

**CITY PLAN COMMISSION**

**THURSDAY, MARCH 26, 2026**

**Planner: Michael V. Pepe**

**FILE NUMBER:** Z-26-000039                      **DATE FILED:** February 23, 2026

**LOCATION:** An area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** 3.076 acres                      **CENSUS TRACT:** 48113000606

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**REPRESENTATIVE:** Katherine Durham / Winstead PC

**APPLICANT:** Trademark Acquisition Limited Partnership

**OWNER:** HEB Grocery Company, LLC

**REQUEST:** An application for an amendment to Planned Development Subdistrict 171 within Planned Development District 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to increase the permitted height and modify the floor area included in the existing mixed income housing development bonus.

**STAFF RECOMMENDATION:** **Denial** of amended conditions.

**PD No. 193:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

**PD No. 193 Yard, Lot, and Space:**

[dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf](https://dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf)

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development Subdistrict 171 within Planned Development District 193, the Oak Lawn Special Purpose District, and currently exists as multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes.
- PDS 171 was approved on May 22, 2024 under Z223-260. The district has aspects similar to the nearby GR General Retail Subdistrict and to the MF-2 Multiple Family Subdistrict, but has some key changes relating to development standards. The PD is delineated into two tracts on a conceptual plan, but that currently serves only to restrict commercial (GR) uses out of the northeastern half. In SEC. S-171.110. Yard, Lot, and Space Regulations, the PDS states the whole site defaults to MF-2 Subdistrict of purposes of development standards. It then offers changes to those if a project pursues a development bonus while providing mixed income housing.
- As the PDS exists today, the entire site is considered as using the bonus, as it is proposed as one building where a significant portion goes above the base height of 36 feet. The applicant proposes to modify how the bonus is applied to the site.
- The proposed amendment would grant additional height to the tallest section of the development by right, rather than subject to the bonus. This would impact how mixed income housing is evaluated at the permitting stage.

## **Zoning History:**

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

1. **Z223-260:** On May 22, 2024, the City Council approved an application for Planned Development Subdistrict 171 on property zoned GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street. [Subject site].
2. **Z212-172:** On June 8, 2022, the City Council approved the termination of volunteered deed restrictions [Z834-110] on property zoned Planned Development Subdistrict 151 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Oak Lawn Avenue, southwest of Lemmon Avenue.

## **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / Proposed ROW</b>
Lemmon Avenue	Principal Arterial	90 feet / 90 feet
Throckmorton Street	Local Street	60 feet
Bowser Avenue	Local Street	60 feet
Reagan Street	Local Street	60 feet

**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.

**Transit:**

The following transit services are located within ½ mile of the site:  
 DART Routes 23, 207, 237

**STAFF ANALYSIS:**

**Comprehensive Plan:**

**Comprehensive Plan Consistency Review**

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

**Subject Property Place-type City Residential**

**Primary:** Multiplex, apartments, and mixed-use

**Supporting:** Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

**Subject Property Placetype Community Mixed Use**

**Primary:** Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office

**Supporting:** Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial

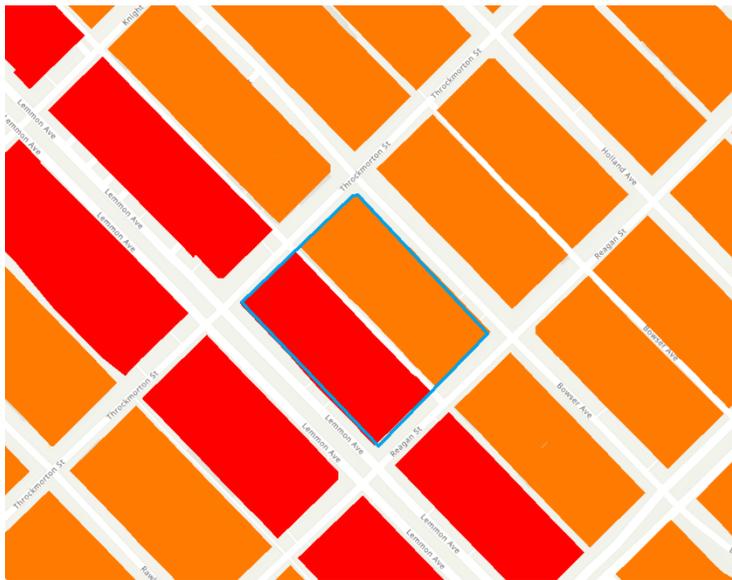
**Consistency Review Recommendation**

Forward Dallas provides guidance on matters of zoning and land use, but not application specifically of the mixed income housing bonus. The land use generally remains consistent and unchanged in the proposed zoning, but modifies how the MIHDB acts on the property.

**PLACETYPE CATEGORIES**

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

- REGIONAL OPEN SPACE
- NEIGHBORHOOD MIXED-USE
- SMALL TOWN RESIDENTIAL
- COMMUNITY MIXED-USE
- COMMUNITY RESIDENTIAL
- REGIONAL MIXED-USE
- CITY RESIDENTIAL
- CITY CENTER
- FLEX COMMERCIAL
- LOGISTICS/INDUSTRIAL PARK
- INDUSTRIAL HUB
- INSTITUTIONAL CAMPUS
- AIRPORT
- UTILITY



**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDS 171 PD 193	Undeveloped
<b>Northwest</b>	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD 193	Auto service center, Single-family (attached)
<b>Northeast</b>	MF-2 Multiple Family Subdistrict within PD No. 193	Multiple-family
<b>Southeast</b>	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD 193	Multiple-family, restaurant without drive through
<b>Southwest</b>	GR General Retail Subdistrict within PD 193	Restaurants without drive through, office uses, retail uses

**Land Use Compatibility:**

The area of request consists of a collection of individual lots totaling around 133,390 square feet. The property currently includes multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes. A 15-foot alley runs through the center of the site and stands as the boundary between the two existing zoning districts. The applicant plans to abandon this alley, but approval of this zoning case does not constitute approval of an abandonment.

Properties northeast, southeast, and southwest of the site are currently built out as multiple-family. There is a restaurant without drive-through service to the southeast across Reagan Street. Across Lemmon, there is an office building, a retail strip, and two drive-through restaurants. Across Throckmorton Street to the northwest, there is an auto service center and a single-family attached subdivision. The proposed residential and retail uses would be complementary with the surrounding area.

The primary land use and plans for development have not changed with the request, and the land use remains generally appropriate for the area. Staff’s recommendation of denial is with regard to how height is assessed relative to the bonus granted for MIHDB. Denial of the case would leave the project intact from a land use perspective and continue applying the mixed income bonus in the conventional and expected manner, which applies to the entire building using the bonus. Rather, the proposed conditions would ask to assess different parts of one structure as utilizing the bonus or not utilizing it. In addition to potentially complicating permitting, staff finds that it alters significantly alters the bonus process in a manner inequitable to the overall MIHDB policy.

**Development Standards**

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Base MF-2 PD No. 193</u></b>	15'	10' / 25' (No side or rear on AOR)	Studio 800 1 BR 1,000 2 BR 1,200 +1 +150 (66 1 BR total MF-2 portion)	N/A	36'	60% res 50% nonres
<b><u>Existing PDS 171, PD No. 193</u></b>	Lemmon: 10'  Throckmorton and Reagan: 15' Grade-36' 25' above 36' Bowser: 15' Grade to 36'	MF-2 default: 10' / 25' (No side or rear on AOR)	Max 416 units* 5% micro in addition to: 5% at 61-80 (21 units)	Base: 2.0:1*  MIH: 3.4:1*	85' closest to Lemmon, subject to MIHDB  65' in the middle, subject to MIHDB	90%

	45' above 36'*				36'* closest to Bowser	
<b>Existing PDS 171, PD No. 193</b>	Lemmon: 10' Throckmorton and Reagan: 15' Grade-36' 25' above 36' Bowser: 15' Grade to 36' 45' above 36'*	MF-2 default: 10' / 25' (No side or rear on AOR)	Max 416 units* 5% micro in addition to: 5% at 61-80 (21 units)	Base: 2.0:1* MIH: 3.4:1*	120' by right closest to Lemmon 65' in the middle, subject to MIHDB 36'* closest to Bowser	90%

\*Not applicable to a primarily multifamily project under SB 840

With the existing bonus in conjunction with SB 840, the floor area ratio limit is no longer applicable for a multifamily project, nor are the height limits under 45'. The height limits above 45', including the height bonus could still apply to the case as SB 840 maintains the ability of cities to enforce a bonus program, if the bonus is less restrictive than the provisions of 840.

What the applicant intends to alter is the "base" height to alter how much mixed income housing is applicable to the site.

### Design Standards

The existing PDS must include the design standards of 4.1107.

No changes are proposed to the design standards.

### Mixed Income Housing:

Current, the zoning on the ground grants an increase in heights and floor area ratio to the provision of five percent of units available to households at 61 percent to 100 percent of Area Median Family Income (AMFI). While SB 840 voids the FAR bonus, the height bonus from 45' (base) to 85' is still enforceable.

The basic standards and dimensions of the project are still planned, and still appropriate for the area, but the applicant requests to amend the base height for the southwestern half of the lot up to 120', which would mean the bonus does not apply to it. The bonus would only be relevant to the increase of height from 45' to 65' permitted in the "middle" of the site, the section of the site between 155' and 285' of Lemmon Avenue.



The above section shows the existing and proposed bonuses. The area shown as pink and purple are the areas of the bonus when it was proposed under Z223-260. The area in purple would be the only height area subject to the bonus under the proposed conditions.

Five percent of the planned 416 units would be 21 units.

**Landscaping:**

The proposed PDS requires that landscaping be provided in accordance with both Part 1 of PD No. 193 and the proposed landscape plan.

No changes are proposed to the landscaping.

**Parking:**

In general, the parking requirements in the existing PDS default to Part I of PD 193.

No changes are proposed to the parking requirements.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The

analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is located with an “E” MVA area. There is an “F” MVA area to the southwest as well as “D” MVA areas to the northwest, northeast, and southwest.

## **List of Officers**

### **Trademark Acquisition Limited Partnership**

TPC GP LLC (General Product)

Terry Montesi (Chairman, Director, CEO)

Tommy Miller (CIO, Managing Director)

Phill Pearson (SR VP Leasing)

Clay Walton (VP Leasing)

David Pratt (VP Leasing)

Fremont Baker (SR VP Development)

Jeff Johnson (Exec VP Development)

John Pharr (SR VP Portfolio)

Steve Sumell (Exec VP Portfolio)

Kyle Minter (VP Finance & Assessment)

Stacey Whitt (SR VP Accounting)

Weston Graves (VP Portfolio Development)

Chris Herman (VP Construction)

### **HEB Grocery Company, LLC/H-E-B, LP**

HEBCO GP, LLC

Charles C Butt (CEO)

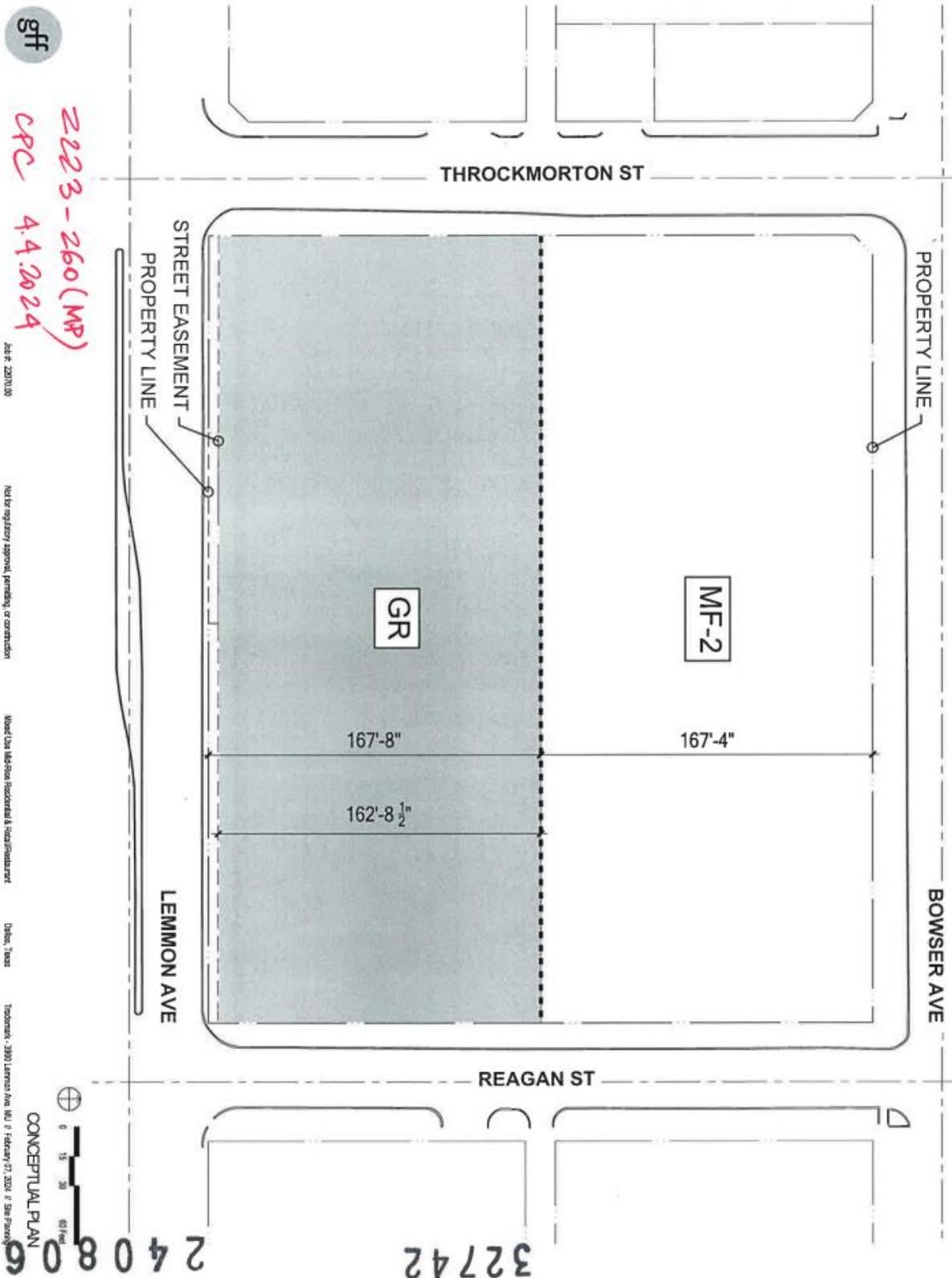
Martin H Otto (COO)

Judith A Lindquist (General Counsel)

Megan S Rooney (CFO)

Craig L Boyan (President)

### Existing Conceptual Plan (No changes)







**Proposed Conditions**

**Division S-171. Subdistrict 171.**

**SEC. S-171.101. LEGISLATIVE HISTORY.**

PD Subdistrict 171 was established by Ordinance No. 32742, passed by the Dallas City Council on May 22, 2024.

**SEC. S-171.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 171 is established on property located on the east corner of Lemmon Avenue and Throckmorton Street. The size of PD Subdistrict 171 is approximately 3.076 acres.

**SEC. S-171.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) **HABITAT GARDEN** means any planting areas that are native or native adaptive species to North Texas with low water or very low 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.

(3) **MICRO-UNIT** means an efficiency, studio, or one-bedroom unit less than 450 square feet in size.

(4) **OPEN SPACE** means an area or areas that meet the requirements and allowances of Section 51A-4.1107(f)(1).

(5) **SUBDISTRICT** means a subdistrict of PD 193.

(6) **TRANSPARENCY** means the total area of window opening, door opening, or other opening, expressed as a percentage of the total street-level facade area.

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

(d) This subdistrict is considered to be a residential zoning district.

**SEC. S-171.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit S-171A: conceptual plan.
- (2) Exhibit S-171B: development plan.
- (3) Exhibit S-171C: landscape plan.

**SEC. S-171.105. TRACTS.**

This subdistrict is divided into two tracts (GR Tract and MF-2 tract) as shown on the conceptual plan (Exhibit S-171A).

**SEC. S-171.106. CONCEPTUAL PLAN.**

(a) Use of the Property must comply with the conceptual plan. The conceptual plan defines only the division of uses throughout the subdistrict. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

**SEC. S-171.107. DEVELOPMENT PLAN.**

(a) For a project receiving a development bonus pursuant to Section S-171.116, development and use of the GR Tract and the MF-2 Tract must comply with the development plan (Exhibit S-171B). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

**SEC. S-171.108. MAIN USES PERMITTED.**

(a) GR Tract. The only main uses permitted in this tract are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR General

Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail Subdistrict only by specific use permit (SUP) is permitted in this tract only by SUP; a use subject to development impact review (DIR) in the GR General Retail Subdistrict is subject to DIR in this tract; etc.

(b) MF-2 Tract. The only main uses permitted in this tract 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 only by specific use permit (SUP) is permitted in this tract only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this tract; etc.

**SEC. S-171.109. ACCESSORY USES.**

(a) Except as provided in this section, as a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.

**SEC. S-171.110. 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.

(1) Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-Family Subdistrict apply to the MF-2 Tract and the yard, lot, and space regulations for the GR General Retail Subdistrict apply to the GR Tract.

(2) The yard, lot, and space standards are governed by the regulations defined in this section, and are not subject to the tracts described in the conceptual plan.

(3) Floor area ratio. Except as provided in this section, maximum floor area ratio is 2.0 to 1.

(4) Modified standards for GR General Retail Tract:

(i) Lemmon Avenue. Minimum front yard is 10 feet.

(ii) Throckmorton Street and Reagan Street. For portions of a structure 36 feet in height or less, minimum front yard is 15 feet. For portions of a structure with a height greater than 36 feet but less than 65 feet in height, minimum front yard is 25 feet. For portions of a structure with a height of 65 feet or more, minimum front yard is 10 feet.

(iii) Maximum lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(b) Development bonus project in the MF-2 Tract. The following yard, lot, and space regulations apply to a project in the MF-2 Tract that complies with S[ect]ions S-171.113, S-171.115(b), and S-171.117.

(1) Front yard. Frontages along Lemmon Avenue, Throckmorton Street, Regan Street, and Bowser Avenue are considered front yards.

(A) Lemmon Avenue. Minimum front yard is 10 feet.

(B) Throckmorton Street and Reagan Street.

(i) For portions of a structure 36 feet in height or less, minimum front yard is 15 feet.

(ii) For portions of a structure with a height greater than 36 feet but less than 65 feet in height, minimum front yard is 25 feet.

(iii) For portions of a structure with a height of 65 feet or more, minimum front yard is 10 feet.

(C) Bowser Avenue.

(i) For portions of a structures 36 feet in height or less, minimum front yard is 15 feet.

(ii) For portions of a structure with a height greater than 36 feet, minimum front yard is 45 feet.

(2) Density. Maximum number of dwelling units is 416.

(3) Floor area ratio. Maximum floor area ratio is 3.4 to 1.

(4) Height.

(A) Except as provided in this paragraph, within 155 feet of Lemmon Avenue, maximum structure height is 85 feet.

(B) Except as provided in this paragraph, between 155 feet and 285 feet of Lemmon Avenue, maximum structure height is 65 feet.

(C) Except as provided in this paragraph, more than 285 feet from Lemmon Avenue, maximum structure height is 36 feet.

(D) The following structures may project a maximum of 10 feet above the maximum structure height:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Visual screens that surround roof-mounted mechanical equipment.
- (vi) Chimney and vent stacks.
- (vii) Parapet walls (a maximum of six feet above the maximum structure height).

(5) Maximum lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

**SEC. S-171.111. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a project in the MF-2 Tract that qualifies for a bonus pursuant to Section S-171.116.

(1) Except for micro-units and units restricted to specific income levels pursuant to Section S-171.116, 1.25 spaces per dwelling unit are required.

(2) For micro-units and units restricted to specific income levels pursuant to Section S-171.116, 0.5 spaces per dwelling unit are required.

(3) Required loading is four medium spaces and four small spaces. The small loading spaces must be located in the ground level of the parking structure.

**SEC. S-171.112. URBAN DESIGN STANDARDS.**

(a) Sidewalks and parkways.

(1) Lemmon Avenue. A sidewalk with a minimum width of eight feet, an unobstructed width of at least six feet, and a minimum average parkway width of five feet is required.

(2) Throckmorton Street and Reagan Street north of the driveway shown on the development plan. Except as provided in this paragraph, a sidewalk with a minimum unobstructed width of five feet and a minimum average parking width of nine feet is required. The sidewalk width may be reduced to four feet in order to preserve existing trees.

(3) Throckmorton Street and Reagan Street south of the driveway shown on the development plan. A sidewalk with a minimum unobstructed width of six feet and a minimum average parkway width of five feet is required.

(4) Bowser Avenue. Except as provided in this paragraph, a sidewalk with a minimum width of five feet and a minimum average parkway width of nine feet is required. The sidewalk width may be reduced to four feet in order to preserve existing trees.

(b) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along each street frontage:

- (1) Benches.
- (2) Trash receptacles.
- (3) Bicycle racks.

(c) Architectural elements. A minimum of one of the following architectural elements must be provided at all public entrances:

- (1) Architecturally prominent public entrance.
- (2) Canopy.
- (3) Awning.

(4) Attached tower.

(d) Transparency. Except as provided in this subsection, facades facing Lemmon Avenue must have a minimum transparency of 40 percent for that portion of the facade between grade and 15 feet in height. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. This subsection does not apply to parking structures.

(e) Open space. For a development containing 100 or more dwelling units, a minimum of 34,000 square feet of open space must be provided. 13,000 square feet of the total open space must be located on the ground level. Open space may be located on top of a parking structure.

(f) Driveway.

(1) Lemmon Avenue, Reagan Street, and Throckmorton Street.

(A) Where an ingress or egress driveway crosses a sidewalk, maximum driveway width is 25 feet per frontage.

(B) One driveway is permitted on each street frontages.

(2) Bowser Street. No ingress or egress driveways are permitted on the Bowser Street frontage.

(3) Driveway intersections. 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.

(g) Surface parking. External surface parking is prohibited.

(h) Sidewalk buffering. Except within a required visibility triangle, the following buffering must be used where sidewalks abut any on-site driving surface, loading area, or parking surface:

(1) Landscaping plantings with a minimum height of 36 inches; or

(2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

**SEC. S-171.113. SUSTAINABLE DESIGN FEATURES FOR A DEVELOPMENT BONUS PROJECT IN THE MF-2 TRACT.**

(a) Charging areas. Micro-mobility charging and parking must be provided for at least 10 micro-mobility.

(b) Bicycle parking. A minimum of 12 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.

(c) Facade lighting. Exterior lighting sources must be oriented down and onto the property they light and generally away from adjacent residential properties.

(d) Micro-units. A minimum of five percent of the dwelling units must be micro-units. Micro-units may not be counted for purposes of qualifying for a mixed-income housing bonus pursuant to Section S-171.117(b).

(e) Podium roof. A minimum of 30 percent of the podium roof area shown on the development plan must be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, and shade structures.

(f) Recycling. Recycling containers must be available for residents and on-site workers.

(g) Irrigation.

(1) Condensate from mechanical equipment must be captured and reused for irrigation if the mechanical equipment has a size greater than five tons.

(2) Detention and rainwater harvesting must be utilized for irrigation.

(3) Except for lawn areas, drip irrigation is required for plant maintenance.

**SEC. S-171.114. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-171.115. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) Landscaping for a multifamily / mixed use residential project.

(1) Except as provided in this subsection, landscaping must be provided in accordance with Part I of this article and as shown on the landscape plan (Exhibit S-171B). If there is a conflict between the text of this division and the landscape plan, the text of this division controls.

- (2) The special and general planting areas must consist of habitat gardens.
  - (3) The general planting area may be located aboveground on an outside roof deck, rooftop garden, pool area, patio, or similar type of outside common area.
  - (4) Live oaks may not be used for street trees along Lemmon Avenue.
  - (5) If the four large live oak trees existing prior to 2024 as shown on the landscape plan are preserved, eight trees are required within the tree planting zoning along Throckmorton Street eight. Otherwise, street trees are required on this frontage in accordance with Part I of this article.
  - (7) The garage screening required in Part I of this article is not applicable to a parking structure concealed by the main building.
  - (8) The building official may allow tree and other planting locations to change at the time of permitting in order to avoid conflicts with utilities.
  - (9) Landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.
  - (10) Existing site trees on the landscape plan must be preserved but may be removed and replaced in the event of tree loss by means of disease or unintentional damage, subject to approval by the director. Except for a temporary construction or sales office use, a building permit may not be issued for work on the Property until the building official has approved a tree preservation plan for these existing trees.
- (c) Maintenance. Plant materials must be maintained in a healthy, growing condition.

**SEC. S-171.116. SIGNS.**

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

**SEC. S-171.117. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING IN THE MF-2 TRACT.**

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section S-171.109. For purposes of evaluating the development bonus in this section, buildings or portions of buildings within the GR Tract are not considered to be receiving the bonus. Buildings or portions of buildings within the MF-2 Tract are considered to be receiving the bonus.

(b) Reserved units. The height and floor area ratio development bonuses set forth in Section S-171.109 apply if a minimum of five percent of the residential units are available to households earning between 61 percent and 80 percent of the area median family income.

(c) Development regulations. Except as provided in this subsection, compliance with Section 51A-4.1107 is required.

(1) Facade areas enclosing a parking structure or loading areas are not subject to the transparency requirements of Section 51A-4.1107(d)(1).

(2) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(d) Building permit application. Except as provided in this section, an application for a building permit using a development bonus must include those items required by Section 51A-4.1105.

(1) The total floor area and the floor area devoted to residential uses must be provided for only the MF-2 tract.

**SEC. S-171.118. ADDITIONAL PROVISIONS.**

(a) Outdoor bar and dining areas may not be operated between 12:00 a.m. (midnight) and 7:00 a.m.

(b) Outdoor amplified sound systems may not be operated between 11:00 p.m. and 7:00 a.m. (the next day).

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

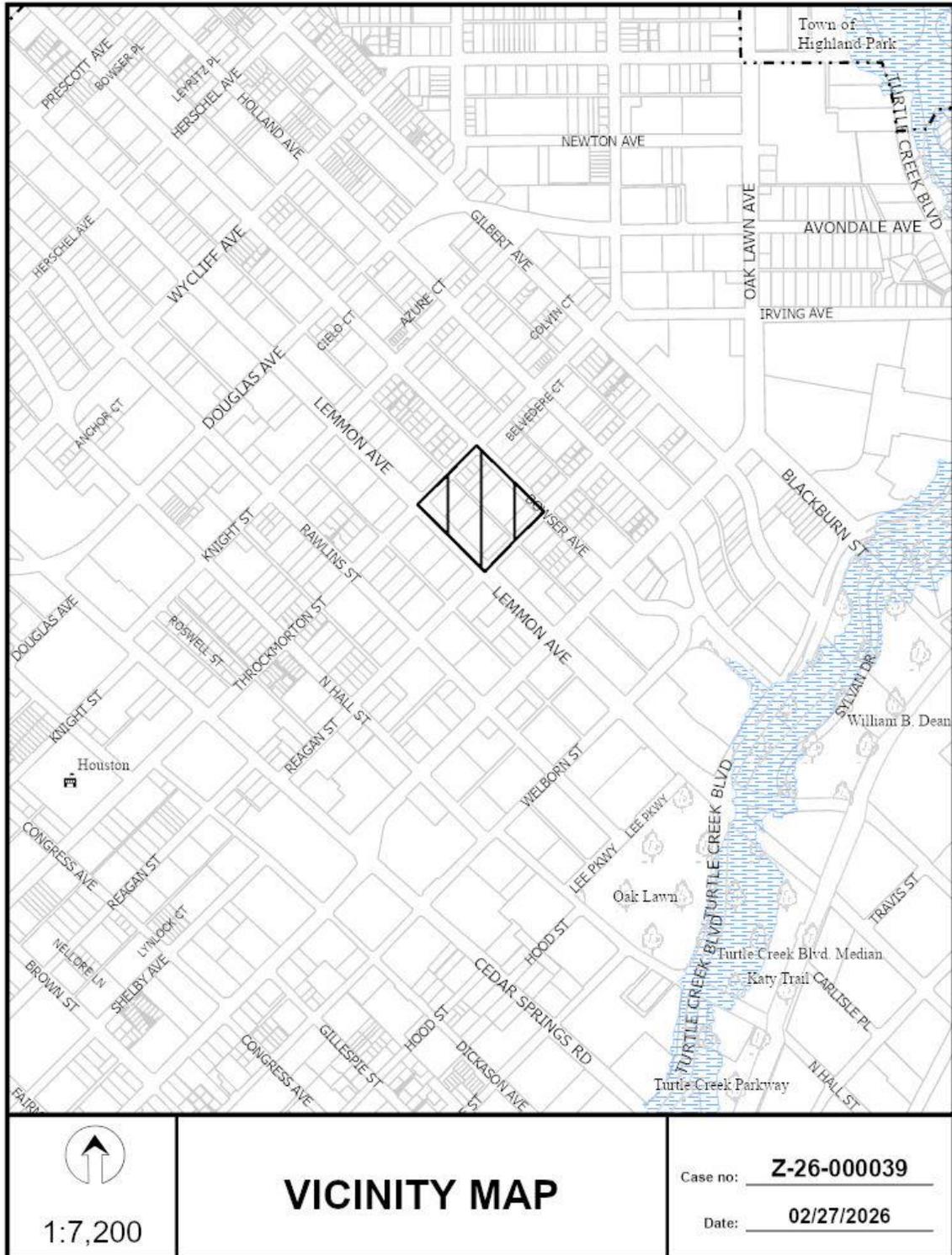
(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

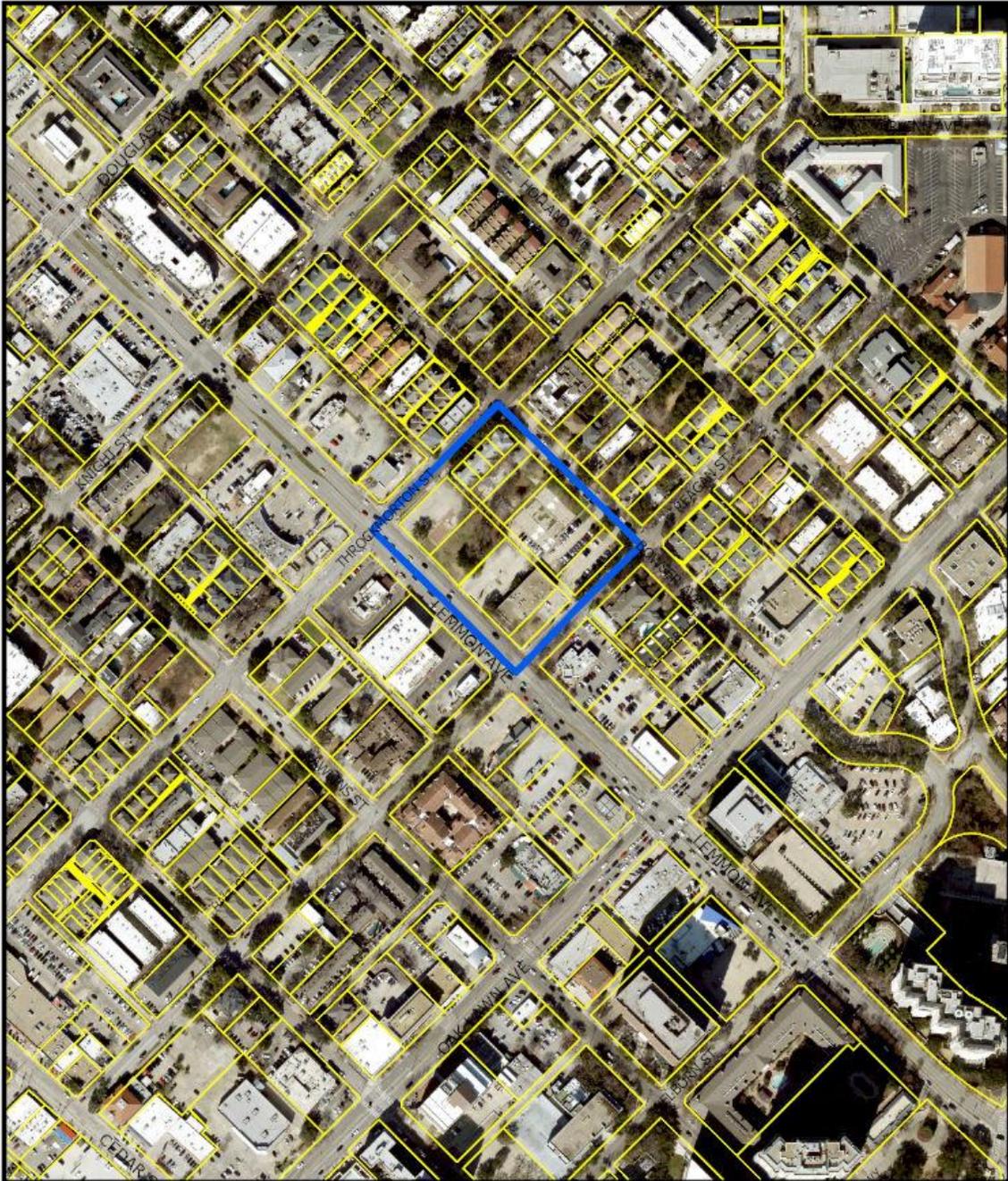
(e) Development and use of the Property must comply with Part I of article.

**SEC. S-171.119. COMPLIANCE WITH CONDITIONS.**

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this 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.





1:3,600

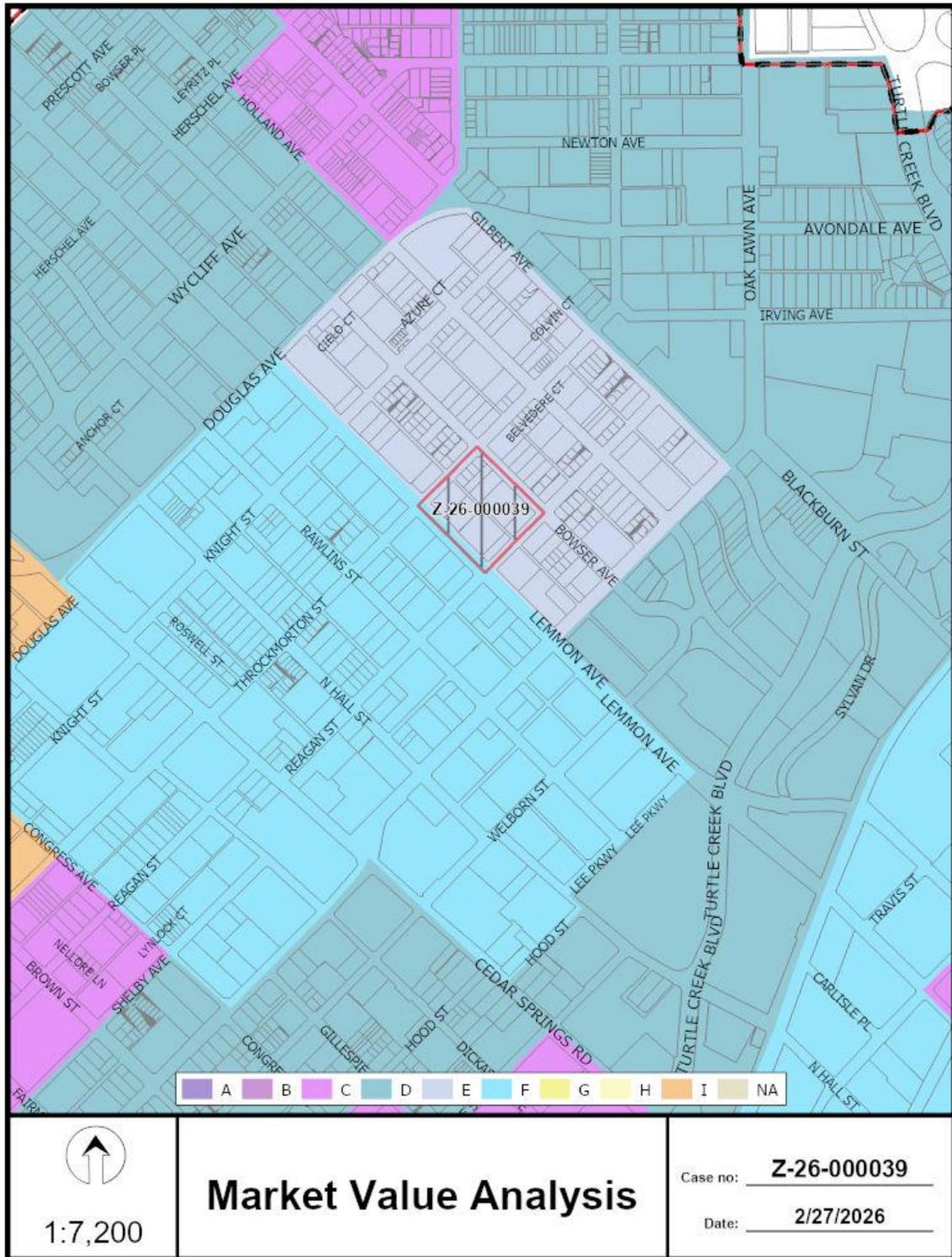
# AERIAL MAP

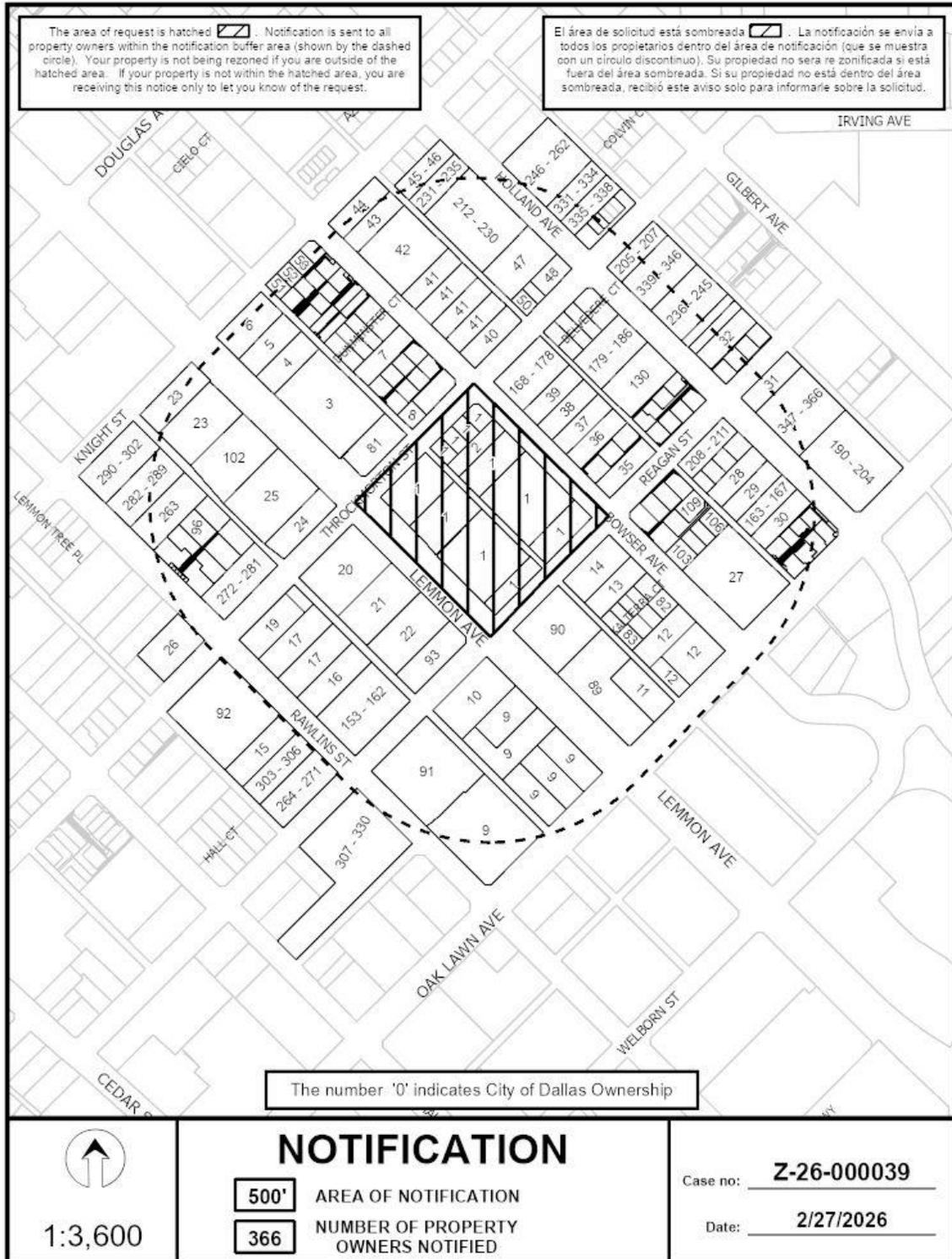
Case no: Z-26-000039

Date: 02/27/2026









02/27/2026

***Notification List of Property Owners******Z-26-000039****366 Property Owners Notified*

Label #	Address	Owner
1	3900	LEMMON AVE HEB GROCERY COMPANY LP
2	3927	BOWSER AVE HEB GROCERY COMPANY LP
3	4018	LEMMON AVE ROSSMORE ENTERPRISES
4	4026	LEMMON AVE BURKMAN INVESTMENTS INC
5	4030	LEMMON AVE FARR TERESA M
6	4038	LEMMON AVE TRAYMORE PARTNERS LTD
7	4015	BOWSER AVE AMBER RENTALS LLC
8	3515	THROCKMORTON ST HALPERIN GABRIEL & HELEN
9	3435	OAK LAWN AVE RP LEMMON PPTIES LP
10	3827	LEMMON AVE LEMINA PARTNERS LTD
11	3509	OAK LAWN AVE OAK LAWN RETAIL ASSO LTD
12	3519	OAK LAWN AVE 3519 OAKLAWN PARTNERS LTD
13	3825	BOWSER AVE BAYAT ALI
14	3827	BOWSER AVE PHOL INVESTMENT INC
15	3913	RAWLINS ST HAWLINS OWNER LLC
16	3912	RAWLINS ST ROCKAPR15 LLC
17	3916	RAWLINS ST MALT INVESTMENTS INC
18	3412	THROCKMORTON ST KOINIS PAULINE C ET AL
19	3928	RAWLINS ST MALT INVESTMENTS INC
20	3923	LEMMON AVE BLUE PROPERTIES LLC
21	3915	LEMMON AVE STANLEY GAINES & VICKIE
22	3911	LEMMON AVE WEST LLC
23	4037	LEMMON AVE RTK RESOURCES LP
24	4001	LEMMON AVE 4001 LEMMON AVENUE LLC
25	4015	LEMMON AVE WEEDN REALTY LTD
26	4003	RAWLINS ST PGH DIVIDE LLC

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Label #	Address	Owner
27	3607 OAK LAWN AVE	ASSET MANAGEMENT ASSOC
28	3823 HOLLAND AVE	SHOOK JASON &
29	3819 HOLLAND AVE	YOUNG ELLE J
30	3811 HOLLAND AVE	COMPTON DALLAS PROPERTIES LP
31	3830 HOLLAND AVE	SWANSON REID
32	3906 HOLLAND AVE	WESTFIELD JOHN D
33	3912 HOLLAND AVE	CGI FAMILY LIVING TRUST
34	3910 HOLLAND AVE	SANDFORT JAMES D
35	3900 BOWSER AVE	Taxpayer at
36	3910 BOWSER AVE	VINCENT BENJAMIN & SHELBY REVOCABLE
37	3914 BOWSER AVE	SON 3 ENTERPRISES LLC
38	3918 BOWSER AVE	MICHLIN ANDY RESIDENCE TRUST
39	3922 BOWSER AVE	GERMANY JAMES M
40	4000 BOWSER AVE	KEELEY ROBERT THEODORE
41	4006 BOWSER AVE	KEELEY ROBERT THEODORE
42	4026 BOWSER AVE	SIEKIELSKI MATT & SHA LIVING TRUST
43	4032 BOWSER AVE	DUNCAN MICHAEL DENNIS
44	3620 KNIGHT ST	HPS PROPERTIES LLC
45	4035 HOLLAND AVE	YAHALOM ZUR
46	4035 HOLLAND AVE	GOONETILLEKE ANTHONY &
47	4011 HOLLAND AVE	MCWORTH REAL ESTATE LLC
48	4001 HOLLAND AVE	SALON ESTATE LLC
49	3619 THROCKMORTON ST	SANTOS GUILHERME ALMEIDA
50	3617 THROCKMORTON ST	BARTELS SCOTT R &
51	3550 KNIGHT ST	PRITCHARD JOHN DANIEL
52	3554 KNIGHT ST	WEEKS JOHN J & ANGELIC M
53	3558 KNIGHT ST	Taxpayer at
54	4045 BOWSER AVE	DIXON JOYCE
55	4043 BOWSER AVE	TILLMAN ANTHONY &
56	4041 BOWSER AVE	FOSTER JANET FAMILY TRUST THE
57	4039 BOWSER AVE	MARTINEZ SAUL DIAZ DELEON &

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Label #	Address	Owner
58	4037	BOWSER AVE BRYARLY MEREDITH ANNE &
59	4029	BOWSER AVE BROGLEY CHAD STEPHEN
60	4031	BOWSER AVE DRAKE BENJAMIN TAYLOR
61	4033	BOWSER AVE DECAMP MONICA
62	4035	BOWSER AVE BAZLEH SEYED MOHAMMAD
63	4023	BOWSER AVE HOOK JEFFERY DWAYNE &
64	4027	BOWSER AVE SAWHNEY MANAV S &
65	4021	BOWSER AVE Taxpayer at
66	4025	BOWSER AVE QUINTERO JULIAN ESTEBAN &
67	4019	BOWSER AVE DARRAH SAMUEL &
68	3581	DUNMINSTER CT HOPSON KAYLAN BROOKE
69	3561	DUNMINSTER CT KRASKIN ANTON
70	3541	DUNMINSTER CT MENZIA JOHN JOSEPH
71	4017	BOWSER AVE SEFTON MARYANNE C TRUST
72	3580	DUNMINSTER CT LIN HELEN
73	3560	DUNMINSTER CT KOCH URSULA PATRICIA
74	3540	DUNMINSTER CT EDWARDS DANIEL JOSEPH
75	4007	BOWSER AVE Taxpayer at
76	4007	BOWSER AVE PERRY KATHRYN VIRGINIA
77	4007	BOWSER AVE HUNTER SPENCER &
78	4007	BOWSER AVE CARNES DAVID JEFFERSON
79	4007	BOWSER AVE CLENNEY LAURA LIVING TRUST
80	4007	BOWSER AVE NELSON JAMES HAYS & KELLY SONGY
81	4004	LEMMON AVE DALLAS LUBE VENTURE LLC
82	3817	BOWSER AVE JOSEPH SUSAN &
83	3817	BOWSER AVE JOSEPH SUSAN &
84	3553	KALTERRA CT MOUZABI SARA
85	3541	KALTERRA CT TILLEMA JACKSON &
86	3529	KALTERRA CT SURVIVING SPOUSES TRUST
87	3517	KALTERRA CT Taxpayer at
88	3505	KALTERRA CT MOMIN AQSA Z &

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Label #	Address	Owner
89	3820	LEMMON AVE GSSW LEMMON OAKLAWN LLC
90	3826	LEMMON AVE KLINE TRUST INV LTD
91	3838	RAWLINS ST NAKASH LINCOLN COURT LLC
92	3921	RAWLINS ST DALLAS COUNTY MENTAL HEALTH
93	3903	LEMMON AVE 3903 LEMMON AVE LLC
94	4016	RAWLINS ST Taxpayer at
95	4014	RAWLINS ST COHEN ALAN GOLD
96	4012	RAWLINS ST CORNWELL KAITLYN ELEANOR &
97	4010	RAWLINS ST WIKENCZY CHRISTOPHER P &
98	4008	RAWLINS ST MCCOY C FRANCE &
99	4006	RAWLINS ST HAWKINS STEVEN B
100	4004	RAWLINS ST SKINNER ALEXANDRA DAVIS
101	4002	RAWLINS ST QUINONES WILLIAM A
102	4023	LEMMON AVE SGB LEMMON LLC
103	3816	BOWSER AVE COIT ALBERT
104	3816	BOWSER AVE WEINKAUF MARGARET
105	3816	BOWSER AVE PATEL NIKITA & AMAR THAKRAR
106	3816	BOWSER AVE VIGER ANDREW
107	3820	BOWSER AVE RINAOLO RICHARD THOMAS
108	3822	BOWSER AVE Taxpayer at
109	3824	BOWSER AVE SANCHEZ FELIX & LOURDES
110	3834	BOWSER AVE GRIFFO BOB C
111	3608	REAGAN ST HAMILTON BILL T & DEBBIE
112	3610	REAGAN ST CHELLGREN ZELDA &
113	3612	REAGAN ST BOYER LIVING TR
114	3827	HOLLAND AVE MNSS 2023 REVOCABLE TRUST
115	3827	HOLLAND AVE MADRIGAL ALICIA
116	3827	HOLLAND AVE WALLACE AMY
117	3827	HOLLAND AVE BRASEL MARY J
118	3807	HOLLAND AVE SWANEY LAURA A
119	3805	HOLLAND AVE MANTANI NIKHILESH R &

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Label #	Address	Owner
120	3803	HOLLAND AVE PETTIT CORY & SHERIDAN
121	3801	HOLLAND AVE NOORDSY MICHAEL
122	3637	OAK LAWN AVE WATSON REVOCABLE TRUST
123	3633	OAK LAWN AVE WOMBLE KRYSTALKA
124	3629	OAK LAWN AVE LIPARI GREGORY & LAUREN
125	3625	OAK LAWN AVE JAMESON MICHAEL
126	3701	REAGAN ST RICHARDS CHARLOTTE CARTER
127	3705	REAGAN ST GRIFFIN JAMIE JOSEPH
128	3709	REAGAN ST MALHOTRA VINEET &
129	3715	REAGAN ST SAVAGE KRISTEN S & JASON R
130	3911	HOLLAND AVE TEXIND PROPERTIES LLC
131	3902	BOWSER AVE NEWCOMB MADISON RUFFIN &
132	3904	BOWSER AVE GARZA GREGORIO II
133	3906	BOWSER AVE OSGOOD JEFFREY S &
134	3991	HOLLAND AVE VANDERZANDE FAMILY TRUST
135	3690	THROCKMORTON ST ESSERMAN MARK A
136	3670	THROCKMORTON ST VANDERSLICE DEANANN R
137	3650	THROCKMORTON ST CRANFILL CHAD O &
138	3981	HOLLAND AVE KENNEDY KRISTEN MICHELLE &
139	3660	BELVEDERE CT KUMAR SUCHIT
140	3640	BELVEDERE CT MERRITT MARTY
141	3620	BELVEDERE CT GRIFFITH KEITH & PATRICIA
142	3909	HOLLAND AVE SOLOMON NIKKI
143	3907	HOLLAND AVE ANDRADE DANTE G
144	3905	HOLLAND AVE HORTON PATRICIA E
145	3903	HOLLAND AVE STEINFELD ROBERT H
146	3633	REAGAN ST SPAULDING JESSICA A &
147	3637	REAGAN ST RUTHERFORD AMY AILEEN
148	3641	REAGAN ST WOODS MARY L
149	3645	REAGAN ST HARRIS JEFFREY B
150	4002	HOLLAND AVE 4002 HOLLAND HOA

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Label #	Address	Owner
151	4002	HOLLAND AVE NAVAS ERNESTO
152	4002	HOLLAND AVE KAZANOWSKI KATELYN &
153	3904	RAWLINS ST LOHNER JACK E JR
154	3904	RAWLINS ST WENHAM MARK &
155	3904	RAWLINS ST MARCHESINI FRANCIS L &
156	3904	RAWLINS ST MCLAUGHLIN BRIDGET A
157	3904	RAWLINS ST HAYLOCK DUNCAN & COURTNEY
158	3904	RAWLINS ST DELANO JEANA M
159	3904	RAWLINS ST JONES KRISTEN ALLEN
160	3904	RAWLINS ST BURGESS CALLIE
161	3904	RAWLINS ST OROZCO IVAN
162	3904	RAWLINS ST UDDIN NASIR
163	3815	HOLLAND AVE BUNCE DUANE LEE &
164	3815	HOLLAND AVE KOZENKOVAITE VICTORIA
165	3815	HOLLAND AVE SMITH BRYAN D
166	3815	HOLLAND AVE YATES JOE III
167	3815	HOLLAND AVE TAM CONSTANCE M & JIMMY P
168	3930	BOWSER AVE BEARDSLEY EDWARD L &
169	3930	BOWSER AVE COTTON CALI LLC
170	3930	BOWSER AVE TISON CHRISTOPHER ALLAN
171	3930	BOWSER AVE SHANKLES JORDAN L
172	3930	BOWSER AVE JENEVEIN JANE M &
173	3930	BOWSER AVE SHEEHAN KATHERINE
174	3930	BOWSER AVE WILSON SAM
175	3930	BOWSER AVE TRUONG JOSEPH
176	3930	BOWSER AVE PHILLIPS JAMES A REVOCABLE TRUST
177	3930	BOWSER AVE ACARREGUI COURTNEY MICHELLE
178	3930	BOWSER AVE KIRKSEY YOLANDA D
179	3919	HOLLAND AVE KANDIL ENAS
180	3919	HOLLAND AVE LANGSTON NOAH &
181	3919	HOLLAND AVE COWLEY DOROTHY SUSAN

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Label #	Address	Owner
182	3919	HOLLAND AVE MAY LAURA
183	3919	HOLLAND AVE BURNS DAN E
184	3919	HOLLAND AVE NAJJAR KAREEM
185	3919	HOLLAND AVE HESS HANNAH JEAN T
186	3919	HOLLAND AVE SCHUSS EVAN
187	4001	BOWSER AVE SHANGHAI SUSI TRUST
188	4001	BOWSER AVE HESS JONATHAN LUCAS
189	4001	BOWSER AVE COLLEY HEIDI RAE &
190	3800	HOLLAND AVE ACOSTA MATTHEW CHRISTIAN &
191	3800	HOLLAND AVE SIMAKAS PAIGE
192	3800	HOLLAND AVE GILL JOHN PATRICK
193	3800	HOLLAND AVE KHAN MOHAMMED MUSTAFA &
194	3800	HOLLAND AVE AFARVI LLC
195	3800	HOLLAND AVE JAJI SEBNEM &
196	3800	HOLLAND AVE HUYNH LONG
197	3800	HOLLAND AVE KAUTZ STEVEN & KATHLEEN
198	3800	HOLLAND AVE GOMEZPALACIO RODRIGO
199	3800	HOLLAND AVE HULS JULIE
200	3800	HOLLAND AVE SANBORN ROBERT
201	3800	HOLLAND AVE CHOU LILY
202	3800	HOLLAND AVE WARD MATTHEW PATRICK
203	3800	HOLLAND AVE HERMAN CHRISTOPHER K
204	3800	HOLLAND AVE EASON RICHARD GRANT
205	3930	HOLLAND AVE SMITH KAREN MICHELLE
206	3930	HOLLAND AVE BENNETT ANDREW LIVING TRUST &
207	3930	HOLLAND AVE FARVARDIN SHEREAN &
208	3622	REAGAN ST BACHMANN RAYMOND JOHN & APRIL LYNN
209	3620	REAGAN ST BALLEW MAURICE & SHARON
210	3618	REAGAN ST TOCCI PHILIP
211	3616	REAGAN ST BES2012 TEXAS PROPERTY LLC
212	4015	HOLLAND AVE YARBROUGH ERICA

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Label #	Address	Owner
213	4015	HOLLAND AVE ZHENG YAOTING
214	4015	HOLLAND AVE CAMPBELL CHRISTOPHER
215	4015	HOLLAND AVE SCOFIELD JAMES S & PAULA W
216	4015	HOLLAND AVE CANTRELL TAYLOR
217	4015	HOLLAND AVE BROWN DANA BENNETT
218	4015	HOLLAND AVE MARTIN SARAH J
219	4015	HOLLAND AVE CHIDESTER JAY MARK
220	4015	HOLLAND AVE MERCADO PATRICIA
221	4025	HOLLAND AVE SHOOP JACOB
222	4025	HOLLAND AVE WARD NICOLE
223	4025	HOLLAND AVE COGANHORNER ERIN
224	4025	HOLLAND AVE SMITH SUZANNE M
225	4025	HOLLAND AVE WEST DOUGLAS G
226	4025	HOLLAND AVE PRYBYLOWSKI ANDREW
227	4025	HOLLAND AVE SUMLIN RICHARD
228	4025	HOLLAND AVE HEAD COURTNEY
229	4025	HOLLAND AVE KENNEDY HENRY
230	4025	HOLLAND AVE WATSON COURTNEY
231	4031	HOLLAND AVE DICKHANER KRISTIN &
232	4031	HOLLAND AVE BORGA BRANDON
233	4031	HOLLAND AVE WETZEL CAMERON
234	4031	HOLLAND AVE SIMONE JOHN
235	4031	HOLLAND AVE PANDYA AMIT & REEMA REVOCABLE
236	3918	HOLLAND AVE KNOWLTON PAUL & JEANNINE
237	3918	HOLLAND AVE DURDEN MICHAELANN
238	3918	HOLLAND AVE HAMILTON KELCEY
239	3918	HOLLAND AVE BAKER JENNIFER
240	3918	HOLLAND AVE FARRIS JOHN & LORA
241	3918	HOLLAND AVE STRYER STEVN
242	3918	HOLLAND AVE WELBORN CASEY &
243	3918	HOLLAND AVE KING BRIT WESTON

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Label #	Address	Owner
244	3918 HOLLAND AVE	HARTMANN LUDWIG &
245	3918 HOLLAND AVE	FORSDICK GRACE E
246	4020 HOLLAND AVE	PAFF PENNY & CANNON
247	4020 HOLLAND AVE	MBABVB LLC
248	4020 HOLLAND AVE	WARBINGTON RICK D
249	4020 HOLLAND AVE	CHOI JINYOUNG
250	4020 HOLLAND AVE	NGUYEN THIEN D
251	4020 HOLLAND AVE	ALSINA MICHAEL KELLY &
252	4020 HOLLAND AVE	BOLDEN LARRY
253	4020 HOLLAND AVE	MALDONADO DANIELA
254	4020 HOLLAND AVE	ALAM NABILA R &
255	4020 HOLLAND AVE	MUSUVATHY VIJAYKUMAR &
256	4020 HOLLAND AVE	ASTURIAS EDISON
257	4020 HOLLAND AVE	SEFCHIK KIRK PATRICK
258	4020 HOLLAND AVE	OLISY LLC
259	4020 HOLLAND AVE	PAFF JORDAN & KETURAH
260	4020 HOLLAND AVE	MESA RICARDO
261	4020 HOLLAND AVE	JIMENEZ JIMMY SANTIAGO
262	4020 HOLLAND AVE	JACOBS TAYLOR
263	4020 RAWLINS ST	BENNETT FAMILY TRUST
264	3311 REAGAN ST	ELLIOTT MILES DAVIS
265	3315 REAGAN ST	KIRLEY JULIEANNA
266	3317 REAGAN ST	LESZINSKI SLAWOMIR
267	3319 REAGAN ST	SMITH KENISHA L
268	3319 REAGAN ST	WU RENQING
269	3321 REAGAN ST	HARTNER ASHTON
270	3905 RAWLINS ST	ALVARADO ANDREW
271	3905 RAWLINS ST	IPENEMA INVESTMENTS LTF
272	4000 RAWLINS ST	MCLEAN MARY E &
273	4000 RAWLINS ST	NUNEZ NAYIROBI
274	4000 RAWLINS ST	ADAIR TAYLOR

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Label #	Address	Owner
275	4000	RAWLINS ST TOWNEND WILLIAM H
276	4000	RAWLINS ST KLYMOV YEVGEN
277	4000	RAWLINS ST GROSECLOSE LARRY E &
278	4000	RAWLINS ST PKA99 REAL ESTATE COMPANY LLC
279	4000	RAWLINS ST ROBBINSELROD CHRISTINE
280	4000	RAWLINS ST PEPIN SCOTT M
281	4000	RAWLINS ST WOLF MICHAEL R & CLARISSA BAEZA
282	4030	RAWLINS ST HAYES NATALIE I
283	4030	RAWLINS ST WU CHI YUAN & WEI YING
284	4030	RAWLINS ST WALL RICHARD JOHN
285	4030	RAWLINS ST PROZNIK MADELINE
286	4030	RAWLINS ST CABRERA JAVIER SANTOS
287	4030	RAWLINS ST GENTILE STEPHANIE M
288	4030	RAWLINS ST LONG CREEK RENTALS LLC
289	4030	RAWLINS ST SEGLER PROPERTIES LLC
290	4034	RAWLINS ST LAYTON STEPHANIE
291	4034	RAWLINS ST ROE MICHAEL ALAN
292	4034	RAWLINS ST MACPHERSON KAITLYN
293	4034	RAWLINS ST PELFREY LAUREN N
294	4034	RAWLINS ST RODRIGUEZ ROSALINDA
295	4034	RAWLINS ST NEGRON EDGAR E
296	4034	RAWLINS ST NELSON SCOTT IRWIN HOOKER
297	4034	RAWLINS ST VOLESKY NICOLE EVELYN
298	4034	RAWLINS ST GIACOBBE ROBERT L
299	4034	RAWLINS ST RASTEGAR CYRUS
300	4034	RAWLINS ST LIEB VICTORIA
301	4034	RAWLINS ST ORANGE PAUL W III &
302	4034	RAWLINS ST SMITH KIRSTEN BRIANNE
303	3909	RAWLINS ST IPENEMA INVESTMENTS LTF
304	3909	RAWLINS ST PERRY TRAVIS &
305	3909	RAWLINS ST BIRNBAUM MARC A

02/27/2026

Label #	Address	Owner
306	3909	RAWLINS ST SANFORD EHTAN LANCE
307	3817	RAWLINS ST BAHRAMI SHOHREH
308	3817	RAWLINS ST ARDIZZONI HEATHER
309	3817	RAWLINS ST VARGAS JO ANN
310	3817	RAWLINS ST SAYONG EDWIN
311	3817	RAWLINS ST MIOT DANIEL &
312	3817	RAWLINS ST STEEPE CYRUS
313	3817	RAWLINS ST BODINE BART R
314	3817	RAWLINS ST HOLLEY NICK R
315	3320	REAGAN ST HARROD JAMES M TRUST
316	3320	REAGAN ST MATHEWS MICHAEL G
317	3320	REAGAN ST SCOTT EVAN
318	3320	REAGAN ST DREES MADISON
319	3320	REAGAN ST HARROD JAMES MICHAEL TR
320	3320	REAGAN ST MCDANIEL SAMUEL THOMAS
321	3320	REAGAN ST COMPTON RONIT SHALOM
322	3320	REAGAN ST PEREZ PATRICIA
323	3320	REAGAN ST DAVIS DAVID PAUL
324	3320	REAGAN ST CHAMBERLAIN ERNEST DON
325	3320	REAGAN ST CHUI WAI L
326	3818	N HALL ST AUGUSTINE CATHRYN CAROLE &
327	3818	N HALL ST NASH KEVIN
328	3818	N HALL ST FOLEY CHRISTOPHER
329	3818	N HALL ST HILTY DAWN
330	3818	N HALL ST MILLER STEPHEN E
331	4008	HOLLAND AVE WEIR WILLIAM STEVEN &
332	4008	HOLLAND AVE VILLAQUIRAN ALEJANDRO
333	4008	HOLLAND AVE MAHURIN ROBERT M
334	4008	HOLLAND AVE CRAWFORD LAURA BETH
335	4006	HOLLAND AVE HINSHAW KRISTEN EMILY
336	4006	HOLLAND AVE ENIX MASON

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Label #	Address	Owner
337	4006	HOLLAND AVE WALSH CAROLINE
338	4006	HOLLAND AVE AP 4006 HOLLAND D LLC
339	3926	HOLLAND AVE LODI CLAUDIA & PRESTON HEXT
340	3926	HOLLAND AVE BERNHARD STACEY
341	3926	HOLLAND AVE DEYOUNG KIRSTEN E
342	3926	HOLLAND AVE INTERRANTE MARK F &
343	3926	HOLLAND AVE MANN JENNIFER K
344	3926	HOLLAND AVE BRUCE BRIAN & SUSAN
345	3926	HOLLAND AVE RANTA MATTHEW K &
346	3926	HOLLAND AVE DEYOUNG LAUREN M
347	3818	HOLLAND AVE GIBSON MICHAEL W &
348	3818	HOLLAND AVE AVILA LINDA GABRIELA
349	3818	HOLLAND AVE LOWRANCE LOWELL
350	3818	HOLLAND AVE HAUBRICH MARILYN
351	3818	HOLLAND AVE STEWART MELISSA G
352	3818	HOLLAND AVE SARIEDDINE MAJED &
353	3818	HOLLAND AVE BENNETT CHARLES
354	3818	HOLLAND AVE BROWN DIANA CAROLE
355	3818	HOLLAND AVE LAWHON DAVID C
356	3818	HOLLAND AVE PALFREY CAMPBELL III
357	3818	HOLLAND AVE GORE BOBBIE A
358	3818	HOLLAND AVE SALEH WALID & RANIA
359	3818	HOLLAND AVE THOMAS RALPH & KIM
360	3818	HOLLAND AVE BLUM DENA R
361	3818	HOLLAND AVE JAKSA KACIE E
362	3818	HOLLAND AVE COYNE SUSAN M
363	3818	HOLLAND AVE HERRERASEPTIEN GONZALO &
364	3818	HOLLAND AVE BARABA ELIZABETH A
365	3818	HOLLAND AVE NIEVA MARIA CECILIA
366	3818	HOLLAND AVE VELEZ LOPEZ MYRNA A