

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2026****Planner: Martin Bate****FILE NUMBER:** Z234-354(MB) / Z-25-000015 **DATE FILED:** September 27, 2024**LOCATION:** East corner of Worth Street and N. Peak Street**COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** Approx. 40,075 sqft **CENSUS TRACT:** 48113001502**APPLICANT/OWNER:** Devonshire Ventures, LLC**REPRESENTATIVE:** Tommy Mann**REQUEST:** An application for a new planned development district for MF-2(A) Multifamily District uses on property zoned R-7.5(A) Single Family District.**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to height, landscaping, and design standards.**STAFF RECOMMENDATION:** Approval, subject to a development plan, façade plan, and conditions.**PRIOR CPC ACTION:** On January 15, 2026, CPC moved to hold this item under advisement until February 5.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family and is developed with a surface parking lot.
- The request site is approximately 40,075 square feet in size. The surrounding area is primarily a mix of single-family and multifamily housing, with single-family adjacent to the area of request.
- The applicant wishes to develop a multifamily property with modifications to landscaping requirements, limitations on stories, and improved design standards.
- As such, the applicant requests a new planned development district (PD).
- Since the first hearing of this case, the applicant has submitted changes to the proposed conditions and an additional façade/elevation plan, which has been added to this report. Changes and additions in the PD conditions are highlighted in yellow.

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------------|-----------------------|
| Worth Street | Local street | 50 feet |
| N Peak Street | Principal Arterial | 60 feet |

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Route 9
Route 23
Route 249

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

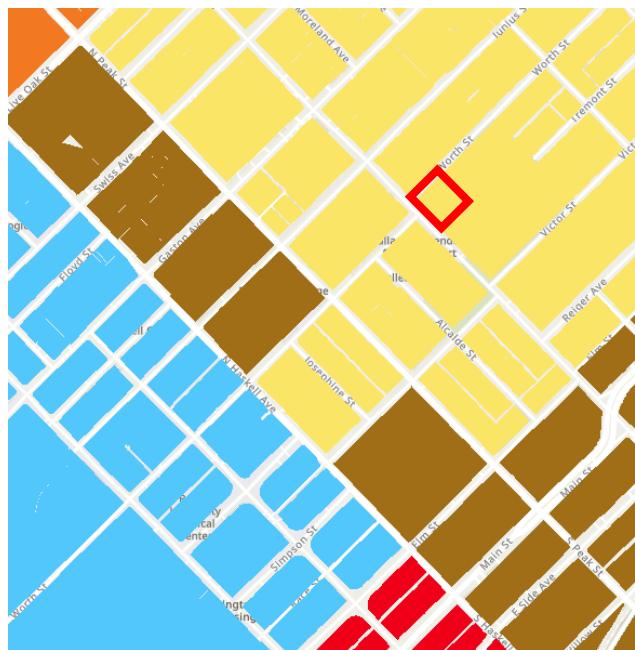
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions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

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Apartments are designated as secondary uses within the Community Residential placetype. In situations where single family districts are proposed to be rezoned to allow multifamily, consideration must be given to compatibility with surrounding uses and the placement of multifamily. The site is situated on a corner lot, with access to a thoroughfare. Within the broader context of the area, it is diagonal from a Neighborhood Mixed-Use placetype and near additional areas designated as Neighborhood Mixed-Use. Properly designed, apartments in a Community Residential placetype can provide a transition between the more intensive development of a Neighborhood Mixed-Use area and the predominantly single family developments of Community Residential areas.

Placetype Summary

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

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitive integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



Legend

- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility

Necessity for a Planned Development District:

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

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

Applicant's proposed planned development district is intended to provide multifamily housing. The proposed conditions include deviations (more permissive standards) and enhancements (more restrictive standards). The deviation is for the residential buffer zone requirement under Article X, modified to be a minimum of five feet rather than an average of ten feet with a minimum of five feet. Enhancements include a limitation on stories (two stories max, compared with no maximum number of stories under the base MF-2(A) Multifamily District) and design standards for a multifamily project. The design standards largely mirror the ones used in Chapter 51A-4.1107 for mixed income housing development bonus projects and are intended to improve the pedestrian realm as well as the property for tenants.

The proposed PD would improve the pedestrian realm and includes a development plan for a structure that would be compatible with the surrounding area. However, the PD is not entirely necessary for what is proposed on this site. The proposed enhancement to height would be doable under MF-2(A) Multifamily District; however, the base MF-2(A) district under SB 840 would allow up to 45 feet in height toward the build line unencumbered by residential proximity slope, presenting challenges for compatibility with adjacent single family uses if another project were to be developed. As such, staff finds that the proposed PD furthers the goals of Forward Dallas 2.0 for mixes of housing in Community Residential placetypes.

Land Use:

| | Zoning | Land Use |
|------------------|--------------------------|--------------------------------|
| Site | R-7.5(A) Single Family | Surface parking |
| Northwest | PD 98 | Single family, surface parking |
| Northeast | R-7.5(A), PD 371, PD 979 | Single family, multifamily |
| Southeast | R-7.5(A) | Single family |
| Southwest | PD 98, R-7.5(A), PD 171 | Church, single family |

Land Use Compatibility:

The area of request is currently developed with a surface parking lot. The surrounding area is a mix of single family and multifamily uses; the lots along Peak, Worth, and Alcalde Streets are single family, while PD 371 and PD 979 to the northeast contain multifamily. PD 171 to the southeast contains single family attached houses.

When considering a rezoning from a single family district to a multifamily district, or a PD with multifamily uses, staff considers the suitability of the site vis-à-vis access to transportation, retail, employment opportunities, and schools. The site is close to several retail options including a grocery store and has access to several DART bus routes. The site is also close to an elementary school.

The site would be appropriate for a multifamily development that would serve as a transition between the envisioned neighborhood mixed-use placetype to the west/northwest and south/southeast. The proposed design standards would improve the pedestrian realm, increasing compatibility with the surrounding area. As such, staff finds that the requested land use is compatible with the surrounding area.

Land Use Comparison

Generally, the two districts are similar in which uses are permitted, except that the proposed MF-2(A) Multifamily base allows for multifamily (as well as duplex) in addition to single family.

Development Standards

| <u>DISTRICT</u> | <u>SETBACKS</u> | | <u>Lot Size / Dwelling Unit Density</u> | <u>FAR</u> | <u>Height</u> | <u>Lot Coverage</u> |
|--|-----------------|---|--|------------|---------------|---------------------|
| | <u>Front</u> | <u>Side/Rear</u> | | | | |
| <u>Existing R-7.5(A) Single Family</u> | 25 feet | 5 feet | 7,500 sqft | No max | 30 feet | 45% max. |
| <u>MF-2(A) Multifamily base</u> | 15 feet | Single family: No min Multifamily: 10 feet side, 15 feet rear | Single family: 1,000 sqft Multifamily: 800 – 1,200 sqft | No max | 36 feet | 60% max |

| | | | | | | |
|--------------------|---------|---------|---|--------|-----------------|----------------------------|
| <u>Proposed PD</u> | 15 feet | 10 feet | Single family: 1,000 sqft Multifamily: 800 – 1,200 sqft | No max | Two stories max | 38% per dev plan (60% max) |
|--------------------|---------|---------|---|--------|-----------------|----------------------------|

SB 840

Under the provisions of SB 840, the minimum lot size and maximum height regulations are modified for multifamily structures only. No minimum lot size is specified under SB 840. The maximum height for a multifamily structure is 45 feet, and the height does not have to be sloped back under normal Residential Proximity Slope (RPS). SB 840 does not restrict story limitations.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended, with a modification made in the PD conditions to allow a residential buffer zone to be five feet in depth rather than variable with a minimum average depth of ten feet.

Parking:

Per the Dallas Development Code, the minimum parking required is as follows:

- Single family: no minimum in MF-2(A)
- Multifamily 200+ dwelling units: one space per dwelling unit
- Multifamily 21 – 199 dwelling units: one half space per dwelling unit
- Multifamily 20 or fewer dwelling units: no minimum.
- Guest parking for multifamily: 15% reserved for guests if 100 dwelling units or greater; 10% reserved for guests if between 21- 99 dwelling units.

The proposed number of units, 38, would require 19 spaces. The development plan shows 42 spaces provided.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in

stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within a "C" MVA area.

List of Officers

DEVONSHIRE VENTURES, LLC

Managing Member: Brent Aaron

Managing Member: Lou Olerio

PROPOSED PD CONDITIONS

ARTICLE ____

PD ____

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

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

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

PD ____ is established on property located at the south corner of Peak Street and Worth Street. The size of PD ____ is approximately ____ acres.

SEC. 51P-____.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Peak Street corridor, which is hereby designated as an area of historical, cultural and architectural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) Protect the internal and adjacent stable residential neighborhoods.
- (2) Strengthen neighborhood identity.

SEC. 51P-____ 104 DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: facade plan.

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

(a) Except as provided in Section 51P-____.108(c), for a development bonus project, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, a development plan is not required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

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

The only main uses permitted are those main uses permitted in the MF-2 Multi-Family District, subject to the same conditions applicable in the MF-2 Multi-Family District, as set out in Chapter 51A. For example, a use permitted in the MF-2 Multi-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 MF-2 Multi-Family District is subject to DIR in this district; etc.

SEC. 51P-____.108. 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.

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

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

(a) Except as otherwise provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Multifamily. The following regulations apply to multifamily in this district:

(i) Height. Maximum number of stories is two.

(ii) Side and rear yard. Minimum side and rear yard is 10 feet.

(iii) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards:

(1) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(2) Landscape planters.

(3) Sculptures.

(4) Awnings.

(iv) Low walls not exceeding four feet in height and enclosing private yards are permitted to be located up to 12 feet into the required front yard.

SEC. 51P- .109. DESIGN STANDARDS FOR MULTIFAMILY USE.

(a) In general. The following standards are required for a multifamily use.

(b) Sidewalks.

(1) Unobstructed six-foot-wide sidewalks must be provided along all street frontages.

(2) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas.

(c) Crosswalks. At the intersection of each driveway and sidewalk, crosswalks must be clearly marked by colored concrete, patterned or brick pavers for pedestrian crossing.

(d) Pedestrian paths.

(1) A minimum of 60 percent of ground-level dwelling units that face streets must be connected via pedestrian path to a sidewalk.

(2) When abutting parking spaces or driving surfaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers so that no part of a parked automobile extends into the minimum unobstructed width.

(e) Amenities.

(1) The following pedestrian amenities must be provided along the Peak Street frontage:

(A) One bench (minimum of six linear feet).

(B) One trash receptacle.

(f) Street and open space frontages.

- (1) Frontages. All street-fronting facades and open-space fronting facades must have at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting and open-space-fronting facade.
- (2) Facades. Each façade must be articulated as shown on the façade plan (Exhibit B). Specifically, all facades must have one-foot articulated sections around entryways. Additionally, the Worth Street façade must have two larger void sections mimicking the appearance of separate buildings.

(g) Lighting.

- (1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.
- (2) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation and public works. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(h) Open space.

- (1) At least 10 percent of the residential development must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping.
 - (i) No structures, including fenced detention areas, are allowed within required open space, except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.
 - (ii) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.
 - (iii) Open space may also be provided at grade by a playground area, pool area, patio, or similar type of outside common area.
 - (iv) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(v) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(2) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

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

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

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

(b) For a multifamily use, a residential adjacency buffer zone with a minimum depth of five feet is required. No average depth requirement applies to the buffer zone.

SEC. 51P-____.113. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

(b) Digital or backlit illuminated signage is prohibited.

SEC. 51P-____.114. ADDITIONAL PROVISIONS.

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

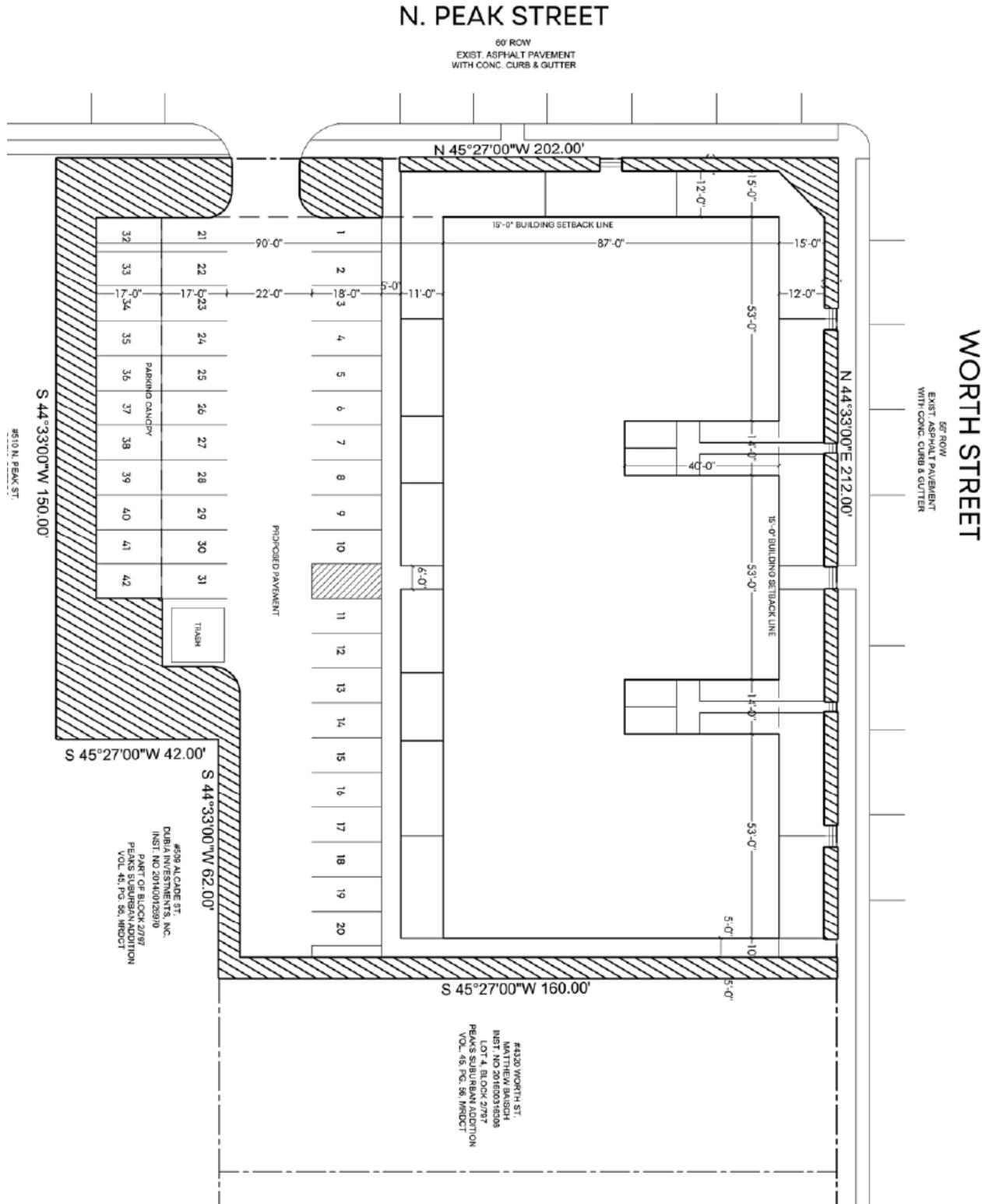
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN (DETAIL)

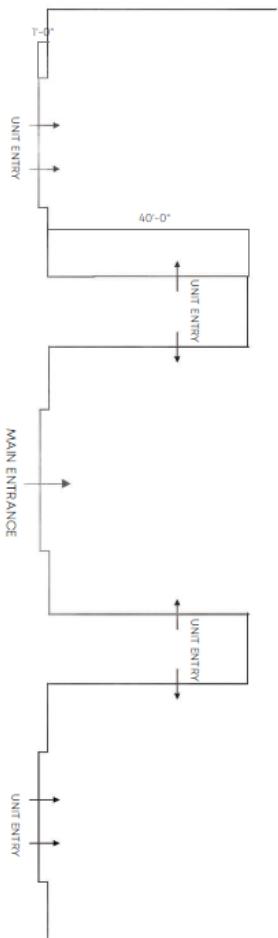


PROPOSED FACADE PLAN (DETAIL)

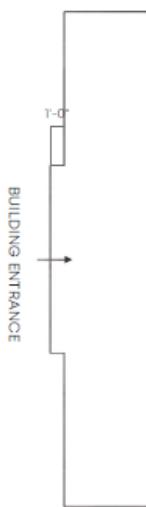


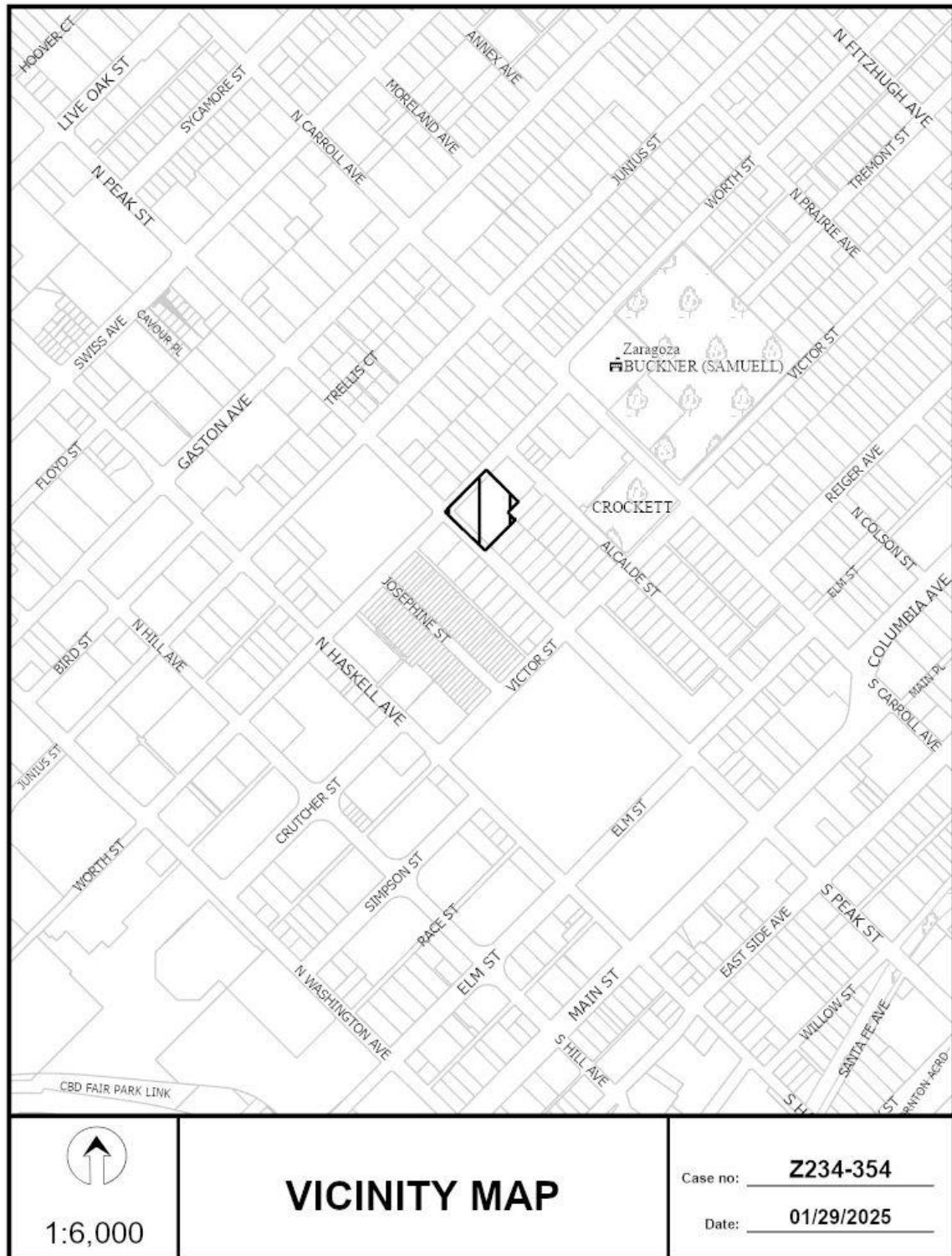
Peak & Worth
Dallas, TX | 08 January 2025
©2025 LRK Inc. All Rights Reserved.

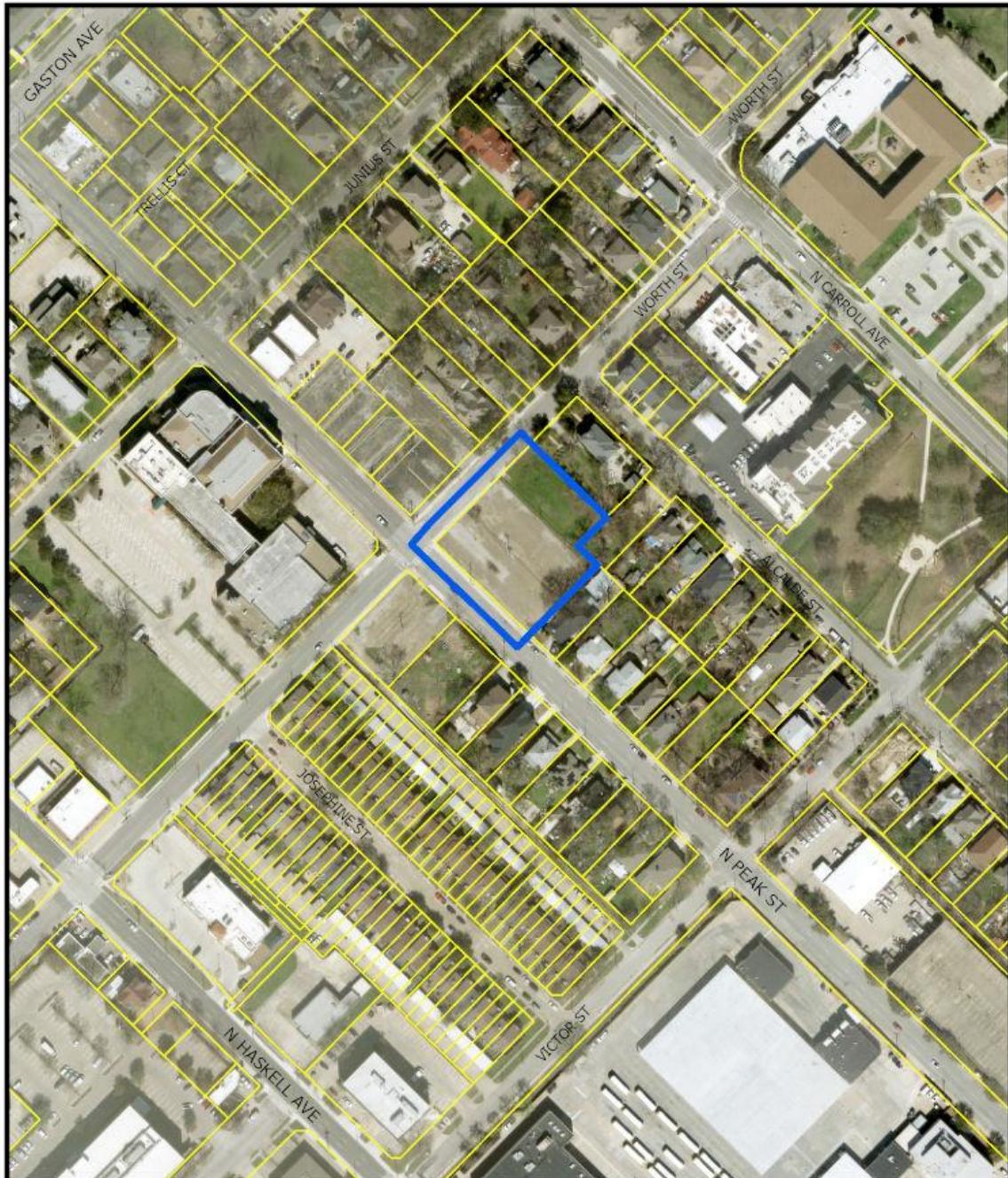
Worth St Void Ratio & Facade Articulation



FACADE ARTICULATION



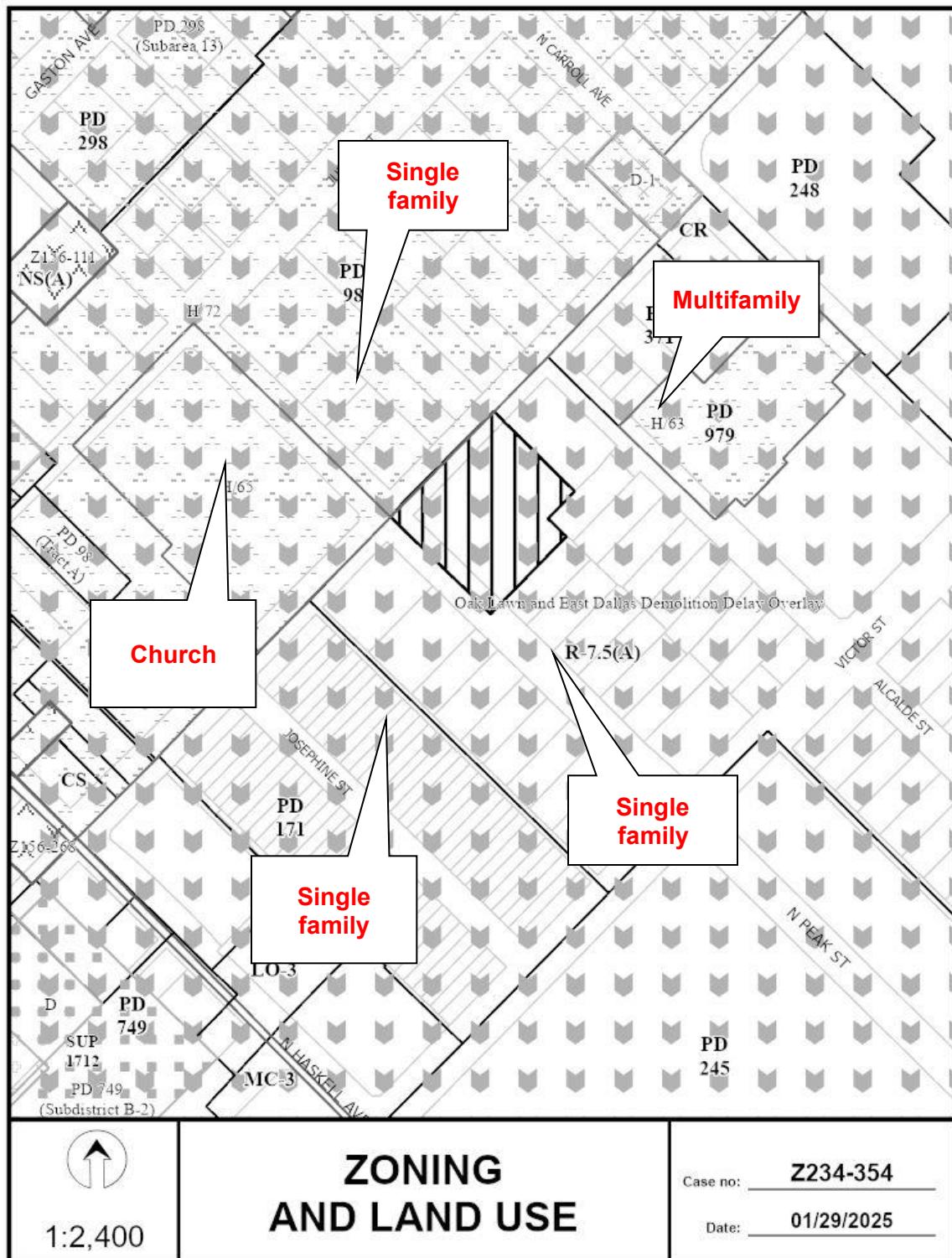


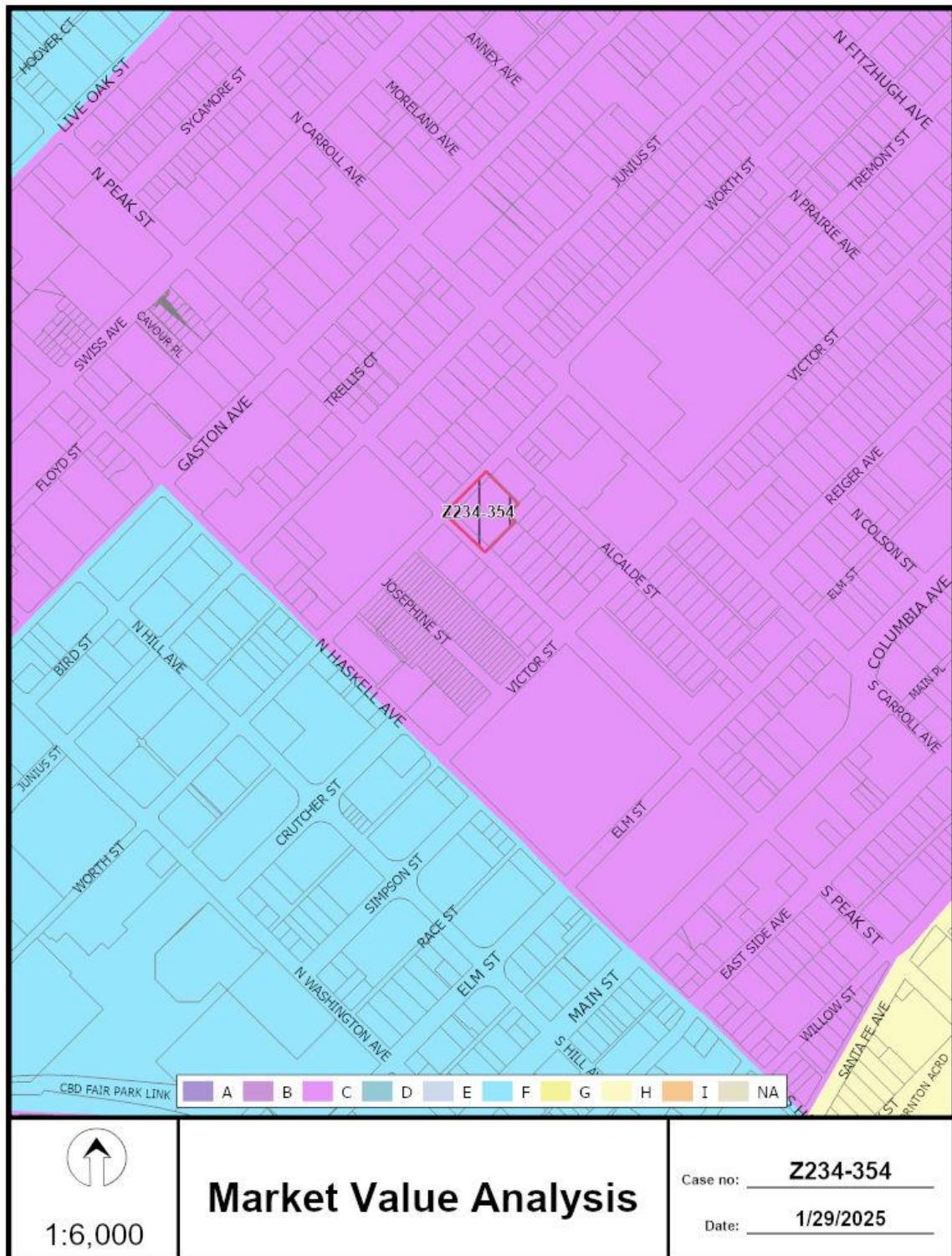


1:2,400

AERIAL MAP

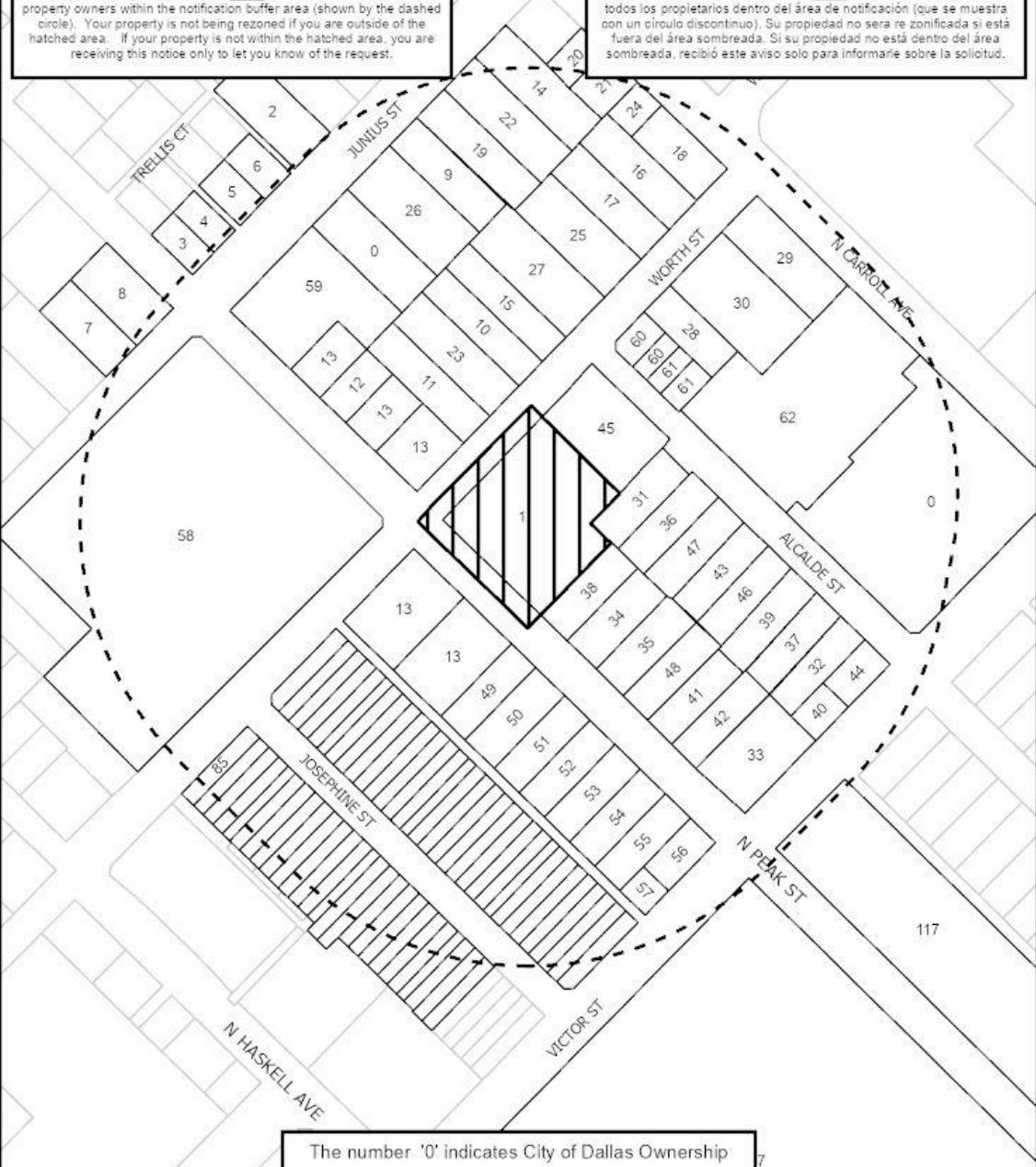
Case no: Z234-354
Date: 01/29/2025





The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada  . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

| | | |
|--|--|---|
|  1:2,400 | NOTIFICATION 500' AREA OF NOTIFICATION 117 NUMBER OF PROPERTY OWNERS NOTIFIED | Case no: Z234-354 Date: 12/11/2025 |
|--|--|---|

12/11/2025

Notification List of Property Owners

Z234-354

117 Property Owners Notified

| Label # | Address | Owner |
|----------------|----------------|------------------------------|
| 1 | 4300 | WORTH ST |
| 2 | 4315 | JUNIUS ST |
| 3 | 4303 | JUNIUS ST |
| 4 | 4307 | JUNIUS ST |
| 5 | 4311 | JUNIUS ST |
| 6 | 4313 | JUNIUS ST |
| 7 | 4215 | JUNIUS ST |
| 8 | 4219 | JUNIUS ST |
| 9 | 4318 | JUNIUS ST |
| 10 | 4317 | WORTH ST |
| 11 | 4309 | WORTH ST |
| 12 | 610 | N PEAK ST |
| 13 | 606 | N PEAK ST |
| 14 | 4412 | JUNIUS ST |
| 15 | 4323 | WORTH ST |
| 16 | 4417 | WORTH ST |
| 17 | 4413 | WORTH ST |
| 18 | 4423 | WORTH ST |
| 19 | 4404 | JUNIUS ST |
| 20 | 621 | N CARROLL AVE |
| 21 | 617 | N CARROLL AVE |
| 22 | 4408 | JUNIUS ST |
| 23 | 4313 | WORTH ST |
| 24 | 615 | N CARROLL AVE |
| 25 | 4409 | WORTH ST |
| 26 | 4316 | JUNIUS ST |
| | | DEVONSHIRE VENTURES LLC |
| | | WALKER DUKE & MELISSA |
| | | Taxpayer at |
| | | PEREZ EMMANUEL |
| | | WRIGHT SHARON S |
| | | Taxpayer at |
| | | EPPERSON MARVA Y |
| | | SCHIMBAX INVESTMENTS LLC |
| | | HAYASHI HIROFUMI |
| | | JOSHI SWATI V |
| | | EAST DALLAS CHRISTIAN CHURCH |
| | | EAST DALLAS CHR CHURCH |
| | | EAST DALLAS CHRISTIAN |
| | | PRIEBE TOM S & |
| | | Taxpayer at |
| | | WHITLARK FREDERICK & RACHEAL |
| | | HALL DANIEL W & |
| | | JIYUN CHANG |
| | | ROBINSON LARRY |
| | | Taxpayer at |
| | | WATSON JENNIFER R |
| | | KAMMAN JOSHUA |
| | | GRANADO ROBERT & VICKI |
| | | MORRIS ANDREW SCOTT & |
| | | BEVILACQUA MARC |
| | | HO RATHHANN |

12/11/2025

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---|
| 27 | 4403 | WORTH ST YARBROUGH DON & ELIZABETH |
| 28 | 4408 | WORTH ST MAY DAWN |
| 29 | 4420 | WORTH ST YARA GROUP LLC |
| 30 | 4414 | WORTH ST EL DIGS LLC |
| 31 | 509 | ALCALDE ST Taxpayer at |
| 32 | 405 | ALCALDE ST SILVERIO ANGEL & JUANA LEYVA |
| 33 | 402 | N PEAK ST HARTRICK FRED GORDON & |
| 34 | 500 | N PEAK ST ZAMORA CARMEN & |
| 35 | 420 | N PEAK ST RINCON JOSE LUIS |
| 36 | 505 | ALCALDE ST FUENTES JAIME JR |
| 37 | 407 | ALCALDE ST Taxpayer at |
| 38 | 510 | N PEAK ST ORTEGA SOFIA |
| 39 | 413 | ALCALDE ST NAVA ALEJANDRO & |
| 40 | 4315 | VICTOR ST LEYVA ADRIAN SILVERIO & |
| 41 | 412 | N PEAK ST Taxpayer at |
| 42 | 408 | PEAK ST Taxpayer at |
| 43 | 421 | ALCALDE ST MORMAN ZACHARY ALBERT & |
| 44 | 401 | ALCALDE ST ESCOBEDO FRANK L LIFE EST |
| 45 | 4320 | WORTH ST BAISCH MATTHEW JOHN |
| 46 | 417 | ALCALDE ST LOERA ANA MARIA |
| 47 | 501 | ALCALDE ST LUCAS JESSICA ELAINE & |
| 48 | 416 | N PEAK ST Taxpayer at |
| 49 | 509 | N PEAK ST JARAMILLO GENOVEVA |
| 50 | 503 | N PEAK ST BENGLE COLLIN MARK & |
| 51 | 421 | N PEAK ST HOFFMAN PETER J |
| 52 | 417 | N PEAK ST DE SANTIAGO MAURICIO & MARIA C |
| 53 | 413 | N PEAK ST Taxpayer at |
| 54 | 409 | N PEAK ST RIGGIO DAVID ALAN |
| 55 | 405 | N PEAK ST SALAZAR FEDERICO |
| 56 | 401 | N PEAK ST TXGATE LLC |
| 57 | 4213 | VICTOR ST TEYO CONCEPCION AMBROSIA |

12/11/2025

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---|
| 58 | 629 | N PEAK ST EAST DALLAS CHRISTIAN |
| 59 | 4300 | JUNIUS ST 4300 JUNIUS LLC |
| 60 | 532 | ALCALDE ST ALI NOORALLAH A |
| 61 | 520 | ALCALDE ST ELEGANT INVESTMENT GROUP INC |
| 62 | 401 | N CARROLL AVE CROCKETT SCHOOL MULTIFMILY LLC |
| 63 | 423 | JOSEPHINE ST SPENCER ZACHARY AARON |
| 64 | 427 | JOSEPHINE ST Taxpayer at |
| 65 | 431 | JOSEPHINE ST CAMARILLO ROBERTO MICHAEL |
| 66 | 439 | JOSEPHINE ST VALMONT DEVANTE TIMANI SYLVESTER |
| 67 | 443 | JOSEPHINE ST PETTIGREW DONNA L |
| 68 | 447 | JOSEPHINE ST GOLOMB COREY E |
| 69 | 451 | JOSEPHINE ST PARKS GENEVIEVE |
| 70 | 503 | JOSEPHINE ST LAMBERTY JEAN A |
| 71 | 507 | JOSEPHINE ST SAMSON LOUIS P EST OF |
| 72 | 511 | JOSEPHINE ST JUAREZ DOLORES S |
| 73 | 515 | JOSEPHINE ST TURK CRYSTAL |
| 74 | 523 | JOSEPHINE ST FOLEY DONALD W |
| 75 | 527 | JOSEPHINE ST LAMOC JO EARL CASTILLO |
| 76 | 531 | JOSEPHINE ST WASKOM ENTERPRISES |
| 77 | 535 | JOSEPHINE ST ROBINSON JASMINE K & |
| 78 | 539 | JOSEPHINE ST GRUBBS BRANDON |
| 79 | 543 | JOSEPHINE ST CULLERS DAVID S |
| 80 | 547 | JOSEPHINE ST ALVARADE JOBEE T |
| 81 | 551 | JOSEPHINE ST PELAEZ BARBARA MARIA & |
| 82 | 559 | JOSEPHINE ST Taxpayer at |
| 83 | 563 | JOSEPHINE ST Taxpayer at |
| 84 | 567 | JOSEPHINE ST BROWN KARON F & JW ELDRIDGE |
| 85 | 571 | JOSEPHINE ST Taxpayer at |
| 86 | 429 | JOSEPHINE ST JOSEPHINE COURT ASSOC |
| 87 | 456 | JOSEPHINE ST DING SHENG YUE & |
| 88 | 460 | JOSEPHINE ST MARTINEZ DEBORAH |

12/11/2025

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---|
| 89 | 504 | JOSEPHINE ST NICHOLS JOANNA J |
| 90 | 508 | JOSEPHINE ST WARD ERICA |
| 91 | 516 | JOSEPHINE ST HILDERBAND JENNIFER |
| 92 | 520 | JOSEPHINE ST FRANCIS DAVID LEWIS |
| 93 | 524 | JOSEPHINE ST HAMILTON ARIANA & |
| 94 | 528 | JOSEPHINE ST EVANS D CASSANDRA |
| 95 | 532 | JOSEPHINE ST MARRS JAMES GREGORY & TARA A |
| 96 | 536 | JOSEPHINE ST DING JIAHUA & |
| 97 | 540 | JOSEPHINE ST WU PIN |
| 98 | 544 | JOSEPHINE ST Taxpayer at |
| 99 | 552 | JOSEPHINE ST MULDROW NAYO |
| 100 | 556 | JOSEPHINE ST KNOWLES DENNIS K |
| 101 | 560 | JOSEPHINE ST Taxpayer at |
| 102 | 564 | JOSEPHINE ST Taxpayer at |
| 103 | 568 | JOSEPHINE ST JOHNSON ALBERT |
| 104 | 436 | JOSEPHINE ST JOSEPHINE CT OWNERS ASSN |
| 105 | 404 | JOSEPHINE ST EQUITY TRUST COMPANY CUSTODIAN |
| 106 | 408 | JOSEPHINE ST Taxpayer at |
| 107 | 412 | JOSEPHINE ST BADOE JESSE |
| 108 | 416 | JOSEPHINE ST Taxpayer at |
| 109 | 420 | JOSEPHINE ST Taxpayer at |
| 110 | 424 | JOSEPHINE ST NUFABLE BERNARDO JR |
| 111 | 428 | JOSEPHINE ST BARAJAS CYNDY |
| 112 | 432 | JOSEPHINE ST SERIES 432 JOSEPHINE LLC |
| 113 | 440 | JOSEPHINE ST BADOE JESSE W & DAPHNEY |
| 114 | 444 | JOSEPHINE ST BADOE JESSE & |
| 115 | 448 | JOSEPHINE ST Taxpayer at |
| 116 | 452 | JOSEPHINE ST SHELTON SPENCER P & |
| 117 | 201 | N PEAK ST DALLAS AREA RAPID TRANSIT |