

**FILE NUMBER:** Z145-312(PT)

**DATE FILED:** May 7, 2015

**LOCATION:** Generally bounded by Main Street, Haskell Avenue, the Santa Fe ROW and DART's Green Line.

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46 J and 46 K

**SIZE OF REQUEST:** Approx. 23.6 acres

**CENSUS TRACT:** 22.00

**REQUEST:** A City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 for mixed uses 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 the development of appropriate densities of retail, office, commercial and residential uses in combination on single or contiguous building sites; to protect and maintain the characteristics of the existing urban form; and to promote pedestrian activity while providing guidelines to ensure compatible new development and renovation.

**STAFF RECOMMENDATION:** Approval of a Planned Development District, subject to staff's recommended conditions.

**BACKGROUND INFORMATION:**

- On April 2, 2015, City Plan Commission authorized a public hearing to determine proper zoning on the area of request. The property is currently zoned an IM Industrial Manufacturing district and Planned Development District No. 473 for single family and MU-3 Mixed Use District uses. Industrial Manufacturing is the City's most intense industrial zoning district and allows uses incompatible with the proposed district's location near downtown. A group of stakeholders requested City Plan Commission consider authorizing a hearing to create a planned development district similar in density, pedestrian orientation, and mix of uses to nearby Planned Development District No. 269, the Deep Ellum/Near East Side District.
- On November 23, 2016, a steering committee was appointed by City Council Member Adam Medrano.
- On February 22, 2017, the City held a neighborhood meeting to gather input from community members on the possibility of rezoning properties located in the authorized area. Approximately 29 people attended.
- Between March 13, 2017, and November 16, 2017, staff met with the steering committee during 14 meetings to discuss proposed changes for the area.
- On November 29, 2017, the City held a neighborhood meeting to present the proposed zoning changes for the authorized area. Approximately 15 people attended.
- On April 25, 2018 and May 1, 2018, staff met with the steering committee to finalize proposed changes for the area.
- On May 15, 2018, the City held a neighborhood meeting to review the proposed zoning changes with the community. Approximately 15 people attended.

**Zoning History:** There have been four zoning cases in the vicinity in the last five years.

1. **Z178-186:** On April 25, 2018, the City Council approved a historic building demolition delay overlay district.
2. **Z167-105:** On January 25, 2017, the City Council approved a Specific Use Permit for an inside commercial amusement use for a live music venue for a two-year period subject to a site plan and conditions on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Planned Development District, on the north line of Exposition Avenue, south of Commerce Street.

3. **Z134-270:** On October 8, 2014, the City Council approved the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue for a four-year period subject to conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Commerce Street and Canton Street.
4. **Z145-309:** On October 14, 2015, the City Council approved the renewal of Specific Use Permit No. 2068 for a bar, lounge, or tavern for a three-year period subject to conditions on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side District, on the southeast corner of Main Street and Exposition Avenue.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Function</b>	<b>Proposed Dimension and ROW</b>
Haskell Avenue	Principal Arterial	3 lane undivided couplet
Main Street	Minor Arterial	6 lane divided - 100 feet

**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 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site’s proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

**TRANSPORTATION ELEMENT**

**Goal 4.2 Promote a variety of transportation options.**

Policy 4.2.2: Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.6: Create new zoning districts and amend existing districts to encourage new projects to provide enhanced pedestrian and bike amenities such as wider sidewalks, trees, pedestrian lighting, safe bike routes and bike racks.

### URBAN DESIGN ELEMENT

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1: Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.1: Amend the Dallas zoning and plat regulations to establish pedestrian and transit oriented districts with urban design standards for walkability that encourage enhanced pedestrian amenities. These standards need to accommodate automobile dependent activities such as trash pickup and deliveries.

Implementation Measure 5.1.1.3: Apply urban design tools in pedestrian or transit oriented districts when approving zoning cases and when developing Area Plans.

### GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

5.3.1.1 Amend the Dallas zoning regulations to establish mixed-use, pedestrian-friendly zoning districts. These zoning districts should provide for a range of densities and intensities to suit a variety of urban contexts.

### ENVIRONMENTAL ELEMENT

#### GOAL 6.1 PROTECT DALLAS WATER QUALITY AND WATERSHEDS

6.1.1.7 Consider shared parking and other parking reduction strategies to minimize unnecessary paved areas.

### **Land Use Plans:**

#### Downtown Dallas 360 Area Plan

The Downtown Dallas 360 Plan (Plan) was adopted in April 2011 and updated December 13, 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

East Side is within the East Dallas neighborhood in the Plan. The Plan states that “While new development, especially around the Baylor complex, creates an eclectic environment, it must also respect the historic significance found throughout East Dallas. Within this context, additional development and redevelopment near Baylor should support a range of services for those utilizing and employed by the medical center,

including housing; increased commerce could create a vibrant district and strengthen its surrounding neighborhoods.”

The Plan outlines several Transformative Strategies that inform this proposed planned development district.

*I. Build complete neighborhoods.* The Plan calls for affordable and family-friendly housing, parks and neighborhood spaces, a diverse mixture of commercial, retail, and entertainment services. It encourages providing access to and connections between these amenities and services. The proposed planned development district continues to allow existing legal uses to remain in the district while expanding the allowed uses to include new uses commonly found in a mixed-use neighborhood, such as a wide variety of residential types (including affordable housing), lodging, and retail/personal service uses.

*II. Advance Urban Mobility.* The Plan adopts multiple principles, including creating a multi-modal system, providing safe and well-lit pathways, encouraging mixed-use pedestrian oriented design, and creating a system that responds proactively to trends in technology, demographics, and user preference. The Plan also encourages shared parking. The proposed planned development district requires “eyes on the street” transparency in street- and trail-facing facades, wide sidewalks, and street trees. It discourages surface parking and encourages shared and remote parking. The proposed planned development also offers parking reductions for design elements such as dedicated passenger loading zones for ride-sharing vehicles. The streetscape requirements are flexible enough to adapt to the future Complete Streets planning efforts along Main Street.

*III. Promote Great Placemaking.* The Plan calls for a reinforced relationship between the street and the building edge, context-sensitive designs, and a positive urban experience. The planned development district restricts parking to behind a parking setback, provides bonus elements for preserving older buildings, and requires street-level and trail-level uses to provide doorways that connect to the street and trail. The planned development district also provides a maximum blank wall area and a minimum level of ground and upper story transparency while encouraging front steps, stoops, and door yards that support vibrant street life.

### **Other Plans**

The proposed planned development district is entirely within both the Deep Ellum Tax Increment Finance District and the Deep Ellum Public Improvement District.

Deep Ellum TIF District adopted plan offers the following goals, among others, that are directly related to the purposes of this proposed planned development district.

- Goal 2 – To attract new private development in the Deep Ellum TIF District [including] retail space, office/commercial space, hotel rooms, and new residential units including lofts, town homes and apartments.

- Goal 5 – To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.
- Goal 6 – To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system in the District.
- Goal 8 – To diversify retail and commercial uses in the District.

The Deep Ellum TIF District adopted plan offers the following specific objectives, among others, that are directly related to the purposes of this proposed planned development district:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Encourage development of new residential and retail uses to complement the District.

The Deep Ellum Public Improvement District collects assessments for neighborhood improvements, including park improvements and trash pickup, transportation and wayfinding, business development, marketing, public safety, and administration.

**Surrounding Land Use:**

	<b>Existing Zoning</b>	<b>Land Use</b>
<b>Site</b>	IM and PD No. 473	Auto Service Center, Building Repair & Maintenance Shop, Industrial (Inside), Industrial (Inside) for Light Manufacturing, Office Building, Office Showroom/Warehouse, Tower/Antenna for Cellular Communication, Vehicle Display, Vehicle or Engine Repair or Maintenance, Warehouse
<b>Northwest</b>	IM & PD No. 749	Medical or Scientific Laboratory, Office/Showroom/Warehouse, Restaurant Without Drive-In Service, Office Building
<b>Northeast</b>	CS	Office Showroom/Warehouse, Warehouse, Vehicle or Engine Repair or Maintenance, Office Building
<b>Southeast</b>	IR	Mini-Warehouse
<b>Southwest</b>	PD No. 269 and Historic District Nos. 82, 83, and 91	Personal Service Use, Office Building, Single Family Dwelling, Commercial Cleaning or Laundry Plant, Multi-Family Dwelling, Gen Merchandise or Food Store < 3500 sq. ft., Alcoholic Beverage Establishment

**STAFF ANALYSIS:**

Land Use Compatibility:

Currently, the area of request is predominately zoned an IM Industrial Manufacturing District. This district is intended for the city’s heaviest industrial uses, such as industrial

Z145-312(PT)

(inside) potentially incompatible, industrial (outside) potentially incompatible, mining, municipal waste incinerator, and sewage treatment plants.

In addition, two acres within the area are zoned Planned Development District No. 473 for single family and MU-3 Mixed Use District uses, which is proposed to be absorbed into the new planned development district.

The area is immediately east of the Deep Ellum/Near East Side Special Purpose District, within the Downtown 360 planning area, less than a mile from Baylor University Medical Center, and west of Fair Park. Land uses immediately adjacent to the area of request are indicative of the vicinity overall, which includes medical uses, multifamily and single family uses, retail uses, and a variety of longstanding industrial and warehouse uses.

Overall, the steering committee focused on restricting those uses that were not regarded as appropriate to be between the core of downtown and the single-family neighborhoods near Fair Park; encouraging a vibrant mix of uses; increasing density; ensuring a good pedestrian experience; and reducing parking requirements from those required in Chapter 51(A) for some uses.

The proposed PD is intended to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking; and to encourage the use of the Santa Fe Trail. In addition, the proposed PD is recommended to continue to allow existing light industrial and auto-related uses, disallow heavy industrial uses that are not currently found in the district, and allow new uses commonly found in a mixed-use neighborhood, such as a variety of residential uses, lodging, and personal service uses.

#### Yard, lot, and space standards

The proposed PD requires a minimum 5-foot front yard and a maximum 15-foot front yard on all street frontages except Main Street and Haskell Avenue, where the minimum front yard is reduced to zero. The steering committee recommended a lot coverage of 100 percent. However, because the City is focused on encouraging tree canopy and open space, staff recommends that lot coverage in this district be limited to 80 percent.

The proposed floor area ratio is limited to 4.0 with a bonus of up to 5.0 for additional residential space and up to 6.0 if 10 percent of the completed residential units are reserved for families making less than 80 percent of the area median income. No limit is set on maximum stories or minimum lot size.

The steering committee recommends a height limit of 200 feet. This area is between Planned Development District No. 269 in Deep Ellum, which allows 200 feet and a CS Commercial Services District which is limited to 45 feet. For this reason, staff recommends limiting building height to 140 feet.

#### Design standards

On Main Street, sidewalks must be a minimum average width of 10 feet with 7 feet of clear walking space. All others must be a minimum average width of 6 feet with a

minimum of 5 feet clear. All sidewalks must be separated from the back of the curb by a minimum two-foot-wide landscape strip.

Visibility triangles in this proposed PD are modified to require the standard 45' by 45' triangle along streets on the Thoroughfare Plan and 30' by 30' triangles along all other streets. The smaller triangles match the requirements for the Central Area Districts, and Planned Development Districts No. 193, 225, and 269, in Oak Lawn, State-Thomas, and Deep Ellum respectively.

The proposed PD also includes some form-based standards, such as a maximum blank façade area, minimum transparency, and restrictions on the location of street-level entrances. The proposed PD requires 60 percent of street-level, street-facing and trail-level, trail-facing dwelling units to have individual entries that connect to the sidewalk or trail.

Together these standards are intended to ensure that new buildings help define the public space while providing landscaping buffers. The maximum blank façade area will ensure that pedestrians are not faced with blank building facades and surfaces. Finally, the requirement for the location of street-level and trail-level entrances will ensure that entrances to new buildings will face the street and that trail-level residents along the trail will have direct access to the trail.

#### Parking reductions

The proposed PD offers parking reductions for a variety of benefits to the district, such as dedicated passenger loading spaces for ride-sharing vehicles, preservation of older buildings, proximity to any future DART station, tree preservation, and others. The PD also offers parking reductions for residential uses, general merchandise uses, restaurant uses and other uses to encourage the development of those uses.

The proposed PD includes additional parking reductions for original buildings, meaning those built before 1980, including parking reductions for alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service. However, the steering committee and staff recommendations differ in the amount of reduction for original buildings for these uses. The steering committee recommends that no parking be required for the first 2,500 square feet of floor area for original buildings converted to alcoholic beverage establishments and no parking for the first 5,000 square feet of floor area for an original building converted to a commercial amusement (inside) or restaurant without drive-in or drive-through service use. Staff recommends limiting the parking exemption for original buildings for all three uses to the first 2,500 square feet of floor area.

#### Santa Fe Trail

Santa Fe Trail is a twelve-foot-wide multi-use path that connects White Rock Lake and the trails north of the lake to Fair Park, Deep Ellum, downtown, and the trails along the Trinity River. It plays a significant role in the region's trail system and runs along the old Santa Fe railway line east of the proposed PD and the current DART tracks south of the proposed PD.



Z145-312(PT)

In the southernmost corner of the planned district, north of the trail, DART owns vacant property that could be utilized in the future for recreation. Just outside the district on the opposite side of the trail is a City-owned property acquired to support the Mill Creek/Peaks Branch/State Thomas Drainage Relief Project. When the construction for that project is finished several years in the future, the property could be used for additional recreation opportunities in the area.

Likewise, the proposed planned district is two blocks from the boundary of Fair Park. Additional pedestrian and recreational amenities could be constructed under I-30 similar to the amenities under I-345 between Deep Ellum and downtown.

Landscaping

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

**“ARTICLE \_\_\_\_\_.**

**PD \_\_\_\_\_.**

**East Side Special Purpose District**

**SEC. 51P-\_\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P- \_\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_\_ is established on property generally bounded by Main Street, Haskell Avenue, the Santa Fe Trail, and DART right of way. The size of PD \_\_\_\_\_ is approximately \_\_\_\_ acres.

**SEC. 51P- \_\_\_\_\_.103. PURPOSE.**

This district is designed to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking; and to encourage the use of the Santa Fe Trail.

**SEC. 51P- \_\_\_\_\_.104. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. If there is a conflict, this article controls. In this article:

(1) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking, and for the sale of the products to the general public.

(2) **BED AND BREAKFAST** means a lodging use that has no more than five guest rooms and provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(5) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more.

(6) **NEW CONSTRUCTION** means construction of a main structure that did not exist as of \_\_\_\_\_, the date of establishment of this special purpose district.

(7) ORIGINAL BUILDING means a building constructed on or before 1980, the floor area of which has not since that date been increased by more than:

- (A) 150 percent if the increase is 5,000 square feet or less; or
- (B) 100 percent if the increase is 5,001 – 10,000 square feet.

(8) PASSENGER LOADING ZONE means a space that is reserved for the exclusive use of vehicles during the loading or unloading of passengers. A passenger loading zone is not a taxicab stand for the purposes of Chapter 27-9.28-101, *Restricted use of bus stops and taxicab stands*. On-street passenger loading zones are allowed only along Main Street and Haskell Avenue, must be constructed in compliance with Architectural Barrier Act (ABA) accessibility standards, and must be approved by the director.

(9) VISIBILITY TRIANGLE means:

(A) where a street designated on the city's thoroughfare plan intersects with another street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;

(B) where two streets not designated on the city's thoroughfare plan intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(C) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(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.

**SEC. 51P- \_\_\_\_\_.105. DEVELOPMENT PLAN.**

(a) For a general merchandise or food store greater than 3,500 square feet that exceeds 50,000 square feet in floor area, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, 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.

**SEC. 51P- \_\_\_\_ .106. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production. *[Limited to urban garden.]*
- Private stable. *[SUP]*

(2) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.
- Vehicle or engine repair or maintenance. *[Limited to a maximum 20,000 square feet of floor area.]*

(3) Industrial uses.

- Alcoholic beverage manufacturing *[Limited to a maximum 35,000 square feet of floor area.]*
- Industrial (inside) not potentially incompatible.
- Industrial (inside) for light manufacturing.

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Library, art gallery, or museum.

- Public school. *[SUP]*
- Open enrollment charter school. *[SUP]*
- Private school. *[SUP]*

(5) Lodging uses.

- Bed and breakfast.
- Hotel or motel.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Animal shelter or clinic without outside runs.
- Art or craft production facility.
- Auto service center. *[SUP. Limited to a maximum 20,000 square feet of floor area.]*
- Business school.
- Commercial amusement (inside). *[SUP. Class E dance halls prohibited.]*
- 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. *[DIR]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Limited to 20,000 square feet.]*
- Household equipment and appliance repair.
- Liquor store. *[Drive-in and drive-through service prohibited.]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[Limited to electric vehicle charging station.]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Limited to a maximum of 20,000 square feet of floor area.]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). This district is considered a multiple commercial district for this use.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling drop-off container. *[See Section [51A-4.213](#) (11.2).]*
- Warehouse.

**SEC. 51P-\_\_\_\_.107.            ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

(b) The following accessory uses are not permitted:

- Amateur communication tower.
- Dance hall.
- General waste incinerator.
- Private stable.

(c) The following accessory uses are permitted by SUP only:

- Accessory helistop.
- Pedestrian skybridges.

(d) Accessory outside storage may occupy up to 10 percent of the lot containing the main use.

(e) When accessory to a home improvement center, lumber, brick, or building materials sales yard, accessory outside display of merchandise must be located within 10 feet of the main structure on the lot.

**SEC. 51P-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls. Yard, lot, and space regulations are required as specified in this section for new construction.)

(a) Front yard.

(1) Main Street. No minimum front yard. Maximum front yard is 15 feet.

(2) All streets other than Main Street. Minimum front yard is five feet. Maximum front yard is 15 feet.

(3) Urban form setback. Along all streets, an additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(b) Side and rear yard. No minimum side or rear yard.

(c) Encroachments. The following are permitted to be located within the required front, side, and rear yards:

(1) Seat walls, steps, ramps, and safety railings all not exceeding four feet in height.

(2) Handrails.

- (3) Bicycle racks.
- (4) Utility equipment.
- (5) Landscape and tree planters.
- (6) Sculptures.
- (d) Density. No maximum dwelling unit density.
- (e) Floor area ratio.
  - (1) In general. Maximum floor area ratio is 4.0.
  - (2) Bonus provisions.

(A) FAR on a building site may be increased from 4.0 to a maximum of 5.0 if:

(i) one additional square foot of floor area for nonresidential use is added for each additional square foot of floor area for residential use; or

(ii) the FAR for residential uses on the building site is equal to or greater than 2.0; or

(B) FAR on a building site may be increased from 4.0 to a maximum of 6.0 if a minimum of 10 percent of the total dwelling units are provided in accordance with Section 51P- \_\_\_\_\_.116 and reserved for:

(i) households earning 80 percent or less of the median family income for the Dallas area; or

(ii) holders of housing vouchers, including vouchers directly or indirectly funded by the federal government, with preference given to holders of housing vouchers.

(3) In no event may FAR exceed 6.0 regardless of the use mix.

(4) For purposes of this article, the floor space of a refrigerated closed storage area in a building is excluded in the calculation of floor area ratio.



- (f) Height.

*Staff recommended:*

(1) Maximum structure height is 140 feet.

*Steering committee recommended:*

(1) Maximum structure height is 200 feet.

*Staff recommended:*

(g) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

*Steering committee recommended:*

(g) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (h) Lot size. No minimum lot size.
- (i) Stories. No maximum number of stories.

**SEC. 51P- \_\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Art or craft production facility and handcrafted art work studio uses. One space for each 1,000 square feet of floor area. No off-street loading required.
- (c) Bed and breakfast. One space per guest room is required. No off-street loading required.
- (d) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area is required.
- (d) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area is required.
- (f) Multifamily. One and one-quarter space per dwelling unit is required. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

(g) Office uses. One space for each 385 square feet of floor area is required.

(h) Restaurant without drive-in or drive-through. One space per 200 square feet of floor area is required.

(i) Single-family, handicapped group dwelling unit, and duplex. One space per dwelling unit is required.

(j) Outdoor seating areas. For alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service, an outdoor seating area covered by a non-permeable covering that is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space is not included in the parking requirement calculations for up to 50 percent of the interior floor area of that use. An outdoor seating area which either is not covered or has a permeable covering is not included in required parking calculations for up to 100 percent of the interior floor area of that use.

(k) Parking reductions.

(1) Parking reductions for original buildings.

(A) Single family, duplex, and multifamily uses. For an original building used for or converted to a single family, duplex, or multifamily use, no off-street parking is required for the first five units. Thereafter, one off-street parking space must be provided for every two units.

*Staff recommended:*

(B) Alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service. For an original building used for or converted to an alcoholic beverage establishment use, commercial amusement (inside) or restaurant without drive-in or drive-through service use, no parking is required for the first 2,500 square feet of floor area. Thereafter, parking must be provided as required in this article.

*Steering committee recommended:*

(B) Alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service. For an original building used for or converted to an alcoholic beverage establishment use, no parking is required for the first 2,500 square feet of floor area. For an original building converted to a commercial amusement (inside) or restaurant without drive-in or drive-through service use, no parking is required for the first 5,000 square feet of floor area. Thereafter, parking must be provided as required in this article.

(C) For all other uses. For original buildings fronting Main Street or for buildings designated as a Dallas Landmark or a Recorded Texas Historic Landmark, or listed on the National Register of Historic Places, no parking is required for uses less than 10,000 square feet of floor area. For all other original buildings, no parking is required for the first 5,000 square feet of floor area. Thereafter, parking must be provided as required in this article.

(2) Parking reduction for proximity to DART stations. The off-street parking requirement for uses located within one-fourth mile of a DART light-rail station may be reduced by 10 percent.

(3) Parking reduction for on-street parking. Except as provided in this subsection, an on-street parking space may be counted toward the parking requirement of the use adjacent to the on-street parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ( $8/24 = \text{one-third}$ ). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(C) On-street parking, if used, must be configured as indented parking. Angled and 90-degree parking are prohibited.

(4) Parking reduction for on- or off-street passenger loading zones. For each passenger loading zone provided adjacent for a use, with a maximum of two, the required parking may be reduced by five spaces or five percent, whichever is less.

(5) Parking reduction for access to car-sharing program. The building official may approve a reduction in the number of required parking spaces for residential units in a residential project or mixed-use project with a residential component where an active car-sharing program is made available to residents. Dedicated parking for the car-share program must be available on the site or off-street within a 600-foot walking distance of the site. The building official may reduce parking requirements by up to five spaces for each car-share vehicle available. A car-share parking space may not be used to reduce the required parking for more than one use, except that a car-share parking space may be used to reduce the combined total parking requirement of a mixed-use project. If the car sharing service ends, the property owner and/or property management company shall notify the director with a report identifying the deficiency in parking spaces as a result of the program ending and the plans to bring the use into compliance with parking requirements.

(6) Underground office parking. When all or part of the parking for an office use is provided underground, the building official shall approve a parking reduction of 0.33 spaces for each space provided underground.

(7) Tree preservation.

(A) The building official may approve a reduction in the number of parking spaces required by one space for each protected tree, as defined in Article X, retained that would otherwise have to be removed to provide required parking.

(B) The preserved tree must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers and meet the planting area requirements of Article X for the preserved tree.

(C) The maximum reduction authorized by this tree preservation subsection is five percent or one space per development site, whichever is greater.

(8) Bicycle Parking Reduction. Except as provided in this article, reductions for providing bicycle parking in Section 51A-4.314 apply in this district

(1) Parking locations.

(1) In general. Except when configured as indented parking, no on-site surface parking for new construction is permitted between the street-facing façade and the street. No off-street surface parking for new construction is permitted between the trail-facing façade and the trail. For buildings with more than one street-facing façade, only the first two street-facing facades are subject to this requirement.

(2) Remote parking encouraged. Remote parking as specified in Division 51A-4.320 is only allowed if the remote parking spaces are located within the district or if the remote parking spaces are within the standards provided in Section 51A-4.324(d). Remote parking may not affect or cause the reduction of delta credits. Section 51A-4.328(a) does not apply in this district. An agreement authorizing remote parking for a use may be based on a lease of the remote parking spaces only if the lease:

(A) is in writing on a form obtained from the building official;

(B) contains legal descriptions of the properties affected;

(C) specifies the special parking being provided and the hours of operation of any use involved;

(D) is governed by the laws of the State of Texas;

(E) is signed by all owners of the properties affected;

(F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(G) is for a minimum term of three years; and

(H) provides that both the owner of the lot occupied by the use benefitting from the parking and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(3) Parking setback. Except for underground parking, valet parking pick-up and drop-off sites, passenger loading zones, single-family uses, and duplex uses, off-street parking is prohibited within 20 feet of a pavement line of a street between grade and 12 feet above grade for new construction.

(m) Screening. Except as modified in this section, this district is considered an office district for the purposes of screening, and the provisions of Section 51A-4.301(f)(5), "Screening Provisions for Off-Street Parking," apply. Access openings for surface parking lot and commercial parking lot and garage uses may not exceed 30 feet in width for a two-way drive, 20 feet in width for a one-way drive, and 10 feet in width for pedestrian access openings. Pedestrian ingress and egress from off-street parking need not be screened.

(n) Uses may charge for required parking. Section 51A-4.301(a)(8), which requires that required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis, does not apply in this district.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P- \_\_\_\_\_.112. SIGNS.**

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

**SEC. 51P-\_\_\_\_.113. DESIGN STANDARDS FOR STREET AND TRAIL FRONTAGES.**

(a) Storefront treatments. This subsection applies to all uses at ground level except church and residential uses. All street-fronting, street-level and trail-fronting, trail-level portions of a newly constructed building must have windows and at least one architecturally prominent primary entrance facing the street, the trail, or a plaza. No more than 10 continuous linear feet of street-fronting, street-level and trail-fronting, trail-level façade may lack a transparent surface (e.g. a window or a transparent door or opening). Street-fronting, street-level and trail-fronting, trail-level windows must:

(1) be clear, unpainted, or made of similarly treated glass allowing visibility within street-level uses;

(2) cover 50 percent or more of street-level frontage facing the front yard, 50 percent or more of street-level frontage facing the side yard, and 25 percent or more of the trail-level frontage facing the trail;

(3) not have a bottom edge higher than three feet above the base of the building; and

(4) extend upward to at least eight feet above the base of the building

(b) For new construction of structures to house a residential use, a minimum of 60 percent of the street-level, street-facing dwelling units in each building site must have individual entries that access the street with an improved path connecting to the sidewalk. For all new construction adjacent to the Santa Fe Trail, a minimum of 60 percent of the trail-facing, trail-level dwelling units in each building must have individual entries that access the trail. Additionally, a minimum of 20 percent of the street-facing and trail-facing upper-story façade walls must be constructed of transparent materials.

(c) Along Main Street, Haskell Avenue, and the Santa Fe Trail, at least 80 percent of the street-facing, street-level and trail-facing, trail-level façades, excluding vehicular access, must have a use other than parking.

**SEC. 51P-\_\_\_\_.114. SIDEWALK, LIGHTING, AND DRIVEWAY STANDARDS.**

(a) Sidewalks. Sidewalks are required as specified in this section for a major modification, when an application is made for a building permit for new construction, and for construction work that results in any increase in ground level floor area. If proposed construction increases the ground level floor area of an original building, the sidewalk width requirement for the portion of the building site that provides street frontage for the existing building is the width available, up to the required amount, between the back of the street curb and the face of the

existing main building. In no event should the sidewalk width provisions of this subparagraph be construed to require the relocation of the facade of an original building.

(1) Along all streets.

(A) Sidewalks must be located in an area parallel to and within two feet to 15 feet of the back of the projected street curb, with a minimum of two-foot-wide landscape buffer between the sidewalk and the back of the street curb.

(B) Sidewalks must be clearly delineated across driveways; maintain the grade, slope, and material of the adjacent sidewalk on either side of the driveway; and ensure no more than a two percent cross slope.

(2) Along Main Street. A sidewalk with a minimum width of seven feet and an average width of ten feet must be provided and must be clear and unobstructed for a minimum of six feet in width within the required area.

(3) Along streets other than Main Street. A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width within the required area. Tree grates do not count toward the minimum unobstructed sidewalk width.

(b) Lighting.

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

(2) Pedestrian scale lighting. For a residential use or a mixed-use development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. In this subsection, PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of public works and transportation. The design and placement of both the standards and fixtures must be approved by the director of public works and transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(c) Driveways. Curb cuts for driveways must be between 12 feet and 24 feet wide, measured parallel to the frontage.

**SEC. 51P-\_\_\_\_.115.**

**ADDITIONAL PROVISIONS.**

(a) General merchandise or food store greater than 50,000 square feet.

(1) No more than five percent of required parking may be provided as surface parking.

(2) Except as provided in this article, compliance with the design standards in Section 51A-4.605 is required. If there is a conflict between this article and Section 51A-4.605, this article controls

(b) Screening. The vehicle sales lots for vehicle display, sales, and service uses, excluding points of ingress and egress, must be screened from the street by using one or more of the three methods listed in Section 51A-4.301(f)(5) to separately or collectively attain a minimum height of three feet above the parking surface.

(c) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 50 percent open.

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

(e) Compliance. 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-\_\_\_\_.116.**

**MIXED-INCOME HOUSING.**

(a) Applicability. This section only applies when an application is made for a certificate of occupancy for a multiple-family use that includes the increased development standards described in Section 51P-\_\_\_\_.108(e)(2)(B).

(b) Definitions. In this section:

(1) **AFFIRMATIVE FAIR HOUSING MARKETING** means a marketing strategy designed to attract renters of all majority and minority groups, regardless of race, color, national origin, religion, sex, age, disability, or other protected class under Title VIII of the Civil Rights Act of 1964 and all related regulations, executive orders, and directives.

(2) **AFFORDABLE UNITS** means 10 percent of the rental units within a development that are available to be occupied by either (i) eligible households or (ii) voucher holders during the rental affordability period. Affordable units rented to eligible households are subject to the monthly maximum rents per unit type listed for families at 80 percent of adjusted median family income in the Intown Housing Program Income and Rent Limits for Affordable Housing Unit Tenants published annually by the City of Dallas.

(3) **AREA MEDIAN INCOME** means the median income for the Dallas Area Standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development.

(4) **DEVELOPER** means the owner or operator of the Property during the rental affordability period.



(5) DIRECTOR means the director of the Office of Fair Housing or the director's representative.

(6) EFFICIENCY UNIT means a dwelling unit with no separate bedroom.

(7) ELIGIBLE HOUSEHOLDS means households earning up to 80 percent of area median income.

(8) RENTAL AFFORDABILITY PERIOD means the period of time that the affordable units are available to be leased to and occupied by eligible households or voucher holders.

(9) VOUCHER HOLDER means a holder of a housing voucher, including vouchers directly or indirectly funded by the federal government.

(c) Qualification requirements.

(1) Affordable units must be dispersed throughout the residential floor area of each building, but may not be fixed to specific dwelling units and must float within each dwelling unit type.

(2) Affordable units must be of identical finish-out and materials as the market rate dwelling units and must be made available to eligible households or voucher holders on identical lease terms, except rent amount, as are available to market rate dwelling unit tenants.

(3) Except as provided in Subsection (f), affordable units must be dispersed substantially pro-rata among the affordable unit types so that not all the affordable units are efficiency or one-bedroom units. For example, if 10 percent of the multiple-family dwelling units are affordable units, 10 percent of the efficiency units, 10 percent of the one-bedroom units, 10 percent of the two-bedroom units, 10 percent of the three-bedroom units (and so on, if applicable) must be affordable units. A maximum of three specialty units such as club suites and penthouse suites are not required to be part of the dispersal of affordable units by type; however, the overall 10 percent requirement is calculated based on the total number of all units.

(4) Affordable units must be marketed in accordance with an affirmative fair housing marketing plan provided by the developer in coordination with the Office of Fair Housing.

(5) A household's status as an eligible household must be established no more than 30 days before the household's execution of a lease for an affordable unit and each lease must not exceed one year. All eligible tenants must recertify their household income for each subsequent lease renewal.

(6) The rent charged for affordable units must include all expenses that are mandatory for all tenants, but may not include optional reserved parking expenses, or other optional expenses approved by the director.

(7) Eligible households or voucher holders occupying affordable units may not be restricted from common areas and amenities, unless the restrictions apply to all dwelling unit occupants.

Z145-312(PT)

(8) The rental affordability period is 15 years beginning on the date the first affordable unit is leased to an eligible household or voucher holder. The density bonus regulations survive expiration of the rental affordability period.

(9) The affordable units must not be segregated or concentrated in any one floor or area of any buildings, but must be dispersed throughout all residential buildings.

(10) Developer must execute deed restrictions, prior to approval of the certificate of occupancy, in a form acceptable to the city, in the city's sole discretion, and record the executed deed restrictions in the Deed Records of Dallas County, Texas to ensure that the Property will comply with all conditions.

(11) Developer shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government, in accordance with Section 20A-4.1 of the Dallas City Code.

(d) Request process.

(1) Building permit. An incentive zoning affordable housing plan must be submitted with an application for a building permit and must include Z145-312(PT).

(A) The date, names, addresses, and telephone numbers of the developer and the person preparing the incentive zoning affordable housing plan, if different;

(B) Lot and block descriptions, zoning classification, and census tracts of the lots for which the increased development rights are requested;

(C) The percentage of total dwelling units that will be affordable units and the actual number of dwelling units that will be affordable units; and

(D) The total number of one bedroom dwelling units, two-bedroom dwelling units, etc. being proposed.

(2) Affirmative fair housing marketing plan.

(A) The affirmative fair housing marketing plan must be in writing and must be submitted to, and receive written approval from, the director at least three months prior to the start of pre-leasing.

(B) The affirmative fair housing marketing plan must describe the advertising, outreach, community contacts, and other marketing activities that informs potential renters of the existence of the affordable units.

(C) The director must approve or deny the affirmative fair housing marketing plan within 60 days after a complete plan is submitted.

(i) Approval. The director shall approve the affirmative fair housing marketing plan if it complies with the requirements of this section and meets the purpose of the marketing requirements.

(ii) Denial. The director shall deny the affirmative fair housing marketing plan if it does not comply with the requirements of this section or does not meet the purpose of the marketing requirements. If the director denies the affirmative fair housing marketing plan, he or she shall state in writing the specific reasons for denial. If denied, a new affirmative fair housing marketing plan may be submitted.

(3) Certificate of occupancy. Before the issuance of a certificate of occupancy, the developer must submit to the building official an incentive zoning affordable housing plan that must include:

(A) The approved affirmative fair housing marketing plan.

(B) A statement that all signatories agree to defend, indemnify, and hold harmless the City of Dallas from and against all claims or liabilities arising out of or in connection with a multiple family structure that exceeds 36 feet in height.

(C) A statement and acknowledgement from the developer that the qualifications in Subsection (c) will be continuously met.

(D) The signature of the director verifying that the developer has informed the Office of Fair Housing that the developer intends to apply for a certificate of occupancy.

(e) Annual report.

(1) An annual report must be submitted to the director in writing and must include the following:

(A) a rent roll;

(B) a list of dwelling units deemed affordable units;

(C) a list of the affordable units currently offered for lease;

(D) the income and household size for each eligible household or voucher holder;

(E) a signed statement by the developer acknowledging compliance with Subsection (c); and

(F) any other reasonable and pertinent information the director deems necessary to demonstrate compliance with Subsection (c).

(2) The first annual report must be submitted to the director on the one year anniversary of the beginning of the affordability period. After the first annual report, the developer shall submit annual reports on subsequent anniversary dates.

(3) The final annual report must be signed by the director verifying that the rental affordability period has ended and must be filed with the building official.

(f) Consent to substitute.

(1) Notwithstanding the pro-rata distribution requirements in this section, if the developer cannot locate eligible households or voucher holders to lease two-bedroom or larger dwelling units, and if the director is satisfied that the developer has made best efforts to lease the two-bedroom or larger dwelling units, if applicable, including full compliance with the affirmative fair housing marketing plan, with written consent from the director, developer may from time to time substitute on a two-for-one basis additional one bedroom dwelling units and/or on a three-to-one basis additional efficiency units to meet the pro rata distribution requirements described in this subsection.

(2) Before granting written consent, the director shall review and approve an amended affirmative fair housing marketing plan detailing how the developer will target marketing to larger households who could qualify to lease the two-bedroom dwelling units (and larger dwelling units, if applicable). The director's written consent shall include a time period during which the agreed-upon substitutions satisfy the pro rata distribution requirements.

(g) Audit and income verification.

(1) The annual report may be audited by the director to verify the information provided in the annual report.

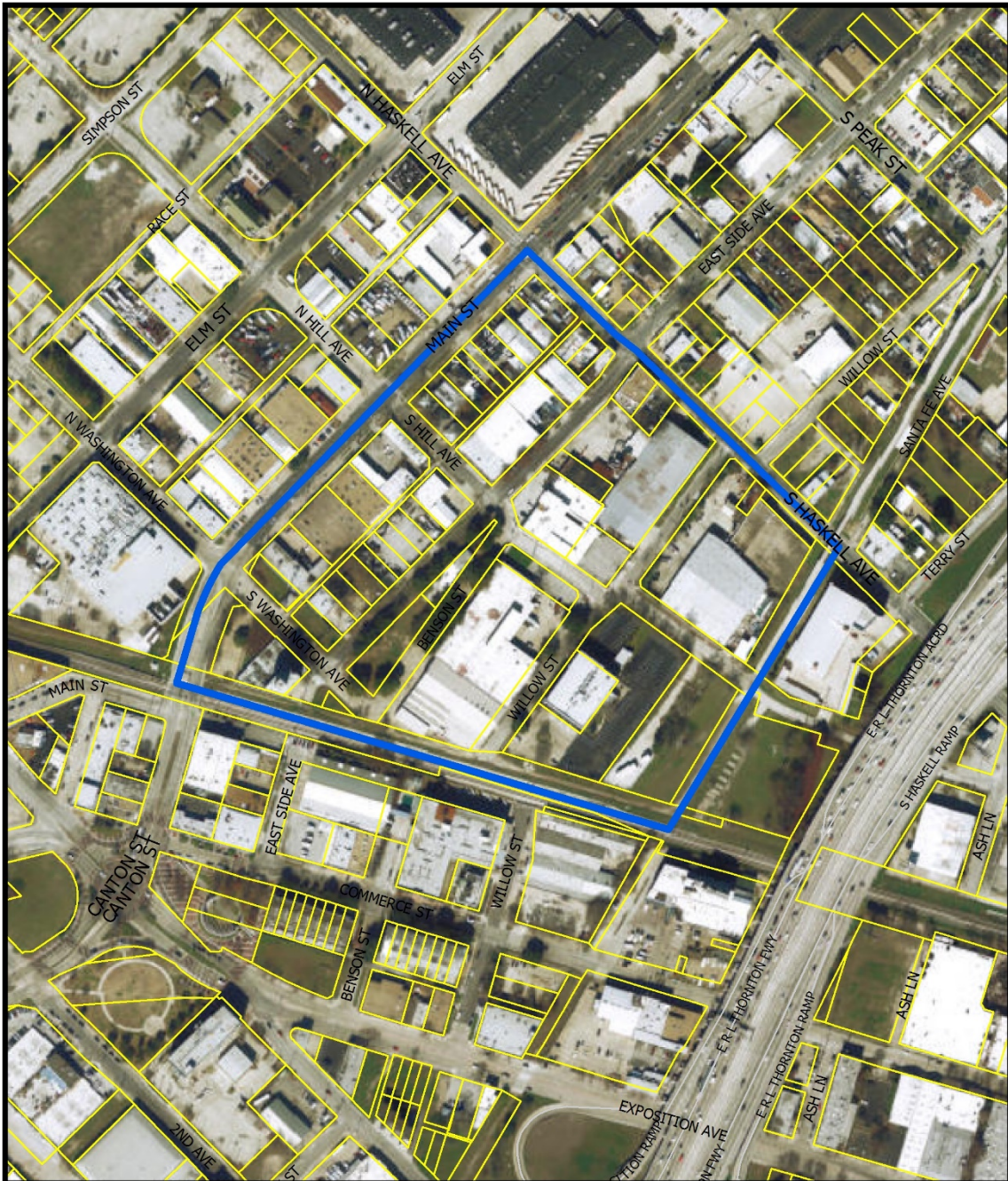
(2) The director may also randomly, regularly, and periodically select a sample of tenants occupying affordable units for the purpose of income verification. Any information received pursuant to this subsection remains confidential and may only be used for the purpose of verifying income to determine eligibility for occupation of the affordable units. All prospective tenants of an affordable unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this section as a condition to leasing the unit.

**SEC. 51P-\_\_\_\_.117. COMPLIANCE WITH CONDITIONS.**

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

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



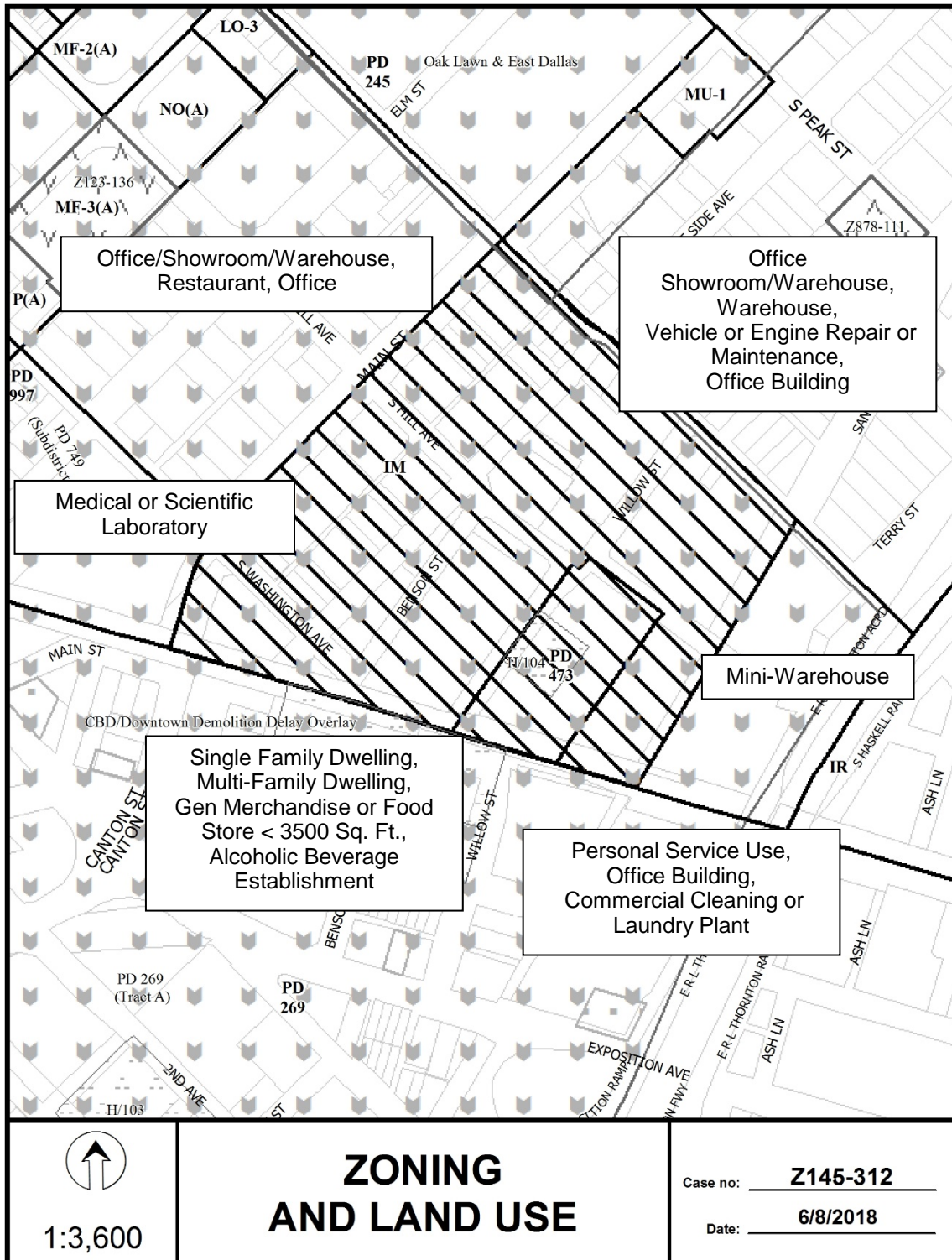


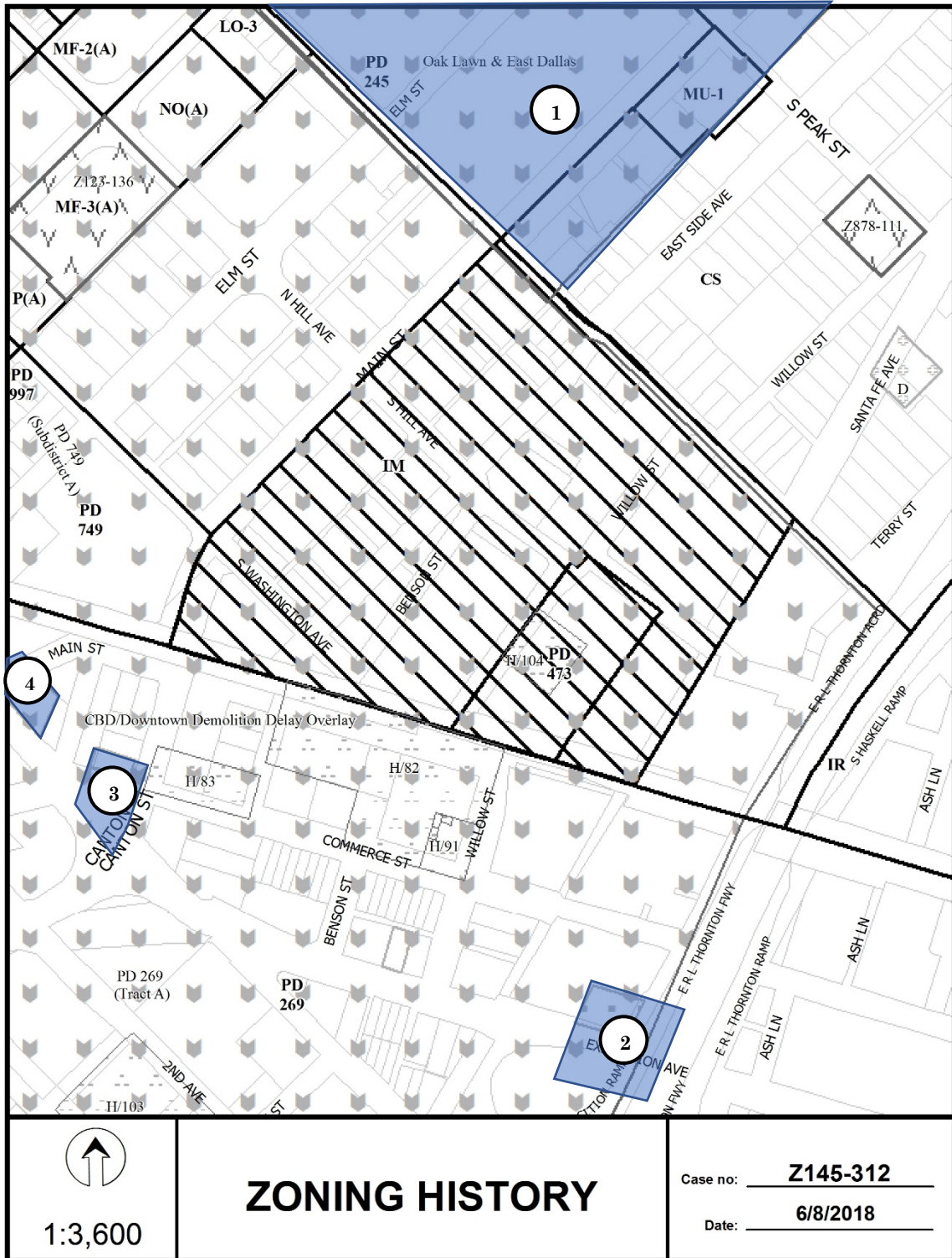
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# AERIAL MAP

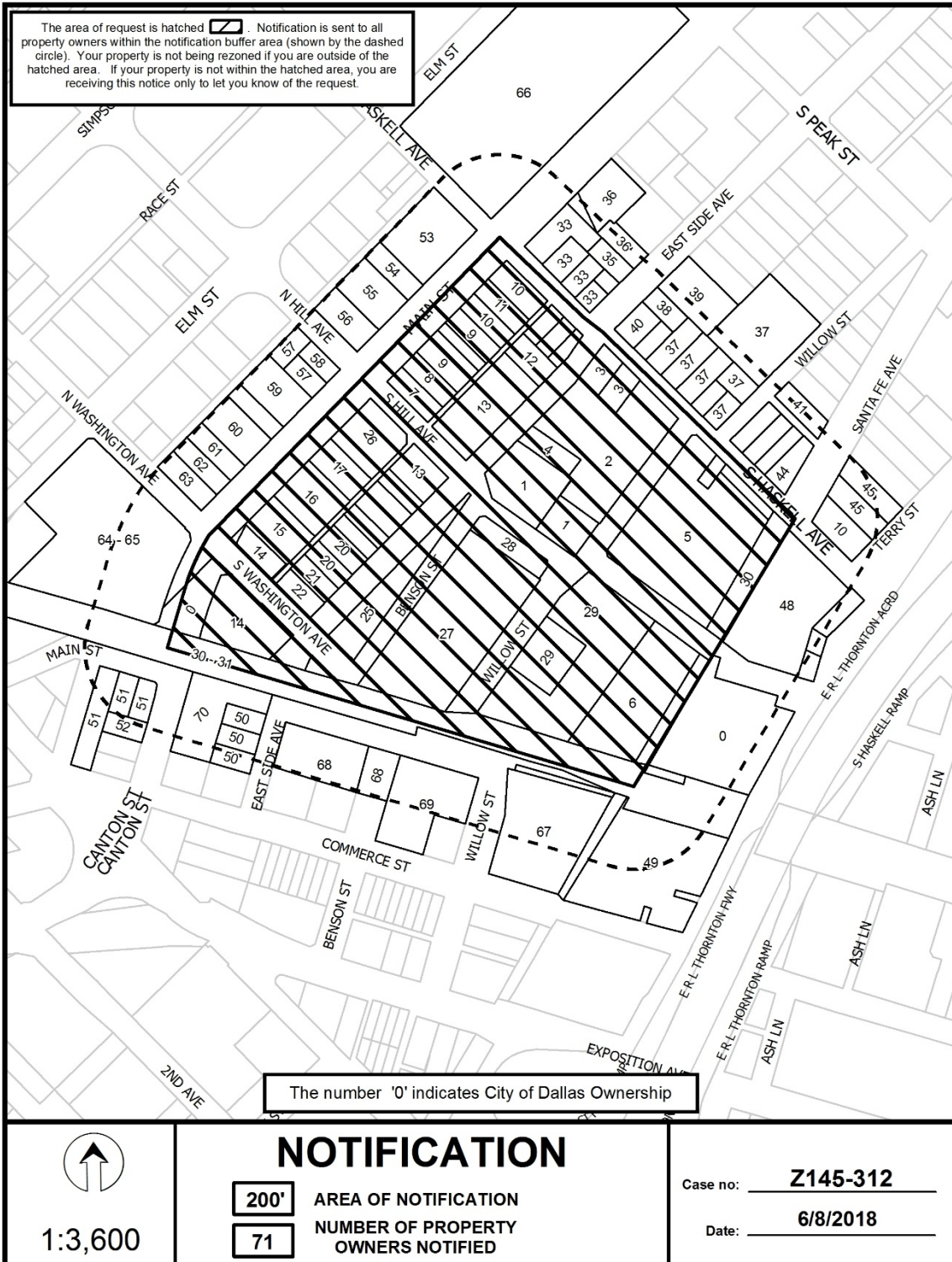
Case no: Z145-312

Date: 6/8/2018









06/08/2018

***Notification List of Property Owners******Z145-312******71 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	224 S HILL AVE	DEEP SIDE WAREHOUSES LLC
2	305 S HASKELL AVE	305 HASKELL PARTNERS LLC
3	207 S HASKELL AVE	HASKELL HOTEL REDEFINED LLC
4	4010 EAST SIDE AVE	BWK VENTURES LLC
5	407 S HASKELL AVE	WILLOW SOUTH HASKELL HOLDINGS LLC
6	317 S HILL AVE	DALLAS AREA RAPID TRANSIT
7	4002 MAIN ST	SKG BLACK ROSE PRODUCTIONS LLC
8	4004 MAIN ST	KLEIN RICHARD PHOTOGRAPHY LLC
9	4008 MAIN ST	CAMPBELL DAVID L
10	500 S HASKELL AVE	SAMADIAN FAMILY LTD PS
11	4024 MAIN ST	4024 MAIN STREET LLC
12	113 S HASKELL AVE	ESPARZA JOSE DE JESUS
13	4001 EAST SIDE AVE	CUNNINGHAM WARREN &
14	3902 MAIN ST	CANTON MAIN PROP LTD
15	3904 MAIN ST	ARNOLD JOHN A III
16	3912 MAIN ST	CUNNINGHAM WARREN P &
17	3922 MAIN ST	ROJAS KRUSE
18	3923 EAST SIDE AVE	CUNNINGHAM WARREN & KATHY
19	3917 EAST SIDE AVE	CUNNINGHAM WARREN P III &
20	3915 EAST SIDE AVE	EAST SIDE RECYCLE LLC
21	3905 EAST SIDE AVE	MITCHELL RUDY INVESTMENTS INC
22	3901 EAST SIDE AVE	CANTON MAIN PROPERTIES LTD
23	3828 EAST SIDE AVE	CANTON MAIN PROP LTD
24	3990 EAST SIDE AVE	EAST SIDE SPACE LLC
25	3995 BENSON ST	CANTON/MAIN PROPERTIES LTD
26	3930 MAIN ST	DRURY DIANNA

06/08/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3917 WILLOW ST	CA WILLOW LLC
28	201 S HILL AVE	DODD CG INVESTMENTS LLC
29	3912 WILLOW ST	SIMBOLWOOD LTD
30	3812 WILLOW ST	DART
31	555 2ND AVE	DART
32	555 2ND AVE	DART
33	4101 EAST SIDE AVE	CORNER MAIN HASKELL LLC
34	4107 EAST SIDE AVE	MEDINA SIXTO E &
35	4109 EAST SIDE AVE	MEDINA SIXTO E &
36	4113 EAST SIDE AVE	DELAY JAMES C &
37	4201 WILLOW ST	HINCKLEY HAL GREGORY SR
38	4108 EAST SIDE AVE	SUDDATH JOSEPH ANTHONY
39	4118 EAST SIDE AVE	STREET GENE
40	204 S HASKELL AVE	SUDDATH JOSEPH A
41	4112 WILLOW ST	WILLOW SOUTH HASKELL HOLDINGS LLC
42	400 S HASKELL AVE	ANDERSON BRENT
43	406 S HASKELL AVE	ORCHARD JAMES W III
44	412 S HASKELL AVE	JGT HOLDINGS, LLC
45	4111 TERRY ST	HOLY DAVID E
46	514 S HILL AVE	PERRY LOTS LLC
47	514 S HILL AVE	TOPLETZ INVESTMENTS
48	603 S HASKELL AVE	EXTRA SPACE PROPERTIES TWO LLC
49	4008 COMMERCE ST	4008 COMMERCE OPERATIONS
50	3815 EAST SIDE AVE	REEVES GEORGE M ET AL
51	3500 COMMERCE ST	EAST ELLUM PPTIES LLC
52	3719 LA FRANCE ST	3700 CANTON PROPERTIES
53	4027 MAIN ST	CHANDLER REAL ESTATE INC
54	4015 MAIN ST	SANDY MCCORQUODALE PC
55	4009 MAIN ST	CAMPBELL DAVID L
56	4001 MAIN ST	DRURY DIANA
57	115 N HILL AVE	MCDONALD BILLY MARION

Z145-312(PT)

06/08/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3935 MAIN ST	MAIN ST ROSS PARTNERS LTD
59	3927 MAIN ST	MAIN ST ROSS PARTNERS LTD
60	3921 MAIN ST	K & R SCREEN GRAPHICS
61	3909 MAIN ST	GOODMAN FAMILY TRUST
62	3905 MAIN ST	ROBINSON MICHAEL ANDREW
63	3901 MAIN ST	MAIN WASHINGTON PARTNERS LLC
64	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
65	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
66	4101 MAIN ST	DALLAS AREA RAPID TRANSIT
67	3808 WILLOW ST	WILLOW BUILDING 3800 LTD
68	3800 COMMERCE ST	MITCHELL INV PTNS LTD
69	3800 COMMERCE ST	MITCHELL INV PTNS LTD
70	3720 CANTON ST	METRO PACIFIC EQUITIES IN
71	555 2ND AVE	DART