

**FILE NUMBER:** Z-26-000039                      **DATE FILED:** February 23, 2026

**LOCATION:** An area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** 3.076 acres                      **CENSUS TRACT:** 48113000606

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**REPRESENTATIVE:** Katherine Durham / Winstead PC

**APPLICANT:** Trademark Acquisition Limited Partnership

**OWNER:** HEB Grocery Company, LLC

**REQUEST:** An application for an amendment to Planned Development Subdistrict No. 171 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to increase the permitted height and modify the floor area included in the existing mixed-income housing development bonus.

**STAFF RECOMMENDATION:** Approval of amended conditions.

**CPC RECOMMENDATION:** Approval of amended conditions.

**PDD No. 193:**  
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

**PDD 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 Planned Development Subdistrict 171 within Planned Development District 193, the Oak Lawn Special Purpose District, and currently exists as multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes.
- PDS 171 was approved on May 22, 2024 under Z223-260. The district has aspects similar to the nearby GR General Retail Subdistrict and to the MF-2 Multiple Family Subdistrict, but has some key changes relating to development standards. The PD is delineated into two tracts on a conceptual plan, but that currently serves only to restrict commercial (GR) uses out of the northeastern half. In SEC. S-171.110. Yard, Lot, and Space Regulations, the PDS states the whole site defaults to MF-2 Subdistrict of purposes of development standards. It then offers changes to those if a project pursues a development bonus while providing mixed income housing.
- As the PDS exists today, the PDS requires the inclusion of 5% microunits. According to the PDS, a microunit is “an efficiency, studio, or one-bedroom unit less than 450 square feet in size.”
- The conditions as recommended by the Plan Commission would remove this requirement.

**Zoning History:**

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

1. **Z223-260:** On May 22, 2024, the City Council approved an application for Planned Development Subdistrict 171 on property zoned GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street. [Subject site].
2. **Z212-172:** On June 8, 2022, the City Council approved the termination of volunteered deed restrictions [Z834-110] on property zoned Planned Development Subdistrict 151 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Oak Lawn Avenue, southwest of Lemmon Avenue.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / Proposed ROW</b>
Lemmon Avenue	Principal Arterial	90 feet / 90 feet
Throckmorton Street	Local Street	60 feet
Bowser Avenue	Local Street	60 feet
Reagan Street	Local Street	60 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

**Transit:**

The following transit services are located within ½ mile of the site:  
 DART Routes 23, 207, 237

**STAFF ANALYSIS:**

**Comprehensive Plan:**

**Comprehensive Plan Consistency Review**

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.

**Subject Property Place-type City Residential**

**Primary:** Multiplex, apartments, and mixed-use

**Supporting:** Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

**Subject Property Placetype Community Mixed Use**

**Primary:** Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office

**Supporting:** Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial

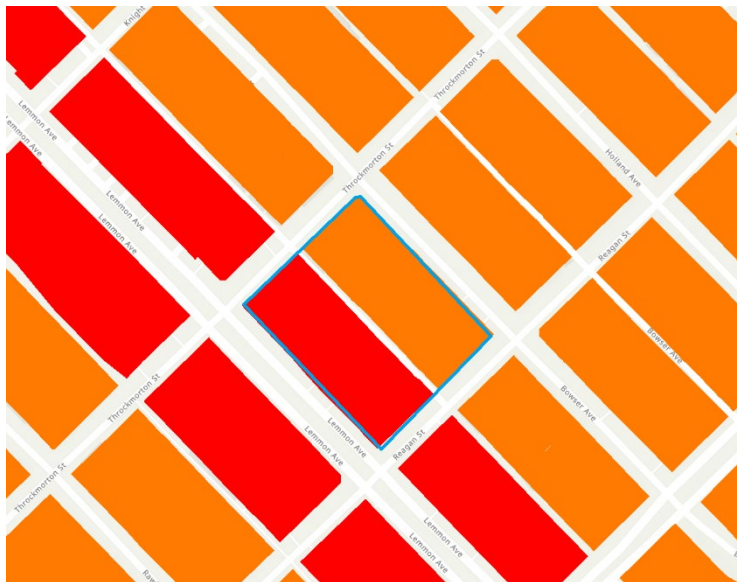
**Consistency Review Recommendation**

Forward Dallas provides guidance on matters of zoning and land use, but not application specifically of the mixed income housing bonus. The land use generally remains consistent and unchanged in the proposed zoning, but modifies the inclusion of microunits.

**PLACETYPE CATEGORIES**

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

- REGIONAL OPEN SPACE
- SMALL TOWN RESIDENTIAL
- COMMUNITY RESIDENTIAL
- CITY RESIDENTIAL
- FLEX COMMERCIAL
- INDUSTRIAL HUB
- AIRPORT
- NEIGHBORHOOD MIXED-USE
- COMMUNITY MIXED-USE
- REGIONAL MIXED-USE
- CITY CENTER
- LOGISTICS/INDUSTRIAL PARK
- INSTITUTIONAL CAMPUS
- UTILITY



**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDS 171 PD 193	Undeveloped
<b>Northwest</b>	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD 193	Auto service center, Single-family (attached)
<b>Northeast</b>	MF-2 Multiple Family Subdistrict within PD No. 193	Multiple-family
<b>Southeast</b>	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD 193	Multiple-family, restaurant without drive through
<b>Southwest</b>	GR General Retail Subdistrict within PD 193	Restaurants without drive through, office uses, retail uses

**Land Use Compatibility:**

The area of request consists of a collection of individual lots totaling around 133,390 square feet. The property currently includes multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes. A 15-foot alley runs through the center of the site and stands as the boundary between the two existing zoning districts. The applicant plans to abandon this alley, but approval of this zoning case does not constitute approval of an abandonment.

Properties northeast, southeast, and southwest of the site are currently built out as multiple-family. There is a restaurant without drive-through service to the southeast across Reagan Street. Across Lemmon, there is an office building, a retail strip, and two drive-through restaurants. Across Throckmorton Street to the northwest, there is an auto service center and a single-family attached subdivision. The proposed residential and retail uses would be complementary with the surrounding area.

The primary land use and plans for development have not changed with the request, and the land use remains generally appropriate for the area. The conditions would only modify the requirement for microunits.

**Development Standards**

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Base MF-2 PD No. 193</u></b>	15'	10' / 25' (No side or rear on AOR)	Studio 800 1 BR 1,000 2 BR 1,200 +1 +150 (66 1 BR total MF-2 portion)	N/A	36'	60% res 50% nonres
<b><u>Existing PDS 171, PD No. 193</u></b>	Lemmon: 10'  Throckmorton and Reagan: 15' Grade-36' 25' above 36' Bowser: 15' Grade to 36' 45' above 36'*	MF-2 default: 10' / 25' (No side or rear on AOR)	Max 416 units* 5% micro in addition to: 5% at 61-80 (21 units)	Base: 2.0:1*  MIH: 3.4:1*	85' closest to Lemmon, subject to MIHDB  65' in the middle, subject to MIHDB  36'* closest to Bowser	90%
<b><u>Proposed PDS 171, PD No. 193</u></b>	Lemmon: 10'	MF-2 default: 10' / 25'	Max 416 units* 5% micro in addition to:	Base: 2.0:1*	85' closest to Lemmon,	90%

	Throckmorton and Reagan: 15' Grade-36' 25' above 36' Bowser: 15' Grade to 36' 45' above 36'*	(No side or rear on AOR)	5% at 61-80 (21 units)	MIH: 3.4:1*	subject to MIHDB  65' in the middle, subject to MIHDB  36'* closest to Bowser	
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\*Not applicable to a primarily multifamily project under SB 840

With the existing bonus in conjunction with SB 840, the floor area ratio limit is no longer applicable for a multifamily project, nor are the height limits under 45'. The height limits above 45', including the height bonus could still apply to the case as SB 840 maintains the ability of cities to enforce a bonus program, if the bonus is less restrictive than the provisions of 840. What the applicant intends to alter is the "base" height to alter how much mixed income housing is applicable to the site.

**Design Standards**

The existing PDS must include the design standards of 4.1107.

No changes are proposed to the design standards.

**Mixed Income Housing:**

Current, the zoning on the ground grants an increase in heights and floor area ratio to the provision of five percent of units available to households at 61 percent to 100 percent of Area Median Family Income (AMFI). While SB 840 voids the FAR bonus, the height bonus from 45' (base) to 85' is still enforceable.

Five percent of the planned 416 units would be 21 units.

**Landscaping:**

The proposed PDS requires that landscaping be provided in accordance with both Part 1 of PD No. 193 and the proposed landscape plan.

No changes are proposed to the landscaping.

**Parking:**

In general, the parking requirements in the existing PDS default to Part I of PD 193.

No changes are proposed to the parking requirements.

**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 located with an “E” MVA area. There is an “F” MVA area to the southwest as well as “D” MVA areas to the northwest, northeast, and southwest.

## **List of Officers**

### **Trademark Acquisition Limited Partnership**

TPC GP LLC (General Product)

Terry Montesi (Chairman, Director, CEO)

Tommy Miller (CIO, Managing Director)

Phill Pearson (SR VP Leasing)

Clay Walton (VP Leasing)

David Pratt (VP Leasing)

Fremont Baker (SR VP Development)

Jeff Johnson (Exec VP Development)

John Pharr (SR VP Portfolio)

Steve Sumell (Exec VP Portfolio)

Kyle Minter (VP Finance & Assessment)

Stacey Whitt (SR VP Accounting)

Weston Graves (VP Portfolio Development)

Chris Herman (VP Construction)

### **HEB Grocery Company, LLC/H-E-B, LP**

HEBCO GP, LLC

Charles C Butt (CEO)

Martin H Otto (COO)

Judith A Lindquist (General Counsel)

Megan S Rooney (CFO)

Craig L Boyan (President)

**CPC-Action**  
**MARCH 26, 2026**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development Subdistrict 171 within Planned Development District 193, the Oak Lawn Special Purpose District, subject to conditions, with the following change: eliminate the requirement for micro units; in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street.

Maker: Kingston  
Second: Hampton  
Result: Carried: 12 to 0

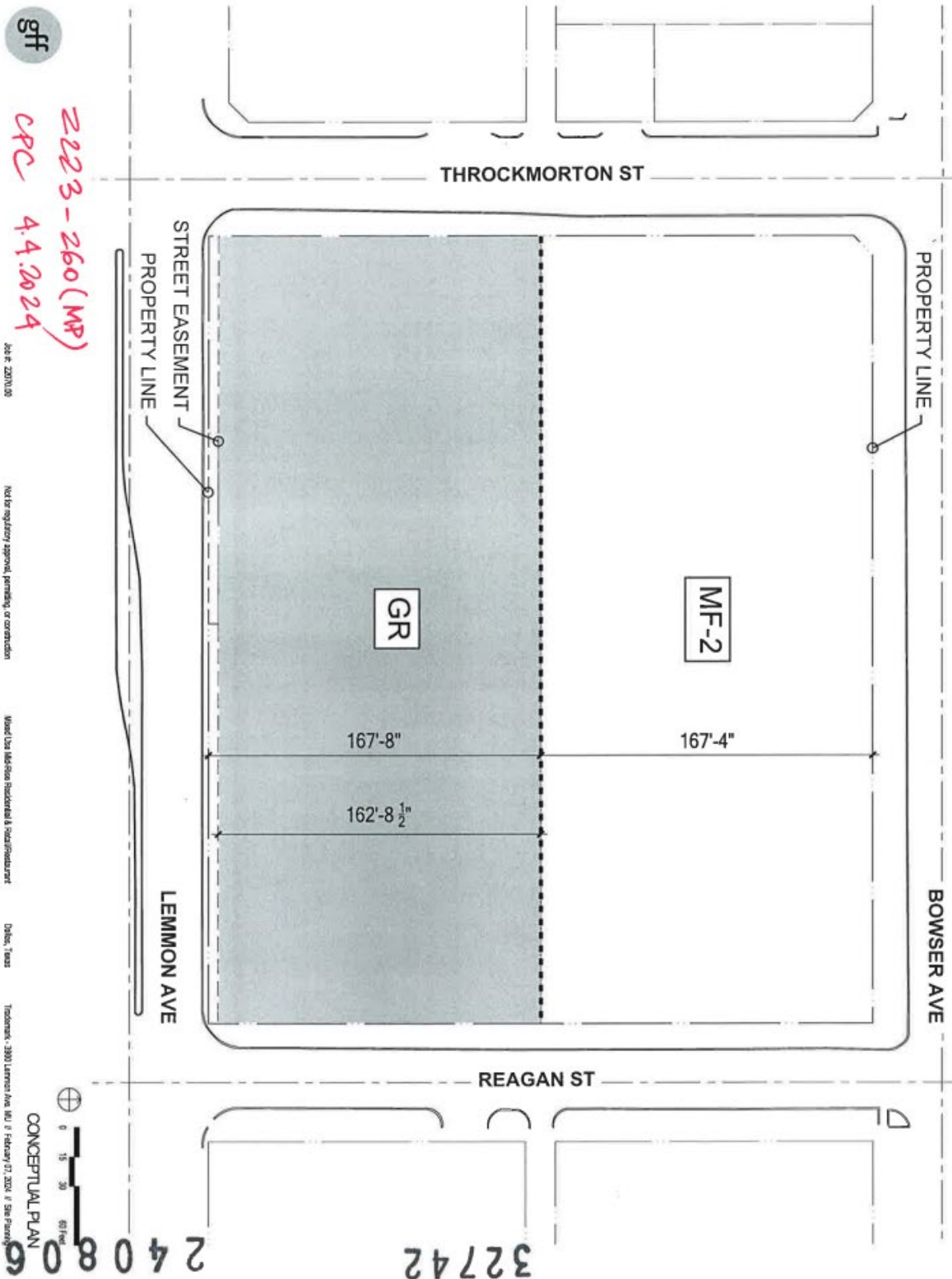
For: 12 - Sims, Hampton, Herbert, Serrato,  
Carpenter, Wheeler-Reagan, Franklin,  
Koonce, Coffman, Hall, Kingston, Rubin

Against: 0  
Absent: 3 - Forsyth, Housewright, Kocks  
Vacancy: 0

**Notices:** Area: 500 Mailed: 366  
**Replies:** For: 4 Against: 3

**Speakers:** For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201  
Against: None

### Existing Conceptual Plan (No changes)







**Proposed Conditions**

**Division S-171. Subdistrict 171.**

**SEC. S-171.101. LEGISLATIVE HISTORY.**

PD Subdistrict 171 was established by Ordinance No. 32742, passed by the Dallas City Council on May 22, 2024.

**SEC. S-171.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 171 is established on property located on the east corner of Lemmon Avenue and Throckmorton Street. The size of PD Subdistrict 171 is approximately 3.076 acres.

**SEC. S-171.103. 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) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

~~(3) MICRO-UNIT means an efficiency, studio, or one-bedroom unit less than 450 square feet in size.~~

(4) OPEN SPACE means an area or areas that meet the requirements and allowances of Section 51A-4.1107(f)(1).

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total street-level facade area.

(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-171.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit S-171A: conceptual plan.
- (2) Exhibit S-171B: development plan.
- (3) Exhibit S-171C: landscape plan.

**SEC. S-171.105. TRACTS.**

This subdistrict is divided into two tracts (GR Tract and MF-2 tract) as shown on the conceptual plan (Exhibit S-171A).

**SEC. S-171.106. CONCEPTUAL PLAN.**

(a) Use of the Property must comply with the conceptual plan. The conceptual plan defines only the division of uses throughout the subdistrict. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

**SEC. S-171.107. DEVELOPMENT PLAN.**

(a) For a project receiving a development bonus pursuant to Section S-171.116, development and use of the GR Tract and the MF-2 Tract must comply with the development plan (Exhibit S-171B). 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, conceptual plan, and development schedule do not apply.

**SEC. S-171.108. MAIN USES PERMITTED.**

(a) GR Tract. The only main uses permitted in this tract are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR General

Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail Subdistrict only by specific use permit (SUP) is permitted in this tract only by SUP; a use subject to development impact review (DIR) in the GR General Retail Subdistrict is subject to DIR in this tract; etc.

(b) MF-2 Tract. The only main uses permitted in this tract 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 tract only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this tract; etc.

**SEC. S-171.109. 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:

- Private stable.
- Amateur communication tower.
- Open storage.

**SEC. S-171.110. 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.

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

(2) The yard, lot, and space standards are governed by the regulations defined in this section, and are not subject to the tracts described in the conceptual plan.

(3) Floor area ratio. Except as provided in this section, maximum floor area ratio is 2.0 to 1.

(b) The following yard, lot, and space regulations apply to a project that complies with S[sections] S-171.113, S-171.115(b), and S-171.117.

(1) Front yard. Frontages along Lemmon Avenue, Throckmorton Street, Regan Street, and Bowser Avenue are considered front yards.

(A) Lemmon Avenue. Minimum front yard is 10 feet.

(B) Throckmorton Street and Reagan Street.

(i) For portions of a structure 36 feet in height or less, minimum front yard is 15 feet.

(ii) For portions of a structure with a height greater than 36 feet but less than 65 feet in height, minimum front yard is 25 feet.

(iii) For portions of a structure with a height of 65 feet or more, minimum front yard is 10 feet.

(C) Bowser Avenue.

(i) For portions of a structures 36 feet in height or less, minimum front yard is 15 feet.

(ii) For portions of a structure with a height greater than 36 feet, minimum front yard is 45 feet.

(2) Density. Maximum number of dwelling units is 416.

(3) Floor area ratio. Maximum floor area ratio is 3.4 to 1.

(4) Height.

(A) Except as provided in this paragraph, within 155 feet of Lemmon Avenue, maximum structure height is 85 feet.

(B) Except as provided in this paragraph, between 155 feet and 285 feet of Lemmon Avenue, maximum structure height is 65 feet.

(C) Except as provided in this paragraph, more than 285 feet from Lemmon Avenue, maximum structure height is 36 feet.

(D) The following structures may project a maximum of 10 feet above the maximum structure height:

(i) Elevator penthouse or bulkhead.

- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Visual screens that surround roof-mounted mechanical equipment.
- (vi) Chimney and vent stacks.
- (vii) Parapet walls (a maximum of six feet above the maximum structure height).

(5) Maximum lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

**SEC. S-171.111. OFF-STREET PARKING AND LOADING.**

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

(1) Except for ~~micro-units and~~ units restricted to specific income levels pursuant to Section S-171.116, 1.25 spaces per dwelling unit are required.

(2) For ~~micro-units and~~ units restricted to specific income levels pursuant to Section S-171.116, 0.5 spaces per dwelling unit are required.

(3) Required loading is four medium spaces and four small spaces. The small loading spaces must be located in the ground level of the parking structure.

**SEC. S-171.112. URBAN DESIGN STANDARDS.**

(a) Sidewalks and parkways.

(1) Lemmon Avenue. A sidewalk with a minimum width of eight feet, an unobstructed width of at least six feet, and a minimum average parkway width of five feet is required.

(2) Throckmorton Street and Reagan Street north of the driveway shown on the development plan. Except as provided in this paragraph, a sidewalk with a minimum unobstructed

width of five feet and a minimum average parking width of nine feet is required. The sidewalk width may be reduced to four feet in order to preserve existing trees.

(3) Throckmorton Street and Reagan Street south of the driveway shown on the development plan. A sidewalk with a minimum unobstructed width of six feet and a minimum average parkway width of five feet is required.

(4) Bowser Avenue. Except as provided in this paragraph, a sidewalk with a minimum width of five feet and a minimum average parkway width of nine feet is required. The sidewalk width may be reduced to four feet in order to preserve existing trees.

(b) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along each street frontage:

- (1) Benches.
- (2) Trash receptacles.
- (3) Bicycle racks.

(c) Architectural elements. A minimum of one of the following architectural elements must be provided at all public entrances:

- (1) Architecturally prominent public entrance.
- (2) Canopy.
- (3) Awning.
- (4) Attached tower.

(d) Transparency. Except as provided in this subsection, facades facing Lemmon Avenue must have a minimum transparency of 40 percent for that portion of the facade between grade and 15 feet in height. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. This subsection does not apply to parking structures.

(e) Open space. For a development containing 100 or more dwelling units, a minimum of 34,000 square feet of open space must be provided. 13,000 square feet of the total open space must be located on the ground level. Open space may be located on top of a parking structure.

(f) Driveway.

- (1) Lemmon Avenue, Reagan Street, and Throckmorton Street.

(A) Where an ingress or egress driveway crosses a sidewalk, maximum driveway width is 25 feet per frontage.

(B) One driveway is permitted on each street frontages.

(2) Bowser Street. No ingress or egress driveways are permitted on the Bowser Street frontage.

(3) Driveway intersections. 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.

(g) Surface parking. External surface parking is prohibited.

(h) Sidewalk buffering. Except within a required visibility triangle, the following buffering must be used where sidewalks abut any on-site driving surface, loading area, or parking surface:

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

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

**SEC. S-171.113. SUSTAINABLE DESIGN FEATURES FOR A DEVELOPMENT BONUS PROJECT.**

(a) Charging areas. Micro-mobility charging and parking must be provided for at least 10 micro-mobility.

(b) Bicycle parking. A minimum of 12 bicycle parking spaces must be located along street frontages and be accessible and visible from sidewalks. At least three of these spaces must be accessible to the public.

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

~~(d) Micro units. A minimum of five percent of the dwelling units must be micro units. Micro units may not be counted for purposes of qualifying for a mixed-income housing bonus pursuant to Section S-171.117(b).~~

(d) Podium roof. 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, photovoltaic cells, swimming pools, water features, and shade structures.

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

(f) Irrigation.

(1) Condensate from mechanical equipment must be captured and reused for irrigation if the mechanical equipment has a size greater than five tons.

(2) Detention and rainwater harvesting must be utilized for irrigation.

(3) Except for lawn areas, drip irrigation is required for plant maintenance.

**SEC. S-171.114. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-171.115. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(1) Except as provided in this subsection, landscaping must be provided in accordance with Part I of this article and as shown on the landscape plan (Exhibit S-171B). If there is a conflict between the text of this division and the landscape plan, the text of this division controls.

(2) The special and general planting areas must consist of habitat gardens.

(3) The general planting area may be located aboveground on an outside roof deck, rooftop garden, pool area, patio, or similar type of outside common area.

(4) Live oaks may not be used for street trees along Lemmon Avenue.

(5) If the four large live oak trees existing prior to 2024 as shown on the landscape plan are preserved, eight trees are required within the tree planting zoning along Throckmorton Street eight. Otherwise, street trees are required on this frontage in accordance with Part I of this article.

(7) The garage screening required in Part I of this article is not applicable to a parking structure concealed by the main building.

(8) The building official may allow tree and other planting locations to change at the time of permitting in order to avoid conflicts with utilities.

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

(10) Existing site trees on the landscape plan must be preserved but may be removed and replaced in the event of tree loss by means of disease or unintentional damage, subject to approval by the director. Except for a temporary construction or sales office use, a building permit may not be issued for work on the Property until the building official has approved a tree preservation plan for these existing trees.

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

**SEC. S-171.116. SIGNS.**

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

**SEC. S-171.117. DEVELOPMENT BONUSES FOR MIXED-INCOME 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-171.109.

(b) Reserved units. The height and floor area ratio development bonuses set forth in Section S-171.109 apply if a minimum of five percent of the residential units are available to households earning between 61 percent and 80 percent of the area median family income.

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

(1) Facade areas enclosing a parking structure or loading areas are not subject to the transparency requirements of Section 51A-4.1107(d)(1).

(2) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

**SEC. S-171.118. ADDITIONAL PROVISIONS.**

(a) Outdoor bar and dining areas may not be operated between 12:00 a.m. (midnight) and 7:00 a.m.

(b) Outdoor amplified sound systems may not be operated between 11:00 p.m. and 7:00 a.m. (the next day).

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

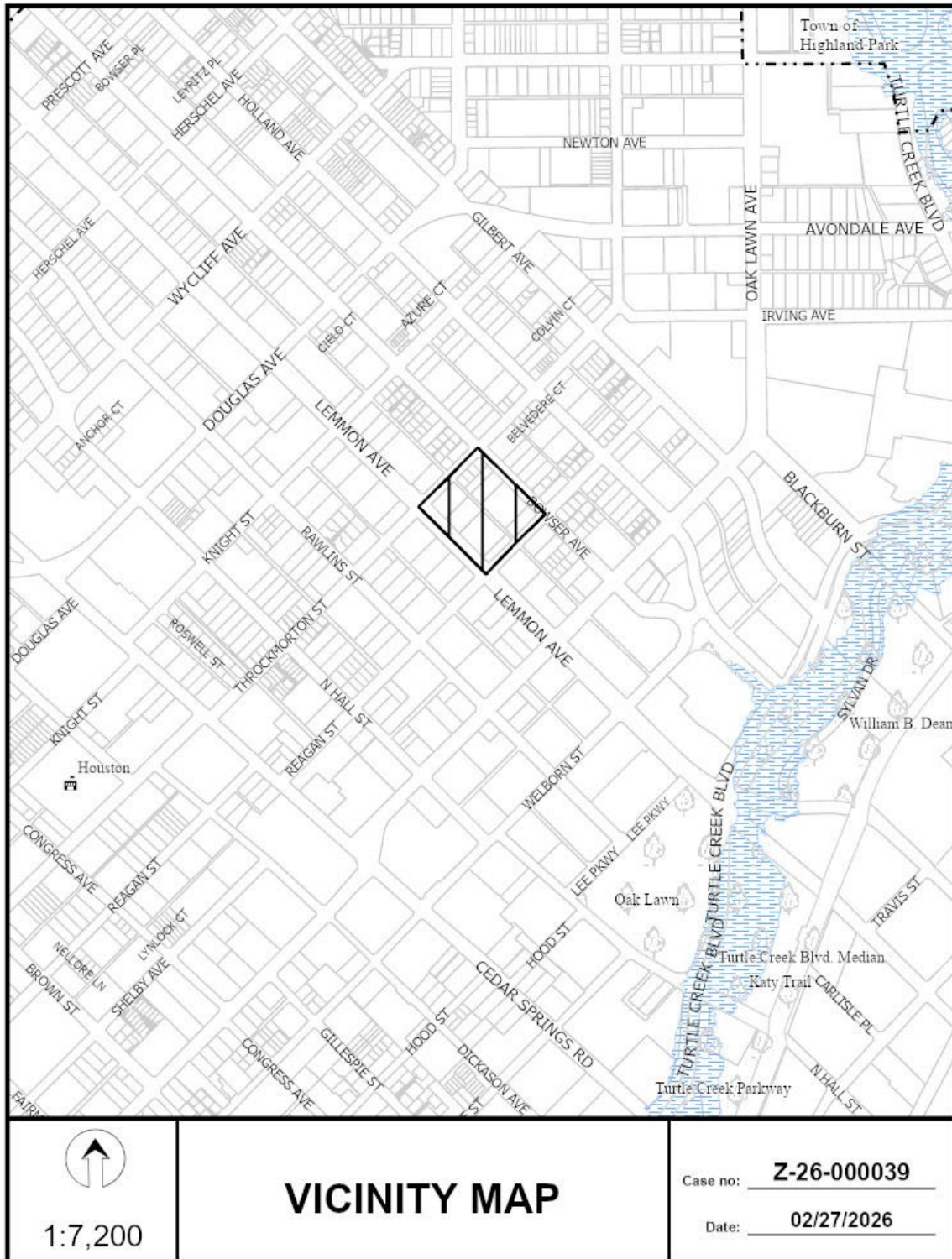
(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

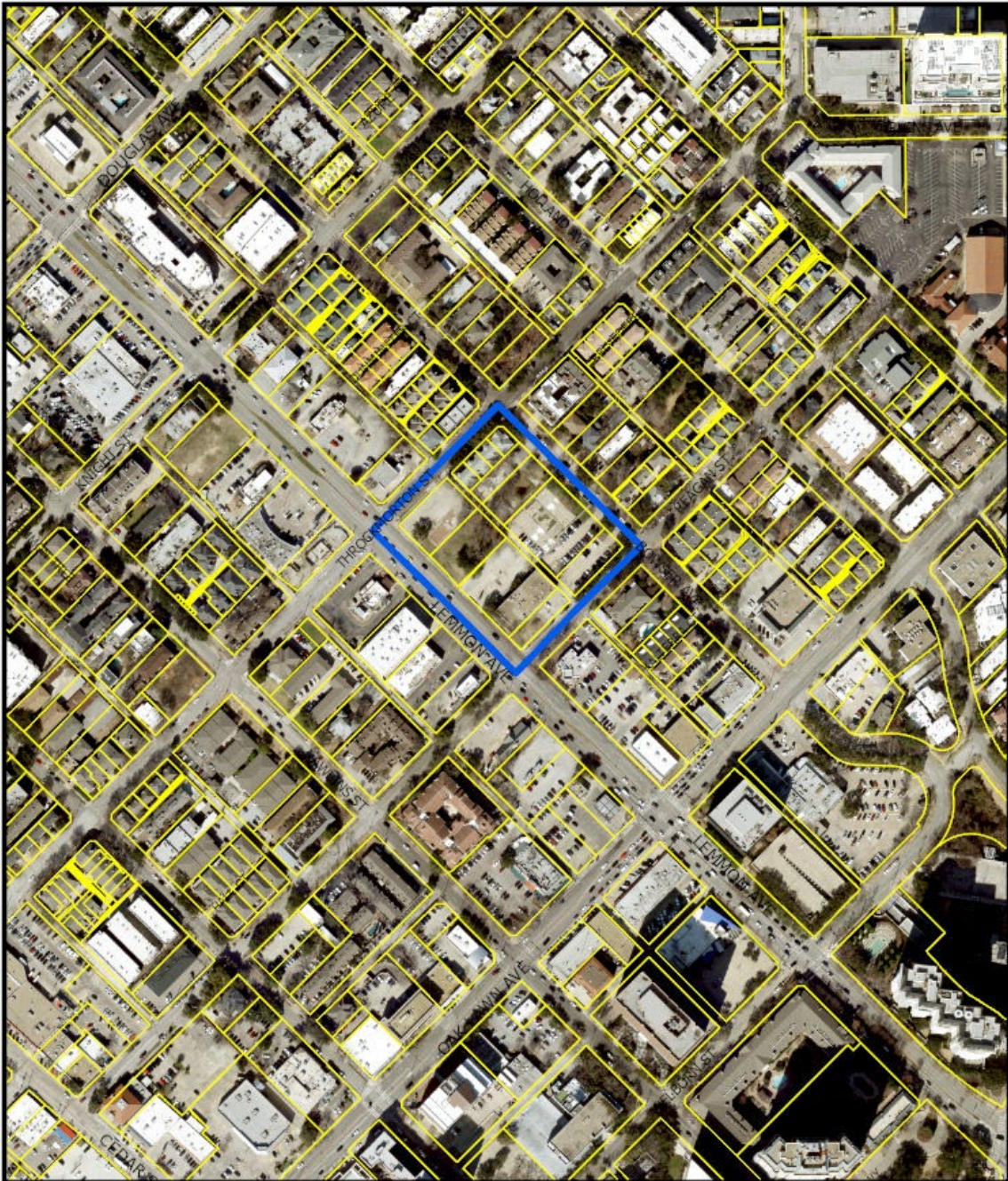
(e) Development and use of the Property must comply with Part I of article.

**SEC. S-171.119. 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.





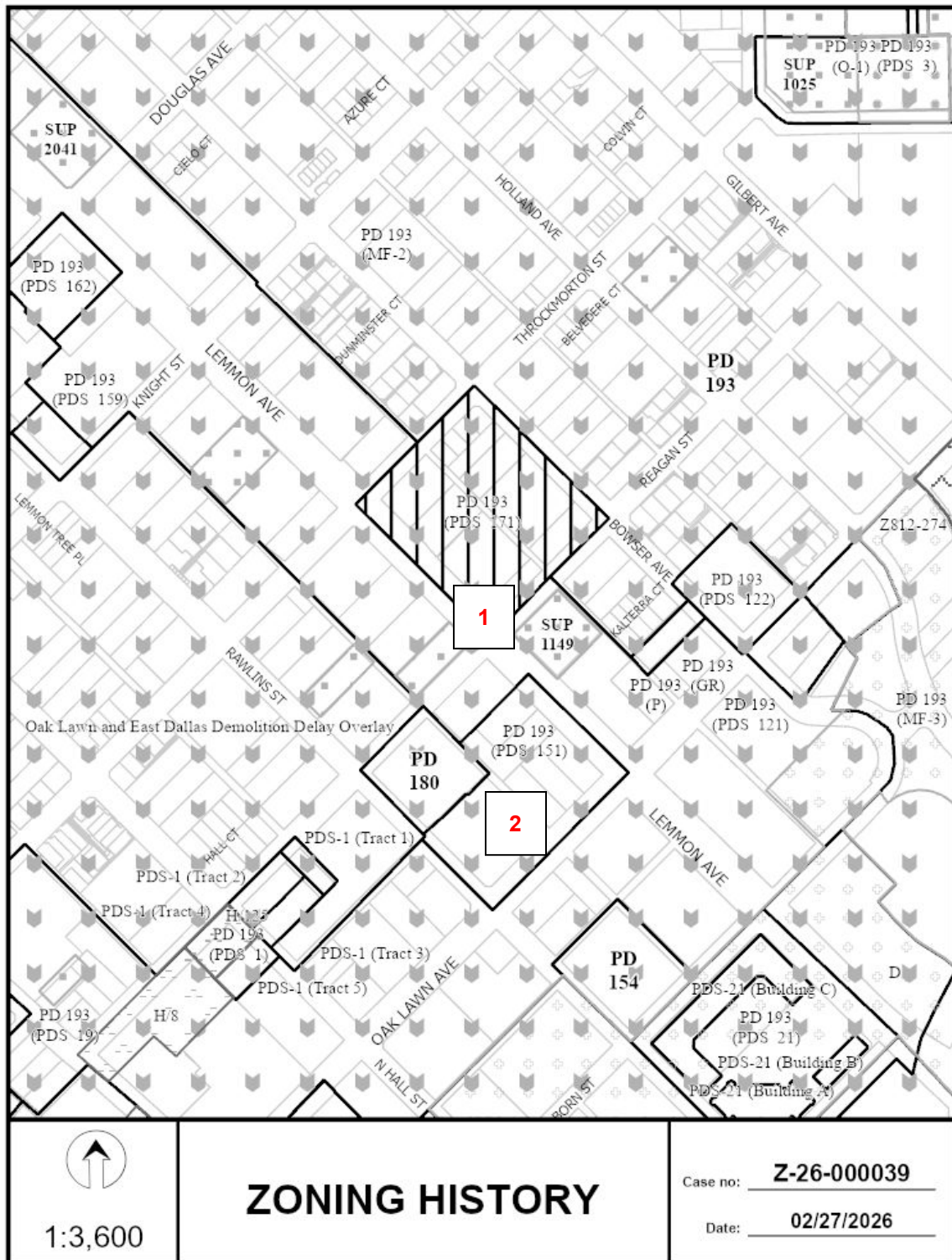
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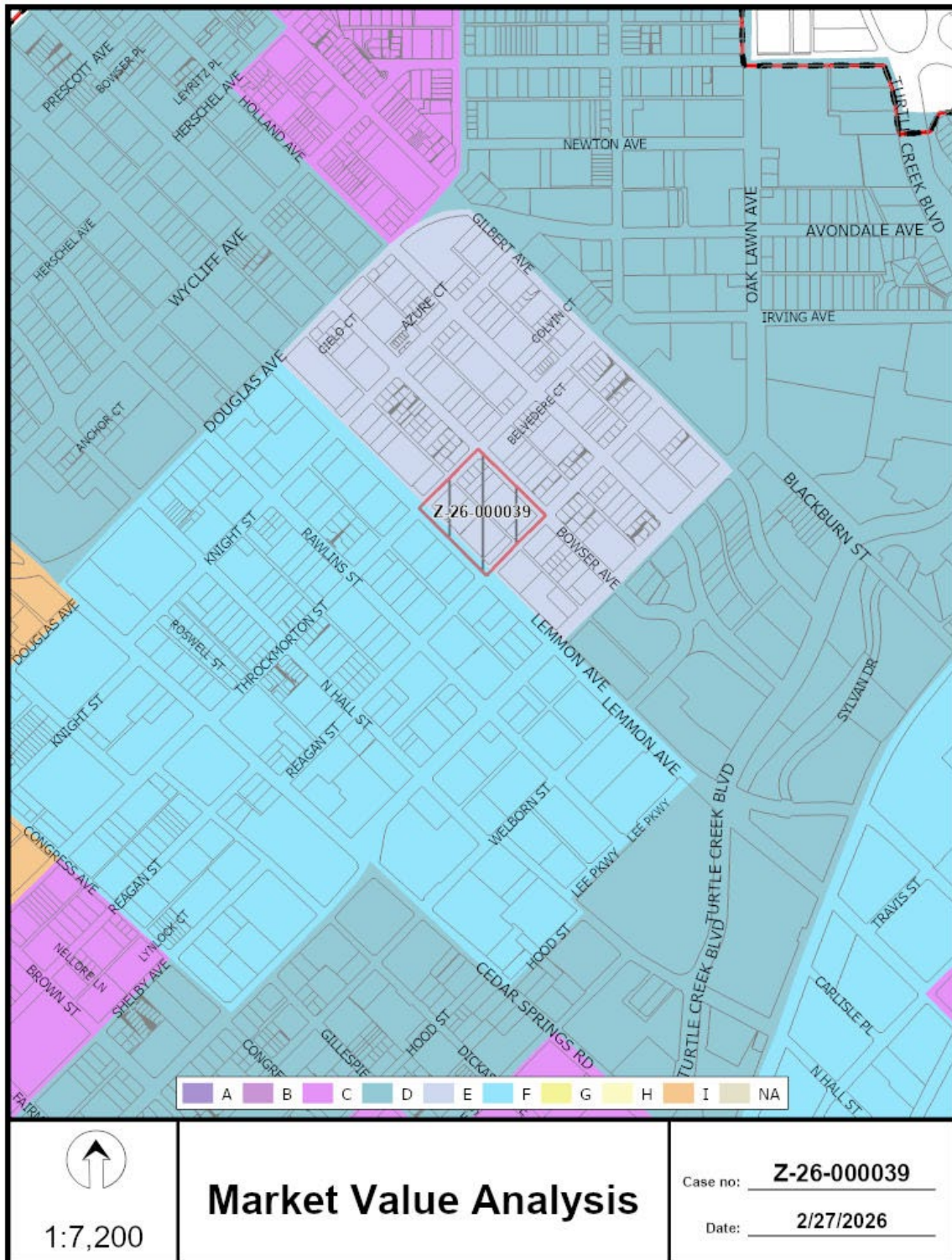
## AERIAL MAP

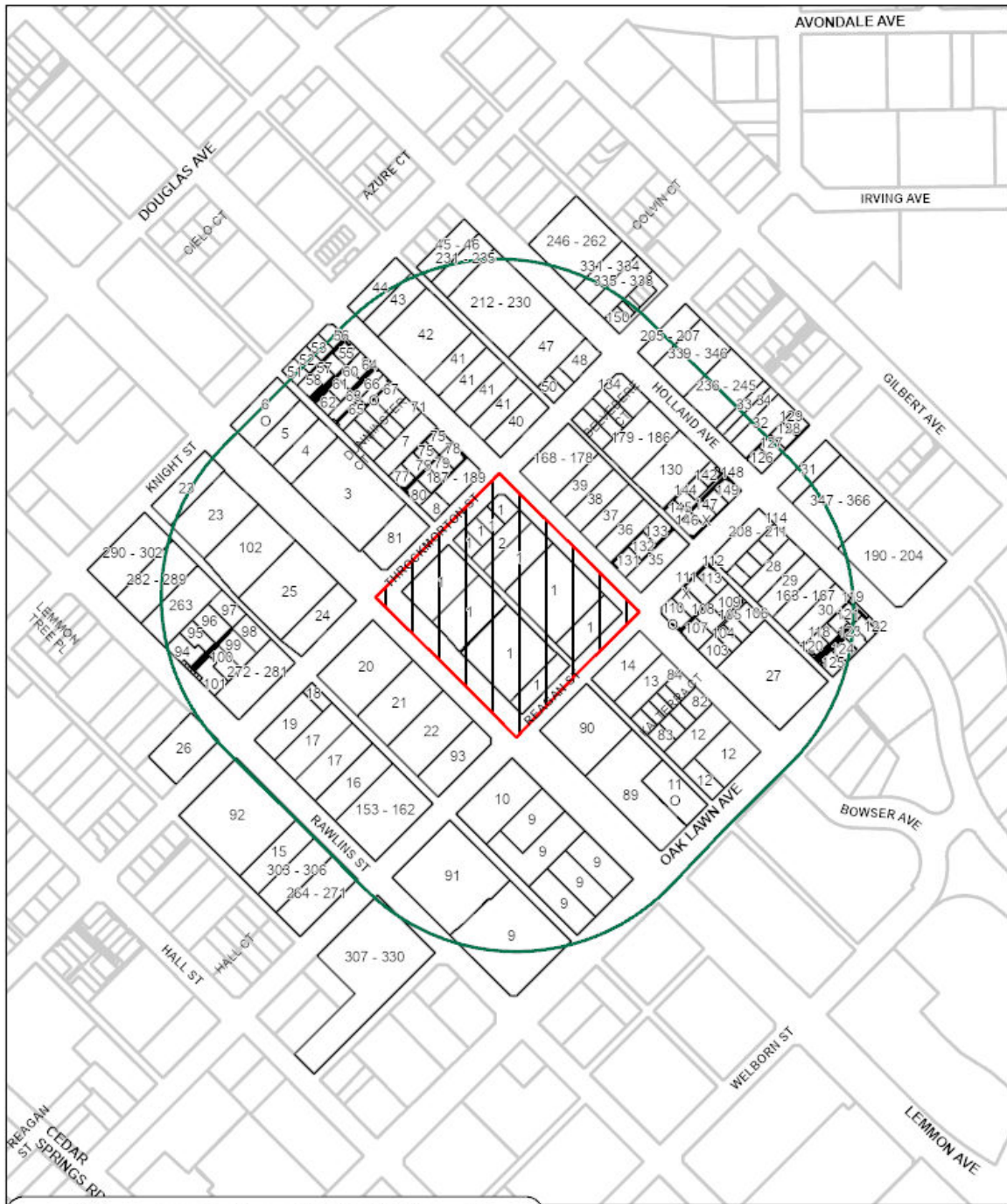
Case no: Z-26-000039

Date: 02/27/2026









<b>366</b>	Property Owners Notified (200 parcels)
<b>4</b>	Replies in Favor (4 parcels)
<b>3</b>	Replies in Opposition (3 parcels)
<b>500'</b>	Area of Notification
<b>3/26/2026</b>	Date

**Z-26-000039**  
**CPC**



1:3,600

03/25/2026

***Reply List of Property Owners******Z-26-000039******366 Property Owners Notified 4 Property Owners in Favor 3 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	3900 LEMMON AVE	HEB GROCERY COMPANY LP
	2	3927 BOWSER AVE	HEB GROCERY COMPANY LP
	3	4018 LEMMON AVE	ROSSMORE ENTERPRISES
	4	4026 LEMMON AVE	BURKMAN INVESTMENTS INC
	5	4030 LEMMON AVE	FARR TERESA M
O	6	4038 LEMMON AVE	TRAYMORE PARTNERS LTD
	7	4015 BOWSER AVE	AMBER RENTALS LLC
	8	3515 THROCKMORTON ST	HALPERIN GABRIEL & HELEN
	9	3435 OAK LAWN AVE	RP LEMMON PPTIES LP
	10	3827 LEMMON AVE	LEMINA PARTNERS LTD
O	11	3509 OAK LAWN AVE	OAK LAWN RETAIL ASSO LTD
	12	3519 OAK LAWN AVE	3519 OAKLAWN PARTNERS LTD
	13	3825 BOWSER AVE	BAYAT ALI
	14	3827 BOWSER AVE	PHOL INVESTMENT INC
	15	3913 RAWLINS ST	HAWLINS OWNER LLC
	16	3912 RAWLINS ST	ROCKAPR15 LLC
	17	3916 RAWLINS ST	MALT INVESTMENTS INC
	18	3412 THROCKMORTON ST	KOINIS PAULINE C ET AL
	19	3928 RAWLINS ST	MALT INVESTMENTS INC
	20	3923 LEMMON AVE	BLUE PROPERTIES LLC
	21	3915 LEMMON AVE	STANLEY GAINES & VICKIE
	22	3911 LEMMON AVE	WEST LLC
	23	4037 LEMMON AVE	RTK RESOURCES LP
	24	4001 LEMMON AVE	4001 LEMMON AVENUE LLC
	25	4015 LEMMON AVE	WEEDN REALTY LTD
	26	4003 RAWLINS ST	PGH DIVIDE LLC

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3607	OAK LAWN AVE	ASSET MANAGEMENT ASSOC
28	3823	HOLLAND AVE	SHOOK JASON &
29	3819	HOLLAND AVE	YOUNG ELLE J
30	3811	HOLLAND AVE	COMPTON DALLAS PROPERTIES LP
31	3830	HOLLAND AVE	SWANSON REID
32	3906	HOLLAND AVE	WESTFIELD JOHN D
33	3912	HOLLAND AVE	CGI FAMILY LIVING TRUST
34	3910	HOLLAND AVE	SANDFORT JAMES D
35	3900	BOWSER AVE	Taxpayer at
36	3910	BOWSER AVE	VINCENT BENJAMIN & SHELBY REVOCABLE
37	3914	BOWSER AVE	SON 3 ENTERPRISES LLC
38	3918	BOWSER AVE	MICHLIN ANDY RESIDENCE TRUST
39	3922	BOWSER AVE	GERMANY JAMES M
40	4000	BOWSER AVE	KEELEY ROBERT THEODORE
41	4006	BOWSER AVE	KEELEY ROBERT THEODORE
42	4026	BOWSER AVE	SIEKIELSKI MATT & SHA LIVING TRUST
43	4032	BOWSER AVE	DUNCAN MICHAEL DENNIS
44	3620	KNIGHT ST	HPS PROPERTIES LLC
45	4035	HOLLAND AVE	YAHALOM ZUR
46	4035	HOLLAND AVE	GOONETILLEKE ANTHONY &
47	4011	HOLLAND AVE	MCWORTH REAL ESTATE LLC
48	4001	HOLLAND AVE	SALON ESTATE LLC
49	3619	THROCKMORTON ST	SANTOS GUILHERME ALMEIDA
50	3617	THROCKMORTON ST	BARTELS SCOTT R &
51	3550	KNIGHT ST	PRITCHARD JOHN DANIEL
52	3554	KNIGHT ST	WEEKS JOHN J & ANGELIC M
53	3558	KNIGHT ST	Taxpayer at
54	4045	BOWSER AVE	DIXON JOYCE
55	4043	BOWSER AVE	TILLMAN ANTHONY &
56	4041	BOWSER AVE	FOSTER JANET FAMILY TRUST THE
57	4039	BOWSER AVE	MARTINEZ SAUL DIAZ DELEON &

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4037 BOWSER AVE	BRYARLY MEREDITH ANNE &
	59	4029 BOWSER AVE	BROGLEY CHAD STEPHEN
	60	4031 BOWSER AVE	DRAKE BENJAMIN TAYLOR
	61	4033 BOWSER AVE	DECAMP MONICA
	62	4035 BOWSER AVE	BAZLEH SEYED MOHAMMAD
	63	4023 BOWSER AVE	HOOK JEFFERY DWAYNE &
	64	4027 BOWSER AVE	SAWHNEY MANAV S &
	65	4021 BOWSER AVE	Taxpayer at
O	66	4025 BOWSER AVE	QUINTERO JULIAN ESTEBAN &
	67	4019 BOWSER AVE	DARRAH SAMUEL &
	68	3581 DUNMINSTER CT	HOPSON KAYLAN BROOKE
	69	3561 DUNMINSTER CT	KRASKIN ANTON
	70	3541 DUNMINSTER CT	MENZIA JOHN JOSEPH
	71	4017 BOWSER AVE	SEFTON MARYANNE C TRUST
	72	3580 DUNMINSTER CT	LIN HELEN
	73	3560 DUNMINSTER CT	KOCH URSULA PATRICIA
	74	3540 DUNMINSTER CT	EDWARDS DANIEL JOSEPH
	75	4007 BOWSER AVE	Taxpayer at
X	76	4007 BOWSER AVE	PERRY KATHRYN VIRGINIA
	77	4007 BOWSER AVE	HUNTER SPENCER &
	78	4007 BOWSER AVE	CARNES DAVID JEFFERSON
	79	4007 BOWSER AVE	CLENNEY LAURA LIVING TRUST
	80	4007 BOWSER AVE	NELSON JAMES HAYS & KELLY SONGY
	81	4004 LEMMON AVE	DALLAS LUBE VENTURE LLC
	82	3817 BOWSER AVE	JOSEPH SUSAN &
	83	3817 BOWSER AVE	JOSEPH SUSAN &
	84	3553 KALTERRA CT	MOUZABI SARA
	85	3541 KALTERRA CT	TILLEMA JACKSON &
	86	3529 KALTERRA CT	SURVIVING SPOUSES TRUST
	87	3517 KALTERRA CT	Taxpayer at
	88	3505 KALTERRA CT	MOMIN AQSA Z &

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3820 LEMMON AVE	GSSW LEMMON OAKLAWN LLC
	90	3826 LEMMON AVE	KLINE TRUST INV LTD
	91	3838 RAWLINS ST	NAKASH LINCOLN COURT LLC
	92	3921 RAWLINS ST	DALLAS COUNTY MENTAL HEALTH
	93	3903 LEMMON AVE	3903 LEMMON AVE LLC
	94	4016 RAWLINS ST	Taxpayer at
	95	4014 RAWLINS ST	COHEN ALAN GOLD
	96	4012 RAWLINS ST	CORNWELL KAITLYN ELEANOR &
	97	4010 RAWLINS ST	WIKENCZY CHRISTOPHER P &
	98	4008 RAWLINS ST	MCCOY C FRANCE &
	99	4006 RAWLINS ST	HAWKINS STEVEN B
	100	4004 RAWLINS ST	SKINNER ALEXANDRA DAVIS
	101	4002 RAWLINS ST	QUINONES WILLIAM A
	102	4023 LEMMON AVE	SGB LEMMON LLC
	103	3816 BOWSER AVE	COIT ALBERT
	104	3816 BOWSER AVE	WEINKAUF MARGARET
	105	3816 BOWSER AVE	PATEL NIKITA & AMAR THAKRAR
	106	3816 BOWSER AVE	VIGER ANDREW
	107	3820 BOWSER AVE	RINAOLO RICHARD THOMAS
	108	3822 BOWSER AVE	Taxpayer at
	109	3824 BOWSER AVE	SANCHEZ FELIX & LOURDES
O	110	3834 BOWSER AVE	GRIFFO BOB C
X	111	3608 REAGAN ST	HAMILTON BILL T & DEBBIE
	112	3610 REAGAN ST	CHELLGREN ZELDA &
	113	3612 REAGAN ST	BOYER LIVING TR
	114	3827 HOLLAND AVE	MNSS 2023 REVOCABLE TRUST
	115	3827 HOLLAND AVE	MADRIGAL ALICIA
	116	3827 HOLLAND AVE	WALLACE AMY
	117	3827 HOLLAND AVE	BRASEL MARY J
	118	3807 HOLLAND AVE	SWANEY LAURA A
	119	3805 HOLLAND AVE	MANTANI NIKHILESH R &

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3803 HOLLAND AVE	PETTIT CORY & SHERIDAN
	121	3801 HOLLAND AVE	NOORDSY MICHAEL
	122	3637 OAK LAWN AVE	WATSON REVOCABLE TRUST
	123	3633 OAK LAWN AVE	WOMBLE KRYSTALKA
	124	3629 OAK LAWN AVE	LIPARI GREGORY & LAUREN
	125	3625 OAK LAWN AVE	JAMESON MICHAEL
	126	3701 REAGAN ST	RICHARDS CHARLOTTE CARTER
	127	3705 REAGAN ST	GRIFFIN JAMIE JOSEPH
	128	3709 REAGAN ST	MALHOTRA VINEET &
	129	3715 REAGAN ST	SAVAGE KRISTEN S & JASON R
	130	3911 HOLLAND AVE	TEXIND PROPERTIES LLC
	131	3902 BOWSER AVE	NEWCOMB MADISON RUFFIN &
	132	3904 BOWSER AVE	GARZA GREGORIO II
	133	3906 BOWSER AVE	OSGOOD JEFFREY S &
	134	3991 HOLLAND AVE	VANDERZANDE FAMILY TRUST
	135	3690 THROCKMORTON ST	ESSERMAN MARK A
	136	3670 THROCKMORTON ST	VANDERSLICE DEANANN R
	137	3650 THROCKMORTON ST	CRANFILL CHAD O &
	138	3981 HOLLAND AVE	KENNEDY KRISTEN MICHELLE &
	139	3660 BELVEDERE CT	KUMAR SUCHIT
	140	3640 BELVEDERE CT	MERRITT MARTY
	141	3620 BELVEDERE CT	GRIFFITH KEITH & PATRICIA
	142	3909 HOLLAND AVE	SOLOMON NIKKI
	143	3907 HOLLAND AVE	ANDRADE DANTE G
	144	3905 HOLLAND AVE	HORTON PATRICIA E
	145	3903 HOLLAND AVE	STEINFELD ROBERT H
	146	3633 REAGAN ST	SPAULDING JESSICA A &
X	147	3637 REAGAN ST	RUTHERFORD AMY AILEEN
	148	3641 REAGAN ST	WOODS MARY L
	149	3645 REAGAN ST	HARRIS JEFFREY B
	150	4002 HOLLAND AVE	4002 HOLLAND HOA

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4002	HOLLAND AVE	NAVAS ERNESTO
152	4002	HOLLAND AVE	KAZANOWSKI KATELYN &
153	3904	RAWLINS ST	LOHNER JACK E JR
154	3904	RAWLINS ST	WENHAM MARK &
155	3904	RAWLINS ST	MARCHESINI FRANCIS L &
156	3904	RAWLINS ST	MCLAUGHLIN BRIDGET A
157	3904	RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
158	3904	RAWLINS ST	DELANO JEANA M
159	3904	RAWLINS ST	JONES KRISTEN ALLEN
160	3904	RAWLINS ST	BURGESS CALLIE
161	3904	RAWLINS ST	OROZCO IVAN
162	3904	RAWLINS ST	UDDIN NASIR
163	3815	HOLLAND AVE	BUNCE DUANE LEE &
164	3815	HOLLAND AVE	KOZENKOVAITE VICTORIA
165	3815	HOLLAND AVE	SMITH BRYAN D
166	3815	HOLLAND AVE	YATES JOE III
167	3815	HOLLAND AVE	TAM CONSTANCE M & JIMMY P
168	3930	BOWSER AVE	BEARDSLEY EDWARD L &
169	3930	BOWSER AVE	COTTON CALI LLC
170	3930	BOWSER AVE	TISON CHRISTOPHER ALLAN
171	3930	BOWSER AVE	SHANKLES JORDAN L
172	3930	BOWSER AVE	JENEVEIN JANE M &
173	3930	BOWSER AVE	SHEEHAN KATHERINE
174	3930	BOWSER AVE	WILSON SAM
175	3930	BOWSER AVE	TRUONG JOSEPH
176	3930	BOWSER AVE	PHILLIPS JAMES A REVOCABLE TRUST
177	3930	BOWSER AVE	ACARREGUI COURTNEY MICHELLE
178	3930	BOWSER AVE	KIRKSEY YOLANDA D
179	3919	HOLLAND AVE	KANDIL ENAS
180	3919	HOLLAND AVE	LANGSTON NOAH &
181	3919	HOLLAND AVE	COWLEY DOROTHY SUSAN

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	3919 HOLLAND AVE	MAY LAURA
	183	3919 HOLLAND AVE	BURNS DAN E
	184	3919 HOLLAND AVE	NAJJAR KAREEM
	185	3919 HOLLAND AVE	HESS HANNAH JEAN T
	186	3919 HOLLAND AVE	SCHUSS EVAN
	187	4001 BOWSER AVE	SHANGHAI SUSI TRUST
	188	4001 BOWSER AVE	HESS JONATHAN LUCAS
	189	4001 BOWSER AVE	COLLEY HEIDI RAE &
	190	3800 HOLLAND AVE	ACOSTA MATTHEW CHRISTIAN &
	191	3800 HOLLAND AVE	SIMAKAS PAIGE
	192	3800 HOLLAND AVE	GILL JOHN PATRICK
	193	3800 HOLLAND AVE	KHAN MOHAMMED MUSTAFA &
	194	3800 HOLLAND AVE	AFARVI LLC
	195	3800 HOLLAND AVE	JAJI SEBNEM &
	196	3800 HOLLAND AVE	HUYNH LONG
	197	3800 HOLLAND AVE	KAUTZ STEVEN & KATHLEEN
	198	3800 HOLLAND AVE	GOMEZPALACIO RODRIGO
	199	3800 HOLLAND AVE	HULS JULIE
	200	3800 HOLLAND AVE	SANBORN ROBERT
	201	3800 HOLLAND AVE	CHOU LILY
	202	3800 HOLLAND AVE	WARD MATTHEW PATRICK
	203	3800 HOLLAND AVE	HERMAN CHRISTOPHER K
	204	3800 HOLLAND AVE	EASON RICHARD GRANT
	205	3930 HOLLAND AVE	SMITH KAREN MICHELLE
	206	3930 HOLLAND AVE	BENNETT ANDREW LIVING TRUST &
	207	3930 HOLLAND AVE	FARVARDIN SHEREAN &
	208	3622 REAGAN ST	BACHMANN RAYMOND JOHN & APRIL LYNN
	209	3620 REAGAN ST	BALLEW MAURICE & SHARON
	210	3618 REAGAN ST	TOCCI PHILIP
	211	3616 REAGAN ST	BES2012 TEXAS PROPERTY LLC
	212	4015 HOLLAND AVE	YARBROUGH ERICA

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	4015 HOLLAND AVE	ZHENG YAOTING
	214	4015 HOLLAND AVE	CAMPBELL CHRISTOPHER
	215	4015 HOLLAND AVE	SCOFIELD JAMES S & PAULA W
	216	4015 HOLLAND AVE	CANTRELL TAYLOR
	217	4015 HOLLAND AVE	BROWN DANA BENNETT
	218	4015 HOLLAND AVE	MARTIN SARAH J
	219	4015 HOLLAND AVE	CHIDESTER JAY MARK
	220	4015 HOLLAND AVE	MERCADO PATRICIA
	221	4025 HOLLAND AVE	SHOOP JACOB
	222	4025 HOLLAND AVE	WARD NICOLE
	223	4025 HOLLAND AVE	COGANHORN ERIN
	224	4025 HOLLAND AVE	SMITH SUZANNE M
	225	4025 HOLLAND AVE	WEST DOUGLAS G
	226	4025 HOLLAND AVE	PRYBYLOWSKI ANDREW
	227	4025 HOLLAND AVE	SUMLIN RICHARD
	228	4025 HOLLAND AVE	HEAD COURTNEY
	229	4025 HOLLAND AVE	KENNEDY HENRY
	230	4025 HOLLAND AVE	WATSON COURTNEY
	231	4031 HOLLAND AVE	DICKHANER KRISTIN &
	232	4031 HOLLAND AVE	BORGA BRANDON
	233	4031 HOLLAND AVE	WETZEL CAMERON
	234	4031 HOLLAND AVE	SIMONE JOHN
	235	4031 HOLLAND AVE	PANDYA AMIT & REEMA REVOCABLE
	236	3918 HOLLAND AVE	KNOWLTON PAUL & JEANNINE
	237	3918 HOLLAND AVE	DURDEN MICHAELANN
	238	3918 HOLLAND AVE	HAMILTON KELCEY
	239	3918 HOLLAND AVE	BAKER JENNIFER
	240	3918 HOLLAND AVE	FARRIS JOHN & LORA
	241	3918 HOLLAND AVE	STRYER STEVN
	242	3918 HOLLAND AVE	WELBORN CASEY &
	243	3918 HOLLAND AVE	KING BRIT WESTON

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	3918 HOLLAND AVE	HARTMANN LUDWIG &
	245	3918 HOLLAND AVE	FORSDICK GRACE E
	246	4020 HOLLAND AVE	PAFF PENNY & CANNON
	247	4020 HOLLAND AVE	MBABVB LLC
	248	4020 HOLLAND AVE	WARBINGTON RICK D
	249	4020 HOLLAND AVE	CHOI JINYOUNG
	250	4020 HOLLAND AVE	NGUYEN THIEN D
	251	4020 HOLLAND AVE	ALSINA MICHAEL KELLY &
	252	4020 HOLLAND AVE	BOLDEN LARRY
	253	4020 HOLLAND AVE	MALDONADO DANIELA
	254	4020 HOLLAND AVE	ALAM NABILA R &
	255	4020 HOLLAND AVE	MUSUVATHY VIJAYKUMAR &
	256	4020 HOLLAND AVE	ASTURIAS EDISON
	257	4020 HOLLAND AVE	SEFCHIK KIRK PATRICK
	258	4020 HOLLAND AVE	OLISY LLC
	259	4020 HOLLAND AVE	PAFF JORDAN & KETURAH
	260	4020 HOLLAND AVE	MESA RICARDO
	261	4020 HOLLAND AVE	JIMENEZ JIMMY SANTIAGO
	262	4020 HOLLAND AVE	JACOBS TAYLOR
	263	4020 RAWLINS ST	BENNETT FAMILY TRUST
	264	3311 REAGAN ST	ELLIOTT MILES DAVIS
	265	3315 REAGAN ST	KIRLEY JULIEANNA
	266	3317 REAGAN ST	LESZINSKI SLAWOMIR
	267	3319 REAGAN ST	SMITH KENISHA L
	268	3319 REAGAN ST	WU RENQING
	269	3321 REAGAN ST	HARTNER ASHTON
	270	3905 RAWLINS ST	ALVARADO ANDREW
	271	3905 RAWLINS ST	IPENEMA INVESTMENTS LTF
	272	4000 RAWLINS ST	MCLEAN MARY E &
	273	4000 RAWLINS ST	NUNEZ NAYIROBI
	274	4000 RAWLINS ST	ADAIR TAYLOR

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	4000 RAWLINS ST	TOWNEND WILLIAM H
	276	4000 RAWLINS ST	KLYMOV YEVGEN
	277	4000 RAWLINS ST	GROSECLOSE LARRY E &
	278	4000 RAWLINS ST	PKA99 REAL ESTATE COMPANY LLC
	279	4000 RAWLINS ST	ROBBINSELROD CHRISTINE
	280	4000 RAWLINS ST	PEPIN SCOTT M
	281	4000 RAWLINS ST	WOLF MICHAEL R & CLARISSA BAEZA
	282	4030 RAWLINS ST	HAYES NATALIE I
	283	4030 RAWLINS ST	WU CHI YUAN & WEI YING
	284	4030 RAWLINS ST	WALL RICHARD JOHN
	285	4030 RAWLINS ST	PROZNIK MADELINE
	286	4030 RAWLINS ST	CABRERA JAVIER SANTOS
	287	4030 RAWLINS ST	GENTILE STEPHANIE M
	288	4030 RAWLINS ST	LONG CREEK RENTALS LLC
	289	4030 RAWLINS ST	SEGLER PROPERTIES LLC
	290	4034 RAWLINS ST	LAYTON STEPHANIE
	291	4034 RAWLINS ST	ROE MICHAEL ALAN
	292	4034 RAWLINS ST	MACPHERSON KAITLYN
	293	4034 RAWLINS ST	PELFREY LAUREN N
	294	4034 RAWLINS ST	RODRIGUEZ ROSALINDA
	295	4034 RAWLINS ST	NEGRON EDGAR E
	296	4034 RAWLINS ST	NELSON SCOTT IRWIN HOOKER
	297	4034 RAWLINS ST	VOLESKY NICOLE EVELYN
	298	4034 RAWLINS ST	GIACOBBE ROBERT L
	299	4034 RAWLINS ST	RASTEGAR CYRUS
	300	4034 RAWLINS ST	LIEB VICTORIA
	301	4034 RAWLINS ST	ORANGE PAUL W III &
	302	4034 RAWLINS ST	SMITH KIRSTEN BRIANNE
	303	3909 RAWLINS ST	IPENEMA INVESTMENTS LTF
	304	3909 RAWLINS ST	PERRY TRAVIS &
	305	3909 RAWLINS ST	BIRNBAUM MARC A

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	3909 RAWLINS ST	SANFORD EHTAN LANCE
	307	3817 RAWLINS ST	BAHRAMI SHOHREH
	308	3817 RAWLINS ST	ARDIZZONI HEATHER
	309	3817 RAWLINS ST	VARGAS JO ANN
	310	3817 RAWLINS ST	SAYONG EDWIN
	311	3817 RAWLINS ST	MIOT DANIEL &
	312	3817 RAWLINS ST	STEEPE CYRUS
	313	3817 RAWLINS ST	BODINE BART R
	314	3817 RAWLINS ST	HOLLEY NICK R
	315	3320 REAGAN ST	HARROD JAMES M TRUST
	316	3320 REAGAN ST	MATHEWS MICHAEL G
	317	3320 REAGAN ST	SCOTT EVAN
	318	3320 REAGAN ST	DREES MADISON
	319	3320 REAGAN ST	HARROD JAMES MICHAEL TR
	320	3320 REAGAN ST	MCDANIEL SAMUEL THOMAS
	321	3320 REAGAN ST	COMPTON RONIT SHALOM
	322	3320 REAGAN ST	PEREZ PATRICIA
	323	3320 REAGAN ST	DAVIS DAVID PAUL
	324	3320 REAGAN ST	CHAMBERLAIN ERNEST DON
	325	3320 REAGAN ST	CHUI WAI L
	326	3818 N HALL ST	AUGUSTINE CATHRYN CAROLE &
	327	3818 N HALL ST	NASH KEVIN
	328	3818 N HALL ST	FOLEY CHRISTOPHER
	329	3818 N HALL ST	HILTY DAWN
	330	3818 N HALL ST	MILLER STEPHEN E
	331	4008 HOLLAND AVE	WEIR WILLIAM STEVEN &
	332	4008 HOLLAND AVE	VILLAQUIRAN ALEJANDRO
	333	4008 HOLLAND AVE	MAHURIN ROBERT M
	334	4008 HOLLAND AVE	CRAWFORD LAURA BETH
	335	4006 HOLLAND AVE	HINSHAW KRISTEN EMILY
	336	4006 HOLLAND AVE	ENIX MASON

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	4006 HOLLAND AVE	WALSH CAROLINE
	338	4006 HOLLAND AVE	AP 4006 HOLLAND D LLC
	339	3926 HOLLAND AVE	LODE CLAUDIA & PRESTON HEXT
	340	3926 HOLLAND AVE	BERNHARD STACEY
	341	3926 HOLLAND AVE	DEYOUNG KIRSTEN E
	342	3926 HOLLAND AVE	INTERRANTE MARK F &
	343	3926 HOLLAND AVE	MANN JENNIFER K
	344	3926 HOLLAND AVE	BRUCE BRIAN & SUSAN
	345	3926 HOLLAND AVE	RANTA MATTHEW K &
	346	3926 HOLLAND AVE	DEYOUNG LAUREN M
	347	3818 HOLLAND AVE	GIBSON MICHAEL W &
	348	3818 HOLLAND AVE	AVILA LINDA GABRIELA
	349	3818 HOLLAND AVE	LOWRANCE LOWELL
	350	3818 HOLLAND AVE	HAUBRICH MARILYN
	351	3818 HOLLAND AVE	STEWART MELISSA G
	352	3818 HOLLAND AVE	SARIEDDINE MAJED &
	353	3818 HOLLAND AVE	BENNETT CHARLES
	354	3818 HOLLAND AVE	BROWN DIANA CAROLE
	355	3818 HOLLAND AVE	LAWHON DAVID C
	356	3818 HOLLAND AVE	PALFREY CAMPBELL III
	357	3818 HOLLAND AVE	GORE BOBBIE A
	358	3818 HOLLAND AVE	SALEH WALID & RANIA
	359	3818 HOLLAND AVE	THOMAS RALPH & KIM
	360	3818 HOLLAND AVE	BLUM DENA R
	361	3818 HOLLAND AVE	JAKSA KACIE E
	362	3818 HOLLAND AVE	COYNE SUSAN M
	363	3818 HOLLAND AVE	HERRERASEPTIEN GONZALO &
	364	3818 HOLLAND AVE	BARABA ELIZABETH A
	365	3818 HOLLAND AVE	NIEVA MARIA CECILIA
	366	3818 HOLLAND AVE	VELEZ LOPEZ MYRNA A