

**CITY PLAN COMMISSION**

**THURSDAY, OCTOBER 9, 2025**

**Planner: Martin Bate**

**FILE NUMBER:** Z-25-000111 **DATE FILED:** August 29, 2025

**LOCATION:** East line of North Walton Walker Boulevard, north of West Davis Street.

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 16.421 acres **CENSUS TRACT:** 48113010701

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**REPRESENTATIVE:** Rob Baldwin

**OWNER/APPLICANT:** DHFC The Crossing at Clear Creek

**REQUEST:** An application for an amendment to Planned Development District 1113.

**SUMMARY:** The purpose of the request is to modify regulations pertaining to design standards.

**STAFF RECOMMENDATION:** Approval, subject to amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned PD 1113 and is undeveloped.
- PD 1113 was approved by City Council on June 26, 2024 for the development of multifamily housing.
- Due to unforeseen engineering and design constraints, the applicant wishes to revise certain conditions pertaining to design standards.
- As such, applicant requests an amendment to PD 1113.

**Zoning History:**

There have been two zoning cases in the area of notification in the last five years:

1. **Z234-106:** On June 26, 2024, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District on the east line of Walton Walker Boulevard [subject site].
2. **Z201-301:** On May 25, 2022, City Council approved an application for a Planned Development District for MC-1 Multiple Commercial District and warehouse uses on a property zoned an MC-1 Multiple Commercial District on the west line of North Walton Walker Road, north of West Davis Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
North Walton Walker Boulevard	State highway frontage road	-

**Transit Access:**

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

DART Bus  
Route 221

**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:**

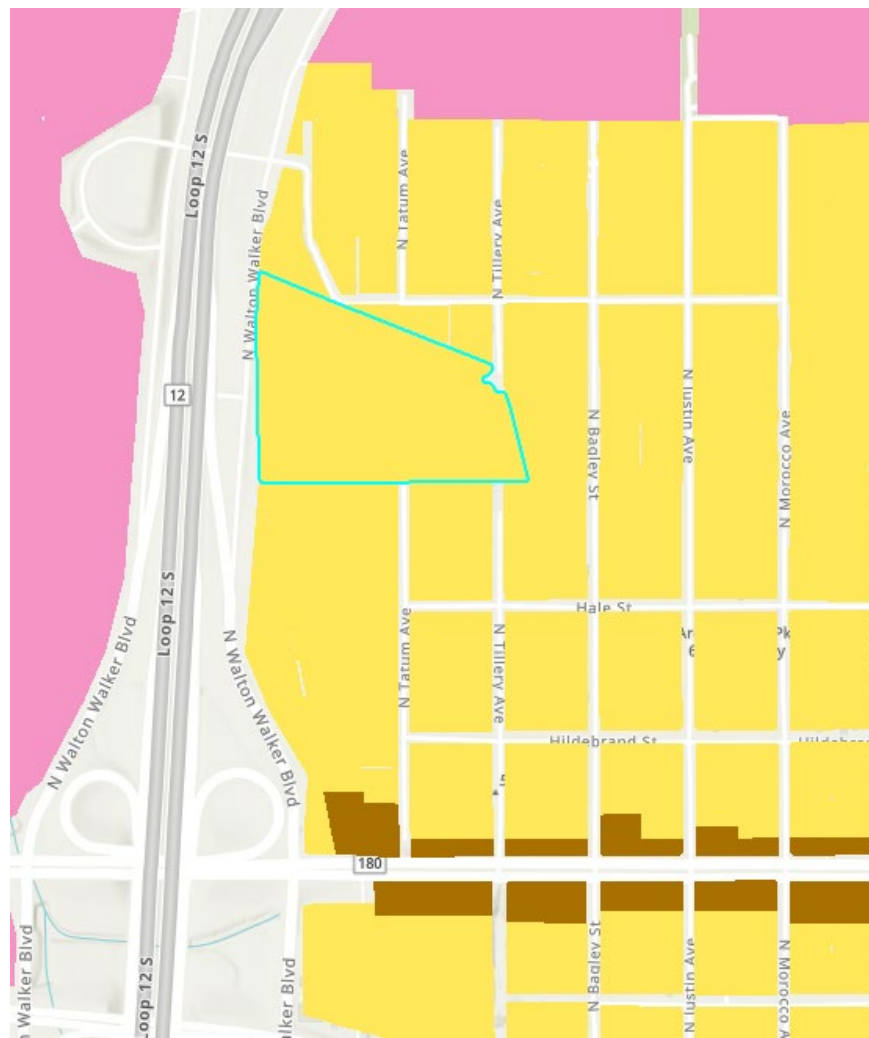
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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. Multifamily is a secondary land use in the Community Residential placetype. As such, consideration must be given to the compatibility of the proposed land use in the context of the area. The site is already zoned to allow for multifamily use; as such, we consider the impact of the proposed changes on the surrounding area. The frontage and individual entry requirements would only apply to the units facing North Walton Walker Boulevard. While pedestrian engagement and activation of the street-level realm is generally desirable, especially in a Community Residential placetype, it is unnecessary in this particular case. North Walton Walker Boulevard is a frontage road for a major state highway (Loop 12); the frontage road does not have sidewalks and is not foreseen to be a future pedestrian corridor. As such, the removal of these requirements would not have an adverse effect on the surrounding area.

### **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. Sensitively 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



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 1113	Vacant (multifamily planned)
<b>North</b>	IR, R-7.5(A) Single Family	Undeveloped, Single family
<b>South</b>	R-7.5(A) Single Family, CS Commercial Service	Single family, undeveloped
<b>East</b>	R-7.5(A) Single Family	Single family
<b>West</b>	MC-1 Multiple Commercial	Undeveloped

**Land Use Compatibility:**

The area of request is undeveloped but is intended to be built with multifamily.

The proposed modification to the design standards would remove requirements for street-facing facades and connectivity to the street. In this case, the street is the frontage road of a major state highway. The removal of these requirements would not have a negative effect on the usability or livability of the property overall and would not be to the detriment of the pedestrian realm writ large, as no pedestrian realm exists on North Walton Walker Boulevard today and it is unlikely that it will develop as one. Finally, the removal of the requirement of bioswales within the environmental protection condition provides clarity for permitting staff, as bioswales are not a defined function in city code.

As such, staff finds that the request is compatible with the surrounding land uses.

**Landscaping:**

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

**Parking:**

Parking is not proposed to be modified with this amendment.

**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 an “H” MVA area.

**List of Officers**

**DHFC The Crossing at Clear Creek Landowner, LLC**

Aaron Eaquinto, General Manager

## **PROPOSED PD CONDITIONS**

### **SEC. 51P-1113.101. LEGISLATIVE HISTORY.**

PD 1113 was established by Ordinance No. 32781, passed by the Dallas City Council on June 26, 2024. (Ord. 32781)

### **SEC. 51P-1113.102. PROPERTY LOCATION AND SIZE.**

PD 1113 is established on property located on the east side of Walton Walker Boulevard north of Davis Street. The size of PD 1113 is approximately 16.42 acres. (Ord. 32781)

### **SEC. 51P-1113.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

(c) This district is considered to be a residential zoning district. (Ord. 32781)

### **SEC. 51P-1113.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 1113A: development plan. (Ord. 32781)

### **SEC. 51P-1113.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 1113A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 32781)

### **SEC. 51P-1113.106. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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(A) Multifamily District is subject to DIR in this district; etc. (Ord. 32781)

**SEC. 51P-1113.107. 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. (Ord. 32781)

**SEC. 51P-1113.108. YARD, LOT, AND SPACE REGULATIONS.**

*Omitted for brevity*

**SEC. 51P-1113.109. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. If there is a conflict between the text of this article and Division 51A-4.200, the lesser off-street parking requirement applies.

(b) Increased development standards. If compliant with Section 51P-1113.111, a minimum of 1.4 spaces per dwelling unit are required for multifamily uses. At least 15 percent of the required parking must be available for guest parking. (Ord. 32781)

**SEC. 51P-1113.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 32781)

**SEC. 51P-1113 .111. DEVELOPMENT BONUS FOR A MIXED INCOME HOUSING PROJECT.**

*Omitted for brevity*

**SEC. 51P-1113.112. DESIGN STANDARDS.**

(a) Applicability. The following design standards apply to new construction for multifamily uses.

(b) Street facing facades.

~~(1) Frontages. All street fronting facades and open space fronting facades must have at least one window and 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. Transparency must be provided for a minimum of 25 percent of the total of each street fronting facade or open space fronting facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.~~

~~(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at grade open space, a minimum of 60 percent of the open space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.~~

(1) Facade articulation. Street-fronting facades and open space-fronting facades exceeding 30 feet in length must have two of the following elements. Street-fronting facades and open space-fronting facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(c) Surface parking location. Surface parking must be setback a minimum of 30 feet from the Walton Walker Boulevard curb line.

(d) Passenger loading. A minimum of one off-street or on-street passenger loading space is required.

(e) Open space. A minimum of 20 percent of the lot area must be provided for active or passive recreation, playground activity, plaza, or landscaping.

(1) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(2) Open space may contain primarily grass, vegetation, or open water; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(3) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, plaza, or similar type of outside common area.

(4) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(5) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within on-site open space is prohibited.

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

(g) Sidewalks.

(1) Along Walton Walker Boulevard, a minimum six-foot sidewalk with a minimum five-foot buffer must be provided. The sidewalk may be located in the required street buffer zone.

(2) Internal sidewalks are required along private drives and must be a minimum of five feet wide. The location of the internal sidewalks must be provided in the location shown on the development plan

(3) A walking trail is required in the location shown on the development plan. It must be a minimum of five feet wide and may be located in required landscape buffer zones.

(4) A minimum cumulative linear distance of 2,000 feet of sidewalk and walking trail must be provided throughout the Property.

(5) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(h) Landscaping buffer. An enhanced landscaping buffer must be provided along Walton Walker Boulevard. For the street frontage adjacent to Walton Walker Boulevard, north of the area shown as Waters of the United States on the Development Plan, small trees may be used to meet the street tree requirements of Article X.

(i) Environmental protection. The use of bioswales, semipermeable pavement, and storm drain filters is required.

(j) 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. 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 Walton Walker Boulevard. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(k) Amenities for multifamily use.

(1) A minimum of one swimming pool is required with a minimum water surface area of 700 square feet.

(2) A minimum of one shade structure is required.

(3) A minimum of one playscape is required.

(4) A minimum of one dog park is required. (Ord. 32781)

**SEC. 51P-1113.113. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 32781)

**SEC. 51P-1113.114. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 32781)

**SEC. 51P-1113.115. ADDITIONAL PROVISIONS.**

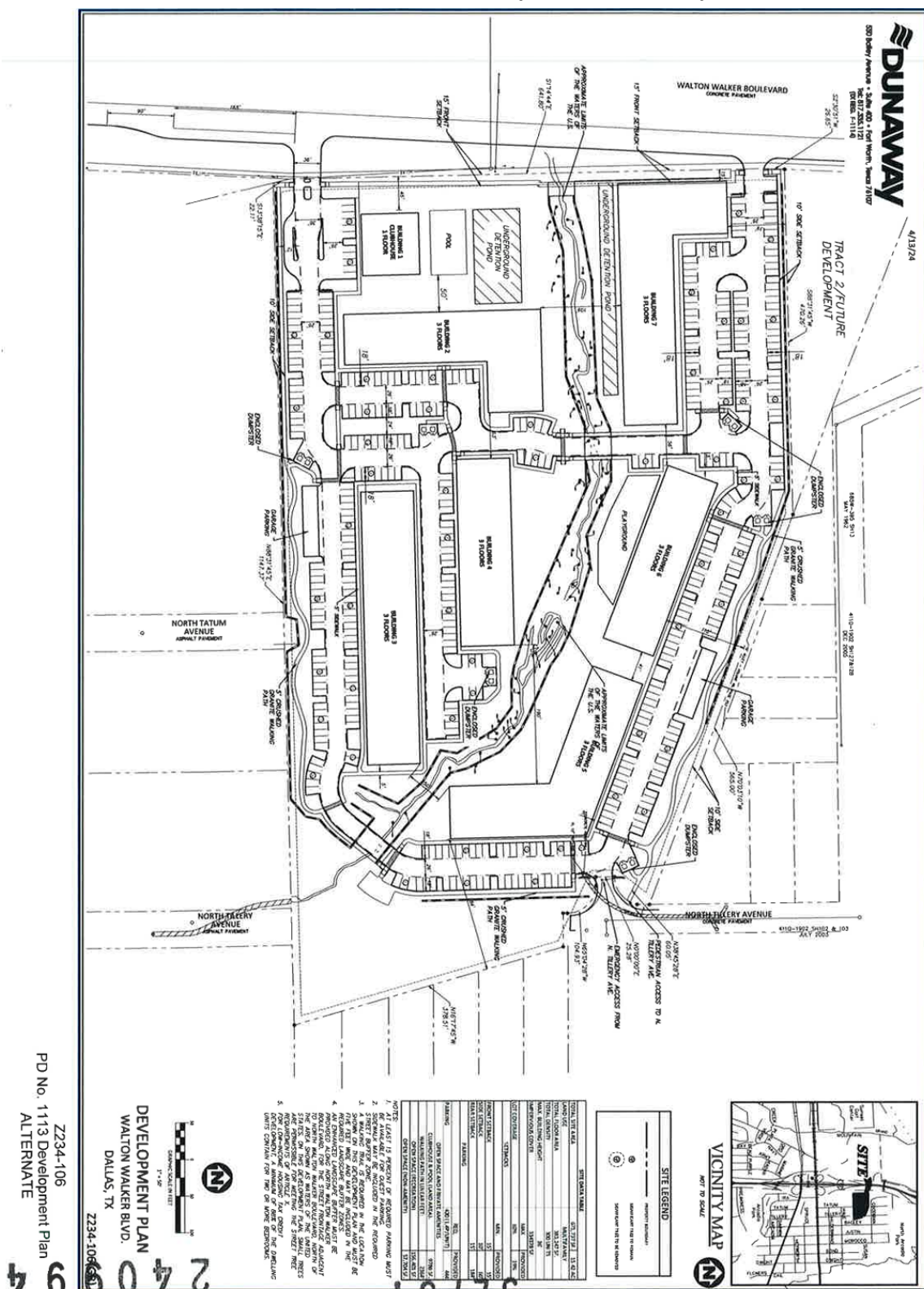
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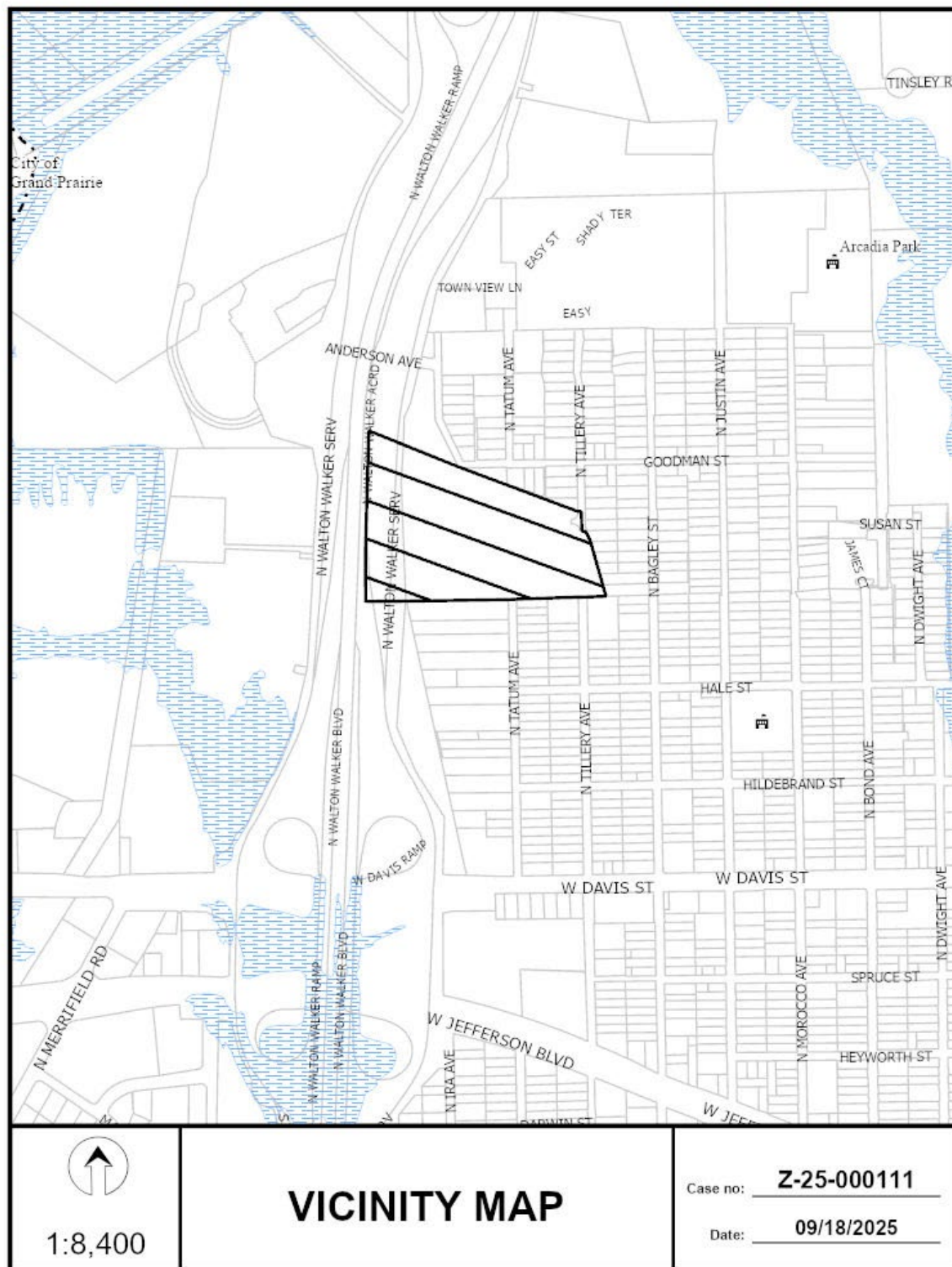
**SEC. 51P-1113.116. COMPLIANCE WITH CONDITIONS.**

(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. (Ord. 32781)

### DEVELOPMENT PLAN (NO CHANGES)

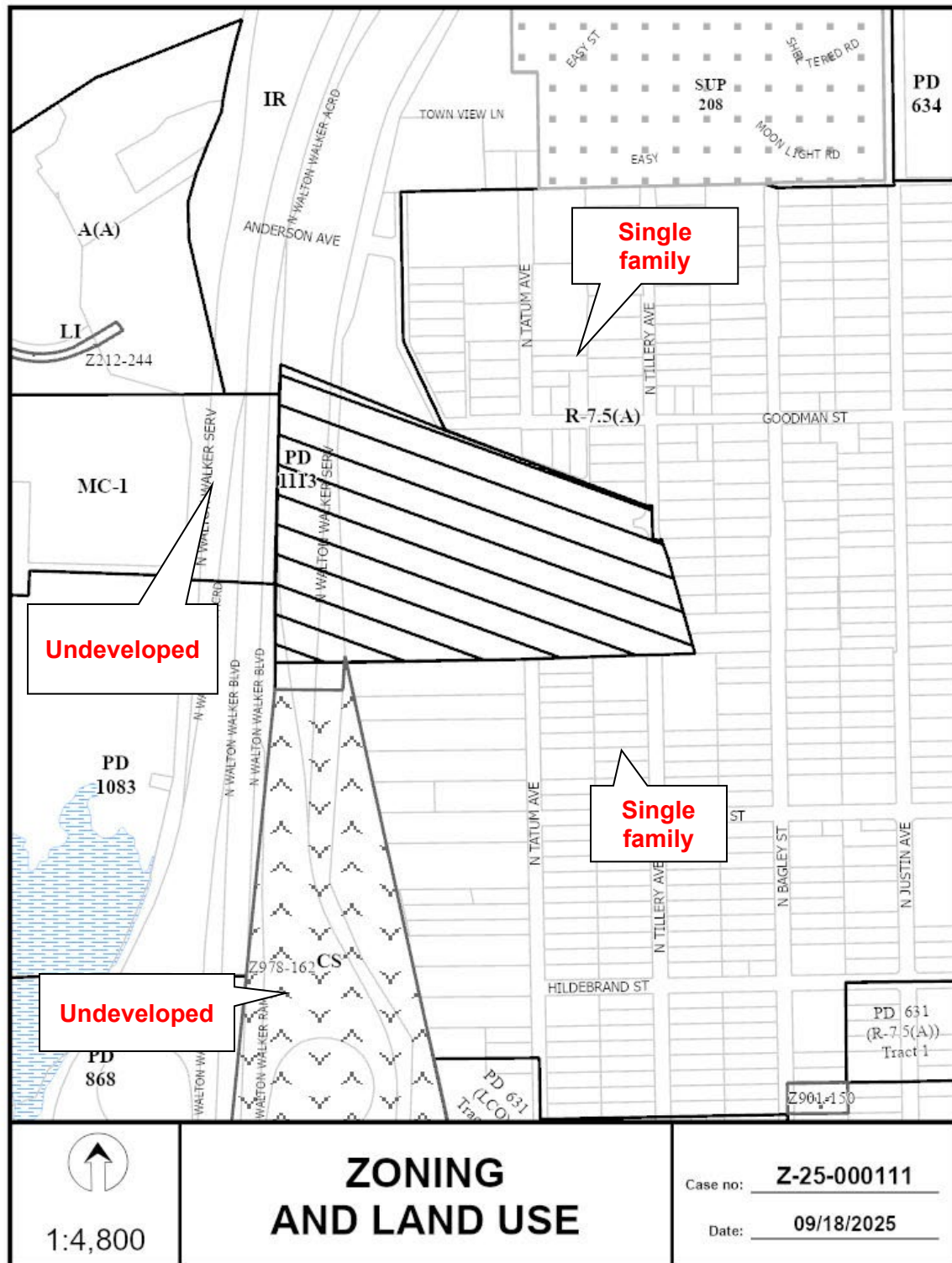


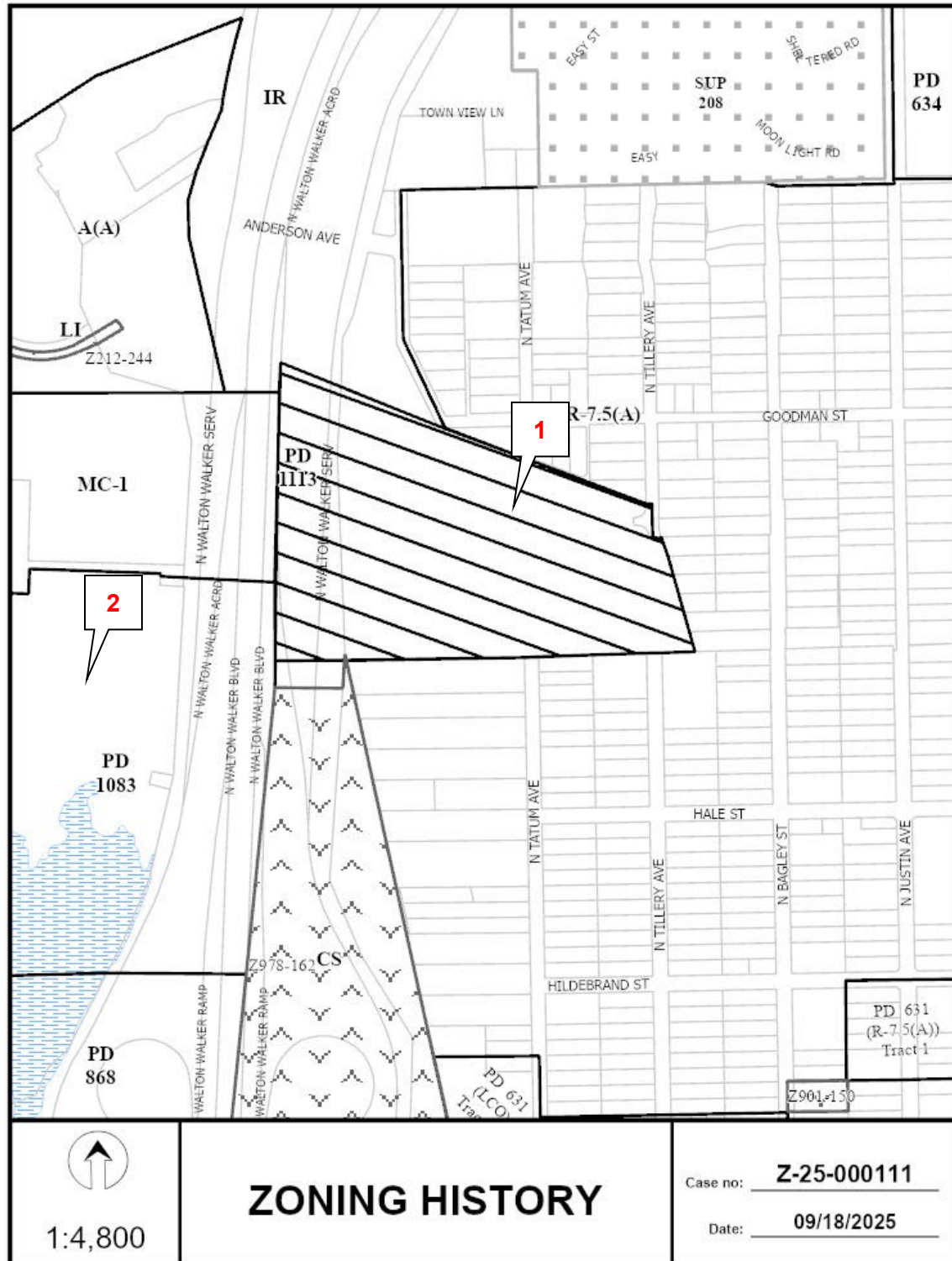


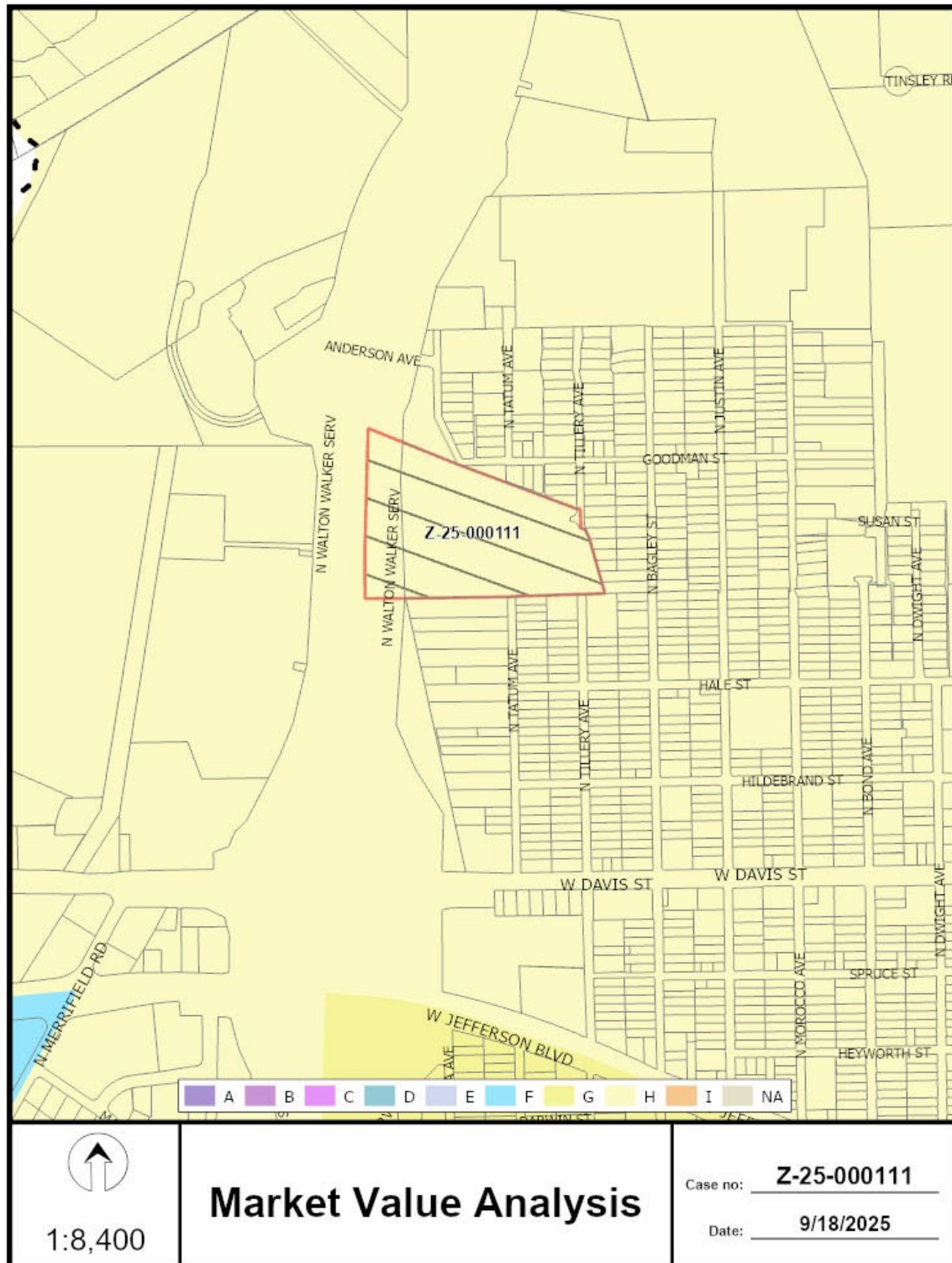














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***Notification List of Property Owners******Z-25-000111******134 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1200 N WALTON WALKER BLVD	P D ENGLAND LTD
2	1200 WALTON WALKER BLVD	1200 NORTH WALTON WALKER LP
3	1107 N JUSTIN AVE	Taxpayer at
4	1123 N JUSTIN AVE	RANGEL RICARDO &
5	1111 N JUSTIN AVE	SEGURA MARIA
6	1115 N JUSTIN AVE	SEGURA CIRENIO & MARIA
7	1120 N BAGLEY ST	ALANIZ ANA
8	1116 N BAGLEY ST	RONALD PROPERTIES LLC
9	1114 N BAGLEY ST	GUTIERREZ ISRAEL &
10	1154 N BAGLEY ST	Taxpayer at
11	1146 N BAGLEY ST	GONZALEZ ARCADIO &
12	1142 N BAGLEY ST	HERNANDEZ GILBERTO &
13	1150 N BAGLEY ST	SALDIVAR CESAR DANIEL & SILVIA M &
14	1138 N BAGLEY ST	HERNANDEZ GILBERTO &
15	1132 N BAGLEY ST	TORBELLIN ODELINAL L
16	1128 N BAGLEY ST	CASTELLANOS ROSA IRMA &
17	1122 N BAGLEY ST	VIDALES JOSE & OFELIA
18	1101 N BAGLEY ST	MIRANDA NATIVIDAD &
19	1107 N BAGLEY ST	Taxpayer at
20	1134 N TILLERY ST	Taxpayer at
21	1139 N BAGLEY ST	GONZALEZ CONCEPCION S EST OF
22	1133 N BAGLEY ST	GONZALEZ EDELMIRO G
23	1136 N TILLERY ST	MARTINEZ JAHAZIEL A &
24	1147 N BAGLEY ST	GRIJALVA MARIA
25	1143 N BAGLEY ST	BANALES PABLA LOPEZ &
26	1159 N BAGLEY ST	MATA JOSE R & MARIA E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1155 N BAGLEY ST	SANCHEZ JUAN ANTONIO
28	5310 GOODMAN ST	DELAROSADELACRUZ HUMBERTO &
29	1154 N TILLERY ST	LOPEZ GUADALUPE &
30	1146 N TILLERY ST	DELGADILLO OSCAR &
31	1142 N TILLERY ST	BRIONES FRANCISCA
32	1138 N TILLERY ST	JUAREZ SANTOS
33	1129 N BAGLEY ST	GONZALEZ CONCEPCION
34	1123 N BAGLEY ST	RODRIGUEZ SERGIO & JUANA
35	1119 N BAGLEY ST	RODRIGUEZ PEDRO A
36	1115 N BAGLEY ST	GAUSE SUSIE
37	1116 N TILLERY ST	GARZA MANUEL O
38	1120 N TILLERY ST	RODRIGUEZ PEDRO A &
39	1124 N TILLERY ST	CAMPOS JUAN & MARGIE
40	1147 N TILLERY ST	USCANGAVERGARA AURELIA
41	1143 N TILLERY ST	RAMIREZ PEDRO EST OF
42	1151 N TILLERY ST	TORRES FELIPE PADILLA
43	1155 N TILLERY ST	COUCH PATRICIA & KEDRIC
44	5504 GOODMAN ST	HUSSAIN FAREED
45	5410 GOODMAN ST	ASCENCIOCONTRERAS OMAR &
46	5414 GOODMAN ST	RAMIREZ FRANCISCO DONATO GONZALEZ &
47	5418 GOODMAN ST	Taxpayer at
48	1200 N WALTON WALKER BLVD	PD ENGLAND LTD
49	1200 N WALTON WALKER BLVD	ENGLAND P D LTD
50	1211 N TATUM AVE	SOTO EMMANUEL
51	1205 N TATUM AVE	DURAN AURELIANO &
52	1223 N TATUM AVE	SOSA OLEGARIO & MARIA
53	1217 N TATUM AVE	KELLEY SHIRLEY
54	1226 ANDERSON AVE	QUESADA CARLOS
55	1222 ANDERSON AVE	DURAN AURELIANO S
56	1218 ANDERSON AVE	MCVEAN BARBARA
57	1200 ANDERSON AVE	VILLEGAS REYES & MARIA DEL CARMEN



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1236 ANDERSON AVE	QUESADA LORENZO
59	1238 ANDERSON AVE	CERVANTES LORENZO QUEZADA
60	5417 GOODMAN ST	VEGA FRANCISCO
61	5413 GOODMAN ST	CERRITOS JUAN C
62	1222 N TATUM AVE	ARREGUIN MARCO A
63	5409 GOODMAN ST	SOTELO ELDA A
64	1218 N TATUM AVE	CAMPOS IVAN H
65	1214 N TATUM AVE	GAONA VIRGILIO &
66	1228 N TATUM AVE	ARREGUIN MARCO ANTONIO
67	1215 N BAGLEY ST	ROCHA BERNARDO & TERESA
68	1207 N BAGLEY ST	RODRIGUEZ ARTURO &
69	1223 N BAGLEY ST	ESTRADA SOCORRO
70	5309 GOODMAN ST	MARQUEZ ALBERTO &
71	1218 N TILLERY ST	GONZALES QUENTIN &
72	5319 GOODMAN ST	ESTERRA INVESTMENTS LLC
73	1214 N TILLERY ST	GARCIA VICTORIO &
74	1210 N TILLERY ST	MUNOZ ALONSO & LUZ
75	5317 GOODMAN ST	WALKER REBECCA ANN
76	5850 W DAVIS ST	LOOP 12 HLBJ LP
77	5901 W DAVIS ST	HEIDARIAN ASADOLLAH & BRUCE
78	1000 N WALTON WALKER BLVD	SPRINGFUL PROPERTIES LLC
79	923 N TATUM AVE	ARVILLA GLEN
80	1009 N TATUM AVE	BGT PROPERTIES LLC
81	1015 N TATUM AVE	TORRES CONSUELO
82	1023 N TATUM AVE	TORRES FAUSTINO &
83	1031 N TATUM AVE	QUEZADA CARLOS &
84	1037 N TATUM AVE	WALLACE CHRISTOPHER
85	1002 N TATUM AVE	GARCIA LYDIA
86	1018 N TATUM AVE	ALVAREZ JUAN &
87	1022 N TATUM AVE	YBARRA JOSE M ETAL
88	1026 N TATUM AVE	JL CASA INVESTMENTS LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1030 N TATUM AVE	FLORES MARIA G
90	1034 N TATUM AVE	FLORES MARIA GLADYS
91	1038 N TATUM AVE	Taxpayer at
92	1019 N TILLERY ST	ARVIZU GILBERTO FERMIN
93	1015 N TILLERY ST	RODRIGUEZ JOEL JR &
94	1011 N TILLERY ST	RODRIGUEZ JOEL & MARIA
95	1007 N TILLERY ST	RAMIREZ JORGE LUIS GONZALEZ
96	5411 HALE ST	GARCIA JOSE FRANCISCO &
97	1002 N TILLERY ST	VILLEGAS FELIX &
98	1006 N TILLERY ST	GONZALEZ HOMERO &
99	1010 N TILLERY ST	Taxpayer at
100	1014 N TILLERY ST	HERNANDEZ VICTOR
101	1018 N TILLERY ST	ACOSTA ALICIA
102	1022 N TILLERY ST	ALEJOCRUZ CECILIA
103	1043 N BAGLEY ST	Taxpayer at
104	1035 N BAGLEY ST	MIRANDA PERFECTO &
105	1031 N BAGLEY ST	OSEJO ROMUALDA
106	1023 N BAGLEY ST	RODRIGUEZ SAMUEL
107	1019 N BAGLEY ST	RODRIGUEZ SAMUEL S &
108	1015 N BAGLEY ST	VELA MARCELINO F EST OF
109	1011 N BAGLEY ST	NOGUEZ JAVIER C
110	1007 N BAGLEY ST	LOPEZ JOEL SAUCEDO &
111	1003 N BAGLEY ST	QUICK REALTY LLC
112	1010 N BAGLEY ST	OEM INDUSTRIES INC
113	1014 N BAGLEY ST	CONTRERAS ISMAEL
114	1018 N BAGLEY ST	FUENTES JAVIER & MARIA
115	1022 N BAGLEY ST	VILLEGAS REYES J &
116	1030 N BAGLEY ST	VILLEGAS REYES & CARMEN
117	1036 N BAGLEY ST	VILLEGAS MARIA DEL CARMEN
118	1042 N BAGLEY ST	WILSON ABIGAIL A
119	1043 N JUSTIN AVE	CAMPOS MARGIE M & JUAN



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1035 N JUSTIN AVE	NUNO LIBORIO & MARGARITA
121	1031 N JUSTIN AVE	FERNANDEZ JOSE L
122	1027 N JUSTIN AVE	HERNANDEZ ADRIAN PAREDES &
123	1231 N TATUM AVE	ARREGUIN MARCO ANTONIO &
124	1235 N TATUM AVE	SOLTERO FLORENCIO & SOFIA
125	1205 N TILLERY ST	MUNOZ CESAR GUTIERREZ &
126	1217 N TILLERY ST	GUTIERREZ CESAR &
127	1221 N TILLERY ST	ISPINOSA ESTHER
128	1225 N TILLERY AVE	MUNOZ ALONZO
129	1207 N WALTON WALKER BLVD	HEYDARIAN BRUCE &
130	1010 N TATUM AVE	ORTIZ DAISY
131	1031 N TILLERY AVE	PEREZ BRENDA
132	1027 N TILLERY AVE	GARCIA JOSE ANGEL
133	1023 N TILLERY AVE	MCI PROPERTIES GROUPS CORP
134	1000 N BAGLEY ST	STEINER EDWARD C III