

CITY PLAN COMMISSION

THURSDAY, JULY 23, 2026

Planner: Hema Sharma

FILE NUMBER: Z-26-000099

DATE FILED: May 27, 2026

LOCATION: On the south corner of Oak Lane and Meyers Street; and west corner of Ash Lane and Myers Street.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Aprox. 0.688 ac.

CENSUSTRACT: 48113020300

OWNER: Oleyemisi Babajide, Enrique Salazar

APPLICANT: Jeffrey Newton

REQUEST: An application for Subarea 2 on property zoned Subarea 1 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District.

SUMMARY: The purpose of the request is to permit multifamily development.

STAFF RECOMMENDATION: Approval, subject to revised Exhibits 363A and 363B.

Planned Development District 363

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=363>

BACKGROUND INFORMATION:

- The area of request is currently zoned Subarea 1 within Planned Development District 363, the Jeffries/Meyers Planned Development District. Subarea 1 allows single-family, duplex and retirement housing uses by right.
- PD 363 was adopted by the City Council on April 8, 1992, and has been amended once. The district covers 42.74 acres divided into four subareas.
- The subject property is currently undeveloped.
- The applicant is requesting to rezone the proposed lots from Subarea 1 to Subarea 2 to permit multifamily development.
- Subarea 2 functions similarly to Subarea 1 but additionally allows multifamily uses by right.

Zoning History:

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

1. **Z223-121:** On June 10, 2026, the City Plan Commission approved an authorized hearing to determine the proper zoning on property zoned Planned Development District No. 595, South Dallas /Fair Park Special Purpose District and amending appropriate zoning regulations for the area, including, but not limited to, permitted uses, development standards, and other applicable requirements.
2. **Z212-223:** On December 15, 2022, the City Council denied an application for new tract in Subarea 2 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District on property zoned Subarea 1 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District located on south corner of Oak Lane and Myers Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Meyers Street	Local	-
Oak Lane	Local	-
Ash Lane	Local	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The area of request is within a half-mile of the following services:
DART Routes: 1, Green Line

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. This updated plan reflects how Dallas has grown and changed over the past twenty years, and it helps us look ahead supporting our city's continued economic success and long-term community vibrancy. It's important to note that forwardDallas is a guidance document, not a zoning document. Its goals and policies provide a framework that helps us thoughtfully evaluate development requests and make decisions that align with our shared vision for Dallas' future.

The subject site is located within the **City Residential placetype**, and areas of the Community Mixed-Use placetype can also be seen within the vicinity of the site.

City residential areas provide a diverse range of housing choices, including high-rise apartments, mid-rise multifamily buildings, and townhomes. Located across both urban and suburban settings, these neighborhoods emphasize connectivity, affordability, and convenient access to transit. Their focus on mixed-use development and proximity to major employment centers makes them ideal for contemporary urban living. Primary land uses include multiplex housing, apartments, and mixed-use buildings, while supporting uses include agricultural areas, public and private open space, single-family detached and attached housing, lodging, commercial and office space, civic or public institutional facilities, and utility services.

Community Mixed-Use areas integrate housing, retail, and office spaces to support multiple surrounding neighborhoods. Positioned along key transit corridors, these districts emphasize walkability, social interaction, and convenient access to essential services, creating lively and inclusive destinations. Primary land uses include multiplex housing,

apartments, mixed-use buildings, lodging, commercial space, and office uses, while supporting uses consist of agricultural areas, public and private open space, single-family detached and attached housing, civic or public institutional facilities, utilities, and light industrial activities.

Both placetypes support multifamily residential development, and the applicant's proposed multifamily use aligns with the intent of both the City Residential and Community Mixed-Use placetypes. Multifamily housing is identified as a primary supported use in each, and the proposal is consistent with the envisioned urban form, density, and mixed-use character. Therefore, proposed request is consistent with the forwardDallas 2.0 Comprehensive Plan.

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



Land Use:

	Zoning	Land Use
Site	Planned Development District 363 Subarea 1	Undeveloped
Northeast	Planned Development District 363 Subarea 1	Undeveloped, Multifamily
Northwest	Planned Development District 595 RS-I Tract 1	DART Operations Facility
Southeast	Planned Development District 363 Subarea 1	Undeveloped

Southwest	Planned Development District No. 363 Subarea 1	Multifamily, Undeveloped
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Land Use Compatibility:

The property is located within Planned Development District No. 363, Subarea 1, which primarily permits residential uses such as single-family and duplex units. Although the subject site is currently undeveloped, the surrounding area reflects a broader range of residential intensities. Recent development along Myers Street consists of newly built duplexes, while properties immediately west and east of the site include established multifamily communities, undeveloped land, and some light manufacturing uses.

While the current zoning limits development to single-family and duplex uses, the area already contains long-standing nonconforming multifamily structures. This existing pattern of higher-density residential development, combined with the ForwardDallas Placetype that encourages multifamily housing in this location, supports the compatibility of the proposed request. The development standards, described below would be very similar between the two districts.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing PD 363 Subarea 1	15'	10' (for multifamily)	N/A *	36'*	60%	RPS	Single Family, Duplex Multifamily (Existing)
Proposed PD 363 Subarea 2	15'	10' (for multifamily)	24 units per acre*	36'*	60%	RPS	Single Family, Duplex, Multifamily

*SB840 modifies height and density

Land Use Comparison

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

<u>Subarea 1 Main Uses</u>	<u>Subarea 2 Main Uses</u>
<u>Agricultural uses</u>	<u>Agricultural uses</u>
Crop production.	Crop production.

<u>Industrial uses.</u>	<u>Industrial uses.</u>
Temporary concrete or asphalt batching plant. <i>[By special authorization of the building official.]</i>	Temporary concrete or asphalt batching plant. <i>[By special authorization of the building official.]</i>
<u>Institutional and community service uses</u>	<u>Institutional and community service uses</u>
Child-care facility. <i>[SUP]</i>	Child-care facility. <i>[SUP]</i>
Church.	Church.
Community service center. <i>[SUP]</i>	Community service center. <i>[SUP]</i>
Convalescent and nursing homes, hospice care, and related institutions. <i>[RAR]</i>	Convalescent and nursing homes, hospice care, and related institutions. <i>[RAR]</i>
Convent or monastery.	Convent or monastery.
Foster home.	Foster home.
<u>Miscellaneous uses</u>	<u>Miscellaneous uses</u>
Carnival or circus (temporary). <i>[By special authorization of the building official.]</i>	Carnival or circus (temporary). <i>[By special authorization of the building official.]</i>
Temporary construction or sales office.	Temporary construction or sales office.
<u>Recreation uses</u>	<u>Recreation uses</u>
Private recreation center, club, or area. <i>[SUP]</i>	Private recreation center, club, or area. <i>[SUP]</i>
Public park, playground, or golf course.	Public park, playground, or golf course.
<u>Residential uses</u>	<u>Residential uses</u>
College dormitory, fraternity, or sorority house.	College dormitory, fraternity, or sorority house.
Duplex.	Duplex.
Handicapped group dwelling unit. <i>[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]</i>	Handicapped group dwelling unit. <i>[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]</i>
Multifamily (Existing only, may remain without amortization by Board of Adjustment)	Multifamily.
Retirement housing.	Retirement housing.
Single family.	Single family.

Landscaping:

Landscaping must be provided accordance with Article X, as amended.

Parking:

Parking must be provided in accordance with Chapter 51A, as updated May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 currently within an “F” MVA area. To the southwest is an “G” MVA area, and to the northwest is an “C” MVA area.

List of officers

Babajide Family Trust

Oleyemisi Babajide, Trustee

J Rose Investments & Co. LLC

Jeffrey Newton, Partner

Enrique Salazar, Partner

MMH Development Group LLC

Jeffrey Newton, Partner

Enrique Salazar, Partner

ARTICLE 363 Conditions (No Changes, for reference)

Jeffries/Meyers Planned Development District

SEC. 51P-363.101. LEGISLATIVE HISTORY.

PD 363 was established by Ordinance No. 21258, passed by the Dallas City Council on April 8, 1992. Ordinance No. 21258 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21258 was amended by Ordinance No. 25090, passed by the Dallas City Council on October 23, 2002. (Ord. Nos. 19455; 21258; 25090; 25850)

SEC. 51P-363.102. PROPERTY LOCATION AND SIZE.

PD 363 is established on property generally bounded by Oakland Avenue, Oak Lane, the alley at the rear of the lots on the northeast side of Meyers Street, and Grand Avenue. The size of PD 363 is approximately 42.74 acres. (Ord. Nos. 21258; 25850)

SEC. 51P-363.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Interpretations.

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

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

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

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

(B) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(C) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, 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.)

(4) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21258; 25850)

SEC. 51P-363.104. NAME OF DISTRICT.

PD 363 is to be known as the Jeffries/Meyers PD. (Ord. Nos. 21258; 25850)

SEC. 51P-363.105. PURPOSE.

The purpose of this PD is to create a zoning district that reduces the potential for future development of incompatible uses in the area, limits dwelling unit density, and permits existing residential, retail, and institutional uses to continue to co-exist where feasible. Recognizing the need for low- and moderate-income housing, and concerned with the displacement of residents, it is the intent of the city council to provide residential dwelling uses made nonconforming by this article, and located in residential areas within the district, a limited amount of protection by providing that they not be subject to amortization by the board of adjustment. However, in order to protect the health, safety, morals, and welfare of the residents of this district, and the public at large, these uses may be terminated under other provisions contained in this article and in Section 51A-4.704. (Ord. Nos. 21258; 25850)

SEC. 51P-363.106. CREATION OF SUBAREAS.

This district is divided into four subareas as described in Exhibit A of Ordinance No. 25090 and as shown on the map located in this article and labelled Exhibit 363A. In the event of a conflict between Exhibit A of Ordinance No. 25090 and Exhibit 363A, Exhibit A of Ordinance No. 25090 controls. (Ord. Nos. 21258; 25090; 25850)

SEC. 51P-363.107. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 363B), except that no development plan is required for Lots 2, 3, and 4 in City Block 7/854 in Subarea 4. *[Note: According to a department of development services' memorandum dated October 24, 2001, the development plan never existed and was referenced by mistake in the original ordinance.]* (Ord. Nos. 21258; 25090; 25850)

SEC. 51P-363.108. SUBAREA 1.

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

related institutions. *[RAR]*

- Child-care facility. *[SUP]*
- Church.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and
- Convent or monastery.
- Foster home.

(4) Miscellaneous uses.

the building official.]

- Carnival or circus (temporary). *[By special authorization of*
- Temporary construction or sales office.

(5) Recreation uses.

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

(6) Residential uses.

- College dormitory, fraternity, or sorority house.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if*
- spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing.
 - Single family.

(b) Accessory uses.

(1) 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 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- 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. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

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

(2) Side and rear yard.

(A) No minimum side and rear yard for single family structures.

(B) Minimum side yard for duplex structures is five feet.

(C) Minimum side yard for other permitted structures is 10 feet.

(D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density. Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre. No maximum dwelling unit density for all other permitted uses.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

(i) 60 percent for residential structures; and

(ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

Minimum Lot Area
Type of Structure

Per Dwelling Unit

Single family	7,500 square feet
Duplex	3,000 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

SEC. 51P-363.109.

SUBAREA 2.

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

-- Child-care facility. *[SUP]*
-- Church.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
-- Convent or monastery.
-- Foster home.

(4) Miscellaneous uses.

the building official.]

- Carnival or circus (temporary). *[By special authorization of*

- Temporary construction or sales office.

(5) Recreation uses.

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

(6) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(b) Accessory uses.

(1) 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 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- 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. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

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

(2) Side and rear yard.

- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density.

- (A) Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre.
- (B) Maximum dwelling unit density for the single-family use is nine units per net acre.
- (C) Maximum dwelling unit density for all other permitted uses is 24 dwelling units per net acre.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

- (A) Maximum lot coverage is:
 - (i) 60 percent for residential structures; and
 - (ii) 50 percent for nonresidential structures.
- (B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

Minimum Lot Area
Type of Structure

Per Dwelling Unit

Multifamily:	Single family	2,000 square feet
	Duplex	3,000 square feet
	No separate bedroom	800 square feet
	One bedroom	1,000 square feet
Two bedrooms		1,200 square feet
More than two bedrooms (add this amount for each bedroom over two)		150 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

SEC. 51P-363.110.
[Omitted for Brevity]

SUBAREA 3.

SEC. 51P-363.111.
[Omitted for Brevity]

SUBAREA 4.

SEC. 51P-363.112.

NONCONFORMING USES AND STRUCTURES.

Except as otherwise provided in this article, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21258; 25850)

SEC. 51P-363.113.

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.

(b) Subarea 3A. No off-street parking or loading spaces are required.

(c) Subarea 4. For a medical clinic use, four spaces per 1,000 square feet of floor area are required. (Ord. Nos. 25090; 25850; 32850)

SEC. 51P-363.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21258; 25850)

SEC. 51P-363.115. LANDSCAPING.

Landscaping must be provided and completed in accordance with Article X. (Ord. Nos. 21258; 25850)

SEC. 51P-363.116. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21258; 25850)

SEC. 51P-363.117. GENERAL REQUIREMENTS.

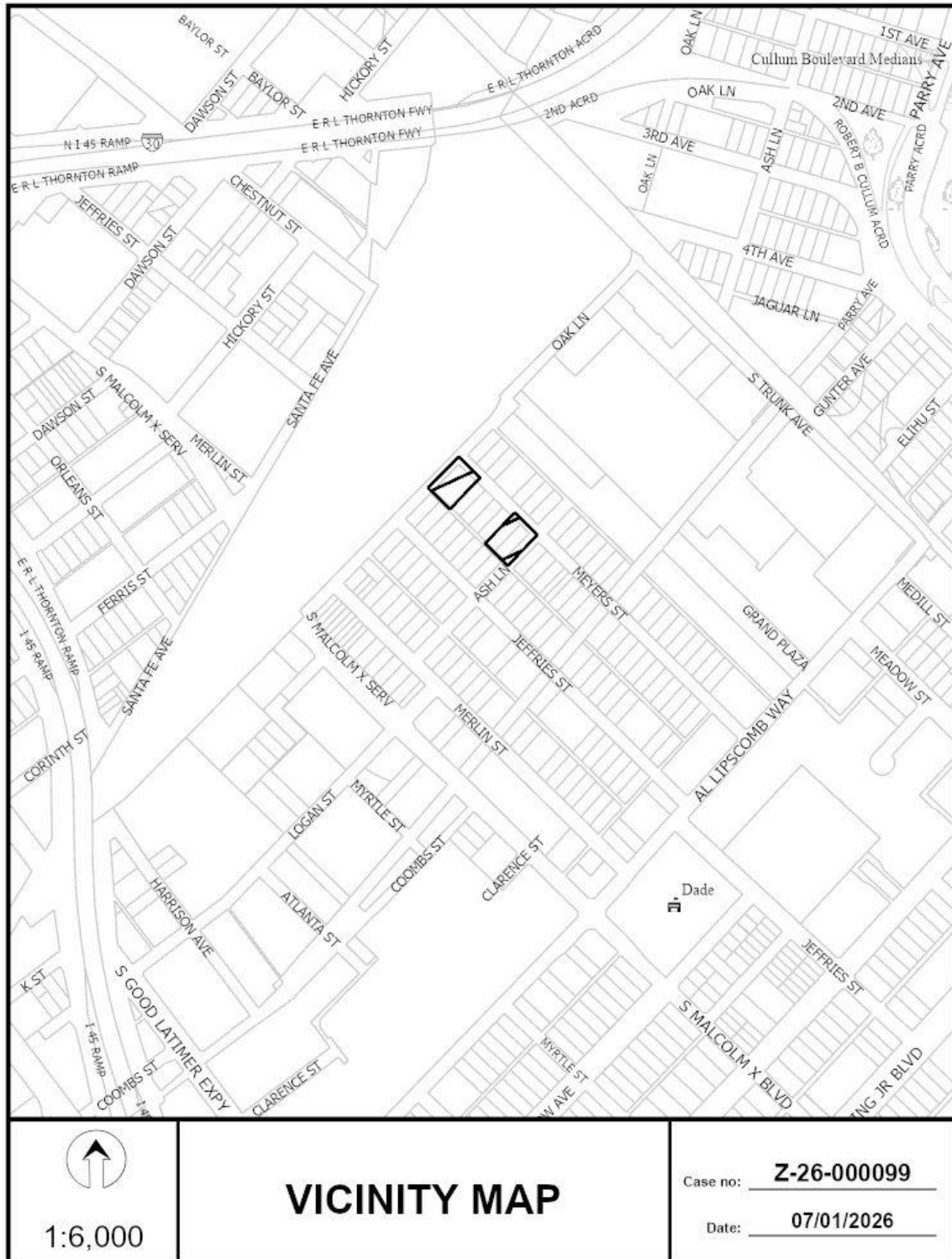
Development and use of the Property must comply with the requirements of all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

SEC. 51P-363.118. PAVING.

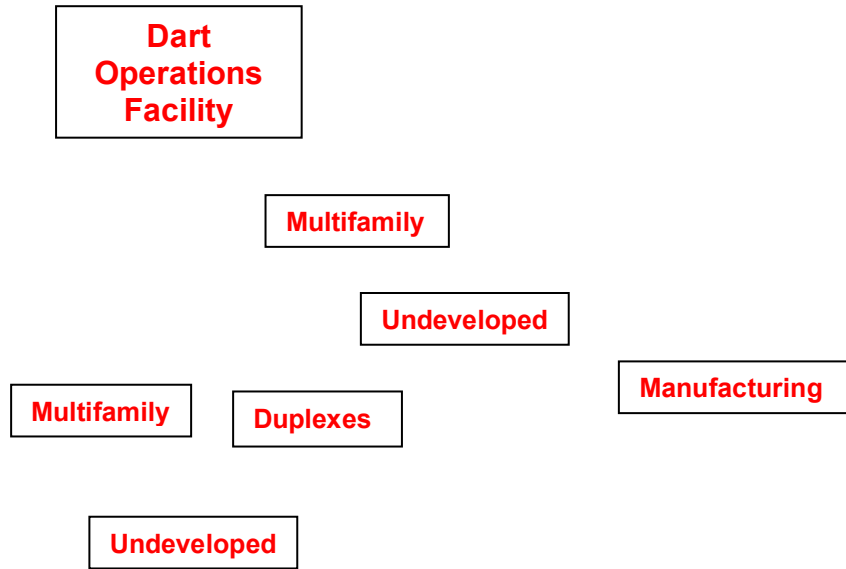
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 21258; 25850)

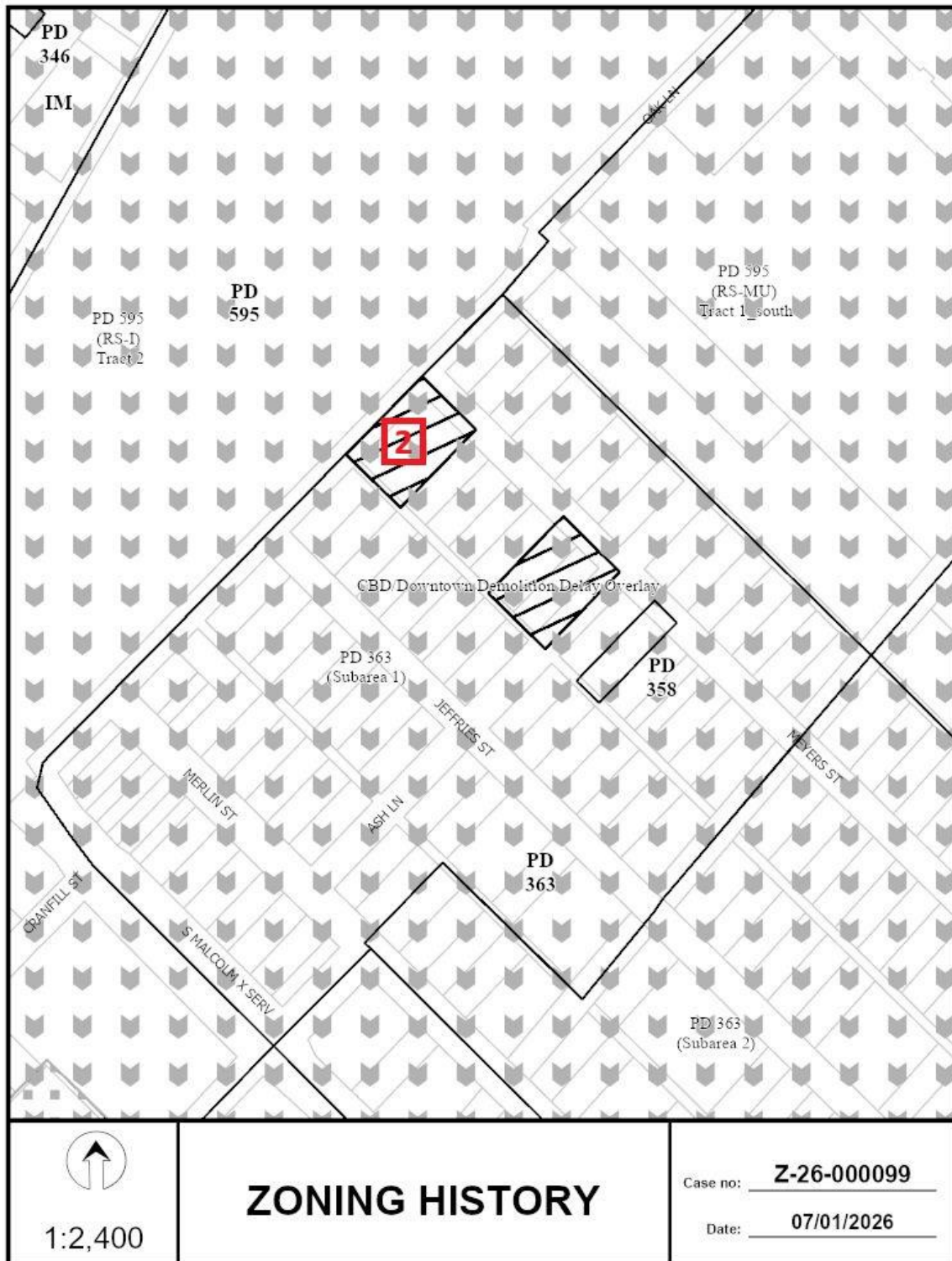
SEC. 51P-363.119. COMPLIANCE WITH CONDITIONS.

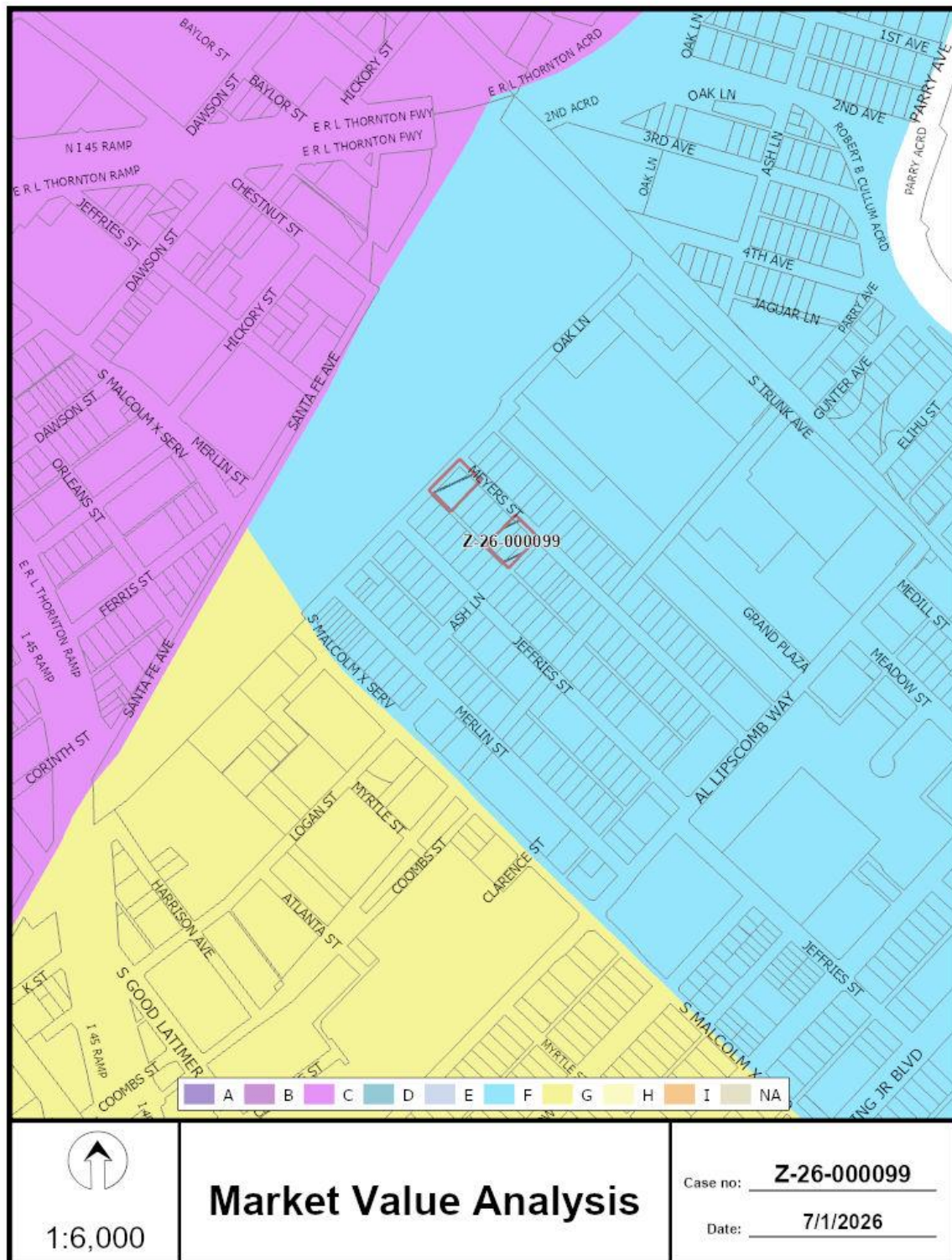
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

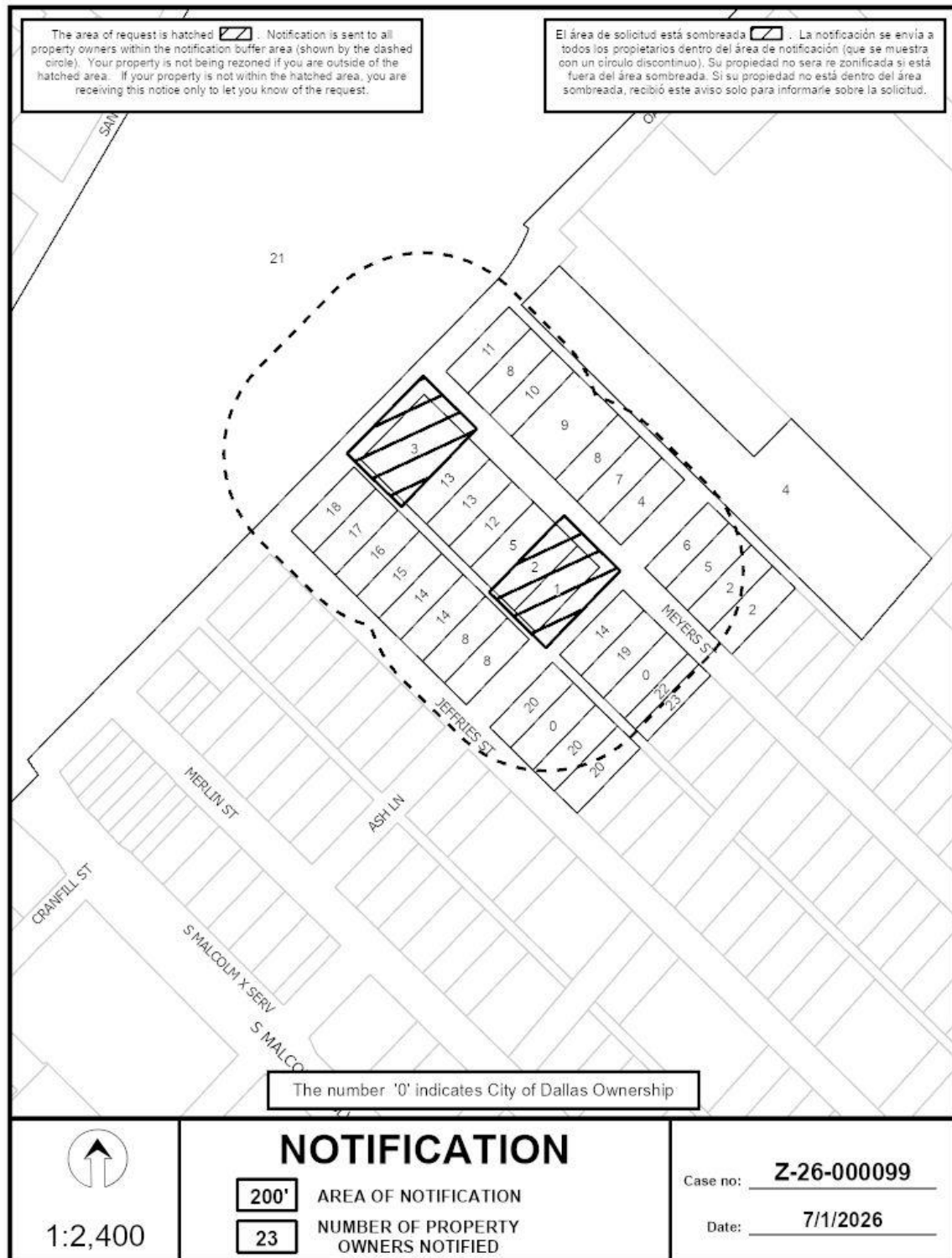












07/01/2026

Notification List of Property Owners

Z-26-000099

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2429 MEYERS ST	MOALEU CHRISTOPHE
2	2514 MEYERS ST	JEFFRIES MEYERS REVITAL
3	2405 MEYERS ST	BABAJIDE FAMILY TRUST
4	2944 OAK LN	MARTIN SPROCKET GEAR INC
5	2506 MEYERS ST	LAND OF AMERICA INC
6	2502 MEYERS ST	JEFFRIES MEYERS REVITALIZ
7	2426 MEYERS ST	2426 HOMES LLC
8	2422 MEYERS ST	DALLAS HOUSING FOUNDATION
9	2414 MEYERS ST	DHADC
10	2408 MEYERS ST	EJIGU HAILU
11	2400 MEYERS ST	EJIGU ENANU
12	2419 MEYERS ST	SOUTHFAIR COMMUNITY DEV CORP
13	2415 MEYERS ST	2411 MEYERS BUILD LLC
14	2422 JEFFRIES ST	JEFFRIES MEYERS
15	2414 JEFFRIES ST	DALLAS HOUSING ACQUISITION & DEV CORP
16	2410 JEFFRIES ST	2410 JEFFERIES BUILD LLC
17	2406 JEFFRIES ST	SALAZAR LUIS RANDOL
18	2400 JEFFRIES ST	SKELDALE PROPERTIES INC
19	2505 MEYERS ST	GOD 1ST INVESTMENTS LLC
20	2514 JEFFRIES ST	GRAND CENTRAL TEXAS DEV CORP
21	3101 OAK LN	DALLAS AREA RAPID TRANSIT
22	2515 MEYERS ST	WILSON BRIANA
23	2517 MEYERS ST	BRIDGES MARKEETA