

FILE NUMBER: Z234-354(MB) / Z-25-000015 **DATE FILED:** September 27, 2024

LOCATION: East corner of Worth Street and N. Peak Street.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 40,075 sqft **CENSUS TRACT:** 48113001502

APPLICANT/OWNER: Devonshire Ventures, LLC

REPRESENTATIVE: Tommy Mann

REQUEST: An application for a new planned development district for MF-2(A) Multifamily District uses on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to height, landscaping, and design standards.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family and is developed with a surface parking lot.
- The request site is approximately 40,075 square feet in size. The surrounding area is primarily a mix of single-family and multifamily housing, with single-family adjacent to the area of request.
- The applicant wishes to develop a multifamily property with modifications to landscaping requirements, limitations on stories, and improved design standards.
- As such, the applicant requests a new planned development district (PD).

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Worth Street	Local street	50 feet
N Peak Street	Principal Arterial	60 feet

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Route 9
Route 23
Route 249

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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

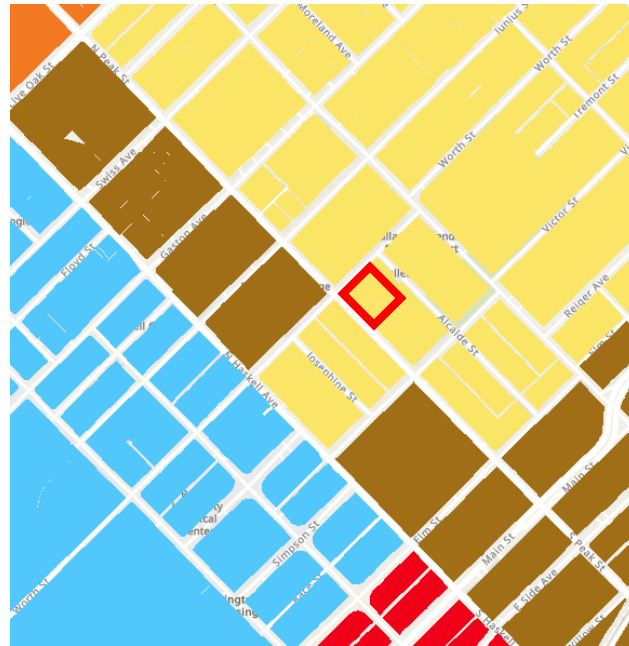
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions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

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Apartments are designated as secondary uses within the Community Residential placetype. In situations where single family districts are proposed to be rezoned to allow multifamily, consideration must be given to compatibility with surrounding uses and the placement of multifamily. The site is situated on a corner lot, with access to a thoroughfare. Within the broader context of the area, it is diagonal from a Neighborhood Mixed-Use placetype and near additional areas designated as Neighborhood Mixed-Use. Properly designed, apartments in a Community Residential placetype can provide a transition between the more intensive development of a Neighborhood Mixed-Use area and the predominantly single family developments of Community Residential areas.















Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



Legend

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Necessity for a Planned Development District:

According to Sec. 4.702, the purpose of a planned development district (PD) is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide multifamily housing. The proposed conditions include deviations (more permissive standards) and enhancements (more restrictive standards). The deviation is for the residential buffer zone requirement under Article X, modified to be a minimum of five feet rather than an average of ten feet with a minimum of five feet. Enhancements include a limitation on stories (two stories max, compared with no maximum number of stories under the base MF-2(A) Multifamily District) and design standards for a multifamily project. The design standards largely mirror the ones used in Chapter 51A-4.1107 for mixed income housing development bonus projects and are intended to improve the pedestrian realm as well as the property for tenants.

The proposed PD would improve the pedestrian realm and includes a development plan for a structure that would be compatible with the surrounding area. However, the PD is not entirely necessary for what is proposed on this site. The proposed enhancement to height would be doable under MF-2(A) Multifamily District; however, the base MF-2(A) district under SB 840 would allow up to 45 feet in height toward the build line unencumbered by residential proximity slope, presenting challenges for compatibility with adjacent single family uses if another project were to be developed. As such, staff finds that the proposed PD furthers the goals of Forward Dallas 2.0 for mixes of housing in Community Residential placetypes.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Surface parking
Northwest	PD 98	Single family, surface parking
Northeast	R-7.5(A), PD 371, PD 979	Single family, multifamily
Southeast	R-7.5(A)	Single family
Southwest	PD 98, R-7.5(A), PD 171	Church, single family

Land Use Compatibility:

The area of request is currently developed with a surface parking lot. The surrounding area is a mix of single family and multifamily uses; the lots along Peak, Worth, and Alcalde Streets are single family, while PD 371 and PD 979 to the northeast contain multifamily. PD 171 to the southeast contains single family attached houses.

When considering a rezoning from a single family district to a multifamily district, or a PD with multifamily uses, staff considers the suitability of the site vis-à-vis access to transportation, retail, employment opportunities, and schools. The site is close to several retail options including a grocery store and has access to several DART bus routes. The site is also close to an elementary school.

The site would be appropriate for a multifamily development that would serve as a transition between the envisioned neighborhood mixed-use placetype to the west/northwest and south/southeast. The proposed design standards would improve the pedestrian realm, increasing compatibility with the surrounding area. As such, staff finds that the requested land use is compatible with the surrounding area.

Land Use Comparison

Generally, the two districts are similar in which uses are permitted, except that the proposed MF-2(A) Multifamily base allows for multifamily (as well as duplex) in addition to single family.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing R-7.5(A) Single Family</u>	25 feet	5 feet	7,500 sqft	No max	30 feet	45% max.
<u>MF-2(A) Multifamily base</u>	15 feet	Single family: No min Multifamily: 10 feet side, 15 feet rear	Single family: 1,000 sqft Multifamily: 800 – 1,200 sqft	No max	36 feet	60% max
<u>Proposed PD</u>	15 feet	10 feet	Single family: 1,000 sqft Multifamily: 800 – 1,200 sqft	No max	Two stories max	38% per dev plan (60% max)

SB 840

Under the provisions of SB 840, the minimum lot size and maximum height regulations are modified for multifamily structures only. No minimum lot size is specified under SB 840. The maximum height for a multifamily structure is 45 feet, and the height does not have to be sloped back under normal Residential Proximity Slope (RPS). SB 840 does not restrict story limitations.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended, with a modification made in the PD conditions to allow a residential buffer zone to be five feet in depth rather than variable with a minimum average depth of ten feet.

Parking:

Per the Dallas Development Code, the minimum parking required is as follows:

- Single family: no minimum in MF-2(A)
- Multifamily 200+ dwelling units: one space per dwelling unit
- Multifamily 21 – 199 dwelling units: one half space per dwelling unit

- Multifamily 20 or fewer dwelling units: no minimum.
- Guest parking for multifamily: 15% reserved for guests if 100 dwelling units or greater; 10% reserved for guests if between 21- 99 dwelling units.

The proposed number of units, 38, would require 19 spaces. The development plan shows 42 spaces provided.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within a “C” MVA area.

List of Officers

DEVONSHIRE VENTURES, LLC

Managing Member: Brent Aaron

Managing Member: Lou Olerio

PROPOSED PD CONDITIONS

ARTICLE ____

PD ____

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the south corner of Peak Street and Worth Street. The size of PD ____ is approximately ____ acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51P-____.105. DEVELOPMENT PLAN.

(a) Except as provided in Section 51P-____.108(c), for a development bonus project, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, a development plan is not required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

SEC. 51P-____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2 Multi-Family District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as otherwise provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Multifamily. The following regulations apply to multifamily in this district:

(i) Height. Maximum number of stories is two.

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

(iii) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards:

(1) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(2) Landscape planters.

(3) Sculptures.

(4) Awnings.

(iv) Low walls not exceeding four feet in height and enclosing private yards are permitted to be located up to 12 feet into the required front yard.

SEC. 51P-____.109. DESIGN STANDARDS FOR RESIDENTIAL USE.

(a) In general. The following standards are required for residential uses.

(b) Sidewalks.

(1) Unobstructed six-foot-wide sidewalks must be provided along all street frontages.

(2) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas.

(c) Crosswalks. At the intersection of each driveway and sidewalk, crosswalks must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(d) Pedestrian paths.

(1) A minimum of 60 percent of ground-level dwelling units that face streets must be connected via pedestrian path to a sidewalk.

(2) When abutting parking spaces or driving surfaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers so that no part of a parked automobile extends into the minimum unobstructed width.

(e) Amenities.

(1) The following pedestrian amenities must be provided along the Peak Street frontage:

(A) One bench (minimum of six linear feet).

(B) One trash receptacle.

(f) Street and open space frontages.

(1) Frontages. All street-fronting facades and open-space fronting facades must have at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting and open-space-fronting facade.

(g) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of

1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation and public works. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(h) Open space.

(1) At least 10 percent of the residential development must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping.

(i) No structures are allowed within required open space, except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(ii) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

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

(iv) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(v) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(2) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

(a) Except as otherwise provided in this section, landscaping must be provided in accordance with Article X.

(b) For a multifamily use, a residential adjacency buffer zone with a minimum depth of five feet is required. No average depth requirement applies to the buffer zone.

SEC. 51P-____.114. SIGNS.

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

SEC. 51P-____.115. ADDITIONAL PROVISIONS.

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

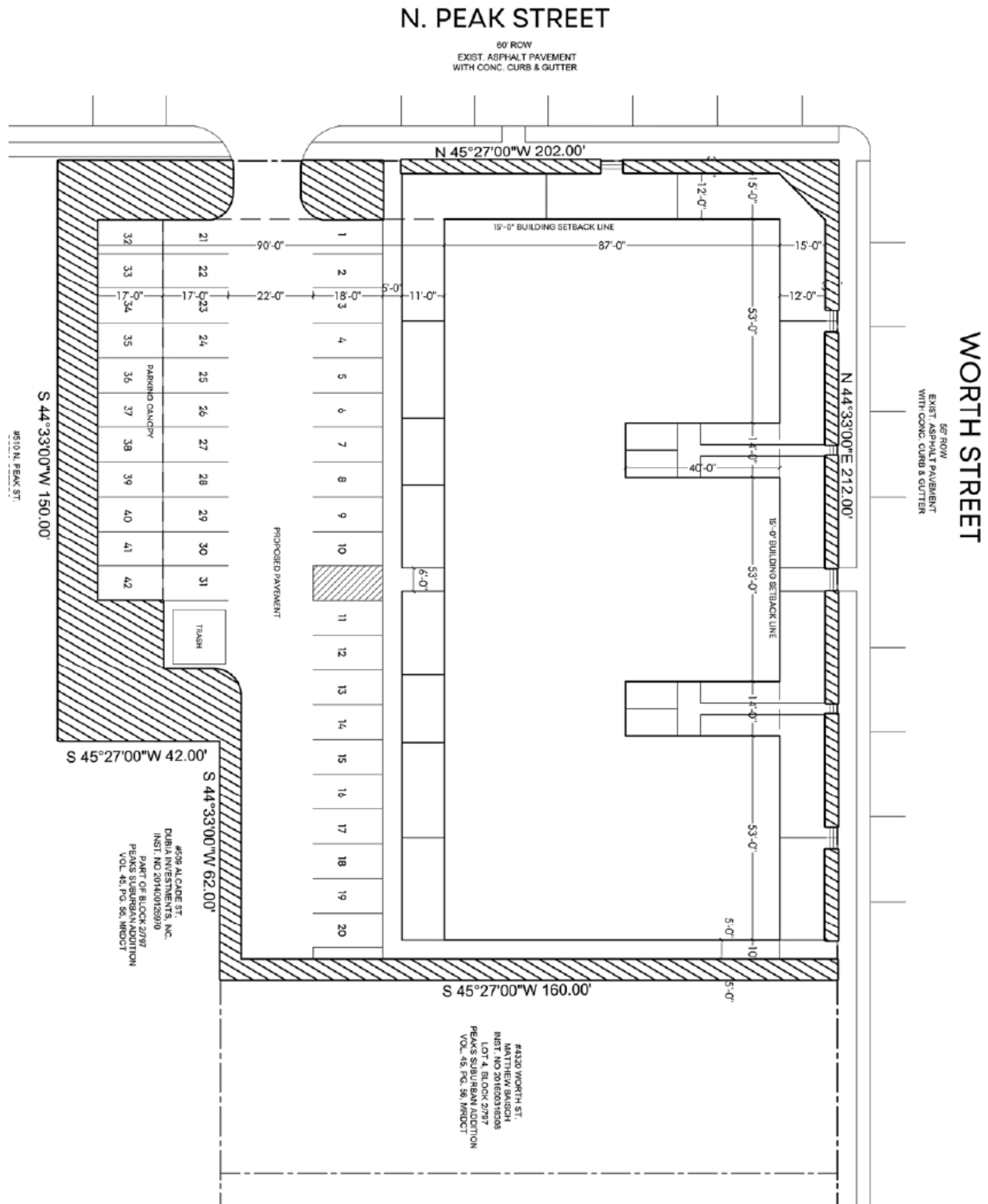
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

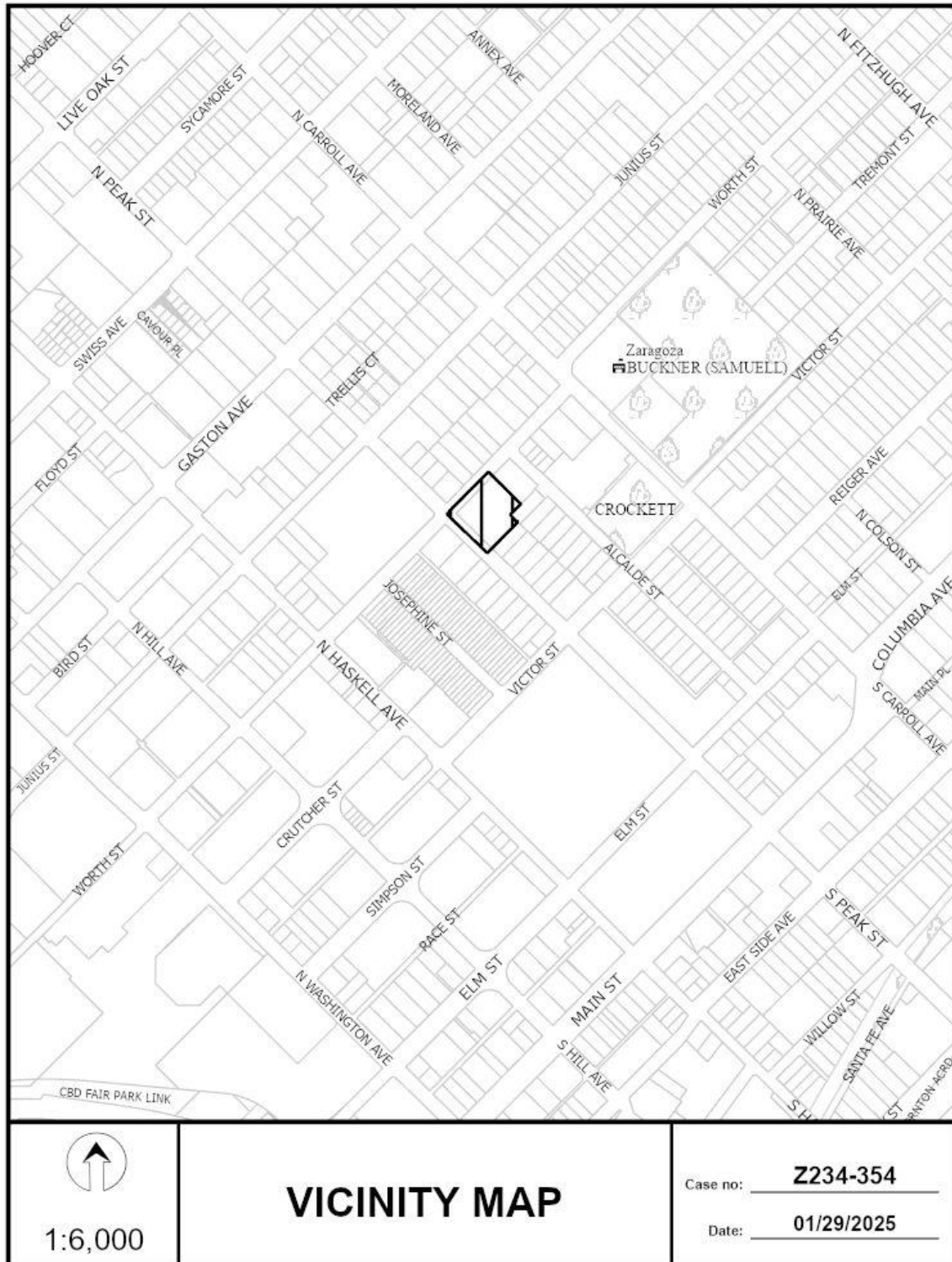
SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

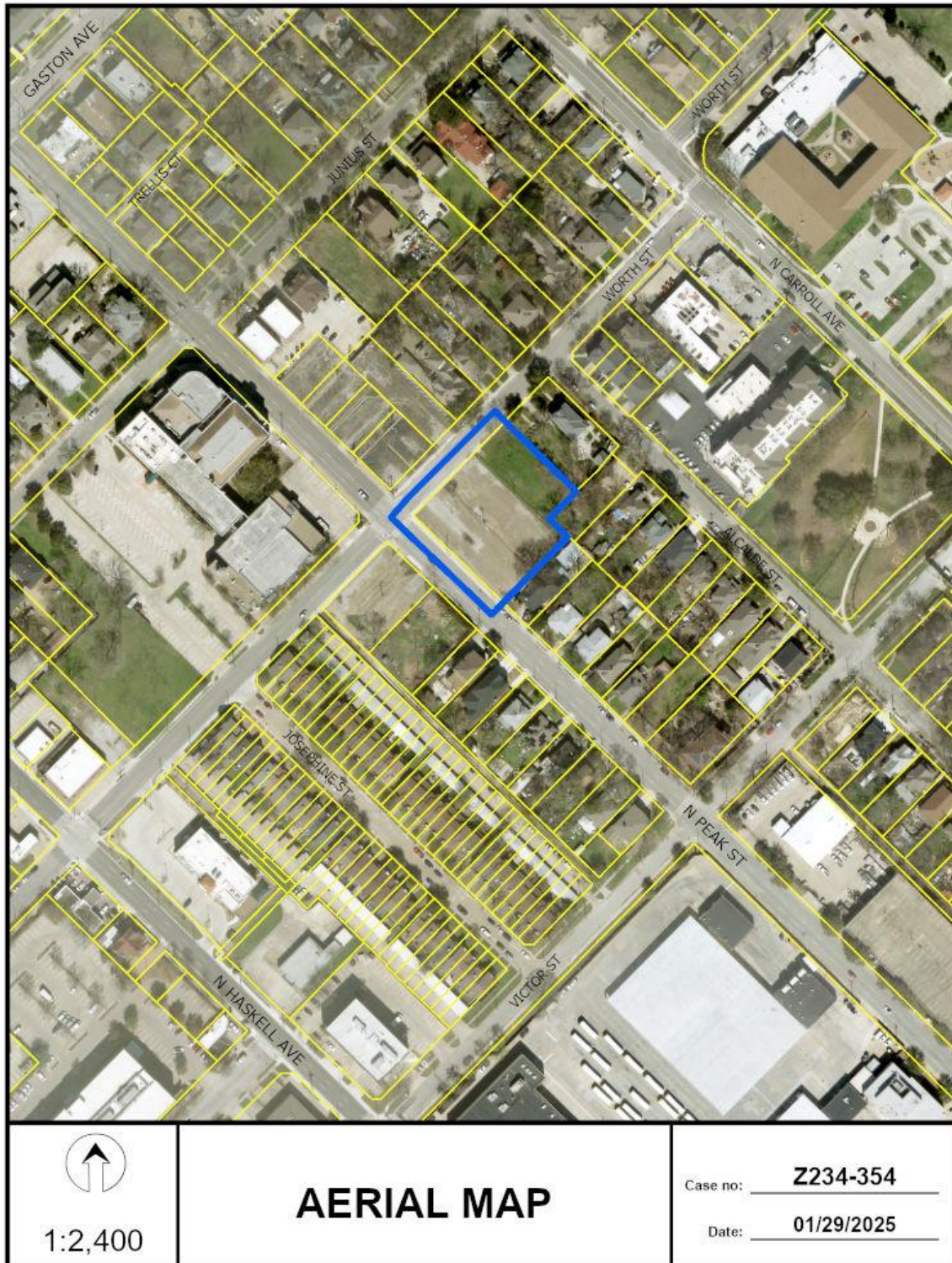
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

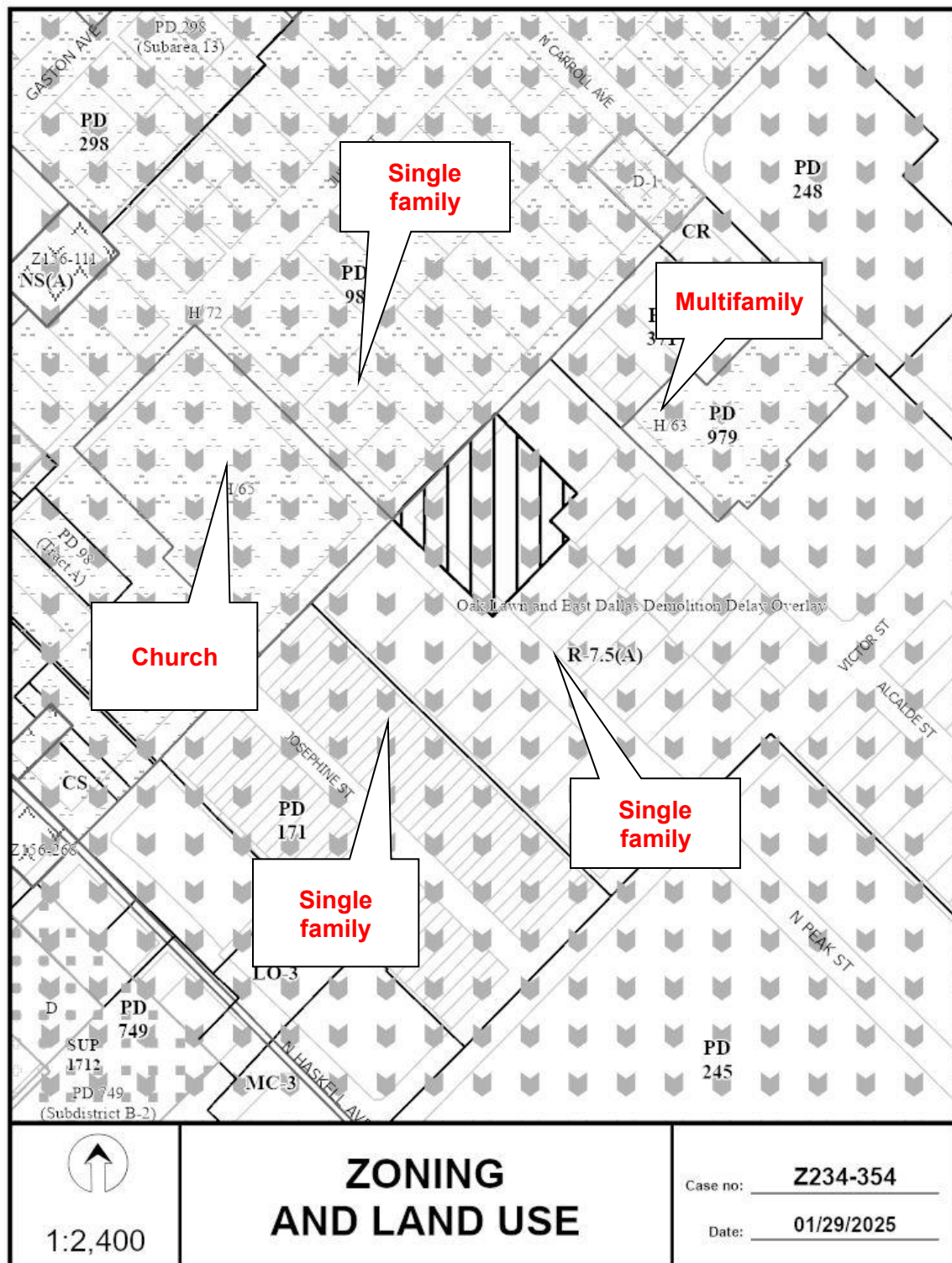
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

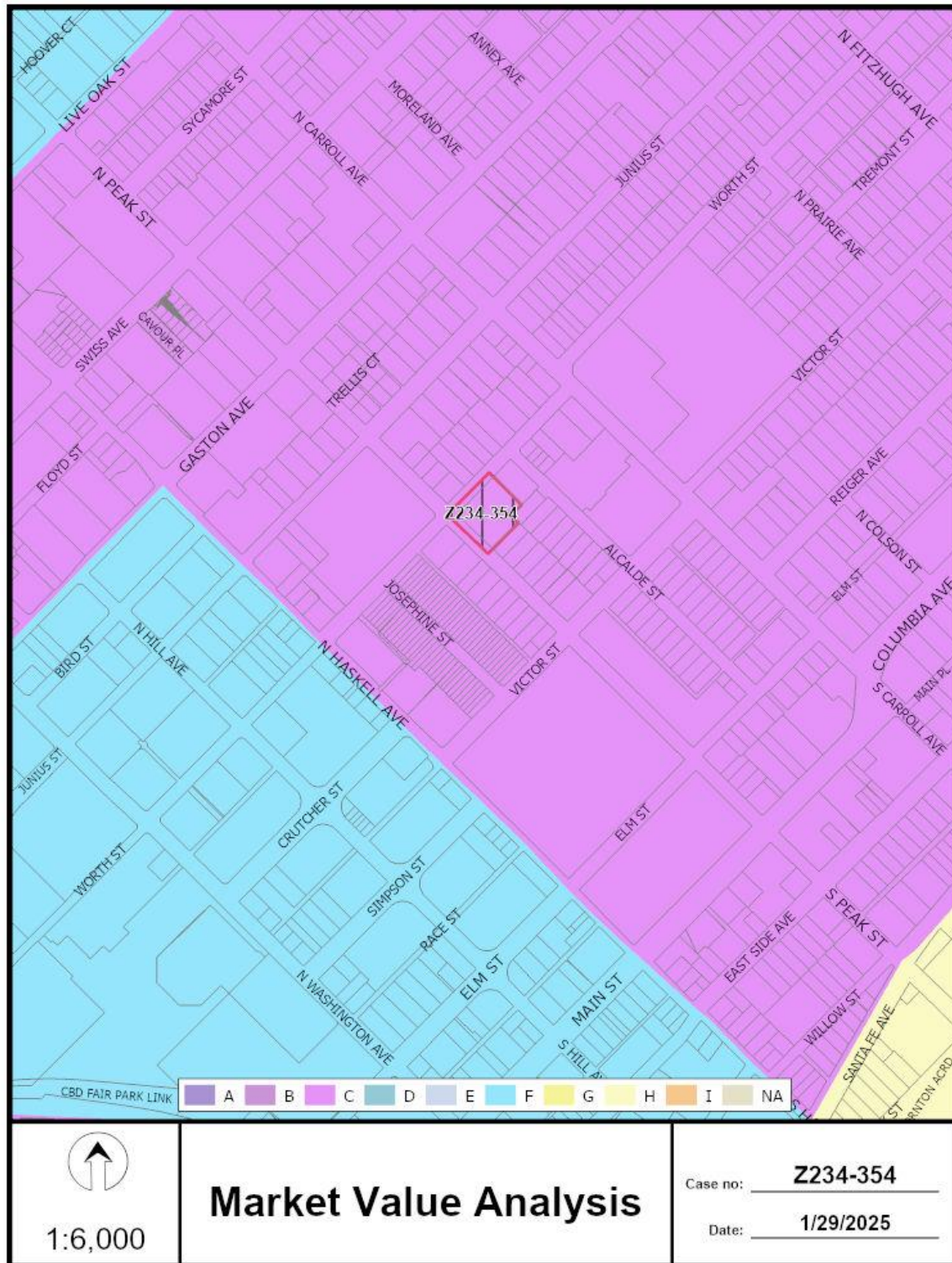
PROPOSED DEVELOPMENT PLAN (DETAIL)

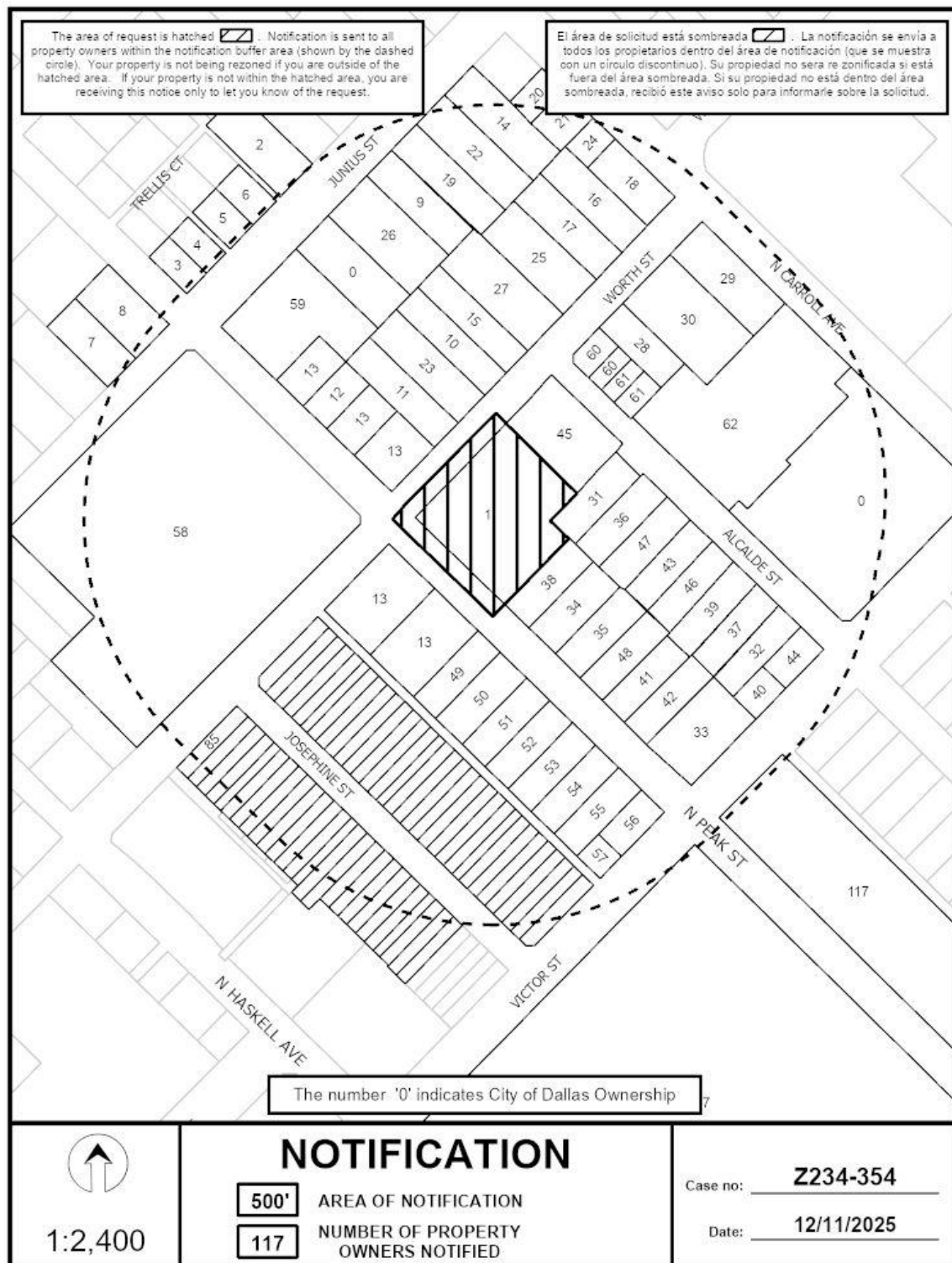












12/11/2025

Notification List of Property Owners***Z234-354******117 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4300	WORTH ST DEVONSHIRE VENTURES LLC
2	4315	JUNIOUS ST WALKER DUKE & MELISSA
3	4303	JUNIOUS ST Taxpayer at
4	4307	JUNIOUS ST PEREZ EMMANUEL
5	4311	JUNIOUS ST WRIGHT SHARON S
6	4313	JUNIOUS ST Taxpayer at
7	4215	JUNIOUS ST EPPERSON MARVA Y
8	4219	JUNIOUS ST SCHIMBAX INVESTMENTS LLC
9	4318	JUNIOUS ST HAYASHI HIROFUMI
10	4317	WORTH ST JOSHI SWATI V
11	4309	WORTH ST EAST DALLAS CHRISTIAN CHURCH
12	610	N PEAK ST EAST DALLAS CHR CHURCH
13	606	N PEAK ST EAST DALLAS CHRISTIAN
14	4412	JUNIOUS ST PRIEBE TOM S &
15	4323	WORTH ST Taxpayer at
16	4417	WORTH ST WHITLARK FREDERICK & RACHEAL
17	4413	WORTH ST HALL DANIEL W &
18	4423	WORTH ST JIYUN CHANG
19	4404	JUNIOUS ST ROBINSON LARRY
20	621	N CARROLL AVE Taxpayer at
21	617	N CARROLL AVE WATSON JENNIFER R
22	4408	JUNIOUS ST KAMMAN JOSHUA
23	4313	WORTH ST GRANADO ROBERT & VICKI
24	615	N CARROLL AVE MORRIS ANDREW SCOTT &
25	4409	WORTH ST BEVILACQUA MARC
26	4316	JUNIOUS ST HO RATHHANN

12/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4403	WORTH ST YARBROUGH DON & ELIZABETH
28	4408	WORTH ST MAY DAWN
29	4420	WORTH ST YARA GROUP LLC
30	4414	WORTH ST EL DIGS LLC
31	509	ALCALDE ST Taxpayer at
32	405	ALCALDE ST SILVERIO ANGEL & JUANA LEYVA
33	402	N PEAK ST HARTRICK FRED GORDON &
34	500	N PEAK ST ZAMORA CARMEN &
35	420	N PEAK ST RINCON JOSE LUIS
36	505	ALCALDE ST FUENTES JAIME JR
37	407	ALCALDE ST Taxpayer at
38	510	N PEAK ST ORTEGA SOFIA
39	413	ALCALDE ST NAVA ALEJANDRO &
40	4315	VICTOR ST LEYVA ADRIAN SILVERIO &
41	412	N PEAK ST Taxpayer at
42	408	PEAK ST Taxpayer at
43	421	ALCALDE ST MORMAN ZACHARY ALBERT &
44	401	ALCALDE ST ESCOBEDO FRANK L LIFE EST
45	4320	WORTH ST BAISCH MATTHEW JOHN
46	417	ALCALDE ST LOERA ANA MARIA
47	501	ALCALDE ST LUCAS JESSICA ELAINE &
48	416	N PEAK ST Taxpayer at
49	509	N PEAK ST JARAMILLO GENOVEVA
50	503	N PEAK ST BENGLE COLLIN MARK &
51	421	N PEAK ST HOFFMAN PETER J
52	417	N PEAK ST DE SANTIAGO MAURICIO & MARIA C
53	413	N PEAK ST Taxpayer at
54	409	N PEAK ST RIGGIO DAVID ALAN
55	405	N PEAK ST SALAZAR FEDERICO
56	401	N PEAK ST TXGATE LLC
57	4213	VICTOR ST TEYO CONCEPCION AMBROSIA

12/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	629	N PEAK ST EAST DALLAS CHRISTIAN
59	4300	JUNIUS ST 4300 JUNIUS LLC
60	532	ALCALDE ST ALI NOORALLAH A
61	520	ALCALDE ST ELEGANT INVESTMENT GROUP INC
62	401	N CARROLL AVE CROCKETT SCHOOL MULTIFAMILY LLC
63	423	JOSEPHINE ST SPENCER ZACHARY AARON
64	427	JOSEPHINE ST Taxpayer at
65	431	JOSEPHINE ST CAMARILLO ROBERTO MICHAEL
66	439	JOSEPHINE ST VALMONT DEVANTE TIMANI SYLVESTER
67	443	JOSEPHINE ST PETTIGREW DONNA L
68	447	JOSEPHINE ST GOLOMB COREY E
69	451	JOSEPHINE ST PARKS GENEVIEVE
70	503	JOSEPHINE ST LAMBERTY JEAN A
71	507	JOSEPHINE ST SAMSON LOUIS P EST OF
72	511	JOSEPHINE ST JUAREZ DOLORES S
73	515	JOSEPHINE ST TURK CRYSTAL
74	523	JOSEPHINE ST FOLEY DONALD W
75	527	JOSEPHINE ST LAMOC JO EARL CASTILLO
76	531	JOSEPHINE ST WASKOM ENTERPRISES
77	535	JOSEPHINE ST ROBINSON JASMINE K &
78	539	JOSEPHINE ST GRUBBS BRANDON
79	543	JOSEPHINE ST CULLERS DAVID S
80	547	JOSEPHINE ST ALVARADE JOBEE T
81	551	JOSEPHINE ST PELAEZ BARBARA MARIA &
82	559	JOSEPHINE ST Taxpayer at
83	563	JOSEPHINE ST Taxpayer at
84	567	JOSEPHINE ST BROWN KARON F & JW ELDRIDGE
85	571	JOSEPHINE ST Taxpayer at
86	429	JOSEPHINE ST JOSEPHINE COURT ASSOC
87	456	JOSEPHINE ST DING SHENG YUE &
88	460	JOSEPHINE ST MARTINEZ DEBORAH

12/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	504	JOSEPHINE ST NICHOLS JOANNA J
90	508	JOSEPHINE ST WARD ERICA
91	516	JOSEPHINE ST HILDERBAND JENNIFER
92	520	JOSEPHINE ST FRANCIS DAVID LEWIS
93	524	JOSEPHINE ST HAMILTON ARIANA &
94	528	JOSEPHINE ST EVANS D CASSANDRA
95	532	JOSEPHINE ST MARRS JAMES GREGORY & TARA A
96	536	JOSEPHINE ST DING JIAHUAN &
97	540	JOSEPHINE ST WU PIN
98	544	JOSEPHINE ST Taxpayer at
99	552	JOSEPHINE ST MULDROW NAYO
100	556	JOSEPHINE ST KNOWLES DENNIS K
101	560	JOSEPHINE ST Taxpayer at
102	564	JOSEPHINE ST Taxpayer at
103	568	JOSEPHINE ST JOHNSON ALBERT
104	436	JOSEPHINE ST JOSEPHINE CT OWNERS ASSN
105	404	JOSEPHINE ST EQUITY TRUST COMPANY CUSTODIAN
106	408	JOSEPHINE ST Taxpayer at
107	412	JOSEPHINE ST BADOE JESSE
108	416	JOSEPHINE ST Taxpayer at
109	420	JOSEPHINE ST Taxpayer at
110	424	JOSEPHINE ST NUFABLE BERNARDO JR
111	428	JOSEPHINE ST BARAJAS CYNDY
112	432	JOSEPHINE ST SERIES 432 JOSEPHINE LLC
113	440	JOSEPHINE ST BADOE JESSE W & DAPHNEY
114	444	JOSEPHINE ST BADOE JESSE &
115	448	JOSEPHINE ST Taxpayer at
116	452	JOSEPHINE ST SHELTON SPENCER P &
117	201	N PEAK ST DALLAS AREA RAPID TRANSIT