

FILE NUMBER: Z167-360(NW)

DATE FILED: May 24, 2017

LOCATION: Generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south

COUNCIL DISTRICT: 14

MAPSCO: 45 F, G, K, L

SIZE OF REQUEST: Approx. 118.1 acres

CENSUS TRACT: 21.00, 17.01

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards, to promote pedestrian activity, and to provide guidelines to ensure compatibility with existing and future development.

CPC RECOMMENDATION: **Approval** of proposed amendments to Planned Development District No. 145; and **approval** of proposed amendments and expansion of Planned Development District No. 708.

STAFF RECOMMENDATION: **Approval** of proposed amendments to Planned Development District No. 145; and **approval** of proposed amendments and expansion of Planned Development District No. 708.

BACKGROUND INFORMATION:

- On May 24, 2017, the City Council authorized a public hearing to determine proper zoning in the area.
- On November 12, 2019, a Community Meeting was held by the City and hosted by City Councilmember Blewett to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community.
- Between February 4, 2020, and July 30, 2020 staff met with the Steering Committee during four meetings to discuss proposed changes for the area.
- On September 24, 2020, a second Community Meeting was held by the City and hosted by City Councilmember Blewett to present the proposed zoning amendments.
- On November 19, 2020, City Plan Commission was briefed and presented with a virtual bus tour.
- On December 17, 2020, the City Plan Commission recommended approval.

Zoning History:

There have been no zoning cases within the last five years within the authorized hearing area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension and ROW
Routh Street	Two Way CBD	36 feet and 50 feet
N Pearl Street	Two Way CBD	Varies and 60 feet
Olive Street	One Way CBD	42 feet to 45 feet and 60 feet
N Harwood Street	Two Way CBD	44 feet and 60 feet
N St. Paul Street	One Way CBD	46 feet and 60 feet
Flora Street	Two Way CBD	16 feet to 29 feet & 25 feet to 50 feet
Ross Avenue	One Way CBD	56 feet to 57 feet and 80 feet
San Jacinto Street	One Way CBD	36 feet to 44 feet & 45 feet to 64 feet

Traffic:

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

Comprehensive Plan:

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

The proposed zoning changes meet the vision of the forwardDallas! Comprehensive Plan by building a dynamic and expanded Downtown, preserving and enhancing the image of Downtown, promoting pedestrian-friendly streetscapes, defining urban character, encouraging building height, scale, design and character, and promoting the character of significant districts, linkages, and areas. The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Within the area of request a portion of PD No. 145, south of Pearl Street, is located within Category “A” and a portion of PD No. 708, north of Routh Street, is located within Category “E”.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	Planned Development District No. 145, Planned Development District No. 708, CA-1(A) Central Area District	Office, Theater, Museum, School, Church, Multifamily
North	Planned Development District No. 193, Planned Development District No. 225, and Planned Development District No. 330	Multifamily, Restaurant, Bank, Office
East	CA-1(A) Central Area District	Parking, Restaurant, Office
South	CA-1(A) Central Area District	Church, Office, Restaurant
West	CA-1(A) Central Area District	Office

STAFF ANALYSIS:

The authorized hearing to consider zoning changes ran concurrently with the review of *The Dallas Arts District Connect: Master Plan*. This Master Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this district. The *Dallas Arts District Connect: Master Plan* replaces *The Dallas Arts District Design Plan* prepared by Sasaki Associates, Inc. in August 1982, referred to as the Sasaki Plan, that has served as a guideline for development in this district. Proposed amendments for both Planned Development District No. 145 and Planned Development District No. 708 include a vision statement that refers to *The Dallas Arts District Connect: Master Plan* as it is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development in the district.

Flora Street is mentioned several times in Planned Development District No. 708; however, the portion of Flora Street that is in PD No. 708 was renamed Ann Williams Way. The proposed amendments reflect Ann Williams Way replacing Flora Street when used in Planned Development District No. 708.

Both PD No. 145 and PD No. 708 added the definition of pedestrian priority streets, calling out which streets are pedestrian priority streets within the district. The pedestrian priority streets in PD No. 145 are North Harwood Street, Routh Street, Leonard Street, Crockett Street between Flora Street and Ross Avenue, North Olive Street, and North St. Paul Street. The pedestrian priority streets in PD No. 708 are North Harwood Street, Routh Street, North Olive Street, Leonard Street, Arts Plaza, Ann Williams Way, Woodall Rodgers Service Road, and North St. Paul Street. *The Dallas Arts District Connect: Master Plan* envisions pedestrian priority streets providing a more serene experience for those traveling on foot by significantly calming vehicles and enhancing pedestrian and bicycle accommodations and green amenities. The language in the ordinance defines and categorizes pedestrian priority streets in their respective Planned Development District.

The creation of Subdistrict 1 in PD No. 708, on property previously zoned CA-1(A) Central Area District located north of North San Jacinto Street, south of Ross Avenue, east of North St. Paul Street, and west of San Jacinto Street, is proposed to be added to Planned Development District No. 708. All regulations applicable to the CA-1(A) Central Area District apply to the newly created Subdistrict 1 of PD No. 708. By keeping the regulations for Subdistrict 1 of PD No. 708 based in CA-1(A) Central Area District, the only change to this area would be the regulations added within PD No. 708. This was carefully considered to be sure to limit the possibility of creating unwanted nonconformities when establishing the new subdistrict.

The uses permitted in PD No. 145 and PD No. 708 are segregated into two parts—Flora Street/Ann Williams Way frontage area and the rest of the district not within the Flora Street/Ann Williams Way frontage area. One of the goals of the steering committee was to activate uses that would promote street level activity. This is reflected in some uses

being proposed to not be permitted, requiring a Specific Use Permit, or if allowed must be located in a building with a minimum of one additional main use. For instance, the community service use *Post office* is allowed elsewhere in the district, but not within the Flora Street frontage area. One of the uses added is live unit. Provisions for live units allow more than one live unit per lot, no maximum floor area for a live unit, if more than three live units are located on one lot, the live units must register with the multifamily inspection program in accordance with Chapter 27, and one additional parking space must be provided per live unit.

Notable development standards added through the steering committee process are transparency regulations, setbacks, sidewalks, landscaping, lighting, fencing, ground and roof building systems, and reflectivity.

Transparency, meaning the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story, is proposed to be required a minimum of 50 percent on the ground floor for the first 14 vertical feet on Pearl Street, Flora Street, Ross Avenue, and pedestrian streets in PD No. 145 and on Pearl Street, Ross Avenue, and pedestrian streets in PD No. 708.

Currently, all regulations in the Dallas Development Code applicable to the Central Area-1 District apply to all property within the district. This provision remains with the exception of proposed changes to the setbacks along Flora Street to be a minimum front yard setback of 0 feet with a maximum front yard setback of 30 feet, a minimum of 50 percent of the structure façade must be located between the minimum and maximum front yard setbacks, and on Ross Avenue, the minimum front yard setback is 10 feet. The proposed standard for sidewalks in the district is 6 feet in width, except on Pearl Street, Flora Street, Ann Williams Way, Ross Avenue, and Woodall Rodgers Freeway service road which must be a minimum of 8 feet in width.

A landscaping plan is proposed to be required. Street trees must be one of the species listed in the ordinance, be a minimum of 4 caliper inches, provide a minimum vertical clearance of six feet above the required sidewalk before branching at time of installation, and automatic irrigation is required. Pearl Street, Ross Avenue, and pedestrian priority streets require a single row of street trees whereas Flora Street must have a double row of street trees. Street trees must be spaced a minimum of 25 feet and a maximum of 40 feet, on center, less points of access and visibility triangles, and must be 2 to 4 feet from the back of curb. On Flora Street, Street trees must be spaced a minimum of 25 feet and a maximum of 30 feet, on center, per street front. The first row of trees must be 2 to 4 feet from the back of curb and the second row of trees must be placed 12 feet or more from the building facade on center. Soil and planting area are required to be a minimum of 36 inches of soil depth and 25 square feet of open soil area and a combination of open soil area, covered soil area, and root paths for a minimum of 240 cubic feet of soil volume.

Lighting height, pole color, intensity, and color temperature are regulated. Permanent chain-link, vinyl, and plastic fencing is prohibited. Mechanical equipment and utilities

must not be visible from a public right-of-way. The exterior visible reflectance of exterior building materials shall not exceed 34 percent.

Parameters with respect to nonconforming uses and structures was added. These parameters dictate that if a nonconforming structure is damaged or destroyed by less than 50 percent of its value, the structure may be rebuilt at the same location without the approval of the Board of Adjustment. If a structure is damaged or destroyed by 50 percent or greater of its value it is subject to the ordinance.

At the City Plan Commission public hearing, staff recommended an amended street trees list that met the 50-foot height and 40-foot canopy diameter at maturity criteria for street trees established in the *Dallas Arts District Connect: Master Plan*. This list includes Bald Cypress, Allee Elm, American Elm, Bosque Elm, Cedar Elm, Lacebark Elm, Magnolia, Burr Oak, Chinquapin Oak, Live Oak, Mexican White Oak, Shumard Oak, and Pecan. CPC approved the staff recommendation.

CPC ACTION

December 17, 2020

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning, subject to an amended tree list (as briefed) and the conditions on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south.

Maker: Garcia
Second: Schwope
Result: Carried: 12 to 0

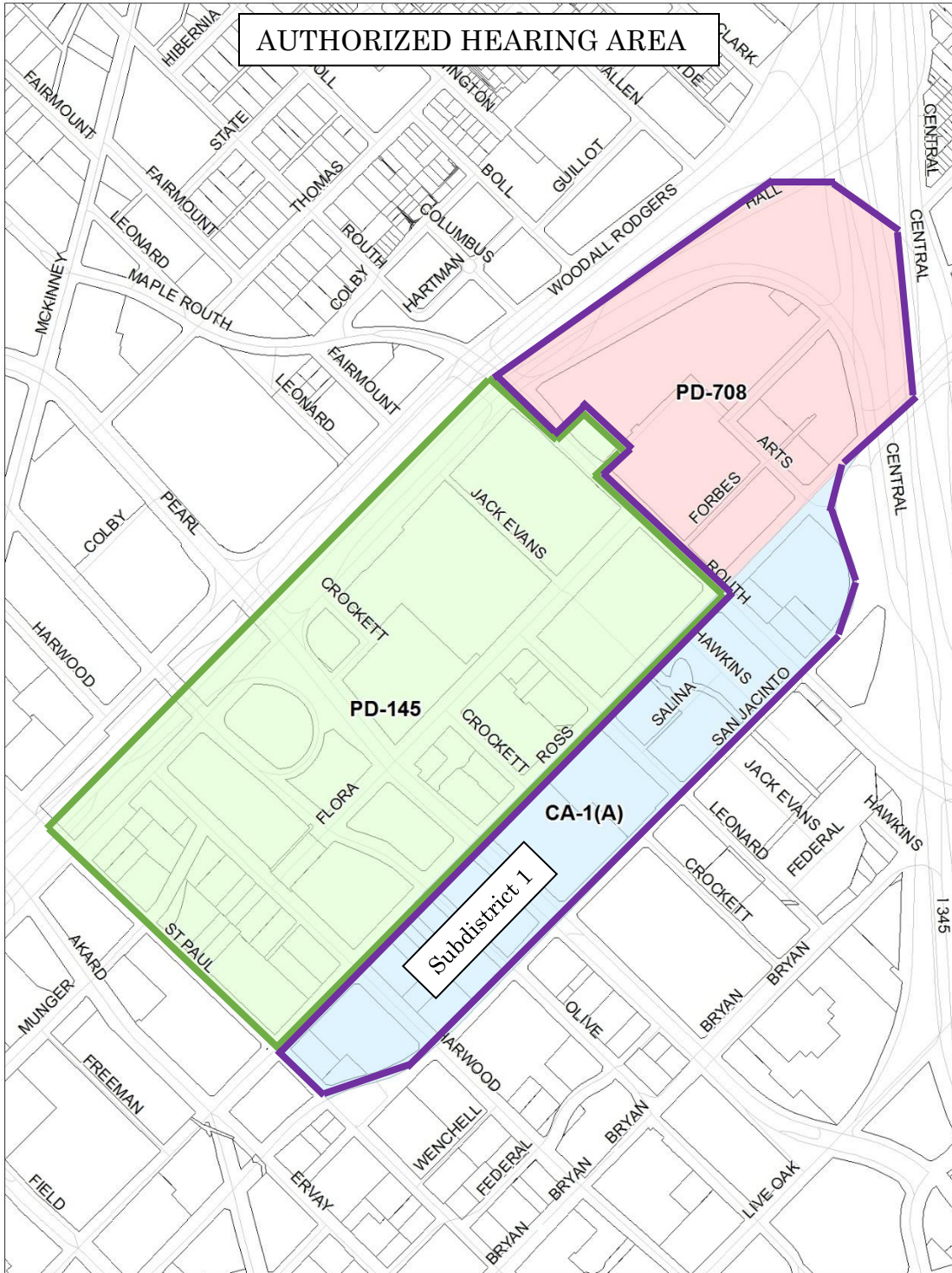
For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Myers, Suhler,
Schwope, Murphy, Garcia

Against: 0
Absent: 2 - Johnson, Jung
Vacancy: 0
Conflict: 1 - Rubin**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 417
Replies: For: 5 Against: 0

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Lily Weiss, 750 N. St. Paul St., Dallas, TX, 75201
Jill Magnuson, 2001 Flora St., Dallas, TX, 75201
Chris Heinbaugh, 700 N. Pearl St., Dallas, TX, 75201
Dustin Bullard, 901 Main St., Dallas, TX, 75202
Lucilo Peña, 1717 Arts Plaza, Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Kim Noltemy, 2301 Flora St., Dallas, TX, 75201
Against: None
Staff: Phil Erwin, Chief Arborist, Building Inspection



PROPOSED CONDITIONS

ARTICLE 145.

PD 145.

SEC. 51P-145.101. LEGISLATIVE HISTORY.

PD 145 was established by Ordinance No. 17710, passed by the Dallas City Council on February 16, 1983. Ordinance No. 17710 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17710 was amended by Ordinance No. 20862, passed by the Dallas City Council on January 23, 1991. (Ord. Nos. 10962; 17710; 20862; 25508; 26267)

SEC. 51P-145.102. PROPERTY LOCATION AND SIZE.

PD 145 is established on property generally located north of Ross Avenue [~~Flora Street~~], south of the Woodall Rodgers Freeway, east of St. Paul Street, and west of Routh Street [~~North Central Expressway~~]. The size of PD 145 is approximately 60.1279 acres. (Ord. Nos. 17710; 25508; 26267)

SEC. 51P-145.102.1. VISION.

The Dallas Arts District Connect: Master Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this district.

SEC. 51P-145.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(1) In this district,

(A) MOBILE FOOD ESTABLISHMENT means a vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(B[2]) [~~In Subarea 1,~~] PARKWAY means the portion of a street right-of-way between the projected street curb and the lot line in Subarea 1.

(C) PEDESTRIAN PRIORITY STREETS mean Harwood Street, Routh Street, Leonard Street, Crockett Street between Flora Street and Ross Avenue, Olive Street, and St. Paul Street.

(D) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

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

(c) Subarea 1 is considered to be a business zoning district. Subarea 1 is that area shown on Exhibit 145C. (Ord. Nos. 25508; 26267; 28187)

SEC. 51P-145.104. DEVELOPMENT STANDARDS.

(a) ~~[Sasaki Plan. The Dallas Arts District Design Plan prepared by Sasaki Associates, Inc. in August, 1982 (“Sasaki Plan”) shall serve as a guideline for development in the Dallas Arts District. The Sasaki Plan (Exhibit 145A) has been approved by the property owners and the city plan commission and is attached to and made a part of Ordinance No. 17710 as Exhibit B.~~

(b) Subarea 1. Development and use of the Property in Subarea 1 must comply with the development plan (Exhibit 145C). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b)(e) Uses permitted. The following uses are the only uses permitted ~~[in the Dallas Arts District]:~~

(1) Residential uses.

- Multiple-family.
- Hotel and motel.

(2) Transportation uses.

- Passenger bus station and terminal.
- Transit [Bus] passenger shelter.
- Heliport.
- Helistop.
- Railroad passenger station.

(3) Community service uses.

- Post office.
- ~~[- Community, welfare, or health center.]~~
- Day care center.

(4) Medical uses.

- Medical clinic. [must be located in a building with a minimum of one additional main use]
- Optical shop. [must be located in a building with a minimum of one additional main use]

(5) Religious uses.

- Church.
- Rectory.
- Convent or monastery. [By SUP only.]

- Establishment of a religious, charitable, or philanthropic nature. *[By SUP only.]*

(6) Educational uses.

- Public or private school.
- Business school. *[must be located in a building with a minimum of one additional main use]*
- Technical school. *[must be located in a building with a minimum of one additional main use]*
- College, university, or seminary.
- Library, art gallery, or museum.

(7) Recreation and entertainment uses.

- Public park or playground.
- Private recreation club or area.
- Inside commercial amusement.
- Outside commercial amusement. *[By SUP only.]*
- Theater.
- ~~[- Carnival or circus (temporary).~~
- ~~- Wax museum.]~~

(8) Bar and restaurant uses.

- Bar, lounge, or tavern.
- Mobile food establishment.
- Restaurant without drive-in service.
- Restaurant with alcoholic beverages and/or entertainment.
- Private club.
- Catering service.

(9) Professional, personal service, and custom crafts uses.

- Office.
- Temporary construction or sales office.
- Bank or savings and loan office (without drive-in).
- Trade center.
- Barber and beauty shop.
- Health studio.
- Custom cleaning shop.
- ~~[- Self service laundry or dry cleaning.]~~
- Laundry or cleaning pickup and receiving station.
- Key shop. *[must be located in a building with a minimum of one additional main use]*
- Shoe repair. *[must be located in a building with a minimum of one additional main use]*
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.

- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(10) Retail uses.

- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store. *[must be located in a building with a minimum of one additional main use]*
- Liquor store.
- Beverage store.
- Florist store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Retail stores other than listed, except that the following retail uses are not permitted: feed store; pawn shop; home improvement center; and swimming pool sales and supply.

(11) Motor vehicle related uses.

- Commercial parking garage.

(12) Commercial uses.

- Job printing, lithographer, printing, or blueprinting plant. *[must be located in a building with a minimum of one additional main use]*
- Duplication shop. *[must be located in a building with a minimum of one additional main use]*
- Custom print shop. *[must be located in a building with a minimum of one additional main use]*
- Gummed label printing. *[must be located in a building with a minimum of one additional main use]*
- Computer service center. *[must be located in a building with a minimum of one additional main use]*
- Custom commercial engraving. *[must be located in a building with a minimum of one additional main use]*
- Diamond and precious stone sales (wholesale only). *[must be located in a building with a minimum of one additional main use]*

- Design or decorative center. [must be located in a building with a minimum of one additional main use]

(13) Accessory uses.

- Game court (private).
- Swimming pool (private).
- Home occupation.
- Community center (private).
- Pedestrian skybridge. [By SUP only.]
- Live unit.

(c) Live units.

(1) More than one live unit is allowed per lot.

(2) No maximum floor area for a live unit.

(3) If more than three live units are located on one lot, the live units must register with the multifamily inspection program in accordance with Chapter 27.

(d) Flora Street frontage area.

(1) Definitions. In this article:

(A) FLORA STREET CENTERLINE means the centerline of the projected 100-foot-wide Flora Street right-of-way shown on the map (Exhibit 145B) attached to and made a part of Ordinance No. 17710 as Exhibit C.

(B) FLORA STREET FRONTAGE AREA means the area of each building site within 50 feet of the projected 100-foot-wide Flora Street right-of-way shown on Exhibit 145B.

(2) Flora Street frontage area uses. On each building site, the following uses are the only uses permitted on the street level in the Flora Street frontage area:

(A) Residential uses.

- Multiple-family.
- Hotel and motel.

(B) Transportation uses.

- Transit [Bus] passenger shelter.
- Railroad passenger station.

(C) Community service uses.

- [- Post office.]
- [- Community, welfare, or health center.]
- Day care center.

(D) Medical uses.

- Optical shop. [must be located in a building with a minimum of one additional main use]

(E) Religious uses.

- Church.
- Rectory.
- Convent or monastery. [By SUP only.]
- Establishment of a religious, charitable, or philanthropic nature.

(F) Educational uses.

- Public, denominational, or private school.
- Institution for special education.
- Business school. [must be located in a building with a minimum of one additional main use]
- Technical school. [must be located in a building with a minimum of one additional main use]
- College, university, or seminary.
- Library, art gallery, or museum.

(G) Recreation and entertainment uses.

- Public park or playground.
- Private recreation club or area.
- Inside commercial amusement.
- Outside commercial amusement. [By SUP only.]
- Theater.
- ~~-- Carnival or circus (temporary).]~~

(H) Bar and restaurant uses.

- Bar, lounge, or tavern.
- Mobile food establishment.
- Restaurant without drive-in service.
- Restaurant with alcoholic beverages and/or entertainment.
- Private club.
- Catering service.

(I) Professional, personal service, and custom crafts uses.

- Office uses, subject to the following restriction: On the ground floor of each building site, no more than 50 ~~[25]~~ percent of the linear frontage along Flora Street, nor more than 50 ~~[25]~~ percent of the ground floor area within the Flora Street frontage area may be occupied by office uses.
- Temporary construction or sales office.
- Trade center.
- Barber and beauty shop.

- Health studio.
- Custom cleaning shop.
- Laundry or cleaning pickup and receiving station.
- Key shop. [must be located in a building with a minimum of one additional main use]
- Shoe repair. [must be located in a building with a minimum of one additional main use]
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes. [must be located in a building with a minimum of one additional main use]
- [— ~~Wedding chapel.~~]

(J) Retail uses.

- [— ~~Antique shop.~~]
- Retail food store.
- Bakery or confectionery shop.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store. [must be located in a building with a minimum of one additional main use]
- Liquor store.
- Beverage store.
- Florist store.
- Pet shop.
- Furniture store.
- [— ~~Second hand store.~~]
- Hardware or sporting goods store.
- Hobby and art supplies store.
- [— ~~Paint and wallpaper store.~~]
- Retail stores other than listed, except that the following retail uses are not permitted: feed store; pawn shop; home improvement center; and swimming pool sales and supply.

(K) Commercial uses.

- Lithographer or printing shop. [must be located in a building with a minimum of one additional main use]
- Duplication shop. [must be located in a building with a minimum of one additional main use]
- Custom print shop. [must be located in a building with a minimum of one additional main use]

- Gummed label printing. [must be located in a building with a minimum of one additional main use]
- Computer service center. [must be located in a building with a minimum of one additional main use]
- Custom commercial engraving. [must be located in a building with a minimum of one additional main use]
- Diamond and precious stone sales (wholesale only). [must be located in a building with a minimum of one additional main use]
- Design or decorative center. [must be located in a building with a minimum of one additional main use]

(L) Accessory uses.

- Live unit.

(4)[(3)] Height restrictions on Flora Street. Within the Flora Street frontage area, the height of any portion of a structure must be equal to or less than the shortest distance of that portion of the structure from the vertical plane extending through the Flora Street centerline.

(5)[(4)] Construction in Flora Street frontage area. On each building site:

(A) at least 50 percent of the linear frontage along Flora Street and at least 50 percent of the Flora Street frontage area must be covered by a structure of at least two stories; and

(B) an average of at least 50 percent of the area of the street wall along Flora Street for the first two stories must consist of transparency [~~be of transparent material~~] and used for any combination of retail uses; bar and restaurant uses; professional, personal service, custom crafts uses; and educational uses [~~display or merchandising~~]. At least 50 percent of the area of the street wall on the ground floor along Flora Street must [~~be~~] consist of transparent material and used for display or merchandising. This condition does not apply to a public school located in Subarea 1.

~~[(e) Woodall Rodgers Freeway Service Road sidewalk requirements. All sidewalks fronting the Woodall Rodgers Freeway Service Road must have a minimum width of 10 feet.]~~

(e)[(f)] Parking.

(1) In general. All permanent parking must be either underground or concealed within a building with a facade that is similar in appearance to the facades of non-parking buildings.

(2) Parking in Subarea 1.

(A) For a public school, off-street parking is not required to be underground or concealed.

(B) For a public school, a minimum of 98 parking spaces must be provided. Additional parking in the amount required by Section 51A-4.124 must be provided for a building constructed after February 22, 2006, or an addition to an existing building where the floor area exceeds 202,500 square feet.

(3) Live unit. One parking space per live unit is required.

~~(f)~~~~(g)~~ Loading. Off-street loading and maneuvering areas must be screened in accordance with Section 51-4.602(b). Vehicular ingress or egress to a loading facility is not permitted from Pearl Street, Ross Avenue, and Flora Street. Off-street loading is not permitted on Flora Street except that in Subarea 1 loading and unloading of school buses is permitted in a public right-of-way for a public school.

~~(g)~~~~(h)~~ Landscaping in Subarea 1.

(1) For a public school, a landscape plan must be approved by the city plan commission within 36 months after issuance of a certificate of occupancy. The landscape plan must comply with the spirit and intent of the landscape requirements of this article. Landscaping must be installed within six months of approval of a landscape plan.

(2) For all other permitted uses, landscaping must be provided as required by this article.

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

~~(h)~~~~(i)~~ Signs. In Subarea 1, the existing monument sign as shown on Exhibit 145C is allowed by right for a public school.

~~(j)~~ Residential use requirements. ~~The yard, lot, and space regulations for residential uses in the Dallas Arts District are the same as for other permitted nonresidential uses in the district.]~~

~~(i)~~~~(k)~~ Central Area-1 District standards. Unless otherwise expressly provided in this article, all regulations in the Dallas Development Code applicable to the Central Area-1 District apply to all property within the district ~~[Dallas Arts District]~~.

~~(j)~~~~(l)~~ Mobile food establishments.

(1) A mobile food establishment is permitted only on private property or as part of a special event permit.

(2) A mobile food establishment must comply with all of the requirements of Chapter 17, "Food Establishments," of the Dallas City Code." (Ord. Nos. 17710; 20862; 25508; 26267; 28187)

~~(k)~~ Transparency. A minimum of 50 percent transparency on the street level for the first 14 vertical feet is required on Pearl Street, Flora Street, Ross Avenue, and pedestrian priority streets, excluding Subarea 1.

~~(l)~~ Setbacks.

(1) Flora Street.

(A) Minimum front yard setback is 0 feet.

(B) Maximum front yard setback is 30 feet.

(C) A minimum of 50 percent of structure facade must be located between the minimum and maximum front yards.

(2) Ross Avenue. Minimum front yard setback is 10 feet.

(m) Sidewalks.

(1) Except as provided in this subsection, sidewalks must be a minimum unobstructed width of six feet. Obstructions include metal tree grates and other tree guards.

(2) Sidewalks on Pearl Street, Flora Street, Ross Avenue, and Woodall Rodgers Freeway service road must be a minimum unobstructed width of eight feet. Obstructions include metal tree grates and other tree guards.

(n) Landscaping.

(1) In general.

(A) Unless otherwise provided in this subsection, the definitions in Section 51A-10.101 apply.

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

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

(2) Landscape plan submission.

(A) A landscape plan must be submitted to the building official with the application for a building permit for work on the lot. For landscape plans that are not submitted electronically, a landscape plan submission must consist of two blueline or blackline prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40 feet, one inch equals 30 feet, etc.) and be on a standard drawing sheet of a size not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36-inch by 48-inch sheet must be drawn with appropriate match lines on two or more sheets.

(B) A landscape plan must contain the following information:

(i) Date, scale, north point, and the names, addresses, and telephone numbers of each property owner and the person preparing the plan.

(ii) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, and the zoning classification of adjacent properties. A vicinity map should also be attached to or made a part of the plan.

(iii) Location of centerlines of overhead and underground utility lines within and adjacent to the building site, and the location of all utilities, utility easements, including the location of utility poles, generators, and equipment, and any items listed in Section 51A-10.104(h).

(iv) Project name, street address, and lot and block description.

(v) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(vi) Locations and dimensions of required landscape areas.

(vii) Complete description of plant materials shown on the plan, including names (common and scientific name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in diameter must be specifically indicated to be counted as required landscape trees.

(viii) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided internal to parking areas and the number and location of required off-street parking and loading spaces.

(ix) An indication of which protected trees will be removed during construction and how existing healthy trees proposed to be retained will be protected from damage during construction.

(x) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(xi) A description of proposed watering methods or an irrigation plan.

(xii) Location of visibility triangles on the premises (if applicable).

(xiii) Existing and proposed locations of trees transplanted on-site.

(3) Street trees.

(A) Species. Street trees must be any of the following species:

<u>Bald Cypress</u>	<u>Cedar Elm</u>	<u>Burr Oak</u>	<u>Mexican White Oak</u>
<u>Allee Elm</u>	<u>Lacebark Elm</u>	<u>Chinquapin Oak</u>	<u>Shumard Oak</u>
<u>American Elm</u>	<u>Magnolia</u>	<u>Live Oak</u>	<u>Pecan</u>
<u>Bosque Elm</u>			

(B) Caliper inches. Street trees must be a minimum of four caliper inches.

(C) Clearance. Street trees must provide a minimum vertical clearance of six feet above the required sidewalk before branching at time of installation.

(D) Irrigation. Automatic irrigation is required.

(E) Number of rows.

(i) Pearl Street, Ross Avenue, and pedestrian priority streets require a single row of street trees.

(ii) Flora Street must have a double row of street trees.

(F) Spacing. Unless there is a conflict with utilities, street trees must be spaced as follows:

(i) Except as otherwise provided in this paragraph, street trees must be spaced a minimum of 25 feet and a maximum of 40 feet, on center, less points of access and visibility triangles, and must be two to four feet from the back of curb.

(ii) Flora Street.

(aa) Street trees must be spaced a minimum of 25 feet and a maximum of 30 feet, on center, per street front.

(bb) The first row of trees must be two to four feet from the back of curb.

(cc) The second row of trees must be placed 12 feet or more from the building facade on center.

(G) Soil and planting area requirements. For each street tree installation, a minimum of 36 inches of soil depth and 25 square feet of open soil area and a combination of open soil area, covered soil area, and root paths for a minimum of 240 cubic feet of soil volume. Street trees planted in less than 480 cubic feet of soil volume do not count as replacement trees for purposes of Division 51A-10.1300.

(F) Waiver. The building official may waive the minimum requirements if a landscape architect certifies that:

(i) The proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the plant materials affected; the depth to impermeable subsurface prohibits minimum soil depth requirements; or that the proposed structural soils or suspended paving system are sufficient to support the healthy and vigorous growth of the plant materials; or

(ii) The spacing requirements conflict with utilities.

(o) Lighting.

(1) Height.

(A) Pole-mounted pedestrian street light fixtures must be a minimum height of 12 feet and a maximum height of 15 feet.

(B) Vehicular light fixtures may not exceed 30 feet.

(2) Except as provided in this paragraph, street light poles must be white, silver, or gray. Along Flora Street, street light poles must be white.

(3) Pedestrian lighting, measured at the ground plane, must be a minimum of 0.25 footcandles and an average of 0.5 footcandles.

(4) Street light fixtures must maintain a consistent color temperature of lightning between 2,500K and 4,500K along all streetscapes.

(p) Fencing. Chain-link, vinyl, and plastic fencing is prohibited.

(q) Ground and roof building systems. Mechanical equipment and utilities must not be visible from a public right-of-way.

(r) Reflectivity. The exterior visible reflectance of exterior building materials shall not exceed 34 percent.

**SEC. 51P-145.105. DEVELOPMENT PLAN REVIEW FOR ALL DEVELOPMENT
[WITHIN THE DALLAS ARTS DISTRICT], EXCEPT SUBAREA
1.**

(a) A person desiring to develop property in this district [~~the Dallas Arts District~~] shall consult with the director to discuss whether the project is consistent with the [~~Sasaki Plan and the~~] requirements of this article. The consultation shall occur at the schematic plan stage.

(b) Upon receipt of an application for a building permit for the construction of, or modification to, any building or structure in this district [~~the Dallas Arts District~~], the building official shall refer the permit application and plans to the director for review to determine whether the project complies with the requirements of Section 51P-145.104[~~(b) through (d)~~] of this article. The director shall conduct his review so that his decision on issuance of the permit can be made within 30 days from the date the completed application is submitted to the building official.

(c) If the director determines that the project complies with the requirements of Section 51P-145.104[~~(b) through (d)~~] of this article, he shall refer the permit application and plans back to the building official, who shall issue the permit if all requirements of the construction codes and all other applicable ordinances have been met.

(d) If the director determines that the project does not comply with the requirements of Section 51P-145.104[~~(b) through (d)~~] of this article, he shall direct the building official to deny the permit. (Ord. Nos. 17710; 25508; 26267; 28187)

SEC. 51P-145.106. BOARD OF ADJUSTMENT.

(a) The board of adjustment may grant a special exception to the following requirements of this article if the special exception will not adversely affect neighboring properties [~~appropriate development of the Dallas Arts District~~]:

(1) The Flora Street frontage area use requirements contained in Section 51P-145.105(d)(2) [~~Section 51P-145.104(d)(2)~~], except that the board may not allow a use not permitted in Section 51P-145.105(b) [~~Section 51P-145.104(e)~~].

(2) The Flora Street height restrictions contained in Section 51P-145.104(d)(3), but only if the portion of the building exceeding the maximum height permitted in that section is occupied exclusively by multiple-family uses.

(b) The board of adjustment may not provide a compliance date for a nonconforming use in the district [~~Dallas Arts District~~] under Section 51-4.704(a)(1) unless there has been a change in ownership of the property since the effective date of Ordinance No. 17710. (Ord. Nos. 17710; 25508; 26267)

SEC. 51P-145.107. APPLICABILITY OF SECTION 51-4.702.

The provisions of Section 51-4.702 do not apply to this district [~~the Dallas Arts District~~], except that the city plan commission may approve minor amendments to the development plan and landscape plan that comply with Section 51A-4.702. (Ord. Nos. 17710; 25508; 26267)

SEC. 51P-145.108. NONCONFORMING USES AND STRUCTURES.

(a) In general. Except as otherwise provided in this section, Section 51-4.704 relating to nonconforming uses and structures applies to all uses and structures in this district.

(b) Original nonconforming uses.

(1) Original nonconforming uses are defined as those uses made nonconforming by the passage of this ordinance. Original nonconforming uses do not include uses made nonconforming by amendments to that ordinance.

(2) Section 51.4.704(a)(1), which specifies the procedures for establishing compliance dates for nonconforming uses, does not apply to original nonconforming uses in this district. The board shall not provide a compliance date for original nonconforming uses in this district.

(c) Rebuilding damaged or destroyed nonconforming structures.

(1) If a nonconforming structure is damaged or destroyed by less than 50 percent of its value, the structure may be rebuilt at the same location without the approval of the Board of Adjustment.

(2) If a nonconforming structure is damaged or destroyed by 50 percent or greater of its value, and the structure is rebuilt, it must be rebuilt in accordance with this article.

SEC. 51P-145.109. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-145.110[8]. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorized work, or certificate of occupancy to authorize the operation of a use, [for a building in the Dallas Arts District] until there has been full compliance with [the requirements of Section 51P-145.104(b) through (4) of] this article, the Dallas Development Code, [and with] the construction codes, and all other [applicable] ordinances, rules, and regulations of the city. (Ord. Nos. 17710; 25508; 26102; 26267; 28187)

SEC. 51P-145.111[09]. PRIVATE LICENSE GRANTED IN SUBAREA 1.

(a) The city council grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants (“property owner”), of all property in Subarea 1 for the exclusive purpose of authorizing the parkway landscaping and parkway sign permitted by this article. The property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for the issuance of a parkway landscape or parkway sign permit in accordance with the Dallas City Code. This private license has no termination date, however, the city council reserves and has the absolute right to terminate this license at will by resolution passed by the city council any time such termination becomes necessary. The determination of the city of the necessity for such termination is final and the city will become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when 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 director, each property owner shall remove all improvements and installations in the public right-of-way in a manner satisfactory to the director of public works and transportation.

(b) A property owner is not required to comply with any landscaping and sign requirement if compliance is made impossible due to the director’s revocation of a landscape or sign permit or the revocation of this license.

(c) Upon installation of landscaping, sign, and related amenities, such as irrigation systems, in the public right-of-way, the property owner 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 license granted herein, 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 insurance policy shall be on an occurrence basis, and the city must be named as an additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 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 it is covered by this liability insurance policy.

(d) Each property owner shall be responsible for maintaining the landscaping, sign, and related amenities in good repair and 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, sign, or related amenities. The granting of a license for landscaping, sign, and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way. (Ord. 26267)

SEC. 51P-145.112[0]. PARKWAY LANDSCAPE AND SIGN PERMIT IN SUBAREA 1.

(a) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit and parkway sign permit before locating trees, landscaping, signs, or related amenities in the parkway. An application for a parkway landscape permit and parkway sign permit must be made to the director before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the landscaping, sign, or other amenities proposed.

(b) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the landscaping, sign, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise he shall deny the permit.

(c) A property owner is not required to comply with any parkway landscaping or parkway sign requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit or parkway sign permit.

(d) A parkway landscape permit and parkway sign permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or will unreasonably impair the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping or parkway sign requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit or parkway sign permit.

(e) The issuance of a parkway landscape permit or parkway sign permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 26267)

PROPOSED CONDITIONS

ARTICLE 708.

PD 708.

SEC. 51P-708.101. LEGISLATIVE HISTORY.

PD 708, the Dallas Arts District Extension Area, was established by Ordinance No. 25916, passed by the Dallas City Council on March 9, 2005. (Ord. 25916)

SEC. 51P-708.102. PROPERTY LOCATION AND SIZE.

PD 708 is established on property generally bounded by Routh Street, Central Expressway, Ross Avenue, ~~and~~ Woodall Rodgers Freeway, and St. Paul Street, Ross Avenue, Central Expressway, and San Jacinto Street. The size of PD 708 is approximately 33.14 ~~[17.4]~~ acres. (Ord 25916)

SEC. 51P-708.102.1. VISION.

The Dallas Arts District Connect: Master Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this district.

SEC. 51P-708.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.
- (d) ANN WILLIAMS WAY ~~[FLORA STREET]~~ CENTERLINE means the centerline of the projected 50-foot-wide Ann Williams Way ~~[Flora Street]~~ right-of-way shown on the map (Exhibit 708A).
- (e) ANN WILLIAMS WAY ~~[FLORA STREET]~~ FRONTAGE AREA means the area of each building site within 25 feet of the projected 50-foot-wide Ann Williams Way ~~[Flora Street]~~ right-of-way shown on Exhibit 708A. The projected 50-foot wide Ann Williams Way ~~[Flora Street]~~ right-of-way does not include the conditionally abandoned portion of Ann Williams Way ~~[Flora Street]~~ described in Exhibit 708B.
- (f) **MOBILE FOOD ESTABLISHMENT** means a vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts. (Ord. Nos. 25916; 25931; 28188)

(g) PEDESTRIAN PRIORITY STREETS mean Harwood Street, Routh Street, Olive Street, Leonard Street, Arts Plaza, Ann Williams Way, Woodall Rodgers Service Road and St. Paul Street.

(h) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

SEC.51P-708.104. **CREATION OF SUBDISTRICT 1.**

(a) Subdistrict 1 is established on property located north of San Jacinto Street, south of Ross Avenue, east of St. Paul Street, and west of San Jacinto Street.

(b) All regulations applicable to the CA-1(A) Central Area District apply within this subdistrict.

(c) The following sections apply within this subdistrict: Section 51P-708.105(k), Section 51P-708.105(m) through (t), and Section 51P-708.109.

(d) The accessory use live unit as called out in Section 51P-708.105(a)(14) is allowed in this subdistrict.

SEC. 51P-708.105. **DEVELOPMENT STANDARDS.**

(a) ~~[Sasaki plan. The Dallas Arts District Design Plan prepared by Sasaki Associates, Inc. in August, 1982 (“Sasaki Plan”) (Exhibit 145A to Article 145 of Chapter 51P) shall serve as a guideline for development in this district.~~

(~~b~~) Uses permitted in all parts of this district other than the Ann Williams Way [~~Flora Street~~] frontage area and Subdistrict 1. The following uses are the only main uses permitted in all parts of this district other than in the Ann Williams Way [~~Flora Street~~] frontage area and Subdistrict 1:

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business services uses.

-- Catering service. [must be located in a building with a minimum of one additional main use]

-- Custom business services. [must be located in a building with a minimum of one additional main use]

-- Custom woodworking, furniture construction, or repair. [must be located in a building with a minimum of one additional main use]

-- Job or lithographic printing. [must be located in a building with a minimum of one additional main use]

(3) Industrial uses.

-- None permitted.

- (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - ~~[- Community service center. *[SUP]*~~
 - Convent or monastery. *[SUP]*
 - Library, art gallery, or museum.
 - Open-enrollment charter school. *[SUP]*
 - Private school. *[SUP]*
 - Public school other than an open-enrollment charter school.

- (5) Lodging uses.
 - Hotel or motel.

- (6) Miscellaneous uses.
 - ~~[- Carnival or circus (temporary). *[By special authorization of the building official.]*~~
 - Temporary construction or sales office.

- (7) Office uses.
 - Financial institution without 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.

- (9) Residential uses.
 - Multifamily.
 - Retirement housing.

- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
 - Business school. *[must be located in a building with a minimum of one additional main use]*
 - Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
 - ~~-- Commercial amusement (outside). *[SUP]*~~
 - 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.
- Mobile food establishment.
- Mortuary, funeral home, or commercial wedding chapel.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station.
- Transit passenger shelter.

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Local utilities.
- Post office.

(13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.

(14) Accessory uses.

- Pedestrian skybridge. *[SUP]*
- Live unit.

(b) Live units.

(1) More than one live unit is allowed per lot.

(2) No maximum floor area for a live unit.

(3) If more than three live units are located on one lot, the live units must register with the multifamily inspection program in accordance with Chapter 27.

(c) Accessory uses permitted in all parts of this district other than the Ann Williams Way [Flora Street] frontage area and Subdistrict 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(1) In this part of the district, an accessory helistop is permitted by SUP only.

(2) In this part of the district, an SUP may be required for an accessory medical/infectious waste incinerator. See Section 51A-4.217(b)(3.1).

(3) In this part of the district, a parking garage is considered to be accessory to a main use on the same lot if it is used primarily by owners and occupants and their invitees of the main use during business hours, even if it is used by patrons of other businesses that are not part of the main use on that lot after business hours for a fee.

(d) Uses prohibited in all parts of this district other than the Ann Williams Way [Flora Street] frontage area and Subdistrict 1. In this part of the district, the following uses are prohibited, even as accessory uses:

- Feed store, as defined in Chapter 51.
- Pawn shop.
- Home improvement center, lumber, brick or building materials sales center.
- Swimming pool sales and supply, as defined in Chapter 51.

(e) Uses permitted in the Ann Williams Way [Flora Street] frontage area. The following uses are the only main uses permitted in the Ann Williams Way [Flora Street] frontage area:

(1) Agricultural uses.

- None permitted.

(2) Commercial and business services uses.

- Catering service. *[must be located in a building with a minimum of one additional main use]*
- Custom business services. *[must be located in a building with a minimum of one additional main use]*
- Custom woodworking, furniture construction, or repair. *[must be located in a building with a minimum of one additional main use]*
- Job or lithographic printing. *[must be located in a building with a minimum of one additional main use]*

(3) Industrial uses.

- None permitted.

(4) Institutional and community service uses.

- Child-care facility.
- Church.
- College, university, or seminary.
- ~~[- Community service center. *[SUP]*~~
- Convent or monastery. *[SUP]*
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school. *[SUP]*
- Public school other than an open-enrollment charter school.

(5) Lodging uses.

- Hotel or motel.
- (6) Miscellaneous uses.
 - [- ~~Carnival or circus (temporary). [By special authorization of the building official.]~~
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office *[Subject to the following restrictions: on the ground floor of each building site, no more than 50 [25] percent of the linear frontage along Ann Williams Way [~~Flora Street~~], and no more than 50 [25] percent of the ground floor area within the Ann Williams Way [~~Flora Street~~] frontage area may be occupied by office uses.]*
- (8) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Multifamily.
 - Retirement housing.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
 - Business school. *[must be located in a building with a minimum of one additional main use]*
 - Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
 - 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.
 - Mobile food establishment.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use.
 - Theater.
- (11) Transportation uses.
 - Railroad passenger station.

- Transit passenger shelter.
- (12) Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Local utilities.
 - [~~— Post office.~~]
- (13) Wholesale, distribution, and storage uses.
 - Office showroom/warehouse.
 - Trade center.
- (14) Accessory uses.
 - Live unit.

(f) Accessory uses permitted in the Ann Williams Way [~~Flora Street~~] frontage area. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

- (1) In this part of the district, an accessory helistop is permitted by SUP only.
- (2) In this part of the district, an SUP may be required for an accessory medical/infectious waste incinerator. See Section 51A-4.217(b)(3.1).
- (3) In this part of the district, a parking garage is considered to be accessory to a main use on the same lot if it is used primarily by owners and occupants and their invitees of the main use during business hours, even if it is used by patrons of other businesses that are not part of the main use on that lot after business hours for a fee.

(g) Uses prohibited in the Ann Williams Way [~~Flora Street~~] frontage area. In this part of the district, the following uses are prohibited, even as accessory uses:

- Feed store, as defined in Chapter 51.
- Pawn shop.
- Home improvement center, lumber, brick or building materials sales center.
- Swimming pool sales and supply, as defined in Chapter 51.

(h) Height restrictions in the Ann Williams Way [~~Flora Street~~] frontage area. Within the Ann Williams Way [~~Flora Street~~] frontage area, maximum structure height is 50 feet.

(i) Construction design in the Ann Williams Way [~~Flora Street~~] frontage area. On each building site in the Ann Williams Way [~~Flora Street~~] frontage area:

- (1) at least 50 percent of the linear frontage along Ann Williams Way [~~Flora Street~~] and at least 50 percent of the Ann Williams Way [~~Flora Street~~] frontage area must be covered by a structure of at least 14 vertical feet [~~two stories~~]; and

(2) at least 50 percent of the area of the first ~~[two stories]~~ 14 vertical feet the street wall along Ann Williams Way [Flora Street] and at least 50 percent of the area of the ground floor of the street wall along Ann Williams Way [Flora Street] must consist of transparency [be of transparent material] and used for any combination of retail uses; bar and restaurant uses; professional, personal service, custom crafts uses; and educational uses [display or merchandising]. For the first 14 vertical feet ~~[two stories]~~ of the street wall along the portion of Ann Williams Way [Flora Street] that is farther than 660 feet from a regulated highway, and therefore not subject to the Highway Beautification Act, the display may consist of artwork or district activity signs in addition to any other permitted display or merchandising.

~~(j) [Woodall Rodgers Freeway service road sidewalk requirements. All sidewalks fronting the Woodall Rodgers Freeway service road must have a minimum width of 10 feet.]~~

~~(k)~~ Parking.

(1) All permanent parking within the Ann Williams Way [Flora Street] frontage area must be either underground or concealed within a building with a facade that is similar in appearance to the facades of non-parking buildings, except that at-grade (not underground or within a building) parking is permitted for up to a maximum of 10 percent of the total parking provided on a building site if allocated by lease or specific signage for retail and personal service uses, handicapped parking, or visitor parking. Surface parking in other locations must be located to the rear of the main structure and screened in accordance with Section 51A-4.602, except that up to a maximum of 10 percent of the total parking provided on a building site may be located in front of the main structure and unscreened if allocated by lease or specific signage for retail and personal service uses, handicapped parking, or visitor parking.

(2) Live unit. One parking space per live unit is required.

~~(k)(4)~~ Loading. Off-street loading and maneuvering areas must be screened in accordance with Section 51A-4.602(b). Vehicular ingress or egress to a loading facility is not permitted from North Pearl Street, Ross Avenue, and Ann Williams Way [Flora Street]. Off-street loading is not permitted at ground level in any location that is adjacent to and visible from Ann Williams Way [Flora Street].

~~(m) [Residential use requirements. The yard, lot, and space regulations for residential uses in this district are the same as for other permitted nonresidential uses in this district.]~~

~~(l)(n)~~ Central Area-1 District standards. Unless otherwise provided in this article, all regulations applicable to the CA-1(A) Central Area District apply within this district.

~~(o) [Flora Street sidewalk requirements. All sidewalks fronting on Flora Street must have a minimum width of seven feet extending from the property line into the right of way, with a single row of street trees between the sidewalk and the back of the street curb in minimum 16 square foot planting areas with tree grates, in any configuration ranging from two feet by eight feet to four feet by four feet.]~~

~~(m)(p)~~ Mobile food establishments.

(1) A mobile food establishment is permitted only on private property or as part of a special event permit.

(2) A mobile food establishment must comply with all of the requirements of Chapter 17, "Food Establishments," of the Dallas City Code. (Ord. Nos. 25916; 28188)

(n) Transparency. A minimum of 50 percent transparency on the ground floor for the first 14 vertical feet is required on Pearl Street, Ross Avenue, and pedestrian priority streets.

(o) Setbacks. Minimum front yard setback on Ross Avenue is 10 feet.

(p) Sidewalks.

(1) Except as otherwise provided in this subsection, sidewalks must be a minimum unobstructed width of six feet. Obstructions include metal tree grates and other tree guards.

(2) Sidewalks on Pearl Street, Ann Williams Way, Ross Avenue, and Woodall Rodgers Freeway service road must be a minimum unobstructed width of eight feet. Obstructions include metal tree grates and other tree guards.

(q) Landscaping.

(1) In general.

(A) Unless otherwise provided in this subsection, the definitions in Section 51A-10.101 apply.

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

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

(2) Landscape plan submission.

(A) A landscape plan must be submitted to the building official with the application for a building permit for work on the lot. For landscape plans that are not submitted electronically, a landscape plan submission must consist of two blue-line or black-line prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40 feet, one inch equals 30 feet, etc.) and be on a standard drawing sheet of a size not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36-inch by 48-inch sheet must be drawn with appropriate match lines on two or more sheets.

(B) A landscape plan must contain the following information:

(i) Date, scale, north point, and the names, addresses, and telephone numbers of each property owner and the person preparing the plan.

(ii) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, and the zoning classification of adjacent properties. A vicinity map should also be attached to or made a part of the plan.

(iii) Location of centerlines of overhead and underground utility lines within and adjacent to the building site, and the location of all utilities, utility easements, including the location of utility poles, generators, and equipment, and any items listed in Section 51A-10.104(h).

- (iv) Project name, street address, and lot and block description.
 - (v) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).
 - (vi) Locations and dimensions of required landscape areas.
 - (vii) Complete description of plant materials shown on the plan, including names (common and scientific name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in diameter must be specifically indicated to be counted as required landscape trees.
 - (viii) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided internal to parking areas and the number and location of required off-street parking and loading spaces.
 - (ix) An indication of which protected trees will be removed during construction and how existing healthy trees proposed to be retained will be protected from damage during construction.
 - (x) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.
 - (xi) A description of proposed watering methods or an irrigation plan.
 - (xii) Location of visibility triangles on the premises (if applicable).
 - (xiii) Existing and proposed locations of trees transplanted on-site.
- (3) Street trees.
- (A) Species. Street trees must be any of the following species:

<u>Bald Cypress</u>	<u>Cedar Elm</u>	<u>Burr Oak</u>	<u>Mexican White Oak</u>
<u>Allee Elm</u>	<u>Lacebark Elm</u>	<u>Chinquapin Oak</u>	<u>Shumard Oak</u>
<u>American Elm</u>	<u>Magnolia</u>	<u>Live Oak</u>	<u>Pecan</u>
<u>Bosque Elm</u>			
 - (B) Caliper inches. Street trees must be a minimum of four caliper inches.
 - (C) Clearance. Street trees must provide a minimum vertical clearance of six feet above required sidewalk before branching at time of installation.
 - (D) Irrigation. Automatic irrigation is required.
 - (E) Number of rows.
 - (i) Pearl Street, Ross Avenue, and pedestrian priority streets require a single row of street trees.

(ii) Ann Williams Way must have a double row of street trees.

(F) Spacing. Unless there is a conflict with utilities, street trees must be spaced as follows:

(i) Except as otherwise provided in this paragraph, street trees must be spaced a minimum of 25 feet and a maximum of 40 feet, on center, less points of access and visibility triangles, and must be two to four feet from the back of curb.

(ii) Ann Williams Way Street.

(aa) Street trees must be spaced a minimum of 25 feet and a maximum of 30 feet, on center, per street front.

(bb) The first row of trees must be two to four feet from the back of curb.

(cc) The second row of trees must be placed 12 feet or more from the building façade on center.

(G) Soil and planting area requirements. For each street tree installation, a minimum of 36 inches of soil depth and 25 square feet of open soil area and a combination of open soil area, covered soil area, and root paths for a minimum of 240 cubic feet of soil volume. Street trees planted in less than 480 cubic feet of soil volume do not count as replacement trees for purposes of Division 51A-10.1300.

(F) Waiver. The building official may waive the minimum requirements if a landscape architect certifies that:

(i) The proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the plant materials affected; the depth to impermeable subsurface prohibits minimum soil depth requirements; or that the proposed structural soils or suspended paving system are sufficient to support the healthy and vigorous growth of the plant materials; or

(ii) The spacing requirements conflict with utilities.

(r) Lighting.

(1) Height.

(A) Pole-mounted pedestrian street light fixtures must be a minimum height of 12 feet and a maximum height of 15 feet.

(B) Vehicular light fixtures may not exceed 30 feet.

(2) Street light poles must be white, silver, or gray.

(3) Pedestrian lighting, measured at the ground plane, must be a minimum of 0.25 footcandles and an average of 0.5 footcandles.

(4) Street light fixtures must maintain a consistent color temperature of lightning between 2,500K and 4,500K along all streetscapes.

(s) Fencing. Chain-link, vinyl, and plastic fencing is prohibited.

(t) Ground and roof building systems. Mechanical equipment and utilities must not be visible from a public right-of-way.

(u) Reflectivity. The exterior visible reflectance of exterior building materials shall not exceed 34 percent.

SEC. 51P-708.106[5]. BUILDING PERMIT REVIEW.

(a) A person desiring to develop property in this district shall consult with the director to discuss whether the project is consistent with the [~~Sasaki plan and the~~] requirements of this article. The consultation shall occur at the schematic plan stage.

(b) Upon receipt of an application for a building permit for the construction of, or modification to, any building or structure in this district, the building official shall refer the permit application and plans to the director for review to determine whether the project complies with the requirements of Section 51P-708.105[~~4(b) through (p)~~] of this article. The director shall conduct this review so that the director's decision on issuance of the permit can be made within 30 days from the date the completed application is submitted to the building official.

(c) If the director determines that the project complies with the requirements of Section 51P-708.105[~~4(b) through (p)~~] of this article, the director shall refer the permit application and plans back to the building official, who shall issue the permit if all requirements of the construction codes and all other applicable ordinances have been met.

(d) If the director determines that the project does not comply with the requirements of Section 51P-708.105[~~4(b) through (p)~~] of this article, the director shall direct the building official to deny the permit. (Ord Nos. 25916; 28188)

SEC. 51P-708.107[6]. BOARD OF ADJUSTMENT.

(a) The board of adjustment may grant a special exception to the following requirement of this article if the special exception will not adversely affect appropriate development of this district: the Ann Williams Way [~~Flora Street~~] frontage area height restrictions in Section 51P-708.105(h) [~~Section 51P-708.104(h)~~], but only if the portion of the building exceeding the maximum height permitted in that section is occupied exclusively by multifamily uses.

(b) The board of adjustment may not provide a termination date for a nonconforming use in the Dallas Arts District Extension Area under Section 51A-4.704(a)(1) unless there has been a change in ownership of the property since March 9, 2005. (Ord. 25916)

SEC. 51P-708.108[7]. APPLICABILITY OF SECTION 51A-4.702.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 25916)

SEC. 51P-708.109. NONCONFORMING USES AND STRUCTURES.

(a) In general. Except as otherwise provided in this section, Section 51A-4.704 relating to nonconforming uses and structures applies to all uses and structures in this district.

(b) Original nonconforming uses.

(1) Original nonconforming uses are defined as those uses made nonconforming by the passage of this ordinance. Original nonconforming uses do not include uses made nonconforming by amendments to that ordinance.

(2) Section 51.4.704(a)(1), which specifies the procedures for establishing compliance dates for nonconforming uses, does not apply to original nonconforming uses in this district. The board shall not provide a compliance date for original nonconforming uses in this district.

(c) Rebuilding damaged or destroyed nonconforming structures.

(1) If a nonconforming structure is damaged or destroyed by less than 50 percent of its value, the structure may be rebuilt at the same location without the approval of the Board of Adjustment.

(2) If a nonconforming structure is damaged or destroyed by 50 percent or greater of its value, and the structure is rebuilt, it must be rebuilt in accordance with this article.

SEC. 51P-708.110[08]. ADDITIONAL PROVISIONS.

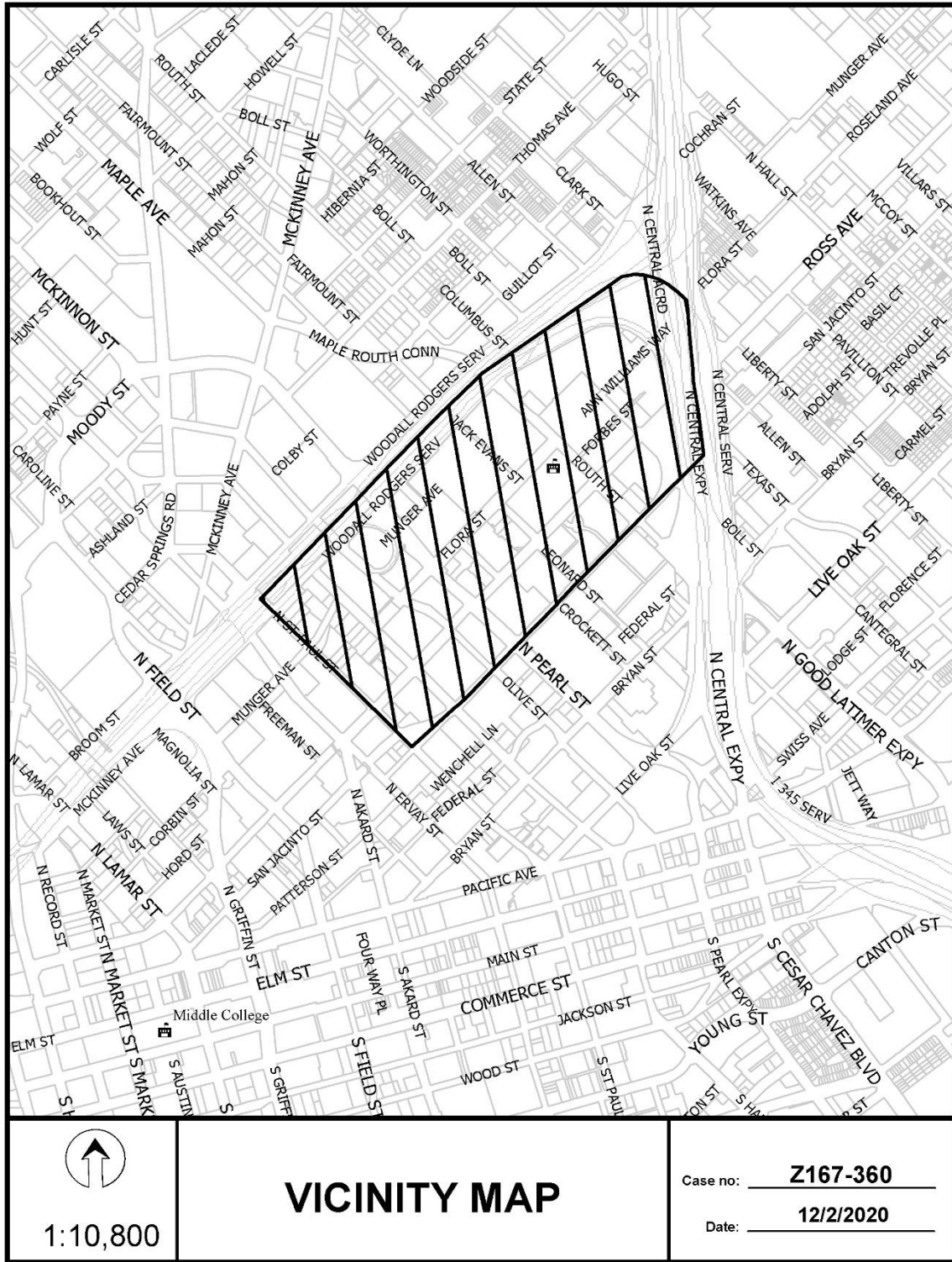
(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 25916)

SEC. 51P-708.111[09]. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with the requirements of this article, and with the construction codes and all other ordinances, rules, and regulations of the city. (Ord. 25916)



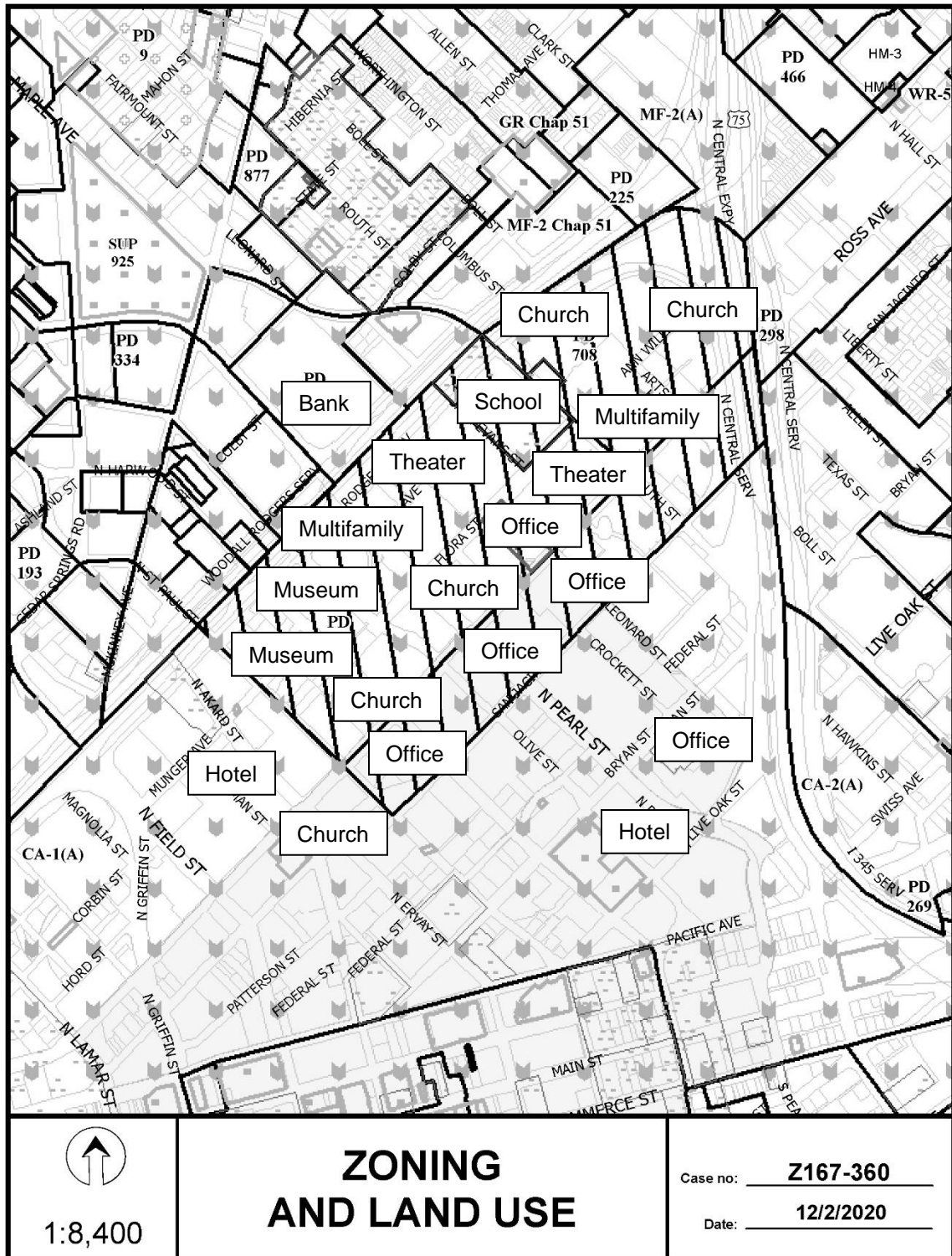


1:8,400

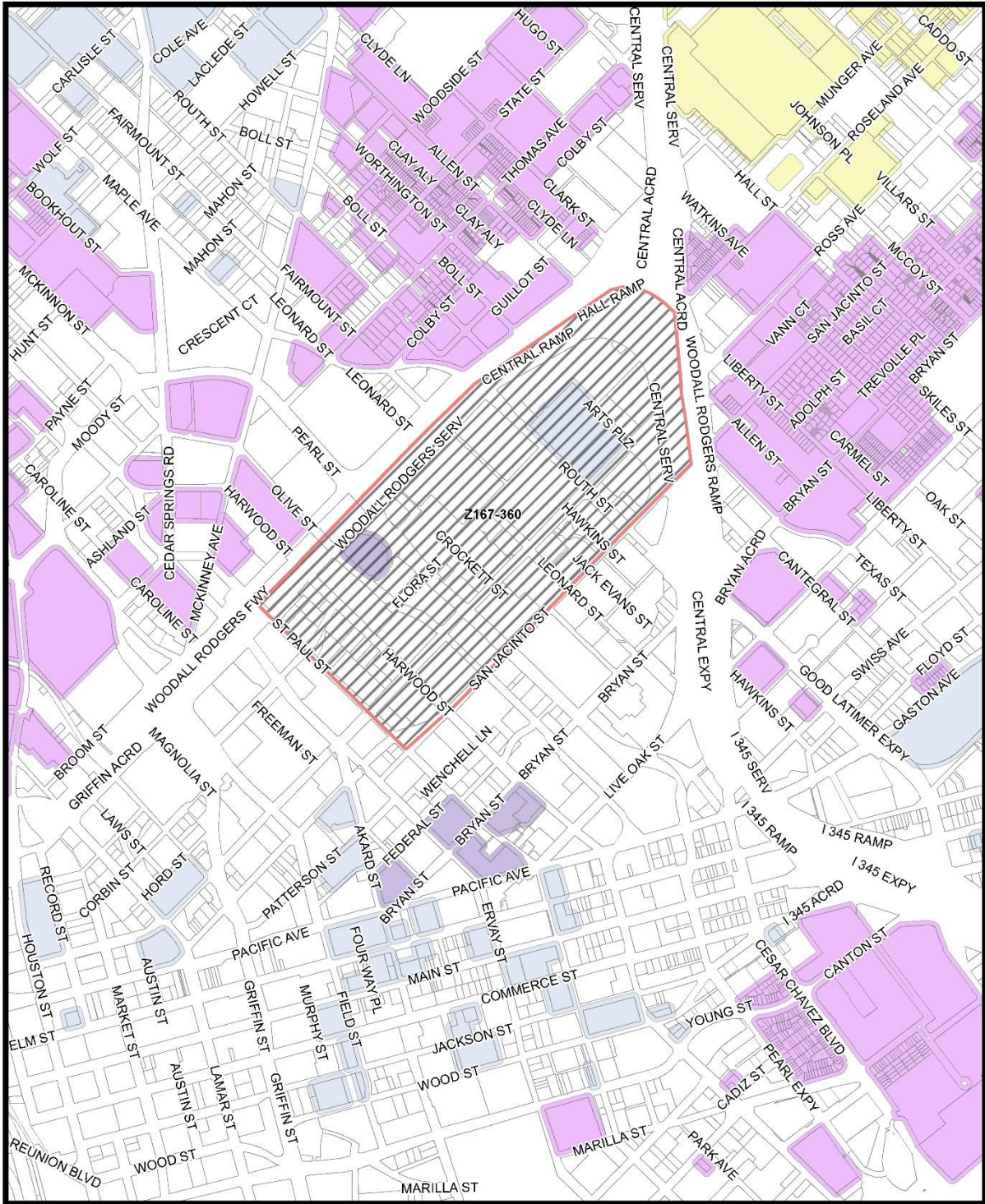
AERIAL MAP

Case no: Z167-360

Date: 12/2/2020



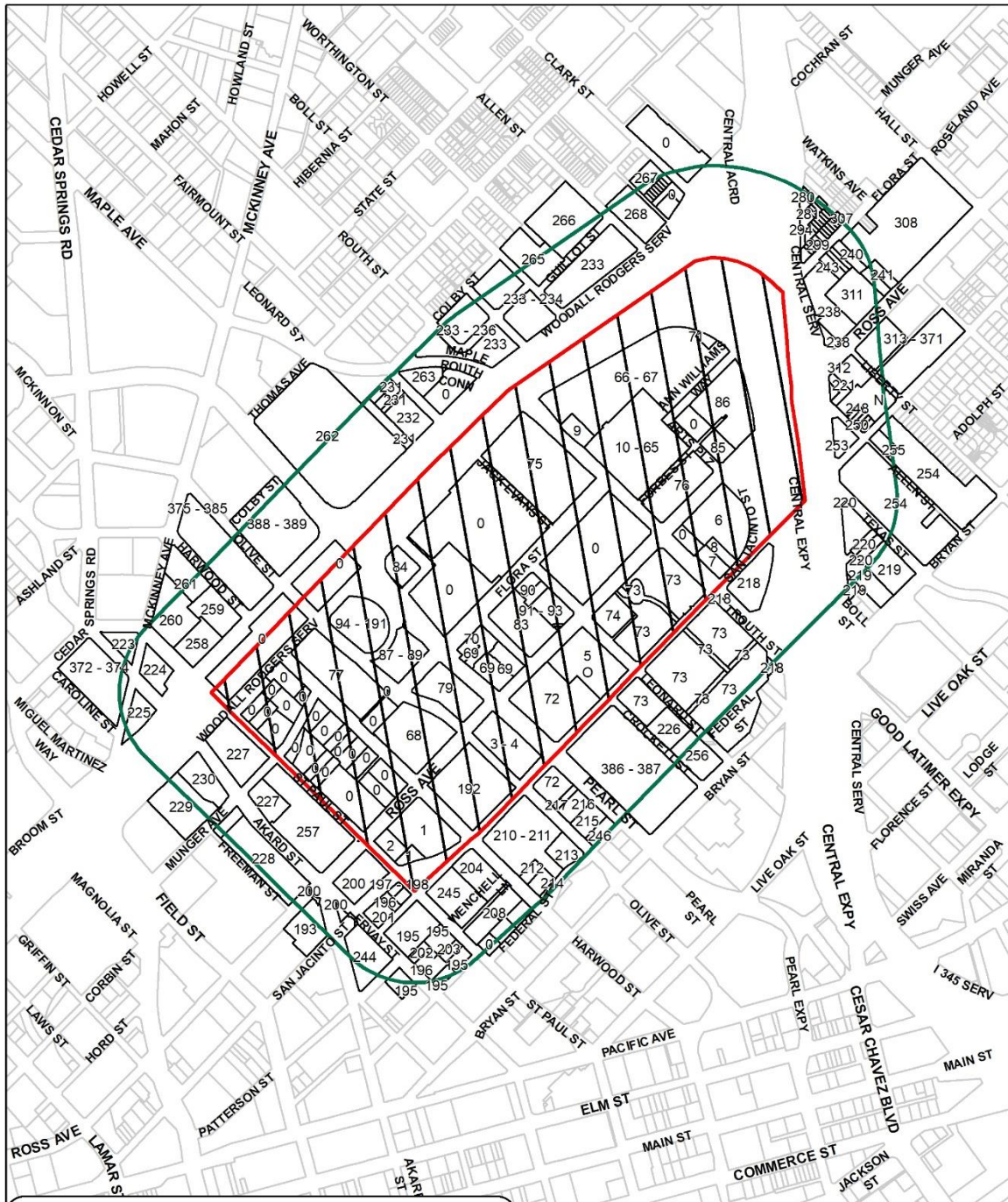
Z167-360(NW)



Market Value Analysis

Printed Date: 12/2/2020

CPC RESPONSES



417	Property Owners Notified (236 parcels)
5	Replies in Favor (4 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
12/17/2020	Date

**Z167-360
CPC**



1:8,400

12/16/2020

Reply List of Property Owners***Z167-360******417 Property Owners Notified 5 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1925 SAN JACINTO ST	FIRST UNITED METHODIST
	2	750 N ST PAUL ST	ST PAUL PLACE OWNER LLC
	3	2100 ROSS AVE	DALLAS 2100 ROSS LP
	4	2002 ROSS AVE	DALLAS 2100 ROSS LP
O	5	2318 ROSS AVE	HALL ARTS TOWER LLC
	6	2632 ROSS AVE	DART
	7	2603 SAN JACINTO ST	Taxpayer at
	8	2611 SAN JACINTO ST	Taxpayer at
	9	1816 ROUTH ST	ST PAUL METHODIST CHURCH
	10	1722 ROUTH ST	BILLINGSLEY ARTS
	11	1722 ROUTH ST	BILLINGSLEY ARTS PARTNERS LTD
	12	1717 ARTS PLAZA DR	HENRY BARRY &
	13	1717 ARTS PLAZA DR	WELLIK JOHN & SUSAN
	14	1717 ARTS PLAZA DR	RISMAN CLIFFORD J
	15	1717 ARTS PLAZA DR	KEENAN TERESA &
	16	1717 ARTS PLAZA DR	BOWLES JOHN R &
	17	1717 ARTS PLAZA DR	DANGEL RICHARD IRREVOCABLE TR
	18	1717 ARTS PLAZA DR	SHINN GRESHAM J
	19	1717 ARTS PLAZA DR	LUTHER JEANETTE A
	20	1717 ARTS PLAZA DR	MULFORD ROSS CLAYTON
	21	1717 ARTS PLAZA DR	STEPHENSON JAMES & GUADALUPE
	22	1717 ARTS PLAZA DR	MACMAHON CANDACE W
	23	1717 ARTS PLAZA DR	JEFFERS HARRIET H REVOCABLE TRUST
	24	1717 ARTS PLAZA DR	ABEL FAMILY SURVIVORS TRUST
	25	1717 ARTS PLAZA DR	WOODS SCOTT A &
	26	1717 ARTS PLAZA DR	KULP ROBERT S & LISA P12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1717 ARTS PLAZA DR	NEWELL SUSAN CAROL
	28	1717 ARTS PLAZA DR	OLIVER GERMAN & DIANA
	29	1717 ARTS PLAZA DR	NDM EXEMPT TRUST
	30	1717 ARTS PLAZA DR	MARPLE BRADLEY F &
	31	1717 ARTS PLAZA DR	ARTS RESIDENTIAL PARTNERS INC
	32	1717 ARTS PLAZA DR	SAYARE MITCHEL & CHRISTINA
	33	1717 ARTS PLAZA DR	KILGUST RICHARD R & MARY L TRUST
	34	1717 ARTS PLAZA DR	HULSEY ROBERT A & SHARON D
	35	1717 ARTS PLAZA DR	RAYNOR KIMBERLY MARIE
	36	1717 ARTS PLAZA DR	MASCARENHAS WINSTON L
	37	1717 ARTS PLAZA DR	DROESE DAVID N & SUZANNE S
	38	1717 ARTS PLAZA DR	FORD HUNTERS GLEN TRUST
	39	1717 ARTS PLAZA DR	ROSENSTOCK STEPHEN A & GLORIA G
	40	1717 ARTS PLAZA DR	LAUREN M CORR 2006 IRREVCABLE TRUST
	41	1717 ARTS PLAZA DR	HEPFNER JAMES P & MARGETTE G
	42	1717 ARTS PLAZA DR	STRICK JEREMY ADAM &
	43	1717 ARTS PLAZA DR	FORMAN JAMES TR & ADELE C TR
	44	1717 ARTS PLAZA DR	WANGERMANN JOHN P & MAUREEN A
	45	1717 ARTS PLAZA DR	MILLER CAROLYN LACY
	46	1717 ARTS PLAZA DR	JAFFRE RICHARD T & JEAN S
	47	1717 ARTS PLAZA DR	CROW RANDY J &
	48	1717 ARTS PLAZA DR	CHAMBERS JAMES H &
	49	1717 ARTS PLAZA DR	MCCOOL MARK LANDON
	50	1717 ARTS PLAZA DR	SIMMONS ELIZABETH A
	51	1717 ARTS PLAZA DR	DOOLIN KALETA A
	52	1717 ARTS PLAZA DR	COMBS DON C & TROYLEIGH Y
	53	1717 ARTS PLAZA DR	CARLIN ARTHUR M
	54	1717 ARTS PLAZA DR	VEALE MICHAEL R FAMILY TR
	55	1717 ARTS PLAZA DR	KEEP GARY D & ELIZABETH R

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	56	1717 ARTS PLAZA DR	PAPALIA ROCCO
	57	1717 ARTS PLAZA DR	ORDINARIO PAUL PALMA &
	58	1717 ARTS PLAZA DR	BRAME RON LIVING TRUST THE
	59	1717 ARTS PLAZA DR	CGLR PROPERTIES LLC
	60	1717 ARTS PLAZA DR	DERMAN ANDREW B & LYNN E &
	61	1717 ARTS PLAZA DR	STEINSTREILEIN JOAN
	62	1717 ARTS PLAZA DR	BYRNE MOLLY L
	63	1717 ARTS PLAZA DR	DERMAN ANDREW B & LYNN E
	64	1717 ARTS PLAZA DR	COBB BONNIE
	65	1717 ARTS PLAZA DR	PENA LUCILO &
	66	1035 YOUNG ST	DALLAS TERM RY & UN DEPOT
	67	2702 WOODALL RODGERS FWY	CROW BILLINGSLEY 17
	68	2001 ROSS AVE	CRESCENT ROSS AVENUE INVESTORS LP
	69	1722 PEARL ST	CSG RC
	70	2251 PEARL ST	CSG RC
	71	2880 WOODALL RODGERS FWY	CROW BILLINGSLEY #17 LTD
	72	720 OLIVE ST	FPG CT OWNER LP
	73	830 LEONARD ST	SPIRE DEVELOPMENT HOLDINGS LLC
	74	2400 ROSS AVE	SOUTHWESTERN BELL
	75	2501 FLORA ST	Dallas ISD
	76	2611 ROSS AVE	ARTS GFPG LLC
	77	2021 FLORA ST	NASHER FOUNDATION THE
	78	901 PEARL ST	FLORA PARKING LLC
	79	2101 ROSS AVE	DALLAS BAR FOUNDATION
O	80	2323 ROSS AVE	HALL LONE STAR ASSOC LP
O	81	2350 FLORA ST	HALL ARTS RESIDENCE LLC
O	82	2350 FLORA ST	HALL LONE STAR ASSOCS LP
	83	2323 ROSS AVE	MASAVEU ROSS AVENUE LLC
	84	1900 N PEARL ST	STRS OHIO TX REAL ESTATE
	85	1704 ARTS PLAZA	DALLAS BLACK DANCE THEATE

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	86	2809 ROSS AVE	FELLOWSHIP CHURCH
	87	901 PEARL ST	ATELIER APARTMENTS LLC
	88	901 PEARL ST	ATELIER LOFTS LP &
	89	901 PEARL ST	FLORA PARKING LLC &
	90	2323 ROSS AVE	FLORA LEONALR RETAIL RE LLC
	91	2323 ROSS AVE	FLORA LEONARD RETAIL RE LLC
	92	2323 ROSS AVE	LEONARD HOTEL RE LLC
	93	2323 ROSS AVE	HALL ARTS RESIDENCES LLC
	94	1918 OLIVE ST	SHAH BIPIN C & MRUNALINI
	95	1918 OLIVE ST	MUSEUM TOWER LP
	96	1918 OLIVE ST	ROZZELL CHRISTOPHER DAVID &
	97	1918 OLIVE ST	BROWN STEPHEN L & ANN B
	98	1918 OLIVE ST	PUCKETT ANNE LYNNE &
	99	1918 OLIVE ST	DAVISON STEVEN K & SARAH J
	100	1918 OLIVE ST	FRIEZO MICHAEL P & MICHELE
	101	1918 OLIVE ST	FITZGERALD ROSE M
	102	1918 OLIVE ST	STENZLER MARTIN &
	103	1918 OLIVE ST	BERWICKSHIRE PROPERTIES LLC
	104	1918 OLIVE ST	BICKFORD MICHAEL ALLEN & KATHY GALLAGHER TR
	105	1918 OLIVE ST	SHINN BARBARA
	106	1918 OLIVE ST	REGEN INVESTMENTS LTD
	107	1918 OLIVE ST	FEARON REGEN HORCHOW
	108	1918 OLIVE ST	ELYSIUM FAMILY TRUST
	109	1918 OLIVE ST	TERRY J COOK FAMILY LP
	110	1918 OLIVE ST	ANNESE DANIEL M &
	111	1918 OLIVE ST	SOLOMON MARK S
	112	1918 OLIVE ST	WAISANEN LARRY J & MARILYN J
	113	1918 OLIVE ST	DAUGHTERS APARTMENT LLC
	114	1918 OLIVE ST	DALLAS MT TRUST

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	115	1918 OLIVE ST	NELSON MARGARET J REVOCABLE
	116	1918 OLIVE ST	MT 902 LLC
	117	1918 OLIVE ST	MUELLER TERRY
	118	1918 OLIVE ST	DUNAYER ADAM & JENICE
	119	1918 OLIVE ST	HENDERSON REBECCA & RALPH
	120	1918 OLIVE ST	HOWELL DOUG & DIANNE
	121	1918 OLIVE ST	HUTCHESON JAMES
	122	1918 OLIVE ST	NANDA SERVICES LTD
	123	1918 OLIVE ST	NELSON GREGORY J & KATHERINE A
	124	1918 OLIVE ST	NAVIAS CRAIG & ESTHER TRUST THE
	125	1918 OLIVE ST	BRIDWELL JENNIFER S
	126	1918 OLIVE ST	RODGERS STEPHAN SCOTT
	127	1918 OLIVE ST	WEBBER REVOCABLE TRUST
	128	1918 OLIVE ST	MILLS MATTHEW &
	129	1918 OLIVE ST	HINOJOSA NOE JR & MARCIA G
	130	1918 OLIVE ST	NUTKIS DANIEL S & STACY
	131	1918 OLIVE ST	DBG SP HOLDINGS LLC
	132	1918 OLIVE ST	CASHON KELLIE W
	133	1918 OLIVE ST	HIDUKE MARK ANDREW
	134	1918 OLIVE ST	ESREY CARL
	135	1918 OLIVE ST	PARK & PEARL LLC
	136	1918 OLIVE ST	SHORT DONALD W & ANN M
	137	1918 OLIVE ST	HAAS ROBERT BRADLEY
	138	1918 OLIVE ST	CARTY DONALD J & ANA M
	139	1918 OLIVE ST	KENDRICK GRETCHEN &
	140	1918 OLIVE ST	GRUBER MIKE & DIANE
	141	1918 OLIVE ST	NICKELL ROBERT A
	142	1918 OLIVE ST	LMR FAMILY TRUST
	143	1918 OLIVE ST	HSIEH JACKSON
	144	1918 OLIVE ST	I LMR INVESTMENTS LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	145	1918 OLIVE ST	FISCHER BENNO JOHN &
	146	1918 OLIVE ST	OWENS GARY W & CARA G
	147	1918 OLIVE ST	NAFTALIS RICHARD C &
	148	1918 OLIVE ST	CHEATHAM RICHARD M & TRACY B
	149	1918 OLIVE ST	CRAIG REVOCABLE TRUST
	150	1918 OLIVE ST	
	151	1918 OLIVE ST	SIMON KAREN J
	152	1918 OLIVE ST	FIELDS DAVID
	153	1918 OLIVE ST	GARTNER JAY S & MARY JO HERNANDEZGARTNER
	154	1918 OLIVE ST	HUGHES JOSEPH V JR & HOLLY O
	155	1918 OLIVE ST	MADDREY WILLIS
	156	1918 OLIVE ST	POP LIFE LLC
	157	1918 OLIVE ST	BASS ALICE WORSHAM
	158	1918 OLIVE ST	LEE WEIPING ANDREW &
	159	1918 OLIVE ST	FOX PATRICK & CYNTHIA E
	160	1918 OLIVE ST	TELFER GEOFFREY DAVID
	161	1918 OLIVE ST	BAGHERI MAMAD
	162	1918 OLIVE ST	SIMON KAREN J
	163	1918 OLIVE ST	CARBONA JOHN A
	164	1918 OLIVE ST	B 29 PROPERTIES LLC
	165	1918 OLIVE ST	CHERRY DAVID L & CARYL E
	166	1918 OLIVE ST	KOCUREK SCOTT L &
	167	1918 OLIVE ST	DOERING JOAN
	168	1918 OLIVE ST	SADDINGTON ROD
	169	1918 OLIVE ST	BARSACHS EDWIN HARRY JR &
	170	1918 OLIVE ST	CLENDENING JOHN & HAZEL
	171	1918 OLIVE ST	SIEGERT PAUL ERIC REVOCABLE
	172	1918 OLIVE ST	CAPELA JILL D
	173	1918 OLIVE ST	SINGH ASHIT & KIRTI
	174	1918 OLIVE ST	GOLDFARB IRA

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	175	1918 OLIVE ST	KAPLAN ROBERT S
	176	1918 OLIVE ST	WILSON FAMILY TRUST THE
	177	1918 OLIVE ST	RODRIGUEZ JOSELITA
	178	1918 OLIVE ST	GLAZER MIKE
	179	1918 OLIVE ST	CREED GREG & CAROLYN FAMILY TRUST
	180	1918 OLIVE ST	ANDREWS MARK
	181	1918 OLIVE ST	RUBINSTEIN LISA G
	182	1918 OLIVE ST	KRUGER DAVID SHADE
	183	1918 OLIVE ST	TRAWEEK JAMES W JR &
	184	1918 OLIVE ST	IVY R STEVEN &
	185	1918 OLIVE ST	JOHNSON STEPHEN &
	186	1918 OLIVE ST	FERRY THOMAS A &
	187	1918 OLIVE ST	HICKS THOMAS O & CINDA CREE
	188	1918 OLIVE ST	CHRIST FAMILY TRUST THE
	189	1918 OLIVE ST	PHH REVOCABLE MANAGEMENT TRUST
	190	1918 OLIVE ST	42 NORTH LLC
	191	1918 OLIVE ST	SIEGERT PAUL ERIC
	192	2000 ROSS AVE	2000 ROSS AVENUE LP
	193	1516 ROSS AVE	YMCA OF METROPOLITAN DALLAS
	194	1516 ROSS AVE	YMCA OF METROPOLITAN DALLAS
	195	1610 PATTERSON AVE	FIRST BAPTIST CHURCH OF
	196	1801 SAN JACINTO ST	FIRST BAPTIST CHURCH OF
	197	1707 SAN JACINTO ST	FIRST BAPTIST CHURCH OF
	198	1707 SAN JACINTO ST	FIRST BAPTIST CHURCH OF
	199	701 N ST PAUL ST	FIRST BAPTIST CHURCH OF
	200	1806 ROSS AVE	ROSS TOWER SCHPI LP
	201	1707 SAN JACINTO ST	FIRST BAPTIST CHURCH OF
	202	1700 PATTERSON AVE	FIRST BAPTIST CHURCH OF
	203	1801 FEDERAL ST	FIRST BAPTIST CHURCH OF

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	204	717 N HARWOOD ST	WC 717 N HARWOOD PROPERTY LLC
	205	601 N HARWOOD ST	FPG DMT HARWOOD LP
	206	1801 FEDERAL ST	FPG-DMT HARWOOD LP
	207	1803 FEDERAL ST	1999 ASSOCIATES LTD
	208	609 N HARWOOD ST	MAHER PROPERTIES TWO
	209	1802 FEDERAL ST	BRYAN STREET OFFICE LP
	210	704 N HARWOOD ST	POLLOCK REALTY CORP
	211	704 N HARWOOD ST	BRYAN TOWER LP
	212	606 N HARWOOD ST	FROST NATL BANK TRUSTEE
	213	605 OLIVE ST	BT PARKS LP
	214	600 N HARWOOD ST	BT PARKS L P
	215	711 PEARL ST	OLIVE PEARL PARK LP
	216	723 N PEARL ST	OLIVE PEARL PARK LP
	217	708 OLIVE ST	Taxpayer at
	218	2502 SAN JACINTO ST	DALLAS AREA RAPID TRANSIT
	219	2709 BRYAN ST	TM DEVELOPMENT PARTNERS LTD
	220	825 TEXAS ST	TM DEVELOPMENT PTNRS LP
	221	3008 ROSS AVE	Taxpayer at
	222	1030 N CENTRAL EXPY	Taxpayer at
	223	1899 MCKINNEY AVE	RPC 1899 MCKINNEY LLC
	224	1845 WOODALL RODGERS FWY	WDC FUB OFFICE OWNER LLC
	225	2121 N AKARD ST	2121 AKARD PS LP
	226	717 LEONARD ST	DIGITAL 717 LEONARD LP
	227	1900 N AKARD ST	HUNT DALLAS OFFICE LP
	228	1717 N AKARD ST	INLAND AMERICAN LODGING DALLAS AKARD LIMITED PARTN
	229	1616 WOODALL RODGERS FWY	ONCOR ELECTRIC DELIVERY CO LLC
	230	1901 N AKARD ST	CLEMENTS FOUNDATION
	231	2125 FAIRMOUNT ST	FEDERAL RESERVE BANK

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
232	2113	FAIRMOUNT ST	FEDERAL RESERVE BANK OF
233	2121	ROUTH ST	POST APARTMENT HOMES LP
234	2121	ROUTH ST	POST APARTMENT HOMES LP
235	2121	ROUTH ST	POST APARTMENT HOMES LP
236	2121	ROUTH ST	POST APARTMENT HOMES LP
237	3020	FLORA ST	Taxpayer at
238	1700	N CENTRAL EXPY	DUCKINS PARTNERS LTD A TX
239	3125	ROSS AVE	Taxpayer at
240	3024	FLORA ST	Taxpayer at
241	3129	ROSS AVE	IVEY HOLDINGS LLC
242	3022	FLORA ST	Taxpayer at
243	3016	FLORA ST	Taxpayer at
244	500	N AKARD ST	ROSS TOWER SCHPI LP
245	608	N ST PAUL ST	FIRST BAPTIST CHURCH OF
246	701	PEARL ST	OLIVE PEARL PARK LP
247	1010	ALLEN ST	ALLEN STREET BROWNSTONE
248	1008	ALLEN ST	C&C RESIDENTIAL PROPERTIES INC
249	1006	ALLEN ST	DESILVA SUZANNE
250	1004	ALLEN ST	NEAGLE TIMOTHY JOHN
251	1002	ALLEN ST	ZAZO CHRISTOPHER J
252	1000	ALLEN ST	DURON MARCUS S
253	2909	SAN JACINTO ST	Taxpayer at
254	910	TEXAS ST	910 TX PARTNERS LLC
255	3000	SAN JACINTO ST	THREE THOUSAND SJ LLC
256	2323	BRYAN ST	DIGITAL BRYAN STREET PS
257	1807	ROSS AVE	HUNT ROSS AKARD LLC
258	1909	WOODALL RODGERS FWY	L & W REAL ESTATE LLC
259	2121	N HARWOOD ST	L & W REAL ESTATE LLC
260	1900	MCKINNEY AVE	MCP 1900 MCKINNEY LLC
261	1920	MCKINNEY AVE	1900 MCKINNEY HARWOOD LLC
262	2200	N PEARL ST	FEDERAL RESERVE BANK OF
263	2121	MAPLE AVE	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	264	7 FAIRMOUNT ST	Taxpayer at
	265	2106 BOLL ST	ALAMO MANHATTAN UPTOWN LLC
	266	2826 GUILLOT ST	ONCOR ELECRTCIC DELIVERY COMPANY
	267	2101 CLARK ST	3010 STATE ST LP
	268	2201 ALLEN ST	ROMAN CATHOLIC DIOCESE DALLAS
	269	2111 CLARK ST	HAGER GEOFFREY A &
	270	2111 CLARK ST	GILLILAND WILLIAM
	271	2111 CLARK ST	GRECO STEPHEN C
	272	2111 CLARK ST	PETERSON JEFFERY
	273	2111 CLARK ST	LUCHT CHAD
	274	2111 CLARK ST	STOUTJESDYK JAMES
O	275	2111 CLARK ST	KOONE WILLIAM D
	276	2111 CLARK ST	CHEN ANDREW LI &
	277	3025 CLAMATH DR	TWIN LAKES PLAZA LP
	278	3025 CLAMATH DR	ELLIS BRENT M
	279	3023 CLAMATH DR	BRANGAN PATRICK JOSEPH
	280	3017 CLAMATH DR	BERNHARDT CANDY & LEIGH R
	281	3016 CLAMATH DR	TWIN LAKES PLAZA LP
	282	3018 CLAMATH DR	GREEN JAMES AARON
	283	3020 CLAMATH DR	MABERRY DONNIE R & MELISSA
	284	3022 CLAMATH DR	BAUER TANNER LYNN
	285	3024 CLAMATH DR	SHINN CRAIG M & ANDREA
	286	3026 CLAMATH DR	SCHNEIDER PENNY
	287	3025 ZENIA DR	SOSA RICARDO TREVINO &
	288	3023 ZENIA DR	HENDRICKS KEVIN LYNN &
	289	3021 ZENIA DR	SHELTON CHRISTOPHER
	290	3019 ZENIA DR	LASKIS EVA
	291	3017 ZENIA DR	BALZAR BRIAN M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	292	3015 ZENIA DR	CHRISTOPHER NITIN & RACHEL
	293	3009 ZENIA DR	SINGH AMRIK
	294	3001 ZENIA DR	BIRMINGHAM ANDREW
	295	3002 ZENIA DR	GARCIA RAUL
	296	3004 ZENIA DR	MAMMADBAYOV ISLAM
	297	3006 ZENIA DR	WILLIAMS PRESTON N &
	298	3008 ZENIA DR	LAPLANTE MARK
	299	3010 ZENIA DR	MEDINA JUSTIN L & ANN R
	300	3012 ZENIA DR	ROGERS SCOTT &
	301	3014 ZENIA DR	PATEL BHAVIK &
	302	3016 ZENIA DR	GENO CHRISTOPHER A &
	303	3018 ZENIA DR	PREISZ MATHIAS & KELLY M
	304	3020 ZENIA DR	RASCHUBER JENNIFER &
	305	3022 ZENIA DR	ANSLEY SAMANTHA
	306	3024 ZENIA DR	DEVILLE DAVID SHANE
	307	3026 ZENIA DR	PEKAR CASSANDRA
	308	1707 N HALL ST	SHF I ICON LLC
	309	11111 ROSS AVE	DOWNTOWN CONNECTION DALLAS TIF#120
	310	723 N PEARL ST	Taxpayer at
	311	3121 ROSS AVE	Taxpayer at
	312	3030 ROSS AVE	Taxpayer at
	313	3105 SAN JACINTO ST	LIPPERT DYLAN C & COURTNEY C
	314	3105 SAN JACINTO ST	ECHE MEZIE FRANCIS
	315	3105 SAN JACINTO ST	CHANG LEWIS
	316	3105 SAN JACINTO ST	KILROY INVESTMENTS LLC
	317	3105 SAN JACINTO ST	ORTIZ FRANCISCO E & ESMERALDA H AGUILAR
	318	3105 SAN JACINTO ST	SIMONELLI STEVEN JOHN
	319	3105 SAN JACINTO ST	RUNDLE MELISSA
	320	3105 SAN JACINTO ST	ROOZROKH HOLLY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	321	3105 SAN JACINTO ST	DIVITO NICOLLE &
	322	3105 SAN JACINTO ST	PREHODA PAIGE ELIZABETH
	323	3105 SAN JACINTO ST	MYINT STANLEY N
	324	3105 SAN JACINTO ST	SPAHO ISID
	325	3105 SAN JACINTO ST	JOHNSON DANIEL ALLEN
	326	3105 SAN JACINTO ST	WANG DAVID S
	327	3105 SAN JACINTO ST	CHISHOLM WILLIAM B
	328	3105 SAN JACINTO ST	SWANSON KELSI JEANETTE JORE &
	329	3105 SAN JACINTO ST	ARTEAGA ROBERTO RAMOS &
	330	3105 SAN JACINTO ST	ARANZA HUMBERTO & LIDIA
	331	3105 SAN JACINTO ST	AFZAL AASIM & MARIUM
	332	3105 SAN JACINTO ST	SMITH SANDY R
	333	3105 SAN JACINTO ST	ZUIDEMA JENISE DAWN
	334	3105 SAN JACINTO ST	REYNA CESAR
	335	3105 SAN JACINTO ST	SHAHEED JAMEELAH NIMAT
	336	3105 SAN JACINTO ST	VILLEGAS REYES ARROYO
	337	3105 SAN JACINTO ST	WHITE PHYLLIS
	338	3105 SAN JACINTO ST	SETIAWAN ANTHONY TAN & BIANCA TAN
	339	3105 SAN JACINTO ST	KIM SARAH N
	340	3105 SAN JACINTO ST	CREWS JOHN CHADWICK JR
	341	3105 SAN JACINTO ST	SHRESTHA BIJAY
	342	3105 SAN JACINTO ST	DAMICO NICOLAS D
	343	3105 SAN JACINTO ST	DEPINTO DAVID G
	344	3105 SAN JACINTO ST	TRAN ANNA
	345	3105 SAN JACINTO ST	JONES CATHY
	346	3105 SAN JACINTO ST	ANDERSON M SPENCER
	347	3105 SAN JACINTO ST	ANDREWS DLENE
	348	3105 SAN JACINTO ST	HINTON LEILANI
	349	3105 SAN JACINTO ST	GALVAN NAUN
	350	3105 SAN JACINTO ST	ALDREDGE PARKER & HOLLY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	351	3105 SAN JACINTO ST	LECROY JESSICA
	352	3105 SAN JACINTO ST	GUTTADAURO SAMANTHA
	353	3105 SAN JACINTO ST	MINGO JERRY & HELEN RUTH
	354	3105 SAN JACINTO ST	BUTLER JAMES E &
	355	3105 SAN JACINTO ST	SANTAMARIA RODRIGO JR
	356	3105 SAN JACINTO ST	RODRIGUEZ DANIEL
	357	3105 SAN JACINTO ST	ABUSAAD MOHAMMAD
	358	3105 SAN JACINTO ST	BRISTOL KIM MARIE
	359	3105 SAN JACINTO ST	WALKER CLYDIA M
	360	3105 SAN JACINTO ST	LOWE STEPHEN RUSSELL &
	361	3105 SAN JACINTO ST	HOLLMER JAMES F
	362	3105 SAN JACINTO ST	SARMIENTO ANDRES
	363	3105 SAN JACINTO ST	EARLEY CATHERINE M
	364	3105 SAN JACINTO ST	HANSON SCOTT D
	365	3105 SAN JACINTO ST	FATEMIAN SEYEDA
	366	3105 SAN JACINTO ST	WRIGHT WILLA KATHRYN TRUST THE
	367	3105 SAN JACINTO ST	MCCORMICK SUSAN L
	368	3105 SAN JACINTO ST	ORTIZ CLAUDIA
	369	3105 SAN JACINTO ST	SMITH KEVIN D &
	370	3105 SAN JACINTO ST	REYERO DAVID
	371	3105 SAN JACINTO ST	ORLANDO SALVATORE ANTHONY
	372	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
	373	1700 CEDAR SPRINGS RD	LG CEDAR SPRINGS LP
	374	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
	375	2000 MCKINNEY AVE	UNION INVESTMENT REAL EST GMBH
	376	2025 WOODALL RODGERS FWY	BENNETT MARK E & DEBORAH C
	377	2025 WOODALL RODGERS FWY	STEWART DANIEL C & JO MARIE
	378	2025 WOODALL RODGERS FWY	SMITH BRITT WILLIAM &
	379	2025 WOODALL RODGERS FWY	MACIULA THOMAS JAMES

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	380	2025 WOODALL RODGERS FWY	NASH GEORGE CAMERON
	381	2025 WOODALL RODGERS FWY	LEVY WALTER M
	382	2025 WOODALL RODGERS FWY	HERMES DWAYNE JOSEPH &
	383	2025 WOODALL RODGERS FWY	CHICANE REVOCABLE TRUST
	384	2025 WOODALL RODGERS FWY	KOZEL DAVID F
	385	2025 WOODALL RODGERS FWY	SYDEPARK LTD
	386	600 N PEARL ST	POTA JV LLC
	387	600 N PEARL ST	INLAND AMERICAN LODGING DALLAS PEARL LTD PS
	388	2121 N PEARL ST	TC UPTOWN ASSOCIATES LLC
	389	2100 N OLIVE ST	JPMORGAN CHASE BANK NATIONAL
	390	1016 LIBERTY ST	MANFREDINI CHRISTOPHER
	391	1016 LIBERTY ST	PATEL PRATIK
	392	1016 LIBERTY ST	YACOS JOHN
	393	1016 LIBERTY ST	MALCZEWSKI JANUSZ P
	394	1016 LIBERTY ST	ZADA FARHAN ALI
	395	1016 LIBERTY ST	CARMICHAEL CHARLIE FLETCHER III
	396	1016 LIBERTY ST	KOBNER LUIS F &
	397	3102 ROSS AVE	HOPSON WILLIAM
	398	3102 ROSS AVE	MILLER HENRY SHELTON &
	399	3102 ROSS AVE	JUNGERMAN MARGARET
	400	3102 ROSS AVE	CHIDESTER DAVID M
	401	3102 ROSS AVE	TOLENTINO LUZ R &
	402	3102 ROSS AVE	BRISTER BENJAMIN BRADLEY
	403	3102 ROSS AVE	HANSEN HARRY J & AUDREY
	404	3110 ROSS AVE	WINTERROWD JEREMY R
	405	3110 ROSS AVE	PARKER BRANDI P
	406	3110 ROSS AVE	JONES CHAD MICHAEL & FALON DAWN WIESNER

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	407	3110 ROSS AVE	KEFLAY SHUSHAN BERHE
	408	3110 ROSS AVE	VIT DALLAS J & TERESA E
	409	3110 ROSS AVE	WATSON ADRIAN B
	410	3110 ROSS AVE	RUBIN ADAM
	411	3118 ROSS AVE	NGUYEN DONG
	412	3118 ROSS AVE	NGUYEN TONY
	413	3118 ROSS AVE	EDWARDS MICHAEL S
	414	3118 ROSS AVE	MARSHALL COURTNEY
	415	3118 ROSS AVE	FOSTER ROGER H
	416	3118 ROSS AVE	MORILLO JORGE &
	417	3118 ROSS AVE	MORENO MARC A