

FILE NUMBER: Z189-127(MW)

DATE FILED: November 1, 2018

LOCATION: An area generally located along both sides of Pierce Street between the alley north of Gladstone Drive to the north and Catherine Street to the south.

COUNCIL DISTRICT: 1

MAPSCO: 53-G

SIZE OF REQUEST: ±5.15 acres

CENSUS TRACT: 48113005300

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea II in Conservation District No. 8, the North Cliff Conservation District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to implement to recommendations of the West Oak Cliff Area Plan (WOCAP), adopted by City Council on October 26, 2022, by amending the existing Subdistrict 2 of CD 8 regulations to allow for additional uses and to eliminate parking requirements for existing nonresidential buildings.

STAFF RECOMMENDATION: Approval of amendments to Subarea II in Conservation District No. 8, the North Cliff Conservation District.

BACKGROUND INFORMATION:

- On November 1, 2018, the City Plan Commission authorized a hearing to determine proper zoning for the area of request, the North Cliff Neighborhood Center, which was historically located near the terminus of a streetcar line that ran from Brooklyn Avenue and Pierce Street eastward towards Downtown Dallas.
- Between November 2020 to October 2022, the Planning and Urban Design (PUD) Department engaged the community in developing the West Oak Cliff Area Plan (WOCAP), which provided the long-range vision for land use and zoning for the area, including the North Cliff Neighborhood Center.
- On October 26, 2022, WOCAP was unanimously adopted by the City Council and became the impetus for prioritizing the rezoning of the authorized hearing area.
- On August 8, 2024, the Planning and Development Department hosted a community meeting to kick-off the authorized hearing process.
- Staff also attended North Cliff Neighborhood Association meetings on June 20, 2024, and September 12, 2024, to answer questions about the authorized hearing.
- The authorized hearing area consists of 15 single family homes, three vacant retail structures, a church, and one undeveloped property.
- The retail node, constructed in the 1920s and 30s, served as a small neighborhood center for the newly created North Cliff Neighborhood. The retail structures have remained vacant for decades.
- The North Cliff Conservation District (CD 8) was approved on August 28, 1996. The overall development standards, including architectural standards, will not be affected by this authorized hearing.

Zoning History:

There have been no recent zoning changes requested in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Pierce Street	Local Street	50 feet
Gladstone Drive	Local Street	70 feet
W. Brooklyn Avenue	Local Street	60 feet
Catherine 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.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 Comprehensive Land Use Plan, adopted by the City Council on September 25, 2024, is a long-range, future land use vision that guides how and where the city grows over the coming decades and describes how to achieve that vision. The plan is rooted in five overarching themes that serve as the foundation for the plan’s goals, objectives, and actions steps. The proposal complies with the following themes, goals, and objectives for implementation:

Theme: Economic Development and Revitalization

Theme Goal: Promote equitable development of Dallas’ diverse communities across the city, through the revitalization of neighborhood centers, commercial corridors, employment centers, and transit areas.

Objective: Remove land use and zoning barriers that hinder small business development.

Theme: Housing Choice and Access

Theme Goal: Equitably increase attainable housing options throughout the city, particularly near job centers and transit-oriented locations, to meet the diverse housing needs of all people in Dallas.

Objective: Protect and Preserve Existing Neighborhoods

Theme: Economic Development and Revitalization

Theme Goal: Promote equitable development of Dallas' diverse communities across the city, through the revitalization of neighborhood centers, commercial corridors, employment centers, and transit areas.

Objective: Remove land use and zoning barriers that hinder small business development

Area Plan:

The West Oak Cliff Area Plan (WOCAP)

The West Oak Cliff Area Plan (WOCAP) was unanimously adopted by the City Council on October 26, 2022. It provides a long-range vision for land use, urban design, transportation, mobility, infrastructure, open space, and community concerns around gentrification, displacement, and revitalization for several neighborhoods in west Oak Cliff.

The proposal for the authorized hearing area is intended implement the WOCAP goals, provided below:

- Create walkable neighborhood centers that provide a variety of work, cultural, shopping, and living opportunities*
- Encourage businesses that are compatible with surrounding neighborhoods*
- Preserve historic buildings by encouraging renovation and reuse*
- Protect existing single-family neighborhoods*
- Improve transportation through better street design*
- Retain current residents and attract new residents by encouraging new affordable housing choices*

STAFF RECOMMENDATION:

The WOCAP land use recommendations specific to the North Cliff Neighborhood Center and staff's recommendations for implementation are provided below.

1. Amend Subarea II to allow ADUs and live-work units in addition to existing uses including single family.

Currently, single family is not a permitted use in Subarea II but there are 15 single family homes in the authorized hearing area. The proposed amendments add *single family* as a permitted use, as well as *accessory outside storage, day home, home occupation, and swimming pool (private)* which are accessory to the single family use.

The proposal also adds accessory dwelling units (“ADUs”) in accordance with the requirements for an accessory dwelling unit overlay in Section 51A-4.510(c) of the Dallas Development Code, as amended, subject to the following requirements:

- Setbacks: If located in the rear 30% of the lot, side and rear setbacks are three feet. If not in the rear 30%, base zoning setbacks apply.
- Floor area:
 - Detached: minimum floor area is 200 square feet. The maximum floor area is the greater of 700 square feet or 25% of the main structure.
 - Attached: maximum floor area is the greater of 700 square feet or 25% of the main structure.
- Height: cannot exceed the height of the main structure. If located over detached garage, the maximum height is that of the zoning district.
- Off-street parking: one space.

In addition, the proposal adds *live unit* as an accessory use to any nonresidential use allowed in Subarea II, subject to the requirements of 51A-4.217(8.1), summarized below:

- One accessory live unit per lot.
- May be attached or detached.
- Cannot exceed the floor area of the main use.
- One additional off-street parking space is required.
- Can't be sold separately by metes and bounds.

2. Amend Subarea II to allow art galleries and studios, personal service offices, and restaurants (alcohol sale by SUP) in addition to existing uses.

The existing allowed uses are proposed to remain with the exception of the *temporary concrete batch plant* and *motor vehicle fueling station* uses, which this proposal removes.

The uses “*art gallery*” and “*art or craft production studio*” are not defined in Chapter 51A of the Dallas Development Code. To allow the uses, they must be defined in the CD ordinance. Staff proposes the following definitions:

ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for retail sale of the products to the general public.

Regarding “personal service offices”, *personal service* and *office* uses are already allowed in Subarea II. This proposal adds *general merchandise or food store 3,500 square feet or and restaurant without drive-in or drive-through service* with residential adjacency review (RAR) requirement, which allows for conditions to ensure compatibility with the adjacent single family residential. Alcohol sales can no longer be controlled through zoning.

Currently, nonresidential uses are allowed throughout Subarea II, but the proposed amendments limit nonresidential uses to the parcels where they exist today.

3. Maintain height and setback requirements.

No changes are proposed to these requirements. The maximum height and setbacks will remain as follows:

- Height: 30 feet.
- Front yard: 15 feet.
- Side and rear: No minimum.

- 4. Allow for reduced parking ratios, shared parking agreements with surrounding properties, and allowing on-street parking to count towards requirements for commercial structures to enable easier redevelopment of legacy commercial buildings.**

The citywide parking reform effort is intended to eliminate the minimum parking requirements contained in Chapters 51 and 51A of the Dallas Development Code.

In the meantime, to help enable easier reuse or redevelopment of the three nonresidential buildings in the authorized hearing area, staff proposes the following condition:

No parking is required for existing nonresidential structures or for new nonresidential construction that does not exceed the floor area of the existing nonresidential structure it is replacing. An addition of floor area requires parking in accordance with the off-street parking and loading requirements for the use.

The parking requirement for single family, which is only applicable to new construction, will remain in accordance with Section 51A-4.209(b)(6). At this time, the requirement is two spaces per unit.

The option to meet parking requirements through a remote or shared parking agreement currently exists. If parking requirements are eliminated, parking agreements and the allowance of on-street parking to count towards parking requirements will not be necessary.

Land Use:

The authorized hearing area includes 15 single family homes, three retail structures, a church, and one vacant property and is surrounded by single family homes.

Land Use Compatibility:

Pursuant to the North Cliff Conservation District Ordinance, Subarea II, the authorized hearing area, is intended to accommodate convenience retail shopping, services, and professional offices principally servicing and compatible in scale and intensity of use with the adjacent residential uses.

The proposed amendments align with the above-stated purpose and further ensure compatibility by eliminating the *temporary concrete batch plant* and *motor vehicle fueling station* uses and adding complementary uses such as *general merchandise of food store 3,500 square feet or less*, *art gallery*, *art of craft production facility*, *accessory dwelling unit*, and *accessory live unit*.

Landscaping:

Any new development will require landscaping in accordance with Article X of the Dallas Development Code, as amended.

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 to orange, representing the weakest markets. The area of request is partially located within the “E” MVA category.

Development Standards:

No changes are proposed to the Subarea II development standards, provided below.

- (3) **Height.** The maximum structure height is 30 feet.
- (4) **Stories.** The maximum number of stories is two for all structures.
- (5) **Lot coverage.** The maximum lot coverage is 40 percent.
- (6) **Lot size.** There is no minimum lot size.
- (7) **Density.** There is no maximum dwelling unit density.
- (8) **Floor area ratio.** Maximum floor area ratio is 0.5.
- (9) **Front yard.** The minimum front yard setback is 15 feet.
- (10) **Side and rear yard.** There is no minimum side and rear yard setback.

PROPOSED CONDITIONS

(1) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(2) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for retail sale of the products to the general public.

(b) **SUBAREA II.** This subarea is intended to accommodate convenience retail shopping, services, and professional offices principally serving and compatible in scale and intensity of use with adjacent residential uses. The following development standards apply to Subarea II of this district.

(1) Main uses permitted. Nonresidential uses are only permitted on lots that are developed with nonresidential structures on the date of the passage of this ordinance.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

~~-- None permitted.~~

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

(D) Institutional and community service uses.

~~--- Adult day care facility.~~

-- Cemetery or mausoleum. [SUP]

~~-- Child or adult care facility.~~

-- Church.

-- Community service center. [SUP]

-- Convent or monastery.

-- Library, art gallery, or museum.

-- Public or private school. [SUP]

(E) Lodging uses.

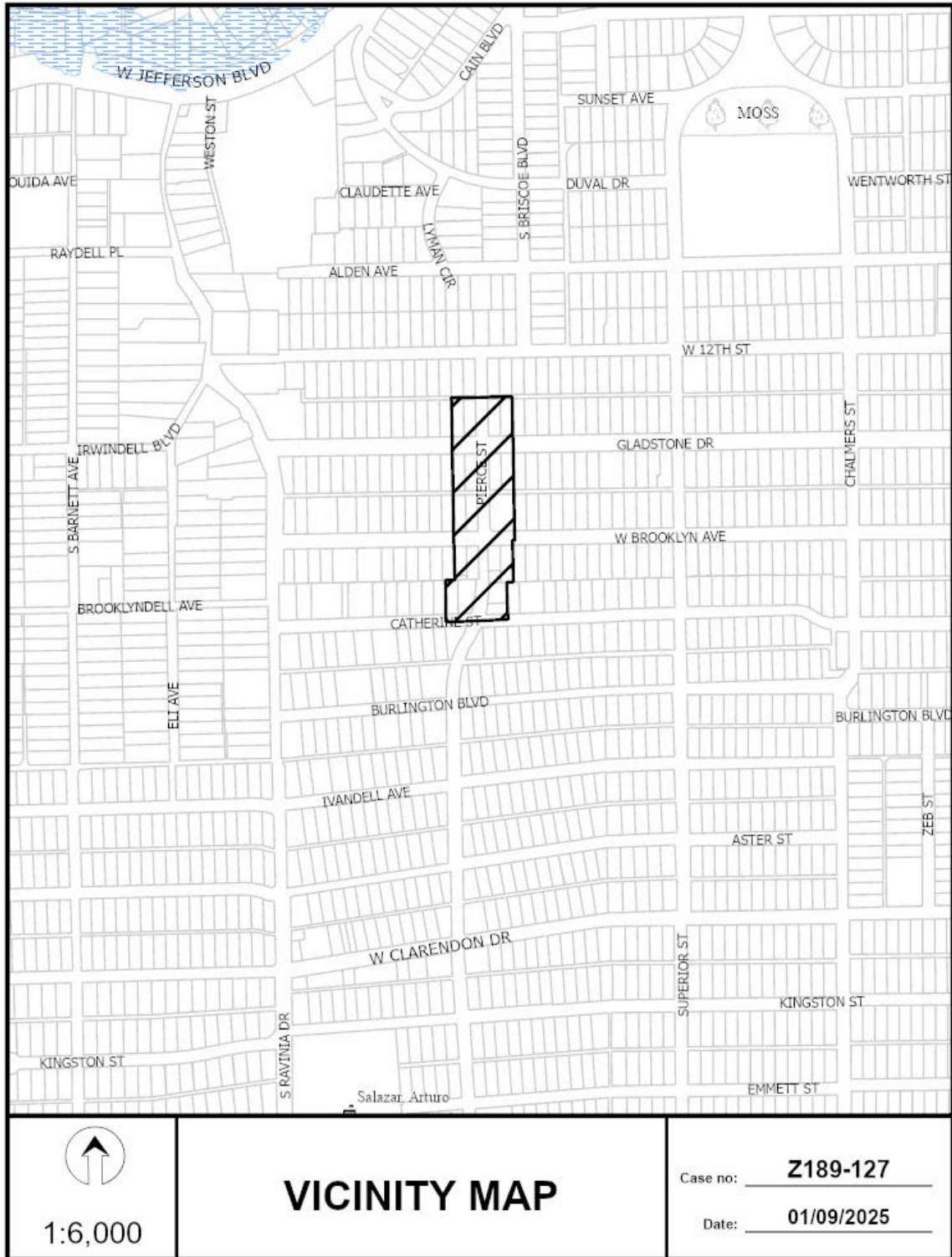
-- None permitted.

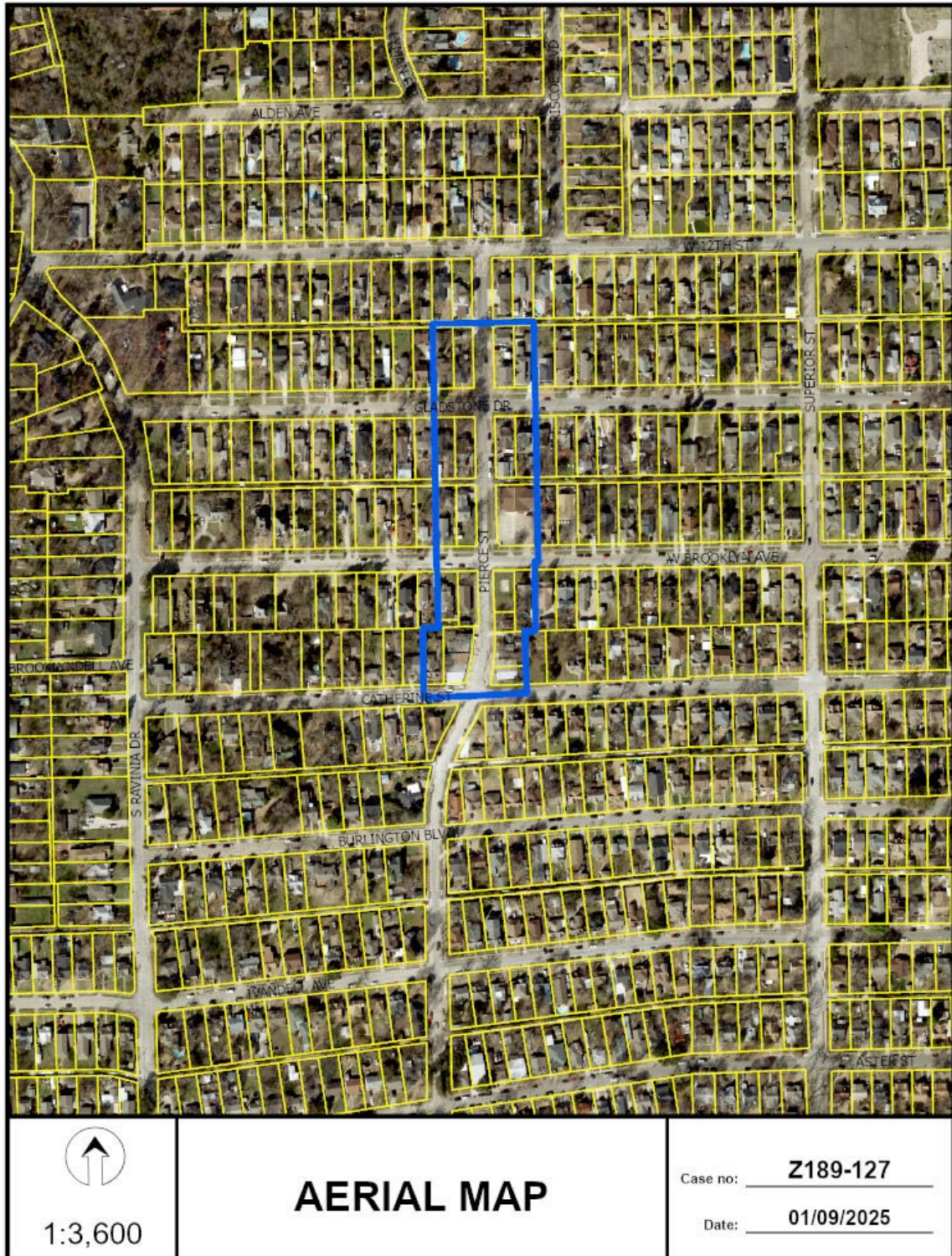
- (F) Miscellaneous uses.
 - Temporary construction or sales office.
- (G) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (H) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (I) Residential uses.
 - ~~--- None permitted.~~
 - ~~-- Handicapped group dwelling unit.~~
 - ~~-- Single family.~~
 - ~~-- Accessory dwelling unit *[allowed in accordance with the requirements for an accessory dwelling unit overlay in Section 51A-4.510(c), as amended].*~~
- (J) Retail and personal uses.
 - ~~-- Art gallery.~~
 - ~~-- Art or craft production facility.~~
 - Dry cleaning or laundry store.
 - ~~-- General merchandise or food store 3,500 square feet or less.~~
 - ~~--- Motor vehicle fueling station. *[SUP]*~~
 - Personal service uses.
 - ~~-- Restaurant without drive-in or drive-through service. *[RAR]*~~
- (K) Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A4.211(10).]*
- (L) Utility and public service uses.
 - Electrical substation. *[SUP]*
 - Local utilities.
 - Police or fire station. *[SUP]*

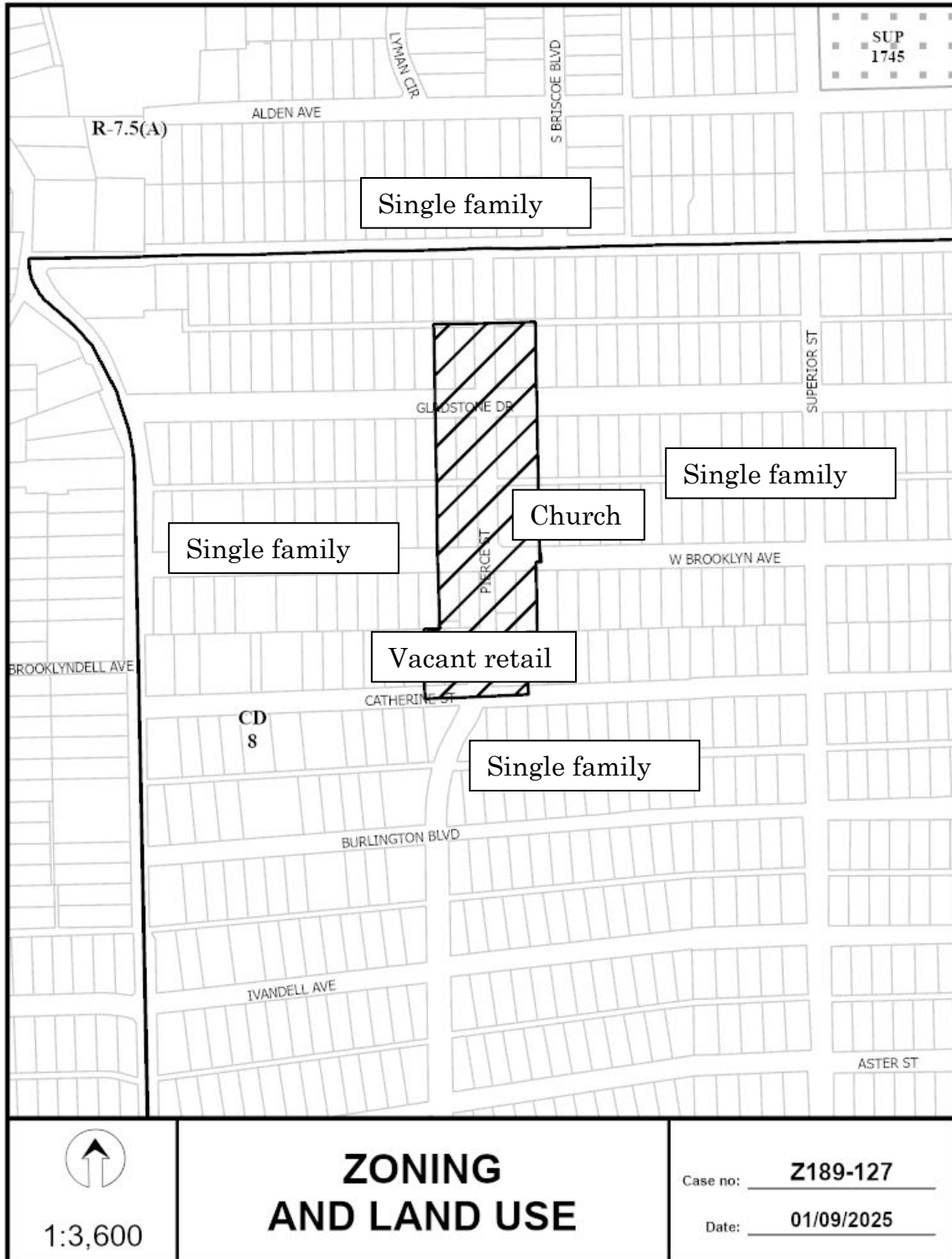
- Post office. *[SUP]*
 - Utility or government installation other than listed. *[SUP]*
- (M) Wholesale, distribution, and storage uses.
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*
- (2) Accessory uses. As a general rule, an accessory use is permitted in any 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. The following accessory uses are permitted in this district:
- Accessory outside display of merchandise.
 - Accessory outside sales.
 - Accessory outside storage.
 - Day home.
 - Home occupation.
 - Live unit.
 - Occasional sales (garage sales).
 - Swimming pool (private)
- (3) Height. The maximum structure height is 30 feet.
- (4) Stories. The maximum number of stories is two for all structures.
- (5) Lot coverage. The maximum lot coverage is 40 percent.
- (6) Lot size. There is no minimum lot size.
- (7) Density. There is no maximum dwelling unit density.
- (8) Floor area ratio. Maximum floor area ratio is 0.5.
- (9) Front yard. The minimum front yard setback is 15 feet.
- (10) Side and rear yard. There is no minimum side and rear yard setback.
- (11) Off-street parking and loading.
- (A) Except as otherwise provided in this paragraph, generally consult the use regulations in Division 51A-4.200 to determine the off-street parking and loading requirements for each use.

- (i) No parking is required for existing nonresidential structures or for new nonresidential construction that does not exceed the floor area of the existing nonresidential structure it is replacing. An addition of floor area requires parking in accordance with the off-street parking and loading requirements for the use.
- (B) The surface of a parking space, maneuvering area for parking or a driveway that connects to a street or alley must be on a compacted subgrade, and must consist of:

 - (i) concrete paving, or
 - (ii) hot mix asphalt paving which consists of a binder and surface course.
- (C) Minor repairs to existing parking surfaces are permitted using materials similar to those existing.
- (12) Signs. Signs must comply with the provisions for non-business zoning districts contained in Article VII.







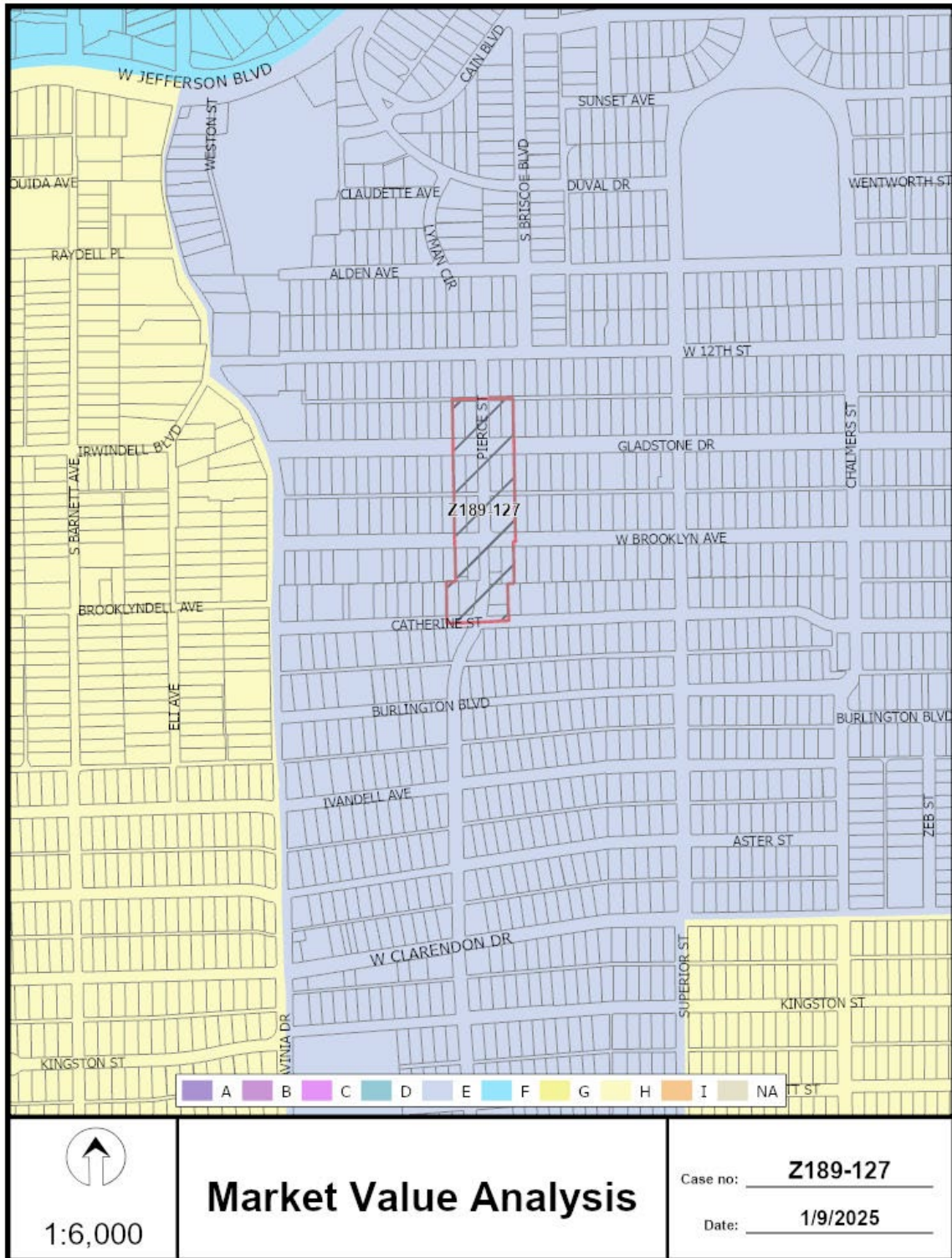
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ZONING AND LAND USE

Case no: Z189-127

Date: 01/09/2025

Z189-127(MW)





01/09/2025

Notification List of Property Owners***Z189-127******204 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	702 PIERCE ST	DORWARD DONALD ALLAN
2	710 PIERCE ST	MENDEZ ELSA
3	2754 W BROOKLYN AVE	HERNANDEZ ALFONSO & LUCINDA
4	2803 GLADSTONE DR	VELAZQUEZ EMIR LEOBARDO
5	2809 GLADSTONE DR	FLORES MARIA
6	2755 GLADSTONE DR	GREEN CARMEN ELIZABETH &
7	2759 GLADSTONE DR	TRUJILLO MARIA &
8	2758 GLADSTONE DR	HERNANDEZ MARGARITO &
9	2754 GLADSTONE DR	MARTINEZ JUAN
10	2806 GLADSTONE DR	HELZER KRISTINA KAY
11	611 PIERCE ST	NAVARRO MARIA
12	619 PIERCE ST	SMITH GRADY EUGENE
13	2807 W BROOKLYN AVE	GUZMAN PETE & SALLY
14	2810 W BROOKLYN AVE	GOMEZ CATARINO & MARIA E
15	2804 W BROOKLYN AVE	NUMETRO PROPERTIES LLC
16	2802 W BROOKLYN AVE	PHAIKOH SOMCHAI ET AL
17	714 PIERCE ST	GILBERT SHARON
18	718 PIERCE ST	PIERCE CATHERINE INC
19	2807 CATHERINE ST	MARIEL XIMENA
20	2755 W BROOKLYN AVE	REVIVE CHURCH DALLAS
21	2750 W BROOKLYN AVE	REVIVE CHURCH DALLAS
22	2744 W BROOKLYN AVE	HERNANDEZ SANTIAGO &
23	2740 W BROOKLYN AVE	MORENO JOSE
24	2738 W BROOKLYN AVE	SOSA DAVID
25	2736 W BROOKLYN AVE	PALMER RAMON & ELIZABETH
26	2730 W BROOKLYN AVE	LUNARES ELENO & CELIA

01/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2726 W BROOKLYN AVE	Taxpayer at
28	2722 W BROOKLYN AVE	ALFARO JOSE & CONSUELO
29	2718 W BROOKLYN AVE	AREVALO NORA ROEDISA R
30	2840 W 12TH ST	RODRIGUEZ JESSICA
31	2838 W 12TH ST	CHADWICK DAVID A & KAREN L
32	2834 W 12TH ST	2834 W 12TH SERIES LLC
33	2830 W 12TH ST	SALINAS JAIME & ESPERANZA
34	2826 W 12TH ST	HERNANDEZ MEYLI
35	2822 W 12TH ST	JIMENEZ DARIO & AMALIA
36	2818 W 12TH ST	VALLADARES MARTHA D
37	2814 W 12TH ST	RECINOS JESSICA A RUIZ &
38	2810 W 12TH ST	HERNANDEZ DAVID &
39	2804 W 12TH ST	REYNA MICHELLE
40	2800 W 12TH ST	PENA CRESENCIO & ISABEL
41	2811 GLADSTONE DR	POWELL RICHARD & DEBRA
42	2815 GLADSTONE DR	ZUNIGA LUZ
43	2819 GLADSTONE DR	VALLES PATRICIA CHAVEZ
44	2821 GLADSTONE DR	VERNON PAGE INVESTMENTS LLC
45	2827 GLADSTONE DR	MONTOYA JOSE ALONSO &
46	2833 GLADSTONE DR	NIX FRANCESCA MARIE &
47	2835 GLADSTONE DR	GONZALEZ NOEL A
48	2839 GLADSTONE DR	BEFORT ANTHONY
49	2843 GLADSTONE DR	TORIBIO IGNACIO & JUANA M
50	2758 W 12TH ST	KOTZ ZACHARY M &
51	2754 W 12TH ST	Taxpayer at
52	2750 W 12TH ST	ESTRADA FRED N
53	2746 W 12TH ST	OLVERA ALBERTO
54	2742 W 12TH ST	HOLMES AUSTIN S &
55	2736 W 12TH ST	BALDERAS JAVIER
56	2734 W 12TH ST	PUENTE ROSA CORREA I &
57	2730 W 12TH ST	MARTINEZ ISAIAS JR

01/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2726 W 12TH ST	SALINAS VIVIAN A
59	2722 W 12TH ST	FERNANDEZ ENRIQUE & JUANA &
60	2718 W 12TH ST	FERNANDEZ ENRIQUE &
61	2719 GLADSTONE DR	MURPHY DORIS L
62	2723 GLADSTONE DR	LOPEZ NORA
63	2727 GLADSTONE DR	TAMAYO MOISES &
64	2731 GLADSTONE DR	MEJIA ANTONIO ESTATE OF
65	2735 GLADSTONE DR	SOTO JACOB
66	2739 GLADSTONE DR	ORTIZ JOSHUA & JOHNETTA
67	2743 GLADSTONE DR	ROJAS MANUEL
68	2747 GLADSTONE DR	MILAN HUGO
69	2749 GLADSTONE DR	VERA EFRAIN
70	2750 GLADSTONE DR	SANCHEZ SERGIO &
71	2746 GLADSTONE DR	ZATARAIN AGUIRRE MARTIN &
72	2742 GLADSTONE DR	REGALADO FROYLAN
73	2738 GLADSTONE DR	CALDERON OMAR IBARRA &
74	2734 GLADSTONE DR	GOMEZ GUADALUPE & MARIA
75	2730 GLADSTONE DR	ALVAREZ PABLO A &
76	2726 GLADSTONE DR	TERBRUEGGEN PAUL
77	2722 GLADSTONE DR	OLVERA ALBERTO
78	2719 W BROOKLYN AVE	VAZQUEZ MARIA
79	2723 W BROOKLYN AVE	COKER TEMI &
80	2727 W BROOKLYN AVE	CONTERAS ALONSO &
81	2731 W BROOKLYN AVE	BOUCHOT MARIA DELAPAZ
82	2737 W BROOKLYN AVE	BARBOSA ARTURO & GENOVEVA
83	2739 W BROOKLYN AVE	BEVAN DANIEL JOSEPH &
84	2741 W BROOKLYN AVE	FAZ ISMAEL
85	2747 W BROOKLYN AVE	GARCIA OFELIA S
86	2749 W BROOKLYN AVE	HERNANDEZ JOSE
87	2842 GLADSTONE DR	VILLATORO OSCAR REYES
88	2838 GLADSTONE DR	CURRY JANICE R EST OF

01/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2834 GLADSTONE DR	REBOLLAR JUDITH S &
90	2830 GLADSTONE DR	KHAN MOHAMMAD & ANISAH
91	2826 GLADSTONE DR	GONZALEZ MARIA &
92	2822 GLADSTONE DR	Taxpayer at
93	2818 GLADSTONE DR	TREVISO BONIFACIO REYES &
94	2814 GLADSTONE DR	TENORIO JOSE & HERMINIA
95	2810 GLADSTONE DR	MYERS NICOLE R
96	2811 W BROOKLYN AVE	DELGADO JUANITA
97	2815 W BROOKLYN AVE	PARA RICHARD JR
98	2817 W BROOKLYN AVE	LOTT MARY
99	2823 W BROOKLYN AVE	Taxpayer at
100	2827 W BROOKLYN AVE	FAZ ISMAEL
101	2831 W BROOKLYN AVE	JONES TIMOTHY
102	2835 W BROOKLYN AVE	MASON KALI GRACE &
103	2839 W BROOKLYN AVE	BENITEZ GEMA
104	2843 W BROOKLYN AVE	HITCHCOCK MARK
105	2842 W BROOKLYN AVE	HANCOCK PATRICK C JR LIFE EST
106	2838 W BROOKLYN AVE	HEBERT GERARD
107	2830 W BROOKLYN AVE	BENSON GARY
108	2826 W BROOKLYN AVE	HERNANDEZ CHAUHTEMOC SR &
109	2822 W BROOKLYN AVE	CROUCH CONSTANCE
110	2818 W BROOKLYN AVE	ROWE LARRY R
111	2814 W BROOKLYN AVE	HAWKINS CHRISTY SAMANSKY &
112	2745 CATHERINE ST	MIKULEC DAVID &
113	2741 CATHERINE ST	VANDEL DAVID M
114	2737 CATHERINE ST	FRY ALTON B & RUBY MAE
115	2733 CATHERINE ST	HURTADO ANA BERTHA ROSAS
116	2729 CATHERINE ST	PAREDES VALENTIN F
117	2725 CATHERINE ST	GUZMAN VICENTE
118	2764 CATHERINE ST	SMITH ROBERT
119	2760 CATHERINE ST	SMITH JANET

01/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2756 CATHERINE ST	ALSPAW JULIE A
121	2752 CATHERINE ST	KELBLY ASHLYN M
122	2748 CATHERINE ST	ZENDEJAS CAROLINA
123	2744 CATHERINE ST	HICKS TANA J & JARRETT
124	2740 CATHERINE ST	MARTENS GARY BRADFORD II
125	2736 CATHERINE ST	PINEIRO SIMON & MARIA G
126	2732 CATHERINE ST	VAWTER DASHIELLE
127	2728 CATHERINE ST	GUZMAN SANTIAGO & ANNA
128	2724 CATHERINE ST	VILLELA NORMA
129	2769 BURLINGTON BLVD	ESCALANTE CRISANTO
130	2765 BURLINGTON BLVD	MARQUEZ RAMON & AMPARO
131	2761 BURLINGTON BLVD	BRYANT ALBERT JR & CLAUDETTE W
132	2757 BURLINGTON BLVD	FULLER D RAY JR EST OF
133	2753 BURLINGTON BLVD	LSH TRUST
134	2749 BURLINGTON BLVD	ARVIZU ZACARIAS & ANA
135	2745 BURLINGTON BLVD	GARCIA ANGELA SOFIA
136	2741 BURLINGTON BLVD	COUCH KEDRIC & PATRICIA LIVING
137	2737 BURLINGTON BLVD	VEGA JOSE LUIS &
138	2733 BURLINGTON BLVD	TORRES CELIA R
139	2727 BURLINGTON BLVD	GOENARDI RATNA ERVIANA &
140	2723 BURLINGTON BLVD	CABALLERO MARIA ESTHER
141	2768 BURLINGTON BLVD	CABRERA MARIA
142	2764 BURLINGTON BLVD	KILLE JAMES & LINDA
143	2760 BURLINGTON BLVD	GUEL ANDRES & CELIA
144	2756 BURLINGTON BLVD	JIMENEZ JUAN MANUEL
145	2752 BURLINGTON BLVD	JIMENEZ ROSALBA
146	2748 BURLINGTON BLVD	RIVERA GUADALUPE
147	2742 BURLINGTON BLVD	TRANG ANH
148	2740 BURLINGTON BLVD	ZIELINSKI KARA
149	2734 BURLINGTON BLVD	MEHAFFY RONALD T JR
150	2717 CATHERINE ST	STEWART DONALD GLENN

Z189-127(MW)

01/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2716 CATHERINE ST	FARLEY SHANE
152	420 S BRISCOE BLVD	GASCA DANIEL &
153	416 S BRISCOE BLVD	OVALLE SALOMON & ALICIA
154	412 S BRISCOE BLVD	RIVERIA MALISSA & JENNIFER L
155	408 S BRISCOE BLVD	Taxpayer at
156	2803 W 12TH ST	MAGEE LEHE REVOCABLE TRUST
157	2809 W 12TH ST	DECASTRO DANIELLE
158	2813 W 12TH ST	SALINAS TOMAS ADOLFO &
159	2817 W 12TH ST	CARDENAS JOSE ALFREDO
160	2821 W 12TH ST	FLORES J RAUL SERNA &
161	2825 W 12TH ST	CARTWRIGHT MADISON PAIGE &
162	2829 W 12TH ST	CLYBURN JESSE & ADAM BENOIT
163	2833 W 12TH ST	RIOS ANDREW & BEATRICE
164	2837 W 12TH ST	MORALES LEONARDO
165	2841 W 12TH ST	GRAHAM GABRIELLE &
166	2845 W 12TH ST	ESPINOZA RIGOBERTO BRAVO &
167	2849 W 12TH ST	LINDSEY BRADLEY RAMSEY
168	2802 ALDEN AVE	BARRIENTES BERNARDO
169	2808 ALDEN AVE	WIMER MEGAN
170	2812 ALDEN AVE	Taxpayer at
171	2816 ALDEN AVE	LECLERC ALDEN PROPERTY LLC
172	2820 ALDEN AVE	TANG DUDLEY
173	2824 ALDEN AVE	CALDWELL ANNA M
174	2828 ALDEN AVE	MENDEZ ROGELIO JR
175	2832 ALDEN AVE	CARRASCO ROSALVA
176	2836 ALDEN AVE	VEGA KLAUDIA M &
177	2814 BURLINGTON BLVD	PALISI TROY ANTHONY & JENNIFER W
178	2810 BURLINGTON BLVD	PEREZ VALERIA M
179	2806 BURLINGTON BLVD	Taxpayer at
180	2840 CATHERINE ST	AUGUSTINE LIANE
181	2836 CATHERINE ST	PALOMO CARLOS A

01/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2826 CATHERINE ST	BOWDON JAMES CLAIBORNE
183	2822 CATHERINE ST	SVELAN JENNIFER
184	2818 CATHERINE ST	ESCALANTEBROWN THAD CHARLES &
185	2814 CATHERINE ST	GARCIA REYES P
186	2810 CATHERINE ST	VERMA MAYANK
187	2802 CATHERINE ST	GUTIERREZ HERIBERTO A &
188	2835 BURLINGTON BLVD	LABORDE JO CAROL
189	2823 BURLINGTON BLVD	FLYWHEEL SFR FUND I
190	2819 BURLINGTON BLVD	VELASQUEZ GILBERT
191	2815 BURLINGTON BLVD	MERCADO ARMANDO
192	2811 BURLINGTON BLVD	ANHELO INC
193	2803 BURLINGTON BLVD	JOHNSON CHERYL E
194	2841 CATHERINE ST	SANTOS ARMANDO R &
195	2839 CATHERINE ST	SANTOS ARMANDO R &
196	2833 CATHERINE ST	SCHUESSLER EAN R
197	2827 CATHERINE ST	OLIVER DANIEL K &
198	2823 CATHERINE ST	HINDALL STEPHANIE
199	2819 CATHERINE ST	DALLAS PATTEN PROPERTIES II LLC
200	2815 CATHERINE ST	Taxpayer at
201	2811 CATHERINE ST	YDY LLC
202	2731 W 12TH ST	SAMUEL STEVEN D
203	2727 W 12TH ST	SCROGGINS ASHLEY R
204	2723 W 12TH ST	THIND JASKARAN SINGH