

FILE NUMBER: Z189-349(JP) **DATE FILED:** April 22, 2022

LOCATION: An area generally along both sides of Hampton Road, between Wentworth Street to the north and Brandon Street to the south and along both sides of West Clarendon Drive, between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres

COUNCIL DISTRICT: 1 **MAPSCO:** 53M, 54J

SIZE OF REQUEST: Approx. 35.25 acres **CENSUS TRACTS:** 52.00, 53.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally along both sides of Hampton Road, between Wentworth Street to the north and Brandon Street to the south and along both sides of West Clarendon Drive, between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres and an ordinance granting the amendments and a resolution accepting the termination of deed restrictions (D.R. 190810).

SUMMARY: The purpose of this authorized hearing is to implement the recommendations of the West Oak Cliff Area Plan (WOCAP), adopted by City Council on October 26, 2022.

CPC RECOMMENDATION: **Approval** of a WMU-3 Walkable Urban Mixed-Use District 3, **approval** of a Shopfront Overlay on a portion and to rezone the parcel located at the northeast corner of the authorized area — fronting the north side of 12th Street and the east side of Hampton Road — to WMU-3 with a Shopfront Overlay; and **approval** of the termination of deed restrictions (D.R. 190810).

STAFF RECOMMENDATION: **Approval** of a WMU-3 Walkable Urban Mixed-Use District 3, **approval** of a Shopfront Overlay on a portion; and **approval** of the termination of deed restrictions (D.R. 190810).

BACKGROUND INFORMATION:

- On September 5th, 2019, the City Plan Commission (CPC) recommended a city-initiated review of the zoning for an area generally located along Hampton Road between Burlington Boulevard and Brandon Street and along Clarendon Drive between Marlborough Avenue and the alley west of Hampton Road.
- On January 19th, 2023, the CPC expanded the boundaries of the previous area of request to include the area generally located along both sides of Hampton Road between Wentworth Street to the north and Burlington Boulevard to the south.
- Between November 2020 and October 2022, the Planning and Development Department (PDD), formerly Planning and Urban Design Department (PUD) engaged the community in developing the West Oak Cliff Area Plan (WOCAP), which provided the long-range vision for land use, urban design, transportation, infrastructure, open space, and community concerns in the West Oak Cliff area and identified several focus areas and corridors for which a review of the zoning is recommended, including the Hampton Road and West Clarendon Drive commercial corridors.
- On October 26th, 2022, WOCAP was unanimously adopted by the City Council and became the impetus for prioritizing the rezoning of this authorized hearing area.
- On April 25th, 2024, an initial community meeting was convened, by the Planning and Development Department (PDD) and Councilmember Chad West, to kick off four of the five authorized hearings within the WOCAP area, including Hampton – Clarendon Corridors, to gather input from property owners and extended community regarding zoning ideas that would best implement WOCAP's recommendations. Spanish Translation services were provided during this meeting.
- Between March 16th, 2024, and July 10th, 2024, staff met with several stakeholders including other City departments, neighborhood association leaders, Automotive Association Group, and business owners, to discuss potential zoning ideas and public realm enhancements as part of processing this authorized hearing while implementing the area plan.
- On July 10th, 2024, the Planning and Development Department (PDD) hosted a second community meeting to introduce the zoning concepts for the two corridors, during which staff introduced the Form Based District zoning standards and discussed the differences between the City of Dallas' form-based zoning code (Article XIII) and the standard Euclidean Zoning District (Chapter 51A Dallas Development Code). Spanish Translation services were provided during this meeting.

- Between July 10th, 2024, and September 24th, 2024, Planning and Development (PDD) collaborated extensively with the Transportation Department and Public Works to evaluate alternative design scenarios aimed at improving the roadway configuration and public realm enhancements. These scenarios included street realignments, revised parking configurations, the integration of bike lanes, and the reactivation of alleys to align with the objectives of the form-based district. Concurrently, staff engaged with neighborhood association leaders and local business owners to develop and refine key elements of the initial draft proposal. During these stakeholder discussions, feedback was received emphasizing the importance of limiting shopfront overlays on key roadway to intersections to discourage townhouse developments on corners, thereby preserving those locations for retail-oriented design and uses.
- On September 24th, 2024, Planning and Development Department (PDD) hosted a third community meeting, with English and Spanish translation, to present the proposed zoning changes and public realm enhancements. During the meeting, attendees raised concerns about several issues, including the allowance of car washes in the commercial corridors, the need to regulate building heights, the introduction of multi-family housing along the corridor, and the risk of displacement resulting from the rezoning— a recurring concern throughout these discussions.
- On October 12th, 2024, PDD staff met with the East Hampton Hills Neighborhood Association to present the proposed zoning and gather additional feedback. During this meeting, there were questions from the residents regarding the risk of displacement, transportation plans along West Clarendon Drive, and potential transportation impacts should the zoning be adopted.
- On December 11th and 12th, 2024, PDD staff hosted two (2) virtual meetings (4th and 5th meeting) to reintroduce the proposed zoning framework and collect additional stakeholder feedback, with a specific emphasis on engaging property owners. These targeted outreach sessions were undertaken following staff's observation of minimal participation from property owners in previous public meetings. The December 11 meeting was conducted in English, while the December 12 meeting was held exclusively in Spanish to ensure accessibility for Spanish-speaking stakeholders.
- On December 17th, 2024, the Planning and Development Department hosted the sixth community meeting, with English and Spanish translation, to gather any additional feedback regarding the previously proposed zoning changes and public realm enhancements. During the meeting, attendees expressed interest in exploring a height overlay as a tool to discourage large-scale development in the corridor and provide an additional public review process so that developers would be forced to engage with the

community to remove the height overlay.

- On March 20th, 2025, staff presented its zoning recommendations to the City Plan Commission, but the case was held under advisement until April 24, 2025, to give the community more time to gather input and feedback.
- On April 24th, 2025, staff presented the zoning recommendations to the CPC, and the CPC then moved to expand the WMU-3 zoning and Shopfront Overlay to include the parcel located at the northeast corner of the authorized area — fronting the north side of 12th Street and the east side of Hampton Road.
- On June 25th, 2024, Dallas City Council held a public hearing for public comments. The case is rescheduled for August 13, 2025. The council held the case under advisement after staff identified a notification error. Additionally, councilmembers requested additional time to evaluate the potential impacts of approving the rezoning, in light of the recent passage of SB840.
- On July 9th, 2025, Councilman West and City staff held a meeting to discuss the potential impacts of either approving the rezoning or retaining the current zoning, following the recent passage of SB 840.
- This report contains both the CPC approved and staff proposed zoning recommendations.
- The authorized hearing area consists of a mix of commercial, institutional, and residential uses as well as undeveloped land. It is primarily surrounded by single-family uses.
- The intent of the proposed zoning is to implement WOCAP's recommendation of creating a mixed-use district that is ideal for small scale businesses that are compatible with the surrounding neighborhoods and support the implementation of traffic calming measures to make the district more pedestrian friendly.

Zoning History:

There have been no zoning cases in the authorized hearing area in the last five years. However, the Dallas City Council recently approved Z189-240, the Jimtown Authorized Hearing, which directly borders this corridor. Additionally, last year, the City Council approved Z178-142, the Downtown Elmwood Authorized Hearing. Both cases were authorized hearings within the West Oak Cliff Area Plan (WOCAP) boundary.

Thoroughfares/Streets:

The only roadway within the authorized hearing area in the thoroughfare plan is Hampton Road and Clarendon Drive.

Thoroughfare/Street	Type	Existing/Proposed ROW
South Hampton Road	Principal Arterial	100 feet
West Clarendon Drive	Community Collector	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 should focus growth over the coming decades and describes how to achieve that vision. The plan is rooted in five (5) overarching themes that serve as the foundation for the plan's goals, objectives, and action steps. This zoning proposal complies with the following themes, goals, and objectives for implementation:

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. Provide a Mix of Housing Types and Affordabilities to Meet Diverse Needs.

Objective. Align Land Use Policy & Process with Housing Strategies, Plans and Programs

Objective. Protect and Preserve Neighborhoods

Theme: Economic Development

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. Implement "Transformative Placemaking" Strategies to Revitalize Commercial Corridors, Transit Nodes, and Employment Centers.

Objective. Prioritize Equitable Growth by Targeting Investment in Underserved Communities.

Objective. Remove Land Use and Zoning Barriers That Hinder Small Business Development

Theme: Community + Urban Design

Theme Goal: Adopt and implement context-sensitive design and development guidance to help shape Dallas' streets, sidewalks, buildings, and open spaces, ensuring functional, safe, sustainable, and vibrant spaces that not only reflect but also enhance Dallas' distinct places and diverse communities.

Objective. Integrate Urban Design Standards and Guidance into the Development Review Process and Future Planning Efforts.

Objective. Promote Quality Design Principles to Foster More Inclusive and Equitable Neighborhoods and Spaces Throughout Dallas.

Placetype: *Neighborhood Mixed Use*

ForwardDallas 2.0 establishes Placetypes to articulate the long-term vision and desired building and preservation characteristics for different areas within the city, including neighborhoods, mixed-use districts, employment centers, and open spaces. These placetypes serve as a high-level framework guiding land use, urban design, and the appropriate intensity and scale of development.

The Hampton – Clarendon Corridor Authorized Hearing (Z189-349) falls within the **Neighborhood Mixed-Use** placetype, which is intended to serve as a focal point of commercial and social activity for surrounding residential areas. These areas are designed to accommodate local-serving retail, services, dining options, and a mix of low- and medium-density residential uses. Typically located at key intersections or along corridors, Neighborhood Mixed-Use areas support small-scale commercial

development—such as shopping centers and corner stores—that provide convenient access to daily necessities for residents.

The proposed WMU-3 form-based district aligns with this vision by establishing predictable development standards that encourage a pedestrian-friendly, context-sensitive built environment. By promoting a mix of uses and ensuring that new development is compatibly scaled with adjacent neighborhoods, the form-based approach supports ForwardDallas 2.0's goals of fostering vibrant, walkable, and well-integrated mixed-use areas. Additionally, the flexibility inherent in form-based regulations allows for vertical and horizontal mixed-use development, ensuring that future growth along the Hampton-Clarendon Corridor remains consistent with the comprehensive plan's long-term objectives.

Area Plan:

The West Oak Cliff Area Plan (WOCAP)

The West Oak Cliff Area Plan 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, including the Hampton – Clarendon Corridor. WOCAP designates Hampton - Clarendon as a strategic opportunity area for economic growth and stresses the need for the area plan to guide its transformation into a vibrant walkable mixed-use district. Staff's recommendation for a WMU-3 district is consistent with WOCAP's goals, objectives, and recommendations, especially the ones marked with an asterisk (*) below:

WOCAP Goals

- 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*

WOCAP Objectives

I. Land Use and Development

- a. Preserve and protect existing single-family neighborhoods. *
- b. Create walkable, neighborhood-scale, mixed-use centers. *
- c. Preserve historic buildings and character through neighborhood-sensitive design. *

II. Transportation and Infrastructure

- a. Prioritize new sidewalk construction and sidewalk repair to improve accessibility. *
- b. Utilize urban design improvements, within the public right-of-way, to enhance placemaking and safety. *
- c. Construct new multimodal improvements and bike lanes throughout West Oak Cliff. *
- d. Evaluate traffic calming through street design enhancements. *

WOCAP Recommendations

- Amend existing CR, MU-1, CS, RR, and P(A) zoning to allow for mixed-use development. New zoning should consider a form-based district with walkable urban form such as activated facades, wide sidewalks, and appropriate setbacks and proximity slopes to adjacent single-family uses. *
- Development should be limited to the existing height limit of 54 feet. *
- Permit residential uses, which should include small multifamily developments (12 units or smaller) and townhomes. *
- Ensure future land uses provide pedestrian-oriented design through public realm design and building placement, utilizing design standards to enhance pedestrian mobility by minimizing curb cuts, parking locations, and hazardous vehicular-pedestrian conflict points. *
- In alignment with citywide parking code reform, consider reducing parking requirements for new structures, increasing reductions for legacy commercial buildings, and allowing shared parking agreements and adjacent on-street parking to facilitate redevelopment. Additionally, commercial uses along Clarendon should be allowed to count on-street parking toward requirements to support the adaptive reuse of historic buildings. *

Land Use:

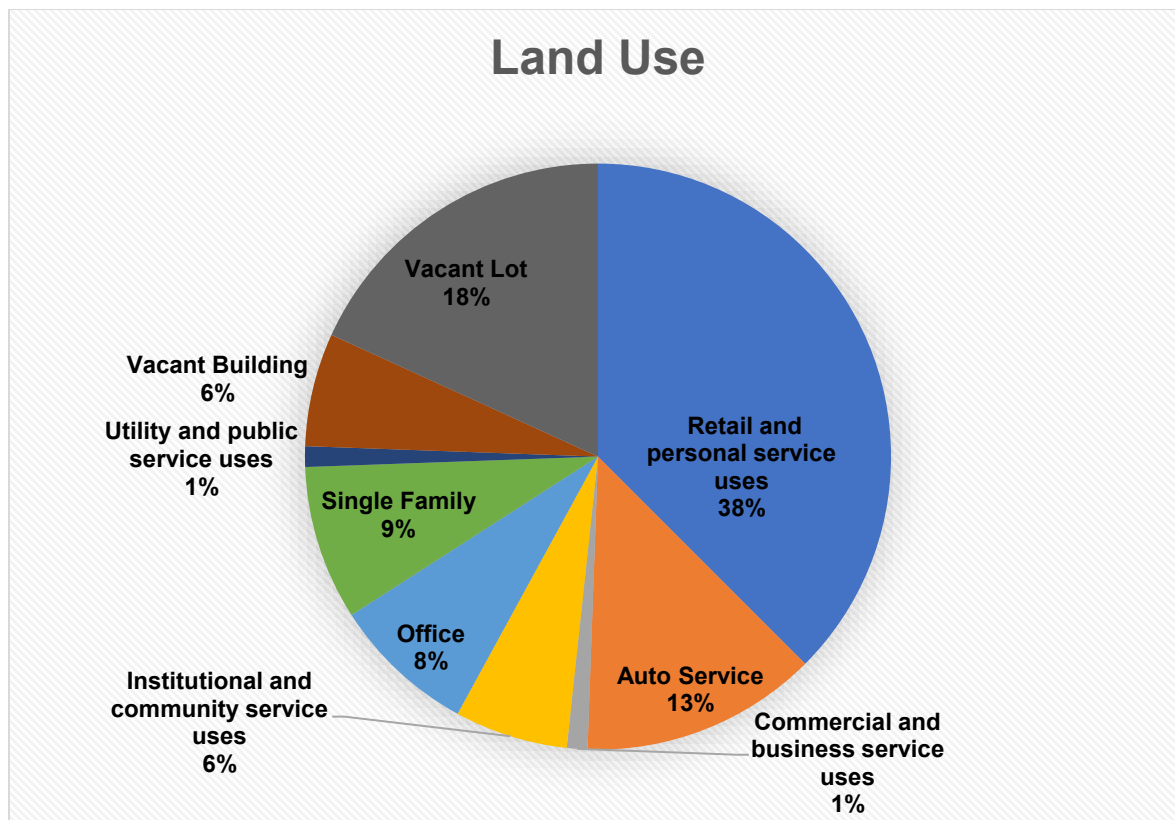
	Zoning	Land Use
Site	CR Community Retail District, CS Commercial Service District, MU-1 Mixed Use District – 1, RR Regional Retail District	Commercial and institutional (Office, personal service, coffee shop, auto service, restaurants, churches, daycare, tattoo shop, grocery stores, etc.)
North	R-7.5(A) Single Family District	Single family residences, churches
South	R-7.5(A) Single Family District	Single family residences, churches
West	R-7.5(A) Single Family District, TH-3(A) Townhouse – 3(A) District	Single family residences, duplexes

East	R-7.5(A) Single Family District	Single-family residence, churches.
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Land Use Compatibility:

The area of request comprises two commercial streets (Hampton Road and Clarendon Drive) primarily surrounded by properties zoned R-7.5(A) Single-Family District and TH-3(A) Townhouse-3(A) District. The corridor exhibits a diverse mix of land uses, including retail establishments, restaurants, professional offices, personal service providers, institutional uses (such as churches and schools), single-family homes, duplexes, triplexes, auto-service facilities, a daycare center, and vacant land. To the north, the area adjoins single-family residences and places of worship including the Iglesia Adventista del Septimo Día Dallas Spanish Church. The southern boundary of the corridor is contiguous with institutional uses, including the Disciple City Church, as well as single-family residential properties. Eastward, the area is predominantly bordered by single-family residences, combined with institutional uses like the Dallas Indian United Methodist Church. The western edge of the corridor is adjacent to single-family homes, duplexes, and institutional uses such as Lida Hooe Elementary School. Approximately 0.44 miles south of the southern boundary of the authorized hearing area lies the Hampton DART Station, located two blocks southeast of the corridor. The table and chart below summarize land use within the authorized hearing area:

LAND USE	COUNT	PERCENT
Office	14	8.0%
Retail and personal service uses	66	37.5%
Auto service center	23	13.1%
Commercial and business service uses	2	1.1%
Institutional and community service uses	11	6.3%
Single Family	15	8.5%
Utility and public service uses	2	1.1%
Vacant Building	11	6.3%
Vacant Lot	32	18.2%
TOTAL	176	100.0%



Overview of Form Districts

Form-Based Code (FBC) is a method of zoning where the codes and regulations focus on addressing the relationship between building facades and the public realm, form and mass of buildings relative to one another, and the scale and types of streets and blocks. Unlike the Euclidean zoning that primarily regulates allowable use and level of activity, form-based zoning code focuses on the compatibility of the buildings with their surroundings, while letting the mix of actual activities in them be more eclectic. Under form-based zoning, the desired form of buildings is typically more urban in style, and is located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

The Form-based code requires buildings to fill a percentage of the width of the lot with the building façade to create a streetscape that supports pedestrian activity and screens parking. Benefits include additional buildable area on the site, increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation. Dallas' form-based code is contained in Article XIII of the City's development code, which focus primarily on the quality, form, and relationship between streetscapes and building facades to create pedestrian friendly environments.

Justification for a WMU-Walkable Mixed-Use District

Staff's recommendation is for a Walkable Urban Mixed-Use District 3 (WMU-3), which is the lowest intensity development district among the six WMU district available in Article XIII. WMU districts are intended to create walkable urban form districts with variety of uses in a pedestrian friendly environment. There is no minimum size for a WMU district. Article XIII states that WMU districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development already exists or is planned. This critical mass is present when:

1. The surrounding area consists of at least 40 acres of existing or definitely planned WMU or Walkable Urban Residential (WR) District, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics.
2. The surrounding area consists of at least 25 acres proposed by and is part of and adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
3. The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of Article XIII for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Staff finds the area of request to be appropriate for a WMU-3 district as it is surrounded by more than 35 acres of a dense residential district that contain a mix of uses such as commercial, institutional, and open spaces. The area of request has a City Council adopted area plan (WOCAP) that recommends a walkable urban mixed-use district. The area plan specifically calls for implementation a form district in the commercial corridors to ensure increased walkability and reduced parking demand. Although it may seem like the area of request is primarily surrounded by single-family residences, there are a variety of non-residential uses and missing-middle housing that exist within the surrounding neighborhoods.

Land Use Comparison

Form-based zoning in Article XIII regulates land uses through a variety of development types that allow different use categories. It focuses primarily on the form of the building rather than its intended use. Rather than identify specific uses that are allowed in a given zoning district, form-based code specifies the development types that are allowed in that district. For instance, the following are the development types allowed in a WMU-3 district:

- Mixed-Use Shopfront
- Single-Story Shopfront
- General Commercial

- Apartments (ground floor retail/office)
- Townhouse
- Townhouse stacked
- Manor House
- Civic Building
- Open Space

It should be noted that while single-family living is allowed in a WMU-3 district, a single-family house is not a permitted development type. The following is a comparison table showing differences in the permitted uses between the existing CR-Community Retail District, CS Commercial Services, RR Regional Retail, and MU-1 Mixed Use – 1 District, and staff's recommended WMU-3 district. Blank cells indicate a comparable land use is not specified for that district.

Existing: CR	Staff's Recommendation: WMU-3
<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> -- Building repair and maintenance shop. [RAR] -- Catering service -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. [SUP] -- Tool or equipment rental.	
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP]	
<u>Institutional and community service uses.</u> -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. [SUP] -- Convent or monastery. -- Hospital. [SUP] -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. [SUP]	<u>Civic use categories.</u> -- Ss, ground story only: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service [SUP]; transit station -- Ts, ground story only: Community service [SUP], museum, library -- Civ: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison [SUP]; transit station

Existing: CR	Staff's Recommendation: WMU-3
-- Public school other than an open-enrollment charter school. [RAR]	<u>Place of worship use categories.</u> -- Ss, ground story only: Place of worship -- Civ: Place of worship
<u>Lodging uses.</u> -- Hotel and motel. [SUP] -- Lodging or boarding house. [SUP] -- Overnight general-purpose shelter. [See Section 51A-4.205 (2.1)]	
<u>Miscellaneous uses.</u> -- Attached non-premise sign. [SUP] -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.	
<u>Office uses.</u> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. -- Office.	<u>Office use categories.</u> -- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare) -- Ts, ground story only: Office
<u>Recreation uses.</u> -- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.	<u>Civic use categories.</u> -- O: Park or open space, utilities
<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house.	<u>Residential use categories.</u> -- Ts: Single-family living, multifamily living, group living -- Th: Single family living, multifamily living, group living -- Mh: Single-family living, multifamily living, group living -- Apt: Multifamily living, group living
<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto Service center. [RAR] -- Business school. -- Car wash. [DIR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] -- Commercial amusement (outside). [SUP] -- Commercial parking lot or garage. [RAR] -- Convenience store with drive-through. [SUP] -- Dry cleaning or laundry store -- Furniture store. -- General merchandise or food store 3,500 square feet or less.	<u>Retail use categories.</u> -- Ss, ground story only: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales <u>Service and entertainment use categories.</u> -- Ss, ground story only: Commercial amusement (inside) [SUP]; indoor recreation; personal service, including animal care <u>Commerce use categories.</u> -- O: Commercial parking <u>Fabrication</u> -- Vehicle service

Existing: CR	Staff's Recommendation: WMU-3
-- General merchandise or food store greater than 3,500 square feet. -- General merchandise or food store 100,000 square feet or more. [SUP] -- Home improvement center, lumber, brick or building materials sales yard. [DIR] -- Household equipment and appliance repair. -- Liquor store -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Paraphernalia shop. [SUP] -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. [RAR] -- Restaurant with drive-in or drive-through service. [DIR] -- Swap or buy shop. [SUP] -- Temporary retail use. -- Theater.	
<u>Transportation uses.</u> -- Transit passenger shelter. -- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]	
<u>Utility and public service uses.</u> -- Commercial radio and television transmitting station. -- Electrical substation. -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. -- Post office. -- Radio, television or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] --Utility or government installation other than listed. [SUP]	
<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. [SUP] -- Recycling buy-back center. [See Section 51A-4.213 (11).] -- Recycling collection center. [See Section 51A-4.213 (11.1).] -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	

Existing: CR	Staff's Recommendation: WMU-3

Development Standards

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

The following is a comparison table of the development standards of the current CR Community Retail district and staff's recommended WMU-3 Walkable Urban Mixed-Use district. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: CR	Staff Recommendation: WMU-3
Front setback	15' min	Primary street: 5' min / 15' max
Required street frontage, primary street*	-	Primary street: 70% min
Parking setback		Primary street: 30' min Abutting multifamily, nonresidential district, alley: 5' min
Side setback	20' - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting multifamily, nonresidential district: 0' or 5' min Abutting alley: 5' min
Rear Setback	20' - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting nonresidential district: 0' or 5' min Abutting alley: 5' min

Standard	Existing: CR	Staff Recommendation: WMU-3
Rear setback	2.0 FAR overall 0.75 office/retail 0.5 retail	
Density		None
Height	1 story min 4 stories/54' max ¹ .Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)	1 story min 3.5 stories / 50' max
Story height	80%	Ground story: 10' min / 15' max Upper story: 10' min / 15' max
Lot coverage	60% maximum lot coverage ¹ . Above ground parking structures are included ² . Surface parking lots and underground parking structures are not	80% max
Lot size	No minimum lot size	No minimum
Transparency		Ground story, primary street façade: 30% Upper story, primary street façade: 20%
Entrance		Required on primary street Entrance spacing: None
	Dwelling Unit Density	
Floor Area Ratio	0.5 for office uses 0.75 for all uses combined	
Blank wall area	Proximity slope Visual intrusion	Primary street: 30' max
Special standards	Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day Visual Intrusion No balcony or opening facing a R(A), D(A), TH(A), CH, MF-1(A)(SAH), MF- 2(A)(SAH) district may be above the RPS	Proximity slope
Landscaping	Article X	Article X

Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot	
	Mu	Ss	Ge	Apt	Ts	Th	Mh	Sf	Civ	O
Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot	
	Mu	Ss	Ge	Apt	Ts	Th	Mh	Sf	Civ	O
LOT										
Area per unit or building (min sf)	none	none	none	none	1,200	1,200	depends on # of units	3,500	3,000	2,000
Area per building (max sf)	none	none	none	none	none	none	20,000	5,000	none	none
Width (min ft)	none	none	none	none	16	16	50	35	30	20
Width (max ft)	none	none	none	none	none	none	100	45	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	80%	60%	60%	60%	5%
FRONT SETBACK AREA										
Primary street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	15/none	15/none	20/none	10/none
Side street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	10/none	10/none	10/none	10/none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	10/none
REQUIRED STREET FRONTAGE										
Primary street (min/max ft)	90%	90%	70%	70%	70%	70%	none	none	none	none
Side street (min/max ft)	40%	40%	40%	40%	40%	40%	none	none	none	none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	none
PARKING SETBACK										
From primary street (min ft)	30	30	30	30	30	30	none	none	20	none
From side street (min ft)	5	5	5	5	5	5	none	none	5	none
From service street (min ft)	5	5	5	5	5	5	none	none	5	none
Abutting single-family district (min ft)	10	10	10	10	10	10	none	none	10	none
Abutting multifamily, nonresidential district, alley	5	5	5	5	5	5	none	none	5	none

Parking

Under staff's recommendation for a WMU-3 district, any new development, and some changes of use, in the authorized hearing area would need to comply with the parking requirements of Article XIII. The parking requirements for different use categories are shown on the table below. In terms of alternative transportation, the closest DART bus route is route 101, which has seven (7) bus stops in both directions located on S Hampton Road. There is also another DART bus route, 226, with three bus stops in both directions on Clarendon Drive. Also, as part of WOCAP implementation and this rezoning effort, the Transportation Department has worked with PDD to redesign Clarendon Drive, within the authorized hearing area, into a complete street with dedicated bike lanes and wider sidewalks to make the corridor pedestrian and bike friendly. More detailed information related to parking is included in the 'Staff Recommendation' section of this report.

Required Parking in WMU Districts

	USE CATEGORY	NUMBER OF REQUIRED SPACES
Residential	Household Living	1.50 per single-family living unit
		1.15 per one-bedroom or smaller multifamily living unit
		1.65 per two-bedroom multifamily living unit

		2.00 per three-bedroom multifamily living unit
		0.70 per retirement housing living unit
	Group living	0.25 spaces per bed PLUS 1 per 200 SF office, minimum 4 spaces
Civic	Community services	1 per 200 SF
	Day care	1 per 500 SF
	Educational	1.50 spaces per elementary classroom
		3.50 spaces per junior high or middle classroom
		9.50 spaces per senior high classroom
		1 per 4 seats in any other classroom
	Commercial service	1 per 200 SF
	Park/open space	none
	Place of worship	1.00 per 4 fixed seats or per 18" length of bench OR 1 per 28.00 SF floor area without seating
	Social service	See Group Living
	Utilities	Building official to apply similar use
Office	Medical	1 per 222 SF
	Office, except: Art studio, gallery Financial services, Bank Call center	1 per 333 SF
		1 per 500 SF
		1 per 200 SF
		1 per 167 SF
Retail	Restaurants, except: Bar, private bar	1 per 100 SF
		1 per 83 SF
	Retail Sales	1 per 250 SF
	Vehicle sales	1 per 200 SF sales area
Service and Entertainment	Commercial amusement (inside), except Dance hall	1 per 200 SF
		1 per 25 SF
	Indoor recreation except: Health club or spa Movie theatre Performing arts theater	1 per 150 SF
		1 per 143 SF
		0.27 per seat
		0.40 per seat
	Personal service	1 per 250 SF
Commerce	Overnight lodging	1.25 per room PLUS 1 per 200 SF of meeting room
	Self-service storage	1 per 1,000 SF floor area up to 20,000 SF
		1 per 4,000 SF floor area over 20,000 SF
Fabrication	Light manufacturing	1 per 600 SF
	Research & development	1 per 300 SF
	Vehicle service	1 per 500 SF, minimum 5 spaces

Landscaping and Open Space

Any new development will require landscaping in accordance with Article XIII, which includes general standards set forth in Section 51A-13.304(a) and specific standards for

each development type. Article XIII also requires that at least eight percent of the net land area of a building site be reserved as open space.

Height

WOCAP recommends the implementation of a mixed-use form district designed to promote a walkable urban environment. This proposed district maintains alignment with the current Community Retail (CR) zoning, which permits a maximum building height of 54 feet and four stories. Specifically, the recommended WMU-3 (Walkable Mixed-Use-3) district restricts building height to 50 feet and limits structures to three-and-a-half (3½) stories. To mitigate the impact of new development on adjacent single-family residences, development standards will incorporate protective measures, including adherence to a 3:1 Residential Proximity Slope (RPS). This RPS establishes a regulatory plane projecting upward and outward from the adjacent R-7.5(A) single-family zoning district, ensuring that any portion of a structure exceeding 26 feet in height cannot encroach above this plane. As such, most of Clarendon Drive will be unable to achieve the maximum height allowed by the zoning due to limited lot depths. Similarly, several lots along Hampton Road, south of its intersection with Clarendon Drive, will also be unable to achieve the maximum height allowed by zoning. The physical makeup of these lots serves as natural guardrails ensuring that new development remains appropriate in scale and density.

Shopfront Overlay (-SH)

Shopfront (-SH) overlays are intended to create pedestrian shopping streets through the designation of street frontages with development types that support active uses. It can be applied over any WMU district and is intended to accommodate a limited set of development types. (See Section 51A-13.304(a)(1), "Development Types by District.")

Where a shopfront overlay designation is applied, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade. Any street designated with a -SH overlay becomes a primary street. The boundaries of a shopfront overlay do not have to follow lot lines or match parcel boundaries.

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 target intervention strategies more precisely in weak housing markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strengths or weaknesses. 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 mostly nonresidential, so most of it does not fall into any of the MVA clusters except small portions in the northern (E) and eastern tips (E). However, the residential blocks to the Southwest portion of the authorized hearing area have a slightly

weaker housing market (MVA category H) than the rest of the surrounding areas (MVA category E). In general, the housing market within and around the Hampton – Clarendon Commercial corridor is in the midrange in terms of housing market strength.

STAFF RECOMMENDATION

The Hampton – Clarendon Corridor faces many challenges, not all of which are related to zoning. These challenges were the key factors for the development of the West Oak Cliff Area Plan (WOCAP) and the initiation of this authorized hearing. While the Hampton Road commercial corridor is home to numerous successful businesses, the area is plagued with aging infrastructure and a lack of cohesive urban form. From a zoning perspective, existing land uses with wide curb cuts and large parking lots, which are not well maintained, contribute to the generally poor pedestrian experience throughout the corridor and reinforce this commercial node as an underperforming heart of the district.

The authorized hearing area is mostly zoned CR Community Retail district (89%), with a few parcels zoned CS Commercial Service (7%), RR Regional Retail (0.7%), MU-1 Mixed Use – 1 (0.7%), P(A) Parking (1%), and PD 428 (0.7%), but staff is recommending a WMU-3 Walkable Mixed-Use district with a shopfront overlay on a portion, which is compatible with WOCAP's goal of transforming the district into a neighborhood-scale urban mixed-use district that is pedestrian friendly.

The WMU-3 district not only allows for a variety of housing types and nonresidential uses but offers urban design standards to ensure the desired urban form including the development types, building heights and scale that fits into the current context and are compatible with and sensitive to the surrounding neighborhoods. Allowing residential uses other than detached single family can help create affordable housing options, accommodate a broader range of incomes and household types, and enhance the viability of nearby retail.

Staff's recommended WMU-3 district is lowest-intensity of the six Walkable Mixed-Use districts, which makes it compatible with the surrounding R-7.5(A) single family residential neighborhoods. Thus, it is the most appropriate zoning for the authorized hearing area as it is compatible with existing land uses within and adjacent to the district.

The WMU-3 district offers enhanced development standards to promote walkability in a pedestrian-friendly environment, which the community expressed a desire for in WOCAP. To achieve this objective, future development in the district should adhere to the general urban design guidelines of a form district but also follow guidelines specific to a development type. The few single-family uses within the authorized hearing area are currently non-conforming in a CR district but are granted provisions to allow remodeling and the right to rebuild if destroyed by natural disaster or other unintentional act. However, a non-conforming single-family structure may not be intentionally demolished and rebuilt

in the CR Community Retail district. Under the proposed WMU-3 district, a single-family residence is not an allowed development type, but single-family living is allowed in the townhome, stacked-townhome, apartment, and mixed-use development types.

Conformity with the urban design standards is critical, but should a structure become non-conforming due to this zoning change, the property owner will be notified prior to adoption of the new zoning and as per Article XIII, it will not be required to conform unless it undergoes major renovation. Major renovation is described in Article XIII as a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area by at least 35%. Therefore, total additions to existing non-conforming structures that are less than 35% of the original floor area existing as of the date of the adoption of the zoning change will not need to conform with the zoning. However, it must still comply with the use and placement requirements and the height and elements requirements in Section 51A-13.304 for the development type. Additions that are less than 35% of the original floor area are not required to comply with maximum setback and minimum story requirements.

Regarding parking, staff has conducted a parking analysis of the existing uses within the authorized hearing area, comparing parking requirements under the current zoning (CR) and the proposed WMU-3 district. The analysis revealed that most businesses will realize parking reduction under WMU-3 district zoning. Changing the zoning to WMU-3 district will allow businesses to count abutting on-street parking towards their parking requirements, a provision that is currently not available under the existing CR zoning. Overall, adopting WMU-3 district will optimize parking utilization, potentially freeing up surface parking that could support new businesses or be shared through parking agreements with surrounding establishments.

Although staff recommends a straight WMU-3 base zoning district, there have been requests from some business/property owners to either eliminate minimum parking requirements in the district or consider allowing greater parking reductions for legacy commercial structures, specifically for the old Tortilla Factory on Clarendon Drive. Both requests would require a Planned Development District (PD), which PDD and Transportation would like to avoid. While a PD can often solve an immediate problem, it may lead to unintended consequences such as making amendments to the thoroughfare plan very difficult or overburdening property owners when they try to make changes to structures as they must amend the PD to make certain changes.

It is important to note that even with the parking reduction achieved under the form district, certain businesses like bars and restaurants may still not meet all their parking requirements with existing onsite parking and abutting on-street parking. Such businesses should consider alternative parking arrangements such as parking agreements with nearby establishments that have excess parking. Additionally, the ongoing citywide parking code amendment is expected to reform parking standards and

drastically reduce, or even eliminate parking requirements in commercial and mixed-use districts.

To enhance ground-level retail activity and streetscape vibrancy, staff recommends applying a shopfront overlay to the corner of Clarendon and Hampton, establishing them as the district's primary retail street segments. This designation will ensure that new development along these key corridors incorporates high-quality ground-level design elements, such as patios, porches, awnings, frequent entry points, and large storefront windows to foster street-level engagement, safety, and a pedestrian-friendly environment. Additionally, the shopfront overlay is intended to incentivize the adaptive reuse of older legacy buildings that already contribute to the district's form-based character—structures built to the street with over 70% street frontage. By leveraging these existing assets, the overlay encourages preservation while promoting vibrant, walkable streetscapes. As part of this rezoning initiative, PDD has partnered with the Department of Transportation and Public Works (TPW) to improve the public realm through street, parking, and intersection redesigns as a part of this rezoning initiative. These enhancements aim to create safer, more inviting, and highly walkable spaces that support accessibility and economic vitality within the district.

Staff recommends maintaining the current CR and PD 428 zoning for the northern properties, primarily in response to the community's preference for limiting the scale and density of potential multifamily or mixed-use developments. As stated in WOCAP, the community's stated goal is to keep residential density as low as possible, ideally at 12 units or fewer. The two northernmost lots on both the east and west sides of Hampton Road are the deepest within the corridor. This additional depth allows for greater development potential, as any future projects on these sites could maximize the permitted height and achieve higher density, even with the Residential Proximity Slope (R.P.S.) in place. Through community engagement and research, staff determined that the lots located at 315 S Hampton Road, 312 S Hampton Road, and 444 S Hampton Road should remain unchanged at this time. Staff believes that any future development proposals for these sites should align with the broader corridor vision and should be subjected to a public review process to ensure the community has an opportunity to evaluate and provide input on potential developments the sites.

Some establishments in the corridor may become nonconforming due to this zoning change. To address this, staff collaborated with the City Attorney's Office to develop a general notification letter in compliance with SB 929. This letter was sent to all property owners and businesses that staff suspected might potentially become nonconforming as a result of this proposed zoning change. Under the proposed WMU-3 zoning, the only businesses that would become nonconforming are cell towers and drive-in/drive-thru

restaurants, which would require a Specific Use Permit (SUP), and tattoo parlors, which would be prohibited entirely.

The property with deed restrictions (D.R. 190810), located on the southwest corner of the area of request, is currently zoned an MU-1 Mixed Use -1 District. The deed restrictions allow most uses in the MU-1 District and limit the number of dwelling units to six (five in the structure located at 2406 Emmett and one located at 2410 Emmett). It also allows the structure to achieve a maximum height of 54 feet and four stories. Staff is recommending termination of the deed restrictions as the property is proposed to be rezoned to WMU-3, which limits the heights of buildings to 50 feet and three and a half stories. Therefore, the deed restrictions will become unnecessary. The property is currently occupied by offices and a hair salon.

CPC Action
March 20, 2025

Motion: In considering a City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally located along both sides of Hampton Road between Wentworth Street to the north and Brandon to the south and along both sides of W. Clarendon Drive between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres, it was moved to **hold** this matter under advisement until April 24, 2024.

Maker: Chernock
Second: Housewright
Result: Carried: 9 to 0

For: 9 - Chernock, Hampton, Forsyth, Shidid,
Housewright, Nightengale, Hall, Kingston,
Rubin

Against: 0

Absent: 6 - Herbert, Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Haqq

Vacancy: 0

Notices: Area: 500 Mailed: 814

Replies: For: 18 Against: 52

Speakers: For: Guadalupe Abrego, 1232 S. Marlborough Ave., Dallas, TX, 75208
Kevin Ofori, 1233 Hollywood Ave., Dallas, TX, 75208
Ryan Sears, 110 N. Hampton Rd., Dallas, TX, 75211
Kristen Rice, Address not provided

Jon Heimburger, 1627 Hollywood Ave., Dallas, TX, 75208

For (Did not speak): Melonie Mendoza, 1011 Hartsdale Dr., Dallas, TX, 75211

Against: Christian Reyes, 930 Epenard St., Dallas, TX, 75211

Name and Address not provided

Gerardo Figueroa, 3630 Dawes Ave., Dallas, TX, 75211

Yolanda Alameda, 1607 S. Tyler St., Dallas, TX, 75224

Albert Mata, 101 W. Davis St., Dallas, TX, 75208

Jesus Lopez, 922 Epenard St., Dallas, TX, 75089

Jennifer Rangel, 207 N. Morocco Ave., Dallas TX, 75211

Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224

Vanessa Saldaña, 1153 S. Hampton Rd., Dallas, TX, 75208

Yolanda Villalobos, 3630 Dawes Rd., Dallas, TX, 75211

Against (Did not speak): Kayla Miles, 800 S. Rosemont, Dallas, TX, 75208

Violeta Gallardo Montejano, 1310 Melbourne Ave., Dallas, TX, 75224

Lucia Contreras, 2304 W. Clarendon, Dallas, TX, 75208

Jaime Ciprano, 923 S. Hampton Rd., Dallas, TX, 75208
Oscar Vazquez, 619 S. Hampton Rd., Dallas, TX, 75208
William Vazquez, 619 S. Hampton Rd., Dallas, TX, 75208
Esther Mendiola, 613 S. Hampton Rd., Dallas, TX, 75208
Luis Hernandez, 516 S. Hampton Rd., Dallas, TX, 75208
Jocelyn Moreira, 910 S. Hampton Rd., Dallas, TX, 75208
Sergio Costilla, 910 S. Hampton Rd., Dallas, TX, 75208
Gerardo Aguinaga Torres, 3719 Poinsettia Dr., Dallas, TX, 75211
Angel Guerra, 910 S. Vernon Ave., Dallas, TX, 75208
Violeta Rivera, 2126 W. Clarendon, Dallas, TX, 75208
Carlos Rivera, 2126 W. Clarendon, Dallas, TX, 75208
Lorena Loreda Zapata, 7727 Los Alamos Dr., Dallas, TX, 75232
Miguel Barraza, 2723 Emmett St., Dallas, TX, 75211
Ariana Perez, 1210 Botham Jean Blvd., Dallas TX, 75215
Alexis Mata, 723 S. Clinton Ave., Dallas, TX, 75208
Irving Mata, 723 S. Clinton Ave., Dallas, TX, 75208
Jorge Montero, 2731 Emmett St., Dallas, TX, 75211
Tony Carillo, 1202 S. Oak Cliff Blvd., Dallas, TX, 75208
Ana Duran, 2005 W. Clarendon Dr., Dallas, TX, 75208
Luz Maria Rodriguez, 1216 S. Marlborough Ave., Dallas, TX, 75208
Clemente Rodriguez, 1216 S. Marlborough Ave., Dallas, TX, 75208
Danny Valdez, 2104 W. Clarendon Dr., Dallas, TX, 75208
Sofia Valdez, 2104 W. Clarendon Dr., Dallas, TX, 75208
Xavier Rosas, 251 Melbourne Ave., Dallas, TX, 75233
Tom Taylor, 1403 Hollywood Ave., Dallas, TX, 75208
Peter Kavanagh, 1620 Handley, Dallas, TX, 75208
James B. Harris, 1722 Routh St., Dallas, TX, 75201

CPC Action
April 24, 2025

Motion: It was moved to recommend **approval** of a WMU-3 Walkable Urban Mixed-Use District 3 and a Shopfront Overlay on a portion with the following change: The parcel at the northeast corner of the authorized area, fronting the north line of 12th Street and the east line of Hampton Road is zoned WMU-3 with Shopfront Overlay, in an area generally located along both sides of Hampton Road between Wentworth Street to the north and Brandon to the south and along both sides of W. Clarendon Drive between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres.

Maker: Chernock
Second: Housewright
Result: Carried: 10 to 2

For: 10 - Chernock, Hampton, Herbert, Franklin,
Sleeper, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 2 - Forsyth, Carpenter
Absent: 2 - Shidid, Wheeler-Reagan
Vacancy: 0
Observed: 1 - District 11***

*** Appointment not in attendance in accordance
with Section 8-20(e) of the Dallas City Code.

Notices: Area: 500 Mailed: 814
Replies: For: 18 Against: 57

Speakers: For: Ryan Sears, 110 N. Hampton Rd., Dallas, TX, 75211

For (Did not speak): Ray Uresti, 2220 W. Clarendon, Dallas, TX, 75208

Against: Violeta Gallardo-Montejano, 1310 Melbourne Ave., Dallas, TX, 75224

Gerardo Figueroa, 2220 W. Clarendon Dr., Dallas, TX, 75208

Yolanda Alameda, 1607 S. Tyler St., Dallas, TX, 75224

Peter Kavanaugh, 1620 Handley Dr., Dallas, TX, 75208

Jim Harris, 1722 Routh St., Dallas, TX, 75201

Albert Mata, 101 W. Davis St., Dallas, TX, 75207

Billy Rangel, 405 W. Brooklyn Ave., Dallas, TX, 75208

Carlos Rivera, 2126 W. Clarendon Dr., Dallas, TX, 75208

Janett Avila, 1003 S. Hampton Rd., Dallas, TX, 75208

Jennifer Rangel, Address not provided

Vanessa Saldana, 1153 S. Hampton Rd., Dallas, TX, 75208

Yolanda Villalobos, 3630 Dawes Dr., Dallas, TX, 75211

Austin Holmes, 2742 W. 12th St., Dallas, TX, 75211

Against (Did not speak): Lorenza Hinojosa, 2200 W. Clarendon Dr., Dallas, TX, 75208

Clemente Rodriguez, 1216 S. Marlborough Ave., Dallas, TX, 75208

Luz Maria Rodriguez, 1216 S. Marlborough Ave., Dallas, TX, 75208

Lucia Contreras, 2304 W. Clarendon Dr., Dallas, TX, 75208

Xavier Rosas, 2514 Melbourne Ave., Dallas, TX, 75233

Hugo Loera, 1153 S. Hampton, Dallas, TX, 75208

Violeta Rivera, 2126 W. Clarendon Dr., Dallas, TX, 75208

Victoria Ferrell-Ortiz, 1215 Hoke Smith Dr., Dallas, TX, 75224

Adrianna Sanches, 912 Hollywood Ave., Dallas, TX, 75208

Erica Arreola, 1003 S. Hampton Rd., Dallas, TX, 75208

Daniel Valdez, 841 Twilight Dr., Cedar Hill, TX, 75104

Tony Carrillo, 1202 S. Oak Cliff Blvd., Dallas, TX, 75208

Ray Uresti, 2220 W. Clarendon, Dallas, TX, 75208

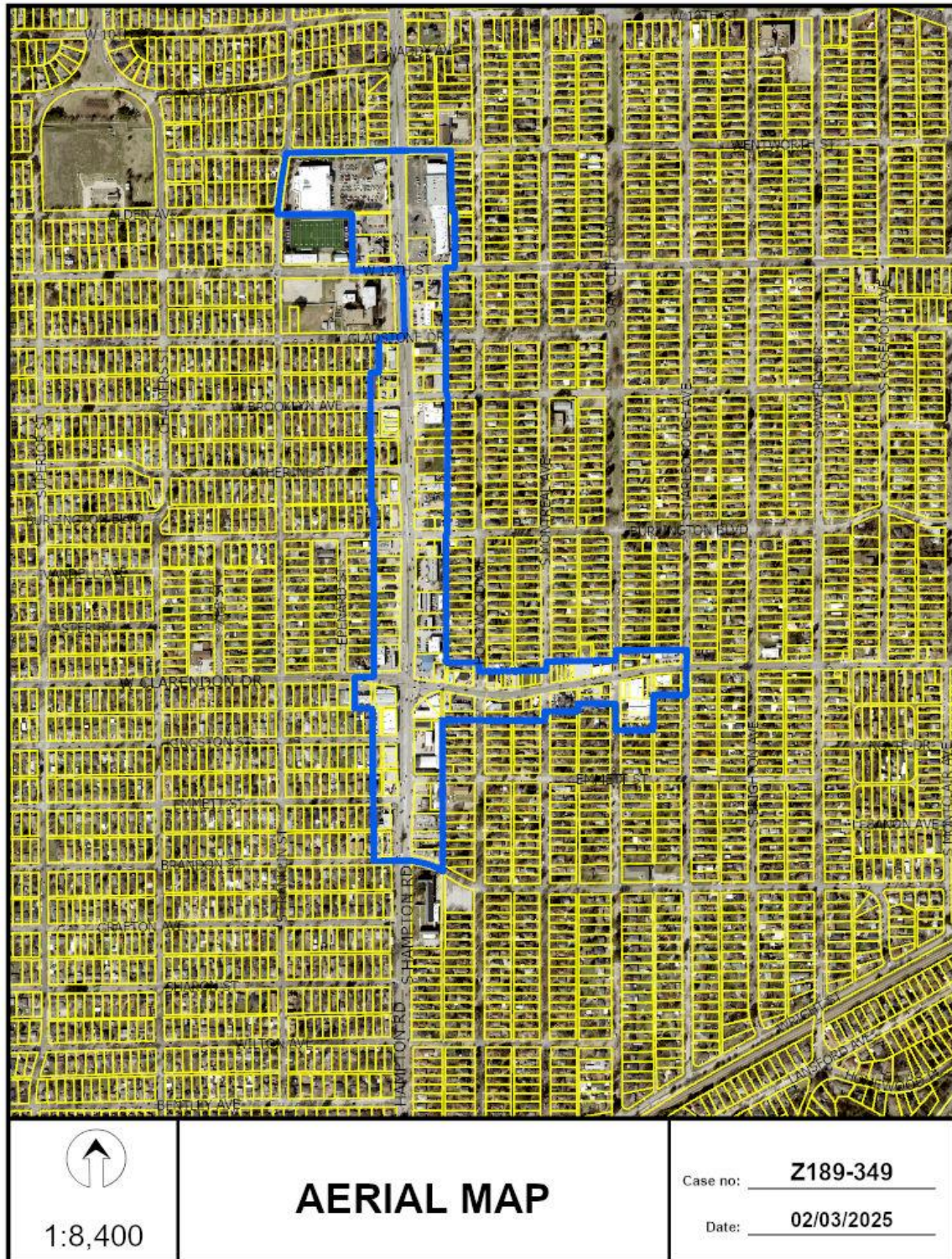
Karen Lopez, 2220 W. Clarendon, Dallas, TX, 75208

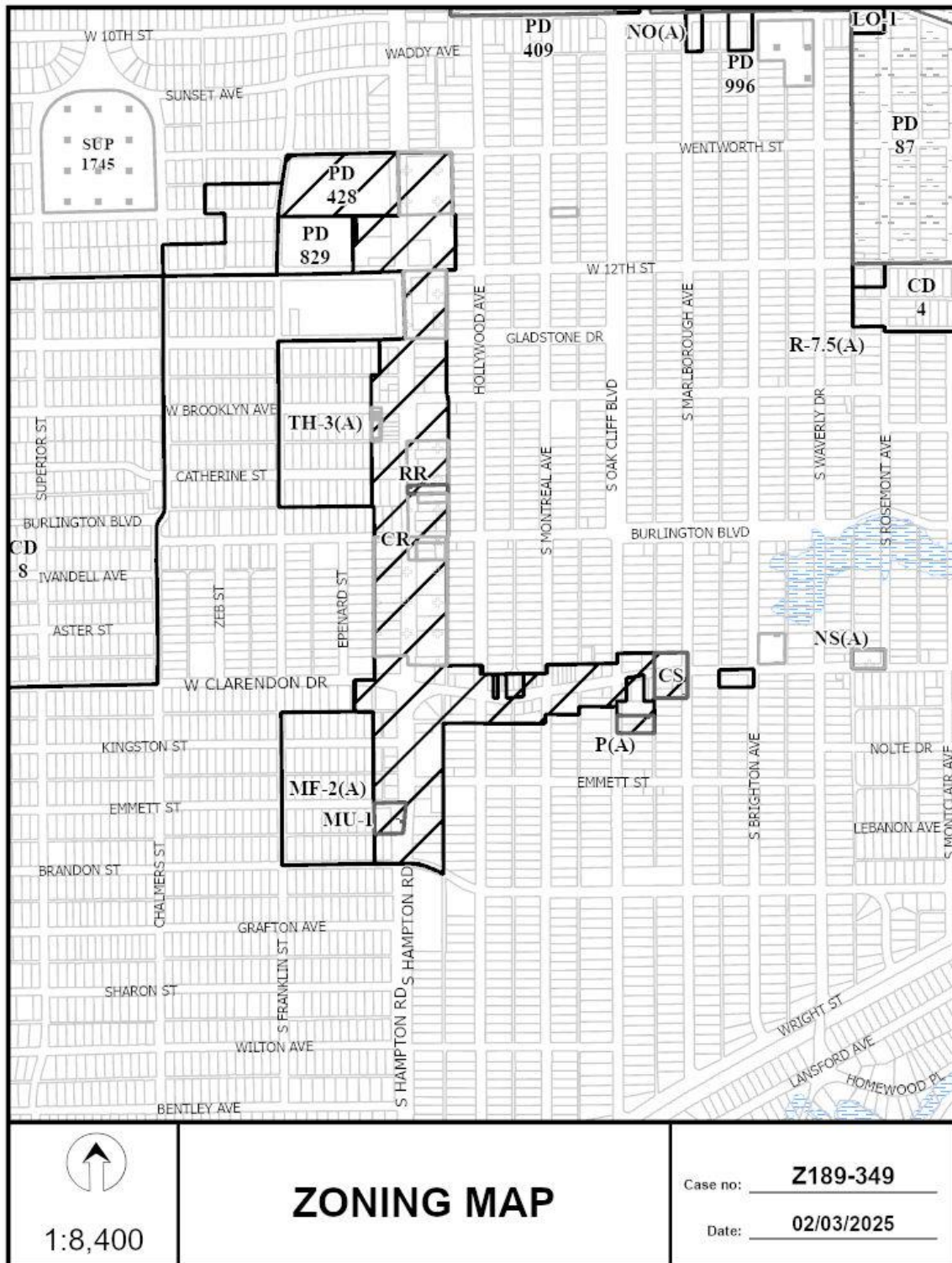
Ariana Zuniga, 2220 W. Clarendon, Dallas, TX, 75208

Sofia Valdez, 2104 W. Clarendon, Dallas, TX, 75208

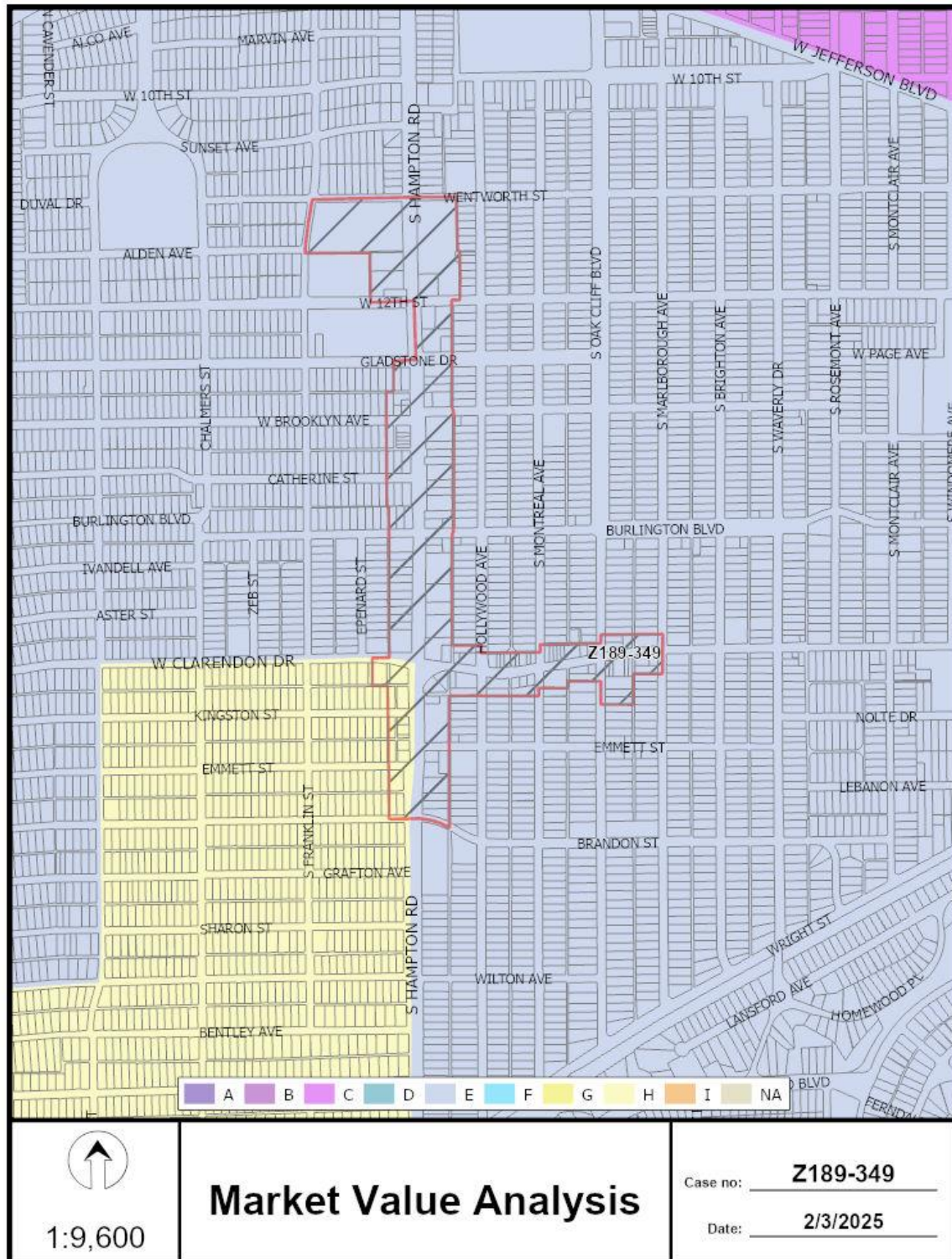
Z189-349(JP)

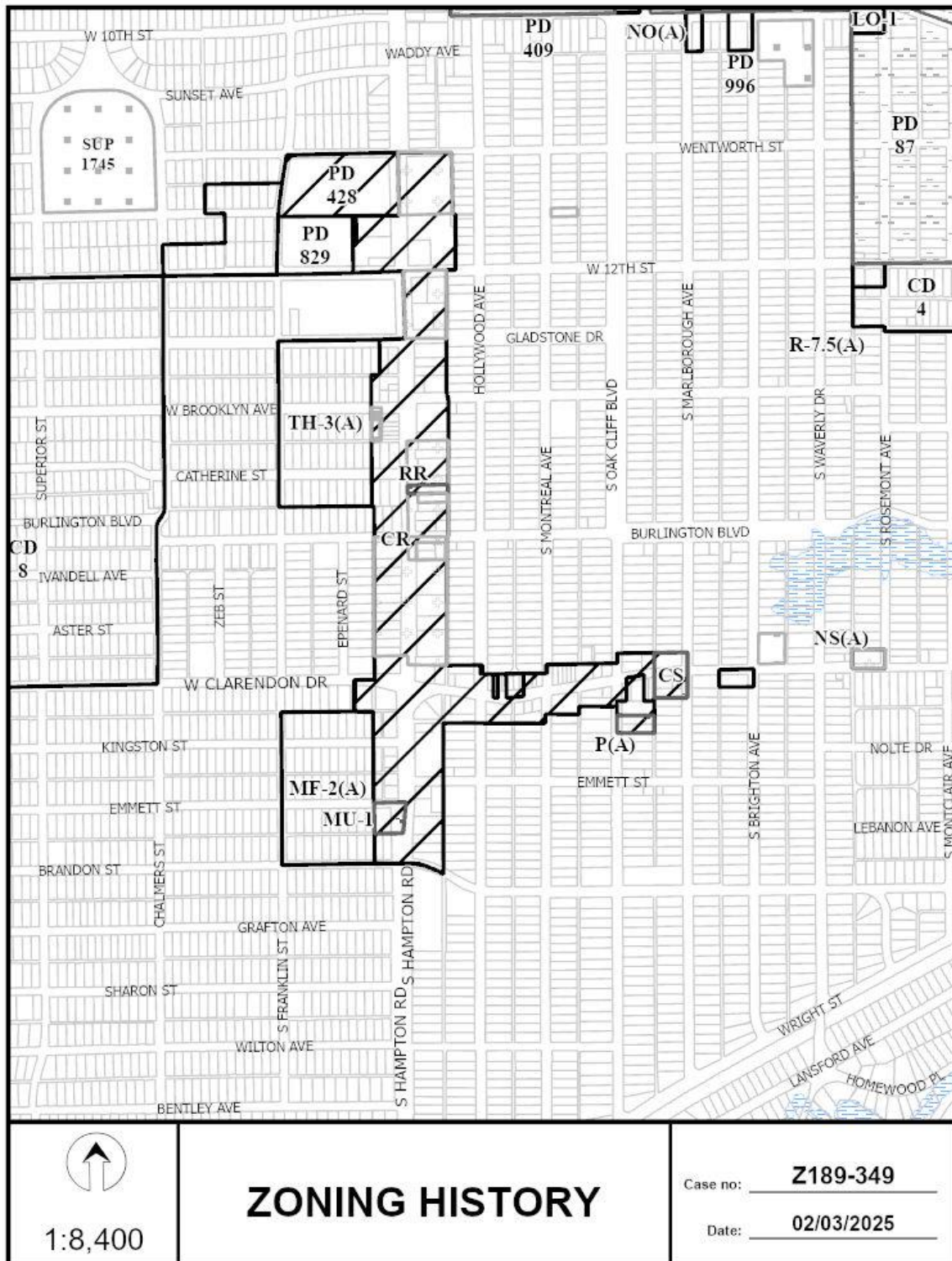
Danny Valdez, 2104 W. Clarendon, Dallas, TX, 75208
Nicolas Hernandez, 2411 Hollywood Ave., Dallas, TX, 75224



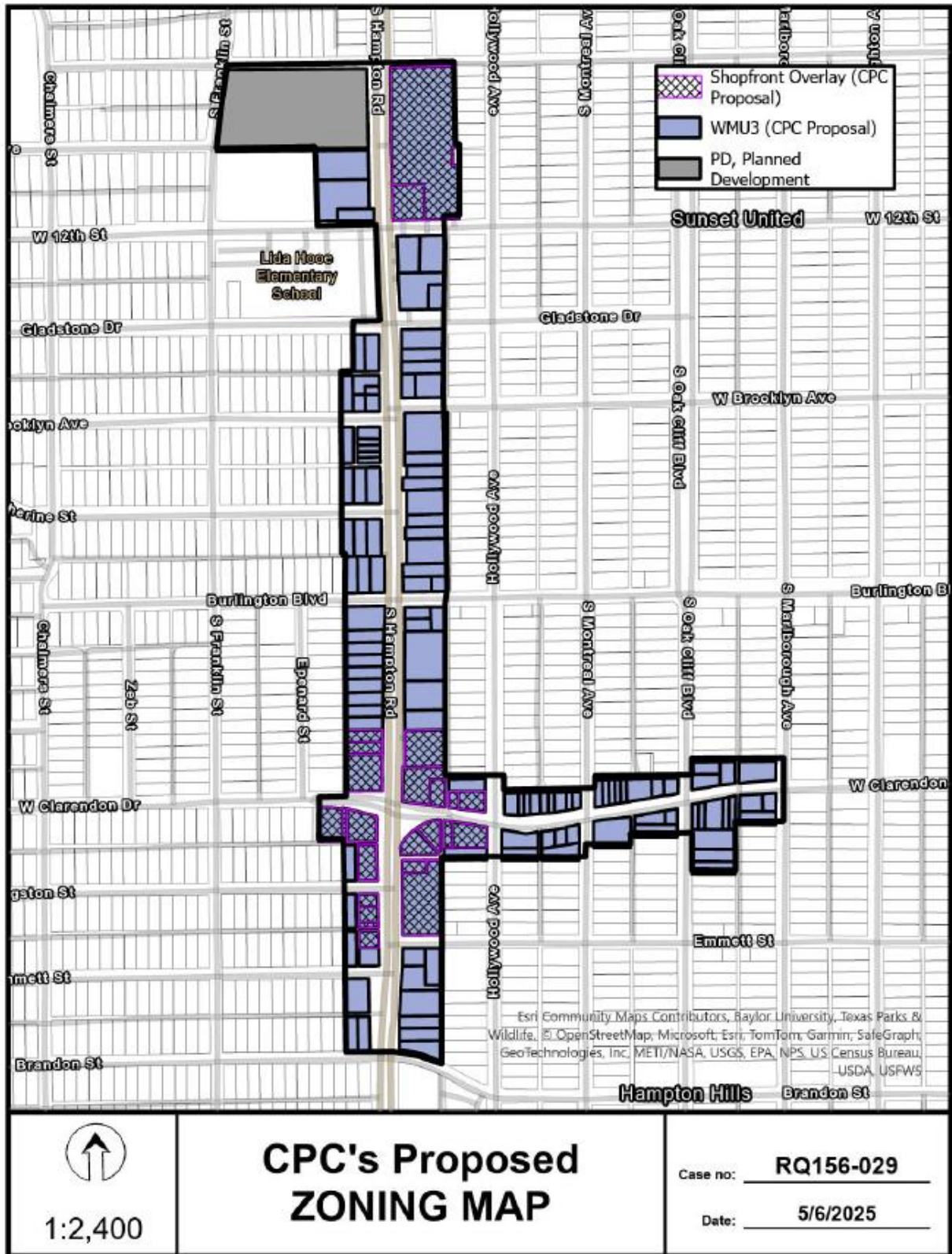


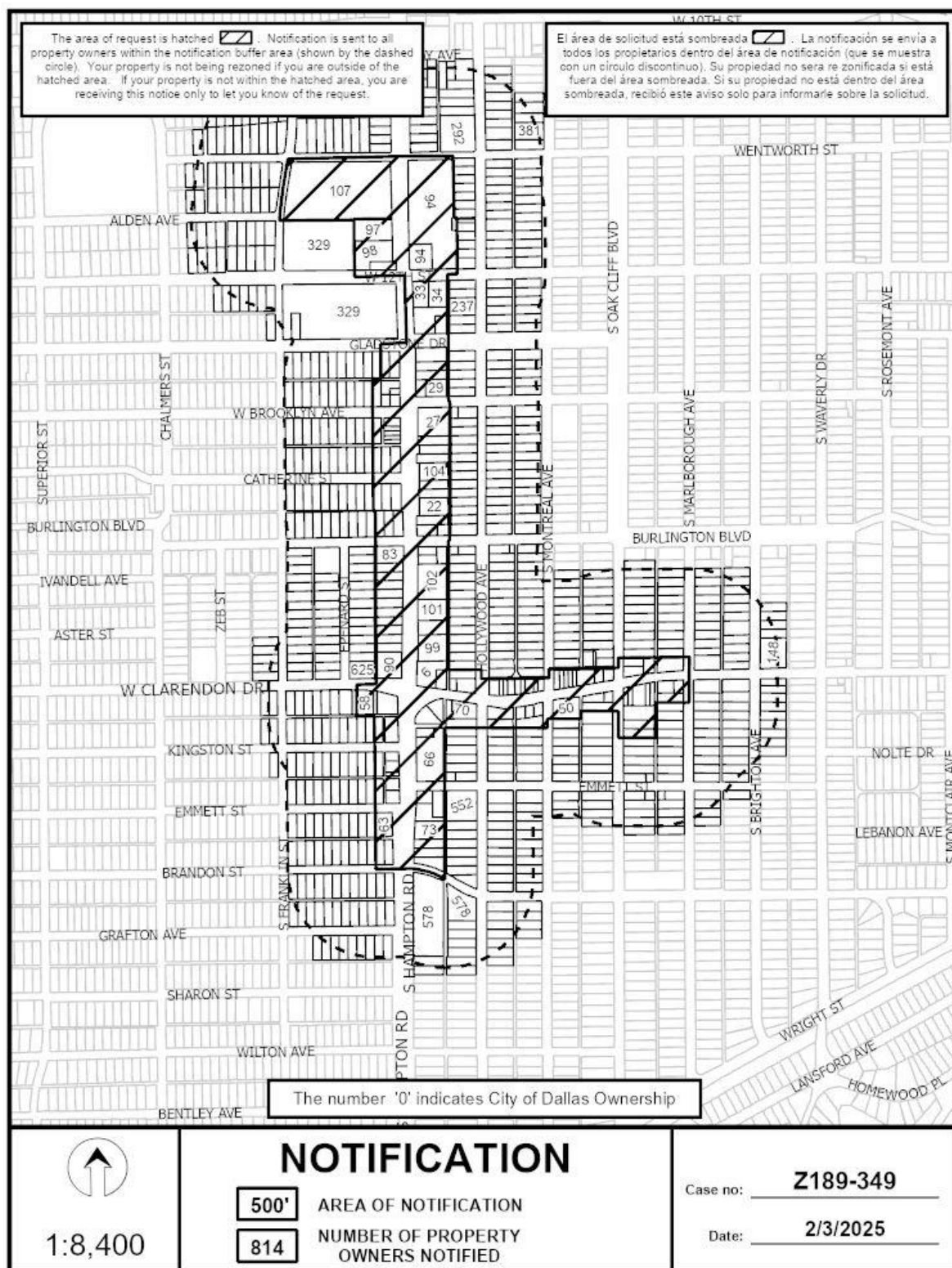
Z189-349(JP)











Notification List of Property Owners

Z189-349

814 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2015 W CLARENDON DR	RODRIQUEZ JOSE & LETICIA
2	2025 W CLARENDON DR	JONES ALICE M
3	1020 S OAK CLIFF BLVD	MOORE FAMILY LIVING TRUST
4	2005 W CLARENDON DR	DAVILA CONSUELO
5	2315 W CLARENDON DR	ARLENES INC
6	1022 S HAMPTON RD	SANTOS FERNANDO &
7	902 S HAMPTON RD	TEXAS HAMPTONS LLC
8	1027 S HOLLYWOOD AVE	ALEMAN JUAN SONTOKA
9	2303 W CLARENDON DR	HINOJOSA HILARIO
10	2201 W CLARENDON DR	GAYTAN JOSE
11	2205 W CLARENDON DR	AMI PROPERTIES LLC
12	2209 W CLARENDON DR	DELLANO OSCAR J
13	2219 W CLARENDON DR	LLANO OSCAR JAMIE DEL
14	2101 W CLARENDON DR	RICE MARGARET & DONALD EUGENE
15	2105 W CLARENDON DR	VALPARAISO HOLDINGS LLC
16	2111 W CLARENDON DR	ALBA GARY JOHN
17	2117 W CLARENDON DR	ALBA GARY JOHN
18	2125 W CLARENDON DR	CLIFTON DEBRA LYNN
19	2121 W CLARENDON DR	CLIFTON DEBRA L
20	2125 W CLARENDON DR	CLIFTON DEBRA L
21	2315 BURLINGTON BLVD	LI KA SHING LLC
22	830 S HAMPTON RD	LI KA SHING LLC
23	820 S HAMPTON RD	ALTAMIRANO LUCIA PATRICIA
24	810 S HAMPTON RD	PONCE JAVIER &
25	722 S HAMPTON RD	CCI PROPERTIES 5 LLC
26	714 S HAMPTON RD	CCI PROPERTIES 5 LLC

02/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	702 S HAMPTON RD	Taxpayer at
28	614 S HAMPTON RD	DELCER II
29	2319 W BROOKLYN AVE	ALPHA RHO CHAPTER
30	610 S HAMPTON RD	SOSA ANA LILIAN
31	606 S HAMPTON RD	ARRELLANO MIGUEL & IRMA
32	602 S HAMPTON RD	GAMEZ ROBERTO RODRIGUEZ &
33	500 S HAMPTON RD	MINNESOTA NICE HOLDINGS INC
34	2320 W 12TH ST	LOPEZ SONIA
35	2406 GLADSTONE DR	ESPINAL MAGDELENA &
36	617 S HAMPTON RD	RODRIGUEZ MAGDALENA CECIBEL &
37	621 S HAMPTON RD	OLIVAREZ MARCIANO & ROSA FRANCO DE
38	613 S HAMPTON RD	Taxpayer at
39	2409 W BROOKLYN AVE	NIAZ REAL ESTATE LLC
40	2410 W BROOKLYN AVE	PRIKRYL HENRY L
41	705 S HAMPTON RD	ALONZO GILBERT R
42	709 S HAMPTON RD	GONZALES ROGELIO
43	711 S HAMPTON RD	ALONZO GILBERT
44	2403 CATHERINE ST	ISBELL MANAGEMENT LLC
45	2407 CATHERINE ST	GONZALEZ MARIA DEJESUS MORENO
46	2411 CATHERINE ST	ESQUEDA DANIEL JR &
47	2410 CATHERINE ST	MATLOCK MILLER & KRISTEN
48	2406 CATHERINE ST	Taxpayer at
49	2400 CATHERINE ST	LAW OFFICES OF JUAN C RODRIGUEZ P LLC
50	2126 W CLARENDON DR	RIVERA CARLOS
51	1005 S BRIGHTON AVE	VALDEZ DANIEL & SOFIA
52	1109 S MARLBOROUGH AVE	MALDONADO BASILO HERNANDEZ
53	2002 W CLARENDON DR	ALBERT FRED A L
54	2008 W CLARENDON DR	DELEON JULIAN & VIRGINIA
55	2014 W CLARENDON DR	DELEON JULIAN & VIRGINIA
56	2020 W CLARENDON DR	AZPEITIA SERAFIN
57	2414 W CLARENDON DR	MARTINEZ FERNANDO &

02/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2418 W CLARENDON DR	TEXAS POLK INC
59	2411 KINGSTON ST	MEYER WILLIAM E PROP LLC
60	2410 KINGSTON ST	ZARRAGA ANTONIO C
61	2411 EMMETT ST	RIVERA MELISSA Z
62	1153 S HAMPTON RD	LOERA HUGO
63	2406 EMMETT ST	HAMPTON PLACE INVESTMENTS LLC
64	2411 BRANDON ST	GONZALEZ GUSTAVO
65	2407 BRANDON ST	GONZALEZ GUSTAVO
66	1126 S HAMPTON RD	SERRANO MARICRUZ
67	1112 S HAMPTON RD	SERRANO MARICRUZ
68	2324 W CLARENDON DR	J&L RANCH LLC
69	2310 W CLARENDON DR	MASON RICKY
70	2300 W CLARENDON DR	STARGHILL PROPERTIES LLC
71	1109 HOLLYWOOD AVE	HERNANDEZ JOSE V & ANGELA
72	1228 S HAMPTON RD	GAYTAN FELIPE
73	1222 S HAMPTON RD	QUALCO CORP
74	2320 EMMETT ST	DALGAMOUNI IBRAHIM & ANN-MARIE
75	1210 S HAMPTON RD	DALGAMOUNI IBRAHIM &
76	1202 S HAMPTON RD	DALGAMOUNI IBRAHIM A &
77	1005 S MONTREAL AVE	HERNANDEZ ELOISE U
78	2220 W CLARENDON DR	ORTIZ DIAMANTINA
79	1111 S MONTREAL AVE	SHEFFIELD THOMAS JOSEPH
80	2208 W CLARENDON DR	GONZALEZ JENNIFER VIRGINIA &
81	2204 W CLARENDON DR	SHEFFIELD DONALD RAY
82	2200 W CLARENDON DR	CUELLAR JESUS
83	903 S HAMPTON RD	POLLO FIESTA INC
84	911 S HAMPTON RD	POLLO FIESTA INC
85	919 S HAMPTON RD	GONZALEZ PEDRO & BERTHA
86	927 S HAMPTON RD	927 S HAMPTON SERIES LLC
87	931 S HAMPTON RD	931 S HAMPTON SERIES LLC
88	935 S HAMPTON RD	MUNOZ ROBERTO & CLAUDIA L

02/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1007 S HAMPTON RD	AMADOR JOE A & HELEN R
90	1023 S HAMPTON RD	1015 HAMPTON LLC
91	2403 BURLINGTON BLVD	RODRIGUEZ JUAN CARLOS
92	2407 BURLINGTON BLVD	PRIETO ALEXANDREA DIAMANTE
93	2411 BURLINGTON BLVD	SERRANO MIGUEL A & LUCILA
94	444 S HAMPTON RD	VAQUERO S HAMPTON
95	315 S HAMPTON RD	RANDALLS PROPERTIES INC
96	2407 W 12TH ST	NEARPASS VICTORIA
97	401 S HAMPTON RD	FREIDA KASSAM US INC
98	2417 W 12TH ST	HAMPTON & 12TH LP
99	1018 S HAMPTON RD	YOUNG & SONG INC
100	1004 S HAMPTON RD	INDY 2023 LLC
101	930 S HAMPTON RD	DELEON CRISPIN &
102	910 S HAMPTON RD	VELASQUEZ TOBIAS &
103	808 S HAMPTON RD	808 S HAMPTON LLC
104	800 S HAMPTON RD	C & M DEV LLC
105	516 S HAMPTON RD	JT HAMPTON LLC
106	2315 GLADSTONE DR	Taxpayer at
107	315 S HAMPTON RD	SAFEWAY REALTY LLC
108	1016 S OAK CLIFF BLVD	AGUILAR MARINA L
109	1012 S OAK CLIFF BLVD	REA MARIA DEL PILAR
110	1008 S OAK CLIFF BLVD	INGRAM CAMERON XAVIER &
111	1004 S OAK CLIFF BLVD	MALDONADO JOSE & ARACELI
112	1002 S OAK CLIFF BLVD	URBINA ROSIO & RODOLFO URBINA GONZALEZ
113	928 S OAK CLIFF BLVD	ULLOAMUNOZ JOSE DE JESUS &
114	924 S OAK CLIFF BLVD	HERNANDEZ LYDIA C
115	920 S OAK CLIFF BLVD	SHARP CAMMIE LEIGH
116	916 S OAK CLIFF BLVD	CEDILLO OSCAR ET AL
117	912 S OAK CLIFF BLVD	CERRITOS JOSE & MARIA
118	908 S OAK CLIFF BLVD	GARCIA OSCAR
119	913 S MARLBOROUGH AVE	CRUZ JOSE I

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	917 S MARLBOROUGH AVE	CRUZ LORENA
121	921 S MARLBOROUGH AVE	AGUILAR ADELAIDO &
122	925 S MARLBOROUGH AVE	HERNANDEZ AMANDA &
123	929 S MARLBOROUGH AVE	DRIVER ADAM CHRISTIAN &
124	1001 S MARLBOROUGH AVE	LOPEZ JUAN & LINDA
125	1005 S MARLBOROUGH AVE	MALDONADO FRANCISCA R
126	1009 S MARLBOROUGH AVE	AZPEITIA SERAFIN &
127	1013 S MARLBOROUGH AVE	LOPEZ MIGUEL & NORMA
128	1017 S MARLBOROUGH AVE	ASPEITA SERAFIN &
129	1024 S MARLBOROUGH AVE	MONTOYA ANTONIO
130	1010 S MARLBOROUGH AVE	MONTOYA ANTONIO
131	1004 S MARLBOROUGH AVE	HUGHES LAWRENCE ABEL
132	1000 S MARLBOROUGH AVE	PATLAN NANCY PIERCE
133	926 S MARLBOROUGH AVE	FLORES JOSE ANGEL &
134	922 S MARLBOROUGH AVE	Taxpayer at
135	918 S MARLBOROUGH AVE	MELCHER JENIFER M
136	916 S MARLBOROUGH AVE	HENDRICKSON JEREMY
137	912 S MARLBOROUGH AVE	GODINEZ SONIA
138	913 S BRIGHTON AVE	FARR DESTIN & TUUYEN PHAM
139	917 S BRIGHTON AVE	GRAVES SHAWN CHRISTOPHER &
140	921 S BRIGHTON AVE	MARQUEZ ISMAEL &
141	925 S BRIGHTON AVE	GAISFORD MELISSA J & DYLAN JAMES
142	929 S BRIGHTON AVE	GUAJARDO ROLANDO &
143	1003 S BRIGHTON AVE	LOPEZ WALDO
144	1013 S BRIGHTON AVE	ROJAS ISIDOR & CONSUELO
145	1017 S BRIGHTON AVE	THOMAS TASHIMA
146	1021 S BRIGHTON AVE	CONTRERAS MARY
147	1025 S BRIGHTON AVE	ORTEGA CECILIA
148	1825 W CLARENDON DR	EVE PROPERTY MGT LLC
149	1010 S BRIGHTON AVE	DAVIS LARRY DEAN
150	1004 S BRIGHTON AVE	HARVILLE HENRY LEE EST OF &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1000 S BRIGHTON AVE	GARCIA SILVESTRE
152	928 S BRIGHTON AVE	SANCHEZ EUGENIO
153	903 S HOLLYWOOD AVE	SUAREZ ANTONIO & ZEPEDA EBELIA
154	2310 BURLINGTON BLVD	TYRE LOSSIE LOUISE
155	905 HOLLYWOOD AVE	NUNCIO EDWARD
156	909 HOLLYWOOD AVE	FLORES MARIA DEL ROSARIO
157	913 HOLLYWOOD AVE	ARCINIEGA MARIA A
158	917 HOLLYWOOD AVE	KOLENDA MAUREEN & DAVID
159	921 HOLLYWOOD AVE	REVIBE HOMES LLC
160	925 HOLLYWOOD AVE	DIAZ MARCOS
161	929 HOLLYWOOD AVE	RAMIREZ BENJAMIN
162	1001 HOLLYWOOD AVE	MEJIA JOSE C & ADELAYDA
163	1005 HOLLYWOOD AVE	FLYWHEEL SFR FUND I
164	1009 HOLLYWOOD AVE	TORRES ALBERT J
165	1013 HOLLYWOOD AVE	Taxpayer at
166	1017 HOLLYWOOD AVE	RONZON JOSE L
167	1019 HOLLYWOOD AVE	CONTRERAS JESSE M & ISABEL
168	1026 HOLLYWOOD AVE	TORRES NEREYDA
169	1022 HOLLYWOOD AVE	JIMENEZ CRYSTAL & CARLOS
170	1018 S HOLLYWOOD AVE	TORRES MARY L
171	1012 S HOLLYWOOD AVE	SERRANO PATRICIA
172	1008 S HOLLYWOOD AVE	ESPARZA CARLOS &
173	1004 HOLLYWOOD AVE	MATAMOROS MARK ANTHONY &
174	1000 HOLLYWOOD AVE	ESPARZA EMILIANO &
175	928 HOLLYWOOD AVE	MORALES RAUL
176	924 HOLLYWOOD AVE	DE LA CRUZ MARCELINO &
177	922 S HOLLYWOOD AVE	MORALES RAUL ET AL
178	916 S HOLLYWOOD AVE	BARRERA MARIO MENDOZA &
179	912 S HOLLYWOOD AVE	SANCHEZ JOSE
180	910 HOLLYWOOD AVE	SANDOVAL CRISTOBAL CORTES
181	904 HOLLYWOOD AVE	NAVA SALOMON & NORMA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	900 S HOLLYWOOD AVE	COUCH TAWANA
183	901 S MONTREAL AVE	MOORE JEREMY &
184	905 S MONTREAL AVE	ORTIZ TOMASA
185	909 S MONTREAL AVE	VILLEGAS SARAH
186	913 S MONTREAL AVE	MONTALVO JOSEFINA
187	917 S MONTREAL AVE	PACKER JACOB & EMILY
188	923 S MONTREAL AVE	DELGADO CARLOS &
189	925 S MONTREAL AVE	CHIMAN LLC
190	931 S MONTREAL AVE	LOPEZ HECTOR &
191	1001 S MONTREAL AVE	BARBOSA CHARLOTTE ANN L
192	1009 S MONTREAL AVE	RH OAK LAWN LLC
193	1013 S MONTREAL AVE	SUSTAITA JOSE LUIS & GUILLERMINA
194	1019 S MONTREAL AVE	ISHMAEL GLENDA L
195	1023 S MONTREAL AVE	BAIZA JOSE H & VERONICA
196	1027 S MONTREAL AVE	TORRES JULIO CESAR &
197	1022 S MONTREAL AVE	QUINTANA FRANCISCA
198	1016 S MONTREAL AVE	CONTRERAS JESSE MARTIN
199	1012 S MONTREAL AVE	PALOS HUMBERTO & MARY A
200	1004 S MONTREAL AVE	Taxpayer at
201	1000 S MONTREAL AVE	FALCON JUAN JR & HERMINIA
202	1000 S MONTREAL AVE	FALCON JUAN A JR&HERMINIA
203	928 S MONTREAL AVE	TOVAR STEVE EDWARD JR
204	924 S MONTREAL AVE	GONZALEZ ANGELINA RODRIGUEZ
205	920 S MONTREAL AVE	TOVAR JUANITA EST OF
206	916 S MONTREAL AVE	SCHWEITZER ELIZABETH C &
207	912 S MONTREAL AVE	LOPEZ MARTHA
208	915 S OAK CLIFF BLVD	LESTER WAYNE & LEILA
209	917 S OAK CLIFF BLVD	DELGADO PRISCILLA
210	921 S OAK CLIFF BLVD	SOTO MARIA LUISA ESTATE OF &
211	925 S OAK CLIFF BLVD	SAUCEDOORTIZ MARIA AZUCENA
212	929 S OAK CLIFF BLVD	DEGOLLADO ROBERT & IRMA G &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1001 S OAK CLIFF BLVD	RAMIREZ JOSE R
214	1005 S OAK CLIFF BLVD	Taxpayer at
215	1009 S OAK CLIFF BLVD	WASHINGTON BRYAN SCOTT &
216	1013 S OAK CLIFF BLVD	ARMIJO JANE
217	1019 S OAK CLIFF BLVD	ESPARZA RODOLFO &
218	1025 S OAK CLIFF BLVD	SHERWOOD INDUSTRIES LLC &
219	1025 S OAK CLIFF BLVD	RIVERO PEDRO
220	1021 S OAK CLIFF BLVD	WALLACE FARNAZ S
221	703 HOLLYWOOD AVE	RAMIREZ EMETERIO JULIAN &
222	2310 W BROOKLYN AVE	CERVANTES MARIA ANTONIA
223	707 HOLLYWOOD AVE	ALMARAZ MIGUEL &
224	711 HOLLYWOOD AVE	KARL P HICKS & MELANIE D
225	715 HOLLYWOOD AVE	JOVE CANDIDA C
226	719 HOLLYWOOD AVE	VEON SALLY SOLDO
227	723 S HOLLYWOOD AVE	MARCHESE TONY
228	727 HOLLYWOOD AVE	Taxpayer at
229	803 HOLLYWOOD AVE	DAVIS MATTHEW
230	807 HOLLYWOOD AVE	LOPEZ MARLO &
231	811 HOLLYWOOD AVE	MUNOZ GRICELDA
232	815 HOLLYWOOD AVE	BOOKER JACK & KAITLIN
233	819 HOLLYWOOD AVE	ZAMORA LEONORA
234	823 S HOLLYWOOD AVE	ALBARRAN JOSE ISABEL &
235	825 HOLLYWOOD AVE	ALBARRAN JOSE I & MARIA G
236	603 HOLLYWOOD AVE	WHITEFIN LLC
237	607 HOLLYWOOD AVE	URBINA ISMAEL
238	611 S HOLLYWOOD AVE	ALMAZAN ROBERTO & CECILIA
239	615 S HOLLYWOOD AVE	GARCIA MARTHA R
240	619 S HOLLYWOOD AVE	RAMIREZ MARTHA &
241	501 HOLLYWOOD AVE	GONZALEZ MIGUEL & MARIA C
242	519 S HOLLYWOOD AVE	Taxpayer at
243	523 HOLLYWOOD AVE	VELASQUEZ LILY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	522 HOLLYWOOD AVE	MONK SUZANNE
245	518 S HOLLYWOOD AVE	PAPPAS AMELIA
246	514 HOLLYWOOD AVE	MEZCLA HOLDINGS LLC
247	510 HOLLYWOOD AVE	URBINA JOSE GUADALUPE &
248	506 S HOLLYWOOD AVE	Taxpayer at
249	500 HOLLYWOOD AVE	OROZCO REYES
250	501 S MONTREAL AVE	MURRAY ANN C
251	505 S MONTREAL AVE	DELGADO MARICELA & JORGE A
252	509 S MONTREAL AVE	MENDOZA ADAN
253	515 S MONTREAL AVE	VARGAS ELADIO & YOLANDA
254	517 S MONTREAL AVE	MORENO AUGUSTIN
255	523 S MONTREAL AVE	HANSHAW CECIL PAUL
256	618 HOLLYWOOD AVE	GARCIA JORGE &
257	614 S HOLLYWOOD AVE	MORA SEBASTIAN
258	610 S HOLLYWOOD AVE	WATSON JOSHUA PAUL &
259	606 HOLLYWOOD AVE	PINEDA FILIBERTO LUJANO &
260	600 S HOLLYWOOD AVE	MOE MICHAEL H
261	603 S MONTREAL AVE	GODINEZ SONIA G
262	605 S MONTREAL AVE	DELAROSA JULIA
263	609 S MONTREAL AVE	Taxpayer at
264	613 S MONTREAL AVE	TEXAS TYCOONS LLC
265	617 S MONTREAL AVE	WILSON THOMPSON
266	826 S HOLLYWOOD AVE	HERNANDEZ INDALESIO
267	822 S HOLLYWOOD AVE	HERNANDEZ CESAR & MARIA
268	818 S HOLLYWOOD AVE	REALTY DARRON BUTLER &
269	814 HOLLYWOOD AVE	GONZALES MOISES & EUSEBIA
270	810 HOLLYWOOD AVE	GONZALES MOISES &
271	806 HOLLYWOOD AVE	RODRIGUEZ SERGIO A
272	802 HOLLYWOOD AVE	RODRIGUEZ CARMEN I
273	726 HOLLYWOOD AVE	HERNANDEZ MARIA
274	722 HOLLYWOOD AVE	CORTEZ EDUARDO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	718 HOLLYWOOD AVE	MALDONADO FILIBERTO & APOLONIA
276	714 HOLLYWOOD AVE	ACOSTA ATILANA
277	710 HOLLYWOOD AVE	RAJAN THOMAS &
278	706 HOLLYWOOD AVE	GAONA SONIA
279	702 HOLLYWOOD AVE	SANDIFER GEORGE B III &
280	705 S MONTREAL AVE	SOTO LUCIANO S & TONYA L
281	711 S MONTREAL AVE	SOTO JOE R
282	715 S MONTREAL AVE	DIAZ CLAUDIA R &
283	719 S MONTREAL AVE	SJTP HOLDINGS LLC
284	721 S MONTREAL AVE	PUENTE HECTOR RIVERA &
285	725 S MONTREAL AVE	SHEFFIELD ALICE MARIE &
286	801 S MONTREAL AVE	HERNANDEZ ELOISA U
287	809 S MONTREAL AVE	BROWN ROBERT
288	815 S MONTREAL AVE	CARRIZALES ANSELMO
289	817 S MONTREAL AVE	SERRANO DANIEL J GONZALEZ R &
290	821 S MONTREAL AVE	HERNANDEZ JUAN J
291	825 S MONTREAL AVE	STEGMAN ANN LOUISE EST OF
292	2214 WENTWORTH ST	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
293	310 HOLLYWOOD AVE	CHAVERA JESSICA &
294	314 HOLLYWOOD AVE	DELEON RUDOLPH
295	318 HOLLYWOOD AVE	BRIONES LUIS C &
296	322 HOLLYWOOD AVE	PUENTE JOSE
297	326 HOLLYWOOD AVE	MARTINEZ ALFREDO
298	403 HOLLYWOOD AVE	MORA GUILLERMO
299	407 HOLLYWOOD AVE	MORA SEBASTIAN & CECILIA
300	411 HOLLYWOOD AVE	PANAMENO VIRGINIA &
301	415 HOLLYWOOD AVE	GARCIA ISMAEL S & MARY M
302	419 HOLLYWOOD AVE	PEREZ TERESA
303	421 HOLLYWOOD AVE	MORA SEBASTIAN
304	422 HOLLYWOOD AVE	SARAS CARLOS
305	418 S HOLLYWOOD AVE	ORTIZ MARIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	414 HOLLYWOOD AVE	ZACHARIAS UBERTO & MARIA
307	410 HOLLYWOOD AVE	Taxpayer at
308	406 HOLLYWOOD AVE	TORRES PABLO & MARIA F
309	301 S MONTREAL AVE	SINGH ANUSH LALIT
310	307 S MONTREAL AVE	FLYWHEEL SFR FUND I
311	311 S MONTREAL AVE	MARTINEZ RUBEN
312	313 S MONTREAL AVE	CHAVEZ MARIA C PERALTA
313	317 S MONTREAL AVE	HART BENJAMIN ROBERT &
314	323 S MONTREAL AVE	MORGAN ANDREW ROSS &
315	403 S MONTREAL AVE	CUEVAS RHONDA
316	407 S MONTREAL AVE	ELIZONDO ANGEL RICARDO
317	411 S MONTREAL AVE	ROBLES MARIA
318	415 S MONTREAL AVE	BOZON BRIANNA MARIE &
319	419 S MONTREAL AVE	SEPULVEDA VICTOR &
320	423 S MONTREAL AVE	SEPULVEDA JOSE A & POLLIANNA M
321	2526 W 12TH ST	GARZADAVILA HERIBERTO &
322	2522 W 12TH ST	VILLALTA CECILIO &
323	2518 W 12TH ST	CARBAJAL DANTE
324	2514 W 12TH ST	MENDOZA RAMON &
325	2510 W 12TH ST	LOPEZ EFRAIN MALAGON
326	2506 W 12TH ST	WIGGINS LOYD
327	2500 W 12TH ST	GONZALES GINA
328	2503 GLADSTONE DR	QUINTANA ANTONIO & GRISELDA
329	2419 GLADSTONE DR	Dallas ISD
330	2450 GLADSTONE DR	MENDOZA CECELIA
331	2446 GLADSTONE DR	RODRIGUEZ RIGOBERTO &
332	2442 GLADSTONE DR	CAMPOS JESUS & ERLINDA
333	2438 GLADSTONE DR	CAMPOS J JESUS
334	2434 GLADSTONE DR	ALANIZ JOSE EPIFANIO &
335	2430 GLADSTONE DR	LOPEZ MARIA C &
336	2426 GLADSTONE DR	DELUNA REGINALDO &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	2422 GLADSTONE DR	GAMEZ ANASTACIO & MARIA D
338	2418 GLADSTONE DR	MENCHACA NICK & ELDA
339	2414 GLADSTONE DR	RIOS BALDEMAR JR
340	2410 GLADSTONE DR	RODRIGUEZ JOSE ISAIAS
341	2415 W BROOKLYN AVE	GARCIA GABRIEL M
342	2419 W BROOKLYN AVE	DEMENDEZ MARIA D NAVARRO
343	2423 W BROOKLYN AVE	HERRERA BETHBIRAI ESTHER
344	2427 W BROOKLYN AVE	MAREZ PRAJEDES ET AL
345	2429 W BROOKLYN AVE	ROMUALDO ABIGAIL
346	2433 W BROOKLYN AVE	MAREZ PATRICIA ANN
347	2439 W BROOKLYN AVE	RENTALS MCMOFFA LLC
348	2441 W BROOKLYN AVE	RECIO ESTELLA PARRA
349	2447 W BROOKLYN AVE	DUBOSE BARBARA E
350	2451 W BROOKLYN AVE	CASTANEDA JUAN
351	2452 W BROOKLYN AVE	GLOSTER DOMINIQUE R
352	2448 W BROOKLYN AVE	HERNANDEZ ELMER & ELODIA
353	2444 W BROOKLYN AVE	ALDABA JOSE & HILARIA
354	2438 W BROOKLYN AVE	Taxpayer at
355	2432 W BROOKLYN AVE	TRUE LEGACY CAPITAL LLC
356	2430 W BROOKLYN AVE	RODRIGUEZ MOISES L
357	2426 W BROOKLYN AVE	ROCHA CHRISTINA &
358	2420 W BROOKLYN AVE	TORRES GRISELDA GUADALUPE &
359	2418 W BROOKLYN AVE	BIANCA NEVADA L
360	2414 W BROOKLYN AVE	Taxpayer at
361	2415 CATHERINE ST	ESPARZA EDWARD JR
362	2419 CATHERINE ST	GARCIA RAUL MARQUEZ &
363	2423 CATHERINE ST	VILLALOBOS JUANA
364	2427 CATHERINE ST	ATEN KRISTOPHER &
365	2431 CATHERINE ST	THERIAULT FRANKLIN VALENTINE
366	2435 CATHERINE ST	IPINA VALENTIN &
367	2437 CATHERINE ST	ERRISURIZ NELLYDA TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	2447 CATHERINE ST	GONZALEZ MANUEL
369	2451 CATHERINE ST	DOMINGUEZ HUMBERTO & ARACELI
370	2450 CATHERINE ST	LOZANO ABIGAIL VALADEZ
371	2446 CATHERINE ST	OLENICZAK THOMAS
372	2442 CATHERINE ST	VERTEX REAL ESTATE TEXAS LLC
373	2438 CATHERINE ST	TELLEZ MAURO & MARIA G
374	2434 CATHERINE ST	MITCHEL XIOMARA
375	2430 CATHERINE ST	CAUDILLO CESARIO &
376	2426 CATHERINE ST	PEREZ DENISE &
377	2422 CATHERINE ST	KRAHL LEIGH ELIZABETH
378	2418 CATHERINE ST	ESCARENO SERGIO
379	2414 CATHERINE ST	REYNA JOSE CRUZ
380	215 S MONTREAL AVE	MENDOZA JOSE LUIS &
381	217 S MONTREAL AVE	TEXODUS RE LLC
382	211 S MONTREAL AVE	FREED ERIC & KATHLEEN &
383	228 HOLLYWOOD AVE	BENITEZ ODILON
384	2215 WENTWORTH ST	BENITEZ ODILON
385	218 HOLLYWOOD AVE	KEDRIC & PATRICIA COUCH
386	216 HOLLYWOOD AVE	PORTUGAL GALDINO &
387	212 HOLLYWOOD AVE	VELASQUEZ REYNALDO &
388	208 HOLLYWOOD AVE	CASTANEDA LORENZO &
389	202 HOLLYWOOD AVE	HERRERA DANIEL
390	126 HOLLYWOOD AVE	HERRERA DANIEL LEVY
391	122 HOLLYWOOD AVE	FLYWHEEL SFR FUND 1
392	227 S MONTREAL AVE	CROSS JASON WAYNE
393	205 S MONTREAL AVE	RAMOS LEONEL A &
394	1134 S MONTREAL AVE	1134 MONTREAL TX LLC
395	1130 S MONTREAL AVE	BRICKER JAMES DENTON
396	1128 S MONTREAL AVE	PERALES ARNULFO DEJESUS
397	1124 S MONTREAL AVE	RODRIGUEZ CRISTAL
398	1120 S MONTREAL AVE	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	1116 S MONTREAL AVE	BETANCOURT ANSELMA
400	1112 S MONTREAL AVE	RAMIREZ FERNANDO V
401	1141 S OAK CLIFF BLVD	ELIZONDO SARAH
402	1137 S OAK CLIFF BLVD	Taxpayer at
403	1133 S OAK CLIFF BLVD	MORALES ANTONIO SALINAS
404	1129 S OAK CLIFF BLVD	Taxpayer at
405	1125 S OAK CLIFF BLVD	FISHER MICHAEL & SHANNON M
406	1121 S OAK CLIFF BLVD	CANTU GERARDO G &
407	1141 S MARLBOROUGH AVE	PERALES JUAN CARLOS
408	1139 S MARLBOROUGH AVE	CASTILLO ESTANISLAO
409	1137 S MARLBOROUGH AVE	MARQUEZ MAURILIO &
410	1133 S MARLBOROUGH AVE	HERNANDEZ CARLOS
411	1129 S MARLBOROUGH AVE	HERNANDEZ ARNULFO EST OF
412	1125 S MARLBOROUGH AVE	ABARCA WENDY Y DOMINGUEZ
413	1119 S MARLBOROUGH AVE	MARTINEZ ROSALBA
414	1113 S MARLBOROUGH AVE	DELATORRE BONIFACIO &
415	1122 S OAK CLIFF BLVD	1122 S OAK CLIFF LLC
416	1126 S OAK CLIFF BLVD	MILLER JANIE K
417	1132 S OAK CLIFF BLVD	PEDRAZA MIGUEL
418	1136 S OAK CLIFF BLVD	TORRES JAVIER &
419	1140 S OAK CLIFF BLVD	FREEMAN LARRY W
420	2017 EMMETT ST	GARCIA SARAH TORRES EST OF
421	1143 S BRIGHTON AVE	LOPEZ CAROL & MELQUIDEZ
422	1139 S BRIGHTON AVE	GONZALEZ HILDA M
423	1137 S BRIGHTON AVE	BARRIENTOS LETICIA
424	1133 S BRIGHTON AVE	SANCHEZ ELVIRA
425	1129 S BRIGHTON AVE	GUNZA MARK
426	1125 S BRIGHTON AVE	MENDOZA JUAN &
427	1121 S BRIGHTON AVE	MCMILLIN JUSTIN
428	1117 S BRIGHTON AVE	SANCHEZ GUILLERMO &
429	1113 S BRIGHTON AVE	ALCARAZ MANUEL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	1109 S BRIGHTON AVE	PEREZ ANGEL S
431	1101 S BRIGHTON AVE	HERNANDEZ CARLOS F
432	1104 S MARLBOROUGH AVE	HARRIS MARK A
433	1108 S MARLBOROUGH AVE	ROBERTS ANDREW GILBERT &
434	1112 S MARLBOROUGH AVE	PINEDA DALIA L
435	1116 S MARLBOROUGH AVE	VALDERAS ERMERIGILDO &
436	1120 S MARLBOROUGH AVE	MARTINEZ ARTURO & SANDRA
437	1124 S MARLBOROUGH AVE	WASSON KRISTIN
438	1128 S MARLBOROUGH AVE	MARTINEZ DAVID
439	1132 S MARLBOROUGH AVE	BURSON CHRIS
440	1136 S MARLBOROUGH AVE	ROSALES JOSE PABLO & YADIRA
441	1140 S MARLBOROUGH AVE	FAZ ISMAEL
442	1144 S MARLBOROUGH AVE	FAZ ISMAEL & MARIA GUADALUPE
443	1100 S BRIGHTON AVE	KG&E MARKETING LLC &
444	1104 S BRIGHTON AVE	WAGES MYRNA KAE
445	1108 S BRIGHTON AVE	PEREZ OCTAVIANO S & ROSA
446	1112 S BRIGHTON AVE	CHAVEZ MAURICIO & MARIA TRINIDAD
447	1116 S BRIGHTON AVE	SANCHEZ CESAREO & JUANA
448	1118 S BRIGHTON AVE	SOLORIO EUSTORGIO &
449	1124 S BRIGHTON AVE	Taxpayer at
450	1132 S BRIGHTON AVE	MARQUEZ OTHON & ANA
451	2422 W CLARENDON DR	VEGA MARCUS
452	2420 W CLARENDON DR	915 & 917 LLC
453	2430 W CLARENDON DR	SORIA MANUEL EST OF
454	2434 W CLARENDON DR	GUTIERREZ JULIA V
455	2438 W CLARENDON DR	BRADY MARIA
456	2442 W CLARENDON DR	RCV CONTRACTORS LLC
457	2446 W CLARENDON DR	MENDOZA EVARISTO
458	2450 W CLARENDON DR	JONES ELIZABETH LEE
459	2451 KINGSTON ST	JUAN DOMINGUEZ & ROSA L
460	2447 KINGSTON ST	DOMINGUEZ LUCIO &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	2443 KINGSTON ST	RAMIREZ JOSE J ETAL
462	2439 KINGSTON ST	HARRIS JOSH & AMBER L
463	2435 KINGSTON ST	BARRERA PAULA
464	2431 KINGSTON ST	ER REALTY HOLDINGS INC
465	2427 KINGSTON ST	VENEGAS MIGUEL
466	2423 KINGSTON ST	BONILLA LUIS &
467	2419 KINGSTON ST	REYES JENIFER ALEXIS CRUZ
468	2415 KINGSTON ST	CASTILLO FIDEL & MARIA
469	2502 W CLARENDON DR	MARTINEZ ADOLFO & MARIA
470	2506 W CLARENDON DR	CARBALLO ANGEL
471	2507 KINGSTON ST	CASTILLO JOSE
472	2503 KINGSTON ST	VELIZ JAIME & JUANITA E
473	2502 KINGSTON ST	TRANG ANH
474	2414 KINGSTON ST	CASTRO ROSALIO
475	2418 KINGSTON ST	MERCADO LUIS A
476	2422 KINGSTON ST	ESCARENO JUANA EST OF
477	2426 KINGSTON ST	DUNLAP JOHN WESLEY
478	2434 KINGSTON ST	LOPEZ JOE LUIS & MERCEDES
479	2438 KINGSTON ST	JIMENEZ ANSELMO
480	2442 KINGSTON ST	GUTIERREZ JOSE MARIA
481	2446 KINGSTON ST	MIRELES JESSICA
482	2450 KINGSTON ST	CATECHUMENIUM OF OUR LADY OF
483	2451 EMMETT ST	VILLARREAL ARMANDINA &
484	2447 EMMETT ST	ALVARADO ALBERTO & MARIA
485	2443 EMMETT ST	MARTINEZ BERTHA GLADIS
486	2439 EMMETT ST	SALINAS JELASIO
487	2435 EMMETT ST	MCEWIN DOYLE WAYNE
488	2431 EMMETT ST	ROMO TRINIDAD VICTOR
489	2427 EMMETT ST	DUNAWAY DALLAS &
490	2423 EMMETT ST	HERNANDEZ TERESA A
491	2419 EMMETT ST	VILLARREAL MARTIN &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	2415 EMMETT ST	DOMINGUEZ JUAN P
493	2414 EMMETT ST	MHOUSE SOLUTIONS LLC
494	2418 EMMETT ST	ULLOA MARY MEDINA &
495	2422 EMMETT ST	RAMIREZ JOSHUA
496	2426 EMMETT ST	GAYTON NELDA M
497	2430 EMMETT ST	RIOS AURELIO &
498	2434 EMMETT ST	SHTONDA BORIS B
499	2438 EMMETT ST	DAVILA KARINA ALEXANDRA
500	2442 EMMETT ST	LEE JAMES D JR
501	2446 EMMETT ST	SLEDGE DANIEL
502	2450 EMMETT ST	Taxpayer at
503	2451 BRANDON ST	CONDE RICHARD & MARIA
504	2447 BRANDON ST	PALOMINO IRENE G
505	2443 BRANDON ST	HERNANDEZ REMIGIO &
506	2439 BRANDON ST	DELAROSA ENRIQUE &
507	2435 BRANDON ST	ZARAGOZA NARCISA G LIV TR
508	2431 BRANDON ST	CORTEZ GREGORIO
509	2427 BRANDON ST	BARRAGAN MARIA DEL R &
510	2423 BRANDON ST	JJW PROPERTIES LLC
511	2415 BRANDON ST	SOLORZANO OSCAR
512	2406 BRANDON ST	MEJIA ORLANDO VAZQUEZ &
513	2410 BRANDON ST	HERNANDEZ JESUS SILBESTER
514	2414 BRANDON ST	PORTER JESSE
515	2418 BRANDON ST	CASTILLO JOSE M & MYRNA
516	2422 BRANDON ST	VSP DALLAS LLC
517	2426 BRANDON ST	ARNOLD KAYLA NOEL
518	2430 BRANDON ST	BLANCO AGAPITO & MARIA D
519	2434 BRANDON ST	Taxpayer at
520	2438 BRANDON ST	RUIZ RODRIGO M
521	2442 BRANDON ST	MEDRANO GRACIELA
522	2446 BRANDON ST	RICHARD ALBERT JR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	2450 BRANDON ST	TREVISIO MARIA ELENA
524	2451 GRAFTON AVE	ZARRELLA NANCY CHATMAS
525	2447 GRAFTON AVE	SALAZAR MARGARITO L &
526	2443 GRAFTON AVE	SALINAS VIRJILIO &
527	2439 GRAFTON AVE	GUTIERREZ ANA BELLA OCHOA
528	2435 GRAFTON AVE	CALVIN TYLER L
529	2431 GRAFTON AVE	LARA ROXANNA E
530	2427 GRAFTON AVE	FURR JAN DEGAUGH
531	2423 GRAFTON AVE	CARRANZA JOSE P JR &
532	2419 GRAFTON AVE	GARCIA MARY
533	2415 GRAFTON AVE	JIMINEZ SALVADOR
534	2411 GRAFTON AVE	RUIZ JUAN C JR &
535	2407 GRAFTON AVE	BURGOS NANCY SARABIA
536	2406 GRAFTON AVE	UYOA JOEL
537	2410 GRAFTON AVE	TORRES ROSA MORENO
538	2414 GRAFTON AVE	HERRERA VIRGILIO &
539	2418 GRAFTON AVE	MT&A HOLDINGS LLC
540	2422 GRAFTON AVE	LOPEZ LEO & CYNTHIA MUNOZ
541	2426 GRAFTON AVE	FUENTES LEONARDO &
542	2430 GRAFTON AVE	OLIVAREZ ANTONIO EST &
543	2434 GRAFTON AVE	ALVAREZ GUADALUPE
544	2438 GRAFTON AVE	MARTINEZ ESMERALDS
545	1115 HOLLYWOOD AVE	AVILA AMAVILIA
546	1119 HOLLYWOOD AVE	HERNANDEZ JOSE
547	1123 HOLLYWOOD AVE	BAYLESAND CAMERON & ALEXA JONES &
548	1127 HOLLYWOOD AVE	TRUJILLO LOUIS &
549	1131 HOLLYWOOD AVE	VARGAS JAIME &
550	1135 HOLLYWOOD AVE	D&C ASSET HOLDING LLC
551	2313 EMMETT ST	AGUILAR MARTIN
552	1209 HOLLYWOOD AVE	DALLAS INDIAN UNITED
553	1221 S HOLLYWOOD AVE	PERRY JESSIE J EST OF

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	1225 HOLLYWOOD AVE	STEWART TORRE G
555	1229 HOLLYWOOD AVE	RODELA GONZALES TRINIDAD
556	1233 HOLLYWOOD AVE	Taxpayer at
557	1237 HOLLYWOOD AVE	GARZA JOHNNY ASCUNCION JR
558	1241 HOLLYWOOD AVE	SOTO JOVAN &
559	1134 HOLLYWOOD AVE	HARRINGTON KAREN M &
560	1130 HOLLYWOOD AVE	FANNIN RON
561	1126 HOLLYWOOD AVE	CARR JAY R & SYLVIA E
562	1122 HOLLYWOOD AVE	HILL SABRINA
563	1118 HOLLYWOOD AVE	KINMAN THOMAS
564	1114 HOLLYWOOD AVE	GONZALEZ JOSE RUBEN
565	1115 S MONTREAL AVE	SHEFFIELD DONALD RAY
566	1119 S MONTREAL AVE	RAMIREZ VICTOR J JR
567	1123 S MONTREAL AVE	NUNEZ ARTURO
568	1127 S MONTREAL AVE	TOVAR SAMUEL JR &
569	1129 S MONTREAL AVE	EQUILUZ SIDONIO &
570	1135 S MONTREAL AVE	MCGUIRE MELISSA F &
571	1342 S HAMPTON RD	OLIVARES LUIS & MARGARITA
572	1311 S HOLLYWOOD AVE	FROEHLICH KRISTI
573	1317 S HOLLYWOOD AVE	MORONES ESTER D
574	1321 HOLLYWOOD AVE	BURTON MILA
575	1325 HOLLYWOOD AVE	SCHMALSTIEG AURELIA MARIE
576	1329 HOLLYWOOD AVE	VILLANUEVA HONORIO R
577	1333 HOLLYWOOD AVE	MENDOZA ANTOLIN
578	1300 S HAMPTON RD	DISCIPLE CITY CHURCH
579	1326 HOLLYWOOD AVE	BAKER MARCUS
580	1322 HOLLYWOOD AVE	KERNER KELLIE
581	1318 HOLLYWOOD AVE	FLANNERY TIMOTHY P
582	1314 S HOLLYWOOD AVE	Taxpayer at
583	1310 HOLLYWOOD AVE	WALLACE SHELLEY M
584	1306 S HOLLYWOOD AVE	BRADY MELENDEZ MARSHA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	1302 HOLLYWOOD AVE	LOWRY MATTHEW
586	1303 S MONTREAL AVE	HAWKINSON JIVAN DEGLISE F &
587	1307 S MONTREAL AVE	JACOBS LAURA JEAN
588	1311 S MONTREAL AVE	HARRIS BUE LIFE ESTATE
589	1315 S MONTREAL AVE	HOUGH THOMAS E
590	1242 S HOLLYWOOD AVE	GARCIA ERICA
591	1240 S HOLLYWOOD AVE	Taxpayer at
592	1236 HOLLYWOOD AVE	HOCHBERG ZACHARY A &
593	1232 HOLLYWOOD AVE	TERRAZAS MARIA
594	1228 HOLLYWOOD AVE	LANDRITH ANGELA RAE &
595	1224 HOLLYWOOD AVE	BODE MARY ADAMS
596	1220 HOLLYWOOD AVE	GONZALES JUAN C &
597	1216 HOLLYWOOD AVE	CIZMAS SUSAN M
598	1212 S HOLLYWOOD AVE	COLE ARTHUR H
599	1208 HOLLYWOOD AVE	DURAN MARTINA &
600	1204 S HOLLYWOOD AVE	LINDSTROM LAURA D
601	1203 S MONTREAL AVE	MONTEZ DAVID JR
602	1209 S MONTREAL AVE	MONTREAL AVENUE LLC
603	1213 S MONTREAL AVE	CORONEL RAFAEL JR &
604	1217 S MONTREAL AVE	RIOS FELIPE ROMERO &
605	1221 S MONTREAL AVE	SEPULVEDA LUIS & BENNIE
606	1225 S MONTREAL AVE	CARPIO FELIX
607	1229 S MONTREAL AVE	DIETZ MICHAEL
608	1233 S MONTREAL AVE	KIRKPATRICK STEPHEN
609	1237 S MONTREAL AVE	Taxpayer at
610	1241 S MONTREAL AVE	VALDEZ RENE & MARIA
611	1245 S MONTREAL AVE	PAPPAS AMELIA & JAMES
612	902 EPENARD ST	CASTANEDA DELFINO &
613	906 EPENARD ST	MILIAN SILVIA
614	910 EPENARD ST	NEVAREZ ABEL
615	914 EPENARD ST	FRAIRE JOSE MANUEL &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	918 EPENARD ST	PEREZ JUANA IBON &
617	922 EPENARD ST	LOPEZ JESUS &
618	926 EPENARD ST	GUTIERREZ MARCO A JR &
619	930 EPENARD ST	PUENTE JESUS RICARDO GARCIA &
620	934 EPENARD ST	GARZA JULIAN
621	1002 EPENARD ST	GARZA JULIAN LIFE ESTATE
622	1006 EPENARD ST	JORDAN BENNIE R
623	1010 EPENARD ST	FLORES JOANN
624	1014 EPENARD ST	DFW HOME SOLUTIONS LLC
625	1022 EPENARD ST	ROJAS MANUEL
626	902 S FRANKLIN ST	BLODGETT CASH
627	903 EPENARD ST	CASA DE ORACION CHURCH OF THE NAZARENE
628	906 S FRANKLIN ST	AGUILAR SAULO & NORA H
629	910 S FRANKLIN ST	ESPINOZA MAXIMINO &
630	915 EPENARD ST	OROZCO ELENA EST OF
631	914 S FRANKLIN ST	ESPINOZA MAXIMINO &
632	918 S FRANKLIN ST	MOLINA ALFREDO
633	919 EPENARD ST	MARIN RIGOBERTO &
634	923 EPENARD ST	OLVERA LIDIA
635	922 S FRANKLIN ST	SALGADO MARIA A
636	926 S FRANKLIN ST	LEGE PATRICIA L A
637	927 EPENARD ST	TAKAMATSU OSAZE WINSTON &
638	931 EPENARD ST	AVALOS ADAM F &
639	930 S FRANKLIN ST	NUNEZ MARIA M
640	934 S FRANKLIN ST	Taxpayer at
641	935 EPENARD ST	CHAPA DAVEN ELI
642	1003 EPENARD ST	GBOH INC & ASSIGNEES
643	1002 S FRANKLIN ST	NAVARRO HILARIO
644	1006 S FRANKLIN ST	MARTINEZ LUIS A & SILVIA
645	1007 EPENARD ST	EEZY STAYS LLC
646	1011 EPENARD ST	PONCE ARTURO D & MARGARITA L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	1010 S FRANKLIN ST	MENDIOLA FREDDY &
648	1014 S FRANKLIN ST	ALAMAZAN MARIA &
649	1015 EPENARD ST	SCHREIBER CASEY &
650	1019 EPENARD ST	PAREDES FIDEL RAIMUNDO
651	1018 S FRANKLIN ST	MCNAMARA TOMMY LEE LF EST
652	1022 S FRANKLIN ST	BABS JOINT REALTY LLC
653	1023 EPENARD ST	DORANTES JUAN L
654	1007 S FRANKLIN ST	RAMIREZ RUBEN & JOSEFINA
655	1011 S FRANKLIN ST	JUAREZ CELICA GODINEZ
656	1013 S FRANKLIN ST	RUIZ JOSE ALBERTO ZEPEDA
657	1019 S FRANKLIN ST	DALLAS PATTEN PROPERTIES LLC
658	1023 S FRANKLIN ST	CRUZ AMADEO & ALMA LORENO
659	2415 BURLINGTON BLVD	PONCE YANETH RUBIO
660	2419 BURLINGTON BLVD	FLORES HILDA P
661	2421 BURLINGTON BLVD	FLORES TOMMY & ELSA
662	2427 BURLINGTON BLVD	FLORES MARY LOU LIFE ESTATE
663	2431 BURLINGTON BLVD	SHOFF IAN STEFAN
664	2435 BURLINGTON BLVD	HARPER EMILY
665	2439 BURLINGTON BLVD	MCCOY DOLORES HUBBARD
666	2443 BURLINGTON BLVD	LEAL MARIA CONCEPCION
667	2447 BURLINGTON BLVD	BAZALDUA J MARCOS & SUSANA D
668	2451 BURLINGTON BLVD	RENTERIA ALMA ROSA &
669	123 S HOLLYWOOD AVE	ARANA CARLOS SANTANA &
670	205 S HOLLYWOOD AVE	INGRAM MITCHELL KENT &
671	2312 WADDY AVE	MASSEY CHRISTINA
672	2308 WADDY AVE	MASSEY CHRISTINA F
673	209 S HOLLYWOOD AVE	MIRANDA LETICIA
674	203 S HOLLYWOOD AVE	ARRELLANO MELQUIADES
675	238 S HAMPTON RD	SANCHEZ MARIA
676	234 S HAMPTON RD	HULTBERG MARIA &
677	228 S HAMPTON RD	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	224 S HAMPTON RD	CONEJO ELISEO & ALMADELIA
679	220 S HAMPTON RD	OLIVERA VIRGINIA
680	216 S HAMPTON RD	AYALA JOSE E &
681	214 S HAMPTON RD	PORTER ROBERT II
682	210 S HAMPTON RD	SEVIER KENNETH R
683	206 S HAMPTON RD	ANDRADE ENRIQUE
684	202 S HAMPTON RD	PEREZ JOSE T & DANIEL
685	2316 WADDY AVE	LOPEZ MARIA S &
686	325 HOLLYWOOD AVE	MORA GUILLERMO & EVELYN N
687	321 HOLLYWOOD AVE	MORA SEBASTIAN & CECILIA
688	317 HOLLYWOOD AVE	SALDIVAR ARIEL ANN
689	315 HOLLYWOOD AVE	315 HOLLYWOOD SERIES
690	311 HOLLYWOOD AVE	MILLER ANDREW NICHOLAS
691	305 HOLLYWOOD AVE	POST HERMAN L &
692	303 HOLLYWOOD AVE	MARTINEZ MANUEL ROBERT &
693	2403 SUNSET AVE	GONZALES SYLVIA &
694	2409 SUNSET AVE	CABALLERO ISMAEL &
695	2415 SUNSET AVE	PARKER CHRISTEN &
696	2423 SUNSET AVE	PENA CHRISTOPHER KEITH &
697	2427 SUNSET AVE	MYERS JUDSON D
698	2431 SUNSET AVE	STOASTAY LLC
699	2435 SUNSET AVE	GOMEZ WILLIAM PAUL
700	2439 SUNSET AVE	ANDREWS ANN
701	2443 SUNSET AVE	MERCADO CHARLES K P &
702	2503 SUNSET AVE	SIVERLING KATHRYN J &
703	2507 SUNSET AVE	RIVERA MONICA L
704	2511 SUNSET AVE	BARRETOGONZALEZ LISANDRA
705	2515 SUNSET AVE	YANCEY ALEXIS THAL
706	2519 SUNSET AVE	MARTINEZ DAMIAN III
707	2521 SUNSET AVE	ASCENCIO CYNTHIA NATALY
708	2525 SUNSET AVE	CRAIN PRISCILLA SOMMER

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	2534 SUNSET AVE	SANTOS JUSTIN ANDREW
710	2530 SUNSET AVE	GRANHOLD BRYAN &
711	2526 SUNSET AVE	BOERM DAVID E & ANNIE G
712	2522 SUNSET AVE	ORTIZ GLORIA R
713	2518 SUNSET AVE	BOYDE DOUGLAS E JR
714	2514 SUNSET AVE	MOSMAN DAMIEN MICHAEL
715	2510 SUNSET AVE	BAGGETT JOSHUA W &
716	2506 SUNSET AVE	JARKE NICOLE
717	2502 SUNSET AVE	HAVENS MARK A JR
718	2501 WENTWORTH ST	TIRADOALVAREZ HUGO &
719	2507 WENTWORTH ST	ESPINOZA RAUL & ROSA
720	2511 WENTWORTH ST	VONNER ERRON
721	2515 WENTWORTH ST	DANCE THOMAS
722	2517 WENTWORTH ST	Taxpayer at
723	2519 WENTWORTH ST	MEJORADO THOMAS
724	2523 WENTWORTH ST	TRAWNIK WILLIAM RANDALL &
725	2527 WENTWORTH ST	MORONES VANESSA ALEXANDRA
726	2531 WENTWORTH ST	RODRIGUEZ JOSE MANUEL &
727	2442 SUNSET AVE	RATHE CAITLIN V &
728	2438 SUNSET AVE	VENZA ERIN &
729	2434 SUNSET AVE	HILL KATIE &
730	2430 SUNSET AVE	HAMM LAWRENCE LEE
731	2426 SUNSET AVE	BENSON JAMES M
732	2422 SUNSET AVE	LEONARD BRADLEY STEVEN &
733	2418 SUNSET AVE	JENKINS SARAH E
734	2414 SUNSET AVE	ORTEGA JOHN M
735	2402 SUNSET AVE	LUEVANO JOSHUA
736	207 S HAMPTON RD	COLLEY JONATHAN
737	211 S HAMPTON RD	AGUIRRE GENARO S &
738	215 S HAMPTON RD	PIAZZA NICOLE
739	219 S HAMPTON RD	ALLEN LEE W

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	223 S HAMPTON RD	CRUZ FIDEL
741	227 S HAMPTON RD	NORWOOD BROTHERS ENTERPRISES LLC
742	231 S HAMPTON RD	LOPEZ JUANA
743	2415 WENTWORTH ST	RIOS GLORIA
744	2419 WENTWORTH ST	TOLEDO PABLO
745	2423 WENTWORTH ST	BRITSONANDERSON ASA C
746	2427 WENTWORTH ST	GONZALEZ CELSO & FRANCES
747	2431 WENTWORTH ST	STEVENSON ERIN
748	2435 WENTWORTH ST	GRIES KAITLYN & JACOB
749	2439 WENTWORTH ST	LEVINE PHILLIP &
750	2445 WENTWORTH ST	RODRGUEZ EMILIO & NORMA E
751	2536 WENTWORTH ST	Taxpayer at
752	2528 WENTWORTH ST	GONZALES TERESA &
753	2524 WENTWORTH ST	OLVERA VELIO & MARIA G
754	2520 WENTWORTH ST	RIVERA JUAN
755	2516 WENTWORTH ST	JEFFUS WAYNE KELLY
756	2512 WENTWORTH ST	DIAZ ANGELICA M
757	2508 WENTWORTH ST	ALVAREZ CESAR N
758	2504 WENTWORTH ST	MALAGON EFRAIN
759	2503 ALDEN AVE	DAVILA RICARDO &
760	2505 ALDEN AVE	RUEFFER TRACIE & CHADWICK
761	2511 ALDEN AVE	STEVENS MARIA TERESA LIFE ESTATE
762	2515 ALDEN AVE	WILSON ELIZABETH ANDERSON
763	2519 ALDEN AVE	TOMASZEWSKI PAUL & ANN
764	2523 ALDEN AVE	MACIAS ILDEFONSO MACIAS &
765	2527 ALDEN AVE	CONRAD JENNIFER A
766	2531 ALDEN AVE	BARAJAS RENE
767	2501 W 12TH ST	UPZONE INVESTORS LLC
768	2505 W 12TH ST	Taxpayer at
769	2509 W 12TH ST	Taxpayer at
770	2513 W 12TH ST	RAMLER PAUL A & JANET KAY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
771	2519 W 12TH ST	COMPASS BANK
772	2504 ALDEN AVE	GANIC DARIO &
773	2510 ALDEN AVE	FORESTER SARA Y
774	2514 ALDEN AVE	REED STEVEN THOMAS
775	2518 ALDEN AVE	JONES L V & BEVERLY K
776	2522 ALDEN AVE	GUDINO ALEJANDRO &
777	2539 WENTWORTH ST	ORELUP JAY
778	2542 WENTWORTH ST	CASTRO ELIZABETH
779	2538 WENTWORTH ST	Taxpayer at
780	2543 ALDEN AVE	PAREDEZ NICHOLAS
781	2539 ALDEN AVE	SLOAN LEONARD &
782	2536 ALDEN AVE	QUINTANA ROBERT L
783	2532 ALDEN AVE	Taxpayer at
784	2528 ALDEN AVE	DIAZ OCTAVIO &
785	2524 ALDEN AVE	VELASQUEZ ANDRE A &
786	2535 W 12TH ST	MONDRAGON PEDRO &
787	2533 W 12TH ST	LOPEZ JUANA
788	2531 W 12TH ST	DIKIBO DERAN A &
789	2527 W 12TH ST	HUGGINS JUDY ANN
790	2523 W 12TH ST	CAHILL KATHERINE C ESTATE
791	1202 S MARLBOROUGH AVE	HAYNES JAMES
792	1206 S MARLBOROUGH AVE	Taxpayer at
793	1212 S MARLBOROUGH AVE	HERNANDEZ BENJAMIN & GRISELDA
794	1216 S MARLBOROUGH AVE	RANGEL CLEMENTE RODRIGUEZ &
795	1219 S MARLBOROUGH AVE	AGUIRRE MOSES
796	1215 S MARLBOROUGH AVE	ORTIZ ROSALINDA FLORES &
797	1211 S MARLBOROUGH AVE	PEREZ JOSE A &
798	1207 S MARLBOROUGH AVE	MACIAS RAFAEL & MAURA MARTINEZ
799	1203 S MARLBOROUGH AVE	PEREZ ALFREDO
800	2010 EMMETT ST	Taxpayer at
801	1202 S OAK CLIFF BLVD	CARILLO TONY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
802	2014 EMMETT ST	LUNA HECTOR
803	1206 S OAK CLIFF BLVD	CANTU PATRICIA A
804	1210 S OAK CLIFF BLVD	CANTU GERARDO JR & ARISBET
805	1214 S OAK CLIFF BLVD	GANNON DAVID
806	1218 S OAK CLIFF BLVD	LOPEZ MIGUEL &
807	1215 S OAK CLIFF BLVD	SHV HOMES 3 LLC
808	1211 S OAK CLIFF BLVD	ABREGO EPIFANIO
809	1207 S OAK CLIFF BLVD	ALMENDARIZ BEATRIZ
810	1203 S OAK CLIFF BLVD	MENDOZA JUAN &
811	1200 S MONTREAL AVE	BARTOLO ANASTACIO &
812	1206 S MONTREAL AVE	ESTRADA JOSE S & MARIA
813	1210 S MONTREAL AVE	SOTO TOMAS
814	1338 S HAMPTON RD	HERNANDEZ FERNANDO G &