

From: R L Ross rlross@sbcglobal.net
Subject: Fw: 4000 thru 4016 Bowser
Date: Jun 9, 2026 at 12:32:43 PM
To: Edna Ross rossedna@sbcglobal.net

----- Forwarded Message -----

From: R L Ross <rlross@sbcglobal.net>
To: rlross@sbcglobal.net <rlross@sbcglobal.net>
Sent: Tuesday, June 9, 2026 at 12:29:45 PM CDT
Subject: 4000 thru 4016 Bowser

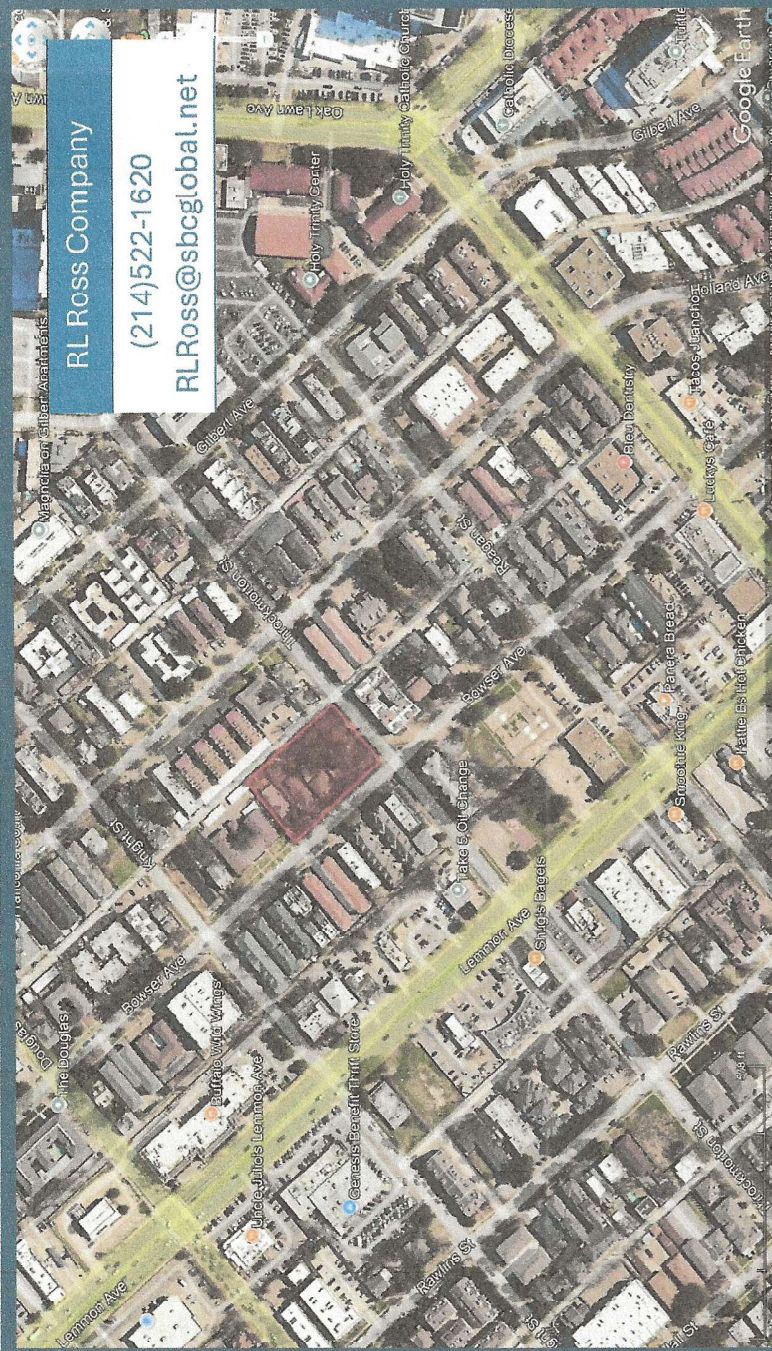
Dear Sir,

We are offering this property FOR SALE TO PRINCIPALS ONLY and are soliciting offers.
Prime location north Oak Lawn just south of Highland Park.

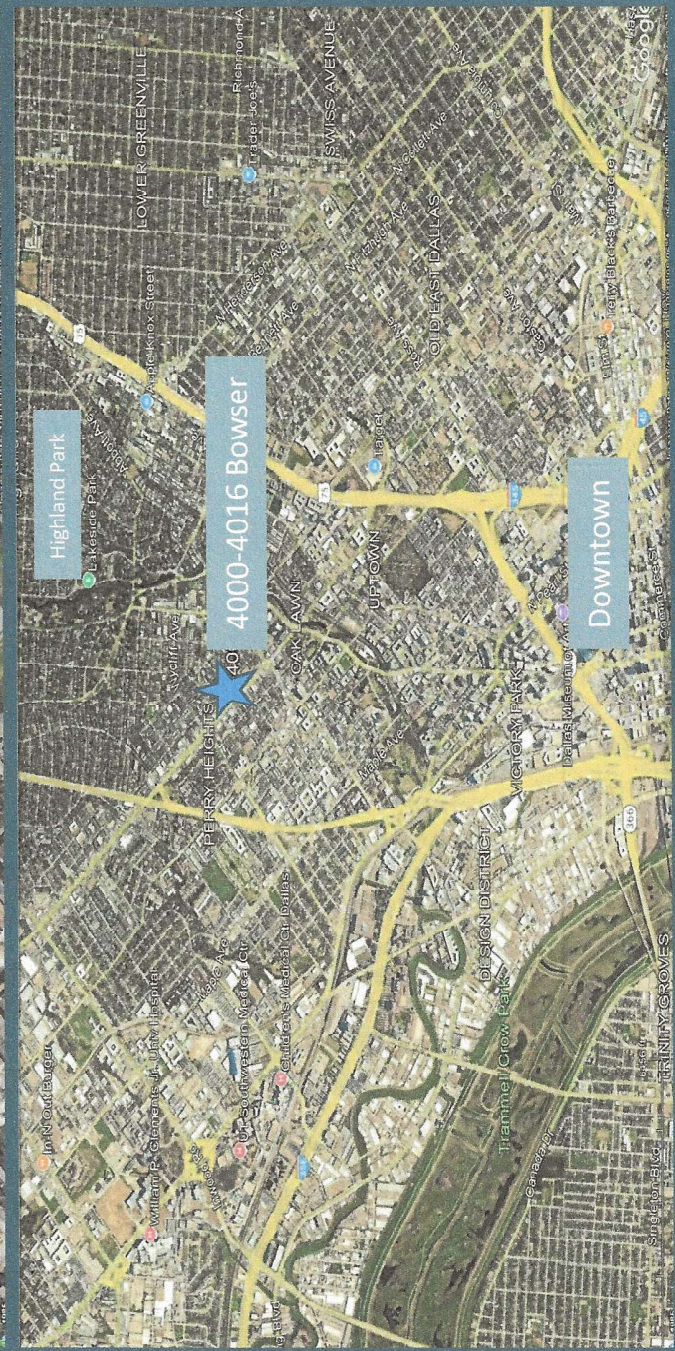
R L Ross








214-522-1620

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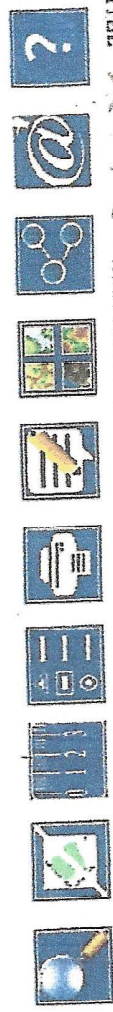
RL Ross Company
 (214)522-1620
RLRoss@sbcglobal.net



	LOCATION 4000-4016 Bowser 4000 Bowser Ave - Google Maps (click)
	ACREAGE 40,000 sq ft +/-
	ZONING City of Dallas MF-2(PD 193)
	FUTURE LAND USE Multifamily
	UTILITIES To Site
	PRICE +/- \$200.00 PSF
	NOTES Link to Zoning MF2AandMF2sah (click)

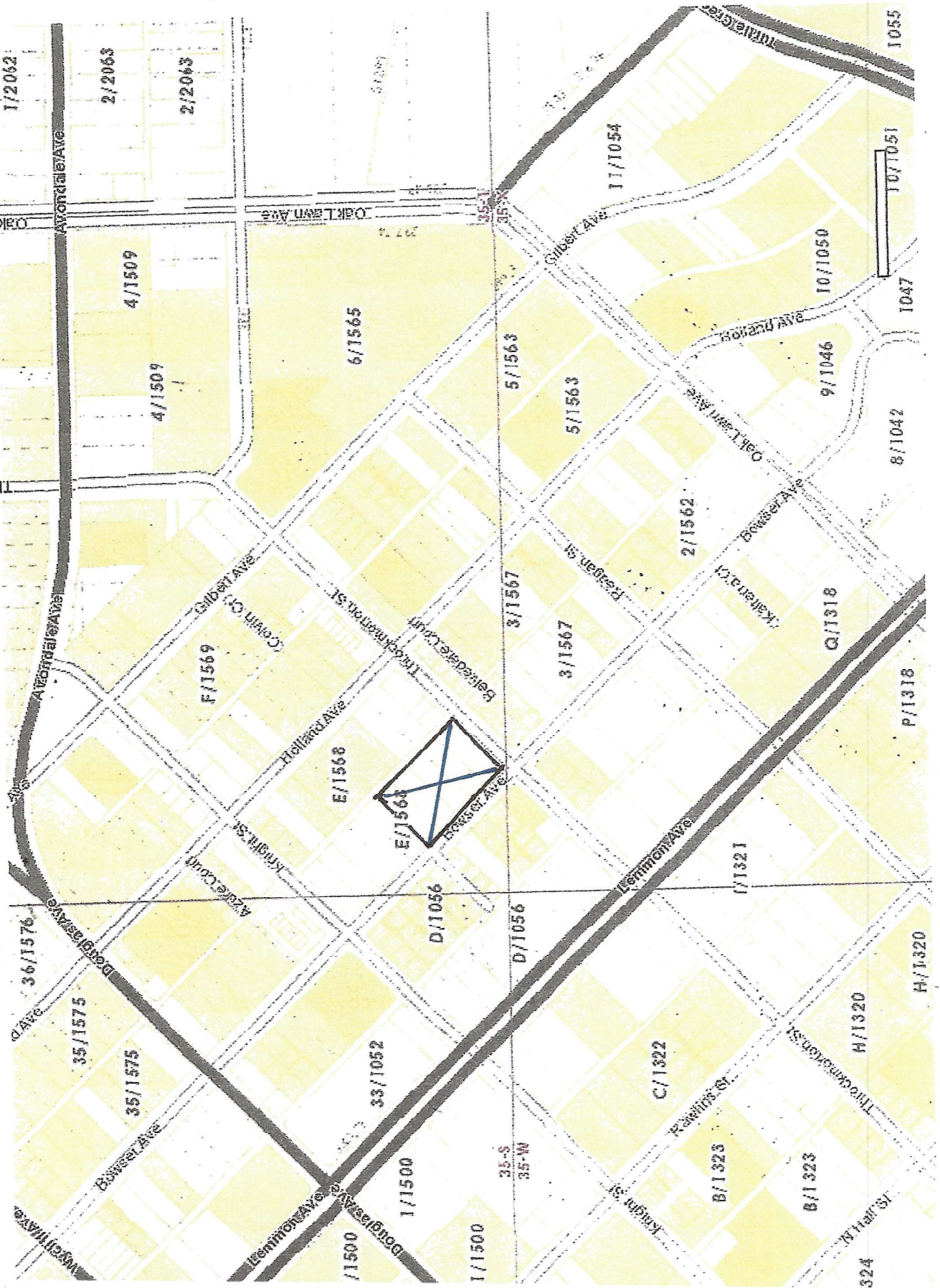
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DCAD Property Map



4000 - 4016 Bowser

DCAD Property Map



Dallas Zoning Districts MF-2(A) and MF-2(SAF) - Multifamily District

The attached documents list the general guidelines to the Yard, Lot and Space Regulations. There may be exceptions to this information. See 51A-4.100 of the Dallas Development Code for specific details.

Front Services
Planning Information
Districts
AQs
Use Charts
Use Regulations
Lot and Element Code
Adjustments

Front Yard

Minimum front yard is:
15 feet

Side Yard

Minimum side yard is:
No minimum side yard for single family structures
Minimum side yard for duplex structures is 5 feet
Minimum side yard for other permitted structures is 10 feet

Rear Yard

Minimum rear yard is:
No minimum rear yard for single family structures
Minimum rear yard for duplex structures is 10 feet
Minimum rear yard for other permitted structures is 15 feet
A minimum rear yard of 10 feet may be provided when a building site backs on a district other than residential, except for MF(A) district

Setbacks may be greater or lesser due to exceptions in the Dallas Development Code, exceptions include, but not limited to, platted building lines and more restrictive zoning district setbacks in the same block.

Height

Maximum structure height is: 36 feet

Note: If height over 26 feet, structure may not be located in residential proximity slope originating in Residential, Duplex or TH district

MF-2(A) Dwelling Unit Density

No maximum dwelling unit density

MF-2(SAH) Dwelling Unit Density Dwelling Unit per net acre

Percentage of SAH Units Provided Dwelling Units Permitted 0% 205% 2210% 2415% 3020% 40 Floor Area Ratio

No maximum floor area ratio

Lot Coverage

Maximum lot coverage is:

60% for residential structures

50% for nonresidential structures

Aboveground parking structures are included in lot calculations

Surface parking lots and underground parking structures are not included.

Lot Size

Minimum lot area per dwelling unit is as follows:

Type of structure Minimum lot area per dwelling unit
Single family 1,000 sq. ft.
Duplex 3,000 sq. ft.
Multifamily ----- No separate bedroom 800 sq. ft.
One bedroom 1,000 sq. ft.
Two bedrooms 1,200 sq. ft.
More than two bedrooms 150 sq. ft. (Add this amount for each bedroom over two) 150 sq. ft. Stories

No maximum number of stories

Off-Street Parking

See Use Regulations for Off-Street Parking Requirements

Off-Street Loading

See Use Regulations for Off-Street Loading Requirements

Landscape Regulations

See Article X

Additional Provisions

Single family structure spacing. In this district, a minimum of 15 feet between group of eight single family structures must be provided by plat

Primary Use

Multifamily

For additional information about the Yard, Lot and Space Regulations, please call Building Inspection, 214-948-4480 and ask for Zoning.

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