Taxpayer at
	7	2116 LEANDER DR	FANNIN BRIAN
	8	2112 LEANDER DR	DOMINGUEZ RAMON &
O	9	2108 LEANDER DR	GARCIA SALLY VIRGINIA
X	10	2336 LAWNSDALE DR	MERCER V ROSE
X	11	2332 LAWNSDALE DR	MCQUEEN MOLLY KATHERINE
O	12	2328 LAWNSDALE DR	ZUMWALT SHELBY
X	13	2324 LAWNSDALE DR	Taxpayer at
O	14	2318 LAWNSDALE DR	BOGGAN GREGORY
O	15	2314 LAWNSDALE DR	STIEGLER /CARVELL FAMILY TRUST
O	16	2306 LAWNSDALE DR	JOHNSON VAN A
	18	2240 LAWNSDALE DR	SCAVIA BRANDON & DANIA
O	19	2230 LAWNSDALE DR	HILES JUSTIN S &
O	20	2226 LAWNSDALE DR	BERGAMASCO JANIE F
O	21	2218 LAWNSDALE DR	LABRIE DAVID W & JESSICA L
	22	2214 LAWNSDALE DR	Taxpayer at
O	23	2202 LAWNSDALE DR	MUSICK RUTH L & DEVIN L &
	24	2203 W COLORADO BLVD	DANSBY DAN
X	25	2209 W COLORADO BLVD	MYNATT MARK DAVID
O	26	2215 W COLORADO BLVD	JONES MARJORIE JONES
O	27	2219 W COLORADO BLVD	GUERRA GONZALEZ EVELYN & ABEL GUERRA

06/05/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	28	2223 W COLORADO BLVD	WHITE STEPHEN DEWAYNE
O	29	2229 W COLORADO BLVD	FLYING ZEBRA REVOCABLE
O	30	2235 W COLORADO BLVD	GARZA TRINIDAD EST OF
O	31	2241 W COLORADO BLVD	VASQUEZ REBECCA & DANIEL
O	32	2303 W COLORADO BLVD	SALDIVAR ANDREA NITZE
O	33	2307 W COLORADO BLVD	LE XUAN
O	34	2309 W COLORADO BLVD	SMITH LARRY LIFE ESTATE &
O	35	2315 W COLORADO BLVD	LELAND ROBYN
O	36	2323 W COLORADO BLVD	NEWTON 2023 TRUDY LTRUST THE
O	37	2329 W COLORADO BLVD	LEE RICHARD
O	38	2333 LAWNDALE DR	MARRINUCCI JENNIFER GRETT
O	39	2329 LAWNDALE DR	HERNANDEZ ROSA RUIZ
	40	2323 LAWNDALE DR	PRP LAWNDALE DRIVE TRUST
O	41	2319 LAWNDALE DR	MORALES JOSE ANDRES &
O	42	2311 LAWNDALE DR	LICHNER JENNIFER R & RICHARD A
	43	2307 LAWNDALE DR	TEMIZLER RENKTUG
	44	2303 LAWNDALE DR	MARTINEZMARTINEZ HOMERO
O	45	2249 LAWNDALE DR	Taxpayer at
O	46	2243 LAWNDALE DR	Taxpayer at
O	47	2239 LAWNDALE DR	MUNOZ ROBERT
	48	2235 LAWNDALE DR	FISCHER STEPHANIE A GS EXEMPT
O	49	2229 LAWNDALE DR	PREZIOSI DAVID S
O	50	2225 LAWNDALE DR	PETERS CHRISTOPHER LUKE
	52	2215 LAWNDALE DR	Taxpayer at
O	53	2209 LAWNDALE DR	Taxpayer at
O	54	2203 LAWNDALE DR	ZARRELLA NANCY CHATMAS
X	55	2131 LEANDER DR	MCKENZIE BRIAN &
X	56	2127 LEANDER DR	Taxpayer at
X	57	2121 LEANDER DR	BRAZILL STEPHANIE L
O	58	2115 LEANDER DR	SANDOVAL DAVID ELISEO
O	59	2328 W COLORADO BLVD	DAUGHERTY MATTHEW HARLEY

06/05/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	61	2318 W COLORADO BLVD	COOLEY BRIDGET MARIE
	62	2314 W COLORADO BLVD	SAENZ ELIDA T
O	63	2308 W COLORADO BLVD	BRYANT TONIA
O	64	2302 W COLORADO BLVD	JOHNSON MYLA A
O	66	2230 W COLORADO BLVD	Taxpayer at
O	68	2220 W COLORADO BLVD	OCON LUCIA M
O	69	2214 W COLORADO BLVD	JONES J B
O	70	2208 W COLORADO BLVD	THOMPSON SHARON MARIE
	71	2202 W COLORADO BLVD	IRELAND JACK WADE
O	72	2159 BARBERRY DR	EARLY WILLIAM S
O	74	2151 BARBERRY DR	HOWELL ROBERT P
X	75	2145 BARBERRY DR	MILLER JAMES CHRIS &
X	76	2141 BARBERRY DR	CASTILLO JOEL JOSEPH
X	77	2137 BARBERRY DR	JAECKS PROPERTIES LLC
O	78	2133 BARBERRY DR	BOOKER NICCOLE
O	79	2127 BARBERRY DR	KING JAMES C
	81	2119 BARBERRY DR	MANLEY DIANA KAY
O	82	2115 BARBERRY DR	Taxpayer at
O	83	2111 BARBERRY DR	Taxpayer at
X	84	2107 BARBERRY DR	Taxpayer at
	85	2103 BARBERRY DR	LA COUR IRENE
O	86	2112 BARBERRY DR	BAILEY STEPHANIE M
O	87	2118 BARBERRY DR	CATES WILLIAM C &
O	88	2122 BARBERRY DR	ISOM DAVID &
O	89	2128 BARBERRY DR	SOLIS CAROLYN ELIZABETH
X	90	2134 BARBERRY DR	Taxpayer at
O	91	2138 BARBERRY DR	GARCIA NATIVIDAD JR
O	92	2142 BARBERRY DR	Taxpayer at
O	93	2148 BARBERRY DR	WILLIAMS KRISTA S &
O	94	2152 BARBERRY DR	HANCE SCOTT L
	95	2202 BARBERRY DR	MARISCAL JOSE

06/05/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	96	2206 BARBERRY DR	POAFPYBITTY THERESA A
O	97	2212 BARBERRY DR	RIVERA GENARO JR
O	98	2218 BARBERRY DR	HETHERINGTON NOBLE
O	99	2222 BARBERRY DR	LOPEZ MOISES B
	100	2226 BARBERRY DR	BARRON JUANITA RAMIREZ EST OF
O	101	2302 BARBERRY DR	MCCALL JOHN P JR
O	102	2308 BARBERRY DR	KNOTT JEFFREY
O	103	2314 BARBERRY DR	PLONKA KYLE & WHITNEY
	105	2322 BARBERRY DR	Taxpayer at
	106	2326 BARBERRY DR	VINES LINDA SHOOK
O	107	2330 BARBERRY DR	ABSHIRE LISA
O	108	2336 BARBERRY DR	MAYFIELD SHAUNTEE
O	109	1303 WALTER DR	HERMANN MARY
X	110	1307 WALTER DR	SCHMIDT SORREL E
O	111	1311 WALTER DR	BLACQUIERE JOHN PATRICK
O	112	1317 WALTER DR	CALLAN EDWARD P
O	113	1321 WALTER DR	SCURLARK ELIZABETH
O	114	1327 WALTER DR	ALVAREZ SUSAN GAIL
O	115	1331 WALTER DR	FOX ALBERT R & TRACEY
O	116	2333 BARBERRY DR	RLB LIVING TRUST
X	117	2329 BARBERRY DR	VANDE SANDE JERRY W & KATHLEEN L
X	118	2321 BARBERRY DR	GODLOVE KENNETH G &
X	119	2317 BARBERRY DR	Taxpayer at
X	120	2311 BARBERRY DR	DOSTERSCHILL ROBERT KYLE
O	121	2307 BARBERRY DR	VENTURA ESTEBAN &
O	122	2303 BARBERRY DR	MOORE ELYSE LUCAS
X	123	2227 BARBERRY DR	Taxpayer at
X	124	2223 BARBERRY DR	Taxpayer at
X	125	2219 BARBERRY DR	Taxpayer at
O	126	2211 BARBERRY DR	HETHERINGTON ISABELLA EST
O	127	2207 BARBERRY DR	MLADY MICHAEL &

06/05/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	128	2203 BARBERRY DR	ESPINOSA ERNEST
	129	2419 W COLORADO BLVD	RODRIGUEZ ROSEMARIE LIFE ESTATE
	130	2411 W COLORADO BLVD	MORALES ROSALBA L & CESAR H
X	131	2407 W COLORADO BLVD	DOMINGUEZ JOSEPH O
	132	2403 W COLORADO BLVD	MALONE KEVIN & MELISSA
X	133	1215 WALTER DR	CZITROM ALEC LADISLAU &
X	135	1223 WALTER DR	IMTHURN MELINDA &
X	136	1227 WALTER DR	CHILES JESSICA
X	137	1235 WALTER DR	TORRES FERNANDO JR &
	138	1241 WALTER DR	Taxpayer at
	139	2100 LEANDER DR	KESSLER COMMUNITY
	140	1301 N HAMPTON RD	CAP ELLSWORTH LLC
	141	2111 FORT WORTH AVE	WILMOTH JOINT GRANTORS TR
	142	2131 FORT WORTH AVE	SAGINAW HARRY
	143	2139 FORT WORTH AVE	2139 FT WORTH AVE LLC
	144	2151 FORT WORTH AVE	NEWPORT ADVANCED SOLUTIONS LLC
	145	2045 FORT WORTH AVE	COLUMBUS TRAIL94 LTD
	146	1400 N HAMPTON RD	ELLIS RENTAL PROPERTIES LLC
	147	2400 IH 30	U S POSTAL SERVICE
	148	1260 STEVENS RIDGE DR	VALDEZ BRENDA L & VINCENT G
	149	1254 STEVENS RIDGE DR	MIRANDA MARIO & LENA
X	150	1248 STEVENS RIDGE DR	JENSEN LORIE JAN
X	151	1242 STEVENS RIDGE DR	BROWN MARTHA ANN COX
	152	1236 STEVENS RIDGE DR	RIVERA ESMERALDA
	153	1230 STEVENS RIDGE DR	LADD THOMAS & TAN GRACELYN
	154	1224 STEVENS RIDGE DR	ALVAREZ VICKIE &
	155	1218 STEVENS RIDGE DR	MUNOZ JESUS M & LUCINA
	156	1212 STEVENS RIDGE DR	TOVAR OFELIA &
	157	1206 STEVENS RIDGE DR	GAYTAN RAUL O
X	158	1259 STEVENS RIDGE DR	RODRIGUEZ FERNANDO
	159	1253 STEVENS RIDGE DR	FLORESSAUCEDO ANTONIO &

06/05/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	160	1247 STEVENS RIDGE DR	SOSA FRANCISCO G &
	161	1241 STEVENS RIDGE DR	WARDMCCRAW FAMILY TRUST THE
	162	1235 STEVENS RIDGE DR	MARTINEZ ALEJANDRO &
	163	1304 STEVENS RIDGE DR	TORRES MARCUS R
	164	1310 STEVENS RIDGE DR	MARIN VERONICA
X	165	1316 STEVENS RIDGE DR	DOMINGUEZ RICHARD &
	166	1322 STEVENS RIDGE DR	CASAREZ LOUIS
	167	1326 STEVENS RIDGE DR	1326 STEVENS RIDGE SERIES LLC
	168	1330 STEVENS RIDGE DR	ARMSTRONG LETICIA & VAL
	169	1334 STEVENS RIDGE DR	SANGTANI SACHIN
	170	1340 STEVENS RIDGE DR	1340 STEVENS RIDGE SERIES LLC
	171	1321 STEVENS RIDGE DR	GONZALEZ ARMANDO G & MARGARET
	172	1315 STEVENS RIDGE DR	FF I BORROWER II LLC
	173	1311 STEVENS RIDGE DR	GUERRIERI JASON B & ERIKA E
	174	1305 STEVENS RIDGE DR	JORDAN BONNIE
	175	2423 FORT WORTH AVE	DALLAS HOUSING AUTHORITY
	176	2237 ROOK DR	CLH20 LLC
	177	2290 ROOK DR	STEVENS PARK RESIDENTIAL
	178	2201 ROOK DR	Taxpayer at
	179	2207 ROOK DR	COATES ALEXANDER WILLIAM
	180	2213 ROOK DR	DORN SARI REBECCA
	181	2219 ROOK DR	JOHNSON CANDACE
	182	2225 ROOK DR	SPENCER GREGORY DAN LIVING
	183	2231 ROOK DR	MCCARTHY JOHN R &
	184	2249 ROOK DR	VASQUEZ REBECCA & DANIEL
	185	2255 ROOK DR	PARKER WESLEY
	186	2261 ROOK DR	GUOBADIA OMOREGIE UYIOSA
	187	2267 ROOK DR	YANG SHERRY
	188	2273 ROOK DR	WIEBERSCH CYNTHIA CORINNE
	189	2279 ROOK DR	THOMAS FALLYN & DARIUS
	190	2285 ROOK DR	DALY ALEXANDER &

06/05/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	191	2291 ROOK DR	Taxpayer at
	192	2297 ROOK DR	JAHANGIR SYED KARIM
	193	2303 ROOK DR	DONEY CHRISTIAN DAVID &
	194	2309 ROOK DR	PACE RENITA
	195	2315 ROOK DR	MANHANGA MERCY
	196	2321 ROOK DR	GUTIERREZ ROLANDO &
	197	2327 ROOK DR	STEFANIDES CHADD
	198	2345 ROOK DR	LEVY DAVID MICHAEL
	199	2351 ROOK DR	WEST MARISSA
	200	2357 ROOK DR	MONROE KEIYON MARQUIS
	201	2363 ROOK DR	MCKEE DEMARIUS &
	202	2369 ROOK DR	GEE XAVIER
	203	2375 ROOK DR	DUFAY ERIC R & SHANNON MARIE
	204	2378 ROOK DR	DEBELLO ARMIAS MEGERSSA &
	205	2372 ROOK DR	HUNTER KAYLAH
	206	2366 ROOK DR	BARNES LADELL P &
	207	2360 ROOK DR	BUCHSBAUM JAMIE D
	208	2354 ROOK DR	GARCIA MARISOL &
	209	2348 ROOK DR	LADSTEN JENNA
	210	2342 ROOK DR	HUCH LAWRENCE & ELIZABETH A &
	211	2274 ROOK DR	WISE LAURA KAY
	212	2268 ROOK DR	NWOKONKO EMMANUELLA
X	213	2262 ROOK DR	HOVSEPIAN DUSTIN
	214	2256 ROOK DR	HOUSE SEAN
	215	2250 ROOK DR	WATSON SARA
	216	2244 ROOK DR	RODRIGUEZ MARIA ALEJANDRA FONT
	217	2238 ROOK DR	SHIRASAGO ROBERTO RAMIREZ &
	218	2232 ROOK DR	BARTOSZEK BARRY J
	219	2226 ROOK DR	COOPER DSHAUN
	220	2220 ROOK DR	WATFORD MONICA FAY
	221	2214 ROOK DR	RANDLE CYNTHIA

06/05/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	222	2208 ROOK DR	CAPLES MONIQUE
	223	2202 ROOK DR	THARRINGTON DERJUAN
	224	2336 ROOK DR	RANGEL JUAN
	225	2330 ROOK DR	MADERA KENNETH
	226	2324 ROOK DR	IZUORA ERIC K
	227	2318 ROOK DR	LOPEZPORTILLO MARITZ &
	228	2312 ROOK DR	Taxpayer at
	229	2306 ROOK DR	PHOMPHAKDY ZENIA QUINN
	230	2298 ROOK DR	WRIGHT TYRONE
	231	2292 ROOK DR	COBLE TUCKER JAMES &
	232	2286 ROOK DR	PALMER JODASHA ARKAISY
	233	2280 ROOK DR	Taxpayer at
	234	1340 N HAMPTON RD	SEC IH30 & HAMPTON J V
	235	2061 FORT WORTH AVE	HARMAN BROTHERS LLC
	236	1231 STEVENS RIDGE DR	BEVERLY HILLS CONGREGATION OF
	237	2527 W COLORADO BLVD	MINISTERIOS GRACIA DIVINA
X	A1	2323 BARBERRY DR	Taxpayer at
O	A2	2234 W COLORADO BLVD	Taxpayer at
O	A3	2226 W COLORADO BLVD	MINYARD CLINTON
O	A4	1231 WALTER DR	BOGGAN GREGORY
O	A5	2302 LAWNSDALE DR	GOFFINET CASEY & SARAH
O	A6	2155 BARBERRY DR	Taxpayer at
O	A7	2123 BARBERRY DR	Taxpayer at
O	A8	2322 W COLORADO BLVD	SCHOPPERT MATTHEW BAKER
O	A9	2219 LAWNSDALE DR	LODWICK LORI
O	A10	2234 LAWNSDALE DR	Taxpayer at
X	A11	2318 BARBERRY DR	ANNO KWAKU DANIEL &
X	A12	1219 WALTER DR	CAMPBELL JERRY D