

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

LOCATION: East corner of Worth Street and North Peak Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 40,075 sq ft **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, façade plan, and conditions.

CPC RECOMMENDATION: Approval, subject to a development plan, façade 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).
- On February 5, 2026, CPC recommended approval of the request, subject to a development plan, façade plan, and conditions with changes read into the record.

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:

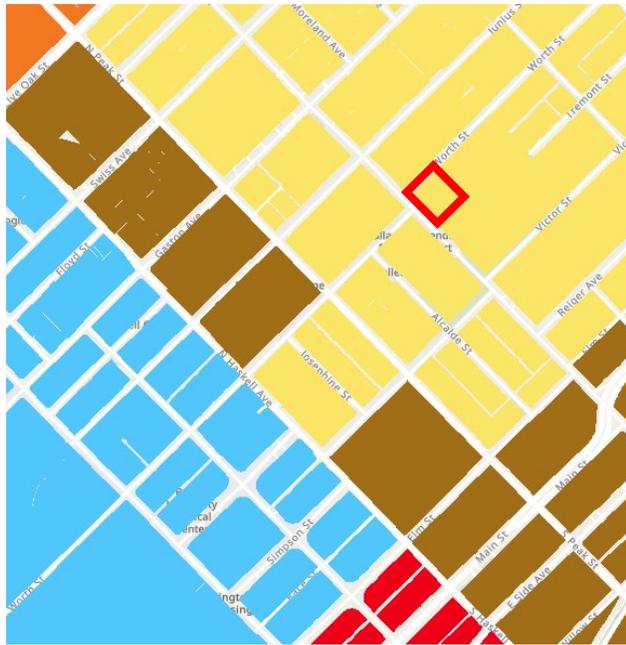
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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
-  Small Town Residential
-  Community Residential
-  City Residential
-  Regional Mixed-Use
-  Neighborhood Mixed-Use
-  Community Mixed-Use
-  City Center
-  Institutional Campus
-  Flex Commercial
-  Industrial Hub
-  Logistics/Industrial Park
-  Airport
-  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
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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

CPC Action
January 15, 2026

Motion: In considering 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, on the east corner of Worth Street and N. Peak Street, it was moved to **hold** this matter under advisement until February 5, 2026.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin Koonce,
Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 500 Mailed: 117
Replies: For: 1 Against: 9

Speakers: For: None
Against: None

Against (Did not speak): Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204

February 5, 2026

Motion: It was moved to recommend **approval** of a new planned development district for MF-2(A) Multifamily District uses subject to a development plan, façade plan, and conditions with the following changes: 1) under Main Uses Permitted, add the following condition " Group Residential Facility" is prohibited.; 2) under "Design Standards for Multifamily Use," add the following condition: "Building Facade Transparency. A minimum 20 percent transparency must be provided on each facade."; 3) under "Off-street parking and Loading", add the following conditions: (a) Private parking (parking reserved for a specific dwelling unit) may be tandem (one parking space in front of another parking space), guest parking may not be tandem. (B) provided parking may not charge a fee.; on property zoned R-7.5(A) Single Family District, on the east corner of Worth Street and N. Peak Street.

Maker: Hampton
Second: Housewright

Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato, Carpenter,
Wheeler-Reagan, Franklin Koonce,
Housewright, Kocks, Coffman, Hall, Rubin
Against: 0
Absent: 1 - Forsyth****
Vacancy: 0
Conflict: 1 - Kingston**

**Out of room when vote was taken

****Unable to attend and was excused due to bereavement in his immediate family.

Notices: Area: 500 Mailed: 117
Replies: For: 1 Against: 19

Speakers: For: Philip Kingston, 5901 Palo Pinto, Dallas, TX, 75206
Against: Jim Anderson, 4706 Swiss Ave., Dallas TX, 75204

CPC RECOMMENDED 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. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Peak Street corridor, which is hereby designated as an area of historical, cultural and architectural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) Protect the internal and adjacent stable residential neighborhoods.
- (2) Strengthen neighborhood identity.

SEC. 51P-____.104 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-____.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.

- (2) Exhibit ___B: facade plan.

SEC. 51P-____.106. 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-____.107. MAIN USES PERMITTED.

(a) Except as provided in this section, 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 Multi-Family District, as set out in Chapter 51A. For example, a use permitted in the MF-2 Multi-Family 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 Multi-Family District is subject to DIR in this district; etc.

- (b) The following uses are prohibited:

- Group residential facility

SEC. 51P-____.108. 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-____.109. 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 MULTIFAMILY USE.

(a) In general. The following standards are required for a multifamily use.

(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 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.

(2) Facades. Each façade must be articulated as shown on the façade plan (Exhibit B). Specifically, all facades must have one-foot articulated sections around entryways. Additionally, the Worth Street façade must have two larger void sections mimicking the appearance of separate buildings.

(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, including fenced detention areas, 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 grade by a 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.

(b) Building façade transparency. A minimum 20 percent transparency must be provided on each façade.

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

(a) In general. Except as provided below, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Private parking (parking reserved for a specific dwelling unit) may be tandem (one parking space in front of another parking space); guest parking may not be tandem.

(c) Provided parking may not charge a fee.

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-____.113. SIGNS.

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

(b) Digital or backlit illuminated signage is prohibited.

SEC. 51P-____.114. ADDITIONAL PROVISIONS.

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

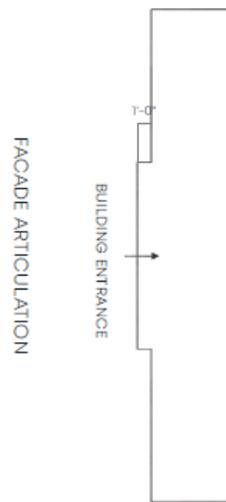
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.115. 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.

CPC RECOMMENDED FACADE PLAN (DETAIL)

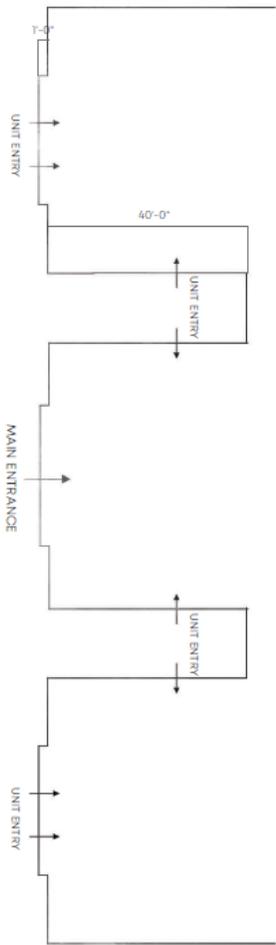


FACADE ARTICULATION



Peak & Worth
Dallas, TX | 08 January 2026
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Peak St Void Ratio & Facade Articulation

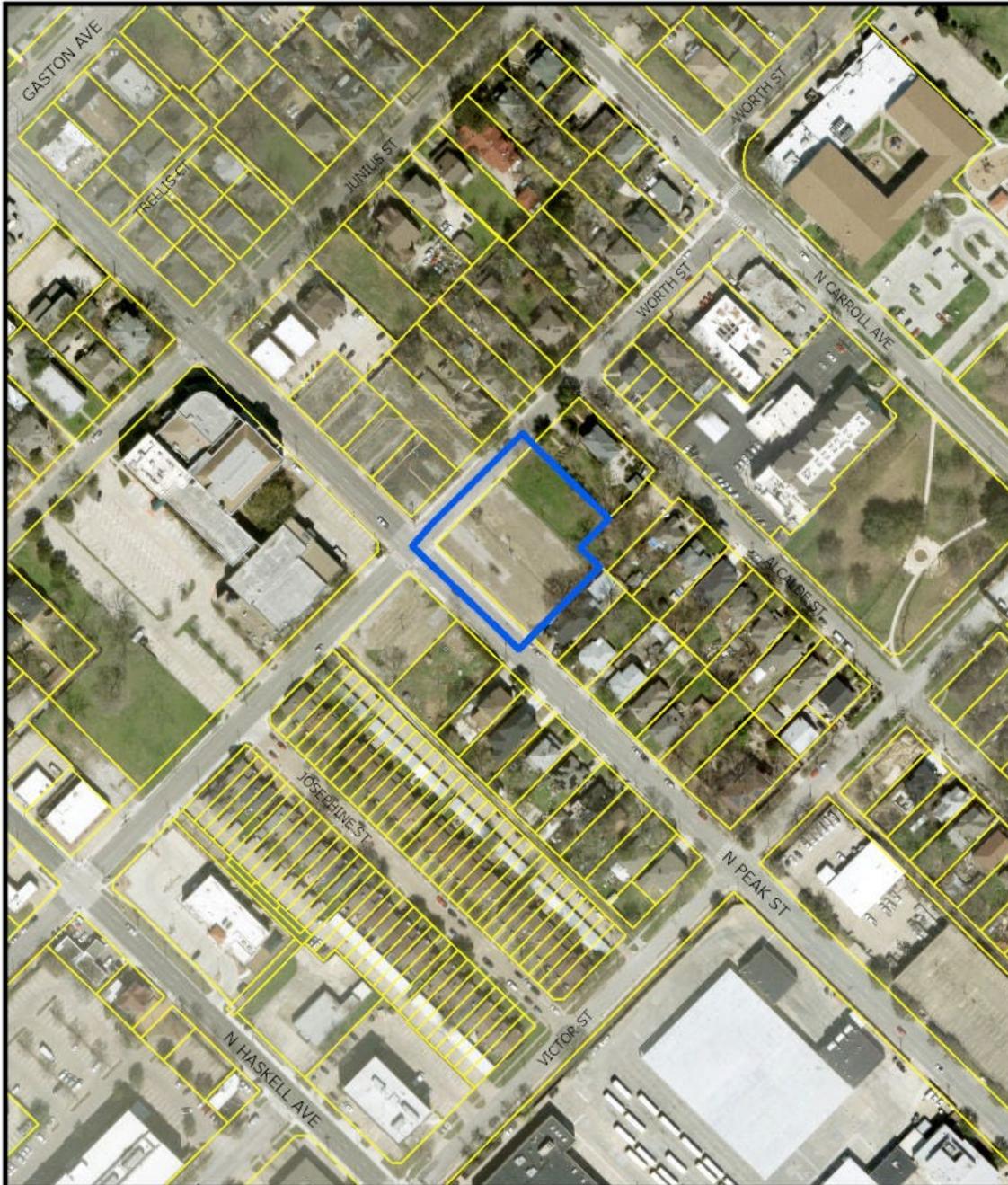


FACADE ARTICULATION



Peak & Worth
Dallas, TX | 08 January 2026
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Worth St Void Ratio & Facade Articulation

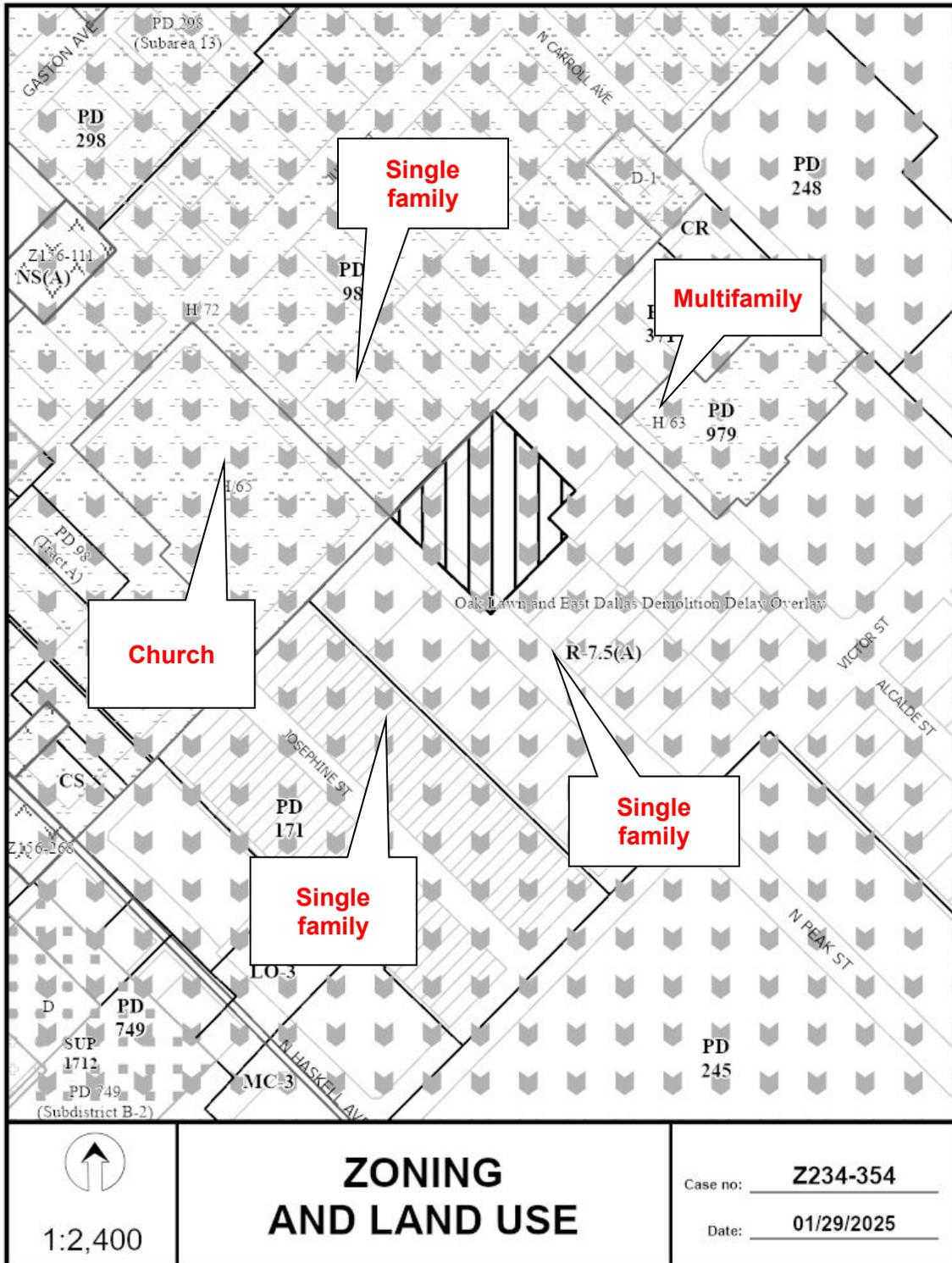


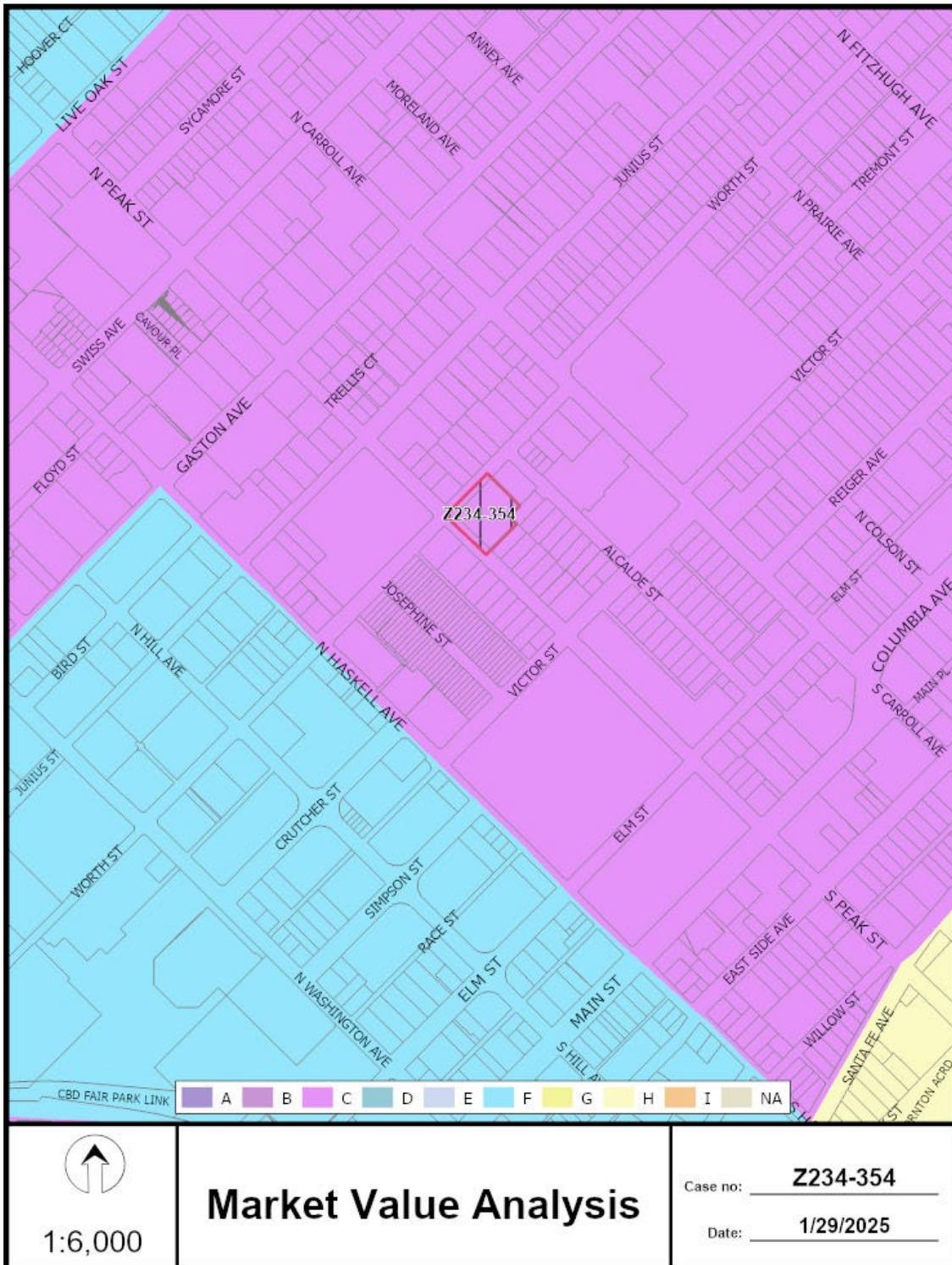
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AERIAL MAP

Case no: Z234-354

Date: 01/29/2025







117	Property Owners Notified (130 parcels)
1	Replies in Favor (1 parcel)
19	Replies in Opposition (19 parcels)
500'	Area of Notification
2/5/2026	Date

Z234-354
CPC



1:2,400

02/04/2026

Reply List of Property Owners***Z234-354******117 Property Owners Notified******1 Property Owners in Favor******19 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4300 WORTH ST	DEVONSHIRE VENTURES LLC
X	3	4303 JUNIUS ST	Taxpayer at
X	4	4307 JUNIUS ST	PEREZ EMMANUEL
	5	4311 JUNIUS ST	WRIGHT SHARON S
	6	4313 JUNIUS ST	Taxpayer at
	8	4219 JUNIUS ST	SCHIMBAX INVESTMENTS LLC
	9	4318 JUNIUS ST	HAYASHI HIROFUMI
X	10	4317 WORTH ST	JOSHI SWATI V
O	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
X	14	4412 JUNIUS 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
X	19	4404 JUNIUS ST	ROBINSON LARRY
	20	621 N CARROLL AVE	Taxpayer at
X	22	4408 JUNIUS ST	KAMMAN JOSHUA
	23	4313 WORTH ST	GRANADO ROBERT & VICKI
	24	615 N CARROLL AVE	MORRIS ANDREW SCOTT &
	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

02/04/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	32	405 ALCALDE ST	SILVERIO ANGEL & JUANA LEYVA
X	33	402 N PEAK ST	HARTRICK FRED GORDON &
X	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
X	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
X	43	421 ALCALDE ST	MORMAN ZACHARY ALBERT &
X	44	401 ALCALDE ST	ESCOBEDO FRANK L LIFE EST
	45	4320 WORTH ST	BAISCH MATTHEW JOHN
	46	417 ALCALDE ST	LOERA ANA MARIA
X	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
	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

02/04/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	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
X	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
	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 &

02/04/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	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
X	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	BADDOE 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	BADDOE JESSE W & DAPHNEY
	114	444 JOSEPHINE ST	BADDOE JESSE &
	115	448 JOSEPHINE ST	Taxpayer at
	116	452 JOSEPHINE ST	SHELTON SPENCER P &
	117	201 N PEAK ST	DALLAS AREA RAPID TRANSIT
X	A1	4215 JUNIUS ST	EPPERSON MARVA Y
X	A2	4315 JUNIUS ST	WALKER DUKE & MELISSA
X	A3	4409 WORTH ST	BEVILACQUA MARC
X	A4	617 N CARROLL AVE	WATSON JENNIFER R
X	A5	4316 JUNIUS ST	HO RATHHANN