

FILE NUMBER: Z-26-000054 **DATE FILED:** April 8, 2026

LOCATION: North corner of Reagan Street and Brown Street.

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 26,249 Square Feet **CENSUS TRACT:** 481130005003

OWNER: Cece Cox / Resource Center of Dallas, Inc.

APPLICANT: Tyler Fan / Aventura Asset Management, LLC.

REPRESENTATIVE: Katherine Durham / Winstead, PC.

REQUEST: An application for an amendment to Subdistrict 30 within Planned Development No. 193 Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow new indoor game courts on the property.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 30 within Planned Development 193 Oak Lawn Special Purpose District and is currently developed with a community service center building and office (approximately 11,493 square feet) – Resource Center of Dallas, Inc. PDS 30 functions similar to an MF-2 Multiple Family Subdistrict but has modified yard, lot, and space standards primarily to facilitate an existing community service center building.
- The subject property has been developed with the office building since 1964, and the community service center since 1985, and has since vacated the existing building.
- The applicant is requesting an amendment to PDS 30 to allow a new game court center with indoor game courts and an approximately 2,000 square-foot restaurant without drive-through service on the property.
- The property has frontage on Brown Street and Reagan Street.
- The applicant is proposing a 10-foot front setback for Reagan Street in lieu of the MF-2 Subdistrict requirement of a 15’ front setback and double frontage for the longest street and a maximum 65 percent lot coverage for the new game court center in lieu of the required maximum 50 percent lot coverage for nonresidential uses.
- The applicant is proposing standards to the subdistrict, including habitat gardens and other sustainability features, pedestrian sidewalks and paths, and sidewalk amenities.
- Therefore, the applicant is requesting an amendment to the PD to allow redevelopment of the property for a new game court center use with indoor game courts and a restaurant.

Zoning History:

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

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
Brown Street	Local Street	--
Reagan Street	Local Street	--

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 to review engineering plans at the time of permitting to comply with city standards.

Transit Access:

The following transit services located within ½ mile of the site:
DART Routes: 1, 23

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- Forward Dallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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.

• **Consistency Review Recommendation**

The proposed zoning change of recreational and entertainment use is **consistent** with Forward Dallas 2.0 as the site is completely within the **City Residential** placetype which is primarily intended for a wide range of large retail, commercial, office and institutional uses connected by Dallas’ major roadways. High-rise office towers, multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout placetype. Within more urbanized areas, regional commercial development includes a mix of uses organized in a compact, walkable environment that prioritizes a comfortable pedestrian environment to improve walkability between uses to parks and other amenities.

Other Contextual comments related to long-range plan

Area Plans

The 360 Area Plan – Interagency Plan is relevant for this area.

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. It is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to: 1). Advance urban mobility, 1). Build complete neighborhoods, and 3). promote great placemaking.

The plan is an update to the 2011 Downtown Dallas 360 and was adopted by City Council in 2017. To date, the area has seen significant transformation with achievements of many action items detailed within the plan and leading to long-term vibrancy, including transit, streets, public spaces, urban design, housing, and parking.



LEGEND

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

Land Use:

	Zoning	Land Use
Site	PD 193 (MF-2)	Community Service Center
Northwest	PD 193 (MF-2)	Multi Family
Northeast	PD 193 (MF-2)	Multi Family
Southeast	PD 193 (MF-2)	Multi Family
Southwest	PD 193 (PDS 48)	Multi Family
East	PD 193 (MF-2)	Institutional (Atmosphere of Praise Ministries)
West	PD 193 (MF-2)	Multi Family

Land Use Compatibility:

The area of request is currently zoned Planned Development District 193 Oaklawn Special Purpose District with MF-2 Multifamily subdistrict and is developed with a community service center building. The community service center is no longer operating on the subject property. The applicant is proposing to amend the subdistrict within PD 193 to redevelop the property with a new game court center with indoor padel courts.

The surrounding properties are also zoned PD 193 to the north, south, east, and west and mainly developed with multifamily uses. To the north, southeast, south, and west are developed with multi family. To the northeast of the property is an institutional use – Atmosphere of Praise Ministries.

PD 193 does not allow game court center uses within the MF-2 Multifamily District. A game court center use is considered a recreational and entertainment use within Chapter 51. Other updates to the PDS would modernize the 1999 ordinance to modern standards.

The property is within an urbanizing, walkable area surrounded mainly by multifamily and a mix of residential uses and could provide new indoor recreational uses for the community.

Staff finds the applicant’s requested zoning change for an amended subdistrict to PD 193 to allow a new game court center with indoor game courts and restaurant without drive-through service with the proposed height of 36 feet and pedestrian amenities to be compatible with the purpose of PD 193 to promote development appropriate to the

character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues and to promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas. The proposed new game court center also is in alignment with the scale of the City Residential placetype recommended by the Comprehensive Plan for City Residential neighborhoods to primarily consist of high and midrise development.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current planned development with MF-2 Multifamily Subdistrict for the existing community service center use and the proposed planned development amended subdistrict standards for the proposed new game court center use for comparison.

District	Setback		Density/ FAR	Height	Lot Cvrg	Special Standards
	Front	Side/Rear				
Existing: PD 193 PDS 30	10' Resid/ 15', Other- wise	0' SF, 5'/10' D, 10'/15' MF and, otherwise	N/A / N/A	36'	60% Resid. 50% NonRes	Measurement of Req. Yards (greater setbacks applied) Double Frontage Lots Addl. Setbacks FY setbacks for Garbage Storage Extension of Walking Distance Landsc, Screening, and Fencing 20% of Lot Lands. Area One half of Lands. Area as Planting Area Struct. Facade Outdoor Speakers Parking Regs
Proposed: Amended PDS 30. PD 193	15' Brown St 10' Reagan St.	10'/15'	N/A / N/A	36'	65%	Habitat gardens 5' unobstructed sidewalks and pedestrian paths Pedestrian amenities Micromobility Parking and loading per Ch. 51

Landscaping:

The site is currently developed with a community service center building. Redevelopment of the property with the newly proposed game court center, building would necessitate compliance with Landscaping requirements of PD 193, and as amended in PD 193 newly proposed subdistrict conditions.

Parking:

Under the requested amended Planned Development Subdistrict, the applicant is proposing to redevelop the property with a new game court center.

The applicant is proposing parking per Chapter 51 Off-street Parking and Loading Regulations for the proposed game court center.

Staff recommends parking per Ch. 51 for parking since the property is situated within an urbanizing area surrounding by multifamily uses that have ample parking for those patrons and a walkable, pedestrian friendly environment that would not require parking.

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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in a “C” MVA area and is completely surrounded by the “C” MVA area to the north, east, south, and west.

List of Principals/Partners

Aventura Asset Management

- Tyler Fan, Manager

Resource Center of Dallas, Inc.

- Cece Cox, CEO

Proposed PD Conditions

**Division S-30. PD
Subdistrict 30.**

SEC. S-30.101. LEGISLATIVE HISTORY.

PD Subdistrict 30 was established by Ordinance No. 23748, passed by the Dallas City Council on January 13, 1999. Ordinance No. 23748 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended.

SEC. S-30.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 30 is established on property generally located on the north corner of Reagan Street and Brown Street. The size of PD Subdistrict 30 is approximately 41,250 square feet.

SEC. S-30.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

(b) In this division:

(1) HABITAT GARDEN means any planting areas that are native or native adaptive to North Texas with low water or very lot water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof.

(2) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(~~b~~c) Unless otherwise stated, all references to code articles, divisions, or sections in this division refer to articles, divisions, or sections in Chapter 51.

(~~e~~d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-30.104. DEVELOPMENT PLAN.

(a) If the Property is developed with a community service center use, use and development of the Property must comply with the site plan attached to an ordinance granting a specific use permit for a community service center.

(b) If the Property is developed with any MF-2 Multiple-family Subdistrict use other than a community service center, a development plan must be approved by the city plan commission.

(c) In the event of a conflict between the provisions of this division and any development plan or site plan, the provisions of this division control.

SEC. S-30.105. MAIN USES PERMITTED.

(a) Except as provided in this section, t[he] only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict by specific use permit (SUP) only is permitted in this PD subdistrict by SUP only. A use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict is subject to DIR in this PD subdistrict, etc.

(b) The following additional use is permitted:

-- Game court center.

-- Restaurant without drive-in or drive-through service.

(1) A restaurant without drive-in or drive-through service must be located on the ground floor of the game court center building and may not exceed 2,000 square feet in floor area.

SEC. S-30.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51P-193.108, "Accessory Uses." For more information regarding accessory uses, consult Part I of this article.

SEC. S-30.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple Family District apply.

(b) Front yard. Minimum front yard is:

(1) 15 feet along Brown Street.

(2) 10 feet along Reagan Street [ten feet for single-family structures and 15 feet for all other permitted structures].

(c) Side and rear yard. Minimum side and rear yards are as follows:

(1) No minimum for single-family structures.

(2) Five foot side yard and 10 foot rear yard for duplex structures.

(3) Ten foot side yard and 15 foot rear yard for multiple-family structures.

(4) Ten foot side yard and 15 foot rear yard for all other permitted structures.

(d) Minimum lot area for residential uses. Minimum lot area per dwelling unit is:

(1) 2,000 square feet for single-family structures;

(2) 3,000 square feet per dwelling unit for duplex structures;

(3) 800 square feet per dwelling unit for multiple-family dwelling units with no separate bedroom;

(4) 1,000 square feet per dwelling unit for multiple-family dwelling units with one bedroom;

(5) 1,200 square feet per dwelling unit for multiple-family dwelling units with two bedrooms; and

(6) an additional 150 square feet per dwelling unit to the 1,200

square feet required in (5) above for each bedroom over two.

(e) Floor area. No maximum floor area.

(f) Height. Maximum structure height is 36 feet.

(g) Lot coverage. Maximum lot coverage is 65 percent for a game court center use, 60 percent for residential structures, and 50 percent for nonresidential structures.

SEC. S-30.108. OFF-STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Except as provided in Subsection (c), consult the off-street parking and loading regulations of PD 193 for information regarding off-street parking and loading generally.

(c) For a community service center use, Section 51P-193.117(d)(2)(A) through (B) does not apply.

(d) For a game court center use, consult the use regulations in Division 51-4.300 for the specific off-street parking and loading requirements for the use.

SEC. S-30.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-30.110. SUSTAINABLE DESIGN STANDARDS FOR A GAME COURT CENTER DEVELOPMENT.

(a) In general. Design standards may be located in the right-of-way subject to approval by the director.

(b) Sidewalks and pedestrian paths. Prior to the issuance of a certificate of occupancy for any redevelopment or additions on the Property, the following sidewalks and pedestrian paths are required.

(1) A minimum five-foot-wide unobstructed sidewalk along Brown Street and Reagan Street with a minimum four-to-five-foot-wide buffer as shown on the development plan along Brown Street and a five-foot-wide buffer along Reagan Street.

(2) Unobstructed sidewalks located within the public right-of-way may count toward the pedestrian pathway requirement when all other criteria in this paragraph are met.

(3) Subject to approval of the director, across all driveways and curb cuts, a sidewalk must be:

(A) designed to be at the same grade as the adjoining sidewalk; and

(B) clearly marked by concrete, integral, patterned or stamped concrete, or brick pavers to indicate pedestrian crossing.

(c) Micro-mobility charging.

(1) A minimum of four micro-mobility charging spaces must be provided at grade level and accessible from the public right-of-way.

(2) Each micro-mobility charging space must accommodate a minimum of four micro-mobility vehicles.

(d) Bicycle parking. A minimum of 4 bicycle parking spaces must be located along street frontages and be accessible and visible from sidewalks. At least three of these spaces must be accessible to the public.

(e) Roofs.

(1) All rooftop mounted equipment must be screened or hidden from view of the pedestrian.

(2) At least 650 square feet of photovoltaic cells for producing solar energy must be located on a roof area of the main building.

(3) A minimum of 40 percent of the roof area shown on the development plan shall be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters or planting beds, pedestrian concrete, pavers, light-colored roof materials, tile, photovoltaic cells, swimming pools, water features, and shade structures.

(f) Pedestrian amenities. Prior to the issuance of a certificate of occupancy for any redevelopment or additions after passage of this ordinance, a minimum of the following pedestrian amenities must be provided:

(1) A minimum of one bench and one trash receptacle must be provided along Brown Street and Reagan Street.

(2) Pedestrian areas must be separated from driveway areas by plantings, bollards, or similar barriers.

(g) Facade lighting. Exterior lighting sources, if used, must be oriented down and onto the Property they light and generally away from adjacent residential properties.

SEC. ~~S-30.110~~-30.111. LANDSCAPING.

(a) Prior to the issuance of a certificate of occupancy for a permitted use, a landscape plan must be submitted to the building official in accordance with the landscaping requirements contained in Part I of this article. Plant material must be maintained in a healthy, growing condition.

(b) In general. Except as provided in this section, the landscaping regulations in this section must be read together with the landscaping regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.

(1) The front yard along Reagan Street is a required front yard and is not considered frontage for landscaping purposes.

(2) Required landscape may be planted in the right-of-way.

(3) Minimum general or special planting areas may be reduced for the purposes of allowing up to 1 foot of the minimum 5 foot unobstructed sidewalk to be constructed.

(c) For a game court center use, the following additional regulations apply:

(1) All landscaping must meet the habitat garden standards and be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(2) A unified signage program identifying habitat gardens, with reference to the City of Dallas Comprehensive Environmental and Climate Action Plan (CECAP), may be provided in planting areas, with a minimum of one sign per street frontage.

(3) The director may allow for relocation of plantings at the time of permit, if necessary to allow for conflicts with utilities or driveways.

SEC. S-30.111-30.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts [contained] in Article VII.

SEC. S-30.112-30.113. ADDITIONAL PROVISIONS. [GENERAL REQUIREMENTS.]

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

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

(c) [~~Except as otherwise specified in this division, d]~~Development and use of the Property must comply with Part I of this article.

~~**SEC. S-30.113-30.114. PAVING.**~~

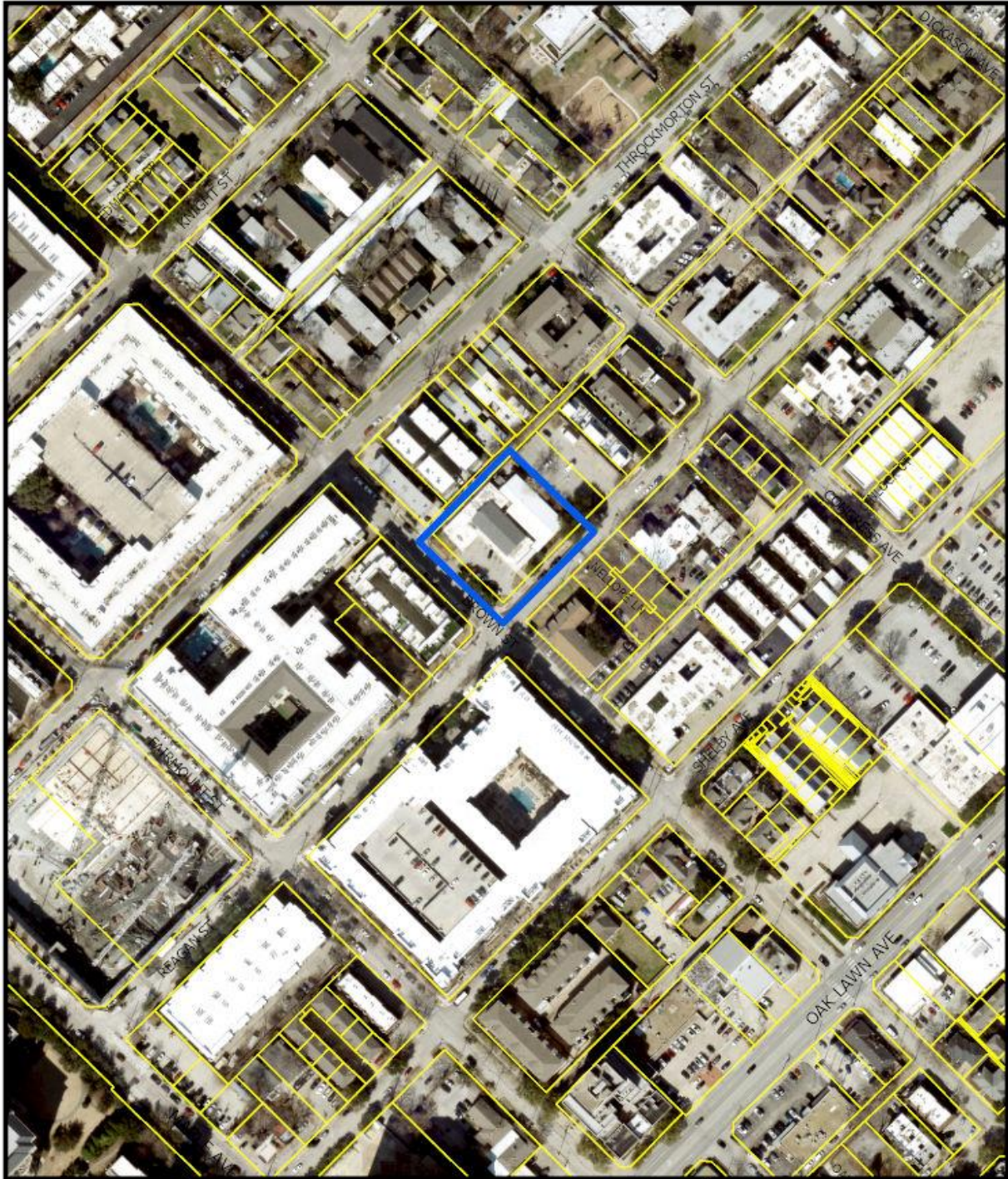
~~All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.]~~

SEC. S-30.114-30.115. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of [for] a use, in this [planned development] subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. [~~SEC. S-30.115-30.116. ZONING MAP.~~

~~PD Subdistrict 30 is located on Zoning Map No. 1-7.]~~



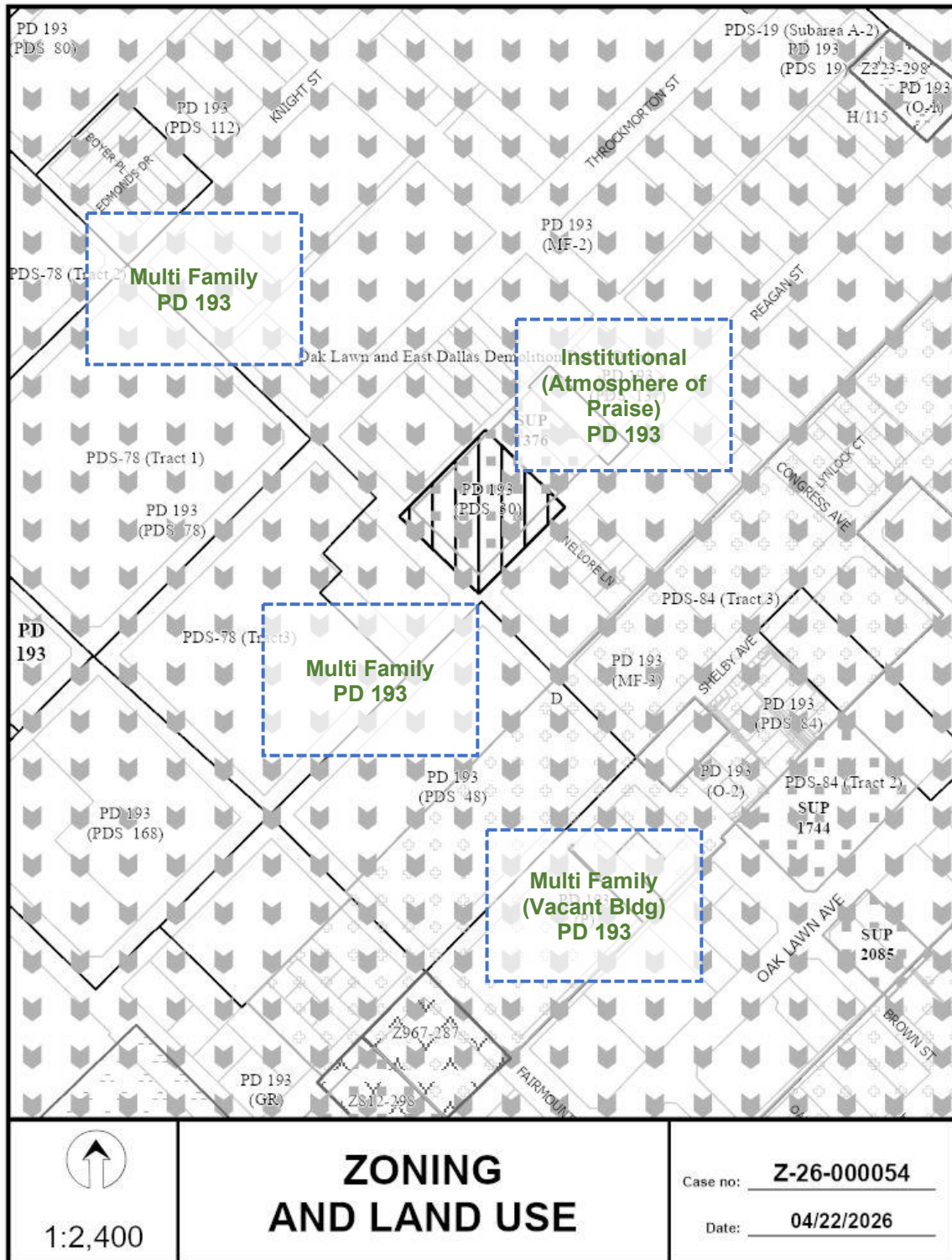


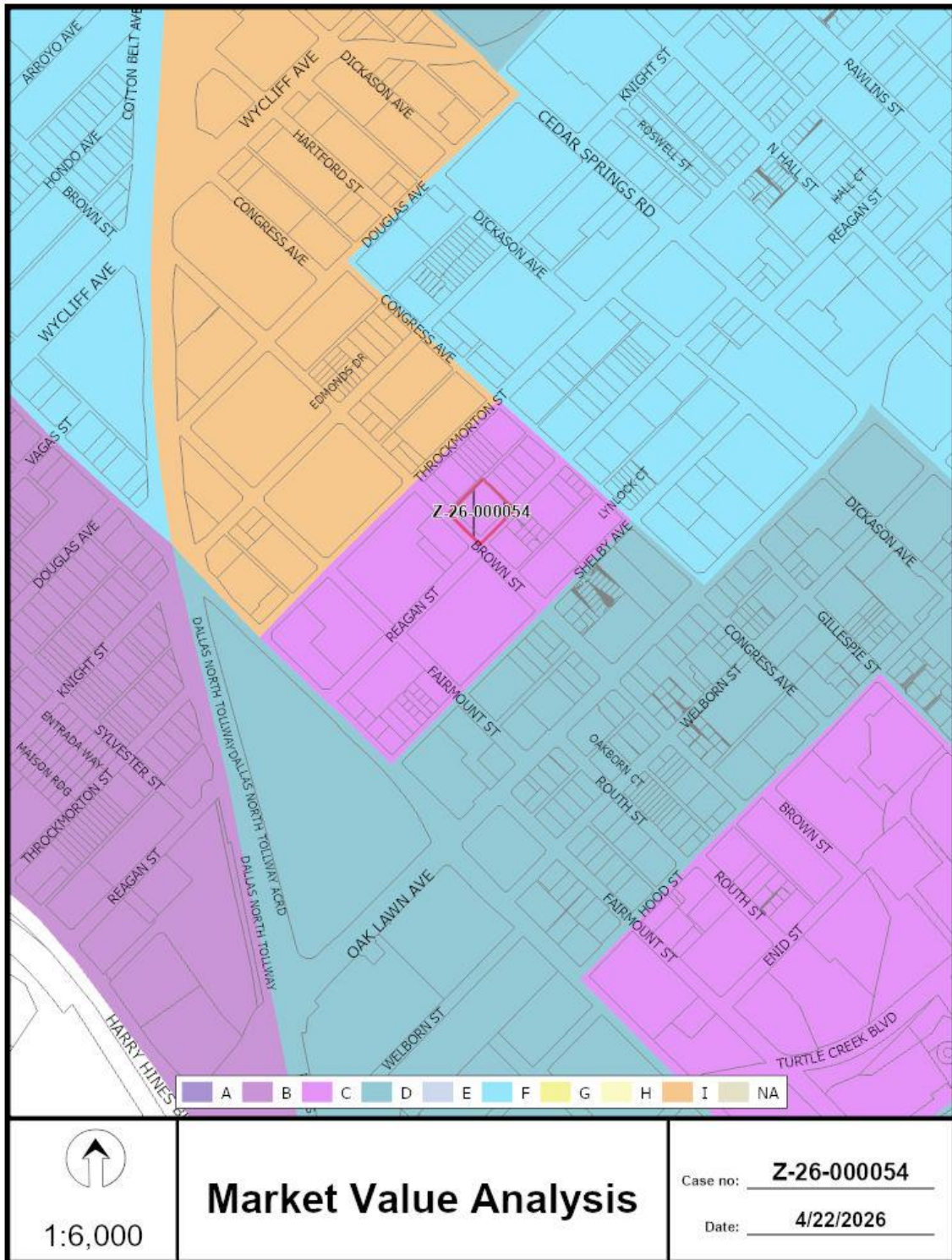
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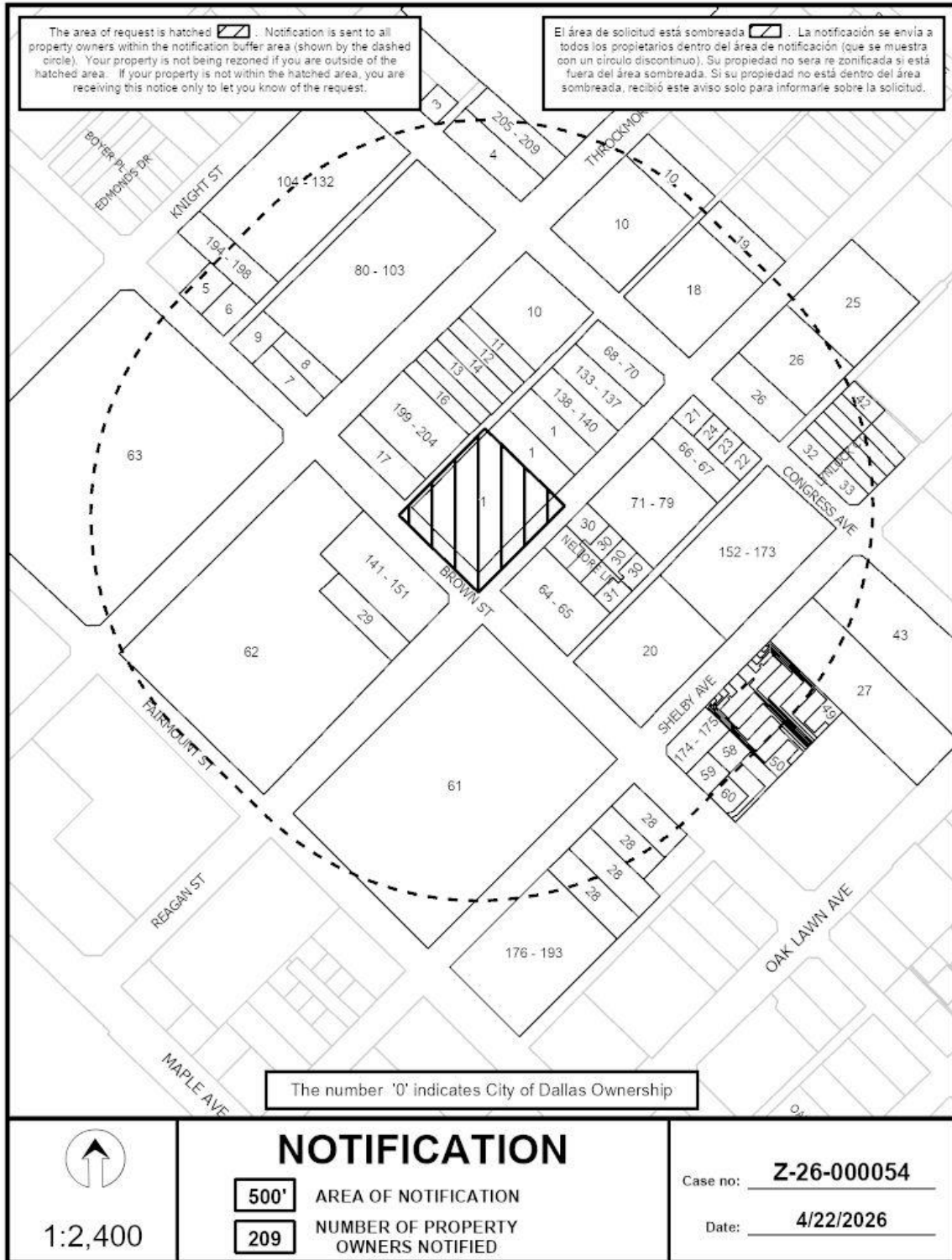
AERIAL MAP

Case no: Z-26-000054

Date: 04/22/2026







04/22/2026

Notification List of Property Owners***Z-26-000054******209 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2701 REAGAN ST	RESOURCE CENTER OF DALLAS INC
2	2827 THROCKMORTON ST	Dallas ISD
3	4116 CONGRESS AVE	JIMY INVESTMENTS SERIES 2 LLC
4	2801 THROCKMORTON ST	JIMY INVESTMENTS SERIES 3 LLC
5	4118 BROWN ST	PATEL PRITESH & DIPALI
6	4114 BROWN ST	STOCKTON THOMAS &
7	2701 THROCKMORTON ST	CALVIN COLLEEN Y
8	2705 THROCKMORTON ST	Taxpayer at
9	4112 BROWN ST	MA JENNHUAN & SHOUHUI CHEN
10	2722 THROCKMORTON ST	JMP OAK LAWN LLC
11	2716 THROCKMORTON ST	MARTIN ROBERT GLEN &
12	2716 THROCKMORTON ST	ATCHESON FRANK
13	2714 THROCKMORTON ST	LEE JEFREY M
14	2714 THROCKMORTON ST	SMITH NICHOLAS ANTHONY &
15	2712 THROCKMORTON ST	ROBERTS TYLER &
16	2712 THROCKMORTON ST	STURGESS LARRY B
17	4040 BROWN ST	4040 BROWN STREET LLC
18	2805 REAGAN ST	PKBMAB TX 1 LLC
19	2815 REAGAN ST	STODEL PATRICK
20	2707 SHELBY AVE	12TEN SHELBY LLC
21	3915 CONGRESS AVE	SCHUNDER LAWRENCE V & JEAN B
22	3915 CONGRESS AVE	BODEN NICHOLAS THEODORE S
23	3915 CONGRESS AVE	HUMAGAIN RIJU
24	3915 CONGRESS AVE	Taxpayer at
25	2820 REAGAN ST	SPG APARTMENTS ESPERANZA LLC
26	2806 REAGAN ST	RYEGRASS REAGAN LLC

04/22/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2727 OAK LAWN AVE	CANNON YOUNG PPTIES LP
28	2620 SHELBY AVE	OAK LAWN PARTNERS LP
29	2627 REAGAN ST	MAYORGA HAYDEE
30	3920 NELLORE LN	R4 BUILDERS LLC
31	3921 NELLORE LN	R4 BUILDERS LLC
32	2805 LYNLOCK CT	MCCARTY REVOCABLE TRUST
33	2807 SHELBY AVE	ANDERSON KENNETH A &
34	2815 LYNLOCK CT	BARNHART ADAM & EMILY
35	2817 SHELBY AVE	Taxpayer at
36	2825 LYNLOCK CT	DOUGLAS WILLIE L
37	2827 SHELBY AVE	ASSADI RAHA &
38	2835 LYNLOCK CT	RICHARDSON CLINT
39	2837 SHELBY AVE	MEYERS TONIE & ROSS
40	2845 LYNLOCK CT	CARNEVALE MICHAEL D
41	2847 SHELBY AVE	HUSAIN FARZAN &
42	2855 LYNLOCK CT	MCKEEVER KEVIN R
43	2733 OAK LAWN AVE	OAK LAWN OUTDOOR LLC
44	2714 SHELBY ST	SMITH MICHAEL W
45	2716 SHELBY ST	Taxpayer at
46	2718 SHELBY ST	QUISENBERRY TIMOTHY & PATRICIA
47	2720 SHELBY ST	PATRIARCA MICHAEL
48	2722 SHELBY ST	Taxpayer at
49	2724 SHELBY ST	BATTAGLIA SCOTT
50	2702 SHELBY ST	GONDA EDWARD
51	2704 SHELBY ST	2704 SHELBY AVE LLC
52	2706 SHELBY ST	Taxpayer at
53	2708 SHELBY ST	IDZI ROBERT D
54	2710 SHELBY ST	HCP CAPITAL LLC
55	2712 SHELBY ST	ALTAIR STAR REVOCABLE
56	3814 BROWN ST	MACARTHUR KEVIN
57	3816 BROWN ST	BENDER DANIEL &

04/22/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3820 BROWN ST	SCRIVNER KHAKI
59	3822 BROWN ST	FARAHAT ALAA H
60	3818 BROWN ST	GOLD GEORGE ANDREW
61	2626 REAGAN ST	CFH SEVILLE LP
62	2626 THROCKMORTON ST	2626 THROCKMORTON LP
63	4110 FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
64	2706 REAGAN ST	MANSOUR INTERESTS INC
65	2706 REAGAN ST	MANSOUR INTERESTS INC
66	2728 REAGAN ST	CAMP ROBERT JUDSON IV
67	2728 REAGAN ST	NARIMANI AVID
68	4039 CONGRESS AVE	GIKAS BRENDA C & DAVID G
69	4039 CONGRESS AVE	BURNETT BROOKE
70	4039 CONGRESS AVE	COLBERT LINDSAY
71	2720 REAGAN ST	FORT WORTH LIVING LTD
72	2720 REAGAN ST	SMITH THOMAS S JR TR &
73	2720 REAGAN ST	LESZINSKI SLAWOMIR TRUST
74	2720 REAGAN ST	THOMAS WOODROW W
75	2720 REAGAN ST	CAMPBELL MARIE
76	2720 REAGAN ST	HERBERT ROBERT A
77	2720 REAGAN ST	REAGAN 2720 102 LAND TRUST
78	2720 REAGAN ST	MALDONADO BENITO JR
79	2720 REAGAN ST	BARAJAS FAMILY INVESTMENTS
80	2722 KNIGHT ST	2722 KNIGHT STREET 101A REVOCABLE
81	2722 KNIGHT ST	ROBERTSON DOROTHY ANN P
82	2722 KNIGHT ST	DUNCAN ZARIA
83	2722 KNIGHT ST	ROBERTSON CHARLES ARNOLD
84	2722 KNIGHT ST	YATES JOE DAVID
85	2722 KNIGHT ST	BROWN SARA
86	2722 KNIGHT ST	CHANTHARAJ JUDITH
87	2722 KNIGHT ST	NEBA ELIZABETH
88	2722 KNIGHT ST	WALDROP BRYAN J

04/22/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2722 KNIGHT ST	LIVINGSTON KAYLA
90	2722 KNIGHT ST	ECHOLS KAYDEN &
91	2722 KNIGHT ST	PASCUZZI MICHAEL
92	2722 KNIGHT ST	FOSTER MARTA
93	2722 KNIGHT ST	HAMAD GHASSAN S ABU &
94	2722 KNIGHT ST	MIDDLETON PARKS
95	2722 KNIGHT ST	CRISPIN RUSSELL
96	2722 KNIGHT ST	CHEN ARIEL
97	2722 KNIGHT ST	DAO MADELEINE Q
98	2722 KNIGHT ST	GILLIAM BRADLEY N
99	2722 KNIGHT ST	HAIDER NUMAN
100	2722 KNIGHT ST	TIDMORE BRANDON
101	2722 KNIGHT ST	LUPIAN ASHLEY
102	2722 KNIGHT ST	27 ONE INC
103	2722 KNIGHT ST	DOHNE CHRISTOPHER
104	2722 KNIGHT ST	ERWIN WILLIAM
105	2722 KNIGHT ST	REGITZ TAMMY & MICHAEL JR
106	2722 KNIGHT ST	ORTEGA EDUARDO
107	2722 KNIGHT ST	DEBAILLON CONRAD
108	2722 KNIGHT ST	27 ONE INC
109	2722 KNIGHT ST	CARMONA RAUL RICARDO
110	2722 KNIGHT ST	MOSLEY LUQMAN
111	2722 KNIGHT ST	SLEDGE JASON & KATHY
112	2722 KNIGHT ST	ROBERTSON CHARLES ARNOLD
113	2722 KNIGHT ST	2722 KNIGHT 309 TRUST
114	2722 KNIGHT ST	PHAN QUI
115	2722 KNIGHT ST	BOWLER KEVAN B
116	2722 KNIGHT ST	KAHOE ROSA MONTES
117	2722 KNIGHT ST	MORENO JORDIN
118	2722 KNIGHT ST	WILLEMS DAN
119	2722 KNIGHT ST	LEKS VIKTORIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2722 KNIGHT ST	CARREIRO BRYCE
121	2722 KNIGHT ST	DEARDURFF CHRISTOPHER D
122	2722 KNIGHT ST	NICHOLS ANDREW
123	2722 KNIGHT ST	HOPKINS ALAN E
124	2722 KNIGHT ST	RANGINWALA MOIN A
125	2722 KNIGHT ST	MEZZACAPPA DAVID J
126	2722 KNIGHT ST	WAYNIE WILLIAM
127	2722 KNIGHT ST	SHAH LUX
128	2722 KNIGHT ST	RYNER JAMES M
129	2722 KNIGHT ST	HODGE CLINTON D & PAMELA &
130	2722 KNIGHT ST	LOZA LEONSO
131	2722 KNIGHT ST	BURRELL KEIRAH
132	2722 KNIGHT ST	TAVARES AUBREY
133	2727 REAGAN ST	SONES SAMANTHA M
134	2727 REAGAN ST	FREEMAN SCOTT GEORGE
135	2727 REAGAN ST	AGUILERA TADEO
136	2727 REAGAN ST	HEREDIA MICHAEL JR &
137	2727 REAGAN ST	TALLY ELIZABETH CHRISTINE
138	2719 REAGAN ST	REXING ABBEY ELIZABETH &
139	2719 REAGAN ST	PATEL PARESH REVOCABLE
140	2719 REAGAN ST	DIFONZO DANIEL
141	2633 REAGAN ST	GHRIST 2012 IRREVOCABLE TRUST
142	2633 REAGAN ST	GHRIST LIVING TRUST THE
143	2633 REAGAN ST	CHASANOFF JACK TYLER &
144	2633 REAGAN ST	SHEN JUDY
145	2633 REAGAN ST	WRIGHT WILLIAM
146	2633 REAGAN ST	MESZAROS BRANDON &
147	2633 REAGAN ST	FUBARA DEBORAH
148	2633 REAGAN ST	CORNWELL DAVID
149	2633 REAGAN ST	TRIPLETS & ONE LLC
150	2633 REAGAN ST	BUTLER RAYMOND J &

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Label #	Address	Owner
151	2633 REAGAN ST	ANGEL & HONEY HOLDINGS TRUST &
152	2727 SHELBY AVE	MOLLIE FAMILY TRUST THE
153	2727 SHELBY AVE	SPICER BRANDON
154	2727 SHELBY AVE	HART MATTHEW ROSS
155	2727 SHELBY AVE	DESAI PARAM M
156	2727 SHELBY AVE	COAKE JOHN IV &
157	2727 SHELBY AVE	ELEY GARY TALBERT
158	2727 SHELBY AVE	MATHEWS SAMUEL A & JESSICA A
159	2727 SHELBY AVE	KIES STEPHEN
160	2727 SHELBY AVE	GUY DAVID
161	2727 SHELBY AVE	CLARK KIMBERLY JEANNE &
162	2727 SHELBY AVE	ALINI DALILA
163	2727 SHELBY AVE	LESZINSKI SLAWOMIR
164	2727 SHELBY AVE	KROL FLORENCE D TRUST
165	2727 SHELBY AVE	INDEX PROPERTY GROUP LLC
166	2727 SHELBY AVE	SHAFFER ALAN
167	2727 SHELBY AVE	VIEZCAS MAGALY
168	2727 SHELBY AVE	CORTEZ SANTOS
169	2727 SHELBY AVE	WHITE CYDNEY
170	2727 SHELBY AVE	GIACCONE JAYCI R
171	2727 SHELBY AVE	MCINNIS PHILIP & KATHLEEN
172	2727 SHELBY AVE	WEISS BYRON G
173	2727 SHELBY AVE	GOODREAU DARRIN LEE
174	3824 BROWN ST	PECK THOMAS ROBBINS III &
175	3824 BROWN ST	VAUTROT DENNIS
176	2606 SHELBY AVE	CURTIN JAMES M & KELLEY B
177	2606 SHELBY AVE	AMUNDSON LUCAS 2003 ASSET MGMT TRUST
178	2606 SHELBY AVE	WEST JOHN S JR & EMILY B
179	2606 SHELBY AVE	BELTRAN JESSE
180	2606 SHELBY AVE	HOLM SUZANNE
181	2606 SHELBY AVE	LEAL MARCIAL III &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2606 SHELBY AVE	K SHELBY LLC
183	2606 SHELBY AVE	BARGEN JUSTIN VON
184	2606 SHELBY AVE	MEIER MICHAEL J &
185	2606 SHELBY AVE	PATEL SAMIT
186	2606 SHELBY AVE	WALDRUM JOE RANDALL &
187	2606 SHELBY AVE	KEZIC VLADIMIR & IVANA
188	2606 SHELBY AVE	MACARAEG MARLOU &
189	2606 SHELBY AVE	WARREN JADEN ANTHONY
190	2606 SHELBY AVE	BALTER JEFFREY C
191	2606 SHELBY AVE	WAITE SARA A
192	2606 SHELBY AVE	VO HELEN
193	2606 SHELBY AVE	JUBANG MICHAEL J
194	2706 KNIGHT ST	HILL MICHAEL JAMES
195	2706 KNIGHT ST	BLANCO MATIAS AGUSTIN
196	2706 KNIGHT ST	CLARK THOMAS
197	2706 KNIGHT ST	UCCELLO JESSICA
198	2706 KNIGHT ST	DEORCHIS DOUGLAS FRANK &
199	2706 THROCKMORTON ST	STAFFORD JASON W
200	2706 THROCKMORTON ST	FRANCO MARCO P RIVERA
201	2710 THROCKMORTON ST	THROCKMORTON RESIDENTIAL
202	2710 THROCKMORTON ST	DAMRON CAROLINE V
203	2710 THROCKMORTON ST	HARKIN JOHN & CLAUDIA
204	2710 THROCKMORTON ST	MOOLANI AMIT
205	2806 KNIGHT ST	JENNINGS LESLIE D
206	2806 KNIGHT ST	MICHALEK MARIAN
207	2806 KNIGHT ST	WATKINS ALANA
208	2806 KNIGHT ST	EAST EMILIE
209	2806 KNIGHT ST	ARSENAULT ADAM S