

FILE NUMBER: Z145-170(SM)**DATE INITIATED:** December 18, 2014**LOCATION:** East of Stemmons Freeway and north of Woodall Rogers Freeway**COUNCIL DISTRICT:** 2, 14**MAPSCO:** 45-E, 45-J, 45-K**SIZE OF REQUEST:** Approximately 86.95 acres**CENSUS TRACT:** 19.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 582, the Victory Planned Development District with consideration being given to appropriate zoning for the area including use, development standards, parking, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to amend Planned Development District No. 582, the Victory Planned Development District to update traffic circulation to match the 2014 thoroughfare amendments in the District, consider appropriate land uses, amend off-street vehicle and bike parking regulations, and enhance street-level activity. On December 18, 2014, the City Plan Commission authorized a public hearing to amend and expand the Victory SPSP and Victory Planned Development District (PDD No. 582) because the interested party, Lance Fair on behalf of Victory Park UST Joint Venture I, LP, could not get every property owner's permission within the district. On June 17, 2015, Lance Fair paid the fee for the amendment and proposed the items requested. In the request, Lance Fair states that they "have been working with several City departments for over a year focusing on the transformation of Victory Park into a vibrant, pedestrian-friendly neighborhood that is inviting to residents, businesses, and visitors."

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

PRIOR CPC ACTION: On February 4, 2016, the City Plan Commission held this item under advisement to allow additional time for stakeholders to review the proposed conditions. There have been no changes to the application since February 4, 2016.

BACKGROUND INFORMATION:

- Victory Planned Development District No. 582 was established by Ordinance No. 24346, passed by the Dallas City Council on August 23, 2000.
- On January 22, 2014, City Council approved Ordinance No. 29260 for a Thoroughfare Plan amendment to North Houston Street and Victory Avenue that changed traffic flows from one-way to two-way. The project's objective is to improve mobility and pedestrian movement in the District and bicycle circulation by linking Victory Park to the Katy Trail.
- On September 10, 2015, a community meeting was held to discuss proposed amendments to the Victory SPSPD and Victory Special Purpose District.

Zoning History:

The principal zoning cases over the past five years are summarized below:

1. **Z145-181:** On Wednesday, January 13, 2016, the City Council approved an application for the renewal of Specific Use Permit No. 1803 for an open enrollment charter school on property zoned a CA-1(A) Central Area District
2. **Z145-306:** On Wednesday, January 13, 2016, the City Council approved an application for an amendment to Planned Development Subdistrict No. 96 within Planned Development District No. 193, the Oak Lawn Special Purpose District.
3. **Z134-305:** On Wednesday, August 12, 2015, the City Council approved Planned Development Subdistrict for I-2 Industrial Subdistrict uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.
4. **Z134-140:** On Wednesday, April 8, 2015, the City Council approved the renewal of Specific Use Permit No. 1822 for a three-year period, subject to a revised site plan and conditions; and an amendment to Planned Development Subdistrict No. 11, subject to a development plan and conditions; and the amendment to Historic Overlay H/64, the Magnolia Station Historic District.
5. **Z134-274:** On Wednesday, October 8, 2014, the City Council approved an application for an LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay.

6. **Z123-285:** On Wednesday, December 11, 2013, the City Council approved an authorized hearing to determine the proper zoning on property zoned Planned Development District No. 619 with consideration given to appropriate use regulations and development standards within Planned Development District No. 619.
7. **Z123-117:** On Wednesday, February 13, 2013, the Council approved an amendment to, and an expansion of, Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses on property zoned Planned Development Subdistrict No. 16 and an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.
8. **Z112-276:** On Wednesday, January 9, 2013, the City Council approved an application for a Planned Development Subdistrict for I-2 Industrial Subdistrict Uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and termination of Specific Use Permit No. 1671 for Multiple Family Uses.
9. **Z112-126:** On December 12, 2012, the City Council approved an application to amend Tract 1 of Planned Development Subdistrict No. 50 within Planned Development District No. 193, the Oak Lawn Special Purpose District.
10. **Z112-254:** On Wednesday, August 22, 2012, the City Council approved an application for a Subdistrict 1C within Planned Development District No. 621 on property zoned a Subdistrict 1 within Planned Development District No. 621.
11. **Z112-171:** On May 9, 2012, the City Council approved an application for a Planned Development Subdistrict for I-2 Industrial Subdistrict uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

Thoroughfares:

Thoroughfare	Limits	Type	Description
N Houston Street	McKinney to Continental	Principal Arterial	4 lanes divided, 80'-200' ROW
	Continental to All Star Way	Principal Arterial	3 lanes undivided, 67' ROW with bicycle lane
	All Star Way to Hi Line	Principal Arterial	4 lanes undivided, 64'-67' ROW, 44'-47' pavement
	Victory to 1400' North	Collector	4 lanes undivided, 64' ROW
	1400' North to Harry Hines	Collector	4 lanes divided, variable 80'-150' ROW
Victory Avenue	Continental to Lamar	Principal Arterial	3 lanes undivided, 67' ROW, 47' pavement
	Lamar to N. Houston	Principal Arterial	4 lanes undivided, 67'-80' ROW
Hi Line		Principal Arterial	4 lanes divided, 80'-200' ROW
All Star Way		Collector	3 lanes undivided, 67' ROW
Olive		Principal Arterial	5 lanes undivided, 75'-86' ROW w/aux lanes
Lamar		Principal Arterial	3 lanes westbound couplet, 53'-56' ROW
Continental		Principal Arterial	4 lanes eastbound couplet, 70'-75' ROW

Land Use:

	Zoning	Land Use
Site	PDD 582	Mixed uses
North	PDD 193 (MF-2 and PDS)	Multifamily
East	PDD 193 (MF-2, MF-3, and PDS)	Multifamily, Parking, and Museum
South	CA-1(A) with West End Historic	Office, mixed uses
West	PDD 193 (I-3) and PDD 621	Office, mixed uses, office/showroom/warehouse

STAFF ANALYSIS:

Downtown Dallas 360 Plan

The *Downtown Dallas 360 Plan* designates the request site as a supporting district. Victory Park, a newly-minted district on the site of a former industrial area, is home to one of the Downtown area's most recognizable experiences, including visitor-oriented sports, entertainment and shopping that complement the nearby American Airlines Center. The Victory Park district's plan for additional high-rise residential and offices is anticipated to remain, fulfilling a niche in the overall Downtown market. However, its recent efforts to diversify present opportunities to further integrate the large development into the greater urban fabric. As Victory Park evolves and completes its build-out, the district should embrace a stronger connection to the rest of Downtown and to neighboring Uptown and Design District.

KEY RECOMMENDATIONS

- Support transit investment by orienting future developments to the Victory DART station and the potential streetcar line that would connect to the Dallas Design District and West End Historic District.
- Activate the Houston Street frontage with restaurants and entertainment venues that could attract future streetcar riders and open up façades that currently turn their backs to Uptown.
- Focus new tenant infill near the Museum Way and Houston intersection to strengthen connections to the Perot Museum of Nature and Science.

Stemmons/Design District Land Use Plan

Victory Plaza / American Airlines Center Area growth: This area has experienced dynamic growth and captured a range of new development including new hotel, retail, restaurant and entertainment centers. Victory Plaza has also become a popular location for community events. These events include the Mystikal Mardi Gras parade and New Year's Eve celebration. This area is connected via rail and opportunities exist to connect this area further to enhance its growth as a walkable center.

Victory Area Circulation Improvements

The Victory area is home to the American Airlines Arena, the W Hotel, numerous apartment and condominium developments and a large number of restaurants and entertainment options. It is capable of handling large volumes of traffic. The American Airlines Center alone has a seating capacity of over 18,500 patrons. Despite this capacity the Victory development can improve its connectivity to other portions of the City, in particular to the Design District.

The opportunity exists to connect the Victory Development to the Design District via Hi-Line Avenue. The connection along Hi-Line under the Stemmons freeway

should be improved to create a better connection to the Design District. The City should evaluate the feasibility of a circulator shuttle connecting the Victory development with the Design District and other area amenities.

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. It outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within the Downtown building block.

The Downtown Building Block is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

The Downtown Building Block is an important transit hub for commuter rail, light rail, bus and local systems. This area warrants significant public investment to sustain itself as the signature address in the North Central Texas region and to continually reinvent itself to maintain its competitive advantage.

The request is consistent with all the above plans as the changes generally relate to parking and traffic circulation improvements.

Zoning Features and Changes

General overview:

The changes included in this request are intended to update traffic circulation to match the 2014 thoroughfare amendments in the District, amend off-street vehicle and bike parking regulations, and enhance street-level activity. The following sections succinctly describe the general nature of the changes proposed and the full extent of the changes are outlined in the attached proposed Victory PDD conditions.

Parking structure facade standards:

The current Victory PDD text does not specify or regulate parking garage facades. Staff recommends that parking structure facades should be regulated to blend in with the surrounding buildings; prohibit cable guard strands, chain link fencing, and similar materials on exterior walls; incorporate similar materials in color and texture throughout the building; and limit openings to not exceed 60 percent of the total facade area. The regulations proposed are similar to those required in the Oak Lawn Special Purpose District No. 193, the predecessor and a direct neighbor to the Victory PDD.

Deleted Sections:

Several sections of the original Victory PDD are proposed to be deleted. Staff recommends these changes because the current regulations specify how roadways should be constructed and operate. Each of these sections has been completed and are now obsolete or have a separate and often conflicting regulations. For example, the typical regulation that determines the flow of traffic within rights-of-way is the thoroughfare plan which is amended separately. A summary of the sections deleted are as follows:

1. Continental/Lamar Bridge Improvement Alternates, Exhibits 582D and 582E.
2. SEC. 51P-582.112. Maintenance of essential roadway capacity and safety.
3. SEC. 51P-582.114. Phasing of development.
4. SEC. 51P-582.115. Traffic control installation and modification.

Off-street parking and loading regulations:

Several amendments are included with this request regarding off-street parking and loading requirements of private property owners. Subsection b of Section 51P-582.113 is largely an update to refer to Division 51A-4.200 for individual uses and provide consistency with regulating handicapped parking, which is regulated by the State of Texas in a separate document.

Staff recommends that the parking reductions for proximity to transit stations of subsection h remain the same but simplify the text to reflect the regular DART station schedule. The existing reduction for uses within a 1,200-foot walking distance is existing and consistent with industry standards that show transit use to be more prevalent when located close to a transit station. Victory Park has proposed an extension of the walking distance for a parking reduction to 2,640 feet. Staff recommends keeping the walking distance limitation at 1,200 feet as the minimum off-street parking requirements are already reduced in subsection b from the requirements of the Dallas Development Code.

A second type of parking reduction proposed by Victory Park is for on-street parking. Staff generally supports reducing minimum off-street parking requirements by counting on-street parking however; those instances are generally in areas that were developed prior to minimum off-street parking requirements, such as Deep Ellum. Staff recommends denial of this request because the parking requirements are already reduced and new developments should be able to construct adequate parking.

The final type of parking reduction in the request is for providing bicycle parking spaces. The current Dallas Development Code requires that bicycle parking becomes applicable when a change in land use occurs that requires additional parking. For instance, if a ten-story office building decides to add a café in the ground floor, the parking requirement increases for the site, and therefore bicycle parking requirements are

triggered for all uses in the site. This has proven difficult for the buildings in Victory PDD because many are multi-story buildings that are constructed near the street so the required guest bicycle parking spaces have no place to locate without obstructing pedestrian pathways. Therefore, it is proposed to have a non-conforming date of when the bicycle parking ordinance was passed that allows existing structures to not trigger bicycle parking requirements. Similar and related requests regarding bicycle parking are also proposed which include an opportunity for a waiver to consider how bicycle parking might impede pedestrian and DART access if installed, allowing bicycle parking in the right-of-way if a private license is obtained, and allowing remote bicycle parking to provide a unified and planned installation of required bicycle parking spaces within the District.

Private Licenses:

The current Victory PDD allows required landscaping elements in the public rights-of-way without the need to obtain a specific private license. Victory Park has proposed that additional features be added to the list of allowable items that do not require a separate private license. These items include installation and maintenance of street and pedestrian lighting, public seating areas, landscaping, signs, kiosks, canopies, fountains, benches, drinking fountains, trash containers, bollards, bicycle racks, artwork, planting and street amenities, hardscape, softscape, incidental design elements, and incidental architectural features.

Staff does not recommend this addition and recommends no change to the private license section because the use of private licenses protects the City of Dallas' liabilities if a passerby is injured on one of these items placed within the right-of-way. The Real Estate office of the City of Dallas has also streamlined their processes for issuing private licenses and the wait time for private licenses has greatly decreased since the Victory PDD was adopted in 2000.

Replace the Conceptual Plan (Exhibit 582B):

A revised conceptual plan is requested to allow flexibility for the reconfiguring of required open space. The existing conceptual plan shows a specifically delineated 0.33 acre open space area located within a block bound by High Market Street to the north, Victory Park Lane to the east, Lamar Street to the south, and Victory Avenue to the west. The proposed conceptual plan retains the minimum 0.33 acre open space requirement within the same block but leaves the specific shape of the open space undefined to allow for occasional reconfiguring to allow the owner flexibility to program the space for different purposes as needs arise. Staff recommends approval of the new conceptual plan as the existing Victory PDD open space regulations require "a drawing showing the exact location of the 0.33 acres of pedestrian open space must be submitted to the director. No amendment to the conceptual plan is required to identify the exact location of the 0.33 acres of pedestrian open space."¹

¹ Reference Section 51P-582.108(a)

List of Partners and Principals

Victory Park UST Joint Venture I, LP

Lothar Estein, President

Lance Fair, Vice President

Proposed Amendments to:

ARTICLE 582.

PD 582.

Victory Planned Development District

SEC. 51P-582.101. LEGISLATIVE HISTORY.

PD 582 was established by Ordinance No. 24346, passed by the Dallas City Council on August 23, 2000. Ordinance No. 24346 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended.

SEC. 51P-582.102. PROPERTY LOCATION AND SIZE.

PD 582 is established on property generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway. The size of PD 582 is approximately 86.95 acres.

SEC. 51P-582.103. DEFINITIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) AQUARIUM means a facility where people gather to view aquatic life.

(2) CITY means the city of Dallas, Texas.

(3) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility with a seating capacity of at least 15,000, where people view and participate in events and performances, including, but not limited to, theatrical, musical, and dramatic performances, professional or amateur sporting events, and meetings and assemblages.

(4) ENTERTAINMENT COMPLEX PLAZA means any outdoor area (whether publicly or privately owned) that is accessible to the public, and that is: (A) at least 10,000 square feet in size; (B) adjacent to an entertainment complex; or (C) within 300 feet of, and has direct pedestrian access to, an entertainment complex. Direct pedestrian access includes, but is not limited to, access across public or private streets.

(5) LANDSCAPE AREA means an area 100 percent of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).

(6) LEGAL HEIGHT means the maximum building height allowed under the airport flight overlay district regulations or any other ordinance or regulation in effect (including any applicable state or federal regulation).

(7) PEDESTRIAN OPEN SPACE means a publicly accessible pedestrian area, facility, or feature that is located on a lot. Examples include a plaza, covered walkway, or fountain; a lake or pond; a seating area; an outdoor recreation facility; or an enhanced pavement area. Examples of areas that are not considered pedestrian open space are:

- (A) parkways or unpaved areas included in street right-of-way;
- (B) sidewalks dedicated to the city either in fee simple or by easement;
- (C) any portion of a surface parking lot that is used for parking or vehicular circulation;
- (D) driveways or any other area of a lot intended primarily for vehicular use; and
- (E) any publicly accessible pedestrian area, facility, or feature that is less than 250 square feet in size.

(8) THIS DISTRICT means the entire planned development district created by Ordinance No. 24346.

(b) Unless otherwise stated, the definitions contained in Chapter 51A apply to this district.

SEC. 51P-582.104. INTERPRETATIONS.

(a) Unless otherwise stated, all references to code articles, divisions, or sections are to Chapter 51A, and all references to the “director” are to the director of development services.

(b) The interpretations in Chapter 51A, including Section 51A-2.101, “Interpretations,” apply to this article.

(c) For purposes of determining the applicability of regulations in this article and Chapter 51A triggered by adjacency or proximity to another zoning district, for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, and for purposes of interpreting the applicability of any other regulation of Chapter 51A involving the residential or nonresidential character of this district, this district is considered to be a nonresidential zoning district.

(d) This district is to be known as the Victory Planned Development District.

SEC. 51P-582.104.1 EXHIBITS.

The following exhibits are incorporated into this article:

Exhibit 582A: Subdistrict property descriptions.

Exhibit 582B: Conceptual plan.

Exhibit 582C: Pedestrian/open space plan.

Exhibit 582D: Reserved.

Exhibit 582E: Reserved.

Exhibit 582F: Streetscape Sectional Key.

Exhibit 582G: Pedestrian connections to railtran.

Exhibit 582H: Lyte Street tree planting zone.

Exhibit 582I: Victory Station access easement plan.

Exhibit 582J: Magnolia Hill landscaping plan.

Exhibit 582K: Master parking and floor area plan.

Exhibit 582K-1: Master parking and floor area plan supplement worksheet.

SEC. 51P-582.105. CREATION OF SUBDISTRICTS.

This district is divided into three subdistricts: the entertainment complex subdistrict, the north subdistrict, and the south subdistrict. The boundaries of all subdistricts are verbally described in Exhibit 582A and graphically shown on the conceptual plan (Exhibit 582B). In the event of a conflict, the verbal descriptions in Exhibit 582A control over the graphic descriptions shown on the conceptual plan.

SEC. 51P-582.106. CONCEPTUAL AND DEVELOPMENT PLANS.

(a) Conceptual plan. Use and development of the Property must comply with the conceptual plan. In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control.

(b) Development plan.

(1) Except as provided in this subsection, a development plan for each building site must be approved by the city plan commission before the issuance of any building permit to authorize work on that site. Development and use of each site must comply with the approved development plan for that site. Each development plan and any amendments must comply with the conceptual plan and this article. The portion of Section 51A-4.702(c) requiring submission of a development or site plan within six months of the city council's approval of the planned development district does not apply in this district. A development plan is not required for:

(A) utility work, including lighting and electrical service;

(B) site preparation and drainage work;

(C) landscaping or pedestrian amenities not required by this article, including plazas, courtyards, fountains, or similar architectural features;

(D) new surface parking areas that are shown on the master parking and floor area plan;

(E) temporary construction fencing;

(F) relocating required parking that does not reduce the number of required off-street parking spaces or exceed the walking distance requirements if the changes are shown on the master parking and floor area plan or its supplement; and

(G) relocating special parking that does not reduce the number of required off-street parking spaces if the changes are shown on the master parking and floor area plan or its supplement.

(2) Each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include: (A) a tabulation box consisting of the proposed floor area and the existing floor area in all of the subdistricts on the Property; and (B) a tabulation box consisting of the proposed pedestrian open space and the existing pedestrian open space in all of the subdistricts on the Property. No sign is required to be shown on a development plan.

(3) A development plan approved by the city plan commission subject to conditions shall not be considered as finally approved. Until a revised development plan is finally approved by the commission, a development plan approved subject to conditions shall be deemed denied.

(4) Except as provided in this paragraph, an amendment to a development plan is a change in zoning district classification and must follow the same procedures set out in Section 51A-4.702.

(A) The city plan commission shall authorize minor amendments to the development plan that do not:

(i) change the uses permitted in this article;

(ii) increase the maximum floor area or height established in this article;

(iii) decrease the amount of required off-street parking established in this article; or

(iv) reduce the minimum yards required by this article at the boundary of the site.

(B) An amendment to an approved development plan is not required for:

(i) changes to a structure shown on the development plan, except parking structures, that do not increase the floor area, number of dwelling units, lot coverage, or guest rooms, and does not reduce the minimum required setbacks;

(ii) relocating or adding utilities, including lighting and electrical service;

(iii) changes to site preparation and drainage work;

(iv) changes to landscaping or pedestrian amenities not required by this article, including plazas, courtyards, fountains, and similar architectural features;

(v) changes to temporary construction fencing;

(vi) parking space reconfigurations that do not reduce the number of required off-street parking spaces;

(vii) relocating required parking that does not reduce the number of required off-street parking spaces or exceed the walking distance requirements if the changes are shown on the master parking and floor area plan or its supplement; and

(viii) adding or relocating special parking that does not reduce the number of required off-street parking spaces if the changes are shown on the master parking and floor area plan or its supplement.

(5) At the time a development plan for property in the South Subdistrict is submitted for approval with the city, a copy of the development plan must be sent to the West End Association. It shall be the responsibility of the property owner to deliver or mail the copy of the development plan to the association.

SEC. 51P-582.107. PEDESTRIAN AND VEHICULAR LINKS.

(a) North-south link.

(1) One north-south vehicular and pedestrian link must be provided within that portion of the Property between North Houston Street and Victory Avenue and between Olive Street and Lamar Street. The link's general location is as shown on the conceptual plan as North-South Link.

(2) The north-south link must consist of two sidewalks and may have a vehicular pavement area in between the sidewalks. The sidewalks must be either: (1) 15-foot-wide with a minimum unobstructed pavement width of ten feet; or (2) 12-foot-wide with a minimum unobstructed pavement width of seven feet and a minimum five-foot-wide arcade abutting the sidewalk. If a 12-foot-wide sidewalk is provided, no outdoor dining or other non-pedestrian facility is permitted within the sidewalk area. For purposes of this paragraph, “arcade” means a covered passageway or avenue located on private property. Pedestrian access to the arcade from the required sidewalk may not be obstructed, and the portion of the arcade abutting the sidewalk may not be enclosed.

(3) If a vehicular pavement area is provided, the pavement area may not exceed 44 feet in width with a maximum of two 12-foot-wide travel lanes and two 10-foot-wide parking lanes. The vehicular area may be a public or private street or a private access easement.

(4) Prior to the approval by the city plan commission of a development plan for property in the area described in Paragraph (1), the exact location of the north-south link must be identified on a drawing that is submitted to the director. The link must be provided prior to the issuance of a certificate of occupancy for any use on a lot that abuts the link. If a minimum five-foot-wide arcade is required adjacent to one of the sidewalks that portion of the arcade located on a lot abutting the sidewalk must be provided prior to the issuance of a certificate of occupancy for a use on that lot. A development plan for property located in this area must show the exact location of the north-south link on the building site. No amendment to the attached conceptual plan is required to identify the link.

(5) No elevated pedestrian walkway or skybridge may cross the north-south link.

(b) East-west links.

(1) Two east-west vehicular and pedestrian links must be provided within that portion of the Property between North Houston Street and Victory Avenue and between Olive Street and Lamar Street.

(2) The first link’s general location is shown on the conceptual plan as Connection A. It must be: (1) generally parallel to Lamar Street, beginning at a point near the intersection of Laws Street and North Houston Street and ending at a point along Victory Avenue; and (2) consist of a minimum 20-foot-wide vehicular pavement area with a minimum 12-foot-wide pedestrian pavement area (seven feet to remain unobstructed) on each side. The pedestrian areas must be dedicated as public sidewalks. The vehicular area may be a public or private street or a private access easement.

(3) The second link’s general location is shown on the conceptual plan as Connection B. It must be: (1) generally parallel to Lamar Street, beginning at a point near the intersection of Griffin Street and North Houston Street and ending at a point along Victory Avenue; and (2) consist of a minimum 20-foot-wide vehicular pavement area with a minimum five-foot-wide unobstructed pedestrian pavement area on each side. The pedestrian areas must be dedicated as public sidewalks. The vehicular area may be a public or private street or a private

access easement. A Dallas Area Rapid Transit (DART) commuter rail line may be located within the vehicular pavement area.

(4) Prior to the approval by the city plan commission of a development plan for property in the area described in Paragraph (1), the exact location of the east-west links must be identified on a drawing that is submitted to the director. A development plan for property located in this area must show the exact location of the links on the building site. No amendment to the conceptual plan is required to identify the east-west links.

(5) No certificate of occupancy may be issued to authorize a use on a lot abutting the first east-west link until the link has been provided as shown on the drawing submitted to the director and in compliance with the requirements of this article. No certificate of occupancy may be issued to authorize a use on a lot abutting the second east-west link until the link has been provided as shown on the drawing submitted to the director and in compliance with the requirements of this article.

SEC. 51P-582.108. PEDESTRIAN OPEN SPACE.

(a) Minimum amount of pedestrian open space. A minimum of 5.3 acres of publicly or privately owned pedestrian open space must be provided in this district. A minimum of 0.6 acres of this open space must be provided in each of the three subdistricts. A minimum of 0.33 acres of the required open space in the South Subdistrict must be located within the area labelled "Pedestrian Open Space" on the conceptual plan. Prior to the approval by the city plan commission of a development plan for property located between North Houston Street and Victory Avenue and between Olive Street and Lamar Street, a drawing showing the exact location of the 0.33 acres of pedestrian open space must be submitted to the director. No amendment to the conceptual plan is required to identify the exact location of the 0.33 acres of pedestrian open space.

(b) Minimum amount of landscape area in district and subdistricts. A minimum of 3.3 acres of the pedestrian open space in this district and a minimum of 25 percent of the required pedestrian open space in each of the subdistricts must consist of a landscape area.

(c) Minimum amount of landscape area in each pedestrian open space.

(1) Except as provided in Paragraphs (2) and (3), a minimum of 25 percent of the area of each pedestrian open space must consist of landscape area.

(2) One hundred percent of the pedestrian open space located on the roof of a parking garage must consist of landscape area.

(3) The following pedestrian open space areas are not required to have landscape area: (A) areas less than 1,000 square feet in size; (B) areas located under elevated street or expressway right-of-ways; and (C) the areas so designated on Exhibit 582C.

(d) Parking structures. As much as fifty percent of the required landscape area in this district may be located on the roofs of parking garages that do not exceed a height of six feet above grade.

(e) Development plan requirements. The amount of pedestrian open space and landscape area on a building site must be indicated on the approved development plan for that site.

(f) Phasing of pedestrian open space and landscape area.

(1) No certificate of occupancy may be issued that would authorize a use on a lot abutting the pedestrian open space area shown on the conceptual plan until the minimum 0.33 acres of pedestrian open space required in Subsection (a) and minimum 0.08 acres of landscape area required in Subsection (b) have been provided.

(2) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 1,750,000 square feet until a minimum of one acre of pedestrian open space and a minimum of 0.6 acres of landscape area have been provided in the district.

(3) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 4,000,000 square feet until a minimum of two acres of pedestrian open space and a minimum of 1.25 acres of landscape area have been provided in the district.

(4) No certificate of occupancy may be issued that would cause the total floor area within this district to exceed 6,000,000 square feet until a minimum of four acres of pedestrian open space and a minimum of 2.5 acres of landscape area have been provided in the district.

(5) No certificate of occupancy may be issued that would cause the total floor area within this district to exceed 8,000,000 square feet until a minimum of 5.3 acres of pedestrian open space and a minimum of 3.3 acres of landscape area have been provided.

SEC. 51P-582.109. USE REGULATIONS.

(a) Main uses permitted. The following main uses are permitted in this district:

(1) Agricultural uses.

-- None permitted

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Job or lithographic printing. *[In the entertainment complex and south subdistricts, this use may not exceed 5,000 square feet of floor area.]*

-- Medical or scientific laboratory.

-- Technical school. *[In the entertainment complex and south subdistricts, this use is only permitted on the first story when: (A) 50 percent of the floor area on that first story is comprised of retail and personal service uses; and (B) the use does not exceed 5,000 square feet of floor area on the first story.]*

(3) Industrial uses.

-- Industrial (inside) light manufacturing. *[By right in the north subdistrict; limited use in the south and entertainment complex subdistricts.]*

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- College, university, or seminary. *[In the entertainment complex and south subdistricts, this use is only permitted on the first story when: (A) 25 percent of the floor area on that first story is comprised of retail and personal service uses; and (B) the use does not exceed 10,000 square feet of floor area on the first story.]*

-- Community service center.

-- Convalescent and nursing homes, hospice care, and related institutions. *[North subdistrict only.]*

-- Hospital. *[North subdistrict only.]*

-- Library, art gallery, or museum.

-- Public or private school. *[In the entertainment complex and south subdistricts, this use is only permitted on the first story when: (A) 25 percent of the floor area on that first story is comprised of retail and personal service uses; and (B) the use does not exceed 10,000 square feet of floor area on the first story.]*

(5) Lodging uses.

-- Hotel and motel.

(6) Miscellaneous uses.

-- Carnival or circus (temporary).

-- Temporary construction or sales office.

-- Aquarium.

(7) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

- Entertainment complex. *[Entertainment complex subdistrict only.]*

(9) Residential uses.

- Duplex.
- Handicapped group dwelling unit.
- Multifamily.
- Residential hotel.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments.
- Ambulance service. *[North subdistrict only.]*
- Auto service center. *[North subdistrict only.]*
- Business school. *[In the entertainment complex and south subdistricts, this use is only permitted on the first story when: (A) 50 percent of the floor area on that first story is comprised of retail and personal service uses; and (B) the use does not exceed 5,000 square feet of floor area on the first story.]*

- Car wash. *[North subdistrict only.]*
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Liquor store.
- Motor vehicle fueling station. *[North subdistrict only.]*
- Nursery, garden shop, or plant sales.
- Outside sales. *[Limited to 20 percent of lot area.]*
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Surface parking.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Outside vehicle display and sales may not exceed 20 percent of lot area in the north subdistrict; outside vehicle display and sales and all vehicle service is prohibited in the entertainment complex and south subdistricts; and inside vehicle sales and display may not exceed 15,000 square feet of floor area in the entertainment complex and south subdistricts.]*

(11) Transportation uses.

- Heliport.
- Helistop.
- Private street or alley.
- Railroad passenger station.

- STOL (short takeoff or landing) port.
- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container.

(b) Main uses prohibited. Any use not listed in Subsection (a) is prohibited as a main use in this district.

(c) Accessory uses permitted.

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

(2) The following accessory uses are not permitted in this district:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Pedestrian skybridges.
- Private stable.

(3) A car wash is only permitted as an accessory use in the entertainment complex and south subdistricts if the washing of vehicles is conducted in an enclosed structure.

(4) A college dormitory, fraternity, or sorority house is permitted only as an accessory use to a college, university, or seminary.

(5) Except as otherwise provided, an accessory outside storage use is permitted only with visual screening. For an entertainment complex use in the entertainment complex

subdistrict, accessory outside storage is permitted without visual screening. In the entertainment complex subdistrict, accessory outside storage may exceed five percent of the lot area.

(d) Use restricted tract. On that property identified as the “Use Restricted Tract” on the conceptual plan, the following additional use regulations apply:

(1) All uses fronting on North Houston Street and located on the first story must be retail uses. For purposes of this provision, a use fronts on North Houston Street if any portion of a wall that houses or directly encloses the use abuts North Houston Street.

(2) A minimum of 75 percent of the floor area of the first story must be occupied by retail uses.

(3) In this subsection, retail use means one of the following uses:

- Alcoholic beverage establishments.
- Commercial amusement (inside).
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Liquor store.
- Personal service use.
- Restaurant without drive-in or drive-through service.

SEC. 51P-582.110. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front, side, and rear yard.

(1) Except as provided in Paragraphs (2) and (3), no minimum front, side, or rear yard.

(2) In the area of the north subdistrict designated as “Restricted Area” on the conceptual plan, a side yard setback of one foot for each two feet in height above 60 feet is required for that portion of a structure over 60 feet in height, up to a maximum setback of 20 feet.

(3) On Tract 2 in the entertainment complex subdistrict, the following setbacks are required along Akard Street:

(A) For that portion of a structure over 90 feet in height, a 240-foot setback, measured from the centerline of the right-of-way, is required.

(B) For that portion of a structure over 255 feet in height, a 260-foot setback, measured from the centerline of the right-of-way, is required.

(C) For that portion of a structure over 340 feet in height, a 280-foot setback, measured from the centerline of the right-of-way, is required.

(b) Dwelling unit density. No maximum dwelling unit density.

(c) Floor area.

(1) Maximum floor area is as follows:

(A) In the north subdistrict, six million square feet.

(B) In the entertainment complex subdistrict, 2.8 million square feet.

(C) In the south subdistrict, seven million square feet, except that in Tract A as shown on the conceptual plan, 1.5 million square feet.

(2) Maximum cumulative floor area permitted in this district is 10.6 million square feet.

(d) Height.

(1) Except as provided in Paragraphs (2) and (3), maximum structure height is any legal height.

(2) In the entertainment complex subdistrict, maximum structure height on Tract 1 as shown on the conceptual plan is 90 feet. This regulation does not apply to light poles and other lighting fixtures.

(3) In that portion of the north subdistrict labelled "Restricted Area" on the conceptual plan, maximum structure height is 270 feet.

(e) Lot coverage. No maximum lot coverage.

(f) Lot size. No minimum lot size.

(g) Stories. No maximum number of stories.

(h) Building width.

(1) Except as provided in Paragraph (2), no maximum building width.

(2) On Tract 2 in the entertainment complex subdistrict, the maximum width of any portion of a building facade along Payne Street that is above 90 feet in height is 215 feet.

Staff recommendation:

SEC. 51P-582.110.1. STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures.

(1) All parking structures constructed after [passage of ordinance] must be either underground or concealed within a building or architecturally screened in a manner to make them appear similar in appearance to the facade of a neighboring non-parking structure.

(2) One maximum 40-foot-wide vehicular entrance is allowed on each facade.

(3) Cable guard strands, chain link fencing, and similar materials on exterior walls are prohibited.

(4) A minimum of 12 percent of the parking structure facade (including openings, if any) must be covered with materials similar in color and texture used predominantly on the first 24 feet of height of a neighboring non-parking structure.

(4) Openings in the parking structure facade may not exceed 60 percent of the total facade area.

(b) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in the district constructed after [passage of ordinance]. For purposes of this subsection, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

Lance Fair's request:

Denial of **SEC. 51P-582.110.1. STRUCTURE FACADE STANDARDS.**

SEC. 51P-582.111. TRANSPORTATION MANAGEMENT PLAN.

(a) Transportation management plan (TMP) in general. No certificate of occupancy may be issued for an entertainment complex unless a TMP has been submitted to the director of public works and transportation. The TMP must be updated periodically for 10 years as follows: (1) the first update must be submitted to the director of public works and transportation no later than one year after the date that the certificate of occupancy is issued; and (2) updates must be submitted, at a minimum, once every year thereafter for nine years. The preparation and submission of the TMP and its updates are the responsibility of the property owner or the owner's assignee or representative. The TMP and its updates must be: (1) prepared by a registered professional engineer skilled in transportation engineering; and (2) approved by the director of public works and transportation.

(b) Contents of the TMP. The TMP and its updates must be in writing and report on the following:

(1) The planned and actual operation of the street system within and in the immediate vicinity of this district, describing special traffic controls, lane operation, signal timing patterns, and traffic control personnel.

(2) The planned and scheduled construction of the street system within and in the immediate vicinity of this district and its completion level.

(3) Development and occupancy levels within this district.

(4) The planned and actual maintenance and management of traffic within and in the immediate vicinity of this district during the construction of roadways and buildings.

(5) The planned and actual number of parking spaces in this district, their location, and how they are shared and operated, with special emphasis on the parking situation for events occurring at the entertainment complex during weekdays, weeknights, and weekends.

(6) Vehicular congestion and pedestrian safety concerns at locations both internal and external to this district, together with an analysis of and recommendations for appropriate mitigation measures.

(c) Effect of TMP. The TMP and its updates are for informational purposes only. Although the property owner is not required to implement any recommendations in the TMP or its updates, each applicant for development plan approval shall make reasonable efforts to address the transportation issues raised in the TMP or the most recent update.

SEC. 51P-582.112. RESERVED. ~~[MAINTENANCE OF ESSENTIAL ROADWAY CAPACITY AND SAFETY.]~~

~~(a) The following conditions apply to Olive Street:~~

~~(1) Two access points are permitted on the north side of Olive Street between North Houston Street and Victory Avenue, and only one access point is permitted on the south side of Olive Street between North Houston Street and Victory Avenue. The operation of these driveways must be restricted to right turn in and right turn out movements.~~

~~(2) No mid-block traffic signals are permitted on Olive Street between North Houston Street and Victory Avenue.~~

~~(3) One mid-block pedestrian crosswalk is permitted on Olive Street between North Houston Street and Victory Avenue. The location of the mid-block pedestrian crosswalk must be approved by the director of public works and transportation.~~

~~(b) The director of public works and transportation may waive a condition in Subsection (a) if a transportation study prepared by a registered professional engineer skilled in transportation engineering shows that the waiver will not adversely affect efficient traffic flow or the safety of motorists and pedestrians.]~~

SEC. 51P-582.113. OFF-STREET PARKING AND LOADING REGULATIONS.

(a) Off-street parking and loading requirements generally. Except as otherwise provided in this section, consult the off-street parking and loading regulations (Division 51A-4.300, et seq.) for information regarding off-street parking and loading.

(b) Off-street parking ratios. Off-street parking must be provided at the following ratios:

~~(1) [For an alcoholic beverage establishment, one space for each 100 square feet of floor area. If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

~~(2)] For an entertainment complex, one space for each four seats with a minimum of 5,000 parking spaces required. [Handicapped parking must be provided pursuant to Section 51A-4.305.]~~

~~(2[3]) For a multifamily use, 1.25 spaces for each dwelling unit. [If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

~~(3[4]) For an office use, one space for each 500 square feet of floor area. [If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

~~(4[5]) For a restaurant without drive-in or drive-through service, one space for each 100 square feet of floor area. [If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

~~(5[6]) For all other retail and personal service uses, one space for each 500 square feet of floor area. [If more than ten off street parking spaces are required for the use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

~~(6[7]) For a hotel or motel:~~

~~(A) 0.5 spaces for each hotel or motel room; and~~

~~(B) one space for each 200 square feet of ballroom and meeting room floor area. [If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

(7[8]) For a theater, one space for each five seats. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

(8[9]) For an aquarium, one space for each 500 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

(9[40]) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use.

(c) Off-street loading ratios. Off-street loading must be provided as follows:

(1) For an entertainment complex, four large loading bays must be provided.

(2) For an aquarium, off-street loading must be provided as follows:

<u>SQUARE FEET OF TOTAL FLOOR AREA IN STRUCTURE</u>	<u>REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(3) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street loading requirements for each use.

(d) Special parking regulations.

(1) The special parking provisions in Division 51A-4.320 do not apply to special parking shown on the master parking and floor area plan (Exhibit 582K) or its supplement.

(2) Special parking may not be used to satisfy the off-street parking requirements for residential uses.

(e) Master parking and floor area plan.

(1) Purpose. Because off-street parking requirements for uses in this district may be provided in remote locations, the master parking and floor area plan identifies the locations of all off-street parking, determines the amount of required off-street parking, identifies any available off-street parking, and ensures that each use within the district meets the off-street parking requirements.

(2) Master parking plan and floor area supplement.

(A) To maintain adequate required off-street parking for all uses within this district, a master parking and floor area plan supplement must be submitted to and approved by the building official (see Exhibit 582K-1) if:

(i) a development plan or minor amendment is approved by city plan commission;

(ii) required off-street parking spaces are relocated; or

(iii) special parking spaces are added or removed.

(B) A master parking and floor area plan supplement must include:

(i) the number of existing required off-street parking spaces;

(ii) the number of required off-street parking spaces added, deleted, or relocated;

(iii) the location of required off-street parking spaces added, deleted, or relocated;

(iv) the number and location of all special parking spaces;

(v) a revised master parking and floor area plan (see Exhibit 582K) that shows:

(aa) changes to a development plan or minor amendment; and

(bb) other changes to the master parking and floor area plan since the last update, including changes to floor area and revisions to streets, alleys, or private drives.

(C) Master parking and floor area plan.

(i) The building official shall maintain a copy of each approved master parking and floor area supplement.

(ii) The Property owner must deliver a copy of each approved master parking and floor area supplement to the director of development services within five days of the building official's approval of each supplement.

(f) Fees for required off-street parking. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking.

(g) Location of off-street parking.

(1) In general.

(A) Each application for a building permit or certificate of occupancy must include a tabulation box, which provides the following information:

(i) The total floor area and total number of dwelling units, guest rooms, and seats for each use that is a part of the application.

(ii) The total floor area and total number of dwelling units, guest rooms, and seats for all uses in this district as of the date of the application, including the proposed uses that are a part of the application.

(iii) The off-street parking required for each use in this district, including the proposed uses that are a part of the application.

(iv) The location of the required off-street parking for all uses located in this district, including the proposed uses that are a part of the application.

(B) Unless otherwise expressly provided in the regulations governing individual subdistricts, as much as one hundred percent of the required off-street parking for a use may be provided off-site and not on the lot occupied by the main use. If the parking is not provided in this district, a parking agreement is required pursuant to Section 51A-4.328; no license, however, is required. If the parking is provided in this district, no parking agreement or license is required.

(C) An entertainment complex may only share required off-street parking with an office or medical or scientific laboratory use located in this district. Shared parking for office or medical or scientific laboratory uses must be shown on an approved development plan. If sharing of off-street parking for these uses is proposed, the hours of operation must be mutually exclusive or compatibly overlapping. As much as one hundred percent of the parking for an entertainment complex may be shared even if the parking is not located on the lot occupied by the entertainment complex.

(D) A restaurant without drive-in or drive-through service, alcoholic beverage establishments, or commercial amusement (outside or inside) use may only share required off-street parking with an office or medical or scientific laboratory use located in this district. The shared parking for the restaurant without drive-in or drive-through service, alcoholic beverage establishments, or commercial amusement (outside or inside) must be shown on an approved development plan. If sharing of off-street parking for these uses is proposed, the hours of operation must be mutually exclusive or compatibly overlapping. Up to 100 percent of the parking for a restaurant without drive-in or drive-through service, alcoholic beverage establishments, or commercial amusement (outside or inside) uses may be shared with office or medical or scientific laboratory uses even if the parking is not located on the lot occupied by the use.

(2) North subdistrict.

(A) Except as provided in this paragraph, required off-street parking for uses in the north subdistrict is restricted to that subdistrict and the entertainment complex subdistrict.

(B) Required off-street parking for a multifamily use in the north subdistrict is further restricted to the lot occupied by the main use. Exception: Required off-street parking spaces for a multifamily use may be located on one or more other lots if they are within a 300-foot walking distance and can be reached by the residents without crossing a thoroughfare.

(C) Except as provided in Subparagraph (B), required off-street parking for uses in the north subdistrict may also be provided in the south subdistrict if they are within 1,200 feet of the north subdistrict boundary.

(3) Entertainment complex subdistrict.

(A) Except as provided below, required off-street parking for uses in the entertainment complex subdistrict is restricted to this district.

(B) Required off-street parking for an entertainment complex in the entertainment complex subdistrict can be located in another zoning district if the nearest edge of the parking lot is within 600 feet of the eastern boundary of this district or the southern boundary of the entertainment complex subdistrict.

(C) Required off-street parking for a multifamily use in the entertainment complex subdistrict is restricted to the lot occupied by the main use. Exception: Required off-street parking spaces for a multifamily use may be located on one or more other lots if they are within a 300-foot walking distance and can be reached by the residents without crossing a thoroughfare.

(4) South subdistrict.

(A) Except as provided below, required off-street parking for uses in the south subdistrict is restricted to that subdistrict and the entertainment complex subdistrict.

(B) Required off-street parking for a multifamily use in the south subdistrict is restricted to the lot occupied by the main use. Exception: Required off-street parking spaces for a multifamily use may be located on one or more other lots if they are within a 300-foot walking distance and can be reached by the residents without crossing a thoroughfare.

(C) Required off-street parking for an office use in the south subdistrict may be provided in:

(i) the north subdistrict if the furthest off-street parking space is within 1,200 feet of the boundary of the south subdistrict; and

(ii) another zoning district if the parking lot is within 600 feet of the office use, measured from the nearest edge of the parking lot to the nearest edge of the lot occupied by the office use.

(D) Required off-street parking for all other uses in the south subdistrict may be provided in:

(i) the north subdistrict if the furthest off-street parking space is within 1,200 feet of the boundary of the south subdistrict; and

(ii) another zoning district if the nearest edge of the parking lot is within 600 feet of the eastern, southern, or northern boundary of the south subdistrict.

(h) Off-street parking reductions. The following off-street parking provisions may be used to reduce the required off-street parking requirement for a use. These are the only off-street parking reductions available to a use in this district.

(1) Transit reduction.

Staff recommendation:

(A) <u>Except as provided in this section, a ten percent reduction applies to uses within a walking distance of 1,200-foot from a DART commuter rail transit station. In this subparagraph, WALKING DISTANCE means the distance from the nearest point of the platform to the nearest public entrance of the main use, measured along the most convenient pedestrian walkway.</u>

Lance Fair's request:

(A) <u>Except as provided in this section, a ten percent reduction applies to uses within a 2,640-foot walking distance of a rail transit station. In this subparagraph, WALKING DISTANCE means the distance from the nearest point of the platform to the nearest public entrance of the main use, measured along the most convenient pedestrian walkway.</u>
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(B) Entertainment complex. No transit reduction is available for an entertainment complex use.

[(B) Office uses.

(i) ~~The off-street parking requirement for an office use may be reduced by three percent if the office use is within a walking distance of 1,200 feet from a DART commuter rail station at which DART commuter rail service is available during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).~~

(ii) ~~The off-street parking requirement for an office use may be reduced by ten percent if the office use is within a walking distance of 1,200 feet from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).~~

(iii) ~~The total transit reduction for an office use may not exceed 10 percent.~~

(C) ~~All other uses. The off-street parking requirement for all other uses may be reduced by ten percent if the use is within a walking distance of 1,200 feet from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).]~~

(2) Bicycle parking reduction. The off-street parking requirement for a use may be reduced by one percent by providing and maintaining bicycle parking in an amount equal to one percent of that off-street parking requirement. The type and location of the bicycle parking must be approved by the director of public works and transportation prior to the issuance of a certificate of occupancy for the use.

Staff recommendation:

No change.

Lance Fair's request:

(3) On-street parking. A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site where the use is located.

(A) Each on-street parking space may only be counted for one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project.

(B) An on-street parking space that is not available to the public at all times of the day and night may not be included in the calculation of parking requirements.

(i) Design and operation of off-street loading facilities. Unless waived in writing by the director of public works and transportation, off-street loading facilities must be designed and operated so that no maneuvering of vehicles occurs on streets designated on the city's Thoroughfare Plan.

(j) Design of Tract 1 parking garage spaces. All parking spaces in any parking garage on Tract 1 of the entertainment complex subdistrict must have a minimum width of 8.5 feet. Ten percent of these parking spaces must have a minimum depth of 16 feet and 9 inches.

(k) Bicycle parking.

(1) Except as provided in this subsection, bicycle parking is required in accordance with Division 51A-4.330.

(2) Building sites that are developed as of September 10, 2013 are considered non-conforming as to bicycle parking. Non-conforming building sites must only provide the minimum number of guest bicycle parking spaces when the applicability standards of Section 51A-4.331 are met.

(3) A waiver may be granted in accordance with Section 51A-4.335 if the location of guest bicycle parking would impede pedestrian traffic between a special event or an entertainment complex and parking areas or the DART station in addition to the possible findings in 51A-4.335 for the director to grant a waiver.

(4) Required bicycle parking may be located within the right-of-way when a private license is obtained.

(5) Remote bicycle parking may be established using the master parking and floor area plan (Exhibit 582K) if approved with a development plan or minor amendment to the master parking and floor area plan. Written consent from both property owners is required to apply for remote bicycle parking.

SEC. 51P-582.114. RESERVED. [PHASING OF DEVELOPMENT.

~~(a) The following thoroughfare and traffic improvements must be substantially complete prior to the issuance of a certificate of occupancy that would authorize the use of floor area that would cause the total floor area within this district to exceed 500,000 square feet:~~

~~(1) Houston Street between McKinney Avenue and Continental Avenue as a four lane divided principal arterial.~~

~~(2) North Houston Street between Continental Avenue and Hi Line Drive as a four lane northbound principal arterial couplet.~~

~~(3) Hi Line Drive from Victory Avenue to Interstate Highway 35E (IH 35E) as a four lane divided principal arterial.~~

~~(4) Victory Avenue between Continental Avenue and Lamar Street as a two-lane southbound principal arterial couplet.~~

~~(5) Victory Avenue between Lamar Street and Hi Line Drive as a four lane southbound principal arterial couplet.~~

~~(6) Continental Avenue between McKinney Avenue and North Houston Street as a three lane eastbound principal arterial couplet.~~

~~(7) Continental Avenue between North Houston Street and the Dallas Area Rapid Transit right of way as a four lane eastbound principal arterial couplet.~~

~~(8) Lamar Street between McKinney Avenue and Victory Avenue as a three-lane westbound principal arterial couplet.~~

~~(9) Lamar Street between Victory Avenue and 225 feet east of IH 35E as a three-lane westbound principal arterial couplet.~~

~~(10) Two of the four westbound lanes of Lamar Street, a principal arterial couplet, between 225 feet east of IH 35E and IH 35E.~~

~~(11) Olive Street between Field Street and North Houston Street as an eight-lane undivided collector, including auxiliary lanes.~~

~~(12) Olive Street between North Houston Street and Victory Avenue as a five-lane undivided collector with auxiliary lanes at intersection approaches.~~

~~(13) All Star Way between North Houston Street and Victory Avenue as a four-lane undivided collector.~~

~~(14) Variable lane assignments for northbound Field Street at Olive Street.~~

~~(15) Reserved.~~

~~(16) One of the following options:~~

~~(A) Option A. Substantial completion of the extension of the IH 35E southbound frontage road between Oak Lawn Avenue and Hi Line Drive.~~

~~(B) Option B. Commencement of construction of the extension of the IH 35E southbound frontage road between Oak Lawn Avenue and Hi Line Drive. For purposes of this option, “commencement of construction” means that construction of the extension has actually begun or that construction of the extension is on the Texas Department of Transportation’s “Schedule for Letting.”~~

~~(17) One of the following improvements:~~

~~(A) Option A.~~

~~(i) Extension of North Houston Street between Hi Line Drive and 1,400 feet north of Hi Line Drive as a four-lane undivided collector.~~

~~(ii) Extension of North Houston Street between 1,400 feet north of Hi Line Drive and Harry Hines Boulevard as a four-lane divided collector.~~

(B) Option B.

(i) ~~Maintenance of the existing, two-lane road connection between Hi-Line Drive and Oak Lawn Avenue to a satisfactory standard, as approved by the director of public works and transportation.~~

(ii) ~~Southbound right turn lane on Field Street at Woodall Rodgers Freeway.~~

(18) ~~Traffic signals, traffic signal modifications, lane control signals, and pavement markings at the following intersections if those signals, modifications, and markings have been determined to be necessary in accordance with Section 51P-582.115:~~

(A) ~~Continental Avenue at North Houston Street and Victory Avenue.~~

(B) ~~Lamar Street at North Houston Street and Victory Avenue.~~

(C) ~~Olive Street at Field Street, North Houston Street, and Victory Avenue.~~

(D) ~~All Star Way at North Houston Street and Victory Avenue.~~

(E) ~~Hi-Line Drive at IH 35E frontage roads.~~

(F) ~~North Houston Street at Harry Hines Boulevard.~~

(b) ~~No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 1,750,000 square feet until the following thoroughfare improvements are substantially complete:~~

(1) ~~Extension of North Houston Street between Hi-Line Drive and 1,400 feet north of Hi-Line Drive as a four-lane undivided collector.~~

(2) ~~Extension of North Houston Street between 1,400 feet north of Hi-Line Drive and Harry Hines Boulevard as a four-lane divided collector.~~

(3) ~~Extension of the IH 35E southbound frontage road between Oak Lawn Avenue and Hi-Line Drive.~~

(c) ~~No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 4,000,000 square feet until the following thoroughfare and traffic improvements are substantially complete:~~

(1) ~~Southbound right turn lane on Field Street at Woodall Rodgers Freeway.~~

~~(2) Traffic signals, traffic signal modifications, lane control signals, and pavement markings at the following intersections if those signals, modifications, and markings have been determined to be necessary in accordance with Section 51P-582.115:~~

~~(A) Intersection of Continental Avenue and IH-35E.~~

~~(B) Intersection of Field Street and Woodall Rodgers Freeway.~~

~~(d) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 5,000,000 square feet until the following have occurred:~~

~~(1) Substantial completion of Continental Avenue between IH-35E and the Dallas Area Rapid Transit right-of-way as a four-lane eastbound principal couplet.~~

~~(2) Substantial completion of Lamar Street between Victory Avenue and IH-35E as a four-lane westbound principal couplet with bridge constructed as shown on Exhibit 582D, or, in the alternative, governmental approval of the construction of Lamar Street between Victory Avenue and IH-35E as a four-lane westbound principal couplet with bridge constructed as shown on Exhibit 582E. For purposes of this paragraph, "governmental approval of the construction" means that: (A) governmental approval of the bridge design for Lamar Street, as shown on Exhibit 582E, has been obtained; (B) funds equal to an amount required to complete construction of Lamar Street as a four-lane westbound principal couplet with bridge as shown on Exhibit 582E has been deposited into a separate and dedicated city account; and (C) governmental approval of the construction schedule has been obtained requiring completion of Lamar Street within one year of the date of issuance of the certificate of occupancy.~~

~~(3) Installation of signals, modifications, and markings at the following intersections if those traffic signals, traffic signal modifications, lane control signals, and pavement markings have been determined to be necessary in accordance with Section 51P-582.115:~~

~~(A) Intersection of Continental Avenue and North Houston Street.~~

~~(B) Intersection of Lamar Street and IH-35E.~~

~~(e) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 5,250,000 square feet until the following thoroughfare and traffic improvements are substantially complete:~~

~~(1) A TXDOT approved additional right turn lane on the IH-35E northbound frontage road at Continental Avenue as shown on Exhibit 582L.~~

~~(2) An additional left turn lane on northbound Field Street at Olive Street. If this improvement is not required by the director of public works and transportation, then this requirement is void.~~

~~(3) Traffic signals, traffic signal modifications, lane control signals, and pavement markings at the following intersections if those signals, modifications, and markings have been determined to be necessary in accordance with Section 51P-582.115:~~

~~(A) IH 35E northbound frontage road at Continental Avenue.~~

~~(B) Field Street at Olive Street.~~

~~(f) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 6,000,000 square feet until there is substantial completion of Lamar Street between Victory Avenue and IH 35E as a four-lane westbound principal couplet with bridge as shown on either Exhibit 582D or 582E.~~

~~(g) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this district to exceed 8,000,000 square feet until:~~

~~(1) the following thoroughfare and traffic improvements are substantially complete:~~

~~(A) traffic signal at the intersection of Harry Hines Boulevard and Payne Street;~~

~~(B) a TXDOT approved additional traffic lane on the westbound service road of Woodall Rodgers freeway approaching Field Street, as shown on Exhibit 582M;~~

~~(C) a pedestrian crossing traffic signal on Victory Avenue at the DART rail station; and~~

~~(D) traffic signals, traffic signal modifications, lane control signals, and pavement markings at the westbound service road of Woodall Rodgers Freeway approaching Field Street, if those signals, modifications, and markings have been determined to be necessary in accordance with Section 51P-582.115; and~~

~~(2) a comprehensive updated valet parking operational plan submitted to the director of public works and transportation.~~

~~(h) For purposes of this section, a thoroughfare and traffic improvement is substantially complete when all lanes and pedestrian facilities are open to public vehicular and pedestrian traffic. Once the director of public works and transportation has determined that a thoroughfare is substantially complete, any future modifications to that thoroughfare by a governmental entity will not detrimentally affect a property owner's ability to obtain additional certificates of occupancy.]~~

SEC. 51P-582.115. RESERVED. [TRAFFIC CONTROL INSTALLATION AND MODIFICATION.

~~The signals and markings described in Section 51P-582.114 must be installed or modified if the director of public works and transportation determines that such installation or modification is necessary for safe circulation within this district or for safe ingress and egress to and from property in this district.]~~

SEC. 51P-582.116. TREE PRESERVATION.

The tree preservation regulations in Article X apply to all property in this district.

SEC. 51P-582.117. LANDSCAPING, SCREENING, AND SIDEWALK REGULATIONS.

(a) Application of section.

(1) This section becomes applicable to all uses on an individual lot when work on the lot is performed that increases the existing building height, floor area, or nonpermeable coverage of the lot, unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or an accident of any kind.

(2) Once this section becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.

(3) Except as otherwise provided in this article, the landscaping regulations in Article X do not apply.

(4) Except as otherwise expressly modified in this article, the definitions in Article X do apply.

(5) The board of adjustment may grant a special exception to the landscaping requirements of this section if, in the opinion of the board, the special exception will not compromise the spirit and intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to the granting of this special exception.

(6) In this district, an artificial lot must wholly include any new building footprint. An artificial lot need not have public street frontage. No artificial lot may contain a land area that exceeds 50 percent of the total land area in this district.

(b) Landscaping and screening requirements in general.

(1) Irrigation and drainage systems. All landscaping and screening required under this subsection must be irrigated by an automatic irrigation system or an approved alternate irrigation system for green building or water-wise best practices. Trees must be irrigated by drip or bubble irrigation and, if necessary to maintain the trees, drained by permanent drainage

systems. Both the automatic irrigation and permanent drainage systems must be installed to comply with industry standards.

(2) Soil requirements.

(A) For each large shrub or small tree installation, a minimum of 30 inches of soil depth and 25 square feet of surface area (total of 62.5 cubic feet) must be provided.

(B) For each large tree installation, a minimum of 40 inches of soil depth and 25 square feet of surface area (total of 83.25 cubic feet) must be provided.

(C) The building official may waive the minimum soil requirements if a landscape architect or arborist qualified by the International Society of Arboriculture certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the plant materials affected.

(c) Sidewalk regulations.

(1) For the portion of North Houston Street labelled as Section 1 on Exhibit 582F, an average unobstructed sidewalk width of five feet is required on the east side of the street. No portion of that eastern sidewalk, however, may have an unobstructed sidewalk width of less than four feet. On the west side of the street, a minimum unobstructed sidewalk width of six and one-half feet is required.

(2) For the portion of North Houston Street labelled as Section 2 on Exhibit 582F, an average unobstructed sidewalk width of five feet is required on the east side of the street. No portion of that eastern sidewalk, however, may have an unobstructed sidewalk width of less than four feet. On the west side of the street, a minimum unobstructed sidewalk width of nine and one-half feet is required.

(3) For the portion of North Houston Street labelled as Section 3 on Exhibit 582F, a minimum unobstructed sidewalk width of 16.5 feet is required on the east side of the street. On the west side of the street, a minimum unobstructed sidewalk width of nine and one-half feet is required.

(4) A minimum unobstructed sidewalk width of five and one-half feet is required along the south side of Lyte Street labelled as Section 4 on Exhibit 582F.

(5) For the portion of North Akard Street labelled as Section 5 on Exhibit 582F, a minimum unobstructed sidewalk width of four and one-half feet is required on the east side of the street. On the west side of the street, an average unobstructed sidewalk width of six and one-half feet is required. No portion of that western sidewalk, however, may have an unobstructed sidewalk width of less than four and one-half feet.

(6) For the portion of North Akard Street labelled as Section 6 on Exhibit 582F, a minimum unobstructed sidewalk width of four and one-half feet is required on the east side of

the street. On the west side of the street, a minimum unobstructed sidewalk width of six and one-half feet is required.

(7) For the portion of Payne Street labelled as Section 7 on Exhibit 582F, a minimum unobstructed sidewalk width of seven feet is required.

(8) For the portion of North Houston Street labelled as Section 8 on Exhibit 582F, a minimum unobstructed sidewalk width of 16.5 feet is required along the east side of the street. On the west side of the street, a minimum unobstructed sidewalk width of six and one-half feet is required if a pedestrian open space area with a minimum depth of 16 feet abuts and runs along the entire length of the sidewalk; otherwise, a minimum unobstructed sidewalk width of 22.5 feet is required.

(9) For the portion of North Houston Street labelled as Section 8A on Exhibit 582F, a minimum unobstructed sidewalk width of 12 feet is required along the east side of the street. On the west side of the street, a minimum unobstructed sidewalk width of six and one-half feet is required if a pedestrian open space area with a minimum depth of 16 feet abuts and runs along the entire length of the sidewalk; otherwise, a minimum unobstructed sidewalk width of 22.5 feet is required.

(10) For the portions of streets labelled as Section 9 on Exhibit 582F, a minimum unobstructed sidewalk width of nine and one-half feet is required.

(11) For the portion of Olive Street labelled as Section 10 on Exhibit 582F, a minimum unobstructed sidewalk width of nine and one-half feet is required on the north side of the street. On the south side of the street, a minimum unobstructed sidewalk width of six and one-half feet is required.

(12) For the portion of North Houston Street labelled as Section 11 on Exhibit 582F, a minimum unobstructed sidewalk width of four and one-half feet is required on the east side of the street. On the west side of the street, a minimum unobstructed sidewalk width of nine and one-half feet is required.

(13) For the portion of North Houston Street labelled as Section 12 on Exhibit 582F, a minimum unobstructed sidewalk width of six and one-half feet is required on the east side of the street. On the west side of the street, a minimum unobstructed sidewalk width of nine and one-half feet is required.

(14) For the portion of Continental Avenue labelled as Section 13 on Exhibit 582F, a minimum unobstructed sidewalk width of nine and one-half feet is required on the north side of the street. On the south side of the street, a minimum unobstructed sidewalk width of six feet is required.

(15) For the portion of Continental Avenue labelled as Section 14 on Exhibit 582F, no sidewalk is required on the north side of the street. On the south side of the street, a minimum unobstructed sidewalk width of five and one-half feet is required.

(16) For the portion of Victory Avenue labelled as Section 15 on Exhibit 582F, a minimum unobstructed sidewalk width of six and one-half feet is required.

(17) For the portion of Olive Street labelled as Section 16 on Exhibit 582F, the following minimum unobstructed sidewalk widths are required on the south side of the street:

(A) Seven and one-half feet for that portion of the sidewalk within 150 feet of the east line of Victory Avenue.

(B) Five feet for all other portions of the sidewalk.

(18) For the portion of Olive Street labelled as Section 16 on Exhibit 582F, a minimum unobstructed sidewalk width of nine and one-half feet is required on the north side of the street.

(19) For All Star Way labelled as Section 17 on Exhibit 582F, a minimum unobstructed sidewalk width of nine and one-half feet is required along the north side of the street. On the south side of the street, a minimum unobstructed sidewalk width of nine and one-half feet is required if a pedestrian open space area with a minimum depth of eight feet abuts and runs along the entire length of the sidewalk; otherwise, a minimum unobstructed sidewalk width of 17.5 feet is required.

(20) For the portion of Victory Avenue labelled as Section 18 on Exhibit 582F, a minimum unobstructed sidewalk width of six and one-half feet is required on the north side of the street. On the south side of the street, a minimum unobstructed sidewalk width of nine and one-half feet is required.

(21) For the portion of Victory Avenue labelled as Section 19 on Exhibit 582F, a minimum unobstructed sidewalk width of six and one-half feet is required on the north side of the street. On the south side of the street, an average unobstructed sidewalk width of six and one-half feet is required. No portion of that southern sidewalk, however, may have an unobstructed sidewalk width of less than four feet.

(22) For the temporary extension of Lamar Street labelled as Section 20 on Exhibit 582F, no sidewalks are required.

(23) For the portion of North Houston Street labelled as Section 21 on Exhibit 582F, a minimum unobstructed sidewalk width of nine and one-half feet is required on the east side of the street. On the west side of the street, an average unobstructed sidewalk width of five and one-half feet is required. No portion of that western sidewalk, however, may have an unobstructed sidewalk width of less than four feet.

(24) Two pedestrian ways, each a minimum of 15 feet wide, 10 feet of which must be unobstructed, are required in the area shown on Exhibit 582G.

(25) For all other public or private streets, a minimum sidewalk width of seven and one-half feet is required. Five of the required seven and one-half feet must be unobstructed.

(26) Buildings and other structures may extend over the sidewalk ~~(but not beyond the private property line)~~ if a minimum vertical clearance of 10 feet is maintained. Buildings and other structures may not extend into the right-of-way unless a license has been obtained.

(27) Required sidewalks need not be adjacent to the curb.

(28) Required sidewalks may be located in dedicated sidewalk easements on private property.

(d) Required landscaping.

(1) Street trees.

(A) Tree planting zone.

(i) Except as provided in Subparagraphs (A)(ii), (A)(iii), (A)(iv), and (F), the “tree planting zone” is that area parallel to and between two and one-half and five feet from the back of the projected street curb, or if there is no street curb, from the street or easement line.

(ii) The tree planting zone for the south side of Lyte Street between North Houston Street and Akard Street is that area labelled “Tree Planting Zone” on Exhibit 582H. The minimum five and one-half foot unobstructed sidewalk requirement for Lyte Street contained in Subsection (c) above must still be maintained.

(iii) The tree planting zone for pedestrian open space and entertainment complex plaza areas abutting a public or private street or access easement is anywhere within those areas.

(iv) The tree planting zone on a lot containing an entertainment complex use is the sidewalk area. The minimum unobstructed sidewalk requirements contained in Subsection (c) above must still be maintained.

(B) Number, location, and type of trees required.

(i) Each lot must have one or more large canopy trees with trunks located wholly within the tree planting zone. It is a defense to prosecution for a violation of this provision that the tree was wholly within the tree planting zone at the time of planting.

(ii) Except as provided in Subparagraphs (B)(vi), (B)(vii), and (B)(viii), the number of required trees is calculated by dividing the number of feet of lot frontage along a public or private street, or along an access easement that runs through a lot and has a

minimum pavement width of 26 feet, by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Visibility triangles are not included in lot frontage calculations.

(iii) Except as otherwise provided on Exhibit 582H and this item, trees may not be spaced more than 75 feet apart. The building official may approve tree spacing between 75 and 100 feet apart as necessary for the health of a tree. Visibility triangles are not included in lot frontage calculations.

(iv) All required trees must be recommended for local area use by the city arborist.

(v) If the property owner is unable to obtain a landscape permit, or the private license granted under this article is revoked, the owner must locate the tree(s) on the lot as near as practicable to the front lot line.

(vi) A minimum of 20 trees must be provided along the south side of Lyte Street, between North Houston Street and Akard Street, as shown on Exhibit 582H.

(vii) The planting of trees along the east side of North Houston Street between Lyte Street and Payne Street is not required if the director of public works and transportation finds that the trees will impede pedestrian movement and cause a safety hazard.

(viii) No trees are required for the following areas:

(aa) Lot frontage along an access easement if an entertainment complex use is located on the lot.

(bb) Lot frontage along access easements shown on Exhibit 582I.

(cc) Lot frontage along an alley or along an access easement with less than 26 feet of pavement, measured from curb to curb or, if no curb exists, between the outer edges of the pavement.

(C) Minimum trunk caliper. Except as provided in Subparagraph (F), required trees must have a minimum trunk caliper of three inches measured at a point 12 inches above the root ball.

(D) Minimum clearance above pavement. The property owner shall maintain street trees five years of age or older in compliance with the following vertical height clearances over street and sidewalk pavements:

(i) Fourteen feet above street pavement.

(ii) Eight feet above a public sidewalk located on public or private property.

(E) Tree grates required near sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk or within 18 inches of a sidewalk. Suspended brick, pave stones, or similar materials may be used instead of a grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(F) Alternate planting areas and tree requirements.

(i) In general. A certain percentage of required trees may be planted in a location other than the tree planting zone. The property owner may also, within specified limits, substitute two small trees for one required large tree.

(ii) Lots fronting on streets designated on the Thoroughfare Plan. This subparagraph applies to trees required along those portions of a lot abutting a street designated on the city's Thoroughfare Plan. Up to 20 percent of these trees may be located within 15 feet of the projected street curb. These trees must be provided on the lot. The property owner, as an alternative or in combination with the preceding regulation, may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry, or other similar material. If trees are planted in a sidewalk, the minimum unobstructed sidewalk requirements in Subsection (c) must still be complied with. In no event may the property owner relocate or substitute more than 20 percent of the required large trees along a street frontage.

(iii) Lots fronting on all other streets or easements in the north and entertainment complex subdistricts. This subparagraph applies to trees required along those portions of a lot in the north and entertainment complex subdistricts that front on either a street not designated on the city's Thoroughfare Plan or an access easement with a pavement width greater than 26 feet. The pavement width is measured from curb to curb or, if no curb, from the outer edges of the pavement. Up to 20 percent of these trees may be located within 15 feet of the projected street curb. These trees must be provided on the lot. The property owner, as an alternative or in combination with the preceding regulation, may also substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry, or other similar material. If trees are planted in a sidewalk, the minimum unobstructed sidewalk requirements in Subsection (c) must still be complied with. In no event may the property owner relocate or substitute more than 20 percent of the required large trees along a street or access easement frontage.

(iv) Lots fronting on all other streets or easements in the south subdistrict. This subparagraph applies to trees required along those portions of a lot in the south subdistrict that front on either a street not designated on the city's Thoroughfare Plan or an access easement with a pavement width greater than 26 feet. The pavement width is measured

from curb to curb or, if no curb, from the outer edges of the pavement. Up to 50 percent of the required trees along lot frontage in these described areas may be located either: (aa) within 15 feet of the projected street curb, or (bb) in a pedestrian open space located within the south subdistrict if the property owner plants one large and one small tree for the one large tree being relocated. The property owner, as an alternative to, or in combination with, (aa) above, may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees located in a sidewalk or within 15 feet of the projected street curb may be planted in containers made out of ceramic, concrete, masonry, or other similar material. If trees are planted in a sidewalk, the minimum unobstructed sidewalk requirements in Subsection (c) must still be complied with. In no event may the property owner relocate or substitute more than 50 percent of the required large trees along a street or access easement frontage.

(v) Small trees must have a minimum trunk caliper of two inches measured at a point 12 inches above the root ball.

(2) Surface parking lot trees. No required parking space on a surface parking lot may be located more than 120 feet from the trunk of a large canopy tree. Each tree must have a caliper of at least two inches and may not be planted closer than two and one-half feet to the paved portion of the parking lot. The planting area for parking lot trees must have a minimum of 36 square feet of surface area.

(3) Magnolia Hill landscape buffer. Landscaping on property located between North Houston Street and the Katy Trail must be provided as shown on Exhibit 582J. All large trees must have a minimum trunk caliper of three inches, and all small trees must have a minimum trunk caliper of two inches. All landscaping shown on Exhibit 582J must be provided within six months of the issuance of a certificate of occupancy for an entertainment complex use.

(4) Lyte Street parking garage landscaping. Prior to the issuance of a certificate of occupancy for a parking garage on Tract 1 of the entertainment complex subdistrict, vines, or other similar climbing plant must be provided along the entire length of the Lyte Street-facade of the parking garage.

(5) Measurement of trees. Trunk calipers shall be measured at the time of planting.

(e) Screening regulations.

(1) Off-street loading and garbage storage area screening.

(A) Off-street loading spaces and garbage storage areas must be screened from a public street or access easement that is adjacent to the lot.

(B) Screening required by this subsection must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(C) All off-street loading areas must be screened from a street or access easement by using one or more of the following methods to separately or collectively attain a minimum height of three feet as measured above:

(i) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(ii) Solid wood or masonry fence or wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(D) All garbage storage areas must be screened from a street or access easement by a solid wood or masonry fence or wall.

(E) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(2) Roof-mounted equipment. Roof-mounted mechanical, electrical, and communications equipment must be screened by solid screening that is at least four feet in height.

(3) Surface parking screening. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) Solid wood or masonry fence or wall.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(f) Landscape permit required.

(1) If this subsection applies to a lot pursuant to Subsection (a)(1) of this section, an application for a landscape permit must be submitted to the building official with the application for a building permit for work on the lot. To obtain a landscape permit, a landscape plan must be submitted. Landscape plans required under this section must contain the following information:

(A) The date, scale, north point, and the names and addresses of both the property owner and the person preparing the plan.

(B) The location of existing boundary lines and dimensions of the lot, and the zoning classification of the property.

(C) The approximate center line of existing water courses; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, and sidewalks in the parkway and on or adjacent to the lot.

(D) The location and size of landscape and planting areas required to be designated under this section, and the location, size, and species (common or botanical name) of proposed landscaping in these areas.

(E) An indication of how the property owner plans to protect existing trees, which are proposed to be retained, from damage during construction.

(F) The location of the required irrigation system.

(G) The location of all existing and proposed loading and garage storage areas.

(2) If the landscape plan shows trees, landscaping, or pavement (other than for the installation of sidewalks required by this article) in the parkway, the building official shall circulate the plan to all affected city departments and utilities for review and comment.

(3) If, after receiving comments from affected city departments and utilities, the building official determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, and the landscaping shown on the plan complies with the requirements of this ordinance, the building official shall issue a landscape permit to the property owner; otherwise, the building official shall deny the permit.

(4) If the building official disapproves the plan on the ground that installation of the landscaping within the parkway will be inconsistent with, or will unreasonably impair the public utility or communication company use of the street right-of-way, a new plan incorporating

the parkway landscaping requirements on the lot as near as practicable to the front lot line must be submitted for approval.

(g) When landscaping, screening, and sidewalks must be completed.

(1) Except as provided in Paragraph (2), all landscaping, screening, and sidewalks must be completed in accordance with the approved landscape plan prior to the issuance of a certificate of occupancy for a permitted use on the lot or, if the lot is to be used for accessory off-street parking for a main use located on another lot, then all landscaping, screening, and sidewalks must be provided prior to the use of the lot for the accessory off-street parking.

(2) The following described sidewalks must be completed in accordance with the requirements of this article and the approved landscape plan prior to the issuance of a certificate of occupancy on the lot which authorizes the use of more than 200 square feet of floor area:

(A) Sidewalks on the west side of the portion of North Houston Street labelled as Section 2 on Exhibit 582F.

(B) Sidewalks on both sides of the portion of North Houston Street labelled as Section 3 on Exhibit 582F.

(C) Sidewalks on both sides of Victory Avenue between Victory Avenue and All Star Way labelled as Section 9 on Exhibit 582F.

(D) Sidewalks on the west side of Victory Avenue between All Star Way and Olive Street labelled as Section 9 on Exhibit 582F.

(E) Sidewalks on the north side of All Star Way labelled as Section 17 on Exhibit 582F.

(F) Sidewalks on the south side of Victory Avenue labelled as Section 18 on Exhibit 582F.

(h) Penalty for noncompliance with subsection.

(1) If landscaping, screening, or sidewalks are not constructed or installed in accordance with the approved landscape plan and these requirements, then the owner of the property is liable to the city for a civil penalty in the amount of \$400 per day for each calendar day thereafter until the landscaping, screening, or sidewalks have been properly installed. The building official shall give written notice to the property owner of the amount owed to the city in civil penalties, and shall notify the city attorney of any unpaid civil penalty. The city attorney shall collect unpaid civil penalties in a suit on the city's behalf.

(2) The civil penalty referred to in Paragraph (1) is in addition to any other enforcement remedies the city may have under city ordinances and state or federal law.

(i) General maintenance.

(1) All required landscaping and screening must be maintained in a healthy, growing condition at all times. The property owner is responsible for the regular weeding, mowing of grass, irrigating, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within three months after notification by the city. A required tree that dies after its original planting must be replaced by another living tree having a minimum height of 12 feet and a minimum trunk-caliper of three inches measured at a point 12 inches above the root ball. The replacement tree must be planted within three months after notification by the city.

(2) Any damage to utility lines resulting from the negligence of the property owner, his agents, or employees in the installation and maintenance of required landscaping in the public right-of-way is the responsibility of the property owner. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If nonetheless some plant materials die, it is the obligation the property owner to replace the plant materials.

SEC. 51P-582.118. VISIBILITY TRIANGLE REGULATIONS.

The visual obstruction regulations in Section 51A-4.602 for a CA-2(A) Central Area District apply in this district.

SEC. 51P-582.119. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-582.120. PRIVATE LICENSE GRANTED.

Staff recommendation:

No change.

Lance Fair's request:

<p>(a) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this district for the exclusive purpose of <u>authorizing compliance with the landscaping requirements installation and maintenance of street and pedestrian lighting, public seating areas, landscaping, signs, kiosks, canopies, fountains, benches, drinking fountains, trash containers, bollards, bicycle racks, artwork, planting and street amenities, hardscape, softscape, incidental design elements, and incidental architectural features</u> in this district. No owner or tenant is required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city of the necessity for the</p>
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termination is final and binding, and the city is entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession thereof, when, in its judgment, the purpose or use of this license is inconsistent with the public use of the right-of-way or the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public right-of-way to the satisfaction of the director of public works and transportation.

(b) A property owner is not required to comply with any right-of-way landscaping requirement if compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this section.

(c) Upon the installation of landscaping in the public rights-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this section, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy must be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1CN, Dallas, Texas, 75201, and the policy must provide for thirty days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(d) Each owner or tenant shall be responsible for maintaining the landscaping in a healthy, growing condition and to keep the premises safe and from deteriorating in value or condition at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping. The granting of a license for landscaping under this section does not release the owner or tenant from liability in the installation or maintenance of trees and landscaping in the public right-of-way.

SEC. 51P-582.121. SIGN REGULATIONS.

(a) The regulations of the Victory Special Provision Sign District contained in Division 51A-7.1700 apply to all signs within the boundaries of that district as described in Section 51A-7.1701.

(b) Signs outside the boundaries of the Victory Special Provision Sign District must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-582.122. ADDITIONAL PROVISIONS.

(a) Electrical service for single family uses. In this district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than

one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will not be used to conduct a use not permitted in this district.

(b) Frontage on a street. A lot in this district is not required to front upon either a dedicated public street or a private street if adequate access is provided by an access easement. A lot is deemed to have adequate access if the access easement is a minimum of 15 feet wide for a one-way access easement, and a minimum of 24 feet wide for a two-way access easement. The design and construction of the access easement must be approved by the director of public works and transportation in accordance with standard city rules and specifications.

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

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

SEC. 51P-582.123. REQUIREMENTS FOR PAVED AREAS.

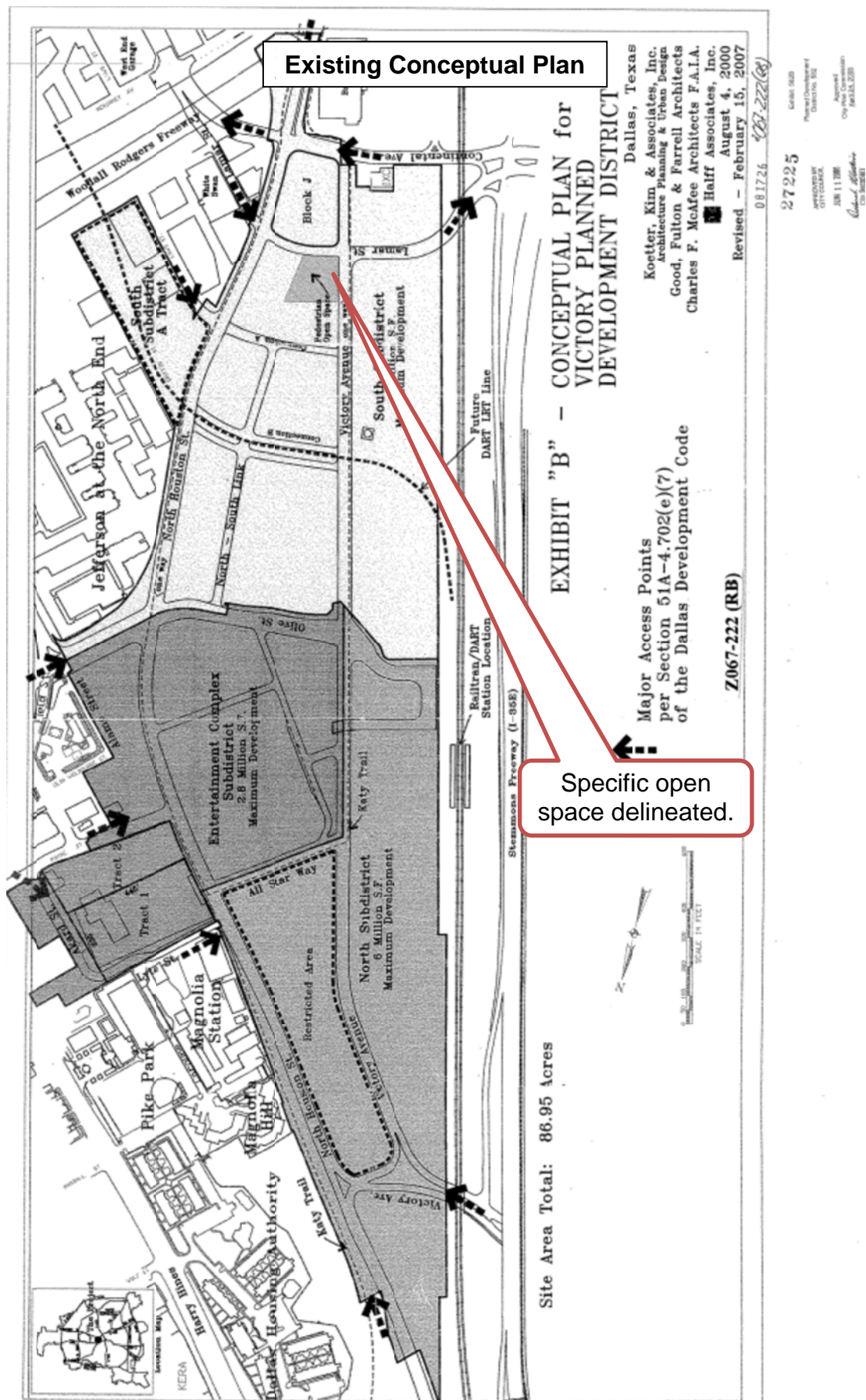
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

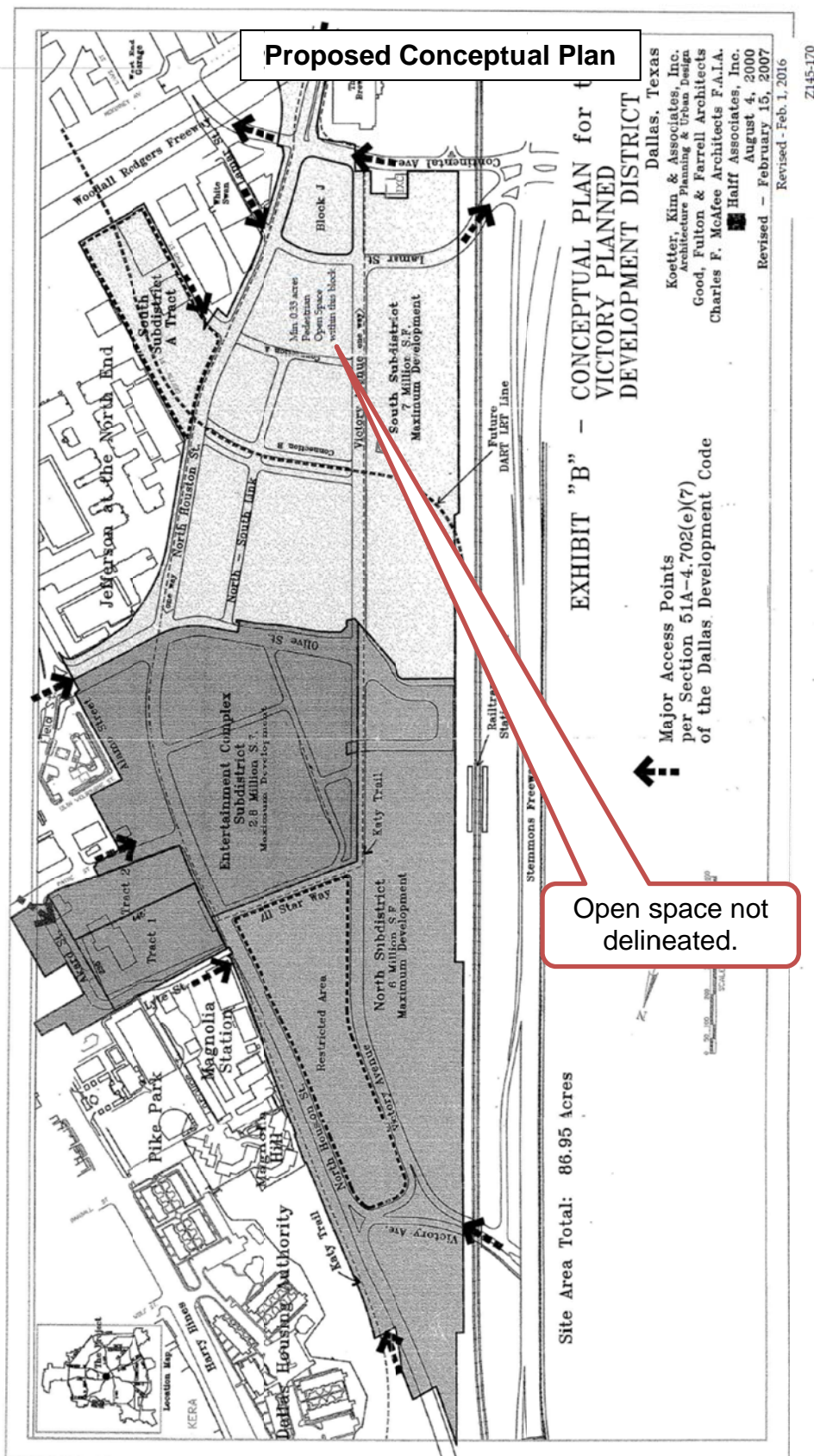
SEC. 51P-582.124. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the constructions codes, and all other ordinances, rules, and regulations of the city.

~~[SEC. 51P-582.125. ZONING DISTRICT MAP.~~

~~PD 582 is located on Zoning Map No. J-7.]~~

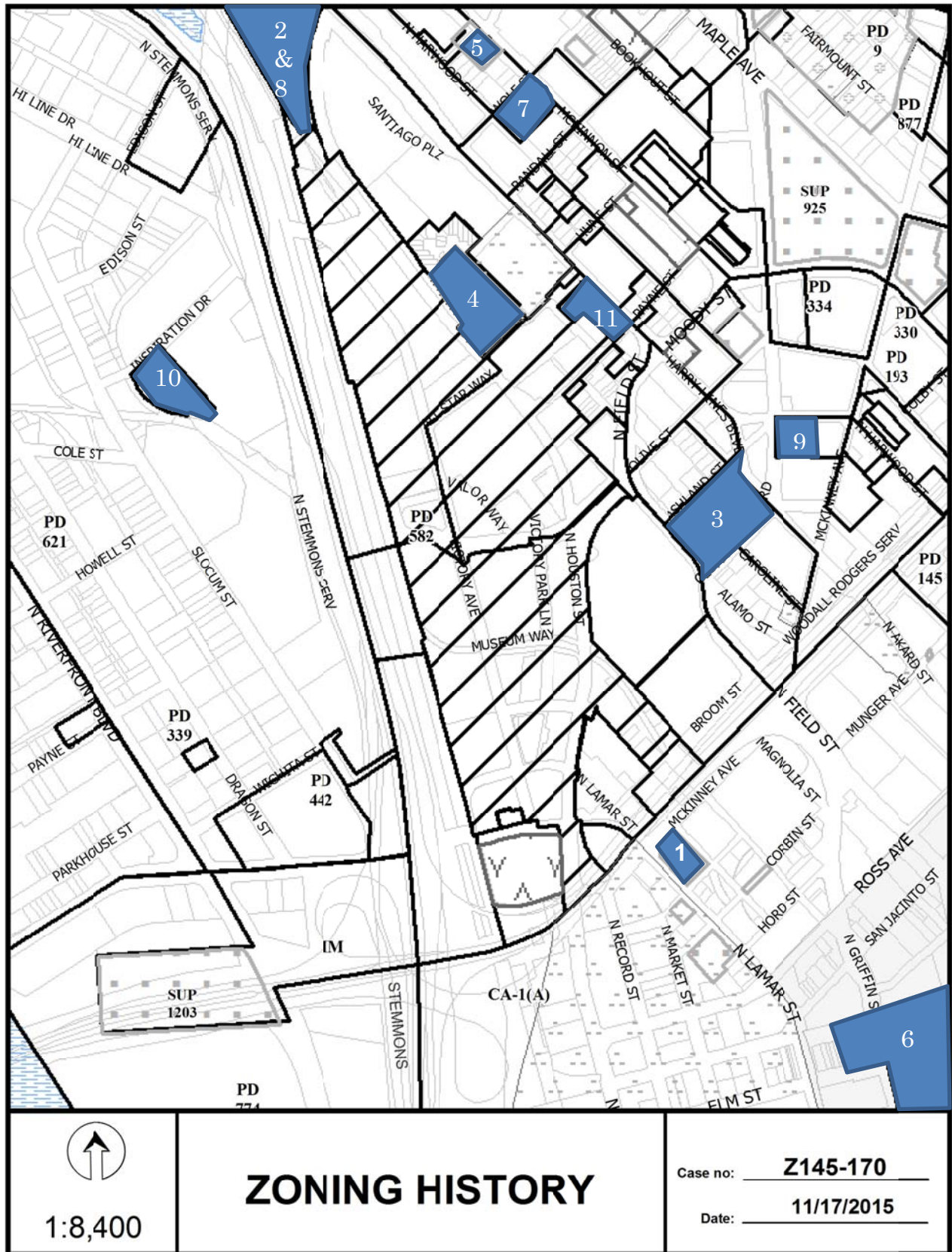




VICINITY MAP

Case no: **Z145-170**

Date: **11/17/2015**





01/20/2016

Notification List of Property Owners***Z145-170******484 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1202 FLYNN ST	ST LOUIS S W RAILWAY CO
2	2825 ALAMO ST	ANLAND NORTH LP
3	1112 BROOM ST	DALLAS AREA RAPID TRANSIT
4	600 CONTINENTAL AVE	DALLAS TERM RY & UN DEPOT
5	2371 VICTORY AVE	HICO VICTORY CENTER LP
6	1200 FLYNN ST	ST LOUIS S W RAILWAY CO
7	2825 ALAMO ST	ANLAND NORTH II LP
8	2500 ALAMO ST	GUGV VICTORY PARK DALLAS PROPERTY
9	2310 N GRIFFIN ST	MUSEUM OF NATURE AND SCIENCE
10	2219 SUMMER ST	MUSEUM OF NATURE AND SCIENCE
11	2200 LAWS ST	BROOMFIELD JV
12	2320 N HOUSTON ST	SKYHOUSE DALLAS LLC
13	2100 VICTORY AVE	BLOCKS GKM LP
14	2401 VICTORY PARK LN	ANLAND BLOCK D LP
15	3090 OLIVE ST	ANLAND NORTH COMM LP
16	2601 ALAMO ST	VICTORY PLAZA BLDGS LP
17	2503 VICTORY AVE	VICTORY NORTH PARKING GARAGE LLC
18	1200 N STEMMONS FWY	VICTORY NORTH PARKING GARAGE LLC
19	2425 VICTORY AVE	BEHRINGER HARVARD ARPEGGIO LTD
20	2100 VICTORY AVE	ANLAND SOUTH LP
21	2100 VICTORY AVE	ANLAND 2A LP
22	1855 PAYNE ST	ALAMO-VP APARTMENTS LLC
23	1400 ALAMO ST	ANLAND NORTH LP
24	1400 ALAMO ST	ANLAND 2A LP
25	1400 ALAMO ST	ANLAND NORTH LP
26	2825 ALAMO ST	ANLAND NORTH II LP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2823 N HOUSTON ST	CAMDEN PROPERTY TRUST
28	3090 OLIVE ST	VMN LP
29	3030 OLIVE ST	VPUS T PLAZA OFFICE
30	3030 OLIVE ST	VICTORY RETAIL I LP
31	2408 VICTORY PARK LN	KIM D JAYSON
32	2408 VICTORY PARK LN	MAYUR PPTIES LLC
33	2408 VICTORY PARK LN	HANEY HANK
34	2408 VICTORY PARK LN	CUCCURULLO JOANN &
35	2408 VICTORY PARK LN	DAVIS JEFF G
36	2408 VICTORY PARK LN	MAYUR PROP LLC
37	2408 VICTORY PARK LN	TAMD HOLDINGS LTD
38	2408 VICTORY PARK LN	CHANDRA BALU
39	2408 VICTORY PARK LN	MOODY JOSH
40	2408 VICTORY PARK LN	VPL 2408 LLC
41	2408 VICTORY PARK LN	ANDERSEN KAREN JEANETTE TR
42	2408 VICTORY PARK LN	LIBKE TODD E &
43	2408 VICTORY PARK LN	STECHE R KEITH E &
44	2408 VICTORY PARK LN	BENNETT MONTGOMERY J
45	2408 VICTORY PARK LN	CHANDRA BALU &
46	2408 VICTORY PARK LN	VPL 2408 LLC
47	2408 VICTORY PARK LN	MILLER WILLIAM D
48	2408 VICTORY PARK LN	2408 VICTORY PARK UNIT 841 LLC
49	2408 VICTORY PARK LN	NAVAKOV DANIEL JR
50	2408 VICTORY PARK LN	ARIYO ADENIRAN A
51	2408 VICTORY PARK LN	KING DANIEL J
52	2408 VICTORY PARK LN	JONES MICHAEL G &
53	2408 VICTORY PARK LN	NOORY GEORGE R
54	2408 VICTORY PARK LN	BARRON JEFFERY ADAM
55	2408 VICTORY PARK LN	VARELA FERNANDO H
56	2408 VICTORY PARK LN	KICE TIFFANY & WARREN B
57	2408 VICTORY PARK LN	JONES MELINDA L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2408 VICTORY PARK LN	VICTORY PARK CONDO LLC
59	2408 VICTORY PARK LN	ABEYTA EDWARD IV
60	2408 VICTORY PARK LN	LAM RAYMOND R
61	2408 VICTORY PARK LN	WHITEROCK CLIFF LLC
62	2440 VICTORY PARK LN	VPUSHT HOTEL LP
63	2425 N HOUSTON ST	ANLAND BLOCK C LP
64	2408 VICTORY PARK LN	YALAMANCHILI REKHA
65	2408 VICTORY PARK LN	CARR & RUSH PPTIES LLC
66	2408 VICTORY PARK LN	LIANG LAWRENCE WEISUI
67	2408 VICTORY PARK LN	CHERTKOEV GOCHA
68	2408 VICTORY PARK LN	DRAPKIN JEFFREY
69	2408 VICTORY PARK LN	MOPARTY BHAVANI
70	2408 VICTORY PARK LN	ELHAG ALY
71	2408 VICTORY PARK LN	LAWSON BRETT R
72	2408 VICTORY PARK LN	TIMPSON PETER MICHAEL
73	2408 VICTORY PARK LN	DRABLOS SCOTT & KELLY P B
74	2408 VICTORY PARK LN	HYDER LILI
75	2408 VICTORY PARK LN	WEBER KATHY
76	2408 VICTORY PARK LN	JACOBS RAYMOND E
77	2408 VICTORY PARK LN	ALLEN KATIE E &
78	2408 VICTORY PARK LN	JAYAPRABHU SUDHEER
79	2408 VICTORY PARK LN	DO TUAN ANH & THUY T L
80	2408 VICTORY PARK LN	PACE PATTI & DAVE
81	2408 VICTORY PARK LN	JPMORGAN CHASE BANK
82	2408 VICTORY PARK LN	SWANEY JEFF
83	2408 VICTORY PARK LN	BALDWIN JACK BROWNING
84	2408 VICTORY PARK LN	SHAMIEH RAMEZ FAYEZ
85	2408 VICTORY PARK LN	PETTTIT JULIE
86	2408 VICTORY PARK LN	PRASAD MAHADEVAPPA M & SHOBA
87	2408 VICTORY PARK LN	HAMIDEH DEANNA J
88	2408 VICTORY PARK LN	W SOUTH PPTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2408 VICTORY PARK LN	WATSON JEFFREY B & CONNIE SMITH WATSON
90	2408 VICTORY PARK LN	GOLDFARB BEN A
91	2408 VICTORY PARK LN	IZZEDIN LEILA
92	2408 VICTORY PARK LN	ALSULTAN INC
93	2408 VICTORY PARK LN	BRESLOW STUART & SANDRA
94	2408 VICTORY PARK LN	WEAVER SCOTT
95	2408 VICTORY PARK LN	SMITH NANCY ANN
96	2408 VICTORY PARK LN	COOPER ANTHONY GENE
97	2408 VICTORY PARK LN	SHELLEY STEVEN ANDREW
98	2408 VICTORY PARK LN	ALBACHIARA ANTHONY & MARGUERITE J
99	2408 VICTORY PARK LN	JAMPANA SRINIVASA R &
100	2408 VICTORY PARK LN	MJB INVESTMENTS LP
101	2408 VICTORY PARK LN	SORENSEN LLOYD R III &
102	2408 VICTORY PARK LN	MUSANI SREENIVASA
103	2408 VICTORY PARK LN	TURNEY CHALRES A REVOCABLE TRUST.REC/M ORTUNO
104	2408 VICTORY PARK LN	COOPER ANTHONY GENE
105	2408 VICTORY PARK LN	ASTON CUSTOM HOMES
106	2408 VICTORY PARK LN	ASTON CUSTOM HOMES & DESIGN INC
107	2430 VICTORY PARK LN	SOUTHERN CAL
108	2430 VICTORY PARK LN	LEVINE PHILLIP
109	2430 VICTORY PARK LN	KNOX WILLIAM T
110	2430 VICTORY PARK LN	HOLLAND GARY N
111	2430 VICTORY PARK LN	HAYNES JAYMESON J
112	2430 VICTORY PARK LN	HARGRAVE SYLVIA
113	2430 VICTORY PARK LN	LFLP LLC
114	2430 VICTORY PARK LN	RAD ALLEN A
115	2430 VICTORY PARK LN	HILL Z HUNTER
116	2430 VICTORY PARK LN	JANES ARTHUR
117	2430 VICTORY PARK LN	JAMAL KARIM
118	2430 VICTORY PARK LN	DESANTIS NUNZIO M &
119	2430 VICTORY PARK LN	NELSON DON A TR

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01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2430 VICTORY PARK LN	ANDERSON MARTHA
121	2430 VICTORY PARK LN	JEFFS MARK
122	2430 VICTORY PARK LN	HARKEY JOHN D JR
123	2430 VICTORY PARK LN	BUXKEMPER BRUCE
124	2430 VICTORY PARK LN	KNOX WILLIAM T
125	2430 VICTORY PARK LN	ABRAMOV ALHANAN
126	2430 VICTORY PARK LN	EDWARDS WILLIAM D II &
127	2430 VICTORY PARK LN	MAAYEH MICHEL S
128	2430 VICTORY PARK LN	MENGE DEMETRIUS
129	2430 VICTORY PARK LN	GEBHART DAVID S &
130	2430 VICTORY PARK LN	COLLINS MAURICE P JR &
131	2430 VICTORY PARK LN	CHURCH AUSTIN RYAN
132	2430 VICTORY PARK LN	HAYNES MARTHA
133	2430 VICTORY PARK LN	CHANDRA NANDINI
134	2430 VICTORY PARK LN	SCHRYER DANIEL A
135	2430 VICTORY PARK LN	RAD ALLEN & CLAUDIA R FERNANDEZ
136	2430 VICTORY PARK LN	MCALLISTER STEVEN K
137	2430 VICTORY PARK LN	
138	2430 VICTORY PARK LN	MAAYEH MICHEL
139	2430 VICTORY PARK LN	JAMPANA SARAT C
140	2430 VICTORY PARK LN	HIRSCH STEFANIE
141	2430 VICTORY PARK LN	EDWARDS CAROL
142	2430 VICTORY PARK LN	DULOCK JEFFREY VAN
143	2430 VICTORY PARK LN	FAWCETT WALTER R III &
144	2430 VICTORY PARK LN	HAMLIN KENNETH
145	2430 VICTORY PARK LN	WON DOUGLAS S
146	2430 VICTORY PARK LN	PIERRE JEAN
147	2430 VICTORY PARK LN	HERDA ALAN N & JOANNE M
148	2430 VICTORY PARK LN	NAFAL KHALED A
149	2430 VICTORY PARK LN	MIXON GEORGE F III TR
150	2430 VICTORY PARK LN	ZENT CHARLES

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2430 VICTORY PARK LN	RAD ALLEN A
152	2430 VICTORY PARK LN	TRACY TODD & AMANDA
153	2430 VICTORY PARK LN	MAROULIS EFSTATHIOS
154	2430 VICTORY PARK LN	GRISHAM CHARLES KEITH & BROOKE Z
155	2430 VICTORY PARK LN	WYNNE JOAN J TRUST THE
156	2430 VICTORY PARK LN	IZZEDIN SALAH & DIANE
157	2430 VICTORY PARK LN	HAWAII PREMIER FAMILY LTD
158	2430 VICTORY PARK LN	HAWAII PREMIER FAM LP
159	2430 VICTORY PARK LN	BOOTH GREGORY & CAROL J
160	2430 VICTORY PARK LN	1420 MED LLC
161	2430 VICTORY PARK LN	ENCORE CONDO HOLDINGS LLC
162	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY
163	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &
164	2430 VICTORY PARK LN	RSVP RESIDENCE
165	2430 VICTORY PARK LN	VICTORY PARK RESIDENCE TRUST
166	2430 VICTORY PARK LN	KIM DAE HUM & HYUN JOO
167	2430 VICTORY PARK LN	LOGAN CAROLYN J
168	2430 VICTORY PARK LN	SANKARAN VIVEK &
169	2430 VICTORY PARK LN	LEONARD ERIC PIERRE
170	2345 N HOUSTON ST	VICTORY RETAIL I LP
171	2345 N HOUSTON ST	VISTA DALLAS APARTMENT COMPANY LLC
172	2211 N HOUSTON ST	2200 VICTORY LLC
173	2200 VICTORY AVE	STEWART NEAL
174	2200 VICTORY AVE	SCHMIDT ALEXANDER O
175	2200 VICTORY AVE	2200 VICTORY LLC
176	2200 VICTORY AVE	ROBINSON SHAYNE
177	2200 VICTORY AVE	AWE ADDISON
178	2200 VICTORY AVE	CROSBY TERENCE E & NORA
179	2200 VICTORY AVE	DMAT HOLDINGS LLC
180	2200 VICTORY AVE	BARAUSKY PAUL MICHAEL &
181	2200 VICTORY AVE	HOUPPT DANIEL L JR & TRACI L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2200 VICTORY AVE	BOWMAN MARK J
183	2200 VICTORY AVE	BROWN RICHARD R &
184	2200 VICTORY AVE	MANIKTALA RAVINDER KUMAR & SARITA
185	2200 VICTORY AVE	TAMJI TONY
186	2200 VICTORY AVE	AWE JENNIFER
187	2200 VICTORY AVE	MOORE WILLIAM STANLEY &
188	2200 VICTORY AVE	EADS LORI A
189	2200 VICTORY AVE	GENTRY MARK
190	2200 VICTORY AVE	SOORIYABANDARA NERAN &
191	2200 VICTORY AVE	JOSEPH MARCUS R &
192	2200 VICTORY AVE	HOSKINS PHILIP
193	2200 VICTORY AVE	CHURCHWELL CHARLES STANLEY JR
194	2200 VICTORY AVE	CHURCHWELL CHARLES STANLEY JR
195	2200 VICTORY AVE	CROSBY FAMILY TRUST THE
196	2200 VICTORY AVE	SHEFFIELD KIT C
197	2200 VICTORY AVE	JOHNSON KALETA
198	2200 VICTORY AVE	PEREZCANO OSCAR SOBERON
199	2200 VICTORY AVE	BALUCH AMIR
200	2200 VICTORY AVE	FINCHER NIKLAUS B &
201	2200 VICTORY AVE	ORANGE DOME LLC
202	2200 VICTORY AVE	SMITH KENNITH WAYNE II & GEORGEANN
203	2200 VICTORY AVE	CURTIS WILLIAM C
204	2200 VICTORY AVE	JONES PHILLIP J & PATRICIA D
205	2200 VICTORY AVE	PELOSI STEVEN &
206	2200 VICTORY AVE	VANDENDAELE CHANTAL
207	2200 VICTORY AVE	SOKOLSKY BENJAMIN
208	2200 VICTORY AVE	BADOVINUS FAMILY TRUST
209	2200 VICTORY AVE	PARIKH RONAK
210	2200 VICTORY AVE	MCKINNON ST CAPITAL THE HOUSE 1007 SERIES
211	2200 VICTORY AVE	MCKINNON ST CAPITAL THE HOUSE 1101 SERIES
212	2200 VICTORY AVE	GENTILE CARL & GINA

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2200 VICTORY AVE	BEST VON &
214	2200 VICTORY AVE	LUJAN GIOVANNI M
215	2200 VICTORY AVE	RAMIREZ GRICELDA
216	2200 VICTORY AVE	HANCOCK JAMES ALEXANDER
217	2200 VICTORY AVE	PEACOCK ROGER FRANKLIN &
218	2200 VICTORY AVE	BOETTCHER CHERIE
219	2200 VICTORY AVE	DAVID EDWARD NEIL & DEBORAH MARKL
220	2200 VICTORY AVE	MORGAN JAMES BENNETT & CHERYL ANN
221	2200 VICTORY AVE	KORBA FAMILY LP
222	2200 VICTORY AVE	HUGHES GEORGE JACKSON JR
223	2200 VICTORY AVE	CMR PARTNERS LTD
224	2200 VICTORY AVE	GELLMAN ANDREW
225	2200 VICTORY AVE	WHITAKER RONALD LEE
226	2200 VICTORY AVE	POLAKOFF HARRIS
227	2200 VICTORY AVE	DRUM FERRELL
228	2200 VICTORY AVE	ARMIDAGRAHAM TOMAS
229	2200 VICTORY AVE	NOWICKI DAVID
230	2200 VICTORY AVE	GIRALDO HERNAN & CAROLINA GIRALDO
231	2200 VICTORY AVE	BREHM DAVID & MARIE KELLY
232	2200 VICTORY AVE	WILLIAMS MICHAEL W
233	2200 VICTORY AVE	MILLER JAY D &
234	2200 VICTORY AVE	ARMSTRONG SHEILA &
235	2200 VICTORY AVE	JAYNES JEFFREY C
236	2200 VICTORY AVE	HOLDEN STEVEN E & LAURA A
237	2200 VICTORY AVE	SMITH HOWARD DAVID
238	2200 VICTORY AVE	HARPER ERIC &
239	2200 VICTORY AVE	GIRALDO HERNAN F
240	2200 VICTORY AVE	MACK DONALD JAMES
241	2200 VICTORY AVE	JUSTIN JAISON &
242	2200 VICTORY AVE	YOUNG PARKER DOUGLAS &
243	2200 VICTORY AVE	WOLFE DAVID L

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2200 VICTORY AVE	MARPLE BRADLEY &
245	2200 VICTORY AVE	KUROKAWA AKEMI
246	2200 VICTORY AVE	VALLURUPALLI AMAR &
247	2200 VICTORY AVE	MESENBRINK CRAIG & SAMANTHA
248	2200 VICTORY AVE	ODOM LESTER J JR
249	2200 VICTORY AVE	GOMEZ LUCIANA
250	2200 VICTORY AVE	BENTON JEFFREY ICHAEAL &
251	2200 VICTORY AVE	ALBITZ STEVEN ANDREW SR &
252	2200 VICTORY AVE	ANGELLE TIFFANY
253	2200 VICTORY AVE	SMITH DAVID
254	2200 VICTORY AVE	PESQUIDOUX HUBERT DE &
255	2200 VICTORY AVE	TALISCHI KEVIN
256	2200 VICTORY AVE	CRANE THERESE KREIG
257	2200 VICTORY AVE	RIDER NEAL &
258	2200 VICTORY AVE	CASELLI CLAUDIO &
259	2200 VICTORY AVE	STURDIVANT PATRICK &
260	2200 VICTORY AVE	FANG XIAO EN
261	2200 VICTORY AVE	WAN DINAH
262	2200 VICTORY AVE	SPANGLER LARRY & MARY LIVING TRUST THE
263	2200 VICTORY AVE	POLE PRITHVIRAJ & REKHA
264	2200 VICTORY AVE	STURDIVANT PATRICK &
265	2200 VICTORY AVE	WILEY ROBERT
266	2200 VICTORY AVE	HAVENS HARLEMAN ROBERT IAN
267	2200 VICTORY AVE	EDMONSON JAMES &
268	2200 VICTORY AVE	ANDRADA MARISSA J
269	2200 VICTORY AVE	ALSEDEK STEVEN
270	2200 VICTORY AVE	HART CARTER
271	2200 VICTORY AVE	LEVEILLER FRANK
272	2200 VICTORY AVE	ZISMAN AVI &
273	2200 VICTORY AVE	ZISMAN AVI & SANDRA R
274	2200 VICTORY AVE	SANDERS E GLEN & KAREN K

Z145-170(SM)

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	2200 VICTORY AVE	ELIOTT BRYAN
276	2200 VICTORY AVE	HELM CHASE & MICHELLE
277	2200 VICTORY AVE	GUPTA ARISH
278	2200 VICTORY AVE	BRETON LAURIE
279	2200 VICTORY AVE	STEWART WILLIAM A & SUNITA M
280	2200 VICTORY AVE	PETERSON DAVID B &
281	2200 VICTORY AVE	BASSOUL SELIM A REVOCABLE TRUST
282	2200 VICTORY AVE	HILL KENNETH A II
283	2200 VICTORY AVE	HERZOG STEVEN P
284	2200 VICTORY AVE	BRELLENTIN JOHN
285	2200 VICTORY AVE	YOUST LAWRENCE
286	2200 VICTORY AVE	MATEJEK ROBERT R
287	2200 VICTORY AVE	CHALMERS JAMES C
288	2990 N HOUSTON ST	VICTORY RETAIL I L P
289	2500 N HOUSTON ST	ICON TOWER LP
290	2323 VICTORY AVE	HH VICTORY HOLDINGS LP
291	2323 VICTORY AVE	VICTORY RETAIL I LP
292	2323 VICTORY AVE	BLOCK L LAND LP
293	2323 N HOUSTON ST	446 INVESTMENTS LLC
294	2323 N HOUSTON ST	LEE YONG
295	2323 N HOUSTON ST	CORTEZ JORGE M
296	2323 N HOUSTON ST	STOREY LYNNE
297	2323 N HOUSTON ST	YEAP MAY FONG &
298	2323 N HOUSTON ST	ALIBHAI RAHIM
299	2323 N HOUSTON ST	MITCHELL BLAKE
300	2323 N HOUSTON ST	SMITH CHARLES B
301	2323 N HOUSTON ST	SOLOMON GERALD &
302	2323 N HOUSTON ST	STORM CHRISTOPHER SCOTT
303	2323 N HOUSTON ST	PARIKH NEAL B
304	2323 N HOUSTON ST	2323 N HOUSTON LLC
305	2323 N HOUSTON ST	JAH VENTURES LTD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	2323 N HOUSTON ST	EWERT CARL F & TRISHA R
307	2323 N HOUSTON ST	NEALY KATHY
308	2323 N HOUSTON ST	MEIN MICHEL
309	2323 N HOUSTON ST	MORETTI SCOTT & ANISA
310	2323 N HOUSTON ST	REAVEY MICHAEL S JR
311	2323 N HOUSTON ST	WAGNER WALKER J
312	2323 N HOUSTON ST	MEDIWAKE R G
313	2323 N HOUSTON ST	AVILAORDONEZ AGUSTIN A
314	2323 N HOUSTON ST	KUTHOL THANAPORN & DANA ALLAN TAYLOR
315	2323 N HOUSTON ST	HOUPPT ALISON G
316	2323 N HOUSTON ST	AHMED RIZWAN &
317	2323 N HOUSTON ST	BALAR NEAL R & RAMJI V
318	2323 N HOUSTON ST	HERNANDEZ JUAN &
319	2323 N HOUSTON ST	CJW SEPARATE PROPERTY TRUST THE
320	2323 N HOUSTON ST	WILLMOTT BRENT L
321	2323 N HOUSTON ST	5M REALTY LLC
322	2323 N HOUSTON ST	UPTOWN DREAMS LLC
323	2323 N HOUSTON ST	MONTESI MARK
324	2323 N HOUSTON ST	ALLOJU MURALI M
325	2323 N HOUSTON ST	YOUNG ERIN L
326	2323 N HOUSTON ST	DEITELHOFF KATRINA
327	2323 N HOUSTON ST	BURRELL MARTIN W
328	2323 N HOUSTON ST	PATEL SHALIN &
329	2323 N HOUSTON ST	TINSLEY NADINE
330	2323 N HOUSTON ST	ALLOJU SHASHI M
331	2323 N HOUSTON ST	WITTE JENNIFER
332	2323 N HOUSTON ST	HAFNER FRANCIS M
333	2323 N HOUSTON ST	DENTON ADDIE BETH
334	2323 N HOUSTON ST	SCHWARTZ HAL E
335	2323 N HOUSTON ST	MOLAVILLE MGMT LTD
336	2323 N HOUSTON ST	JAGANNATHAN SURAJ & PRACHI Y SHAH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	2323 N HOUSTON ST	LEIBOVITZ DENNIS I
338	2323 N HOUSTON ST	MAITI AKASH
339	2323 N HOUSTON ST	ALLEN MARK D
340	2323 N HOUSTON ST	ZANGRILLI ANTHONY
341	2323 N HOUSTON ST	STANFORD LAWRENCE S &
342	2323 N HOUSTON ST	RUSSO WYATT G
343	2323 N HOUSTON ST	MENON VENUGOPAL B &
344	2323 N HOUSTON ST	UPDYKE RICKY & LEAH
345	2323 N HOUSTON ST	HATZIKAZAKIS GEORGIA &
346	2323 N HOUSTON ST	FRAZAR KEVIN D
347	2323 N HOUSTON ST	CHANG QIONGYING D
348	2323 N HOUSTON ST	PATEL DARSHANA A &
349	2323 N HOUSTON ST	MOLAVILLE MANAGEMENT CO
350	2323 N HOUSTON ST	DMAT INVESTMENTS LTD
351	2323 N HOUSTON ST	JOHNSON EDDIE B
352	2323 N HOUSTON ST	JOHNSON WILLIS ERVIN
353	2323 N HOUSTON ST	LAMOTHE BEAU WEBSTER
354	2323 N HOUSTON ST	ANDERSON BOBBY G & GERALDINE
355	2323 N HOUSTON ST	MEJIA ALEJANDRO &
356	2323 N HOUSTON ST	EQUITY TRUST COMPANY CUSTODIAN
357	2323 N HOUSTON ST	LINK JEFFREY J
358	2323 N HOUSTON ST	IPPOLITO DANIEL G & KORTNEY D
359	2323 N HOUSTON ST	COLMENERO ANA
360	2323 N HOUSTON ST	LUTHRA SANJEEV K
361	2323 N HOUSTON ST	PATTON BENJAMIN L
362	2323 N HOUSTON ST	HWANG LESLEY
363	2323 N HOUSTON ST	JOESOEUF MELISSA L
364	2323 N HOUSTON ST	YARBROUGH REVOCABLE LIVING TRUST
365	2323 N HOUSTON ST	TOMLINSON EDWARD B II
366	2323 N HOUSTON ST	DOWSE DAVID M &
367	2323 N HOUSTON ST	SANDS RAMONA STARK

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	2323 N HOUSTON ST	DEHAAS ROGIER
369	2323 N HOUSTON ST	ANKENBRAND ERIC K
370	2323 N HOUSTON ST	CHITTAJALLU RAVI S & MADURI
371	2323 N HOUSTON ST	HENSLEY SUSAN & DAVID
372	2323 N HOUSTON ST	CRISWELL BRYAN & LINDA
373	2323 N HOUSTON ST	SHREVE CRAIG D
374	2323 N HOUSTON ST	SERIES 2323 HOUSTON
375	2323 N HOUSTON ST	HICKS DAVID K &
376	2323 N HOUSTON ST	MANZORI ARASH
377	2323 N HOUSTON ST	BOTTS JASON C
378	2323 N HOUSTON ST	ZISK GROUP INC THE
379	2323 N HOUSTON ST	CHANG ROGER
380	2323 N HOUSTON ST	NGUYEN KRISTINE
381	2323 N HOUSTON ST	NOEL JONI
382	2323 N HOUSTON ST	COLLINS JOHN
383	2323 N HOUSTON ST	IN TOWN LEASING LLC
384	2323 N HOUSTON ST	NIX LAYNCE M JR
385	2323 N HOUSTON ST	THIEM CLAUDIA
386	2323 N HOUSTON ST	SCHNEIDER THOMAS A &
387	2323 N HOUSTON ST	MAITINO PAUL D & JANICE
388	2427 HOUSTON ST	CENTER OPERATING COMPANY
389	302 N HOUSTON ST	DORBET INC
390	401 N HOUSTON ST	CORDOVAN VENTURERS &
391	401 N HOUSTON ST	401 NORTH HOUSTON LP
392	302 N HOUSTON ST	FAIRFIELD AT ROSS LLC
393	1815 N MARKET ST	USRP FUNDING 2001 A LP
394	2019 N LAMAR ST	ARENA PARTNERS LP
395	603 MUNGER AVE	MARKET STREET DEV LTD
396	1911 N LAMAR ST	WEST END API LTD
397	2020 N LAMAR ST	2020 GARAGE LAND LP
398	1012 MCKINNEY AVE	SHRAMAN SOUTH ASIAN MUSEUM &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	2421 N AKARD ST	FSR LP
400	2325 N AKARD ST	RED AKARD PLACE LLC
401	300 CORBIN ST	M K T RAILROAD CO
402	2607 N HARWOOD ST	PHASE VII DEVELOPMENT AT INTERNATIONAL CENTER LP
403	2614 HARRY HINES BLVD	PHASE VII DEVELOPMENT AT INTERNATIONAL CENTER LP
404	2616 HARRY HINES BLVD	VILLASANA RUDOLPH JR
405	2635 HARRY HINES BLVD	GREENWAY HARRY HINES LP
406	2515 OLIVE ST	HARWOOD INTERNATIONAL CENTER X LP
407	2617 N AKARD ST	HARWOOD PACIFIC INTL INC
408	2611 N AKARD ST	CITY PARK A LOT LP
409	2603 N AKARD ST	HPO INC TRUSTEE
410	1706 PAYNE ST	IC DEVELOPMENT XII LTD
411	2512 CAROLINE ST	HARWOOD INTERNATIONAL CENTER X LP
412	2510 CAROLINE ST	HARWOOD INTERNATIONAL CENTER X LP
413	2615 CAROLINE ST	AVALOS SAMUEL III &
414	1023 N STEMMONS FWY	TEXAS UTILITIES ELEC CO
415	899 N STEMMONS FWY	County of Dallas
416	2927 HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
417	2814 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER V LP
418	2818 HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
419	2807 N HARWOOD ST	HPO INC
420	2806 HARRY HINES BLVD	HPO INC
421	2801 N HARWOOD ST	ROLEX TEXAS REALTY
422	2805 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER XIII LP
423	2830 HARRY HINES BLVD	VILLASANA CHARLES
424	2809 N HARWOOD ST	GLAZER JUDY B
425	3305 HARRY HINES BLVD	ASA APARTMENTS LIMITED PARTNERSHIP
426	3303 HARRY HINES BLVD	CLEAR CHANNEL OUTDOOR INC
427	3333 HARRY HINES BLVD	ASA APARTMENTS LP
428	1330 HI LINE DR	STUDIO 1330 LTD
429	1332 HI LINE DR	NEUHOFF TRACT JV

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430	1333 N STEMMONS FWY	GROSSMAN & FRANK
431	607 CORBIN ST	BANANAQUIT PARTNERS LP
432	300 N HOUSTON ST	CORDOVAN VENTURERS
433	2001 N LAMAR ST	703 MCKINNEY LP
434	1800 N MARKET ST	SOUTHWEST ADVISORY SERVICES LLC
435	1100 MCKINNEY AVE	SHRAMAN SOUTH ASIAN
436	2651 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER I LP
437	2501 N HARWOOD ST	INTERNATIONAL CENTER DEV
438	2501 N FIELD ST	UPTOWN PROPERTIES INC
439	2323 N FIELD ST	JEFFERSON AT THE N END LP
440	2201 N FIELD ST	DALLAS MUSEUM OF NATURAL
441	2200 N LAMAR ST	HOB TX LLC
442	2211 N LAMAR ST	DORBET INC
443	2201 N LAMAR ST	DORBET INC
444	1500 INSPIRATION DR	METROPLEX DESIGN DISTRICT LLC
445	703 MCKINNEY AVE	VICTORY BREWERY 2013 LP
446	703 MCKINNEY AVE	DALLAS AREA RAPID TRANSIT
447	2900 MAGNOLIA HILL CT	MAGNOLIA HILL CO LC THE
448	2903 MAGNOLIA HILL CT	DEMAREST DAVID
449	2907 MAGNOLIA HILL CT	MANNING CATHERINE Z &
450	2911 MAGNOLIA HILL CT	HOOPER KIRK A
451	2915 MAGNOLIA HILL CT	FREELAND EUGENE
452	2919 MAGNOLIA HILL CT	LONSDALEHANDS HORATIO
453	2923 MAGNOLIA HILL CT	AYERS JOSHUA DAVID
454	2927 MAGNOLIA HILL CT	HOPKINS KENNETH J &
455	2931 MAGNOLIA HILL CT	MOOTY JERRY W JR
456	2935 MAGNOLIA HILL CT	MCCARTHY BRANDON & AMANDA
457	2943 MAGNOLIA HILL CT	ROOSEVELT ELLIOTT III
458	2947 MAGNOLIA HILL CT	ARWOOD DONOVAN
459	2951 MAGNOLIA HILL CT	HARDNER SCOTT
460	2955 MAGNOLIA HILL CT	UPHAM NOWELL C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	2959 MAGNOLIA HILL CT	MULROY SAM
462	2963 MAGNOLIA HILL CT	LEATHERWOOD MIKE
463	2967 MAGNOLIA HILL CT	PARKER GREGORY MARK
464	2971 MAGNOLIA HILL CT	WELSH SEAN K & MARTHA J WELSH
465	1607 LYTE ST	MAGNOLIA STATION LLC
466	2975 MAGNOLIA HILL CT	UNGER DOUGLAS H
467	2979 MAGNOLIA HILL CT	CLARY JESSICA M
468	2727 HARRY HINES BLVD	HARWOOD INTERNATIONAL CENTER III LP
469	2737 N HARWOOD ST	JAGANNATHAN SURAJ
470	2728 N HARWOOD ST	INTERNATIONAL CENTER II LLC
471	2828 N HARWOOD ST	INTERNATIONAL CENTER
472	1680 N STEMMONS FWY	MILLWEE STEPHEN MICHAEL
473	1400 HI LINE DR	LOWER OAK LAWN INVESTMENT LP
474	1531 INSPIRATION DR	ALTA DESIGN DISTRICT LP
475	1323 N STEMMONS FWY	SINELLI CONCEPTS INTERNATIONAL INC
476	555 2ND AVE	DART
477	555 2ND AVE	DART
478	555 2ND AVE	DART
479	555 2ND AVE	DART
480	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
481	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
482	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
483	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
484	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH