

**FILE NUMBER:** Z-25-000209

**DATE FILED:** December 11, 2025

**LOCATION:** North line of Newton Avenue, between Throckmorton Street and Oak Lawn Avenue

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** 43,087 sq. ft.

**CENSUS TRACT:** 481130006034

**REPRESENTATIVE:** Mallory Muse / Winstead PC

**APPLICANT:** Phil Tinsley / M&A DevCo LLC

**OWNER:** Stephen Dillon Miller

**REQUEST:** An application for a new Planned Development Subdistrict for MF-2 Subdistrict uses on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to allow modified development standards to facilitate the redevelopment of the property as a residential tower.

**STAFF RECOMMENDATION:** **Approval**, subject to a development plan and staff's recommended conditions.

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

**PD 193:**

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

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

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

**BACKGROUND INFORMATION:**

- The area of request is currently zoned MF-2 Multiple Family Subdistrict within Planned Development District 193, the Oak Lawn Special Purpose District.
- The property is currently developed with a two-story, garden-style multifamily residential complex that was erected in 1967 per DCAD records.
- The existing zoning district allows the multiple-family use, but the maximum height is limited to 36 feet (or 45 feet under SB 840), a height lower than is typical throughout the broader area.
- To build the desired development plan, the applicant requests to adjust the development standards of the site. To accomplish this, the applicant requests a new Planned Development Subdistrict (PDS) with a mixed income housing development bonus tied to an increase over a base for lot coverage and height.

**Zoning History:**

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

1. **Z223-297:** On March 27, 2024, the City Council approved Specific Use Permit 2517 for a bank or savings and loan office with drive-in window service on property zoned GR General Retail Subdistrict within Planned Development District 193 (Oak Lawn Special Purpose District) located at the southwest corner of Oak Lawn Avenue and Avondale Avenue.

2. **Z223-306:** On October 25, 2023, the City Council approved a zoning change establishing Historic Overlay District No. 155 (Burgher Residence) on property located on the west line of Turtle Creek Boulevard south of Wycliff Avenue, providing preservation regulations and criteria for the historic structure and site.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Proposed ROW
Oak Lawn Avenue	Principal Arterial	80 feet
Newton Avenue	Local Street	-
Throckmorton Street	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, reviewed the Traffic Impact Analysis (TIA) dated March 2, 2026. The study evaluated existing conditions,

background growth, and background-plus-development conditions at intersections within the study area, including the Oak Lawn Avenue and Wycliff Avenue intersection and surrounding roadway network.

The analysis concluded that all study area intersections currently operate at acceptable levels of service and are projected to continue operating at acceptable levels of service with the addition of background traffic growth and estimated site traffic, with only minor increases in delay.

The study also determined that site access from Newton Avenue and associated driveway improvements are designed to comply with City of Dallas standards, and no auxiliary lanes or additional roadway capacity improvements are recommended at this time.

The analysis recommends that the City reevaluate traffic signal timing at the intersection of Oak Lawn Avenue and Wycliff Avenue, although the intersection is still projected to operate within acceptable levels of service. Based on the findings of the Traffic Impact Analysis, the proposed development is not expected to result in a significant adverse impact on the surrounding roadway network.

**Transit Access:**

The following transit services are located within ½ mile of the site:

**DART Bus Routes:**

237

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The ForwardDallas 2.0 Comprehensive Plan was adopted by City Council in September 2024. ForwardDallas 2.0 is a policy-based guide that reflects how Dallas has evolved over the past two decades and provides direction for future growth, economic development, and long-term vibrancy. ForwardDallas is a guidance document and does not establish zoning regulations; however, it outlines goals and policies that serve as a framework for evaluating zoning requests.

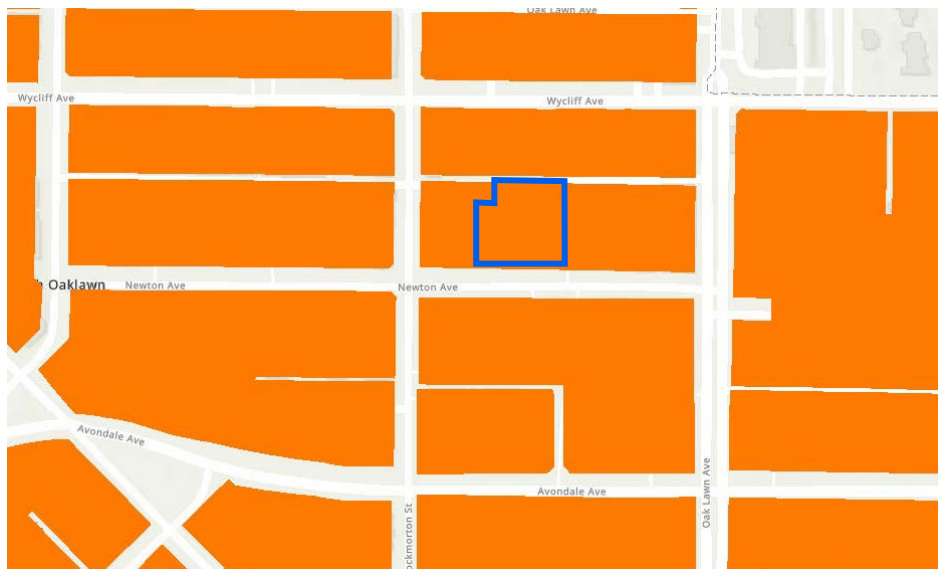
The subject site is designated within the **City Residential** placetype.

City Residential areas are intended to accommodate a wide variety of housing types and densities, primarily consisting of multifamily residential development such as mid- and high-rise apartments, as well as townhomes and duplex housing. These areas often occur near major corridors, transit routes, and employment centers, providing convenient access to services, jobs, and regional destinations. In more urban contexts, development is typically organized in compact blocks with strong connectivity and access to transit,

while in more suburban contexts multifamily developments may be arranged as lower-rise complexes with surface parking and internal circulation. City Residential areas may also include limited mixed-use development that provides neighborhood-serving retail or commercial amenities, supporting walkability and access to daily services while maintaining a predominantly residential character.

The proposed zoning request is consistent with the City Residential placetype by maintaining multifamily residential use while allowing a more efficient and contemporary residential development pattern in a location near major transportation corridors and employment centers. The proposal is generally consistent with ForwardDallas 2.0 policies that encourage housing diversity, increased residential capacity near activity centers, and redevelopment of aging multifamily properties.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



**Land Use**

	Zoning	Land Use
<b>Site</b>	PD 193 MF-2 Multifamily Subdistrict	Multifamily
<b>North</b>	PD 193 MF-1 Multifamily Subdistrict	Church, Mixed residential
<b>East</b>	PD 193, PDS 3	Surface parking
<b>South</b>	PD 193, PDS 59, MF-2 Subdistrict	Multifamily, retail, and personal service
<b>West</b>	PD 193, PDS 59	Church, Multifamily

**Land Use Compatibility:**

The subject site is located within Planned Development District 193 (Oak Lawn Special Purpose District) and is currently zoned MF-2 Multiple Family Subdistrict. The property is developed with a multifamily residential use and the surrounding area is characterized by a mix of residential, institutional, and supporting commercial uses typical of the Oak Lawn neighborhood.

Properties to the north, within PD 193 MF-1, include church and single-family residential uses. To the east, the site is adjacent to a surface parking lot within PD 193, PDS 3. Properties to the south, within PD 193 PDS 59 and MF-2, include multifamily residential development as well as retail and personal service uses along the Oak Lawn Avenue corridor. To the west, within PD 193 PDS 59, are church and multifamily residential uses.

Given this context, the subject site is located within an established mixed residential and neighborhood-serving environment. The request to establish a new Planned Development Subdistrict to allow updated development standards for a multifamily residential project is generally compatible with the surrounding land use pattern. The additional density would be well supported by close proximity to retail, services, and employment centers along Oak Lawn and Lemmon. The proposed development continues the multifamily residential character of the area while supporting reinvestment within the Oak Lawn corridor, which contains a mix of residential, institutional, and commercial uses.

**Development Standards**

The following is a comparison chart of the development standards for the current subdistricts and the proposed mixed use subdistrict.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Primary Use
	Front	Side/Rear				
Existing:	15'	10' / 15'	Studio 800	36', 45' under SB 840	60% res	Multifamily

PD. 193 MF-2			1 BR 1,000  2 BR 1,200  +1 +150 FAR: NA		50% non res	
Proposed: PD. 193 New PD Subdistrict	Portions ≤ 42' in height: 15'; Portions > 42' in height: 25'	Eastern property line: 15'; Western property line: 10' Rear: 10'	No minimum lot area per dwelling unit	185'	Maximum 72%; Portions of structures > 42' in height: 55%	Multifamily

**Height**

Building heights in the surrounding Oak Lawn area vary and include a mix of mid-rise and high-rise residential and mixed-use developments. Nearby zoning districts, such as O-2 Office District, which permits heights up to 240 feet, and GR General Retail District, which permits heights up to 120 feet, further reflect the range of development intensity in the area. The proposed Planned Development Subdistrict allows a maximum structure height of 185 feet for projects that qualify for the mixed-income housing development bonus, which reflects the evolving urban context of the area and the increasing intensity of development along nearby corridors.

The PD conditions also establish tiered front yard setbacks along Newton Avenue, requiring a minimum 15-foot front yard for portions of structures up to 42 feet in height and a 25-foot front yard for portions exceeding 42 feet in height. These standards help shift taller building elements farther from the street and provide additional separation between the upper portions of the structure and the public realm. Side yard setbacks of 15 feet along the eastern property line and 10 feet along the western property line, along with a 10-foot rear yard, further structure the building envelope and provide spacing from adjacent properties.

Taken together, these standards guide the overall massing and placement of the building while allowing increased height in exchange for mixed-income housing and enhanced urban design elements. The resulting development pattern is intended to support reinvestment in the Oak Lawn area while maintaining appropriate setbacks, pedestrian amenities, and open space consistent with the development plan and PD regulations.

**Lot Coverage**

The proposed Planned Development Subdistrict establishes a maximum lot coverage of 72 percent for portions of the structure up to 42 feet in height and 55 percent for portions exceeding 42 feet in height. These standards allow greater site coverage at lower building levels while reducing coverage for the taller portions of the structure.

Given the urban context of the Oak Lawn area, where multifamily and mixed-use developments are common and sites are typically developed at relatively high intensities, the proposed lot coverage standards are generally consistent with the surrounding development pattern. The combination of height limits, tiered front yard setbacks, and reduced lot coverage for the upper portions of the building helps moderate the overall building mass while supporting efficient use of land within an established urban neighborhood.

### **Design Standards**

The proposed PD Subdistrict includes urban design and site development standards intended to shape the relationship of the development to adjacent streets and the surrounding neighborhood. In addition, the PD incorporates the requirements of Section 51A-4.1107, which establishes baseline standards for pedestrian-oriented development, building articulation, and streetscape design.

These standards address sidewalks, driveway access, pedestrian amenities, parking placement, open space, landscaping, and building design. Key provisions include:

- Sidewalks and Streetscape: Sidewalks with a minimum unobstructed width of six feet are required along all street frontages, with a minimum six-foot parkway. Buffering is required where sidewalks abut driving surfaces or parking areas, and sidewalks must remain continuous and level across driveways and loading areas.
- Pedestrian Amenities: At least two pedestrian amenities, including benches and trash or recycling receptacles, must be provided along each street frontage.
- Architectural Design: Building articulation, prominent entrances, and façade transparency are required along portions of the Newton Avenue frontage, and blank walls longer than 30 feet must be mitigated through architectural articulation.
- Driveway Controls: The PD limits driveways to one per street frontage with a maximum width of 30 feet. Driveway crossings must include distinct paving materials to clearly delineate pedestrian crossings.
- Open Space: A minimum of 10 percent of the site must be provided as open space, including at least one contiguous open space area of 6,500 square feet. Open space may be located at grade or on rooftop terraces and must be maintained for the use of building occupants.
- Sustainable Design Features: The PD includes requirements for micro-units, bicycle amenities, on-site renewable energy (photovoltaic panels), roof treatments to reduce heat gain, habitat-oriented landscaping, and water-efficient irrigation and reuse strategies.

**Mixed Income Housing:**

The applicant is proposing to tie the increase in heights to the provision of mixed income housing. The applicant’s request is to increase the height from the proposed base of 36’ to 185’, provided the applicant provides five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Although the existing MIHDB program does not have an exact analog for PD 193’s MF-2 Subdistricts, staff considers an MF-3 Multifamily District as an approximate equivalent for comparison of bonuses. Below is the schedule of bonuses for height in an MF-3 District and an “D” MVA area.

<b>MVA "D"</b>	<b>Additional Height</b>
5% at 61%-80% AMI	90
10% at 61%-80% AMI	105
<b>10% at 61%-80% AMI; and 5% at 81%-100% AMI</b>	<b>120</b>

The third bonus in the table is most comparable to achieve the requested additional height. As such, staff’s recommendation is 10% at 61%-80% AMI; and 5% at 81%-100% AMI.

**Parking:**

In general, the parking requirements in the proposed PDS default to Part I of PD No. 193.

The recommended conditions also provide that if the development qualifies for the mixed-income housing bonus, off-street parking must comply with the provisions of Section 51A-4.1107(c). Under these standards, no minimum off-street parking is required for multifamily residential uses. The proposed PD further requires that parking structures, if provided, be located primarily at or below grade, except for limited short-term drop-off and loading areas.

**Landscaping:**

Landscaping and screening must comply with the provisions of Part I of PD No. 193, except where modified by the proposed PD Subdistrict.

For projects qualifying for the development bonus, additional landscaping provisions apply. A minimum of 45 percent of the required front yard must be designated as landscape site area, and all landscaping must consist of habitat garden plantings using native or adaptive species intended to support pollinator habitats. The chief arborist may allow relocation of plantings at the time of permitting to address conflicts with utilities or driveways. Landscaping must be maintained using industry best practices to promote the healthy development and maintenance of pollinator habitats.

**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 target intervention strategies more precisely 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 in an "D" MVA area.

## List of Officers

### **M&A Development**

- Scott Theeringer, President and CEO
- Phil Tinsley, EVP of Real Estate

**CPC Action**  
**APRIL 23, 2026**

**Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict for MF-2 Subdistrict uses, subject to a development plan and staff's recommended conditions with the following changes: definition in SEC. S\_.103, (b), (2) add "LAST-MILE DELIVERY VEHICLES means vehicles for short-term deliveries, including but not limited to, restaurant and food delivery and last-mile retail contract deliveries that are typically made in non-commercial vehicles that can safely park and maneuver within a standard parking space."; **(2)** in SEC.S-\_.105., (b) should read, "Section 51-4.7020"; **(3)** in SEC.S-\_.106. should read, "MF-2 Multifamily", **(4)** in SEC.S-\_.107., (b), add "Game court (private)" to the list of accessory uses that are not permitted; **(5)** in SEC.S-\_.108., (b), should read as follows, "Increased development standards. The following yard lot and space regulations apply if compliant with Section 51P-\_.112 and Section S-\_.114."; **(6)** in (1), (B), should read as follows, "The following structures may project a maximum of 10 feet above the maximum structure height and are limited to a maximum of 20 percent of roof area: (i) Mechanical equipment room and mechanical equipment., (ii) Cooling tower., (iii) Visual screens that surround roof-mounted mechanical equipment., (iv) Chimney and vent stacks., (v) Parapet walls or guard rails."; **(7)** in (C), remove the following things from the list Tank designed to hold liquids, ornamental cupola or dome., Skylights., Observation deck., and Clerestory., **(8)** remove paragraph (E); **(9)** add paragraph (9) to read, "No maximum floor area ratio for multiple-family uses, provided that the multiple-family use is at least 65 percent of the total floor area. Otherwise, maximum floor area ratio is 4.5:1.; **(10)** in SEC.S-\_.109., (b) should read, "For a project that qualifies for a development bonus in accordance with Section S-\_.114., two medium loading spaces must be provided in the location shown on the development plan."; **(11)** in SEC.S-\_.110., (a) should read, "In general. This section applies to a project that complies with Sec S-\_.114 and receives a development bonus under Section S-\_.108. and Section S-\_.109."; **(12)** in (e) should read, "Surface parking. Except for spaces intended for short-term and last-mile delivery vehicle drop off and loading, structured parking must be located below grade. Such parking spaces are limited to 23 spaces in the subdistrict and must have direct access to the structure through the garage."; **(13)** in SEC.S-\_.112. it should read, "This section applies to a project that complies with Section S-\_.114 and receives a development bonus under Section S-\_.108. and Section S-\_.109."; **(14)** in (c), (A), should read as, "Bicycle amenities. A minimum of 15 bicycle parking spaces shall be provided within the subdistrict. Bicycle parking must be distributed across at least two locations within the subdistrict, with at least one bike rack set located along street frontage and publicly accessible."; **(15)** add at the end of Sec.S-\_.13., (1), "This section applies to a project that complies with Section S-\_.114 and receives a development bonus under Section S-\_.108 and Section S-\_.109."; **(16)** add paragraph (3) Habitat garden signage. A unified signage program identifying habitat gardens, with reference to the City of Dallas Comprehensive Environmental and Climate Action

Plan (CECAP), may be provided in planting areas, with a minimum of one sign per street frontage.; **(17)** in paragraph (2) should read, "All landscaping must meet the habitat garden standards."; **(18)** in SEC.S-\_.114., (a), should read, "In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section S-\_.108 and Section S-\_.109."; **(19)** in (b) it should read, "Reserved units. The development bonuses set forth in Section S-\_.108 and .109 apply if five percent of residential units (excluding the required micro-units in Section S-\_.112(b)) are made available to households earning 81 percent to 100 percent of area median family income."; **(20)** in (c) it should read as, " Development regulations. Except as provided in this subsection and Section S-\_.109. compliance with Section 51A-4.1107 is required."; on property zoned MF-2 Multifamily Subdistrict within Planned Development District 193, the Oak Lawn Special Purpose District, on the north line of Newton Avenue, between Throckmorton Street and Oak Lawn Avenue.

Maker: Kingston  
Second: Hall

**Note: The Commission recessed for a short break at 2:08 p.m. and reconvened at 2:18 p.m.**

**Note: Commissioner Kingston, maker of the motion, offered clarification that in Section S-\_.113., (c), (3), should read as, "Habitat garden signage, a unified signage program identifying habitat gardens with reference to the City of Dallas comprehensive environmental and the climate action plan may be provided in planting areas with a minimum of one side per street frontage.", Commissioner Hall, seconder of the motion, accepted the amended language.**

**Amended Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict for MF-2 Subdistrict uses, subject to a development plan and staff's recommended conditions with the following changes: definition in SEC. S-\_.103, (b), (2) add "LAST-MILE DELIVERY VEHICLES means vehicles for short-term deliveries, including but not limited to, restaurant and food delivery and last-mile retail contract deliveries that are typically made in non-commercial vehicles that can safely park and maneuver within a standard parking space."; **(2)** in SEC.S-\_.105., (b) to read, "Section 51-4.7020"; **(3)** in SEC.S-\_.106. to read, "MF-2 Multifamily", **(4)** in SEC.S-\_.107., (b), add "Game court (private)" to the list of accessory uses that are not permitted; **(5)** in SEC.S-\_.108., (b), should read as follows, "Increased development standards. The following yard lot and space regulations apply if compliant with Section 51P-\_.112 and Section S-\_.114."; **(6)** in (1), (B), to read as, "The following structures may project a maximum of 10 feet above the maximum structure height and are limited to a maximum of 20 percent of roof area: (i) Mechanical equipment room and mechanical equipment., (ii) Cooling tower., (iii) Visual screens that surround roof-mounted mechanical equipment., (iv) Chimney and vent stacks., (v) Parapet walls or guard rails."; **(7)** in (C), remove the following things from the list: Tank

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Maker: Kingston  
Second: Hall  
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato, Carpenter,  
Wheeler-Reagan, Koonce, Housewright, Kocks,  
Coffman, Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Franklin  
Vacancy: 1 - District 4

**Notices:** Area: 500 Mailed: 278  
**Replies:** For: 70 Against: 70

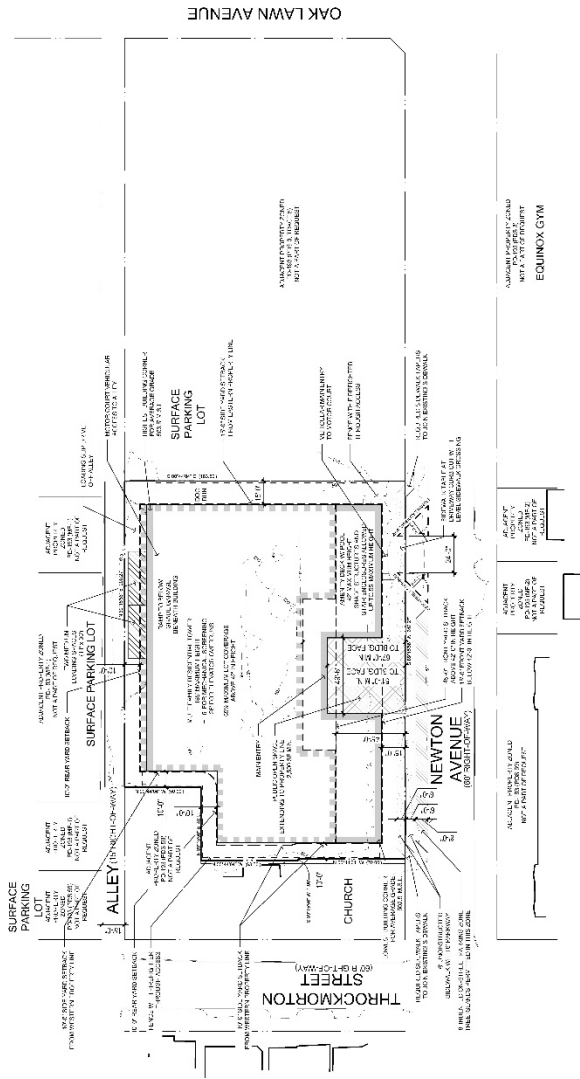
**Speakers:** For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201  
Scott Barringer, 3130 N. Harwood Ave., Dallas, TX, 75201  
Ed Blair, 4130 Herschel Ave., Dallas, TX, 75219  
Phil Perry, 3610 N. Versailles, Dallas, TX, 75209  
Adam Murphy, Oak Lawn Committee

For (Did not speak): Whitney Gochinas, 4200 Newton Ave., Dallas, TX, 75219  
Against: Tom Fry, 4055 Throckmorton, Dallas, TX, 75219  
Mark Bowles, 4140 Newton Ave., Dallas, TX, 75219

# Proposed Development Plan

2" = 1'-0"  
 0' 10" 0' 20" 0' 30" 0' 40"  
 DEVELOPMENT PLAN  
 21' Year 2022 - 04.12.2022

PROJECT DATA TABLE	
TOTAL SITE AREA	0.28 AC. (10,027 S.F.)
LAND USE	MULTIFAMILY RESIDENTIAL
MIN. FRONT YARD SETBACK	10'-0" FT
MIN. SIDE YARD SETBACK	5'-0" FT
MIN. REAR YARD SETBACK	5'-0" FT
MIN. SIDE YARD SETBACK AT EASTERN PROPERTY LINE	10'-0" FT
MIN. SIDE YARD SETBACK AT WESTERN PROPERTY LINE	10'-0" FT
MIN. REAR YARD SETBACK	5'-0" FT
MAX. BUILDING HEIGHT	(10' ± 20' ± 5' ALLOWABLE BUILDING ELEMENTS)
MAX. LOT COVER. (TWO TIMES IN HEIGHT)	75%
MIN. LOT COVER. (TWO TIMES IN HEIGHT)	15%
MAX. LOT COVER.	40%
MAX. BUILDING COV.	25%
LOADING SPACES REQUIRED	2 (NEULUM 02 X 11)
AS SHOWN ON THE DEVELOPMENT PLAN	



GFF design MA

4211 NEWTON AVENUE  
 Dallas, Texas  
 04.12.2022  
 1p: 10:00 AM  
 04.12.2022

**Proposed PD Conditions**

**Division S-\_\_\_\_. PD Subdistrict \_\_\_\_.**

**SEC. S-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 20\_\_.

**SEC. S-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_\_ is established on property located at the northeast corner of Newton Avenue and Throckmorton Street. The size of PD Subdistrict \_\_\_\_ is approximately 1.00 acre.

**SEC. S-\_\_\_\_.103 DEFINITIONS AND INTERPRETATIONS.**

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

(b) In this division:

(1) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof.

(2) LAST-MILE DELIVERY VEHICLES means vehicles for short-term deliveries including, but not limited to, restaurant and food delivery and last-mile retail contract deliveries that are typically made in non-commercial vehicles that can safely park and maneuver within a standard parking space.

(3) MICRO-UNIT means an efficiency, studio, or one-bedroom unit less than 475 square feet in size.

(3) OPEN SPACE means an area that is open to all occupants of a building on the same lot and is unobstructed to the sky without permanent structures, except ordinary projections of cornices and eaves and structures supporting pedestrian activities, including colonnades, pergolas, and gazebos.

(4) STOOP means a small porch leading to the entrance of a residence.

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) TRANSPARENCY means the total area of windows, doors, and other openings or voids that allow light, air or views into or through a building façade, including without limitation garage portals, breezeways, pedestrian entryways and similar architectural openings,

expressed as a percentage of the total street-level façade.

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

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

**SEC. S-\_\_\_.104. EXHIBITS.**

The following exhibit is incorporated into this article:

(1) Exhibit S-\_\_\_A: development plan.

**SEC. S-\_\_\_.105. DEVELOPMENT PLAN.**

(a) For a project that qualifies for a development bonus in accordance with Section S-\_\_\_.114, development and use of the Property must comply with the development plan (Exhibit S-\_\_\_A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

**SEC. S-\_\_\_.106. MAIN USES PERMITTED.**

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this subdistrict; etc.

**SEC. S-\_\_\_.107. ACCESSORY USES.**

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

(b) The following accessory uses are not permitted:

- Amateur communication tower.
- Open storage.
- Private stable.
- Game court (private).

**SEC. S-\_\_\_.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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-Family Subdistrict apply.

(b) Increased development standards. The following yard, lot, and space regulations apply if compliant with Section 51P-\_\_\_\_.112 and Section S-\_\_\_\_.114.

(1) Height.

(A) Except as provided in this paragraph, maximum structure height is 185 feet.

(B) The following structures may project a maximum of 10 feet above the maximum structure height and are limited to a maximum of 20 percent of the roof area:

(i) Mechanical equipment room and mechanical equipment.

(ii) Cooling tower.

(iii) Visual screens that surround roof-mounted mechanical equipment.

(iv) Chimney and vent stacks.

(v) Parapet walls or guard rails.

(C) The following structures may project a maximum of 16 feet above the maximum structure height provided they are set back a minimum of eight feet from the building face and are limited to a maximum of 20 percent of the roof area:

(i) Elevator penthouse or bulkhead.

(ii) Associated screens for elevator penthouse or bulkhead.

(iii) Mechanical equipment room and mechanical equipment.

(iv) Cooling tower.

(v) Visual screens that surround roof-mounted mechanical equipment.

(vi) Chimney and vent stacks.

(vii) Parapet walls or guard rails.

(D) The following structures may project a maximum of 26 feet above the maximum structure height provided they are set back a minimum of eight feet from the building face and are limited to a maximum of 10 percent of the roof area:

(i) Elevator penthouse or bulkhead.

(ii) Screens for elevator penthouse or bulkhead.

(3) Front yard.

(A) Newton Avenue. For portions of structures that are 42 feet in height or less, minimum front yard is 15 feet. For portions of structures that are greater than 42 feet in height, minimum front yard is 25 feet.

(B) Encroachments. Stoops, stairs, canopies, retaining walls, shade structures, planters, railings, and similar improvements may be located in the front yard.

(4) Side yard.

(A) For portions of structures along the eastern Property line, minimum side yard is 15 feet.

(B) For portions of structures along the western Property line, minimum side yard is 10 feet.

(C) Stoops, stairs, canopies, retaining walls, shade structures, planters, railings, and similar improvements may be located in the side yard.

(5) Rear yard. Minimum rear yard is 10 feet.

(6) Density. No minimum dwelling unit density.

(7) Lot coverage. Maximum lot coverage is 72 percent, except lot coverage for portions of structures greater than 42 feet in height may not exceed 55 percent of the lot area.

(8) Lot size. No minimum lot size per dwelling unit.

(9) No maximum floor area ratio for multiple-family uses, provided that the multiple-family use is at least 65 percent of the total floor area. Otherwise, maximum floor area ratio is 4.5:1.

**SEC. S-\_\_\_\_.109.**

**OFF-STREET PARKING AND LOADING.**

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

**Staff Recommendation:**

(b) If compliant with Section 51P-\_\_\_\_.114, minimum off-street parking must be provided in accordance with Section 51A-4.1107(c).

(b) For a project that qualifies for a development bonus in accordance with Section S-\_\_\_\_.114, two medium loading spaces must be provided in the locations shown on the development plan.

**SEC. S-\_\_\_\_.110.**

**URBAN DESIGN STANDARDS FOR A PROJECT THAT QUALIFIES FOR A DEVELOPMENT BONUS.**

(a) In general. This section applies to a project that complies with Section S-\_\_\_\_.114 and receives a development bonus under Section S-\_\_\_\_.108. and Section S-\_\_\_\_.109.

(b) Sidewalks.

(1) Sidewalks with a minimum unobstructed width of six feet are required along all street frontages. Notwithstanding the foregoing, sidewalks may include any wheel stops, bollards or other permanent barriers when abutting parking spaces, loading zones or driving surfaces.

(2) The minimum parkway width is six feet.

(3) The following buffering must be used where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface:

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

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

(4) Sidewalks must be continuous and level across all driveways, loading areas, and curb cuts, and designed to be at the same grade as the existing sidewalk subject to approval of the director.

(c) Driveways.

(1) Maximum number of driveways per street frontage is one.

(2) Maximum driveway width is 24 feet.

(3) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(d) Pedestrian amenities.

(1) Street frontages. A minimum of two of each of the following pedestrian amenities must be provided along each street frontage:

- (A) Benches.
- (B) Trash receptacles.
- (C) Recycling receptacles.

(e) Surface parking. Except for spaces intended for short-term and last-mile delivery vehicle drop off and loading, structured parking must be located below grade. Such parking spaces are limited to 23 spaces in the subdistrict and must have direct access to the structure through the garage.

(f) Screening. All rooftop mounted equipment must be screened.

(g) Parking structures. Parking structures, if included, must be located primarily at or below grade.

**SEC. S-\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-\_\_\_\_.112. SUSTAINABLE DESIGN FEATURES FOR A PROJECT THAT QUALIFIES FOR A DEVELOPMENT BONUS.**

(a) This section applies to a project that complies with Section S-\_\_\_\_.114 and receives a development bonus under Section S-\_\_\_\_.108 and Section S-\_\_\_\_.109.

(b) Micro-units. A minimum of five percent of dwelling units must be micro-units. Micro-units do not count for purposes of qualifying for a mixed-income housing bonus pursuant to Section S-\_\_\_\_.114(b).

(c) Bicycle amenities.

(A) A minimum of 15 bicycle parking spaces shall be provided within the subdistrict. Bicycle parking must be distributed across at least two locations within the subdistrict, with at least one bike rack set located along street frontage and publicly accessible.

(B) At least one bicycle parking location must be covered.

(C) At least one bicycle parking location shall have access to electricity charging outlets capable of charging electric bicycles.

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

(e) At least 650 square feet of photovoltaic cells for producing solar energy must be located on a roof area of the main building.

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

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

(h) Irrigation.

(A) Drip irrigation must be utilized for maintenance of plantings.

(B) Condensate from base building HVAC cooling coils that are greater than 5 tons and that are not recaptured and reused within the equipment or system must be re-used for cooling tower makeup or irrigation. Excess condensate will be discharged to sanitary sewer if the amount of condensate wastewater exceeds the irrigation and cooling tower makeup water needs of the project.

(C) Detention and rainwater harvesting must be used for irrigation.

**SEC. S-\_\_\_.113.**

**LANDSCAPING.**

(a) In general.

(1) Except as provided in this subsection, landscaping and screening must be provided in accordance with Part I of this article.

(2) Plant materials must be maintained in a healthy, growing condition.

(b) Off-street loading area screening. The two medium loading spaces in locations shown on the development are not required to be screened.

(c) Landscaping for a project that qualifies for a development bonus.

(1) Except as provided in this subsection, landscaping must be provided in accordance with Part I of this article. If there is a conflict between the text of this division and the landscape plan, the text of this division controls. This section applies to a project that complies with Section S-\_\_\_.114 and receives a development bonus under Section S-\_\_\_.108 and Section S-\_\_\_.109.

(A) A minimum of 45 percent of the required front yard must be designated as landscape site area.

(2) All landscaping must meet the habitat garden standards.

(3) Habitat garden signage. A unified signage program identifying habitat gardens, with reference to the City of Dallas Comprehensive Environmental and Climate Action Plan (CECAP), may be provided in planting areas, with a minimum of one sign per street frontage.

(4) The director may allow for relocation of plantings at the time of permit, if necessary to allow for conflicts with utilities or driveways.

(5) All landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

**SEC. S-\_\_\_\_.114.  
INCOME**

**DEVELOPMENT BONUSES FOR MIXED-  
HOUSING.**

(a) In general. Except as provided in this section, compliance with Division 51A- 4.1100, as amended, is required to obtain the development bonuses in Section S-\_\_\_\_.108 and Section S-\_\_\_\_.109.

(b) Reserved units. The development bonuses set forth in Section S-\_\_\_\_.108 and Section S-\_\_\_\_.109 apply if five percent of residential units (excluding the required micro-units in Section S-\_\_\_\_.112(b)) are made available to households earning 81 percent to 100 percent of area median family income.

**Staff Recommendation:**

(b) Reserved units. The development bonuses set forth in Section S-\_\_\_\_.108 apply if 10 percent of residential units are available to households earning between 61 percent to 80 percent of area median family income and 5 percent of residential units are available to households earning between 81 percent to 100 percent of area median family income

(c) Development regulations. Except as provided in this subsection and Section S-\_\_\_\_.109, compliance with Section 51A-4.1107 is required.

(1) Architectural elements.

(A) Architectural elements, such as, architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration must be provided adjacent to all building corners and at public entry points.

(B) Along Newton Avenue, transparency is required for every 75 linear feet of continuous street-fronting and open-space- fronting facade.

(C) Building entries must be architecturally prominent and clearly visible from the street.

(D) Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulation is required.

(2) Open space. A minimum of 10 percent of the subdistrict must be open space that complies with the following conditions:

(A) A minimum of one contiguous open space area totaling at least 6,500 square feet must be provided and may count toward the overall open space requirement. Such contiguous open space may consist of ground-level open space or an amenity terrace provided the total contiguous area equals or exceeds 6,500 square feet.

(B) No structures except for architectural elements; playground or pool 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.

(C) Open space may consist primarily of grass, vegetation, open water, decorative paving, pavers, or other pedestrian-oriented hardscape materials, and may include amenities such as fountains, benches, lounge chairs, tables, paths, shade structures, fenced recreation areas (including dog parks or dog runs) or similar features intended to support passive or active use.

(D) Open space may be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, amenity terrace, fenced recreation areas (including dog parks or dog runs) or similar type of outside common area.

(E) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within on-site open space is prohibited.

(F) Parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

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

(d) Noise. Amplified outdoor noise as measured at the Property line may not exceed 63 decibels and may not be used between the hours of 10:00 p.m. and 7:00 a.m.

**SEC. S-\_\_\_.115. SIGNS.**

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Signs located above the third story may not be illuminated.

**SEC. S-\_\_\_.116. ADDITIONAL PROVISIONS.**

(a) In general.

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

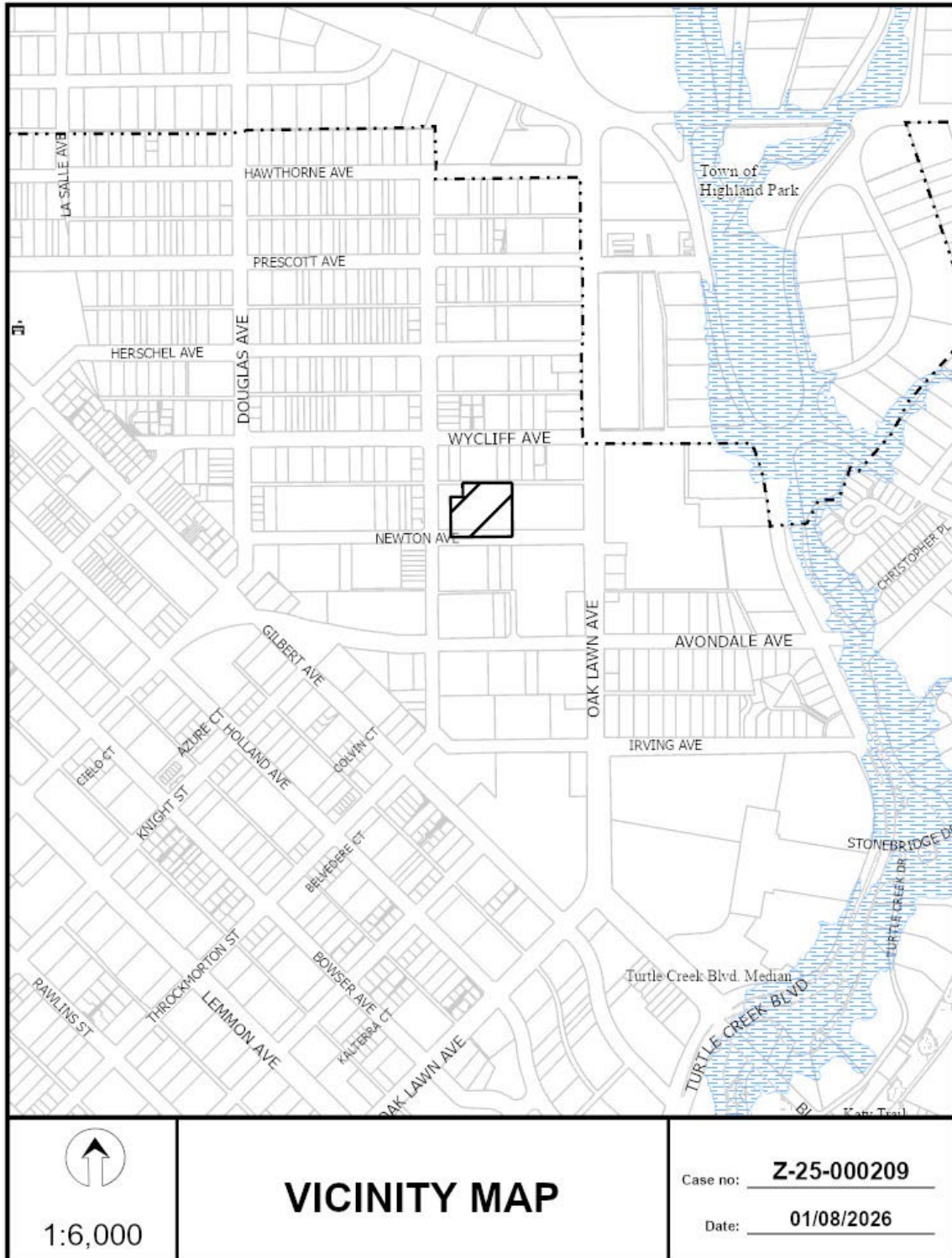
(2) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

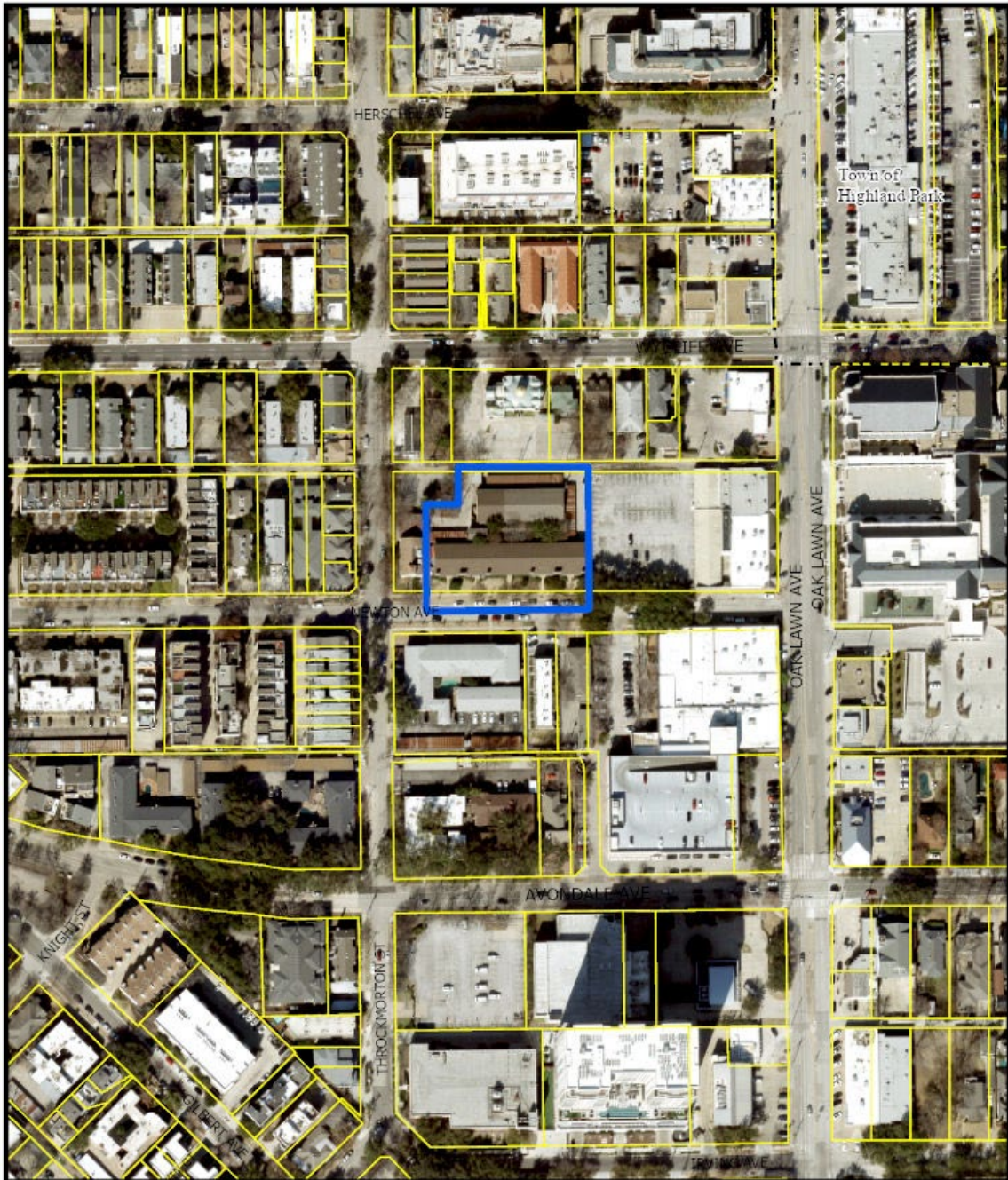
(3) Development and use of the Property must comply with Part I of this article

**SEC. S-\_\_\_-117. COMPLIANCE WITH CONDITIONS.**

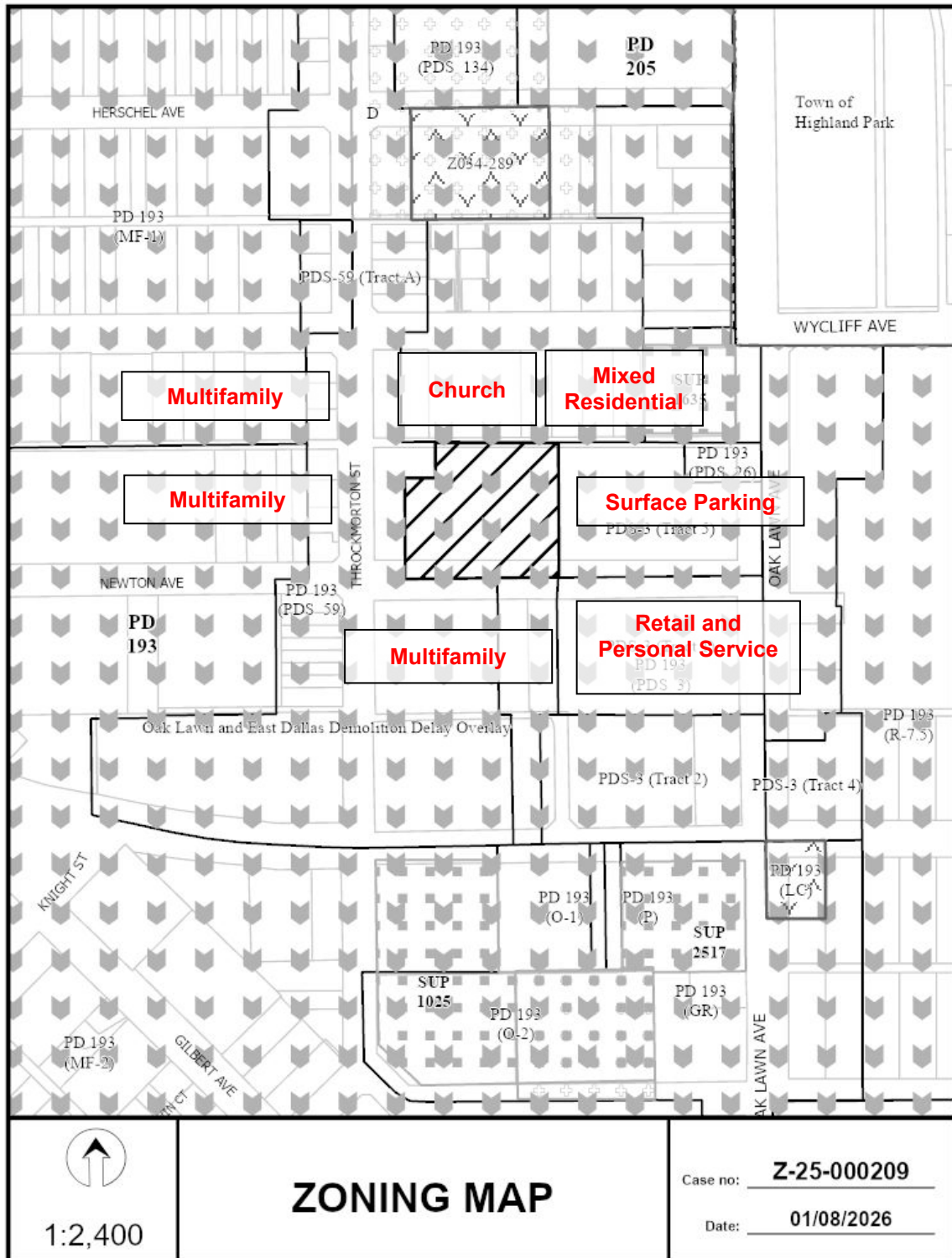
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

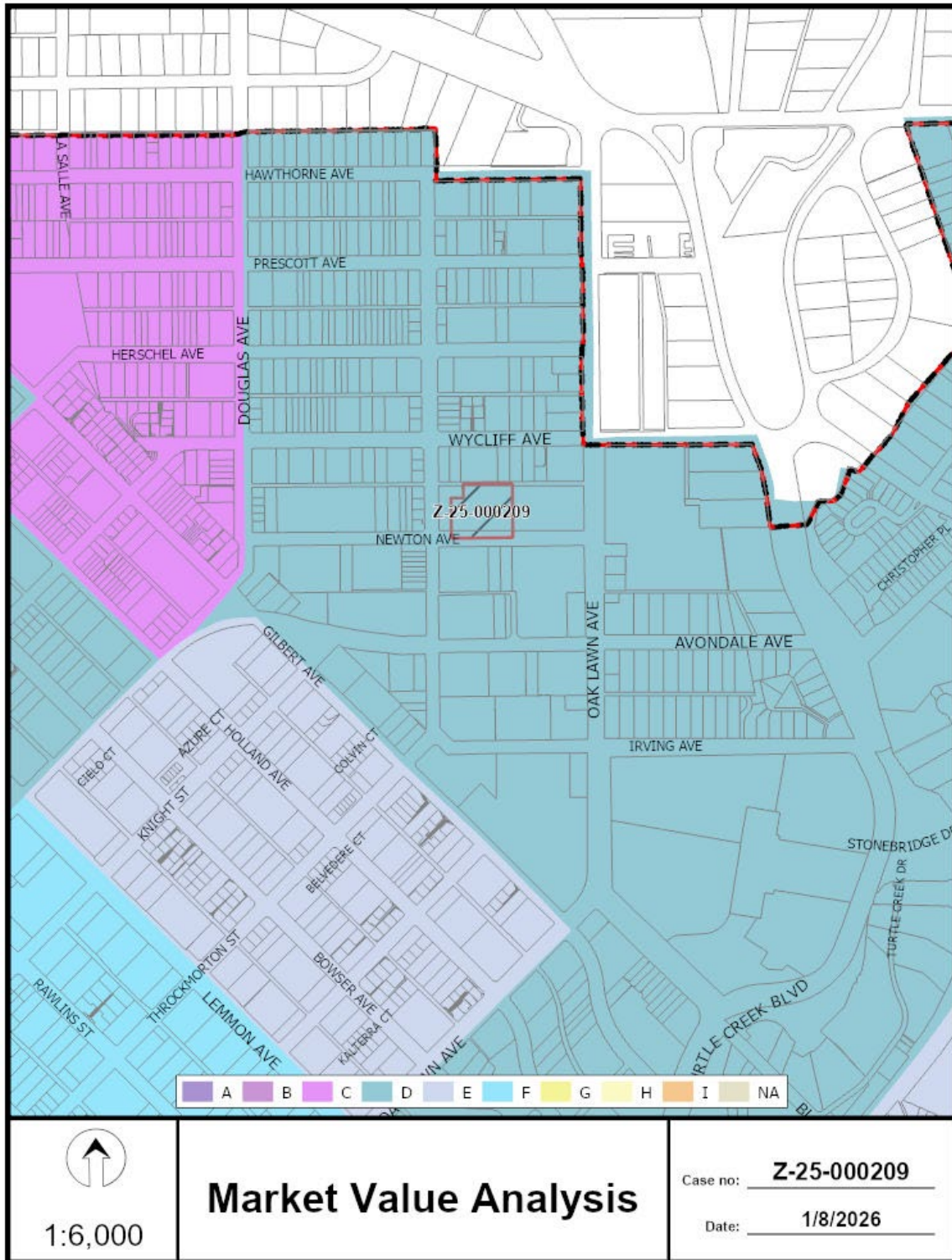




 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u>Z-25-000209</u> Date: <u>01/08/2026</u>
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<b>278</b>	Property Owners Notified (95 parcels)
<b>70</b>	Replies in Favor (4 parcels)
<b>70</b>	Replies in Opposition (12 parcels)
<b>500'</b>	Area of Notification
<b>4/23/2026</b>	Date

**Z-25-000209**  
**CPC**



1:2,400

04/22/2026

***Reply List of Property Owners******Z-25-000209******279 Property Owners Notified******70 Property Owners in Favor******70 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	4211 NEWTON AVE	MENDEZ JUAN ANTONIO B G
O	2	4211 NEWTON AVE	CRUZ ANTONIO
O	3	4211 NEWTON AVE	LARUE PATRICIA ANN
O	4	4211 NEWTON AVE	LEDEZMA MAYRA
O	5	4211 NEWTON AVE	SORVALA FRED E
O	6	4211 NEWTON AVE	4211 NEWTON AVENUE 201A LLC
O	7	4211 NEWTON AVE	HAGE SHARON
O	8	4211 NEWTON AVE	STRONGER THAN OAK LIVING TRUST
O	9	4211 NEWTON AVE	SMITH DALE T
O	10	4211 NEWTON AVE	GIBSON CHANDLER M
O	11	4211 NEWTON AVE	KELLERMANRAMJIT KATIE
O	12	4211 NEWTON AVE	LOACH KELLY ROBERT REVOCABLE
O	13	4211 NEWTON AVE	REED WENDY
O	14	4211 NEWTON AVE	GONZALEZ ADRIANA M
O	15	4211 NEWTON AVE	GARRICK SHARON S
O	16	4211 NEWTON AVE	DICK PHELPS REALTY SVCS INC
O	17	4211 NEWTON AVE	HCP CAPITAL LLC
O	18	4211 NEWTON AVE	PIERCE ROY MICHAEL
O	19	4211 NEWTON AVE	POINTON JEAN FULTON &
O	20	4211 NEWTON AVE	GUSZCZA JACQUELINE
O	21	4211 NEWTON AVE	RUSSELL KIMBERLY DAWN
O	22	4211 NEWTON AVE	DURSTINE GEORGE H JR
O	23	4211 NEWTON AVE	CUDIAMAT MANUEL MINDORO &
O	24	4211 NEWTON AVE	FLANAGAN PATRICIA
O	25	4211 NEWTON AVE	GIACOMETTO ALLISON E
O	26	4211 NEWTON AVE	4211 NEWTON AVENUE 206C LLC

04/22/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	4211 NEWTON AVE	TINAJERO ROBERTO
O	28	4211 NEWTON AVE	BOECKLE SCOTT LOUIS
O	29	4211 NEWTON AVE	DIMITROVOVA JORDANA
O	30	4211 NEWTON AVE	CLARKE KIMBERLY RAE
	32	4003 OAK LAWN AVE	MIRAMAR OAK LAWN INVESTORS LLC
	33	4221 AVONDALE AVE	KORN ANDREW R &
	34	4202 AVONDALE AVE	REIGN CO2 PROPCO LLC
	35	4138 WYCLIFF AVE	MONTANA ROBERT CHARLES III
	36	4142 WYCLIFF AVE	WARBLERS MANAGEMENT CO LLC
	37	4117 THROCKMORTON ST	ISENMANN GLENN D
	38	4202 WYCLIFF AVE	ST SERAPHIM ORTHODOX
	39	4206 WYCLIFF AVE	KHALAF AMAR &
	40	4222 WYCLIFF AVE	DIOCESE OF THE SOUTH
	41	4226 WYCLIFF AVE	4226 WYCLIFF LLC
	42	4203 NEWTON AVE	ST SERAPHIM EASTERN
	43	4151 NEWTON AVE	WOLF BRANDON & ANA
	44	4153 NEWTON AVE	KROW GARY & MARIA REVOCABLE
	45	4115 THROCKMORTON ST	ROBISON KAREN M & SAMUEL K
	46	4114 NEWTON AVE	YAYA SMILE RE91 LLC
	47	4222 NEWTON AVE	VICEROY LIVING LLC
	48	4143 WYCLIFF AVE	TRAN ANH & LANANH
	49	4201 OAK LAWN AVE	DOWELL CAM F JR
	50	4217 WYCLIFF AVE	PHOL INVESTMENT INC
	51	4223 WYCLIFF AVE	FORTY LOVE PROPERTIES LP
	52	4227 WYCLIFF AVE	4227 WYCLIFF LLC
	53	4233 WYCLIFF AVE	DOWELL CAM F JR
	54	4217 OAK LAWN AVE	C & S RESTAURANTS INC
	55	4225 OAK LAWN AVE	4225 OAK LAWN LP
	56	4232 HERSCHEL AVE	STREET LEISA
	57	4002 OAK LAWN AVE	4002 OAK LAWN AVE LLC
	58	4012 OAK LAWN AVE	4012 OAK LAWN LP

04/22/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	59	4022 OAK LAWN AVE	SKL INVESTMENT CO LTD
	60	4018 OAK LAWN AVE	45TH STREET INVESTMENTS LLC
	61	4230 AVONDALE AVE	FILLMORE ENTERPRISES AVONDALE
	62	3927 OAK LAWN AVE	CDC OAKLAWN LP
	63	4121 THROCKMORTON ST	BOORSTEIN JASON L
	64	4119 THROCKMORTON ST	YU LINGYA
	65	4208 WYCLIFF AVE	ST SERAPHIM EASTERN
	66	4218 WYCLIFF AVE	ST SERAPHIM ORTHODOX CATHEDRAL
O	67	4232 WYCLIFF AVE	MCFARLAND MICHAEL B
	68	4230 WYCLIFF AVE	GRAY MICHAEL
	69	4236 WYCLIFF AVE	4309 OAK PARTNERS LP
	70	4101 OAK LAWN AVE	PARK CITIES PRESBYTERIAN
	71	4101 THROCKMORTON AVE	GARCES G FRANKLIN
	72	4103 THROCKMORTON AVE	DEJEAN FELIX ANTHONY IV &
X	73	4109 THROCKMORTON AVE	Taxpayer at
	74	4055 THROCKMORTON ST	WILSON SHAWNA &
X	75	4053 THROCKMORTON ST	ROGERS DOUGLAS E & BARBARA
	76	4051 THROCKMORTON ST	ROSE STEVEN A & SHERRY ELYN
	77	4049 THROCKMORTON ST	FLOECK PATRICIA
X	78	4047 THROCKMORTON ST	FERNANDEZ KENNETH C & LAURI A
O	79	4045 THROCKMORTON ST	LOECKER TIM &
	80	4043 THROCKMORTON ST	DONNINO MICHAEL F
X	81	4041 THROCKMORTON ST	CROSS CREEK LLC &
	82	4211 THROCKMORTON ST	MAFOLASIRE OLAWALE &
X	83	4219 THROCKMORTON ST	BOOTH ROBERT EARLY FAMILY TRUST
X	84	4225 THROCKMORTON ST	WILSMANN JO
	85	4230 THROCKMORTON ST	LAMSON REVOCABLE TRUST THE
	86	4224 THROCKMORTON ST	KING MARSHA & CHERYL KING
	87	4218 THROCKMORTON ST	GILLEY ELIZABETH C
X	88	4212 THROCKMORTON ST	BATTS JANE A
	89	4206 THROCKMORTON ST	PEARSON HAYDEN HRNCIR

04/22/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	90	4209 WYCLIFF AVE	PAXSON SARAH &
	91	4209 WYCLIFF AVE	BILLIANG AUDREY C
	92	4209 WYCLIFF AVE	SHATSMAN DAVID S
	93	4213 WYCLIFF AVE	HEALING KIMBERLEY NICOLE
	94	4213 WYCLIFF AVE	MATHEW LINDSEY
	95	4213 WYCLIFF AVE	DAS RAJASREE &
	96	4220 HERSCHEL AVE	THROCKMORTON LP
	97	4200 OAK LAWN AVE	HIGHLAND PARK SHOPS LLC
X	98	4203 AVONDALE AVE	BESSON STEPHANE
X	99	4205 AVONDALE AVE	SAF PROPERTIES LLC
X	100	4205 AVONDALE AVE	POSEY CHARLES A EST OF
X	101	4207 AVONDALE AVE	SMALL RICHARD & MARGARET
X	102	4203 AVONDALE AVE	FERNANDEZ CHRISTIAN &
X	103	4203 AVONDALE AVE	BRYAN NANCY D
X	104	4205 AVONDALE AVE	NGUYEN AIDEN
X	105	4205 AVONDALE AVE	WILLIAMS NICHOLAS
X	106	4207 AVONDALE AVE	MR TIGEN LLC
X	107	4207 AVONDALE AVE	COWAN DONALD KING
X	108	4209 AVONDALE AVE	FORDHAM WADE E JR
X	109	4209 AVONDALE AVE	TUSSY MARSHA SUE
X	110	4209 AVONDALE AVE	AMIRI MANIJEH
X	111	4209 AVONDALE AVE	WELDELIBANOS FILMON &
X	112	4211 AVONDALE AVE	MCLAUGHLIN WHITNEY
X	113	4211 AVONDALE AVE	NKWOCHA MICHAEL
X	114	4215 AVONDALE AVE	VILLALOBOS EMMA
X	115	4215 AVONDALE AVE	COOLEY NOEL
X	116	4217 AVONDALE AVE	FREEDMAN MARK ALAN
X	117	4217 AVONDALE AVE	TREACHER ALEX HENRY &
X	118	4219 AVONDALE AVE	BOLLMAN MARY
X	119	4219 AVONDALE AVE	PJETROVIC SANELA &
X	120	4215 AVONDALE AVE	BEAUCHAMP TIMOTHY

04/22/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	121	4215 AVONDALE AVE	LYTLE CHARLES W
X	122	4217 AVONDALE AVE	KIEHL CARRIE
X	123	4217 AVONDALE AVE	TRUMBULL WALTER H
X	124	4219 AVONDALE AVE	WADDINGHAM MONIQUE A
X	125	4219 AVONDALE AVE	DANG KHA TUAN L
	126	4122 AVONDALE AVE	VIGILANTE STEVEN
	127	4122 AVONDALE AVE	JACOB SYBIL M
	128	4122 AVONDALE AVE	MURDOCK MICHAEL DEAN
	129	4122 AVONDALE AVE	MACY JUSTICE
	130	4122 AVONDALE AVE	CHAHROUR ALI
	131	4122 AVONDALE AVE	YOUSEFY TINA &
	132	4122 AVONDALE AVE	KAPLAN MARTIN R
	133	4122 AVONDALE AVE	LEE CHRISTOPHER M
	134	4122 AVONDALE AVE	LADZINSKI JAMES EDWARD JR
	135	4122 AVONDALE AVE	CASADO SONIA
	136	4122 AVONDALE AVE	GARCIA FERNANDEZ XIMENA
	137	4122 AVONDALE AVE	COMBS REGINALD & MELONY
	138	4122 AVONDALE AVE	PAOLO SOPHIA BRIANNA &
	139	4122 AVONDALE AVE	NEIMAN ELLIE
	140	4122 AVONDALE AVE	CHRISTIE JOHN S
	141	4122 AVONDALE AVE	GORMAN TERESA MARIE
	142	4126 AVONDALE AVE	SKINNER SARAH
	143	4126 AVONDALE AVE	BROWN IRA THOMAS & JULIE
	144	4126 AVONDALE AVE	SADEGHPOUR SIAMAK
	145	4126 AVONDALE AVE	SMITH LANIE
	146	4206 NEWTON AVE	RENFRO BROOKE
	147	4206 NEWTON AVE	REYNOSO LESLIE
	148	4206 NEWTON AVE	URBINA GLORIA PATRICIA
	149	4206 NEWTON AVE	DICKSON SUSAN ELIZABETH
	150	4206 NEWTON AVE	FOSTER VICKI
	151	4206 NEWTON AVE	EHN EVA

04/22/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	152	4206 NEWTON AVE	BOECKLE SCOTT LOUIS &
	153	4206 NEWTON AVE	ASHDOWN HOLDINGS LLC
	154	4206 NEWTON AVE	ELLSBERRY DAVID LEE
	155	4206 NEWTON AVE	OLD REPUBLIC EXCHANGE CO
	156	4206 NEWTON AVE	PERRY RONALD G
	157	4206 NEWTON AVE	HCP CAPITAL LLC
	158	4206 NEWTON AVE	GOCHINAS WHITNEY
	159	4206 NEWTON AVE	GRAY MICHAEL
	160	4206 NEWTON AVE	SHAY LISA G
	161	4206 NEWTON AVE	DEFULVIO LESLIE
	162	4206 NEWTON AVE	BEUTLER CAROLYN
	163	4206 NEWTON AVE	TONG CHUAN LLC
	164	4206 NEWTON AVE	MCINROE JAMES O
	165	4134 WYCLIFF AVE	HELD TAWN E
	166	4134 WYCLIFF AVE	ROBERTS SARAH
	167	4134 WYCLIFF AVE	ALCOCER FERNANDO
	168	4107 AVONDALE AVE	AVONDALE LEGACY LLC
	169	4121 AVONDALE AVE	AVONDALE LEGACY LLC
	170	4121 AVONDALE AVE	AVONDALE LEGACY LLC
O	171	4111 NEWTON AVE	RAMIREZ ERICKA ROSE &
O	172	4111 NEWTON AVE	LYNN SOPHIE &
O	173	4111 NEWTON AVE	SCHAFFER SHELLY B
O	174	4111 NEWTON AVE	ANTONISHAK MICHAEL
O	175	4111 NEWTON AVE	ALIU ARDIANA
O	176	4111 NEWTON AVE	TEXAS TRIAD HOMES LLC
O	177	4111 NEWTON AVE	DUGGAN MARGARET PERKINS
O	178	4111 NEWTON AVE	WYRICK HELEN
O	179	4111 NEWTON AVE	TOMLINSON RACHEL S REVOCABLE
O	180	4111 NEWTON AVE	ROBERTS MARISKA
O	181	4111 NEWTON AVE	PETTITT DEREK
O	182	4111 NEWTON AVE	SHIPPY MICHAEL SCOTT &

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O	183	4111 NEWTON AVE	MALONE RICHARD D
O	185	4111 NEWTON AVE	SOLTANI ENOC & ANA CASTILLO
O	186	4111 NEWTON AVE	JCP SEPERATE PROPERTY TRUST
O	187	4111 NEWTON AVE	MESSINGER LEAH ALEXANDRA
O	188	4111 NEWTON AVE	REECE KEVIN JOE & JULIA ANN
O	189	4111 NEWTON AVE	TAYLOR DAVID BLAKELY &
O	190	4111 NEWTON AVE	HAMAD JASEM &
O	191	4111 NEWTON AVE	RUEDY GREGORY WILLIAM
O	192	4111 NEWTON AVE	CLARK LILLIAN
O	193	4111 NEWTON AVE	KENNEDY AURORA S &
O	194	4111 NEWTON AVE	MONAGHAN COLIN R
O	195	4111 NEWTON AVE	CROW REYNOLDS LTD
O	196	4111 NEWTON AVE	WALKER JOHN NEWTON
O	197	4111 NEWTON AVE	COLVEN THOMAS JOSEPH IV
O	198	4111 NEWTON AVE	LAWREL DRAKE PROPERTIES LLC
O	199	4111 NEWTON AVE	JBZ ASSET MANAGEMENT LP
O	200	4111 NEWTON AVE	ZETENA CHRISTOPHER M
O	201	4111 NEWTON AVE	BERKOWITZ JANELVA SUE
O	202	4111 NEWTON AVE	TOMKINS ERICH W &
O	203	4111 NEWTON AVE	ADAS CRAIG & ZABRINA FAMILY
O	204	4111 NEWTON AVE	CHAMBERS JONATHAN &
O	205	4111 NEWTON AVE	KROCHESKI MATTHEW J &
O	206	4111 NEWTON AVE	GUPTA VIKAS & ANKITA TEWARI
O	207	4111 NEWTON AVE	CASA PEGGY LLC
X	208	4140 NEWTON AVE	NAVARRO CHARMAINE P
X	209	4140 NEWTON AVE	WINGLER DEBORAH MARY
X	210	4140 NEWTON AVE	ARCEMONT MARK
X	211	4140 NEWTON AVE	MCKIMMEY STEPHEN TYLER
X	212	4140 NEWTON AVE	OKITA KYLE
X	213	4140 NEWTON AVE	DHAR PRIYANK RANJAN
X	214	4140 NEWTON AVE	THOMAS PHILIP LIVING TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	215	4140 NEWTON AVE	DAVIS LOWELL K
X	216	4140 NEWTON AVE	JAMESON JEREMY &
X	217	4140 NEWTON AVE	BOLES MARK D &
X	218	4140 NEWTON AVE	CARO IRREVOCABLE TRUST THE
X	219	4140 NEWTON AVE	CARO IRREVOCABLE TRUST THE
X	220	4140 NEWTON AVE	NOORANI IMRAN &
X	221	4140 NEWTON AVE	MARTIN NICOLE M &
X	222	4140 NEWTON AVE	VALERIO JAMES &
X	223	4140 NEWTON AVE	YOW REBECCA KENDALL
X	224	4140 NEWTON AVE	KITTLER RALF
X	225	4140 NEWTON AVE	JACOBS JULIE ELIZABETH
	226	4131 WYCLIFF AVE	RODRIGUEZ EDMEE
	227	4131 WYCLIFF AVE	HUTCHINSON CHANNEL
	228	4131 WYCLIFF AVE	GIANITSOS GEORGE EFTHIMIOS
	229	4135 WYCLIFF AVE	SMITH MIKA CLAIRE &
	230	4135 WYCLIFF AVE	PARKS EMILY G &
	231	4135 WYCLIFF AVE	EDMISTON SHELBY
	232	4135 WYCLIFF AVE	BARYLKO BARBARA
	233	4142 HERSCHEL AVE	SBRJ WM LTD
	234	4142 HERSCHEL AVE	SBRJ WM LTD
	235	4142 HERSCHEL AVE	PAGE KATHRYN M
X	236	4147 NEWTON AVE	PHILLIPS DELAYNE
X	237	4147 NEWTON AVE	SANTOS ENRIQUE JOEL ANDINO
X	238	4147 NEWTON AVE	RYBAK MARK E
X	239	4147 NEWTON AVE	4147 NEWTON UNIT D MR LLC
X	240	4147 NEWTON AVE	4147 NEWTON UNIT E MR LLC
X	241	4147 NEWTON AVE	ASHE LARRY J
X	242	4147 NEWTON AVE	TOVAR CARLOS E
	243	4143 NEWTON AVE	CAREY ELIZA
	244	4143 NEWTON AVE	MULLIKEN MADELEINE A &
	245	4143 NEWTON AVE	SOLIS DEANNA NICOLE

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	246	4218 NEWTON AVE	TECUMSEH INTERESTS LLC
	247	4218 NEWTON AVE	MILLMAN ALEXANDER CHRISTOPHER
	248	4218 NEWTON AVE	MARIEL BEATRIZ S
	249	4218 NEWTON AVE	CLAY AUBLA
	250	4130 WYCLIFF AVE	MAKISHIMA SAYAKA
	251	4130 WYCLIFF AVE	MOCK TIMOTHY WAYNE JR
	252	4130 WYCLIFF AVE	JOHNSON KELSEY LYNETTE
	253	4130 WYCLIFF AVE	BELL EDDIE KENT
	254	4130 WYCLIFF AVE	JOHNSON SCOTT DANNY
	255	4130 WYCLIFF AVE	TOOMEY RHONDA
	256	4130 WYCLIFF AVE	HOWREY ANNE
	257	4130 NEWTON AVE	TURNKEY REI LLC
	258	4130 NEWTON AVE	TAIT SUZIN
	259	4130 NEWTON AVE	REZABEK RACHAEL ANNE &
	260	4130 NEWTON AVE	BRILEY FRANK DENNIS &
	261	4130 NEWTON AVE	QUEST TRUST COMPANY
	262	4130 NEWTON AVE	HCP CAPITAL LLC
	263	4130 NEWTON AVE	PATTERSON MEARA E
X	264	4241 THROCKMORTON ST	TH918 REVOCABLE TRUST
X	265	4243 THROCKMORTON ST	WERLEY JULIE
X	266	4247 THROCKMORTON ST	ROSENBLATT ANNA
X	267	4249 THROCKMORTON ST	SANDLIN PRISCILLA
X	269	4150 WYCLIFF AVE	MCCARLEY JOHN
X	270	4146 WYCLIFF AVE	MULLEN MAUREEN M
X	271	4150 WYCLIFF AVE	REEVES JIMMY W
X	272	4146 WYCLIFF AVE	GARRIN CARL ERIC
X	273	4146 WYCLIFF AVE	TURNER LESLIE
X	274	4150 WYCLIFF AVE	GARRISON PAULA
	275	4147 WYCLIFF AVE	TODD ROBERT
	276	4147 WYCLIFF AVE	REGE DIANA M
	277	4151 WYCLIFF AVE	YOHANNES WENGUEL

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		278	4151 WYCLIFF AVE	CASH PROPERTIES LLC
		279	4151 WYCLIFF AVE	BERRY JAMES E
	O	A1	4211 NEWTON AVE	MILLER STEPHEN DILLON
	O	A2	4111 NEWTON AVE	MORRIS JOANNE