

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, DECEMBER 10, 2025

ACM: Robin Bentley

FILE NUMBER: Z-25-000102

DATE FILED: August 15, 2025

LOCATION: Northwest line of Spring Avenue and southwest line of Sutton Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 3.652 acres

CENSUS TRACT: 481130027022

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Kristian Teleki, Good Urban Development

OWNER: Haley Coates-Huseman, Dallas Area Habitat for Humanity

REQUEST: An application for a new Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on property zoned R-5(A), MF-2(A) and NC Subdistricts.

SUMMARY: The purpose of the request is to allow a mixed-use development with multifamily residential uses and small-scale, neighborhood-serving retail and personal services.

STAFF RECOMMENDATION: Approval, subject to conditions.

CPC RECOMMENDATION: Approval, subject to conditions.

PD No. 595: <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

BACKGROUND INFORMATION:

- The applicant proposes the creation of a new mixed-use subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District).
- The area of request consists of four parcels is primarily undeveloped, with a small portion currently occupied by an existing neighborhood retail building.
- The purpose of the request is to allow a mixed-use development that combines small-scale commercial uses with multifamily residential units to support neighborhood reinvestment and a walkable development pattern.
- The proposed development will include the retention of the existing commercial building, construction of up to two new commercial buildings along Spring Avenue for neighborhood-serving retail and personal service uses, and development of townhouse-style multifamily units located behind the commercial frontage and oriented around a central open space.

Zoning History:

There have been four zoning cases in the area in the past five years.

1. **Z234-314:** On February 24, 2025, City Council approved an application for a zoning change from NC Neighborhood Commercial Subdistrict to R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property located along the southwest line of Lagow Street and northwest of Spring Avenue.
2. **Z234-264:** On January 2, 2025, City Council approved an application for a zoning change from CC Community Commercial Subdistrict to MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property located along the southeast line of Spring Avenue and northeast of Robert B. Cullum Boulevard.
3. **Z234-174:** On November 1, 2024, City Council approved an application for a zoning change from R-5(A) Single Family Subdistrict to TH-3(A) Townhouse Subdistrict with deed restrictions, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property located along the northwest line of Herrling Street and northeast of 2nd Avenue.
4. **Z190-207:** On September 1, 2020, City Council approved a zoning change from R-5(A) Single Family Subdistrict to D(A) Duplex Subdistrict with deed restrictions, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property located along the southeast line of Herrling Street, northeast of 2nd Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Spring Avenue	Local Street	--
Sutton Street	Local Street	--
Ashworth Street	Local Street	--

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Light Rail

Green Line (Hacher Station)

DART Bus Routes:

13, 216

STAFF ANALYSIS:**Comprehensive Plan:**

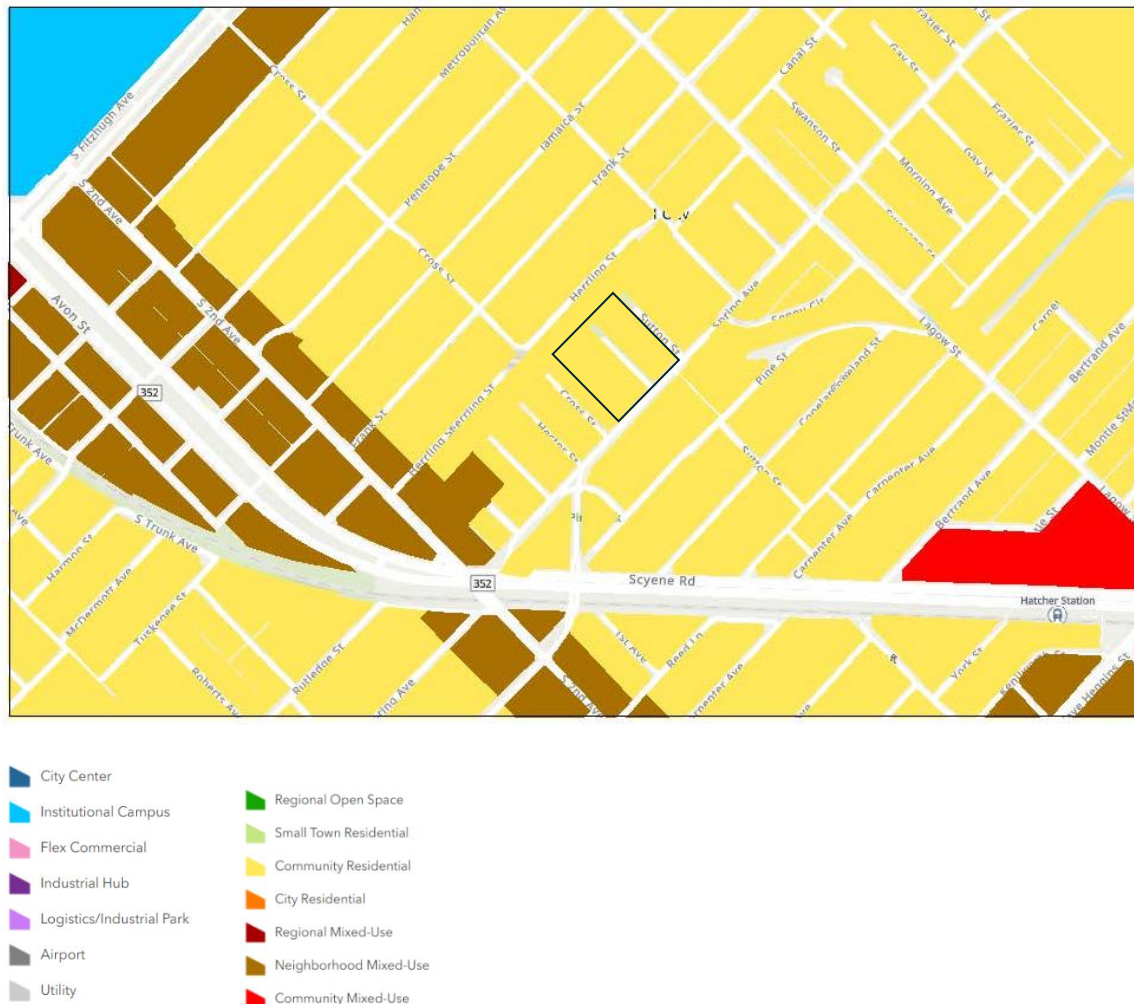
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

The proposed mixed-use subdistrict within PD 595 aligns with the forwardDallas 2.0 plan by introducing neighborhood-scale multifamily housing, expanding small-scale commercial uses, and integrating a central open space. The proposal supports reinvestment, walkability, and context-sensitive infill development consistent with the Community Residential placetype.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Area Plans:

South Dallas/Fair Park Area Plan

The South Dallas/Fair Park Area Plan (July 2025) provides a community-driven framework to guide growth and redevelopment within Planned Development District 595. It emphasizes implementation, balanced growth, and preservation of neighborhood character while encouraging compatible redevelopment. Its guiding principles focus on:

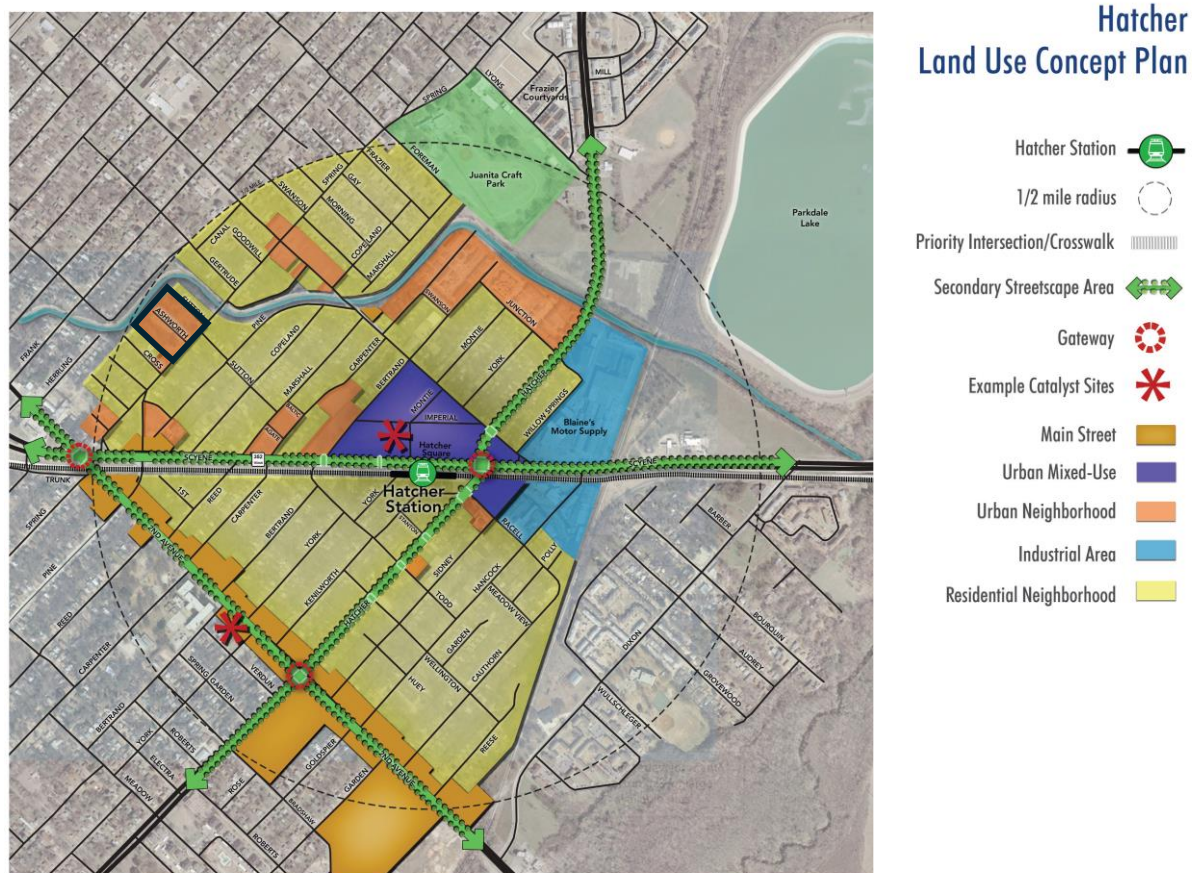
- Land Use + Zoning (A): Updating land use policies and zoning regulations to support the repurposing of vacant and underutilized parcels in alignment with the plan's vision.
- History + Culture (B): Protecting, supporting, and celebrating the area's historic character, cultural assets, people, and architecture.
- Economic Development (C): Promoting sustainable economic growth and investment to create catalytic opportunities for both commercial and residential development.
- Infrastructure (D): Advancing safe, compact, and walkable development patterns supported by transit and improved connectivity to jobs and housing.
- Community Well-Being (E): Implementing land use tools and incentives that enhance health, safety, and overall quality of life for residents.
- Housing + Design (F): Preserving existing housing stock, addressing displacement risks, and aligning opportunities for diverse, high-quality housing choices.

The proposed mixed-use subdistrict within PD 595 is consistent with the goals and guiding principles of the South Dallas/Fair Park Area Plan. The request supports the plan's land use and zoning objectives by redeveloping underutilized parcels with a context-sensitive mix of townhomes and small-scale commercial uses that reinforce neighborhood character. It contributes to economic development goals by encouraging local-serving businesses along Spring Avenue and creating new housing opportunities that attract reinvestment. The inclusion of a central open space and walkable design supports the plan's infrastructure and community well-being principles by promoting connectivity, safety, and livability. Overall, the proposal aligns with the plan's vision for balanced, inclusive growth that preserves the area's identity while fostering a vibrant, mixed-use neighborhood.

Hatcher Station Area Plan

The Hatcher Station Area Plan (2013), adopted as part of the City's HUD Community Challenge Grant initiative, envisions the area as a safe, walkable, and economically vibrant transit-oriented neighborhood. The plan emphasizes strengthening the relationship between the DART Green Line station and its surrounding community through mixed-use development, affordable housing, and improved multi-modal connectivity. Guiding principles call for creating a compact urban form that integrates small-scale commercial activity, diverse housing options, and high-quality streetscape design along key corridors such as Hatcher Street, Spring Avenue, and Scyene Road.

The subject site is located within the Urban Neighborhood area identified in the Hatcher Station Area Plan, which envisions a range of housing options close to transit, including small-lot single-family dwellings, townhomes, and low- to mid-rise multifamily developments. The proposed mixed-use development—with small-scale commercial uses along Spring Avenue and townhouse-style multifamily units oriented around shared open space—supports this vision by promoting walkability, providing diverse housing choices, and encouraging reinvestment within a transit-accessible neighborhood.



Land Use

	Zoning	Land Use
Site	R-5(A) Single Family Subdistrict, MF-2 Multifamily Subdistrict, NC neighborhood commercial Subdistrict within PD 595	Undeveloped, Retail
Northeast	R-5(A) Single Family Subdistrict within PD 595	Single family
East-Southeast	R-5(A) Single Family Subdistrict, NC neighborhood commercial Subdistrict within PD 595	Single family, Retail and personal service
West-Northwest	R-5(A) Single Family Subdistrict within PD 595	Utility and public service uses, Single family
Southwest	R-5(A) Single Family Subdistrict within PD 595	Single family, Undeveloped

Land Use Compatibility:

The ±3.6-acre site consists of four parcels that are primarily undeveloped, with one parcel currently occupied by a small neighborhood retail building. Surrounding properties within Planned Development District 595 (South Dallas/Fair Park Special Purpose District) include a mix of developed and vacant properties ranging from aging single-family neighborhoods to small-scale retail and distribution uses. A natural drainage feature, identified as a shallow creek, runs through the west side of the area. This mix of residential and small-scale commercial uses reflects a typical neighborhood edge condition, transitioning from single-family to more active retail and multifamily corridors along Spring Avenue.

The proposed development pattern is compatible with the surrounding context, supporting neighborhood reinvestment while maintaining a scale consistent with adjacent single-family and commercial uses. Staff finds that the proposed mixed-use subdistrict reinforces the vision for a walkable, reinvested neighborhood and would not create adverse impacts on nearby properties.

Development Standards

The following is a comparison chart of the development standards for the current subdistricts and the proposed mixed use subdistrict.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD. 595 R-5(A)	20'	5'/5'	1 dwelling unit/5,000 sf.	30' Stories: no max	45%	Proximity Slope* Visual Intrusion	Single family
Existing: PD. 595 MF-2(A)	15'	0'/0' single family 5'/10' duplex 10'/15' other	No maximum dwelling unit density	36' Stories: no max 45'*	60% residential 50% nonresidential	Proximity Slope.* Development Bonuses	Multifamily, Duplex & Single Family
Existing: PD. 595 NC	15'	20' adj: R, R(A), D, D(A), TH, TH(A), MF, MF(A) Other: No min.	No maximum dwelling unit density FAR:0.5	30' Stories:2 45'*	40%	Proximity Slope.*	Retail shopping, services, and professional offices
Proposed: New PD Subdistrict	15'	10'	No maximum dwelling unit density 1.5 FAR: for all non-residential uses combined	45'* Stories: 3 max	80% max	Proximity Slope*	Retail, personal service, community service, residential, office

*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no

FAR limits would not be applicable in either district, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply. As SB 840 also calls for minimum maximum heights of 45 feet, RPS would not apply to development of multifamily or mixed use residential in the existing or proposed zoning.

Although the change would increase the maximum height on the northeast portion of the site, the height would be the same on the southern portion of the site already zoned MF-2 and NC, in accordance with SB 840. Although the applicant may not plan to construct 45 feet of residential on the site, the City cannot limit them to less. Similarly, they may not plan to build up to the maximum density required by SB 840, but that would similarly not limit development of the existing NC or MF-2(A).

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

Use	Existing			Proposed
	PD 595 R-5(A)	PD 595 MF-2	PD 595 NC	PD 595 Subdistrict 3
AGRICULTURAL USES				
Animal production				
Commercial stable				
Crop production	•	•		
Private stable				
Market garden	S	S	S	S
Community garden			•	•
COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop				

	Existing			Proposed
Use	PD 595 R-5(A)	PD 595 MF-2	PD 595 NC	PD 595 Subdistrict 3
Bus or rail transit vehicle maintenance or storage facility				
Catering service			S	•
Commercial bus station and terminal				
Commercial cleaning or laundry plant				
Custom business services				•
Custom woodworking, furniture construction, or repair				
Electronics service center				•
Job or lithographic printing				•
Labor hall				
Machine or welding shop				
Machinery, heavy equipment, or truck sales and services				
Medical or scientific laboratory				
Technical school				
Tool or equipment rental				
Vehicle or engine repair or maintenance				
INDUSTRIAL USES				
Alcoholic beverage manufacturing				
Gas drilling and production	S	S		
Gas pipeline compressor station				
Industrial (inside)				
Industrial (inside) for light manufacturing				
Industrial (outside)				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining				
Municipal waste incinerator				
Organic compost recycling facility				
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant	S	S		S
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Cemetery or mausoleum	S	S		

Use	Existing			Proposed
	PD 595 R-5(A)	PD 595 MF-2	PD 595 NC	PD 595 Subdistrict 3
Child-care facility	★	•	•	•
Adult care facility	★	•	•	S
Church	•	•	•	•
College, university, or seminary	S	S		
Community service center	S	S	S	•
Convalescent and nursing homes, hospice care, and related institutions		R		
Convent or monastery	S	•		
Foster home	S	•		
Halfway house				
Hospital		S		
Library, art gallery, or museum	S	S	•	
Open-enrollment charter school or private school				
Public school other than an open-enrollment charter school	S	S	S	
Public or private school				
LODGING USES				
Extended stay hotel or motel				
Hotel or motel				
Lodging or boarding house		•		
Overnight general purpose shelter				
Short-term rental lodging		•		
MISCELLANEOUS USES				
Attached non-premise sign.				
Carnival or circus (temporary)	★	★		
Hazardous waste management facility				
Temporary construction or sales office	•	•	•	•
OFFICE USES				
Alternative financial establishment				
Financial institution without drive-in window			•	•
Financial institution with drive-in window				
Medical clinic or ambulatory surgical center			•	•
Office			•	•
RECREATION USES				

	Existing			Proposed
Use	PD 595 R-5(A)	PD 595 MF-2	PD 595 NC	PD 595 Subdistrict 3
Country club with private membership	S	R	S	
Private recreation center, club, or area	S	S		S
Public park, playground, or golf course	S	•	•	S (for golf course)
RESIDENTIAL USES				
College dormitory, fraternity, or sorority house		•		
Duplex		•		•
Group residential facility		★		
Handicapped group dwelling unit	★	★		
Manufactured home park, manufactured home subdivision, or campground				
Multifamily		•		•
Residential hotel		•		
Retirement housing		•		
Single family	•	•		•
Live-work unit			•	•
RETAIL AND PERSONAL SERVICE USES				
Alcoholic beverage establishments.				S
Ambulance service				
Animal shelter or clinic without outside runs				S
Animal shelter or clinic with outside runs				
Auto service center			S	
Business school				
Car wash				
Commercial amusement (inside)				S
Commercial amusement (outside)				
Commercial motor vehicle parking				
Commercial parking lot or garage			S	
Convenience store with drive-through				
Drive-In theater				
Dry cleaning or laundry store			•	•

Use	Existing			Proposed
	PD 595 R-5(A)	PD 595 MF-2	PD 595 NC	PD 595 Subdistrict 3
Furniture store 5,000 square feet or less			•	
Food or beverage store				S
General merchandise or food store 3,500 square feet or less			•	•
Home improvement center, lumber, brick or building materials sales yard				
Household equipment and appliance repair				
Liquefied natural gas fueling station				
Liquor store				
Mortuary, funeral home, or commercial wedding chapel			S	
Motor vehicle fueling station			S	
Nursery, garden shop, or plant sales				S
Outside sales				S
Paraphernalia shop				
Pawn shop				
Personal service use except massage establishment and tattoo or body piercing studio			•	
Personal service use up to 1,000 sq. ft. in floor area				
Restaurant without drive-in or drive-through service			•	R
Restaurant with drive-in or drive-through service				
Surface parking				
Swap or buy shop				
Taxidermist				
Temporary retail use				
Theater				S
Truck stop				
Vehicle display, sales, and service				
TRANSPORTATION USES				
Airport or landing field				
Commercial bus station and terminal				
Heliport				
Helistop				
Private street or alley	S			

Use	Existing			Proposed
	PD 595 R-5(A)	PD 595 MF-2	PD 595 NC	PD 595 Subdistrict 3
Railroad passenger station				
Railroad yard, roundhouse, or shops				
STOL (short take-off or landing port)				
Transit passenger shelter	★	•	•	•
Transit passenger station or transfer center	S	S		
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station				
Electrical generating plant				
Electrical substation	S	S		
Local utilities	S, R, ★	S, R, ★	S, R, ★	S
Police or fire station	S	S	S	
Post office			S	
Radio, television, or microwave tower	S	★		
Refuse transfer station				
Sanitary landfill				
Sewage treatment plant				
Tower/antenna for cellular communication	★	★	S	S
Utility or government installation other than listed	S	S		S
Water treatment plant				
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction				
Building mover's temporary storage yard				
Contractor's maintenance yard				
Freight terminal				
Livestock auction pens or sheds				
Manufactured building sales lot				
Mini-warehouse				
Office showroom/warehouse				
Outside storage				
Petroleum product storage and wholesale				
Recycling buy-back center				

Use	Existing			Proposed
	PD 595 R-5(A)	PD 595 MF-2	PD 595 NC	PD 595 Subdistrict 3
Recycling collection center				
Recycling drop-off container	★	★		
Recycling drop-off for special occasion collection	★	★		
Sand, gravel, or earth sales and storage				
Trade center				
Vehicle storage lot				
Warehouse				

Design Standards

Staff's recommendations are intended to improve the pedestrian safety and experience both within the development and along the public street frontages of Spring Avenue.

- Sidewalks must be designed with a minimum clear width of six feet to ensure comfortable pedestrian movement.
- They must be continuous and level across all driveways and curb cuts, maintaining consistent grade with the existing sidewalk and subject to review by the Director.
- At driveway crossings, pedestrian zones should be visually distinguished using colored, patterned, or stamped concrete, or brick pavers to enhance visibility and safety.
- All residential units must have direct access to a public sidewalk or internal pedestrian trail through a clearly defined and continuous path, reinforcing neighborhood walkability and connectivity.
- The development must include a minimum of 8,000 square feet of contiguous open space designed as a shared amenity for residents and visitors.
 - Open spaces must feature grass, native vegetation, and pedestrian amenities such as benches, pathways, shade structures, and water features.
 - Architectural elements like pergolas, gazebos, or playground structures may be included, while the space should remain open to the sky except where designed as a rooftop garden, deck, or patio.
 - Vehicular access and parking within open spaces are prohibited, except for emergency or maintenance purposes.
 - Open spaces must be well-maintained, with landscaping kept in good condition.
- A 10-foot-wide pedestrian trail must be provided along the west and northwest property line adjacent to Peak Creek Channel, accompanied by a five-foot landscape buffer. The buffer may incorporate a bioswale in lieu of vertical plantings to support protection of the creek.

Parking:

All uses must provide off-street parking and loading in accordance with the applicable requirements of Chapter 51A of the Dallas Development Code, as amended May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#).

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended, and PD 595.

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 an “H” MVA area.

List of Officers

Good Urban Development, LLC

Jack Matthews, President

Kristian Teleki, SVP

Antong Lucky, VP

Adam Miller, VP, Secretary & Treasurer

Dallas Neighborhood Alliance for Habitat

Board of Directors

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Jason Smith – Board Vice-Chair and Governance and Nominating Committee Chair

Cristi Lockett – Board Secretary

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Marty McDonald

Amanda Koonjbeharry

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Cory Hohweiler, Chief Operations Officer

Karla Goss, Chief Financial Officer

Tiffany Leon, Chief People Officer

Haley Coates-Huseman, Chief Real Estate Officer

Kathryn Cox, Chief Development Officer

Domonique Hollins, Chief Marketing Officer

CPC Action
November 06, 2025

3. [25-3182A](#) Z-25-000102

Planner: Mona Hashemi

Note: This item was heard individually

Motion: It was moved to recommend **approval** of new Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, subject to conditions, on property zoned R-5(A), MF-2(A) and NC Subdistricts, on the northwest line of Spring Avenue and southwest line of Sutton Street.

Maker: Herbert
Second: Carpenter
Result: Carried: 14 to 0

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

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Wheeler-Reagan**

**Out of room when vote was taken

Notices:	Area: 500	Mailed: 169
Replies:	For: 0	Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
James Jolly, 3100 McKinnon St., Dallas, TX, 75201
Against: None

ARTICLE 595.

PD 595.

**SOUTH DALLAS/FAIR PARK SPECIAL
PURPOSE DISTRICT**

SEC. 51P-595.101. LEGISLATIVE HISTORY.

PD 595 was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726)

SEC. 51P-595.102. PROPERTY LOCATION AND SIZE.

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 849, 853, 856, 871, 892, 908, 911, 936, 1023, 1038, 1062, 1089, and 1090 and the form-base districts WMU-5 and WR-5 established in the area generally bounded by Elihu Street, Park Row Avenue, J.B. Jackson Boulevard, and Trunk Avenue. The size of PD 595 is approximately 3,337.428 acres. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052; 29316; 29319; 29335; 29664; 29677; 31101; 31386; 31664; 32256; 32272, 32458)

SEC. 51P-595.103. CREATION OF SUBDISTRICTS.

This district is divided into the following residential and nonresidential subdistricts:

(1) Residential subdistricts.

(A) R-7.5(A) Single Family Subdistrict.

(B) R-5(A) Single Family Subdistrict.

(C) R-3.8(A) Single Family Subdistrict.

(D) D(A) Duplex Subdistrict.

(E) TH(1)(A) Townhouse Subdistrict.

(F) TH(2)(A) Townhouse Subdistrict.

(G) TH(3)(A) Townhouse Subdistrict.

(H) MF-1(A) Multifamily Subdistrict.

(I) MF-2(A) Multifamily Subdistrict.

(2) Nonresidential subdistricts.

(A) NC Neighborhood Commercial Subdistrict. The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. Some uses are allowed only in the NC(E) Neighborhood Commercial Enhanced Subdistrict.

(B) CC Community Commercial Subdistrict. The CC Community Commercial Subdistrict is characterized by a mix of commercial and business service, institutional and community service, office, and retail and personal service uses serving both nearby residential areas and the broader South Dallas/Fair Park community. This subdistrict includes single-story and multi-story office development, large footprint buildings, and both surface parking and parking structures. Some uses are allowed only in the CC(E) Community Commercial Enhanced Subdistrict.

(C) RS-MU Regional Service Mixed Use Subdistrict. The RS-MU Regional Service Mixed Use Subdistrict is characterized by regional serving mixed use developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. Some uses are allowed only in the RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict.

(D) F Form Subdistricts. The F Form Subdistricts are characterized by mixed use developments that comply with Article XIII, "Form Districts." These subdistricts are intended to create walkable urban neighborhoods where higher-density mixed use housing types promote less dependence on the automobile. These subdistricts should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(E) RS-C Regional Service Commercial Subdistrict. The RS-C Regional Service Commercial Subdistrict is characterized by commercial developments providing goods and services to other businesses in South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(F) RS-I Regional Service Industrial Subdistrict. The RS-I Regional Service Industrial Subdistrict is characterized by industrial developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(G) P(A) Parking Subdistrict.

(H) Subdistrict 1. Subdistrict 1 is divided into Subarea A and Subarea B as shown on the Subdistrict 1 subarea map (Exhibit 595C).

(I) Subdistrict 2. Subdistrict 2 is characterized by industrial developments serving South Dallas/Fair

Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(J) Subdistrict 3. Subdistrict 3 is characterized as a mixed use development with small scale, neighborhood serving retail and personal services.

SEC. 51P-595.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 595A: land use chart.
- (2) Exhibit 595B: development standards summary chart.
- (3) Exhibit 595C: Subdistrict 1 subarea map. (Ord. Nos. 28860; 32744)

SEC. 51P-595.104. DEFINITIONS.

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

(1) BIOSWALE means a vegetated, shallow, landscaped channel designed to collect, convey, filter, and infiltrate stormwater runoff from impervious surfaces.

(2) BODY PIERCING means piercing of body parts, other than ears, to allow the insertion of jewelry.

(3) CATERING SERVICE means a facility for the preparation and storage of food and food utensils for off-premise consumption and service. No meals may be served on the premises of a catering service.

(4) DISTRICT means the entire planned development district (the South Dallas/Fair Park Special Purpose District) created by this article.

(5) FOOD OR BEVERAGE STORE means a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

(6) GENERAL MERCHANDISE STORE means a retail store for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

(7) LIVE-WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses. For purposes of spacing or proximity regulations, a live-work unit is considered a non-residential use.

(8) MARKET GARDEN means an area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain, field forage, and other plant crops intended to provide food or fiber; or aquaponics facilities that include crop and fish production.

(9) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(10) MIXED USE PROJECT means a development on one building site with a combination of office, residential, and retail and personal service uses.

(11) PUBLIC OR PRIVATE SCHOOL means a public or private school as defined in Section 51A-4.204(17), as amended. A recreational or athletic facility owned or operated by a school for use by students is considered a public or private school.

(12) SUBDISTRICT means one of the subdistricts referred to in Section 51P-595.103 of this article.

(13) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(14) TOBACCO SHOP means a retail store principally for the sale of cigars, cigarettes, pipes, tobacco, and other related items. (Ord. Nos. 24726; 28860)

SEC. 51P-595.105. INTERPRETATIONS.

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

(b) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, development plans, development schedules, and landscape plans do not apply to this district.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR"

means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display attached to this ordinance. (Ord. 24726)

[Editor’s Note: Exhibit C (Land Use Chart) and Exhibit D (Development Standards Summary Charts) of Ordinance No. 24726 are labelled Exhibits 595A and 595B, respectively, and are included at the completion of the text of this article. Exhibit A of Ordinance No. 24726 and Exhibit B of Ordinance No. 24881 are not included as part of this article. For a graphic depiction and property descriptions of the district and its subdistricts at the time of its creation, see Ordinance Nos. 24726 and 24881. For a current graphic depiction of the subdistricts of PD 595, see Zoning Map Nos. J-8, J-9, K-7, K-8, K-9, L-8, and L-9.]

SEC. 51P-595.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-7.5(A) SINGLE FAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.112(f), “R-7.5(A) District,” for the use regulations and development standards for the R-7.5(A) Single Family Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.107. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-5(A) SINGLE FAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.112(g), “R-5(A) District,” for the use regulations and development standards for the R-5(A) Single Family Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.107.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-3.8(A) SINGLE FAMILY SUBDISTRICT.

Omitted for brevity

SEC. 51P-595.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE D(A) DUPLEX SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.113, “Duplex [D(A)] District,” for the use regulations and development standards for the D(A) Duplex Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE TH(1)(A), TH(2)(A), AND TH(3)(A) TOWNHOUSE SUBDISTRICTS.

(a) Except as provided in this section, See Section 51A-4.114, “Townhouse [TH-1(A), TH- 2(A), and TH-3(A)] Districts,” for the use regulations and development standards for the TH(1)(A), TH(2)(A), and TH(3)(A) Townhouse Subdistricts.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-1(A) MULTIFAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.116(a), “MF-1(A) and MF-1(SAH) districts,” for the use regulations and development standards for the MF-1(A) Multifamily Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-2(A) MULTIFAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.116(b) “MF-2(A) and MF-2(SAH) districts,” for the use regulations and development standards for the MF-2(A) Multifamily Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE NC NEIGHBORHOOD COMMERCIAL SUBDISTRICT.

Omitted for brevity.

SEC. 51P-595.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE CC COMMUNITY COMMERCIAL SUBDISTRICT.

Omitted for brevity.

SEC. 51P-595.114. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-MU REGIONAL SERVICE MIXED USE SUBDISTRICT.

Omitted for brevity.

SEC. 51P-595.114.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE F FORM SUBDISTRICTS.

Omitted for brevity.

SEC. 51P-595.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-C REGIONAL SERVICE COMMERCIAL SUBDISTRICT.

Omitted for brevity

SEC. 51P-595.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-I REGIONAL SERVICE INDUSTRIAL SUBDISTRICT.

Omitted for brevity

SEC. 51P-595.117. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE P(A) PARKING SUBDISTRICT.

Omitted for brevity

SEC. 51P-595.117.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 1.

Omitted for brevity

SEC. 51P-595.117.2 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 2.

Omitted for brevity

SEC. 51P-595.117.3. USE REGULATIONS AND DEVELOPMENT STANDARDS IN

SUBDISTRICT 3.

(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.**
- Market garden. [SUP]**

(2) Commercial and business service uses.

- Catering service.**
- Custom business services.**
- Electronics service center.**
- Job or lithographic printing.**

(3) Industrial uses.

- None**

(4) Institutional and community service uses.

- Adult day care facility. [SUP]**
- Child-care facility.**
- Church.**
- Community service center.**

(5) Lodging uses.

- None**

(6) Miscellaneous uses.

- Temporary construction or sales office.**

(7) Office uses.

- Financial institution without drive-in window.**
- Medical clinic or ambulatory surgical center.**
- Office.**

(8) Recreation uses.

- Private recreation center, club, or area [SUP].**
- Public park, playground, or golf course. [SUP for golf course]**

(9) Residential uses.

- Live-work unit.
- Duplex
- Multifamily
- Single-family

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Animal shelter or clinic without outside run. *[SUP]*
- Commercial amusement (inside). *[SUP]*
- Dry cleaning or laundry store.
- Food or beverage store. *[SUP]*
- General merchandise store. *[Must be 3,500 square feet or less.]*
- Nursery, garden shop, or plant sales. *[SUP]*
- Outside sales. *[SUP]*
- Personal service uses. *[Massage establishment limited to an accessory use. Tattoo or body piercing studio is prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- None.

(b) Accessory uses.

- (1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.
- (2) The following accessory use are permitted by right:
 - Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A- 4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet.

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

(4) Dwelling unit density. No maximum dwelling unit density.

(5) Floor area ratio. Maximum floor area ratio is: 1.5 for all non-residential uses combined.

(6) Height. Maximum height is 45 feet.

(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For the purposes of lot coverage, the subdistrict is treated as one lot.

(8) Lot size. No minimum lot size.

(9) Stories. The maximum number of stories above grade is three.

(10) Building separation. For multifamily uses, the minimum building separation in 51A-4.209(b)(5)(E)(ii) does not apply.

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) On-street parking.

(A) Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) For the purposes of parking, the subdistrict is treated as one lot.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." Subdistrict 3 is treated as one lot for the purposes of landscaping.

SEC. 51P-595.118. LANDSCAPING.

(a) In general. The regulations in this section must be read together with the regulations contained in Article X, "Landscape and Tree Preservation Regulations." In the event of a conflict between this section and Article X, this section controls.

(b) Front yard landscaping. If a 15-foot front yard is provided in the NC Neighborhood Commercial Subdistrict or the CC Community Commercial Subdistrict, it must be landscaped as follows:

(1) At least 40 percent of the front yard must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(2) One tree having a caliper of at least three and one-half inches, or two trees each having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.

(3) No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

(4) An underground irrigation system must be provided in the front yard. (Ord. 24726)

SEC. 51P-595.119. DESIGN GUIDELINES FOR SUBDISTRICT 3.

(1) Sidewalks.

(A) Minimum unobstructed sidewalk width is six feet.

(B) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk subject to approval of the director.

(C) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(2) Internal connectivity. All units must have access to the pedestrian trail or a public sidewalk through a continuous pedestrian path.

(3) Open space and pedestrian trail.

(A) A minimum of 8,000 square feet of contiguous open space is required.

(i) No structures 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 or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

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

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

(v) 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.

(vi) 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.

(B) A minimum 10 foot wide pedestrian trail with five foot landscape buffer must be provided along the northwest property line of Subdistrict 3 along the Peak Creek channel. The five-foot landscape buffer may consist of a linear bioswale to aid stormwater management in lieu of landscaping.

SEC. 51P-595.120. SIGNS.

(a) Residential. Signs within the residential subdistricts must comply with the provisions for non-business zoning districts contained in Article VII, “Sign Regulations.”

(b) Nonresidential. Except as provided in this section, signs within the nonresidential subdistricts must comply with the provisions for business zoning districts contained in Article VII, “Sign Regulations.”

(c) Subdistrict 1.

(1) The marquee sign in Subarea A existing on May 22, 2024, is permitted and does not count towards the calculation for attached signage.

(2) The pylon sign existing on May 22, 2024, located on the east side of City Block 7/1144 in Subarea B is allowed to be replaced as needed, but cannot exceed the existing height, area, or configuration. (Ord. Nos. 24726; 32744)

SEC. 51P-595.121. ADDITIONAL PROVISIONS.

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

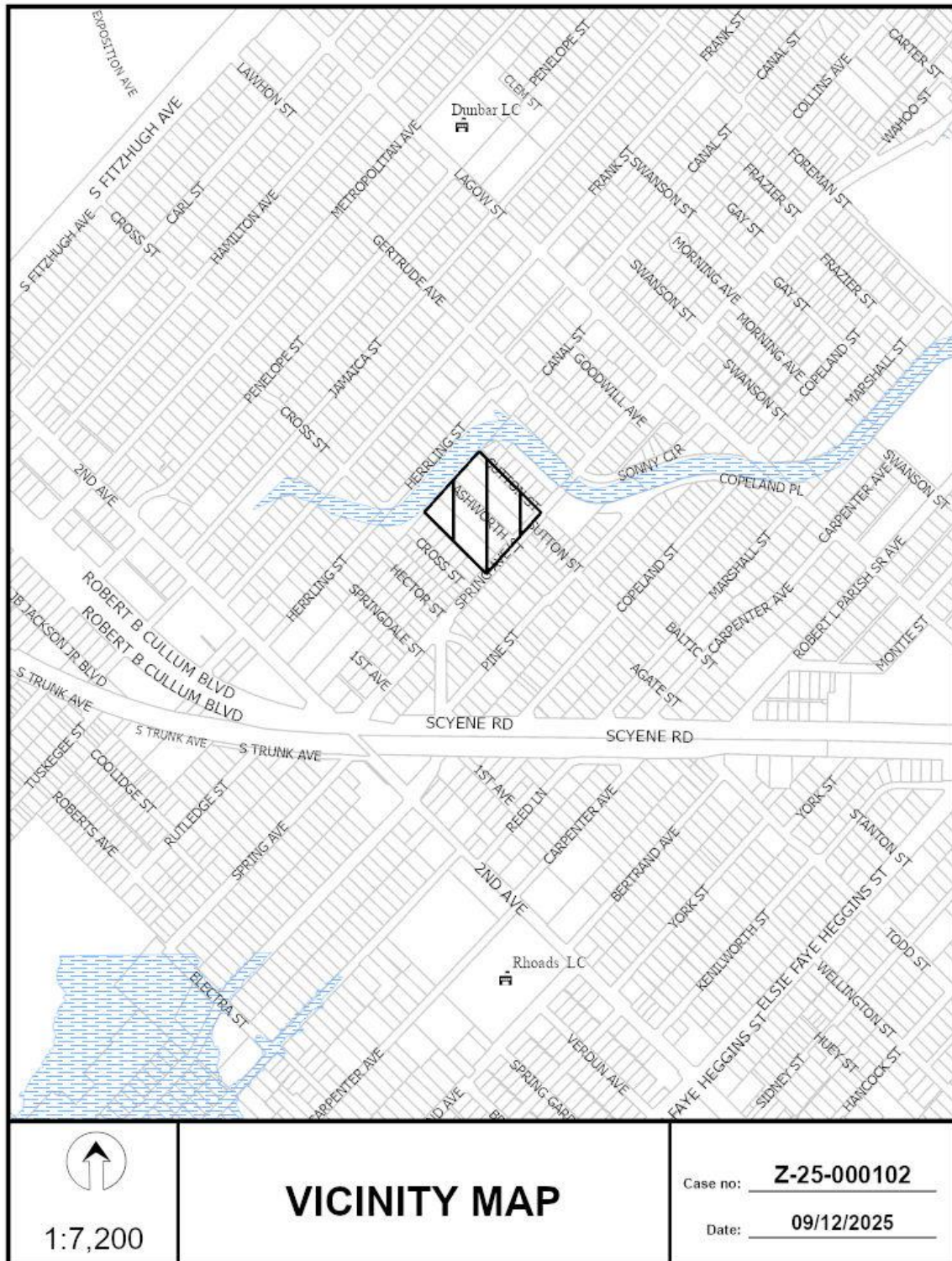
(b) Nonresidential Except as provided in this section, signs within the nonresidential subdistricts must comply with the provisions for business zoning districts contained in Article VII, “Sign Regulations.”

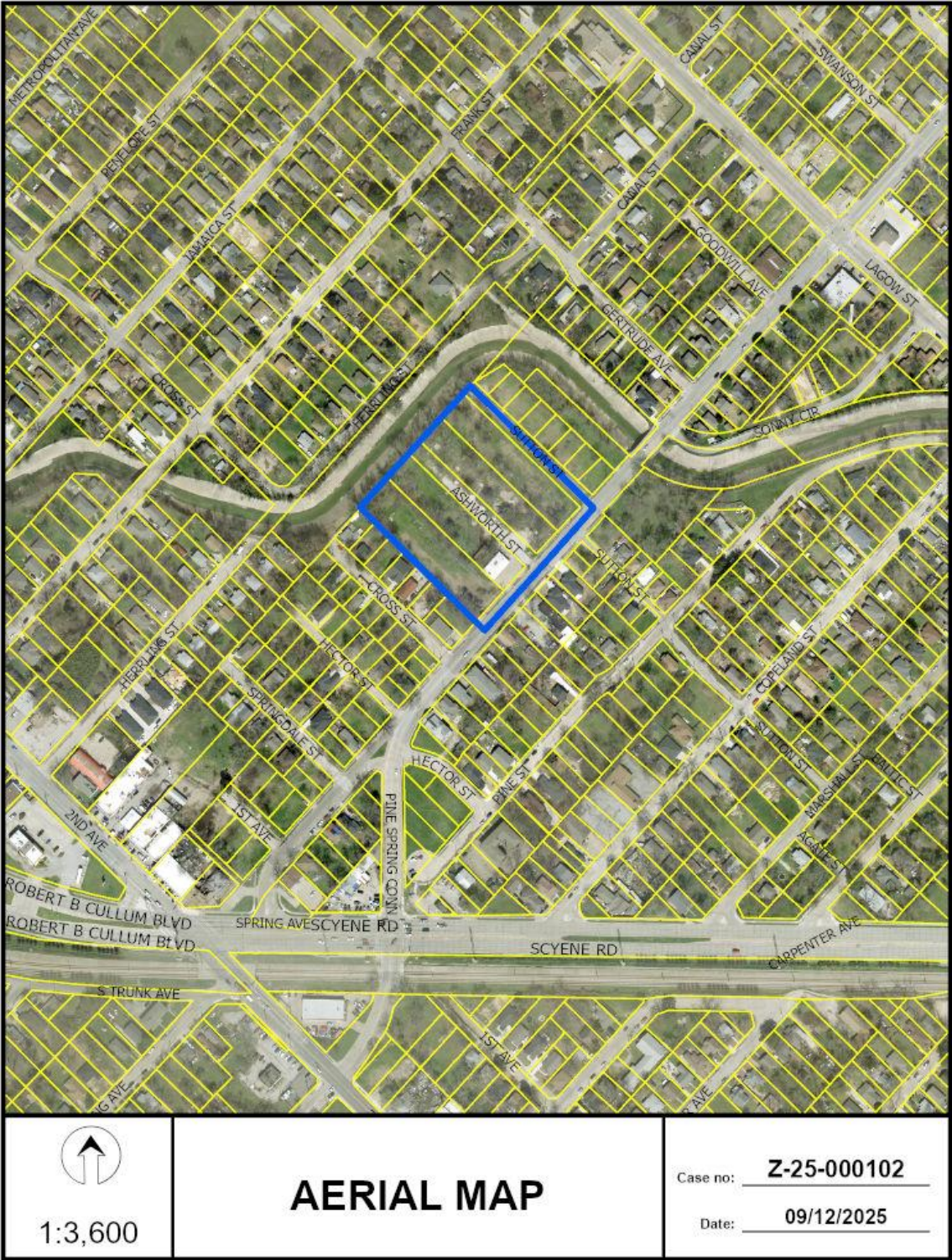
(c) Outside storage areas must be screened from the public right-of-way. See Section 51A- 4.602(b), “Required Screening.” (Ord. Nos. 24726; 26102)

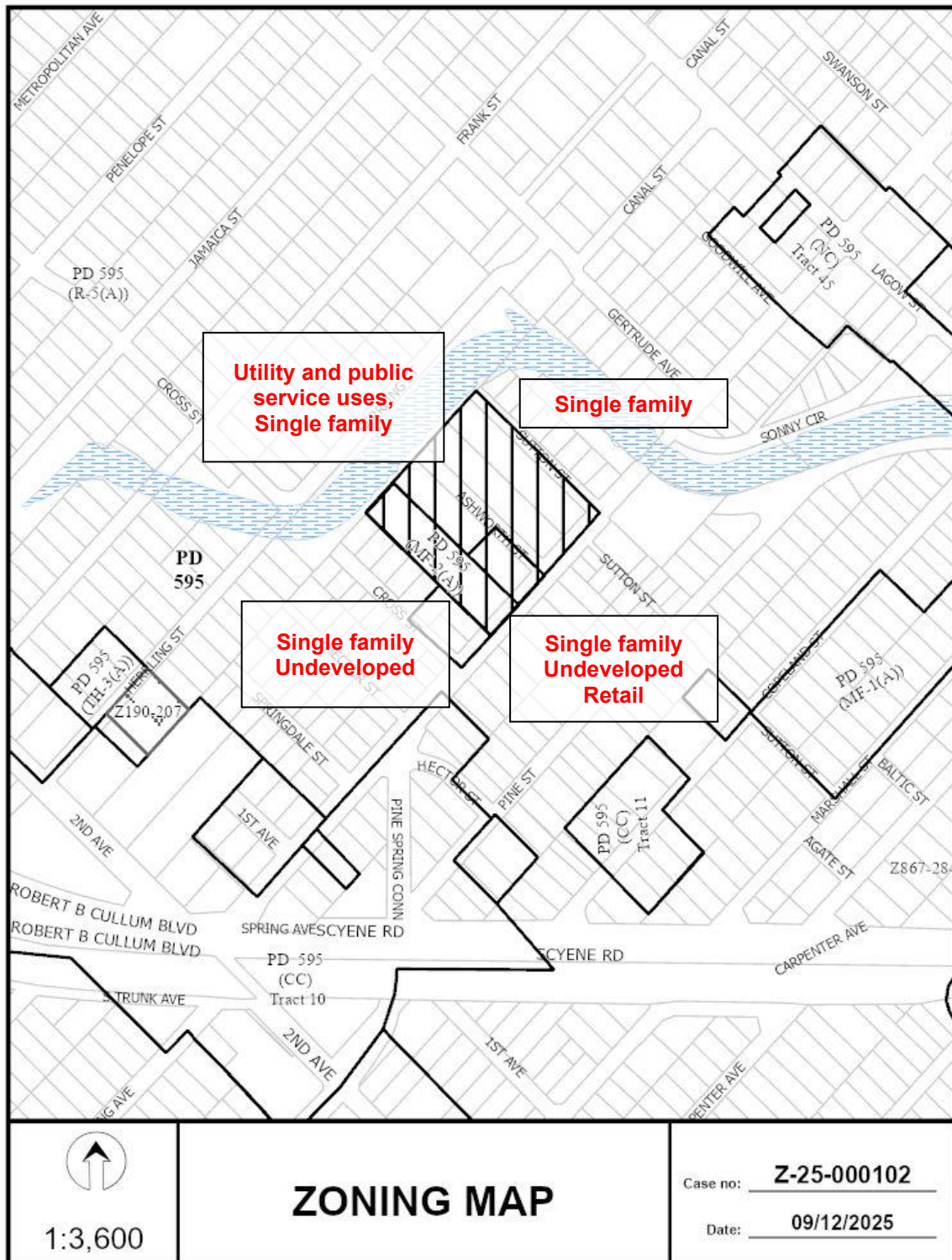
SEC. 51P-595.122. COMPLIANCE WITH CONDITIONS.

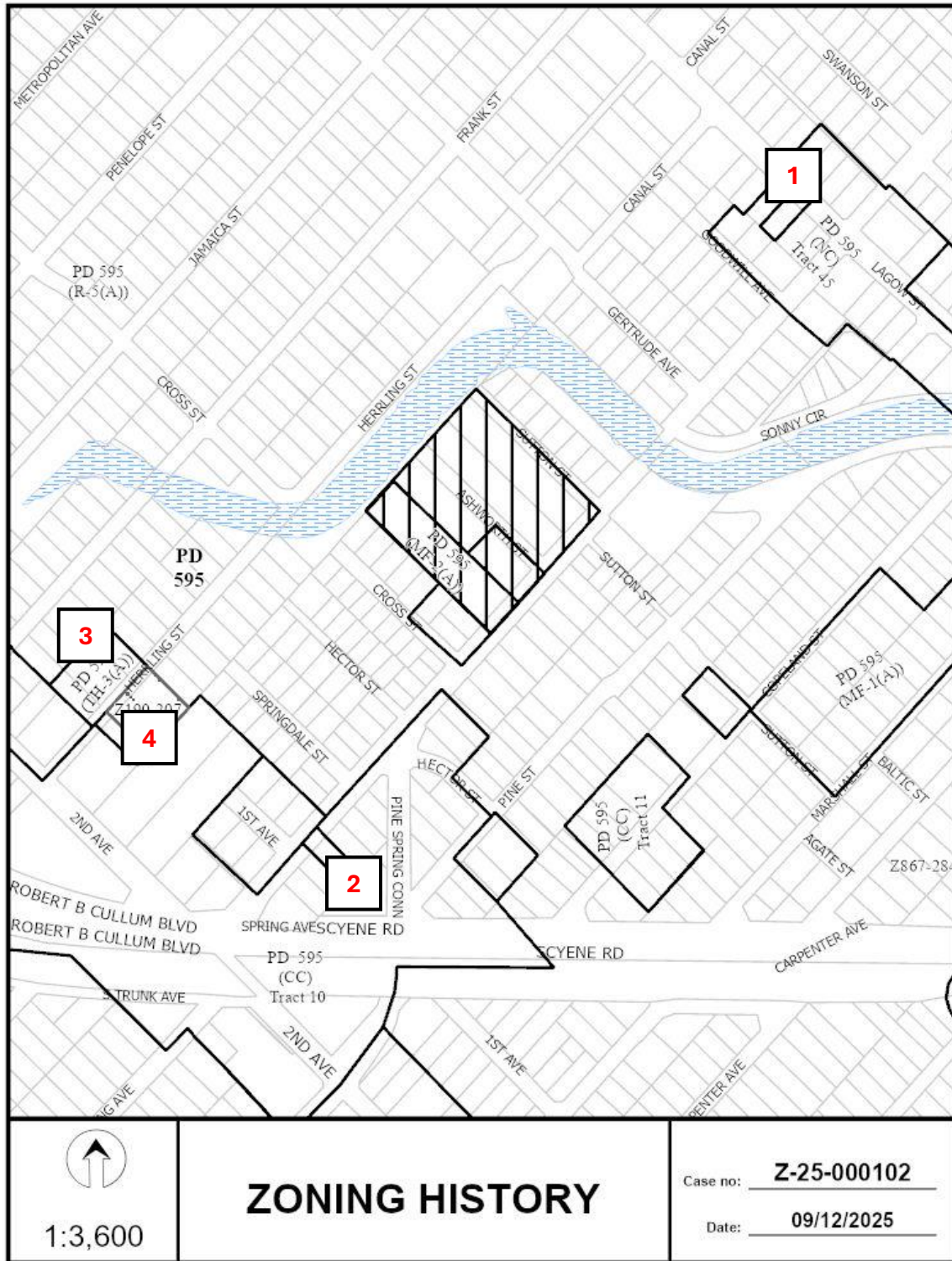
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

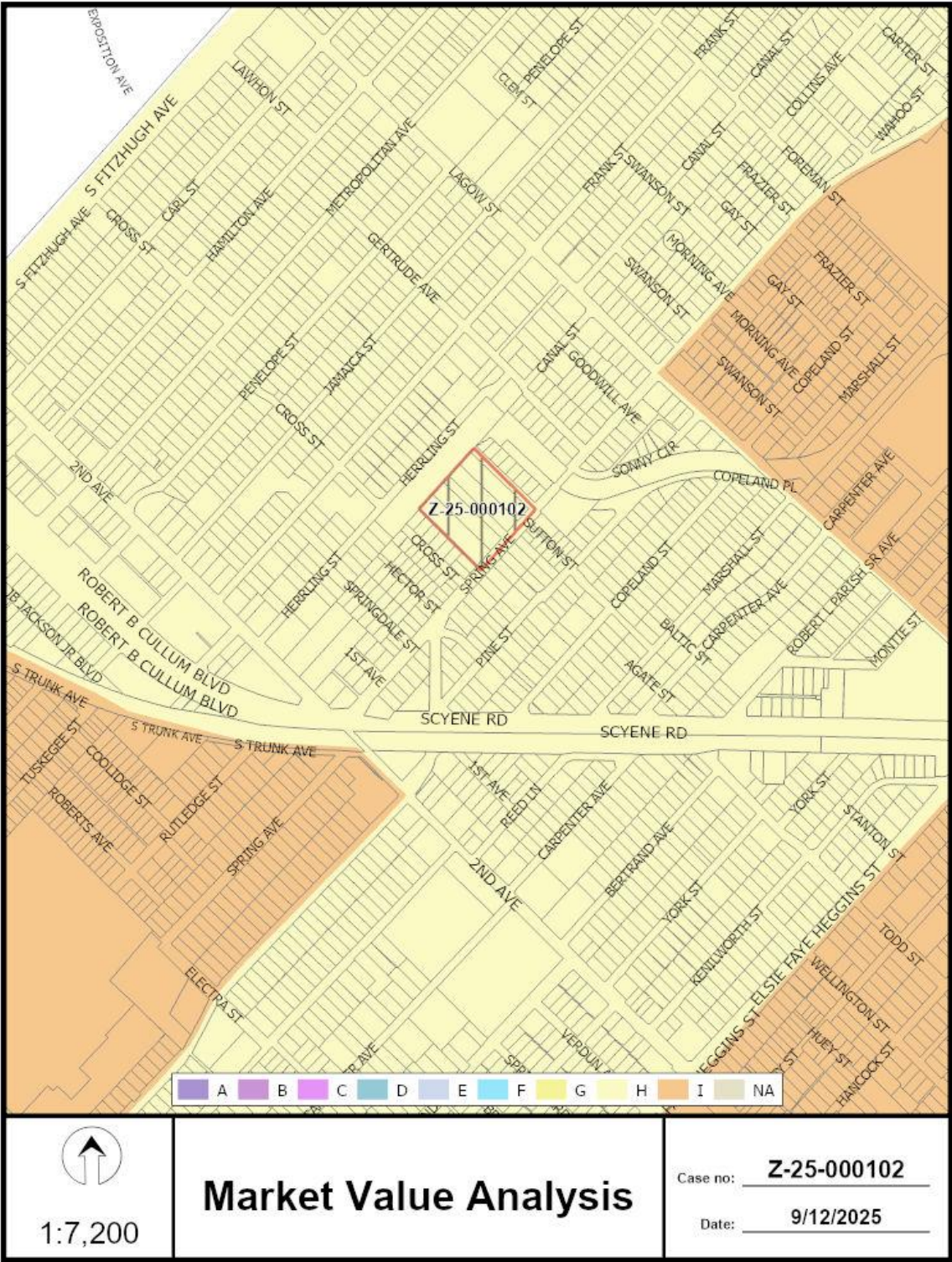
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24726; 26102)













11/05/2025

Reply List of Property Owners***Z-25-000102******169 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3709 SPRING AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
	2	3611 SPRING AVE	GOOD URBAN DEVELOPMENT LLC
	3	3631 FRANK ST	BARRIOS TEREZA JIMENEZ
	4	3635 FRANK ST	HUBBARD HELEN
	5	3701 FRANK ST	HERNANDEZ MARCOS A
	6	3703 FRANK ST	RAMIREZ MIGUEL GOMEZ
	7	3711 FRANK ST	SALAZAR ENRIQUE BAUTISTA
	8	3715 FRANK ST	ADVANCED INVESTMENT INC
	9	3719 FRANK ST	RAYE ARNOLD D
	10	3723 FRANK ST	CANTU VERONICA
	11	3610 FRANK ST	DALLAS HOUSING ACQUISITION &
	12	3614 FRANK ST	HARRIS HELEN EST OF
	13	3618 FRANK ST	ASHFORD DESTINY LANETTE
	14	3634 FRANK ST	KING PAULINE EST OF
	15	3623 HERRLING ST	WILLIAMS SHANTAE
	16	3702 FRANK ST	REYES ANA GABRIELA SANTOYO
	17	3704 FRANK ST	TOGIAC INVESTMENTS LLC
	18	3710 FRANK ST	SUN XI
	19	3718 FRANK ST	HERNANDEZ SERGIO
	20	3722 FRANK ST	ROSS BENNIE JOE & ETAL
	21	3703 HERRLING ST	MUENNINK 35 HOLMES LLC
	22	3707 HERRLING ST	MUENNINK 35 HOLMES LLC
	23	2702 SPRINGDALE ST	NYAMOGO JOSEPH
	24	2706 SPRINGDALE ST	NORTH POINT HOMES LLC
	25	2710 SPRINGDALE ST	RATCLIFF JOSEPHINE EST OF
	26	2714 SPRINGDALE ST	GOOD URBAN DEVELOPMENT LLC

11/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2718	SPRINGDALE ST	S D HOME DESIGN LLC SERIES C
28	2722	SPRINGDALE ST	VILLALOBOS RAMON ALFREDO &
29	3615	SPRING AVE	COTTON FRAZIER LEROY
30	2707	HECTOR ST	BAIG MANAGEMENT CORP
31	2723	HECTOR ST	S D HOME DESIGN LLC
32	3619	SPRING AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR
33	2715	HECTOR ST	GREENE FREDERICK L
34	2719	HECTOR ST	HAGGERTY DEANGELIA TANEICE
35	3623	SPRING AVE	OIBARA CATTLE FAMILY HOLDINGS LLC
36	2711	HECTOR ST	MURAI HOMES LLC
37	3631	SPRING AVE	PROPE TONYETTE
38	2722	HECTOR ST	DOMINGUEZCASTRO ANTONIO D
39	2720	HECTOR ST	YOUNG MARY JANE ESTATE OF
40	2716	HECTOR ST	OLVERA RUPERTO & SANDRA
41	2714	HECTOR ST	R & J DEVELOPMENTS LLC
42	2706	HECTOR ST	RJT 2706 HECTOR SERIES LLC
43	2704	HECTOR ST	EDLOE VIRGINIA MAULDIN PHILLIPS
44	2703	CROSS ST	TOGOBE HOME SOLUTIONS INC
45	2707	CROSS ST	TABYS GROUP INC
46	2709	CROSS ST	N THE GREEK LIGHT LLC
47	2711	CROSS ST	RCGA LLC
48	2715	CROSS ST	WOFFORD CATHERINE
49	2719	CROSS ST	SHOFNER LEE ARTHUR JR
50	2721	CROSS ST	EJS SOLUTION SERVICE LLC
51	2725	CROSS ST	MDD HOMES LLC
52	3639	SPRING AVE	BUILD BETTER HOMES LLC
53	3707	SPRING AVE	DUNN PHYLLIS NELL
54	3701	SPRING AVE	SHIVEN RENTALS LLC
55	2722	CROSS ST	SHIVEN RENTALS LLC
56	2718	CROSS ST	MALDONADO MARIA CATALINA
57	2714	CROSS ST	BARTLEY DAMARLEY P &

11/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2706	CROSS ST	SENNA AYR MCMASTER HOLDINGS
59	2702	CROSS ST	RIOS ARNULFO VLADIMIR CHACON &
60	3720	SPRING AVE	SAN RILL LLC ASSIGN
61	3706	PINE ST	HOLLOWAY TERRANCE
62	3645	PINE ST	SYLVESTER DAVIDSON
63	3635	PINE ST	AINA KEENAN
64	3715	PINE ST	MITCHELL MARGARET RUTH
65	3716	SPRING AVE	MITCHELL WILBERT EST OF
66	3628	SPRING AVE	PAYNE ISIAH
67	3642	PINE ST	MIRANDA CARLOS ALBERTO C &
68	3651	PINE ST	KINGDOM AT FAIRPARK LLC
69	3800	SPRING AVE	CHOWDHURY TAWSIF
70	3721	PINE ST	WILLIAMS KENNETH R
71	3702	SPRING AVE	D2D MANAGEMENT PARTNERS LLC
72	3702	PINE ST	DALLAS SKYFALL LLC SERIES
73	3648	PINE ST	TAULTON LESTER
74	3648	PINE ST	Taxpayer at
75	3723	PINE ST	DUNN PHYLLIS NELL &
76	3703	PINE ST	CALVILLOGARCIA ZAYRA &
77	3712	SPRING AVE	MITCHELL W H EST OF
78	3710	SPRING AVE	MONROE MAE SELL
79	3638	PINE ST	SOLIS MARCELLES YADIRA &
80	2808	SUTTON ST	HUANG MEICHING CHANG
81	3636	PINE ST	STEWART JOHN EST
82	3634	SPRING AVE	MEDRANO SANDRA JIMENA CORTEZ
83	3707	PINE ST	PRICE LISA YVETTE
84	3804	SPRING AVE	7EVEN GROUP LLC THE
85	3808	SPRING AVE	JOHNSON LORA A
86	2807	SUTTON ST	MORATAYA FRANCISCO
87	2811	SUTTON ST	SYLVESTER DAVIDSON
88	2815	SUTTON ST	VANZANDT EZELL EST OF

11/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2819 SUTTON ST	COOPER ASHLEY
	90	2810 SUTTON ST	JONES MELVIN
	91	2816 SUTTON ST	EDWARDS MELANICE LIFE ESTATE
	92	2818 SUTTON ST	GRANT LETRECIA
	93	2822 SUTTON ST	MELJO IRA LLC
	94	3714 PINE ST	MIAN RENTAL PROPERTIES
	95	3722 PINE ST	BOOTY BUNARD T JR
	96	3726 PINE ST	CARTER JUANITA
	97	3802 PINE ST	LAWSON SARAH MARIE
	98	3806 PINE ST	SOUTH DALLAS RENTALS
	99	3610 SPRING AVE	SOUTHWESTERN BELL
	100	3628 PINE ST	JIVE INVESTMENTS LLC
	101	3623 COPELAND AVE	Taxpayer at
	102	3627 COPELAND AVE	A&R TEXAS PROPERTIES LLC
	103	3715 COPELAND AVE	SMITH SAMUEL C
	104	3719 COPELAND AVE	ROBERT B BURKS & JUDITH A
	105	3817 PINE ST	JONES MARY L
	106	3825 PINE ST	ZAPATA ALBERTO B
	107	3813 PINE ST	MURAI HOMES
	108	3819 PINE ST	MISSION STREET HOMES LLC
	109	3910 SPRING AVE	TRICAPITAL EQUITIES LLC
	110	3914 SPRING AVE	SAN RILL LLC
	111	3918 SPRING AVE	JOHNSON MICHAEL A
	112	3810 PINE ST	PIEDRA GABRIEL &
	113	3814 PINE ST	TORRECILLAS GABRIEL PIEDRA &
	114	3818 PINE ST	ALVAREZ ERNESTO M &
	115	3902 PINE ST	VILLANUEVA VIKI &
	116	3906 PINE ST	GALDEAN ABRAHAM
	117	3912 PINE ST	CENTENO MIGUEL RODRIGUEZ
	118	3916 PINE ST	FORSHEE PERRY
	119	3801 COPELAND AVE	ALVAREZARAIZA ARMANDO &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3807 COPELAND AVE	MILES LEOLA EST
	121	3811 COPELAND AVE	STARR DORIS EST OF
	122	3815 COPELAND AVE	BONAT & KINO PROPERTIES LLC SERIES G
	123	3819 COPELAND AVE	MOTAJIMENEZ JOSE
	124	3903 COPELAND AVE	ARREDONDO MARLENE
	125	3907 COPELAND AVE	SAUCEDO JESSICA ALEXANDRA &
	126	4002 SPRING AVE	DIXON THELMA
	127	4006 SPRING AVE	TARRER JOCK
	128	4009 SONNY CIR	DEBELLO ARMIAS
	129	3911 SPRING AVE	BENNETT MARK
	130	3915 SPRING AVE	DAVIS DOROTHY ANN
	131	2719 GERTRUDE AVE	RESICAP TEXAS OWNER II LLC
	132	2715 GERTRUDE AVE	GREAT INVESTMENTS LLC
	133	2711 GERTRUDE AVE	WILLIAMS TIFFANY J
	134	2707 GERTRUDE AVE	DELAROSA ROBERTO ARRIAGA
	135	2703 GERTRUDE AVE	JOHNSON RUDOLPH
	136	2702 GERTRUDE AVE	WINSTON DERRICK
	137	2706 GERTRUDE AVE	SOUTH DALLAS RENTALS LLC
	138	2710 GERTRUDE AVE	MCKINLEY MONICA
	139	2714 GERTRUDE AVE	KELLEY BETTY JEAN MALOY EST OF
	140	2718 GERTRUDE AVE	KELLEY ANGELA
	141	2722 GERTRUDE AVE	KELLEY IVORY T &
	142	4003 SPRING AVE	LOPEZ JOSE
	143	4007 SPRING AVE	MAXWELL LOUISE & DENSIL E
	144	4006 CANAL ST	PIPER JOSEPHINE H
	145	2715 GOODWILL AVE	OPEN MINDFRAME VENTURES LLC
	146	2711 GOODWILL AVE	EDWARDS NATHIEL
	147	2610 GERTRUDE AVE	DAVIS SAMUELL
	148	4007 CANAL ST	DEVENCE ALLA B ESTATE
	149	4003 CANAL ST	JOHNSON CHARLES H JR
	150	2618 GERTRUDE AVE	GARDNER NORMA ADAMS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	3902 FRANK ST	LAWSON EVELYN R
	152	3920 FRANK ST	LEIJAS REALTY LLC
	153	2623 GERTRUDE AVE	JOHNSON JERALD &
	154	2617 GERTRUDE AVE	LEIJA MARIA LOURDES
	155	3802 FRANK ST	Taxpayer at
	156	3806 FRANK ST	TELLO OSMAN E
	157	3810 FRANK ST	GARZA DANIEL
	158	3814 FRANK ST	Taxpayer at
	159	3822 FRANK ST	BROADNAX EVER VENITA
	160	3830 FRANK ST	LOPEZ LUIS
	161	3807 HERRLING ST	MUENNINK 35 HOLMES LLC
	162	3827 HERRLING ST	BAILEY L B
	163	3803 FRANK ST	ANDRADESEGOVIANO EMETERIO
	164	3807 FRANK ST	Taxpayer at
	165	3811 FRANK ST	HENDERSON EUGENE K
	166	3819 FRANK ST	ESTRADA MARIO C &
	167	3823 FRANK ST	CONTRACTORS PLUS ROOFING &
	168	3825 FRANK ST	EVANS MATTIE M &
	169	3827 FRANK ST	WILLIAMS GRACE SMITH EST