

FILE NUMBER: Z190-136(AU)

DATE AUTHORIZED: October 17, 2019

LOCATION: Area generally bounded by Sylvan Avenue / Wycliff Avenue, the meanders of the old channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway

COUNCIL DISTRICT: 6

MAPSCO: 44C, 44D, 44G, 44H, 44M, 45 E, 45J

SIZE OF REQUEST: Approximate 424.31 acres. **CENSUS TRACT:** 100.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, with consideration being given to creating new sub-uses under the Commercial amusement (inside) use, requiring a specific use permit for a Commercial amusement (inside) use, and establishing parking regulations for the sub-uses such as number of required parking spaces, distance to remote parking, parking reductions, and shared parking.

SUMMARY: The purpose of this authorized hearing is to further regulate the commercial amusement (inside) uses and reevaluate the parking reduction option for such uses.

STAFF RECOMMENDATION: Approval of the amendments to Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, and 1H, subject to staff's recommended conditions; and no change to Subdistricts 1E, 1I, 1J, and 2.

PLANNED DEVELOPMENT DISTRICT No. 621

<http://www.dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20621.pdf>

PLANNED DEVELOPMENT DISTRICT No. 621 exhibits

<http://www.dallascityattorney.com/51P/exhibits.html#a621>

BACKGROUND INFORMATION:

- Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, was established by City Council on August 28, 2002 and is comprised of approximately 424.31 acres.
- The District is divided into 12 subdistricts. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J are transit-oriented, mixed-use zoning districts for the development of combinations of medium to high- density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G 1H, 1I, and 1J retain the potential for limited industrial and warehouse uses. Subdistrict 2, the twelfth subdistrict, is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses.
- Subdistricts 1, 1A, and 2 were approved in 2002 with the creation of the PD No. 621. Subdistrict 1B was created in 2008; Subdistrict 1C in 2011; Subdistrict 1D in 2012; Subdistricts 1E, 1F, 1G and 1H in 2016; Subdistrict 1I in 2017; and Subdistrict 1J was created in 2019.
- On October 17, 2019, City Plan Commission authorized a public hearing to determine proper zoning on property zoned Planned Development District No. 621, Old Trinity and Design District Special Purpose District, with consideration being given to creating new sub-uses under the commercial amusement (inside) use, requiring a specific use permit for a commercial amusement (inside) use, and establishing parking regulations for the sub-uses such as number of required parking spaces, distance to remote parking, parking reductions, and shared parking.
- After the case was authorized by CPC, an interested party, Ed Oakley, paid the PD amendment fee. The case was initiated by CPC because the neighborhood association would not have been successful in obtaining 100 percent of the property owners' authorization for the amendment.
- As the proposal is for an amendment limited to one use staff allowed this to become hybrid authorized hearing. The interested party is proposing to amend PD No. 621 to allow commercial amusement inside subject to a specific use permit only and to limit the parking reduction options for such uses in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, and 1H.

- On February 11, 2020, a community meeting was held to give an overview of the current zoning and requested amendment, a statement of purpose, and facilitate the engagement between the community and the interested party.
- No changes are proposed for Subdistricts 1E, 1I, 1J, and 2. Subdistricts 1E and 1J are developed with hotels, Subdistrict 1I is a sports training center [Dallas Mavericks Training Center], and Subdistrict 2 is a commercial bus station and terminal with a bus or rail transit vehicle maintenance or storage facility [the Greyhound Lines Maintenance Center]. The interested party considered these subdistricts more stable and less likely to change in the near future.

Zoning History

There have been 21 zoning changes within the area of request and the vicinity of the authorized hearing area during the last five years.

- 1. Z156-131** On March 23, 2016, the City Council approved Subdistrict 1E on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the west corner of Hi Line Drive and Turtle Creek Boulevard.
- 2. Z156-140** On March 23, 2016, the City Council approved Subdistrict No. 1F on property zone Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the west corner of North Stemmons Freeway Access Road and Edison located Street.
- 3. Z156-141** On March 23, 2016, the City Council approved Subdistrict No. 1G on property zone Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the southwest line of North Stemmons Freeway Access Road, east of Oak Lawn Avenue.
- 4. Z156-228** On August 10, 2016, the City Council approved Subdistrict No. 1H on property zone Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue.
- 5. Z156-317** On January 11, 2017, the City Council approved Specific Use Permit No. 2221 for a tattoo studio, on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the south line of Levee Street, between Manufacturing Street and Express Street.

- 6. Z156-340** On January 25, 2017, the City Council approved an MU-3 Mixed Use District on property zoned an IR Industrial research District, located on the northwest corner and Wycliff Avenue and Irving Boulevard, and on the northeast line of Irving Boulevard.
- 7. Z156-369** On January 25, 2017, the City Council approved Subdistrict No. 1I on property zone Subdistricts 1 and 1C within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the southeast intersection of Inspiration Drive and North Stemmons Freeway.
- 8. Z167-276** On June 22, 2017, the City Plan Commission recommended denial without prejudice of a Specific Use Permit for a tattoo studio in conjunction with a business school and limited to medical micro-pigmentation, scalp micro-pigmentation, facial intradermal cosmetics, and microblading, located on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the west line of Dragon Street, south of Oak Lawn Avenue.
- 9. Z167-345** On February 28, 2018, the City Council approved an MU-3 Mixed Use District on property zoned an IR Industrial Research, located on the southwest line of Market Center Boulevard, northwest of Turtle Creek Boulevard.
- 10. Z178-105** On April 11, 2018, the City Council approved Specific Use Permit No. 2284 for a tattoo studio, on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the southeast line of Parkhouse Street, west of North Riverfront Boulevard.
- 11. Z178-186** On April 25, 2018, the City Council established a demolition delay overly district, located in an area generally bounded by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Plane, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue.
- 12. Z178-268** On March 27, 2019, the City Council approved an amendment to Subdistrict 1E within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the southwest corner of Turtle Creek Boulevard and Hi Line Drive.
- 13. Z178-278** On January 9, 2019, the City Council approved Planned Development District No. 1008 on property zoned an IR Industrial Research District, located on the west line of Wycliff Avenue, located on the south line of Monitor Street.

- 14. Z178-287** On December 12, 2018, the City Council approved Specific Use Permit No. 2311 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery, on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the southeast line of Express Street, north of Levee Street.
- 15. Z178-314** On June 12, 2019, the City Council approved Subdistrict 1J within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District and Planned Development District No. 442, located north of the intersection of North Stemmons Freeway Service Road and Slocum Street.
- 16. Z189-116** On March 27, 2019, the City Council approved Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located northeast of Market Center Boulevard, southeast of Oak Lawn Avenue.
- 17. Z189-157** On February 19, 2019, the automatic renewal of Specific Use Permit No. 2082 for a motor vehicle fueling station was renewed on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the east corner of Oak Lawn Avenue and Market Center Boulevard.
- 18. Z189-160** On April 10, 2019, the City Council approved the amendment of Specific Use Permit No. 2221 for a tattoo studio, on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the southwest line of Levee Street, east of Manufacturing Street.
- 19. Z189-287** On February 12, 2020, the City Council approved the renewal of Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service, on property zoned Subdistrict LC Light Commercial within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the southwest corner of McKinnon Street and Ivan Street.
- 20. Z189-331** On December 11, 2019, the City Council approved Specific Use Permit No. 2353 for an auto service center, on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the southwest line of Riverfront Boulevard and northwest line of Pittsburg Street.

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21. Z190-150 On April 8, 2020, the City Council approved the renewal of Specific Use Permit No. 2284 for a tattoo studio, on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southeast line of Parkhouse Street, west of North Riverfront Boulevard.

Thoroughfares

Thoroughfare	Type	Required ROW
North Riverfront Boulevard	Principal Arterial	137' - 150' Bike Plan
Market Center Boulevard	Principal Arterial	100' Bike Plan
Irving Boulevard	Principal Arterial	100'
Wycliff Avenue	Principal Arterial	100'
Oak Lawn Avenue	Principal Arterial	100'

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.

STAFF ANALYSIS:

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 request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

The request does not comply with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Policy 1.1.3 Build a dynamic and expanded Downtown.

1.1.3.7 Encourage parking mechanisms to provide joint parking opportunities.

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

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.

Area Plans

The interested party proposed changes to the PD No. 621 to limit the options for parking reductions for commercial amusement inside uses is not consistent with the vision and specified objectives and details included in the comprehensive plan and area plans for the Design District. The proposed changes would increase parking, thus increase traffic as well, would limit the adaptive reuse of existing buildings which are an asset of the district, because they were not built to meet the current parking standards, and discourage walkability and use of other means of transportation. Per the stated goals of the plans, parking reductions are encouraged to help the downtown and the surroundings to evolve into a continuous network of complete streets and connection with the Trinity River trails network.

The request does not comply with the following land use goals and policies of the Area Plans:

The **Stemmons Corridor – Southwestern Medical District Plan Area** was adopted in June 2010. The vision for the Plan was to ensure that the Area becomes a destination for business, trade and economic innovation; a destination for living with desirable, diverse urban housing; and a destination for shopping, recreation, and entertainment, with unique shops and experiences.

The Design District is located within the proposed Urban Mixed-Use Medium, Walkable. Areas designated as Walkable Mixed-use will develop in a manner that reduces

automobile dependency by enabling residents, employees and visitors to exercise other transportation choices such as using public transit, bicycling and walking.

The *Plan's* vision for parking was to reduce front-facing off-street parking through on-street parking, parking to the rear of buildings, and parking contained within structures. Parking reductions were encouraged through parking management and transit-oriented development.

The *Plan* also includes more specific recommendations for key thoroughfares.

Market Center Boulevard should be, in the long run, redesigned to provide off-street bicycle connections and shown on the thoroughfare plan

The *Plan's* vision for the Irving Boulevard portion within the Design District was to be pursued as a multi-way boulevard with slip streets and create enhanced pedestrian crossings at key routes into the Trinity River such as at the intersection with Sylvan/Wycliff Avenue.

The Design District has portions located within the Strategic Opportunity Area 4, Wycliff Avenue Trinity Access Area with a focus on two key goals that are discussed below:

- Goal 1: Capitalize on the area as a major entryway to the Trinity River for automobile, bicycle, and pedestrian traffic. Provide a pedestrian friendly street network connecting residential and commercial development within the area
2. Promote mixed-use and urban residential development which best capitalizes on the area's assets. Create pedestrian-friendly street crossings at key intersections to facilitate pedestrian circulation within and through the area.

The *Trinity River Corridor Comprehensive Land Use Study* was adopted in 2005 and revised 2009. The 2050 Vision Statement envision the Trinity River Corridor as a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Among the five objectives for future development in the Trinity Corridor added detail to the 2050 Vision Statement are to create a vibrant central city and to enhance the City's urban form to increase the appeal of urban life.

The proposed land use plan indicates the Design Districts within the Mixed-Use Adaptive Reuse Module. This module includes the primary land uses: office-regional (adaptive reuse) and mixed-use type B (adaptive reuse). The Mixed Use 'B' was proposed to be a mix of uses in a dense vertical arrangement, 4- to 6-story buildings, with active, pedestrian-oriented commercial uses located on the ground floor with direct street access. The module includes secondary land uses: employment center, residential multifamily, entertainment (adaptive reuse), civic, and optional land uses from the mixed-use high-rise type. The entertainment uses may include movie theaters, themed restaurants, outdoor game/recreation venues, and park rental activities.

The Land Use Opportunity Plan includes the Old Trinity Industrial as Study Area 17. The Old Trinity Industrial Study Area was expected to see a major transformation. In most of the area, mixed-use development would create lively new urban places for living, working, and playing. The Urban Design Framework Plan for this area continued several design elements from the southerly study areas: enhancements to Industrial Boulevard and provision of pedestrian access to the Trinity River itself. Additional streetscape and intersection improvements were planned for Levee Street, Oak Lawn Avenue and other key roadways. Pedestrian routes access two portals into the Trinity parks and trail systems that link to the Trinity and the Katy Trail; they also provide a connection to the Victory development and its DART station.

The 360 Plan, adopted by Council in 2017, is an update to 2011's *Downtown Dallas 360*. *The 360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the *360 Plan* is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to:

- Advance urban mobility
- Build complete neighborhoods
- Promote great placemaking

Located west and northwest of Downtown Dallas, the Design District was recognized as a unique destination for art, home furnishings, and design goods. In recent years, however, the Design District has emerged as a vibrant, mixed-use neighborhood as residential buildings and additional commercial services have come online. In recent years, warehouses and showrooms throughout the Design District have been repurposed as contemporary art galleries, breweries, and restaurants, maintaining the area's industrious, edgy appeal. Infill development has occurred as apartment homes have been built among the district's industrial buildings, establishing a creative and energetic mixed-use neighborhood; a boutique hotel and additional entertainment venues continue to diversify this rapidly expanding portion of Downtown.

Though the Design District is easily accessible via automobile, the Plan recognized the need to improve multimodal access within the district, connecting it to nearby neighborhoods and the Trinity River. Pedestrian and bicycle connections to the DART Victory Station, underneath an I-35 overpass, must be explored to provide critical access to various points around Downtown and greater Dallas. The Design District's adjacency to the Trinity River provides ample opportunity for recreation and leisure activity, and the expansion of the bicycle infrastructure network, including the Trinity Strand Trail, will further enhance connections to and through the neighborhood. Residual rail spurs are common throughout the Design District. These underutilized spaces can be transformed into small parks or green space – both of which are needed in the district – that can further connect bicyclists and pedestrians to nearby trails along the Trinity River.

The *Plan's* Transformative Strategies included:

Advance Urban Mobility by:

- Adopting urban mobility principles
- Integrating transit expansion opportunities
- Advancing priority bicycle and pedestrian improvement projects
- Reforming the approach to parking

Urban mobility principles:

- Create a balanced multimodal system that supports transit, bicycles, and pedestrians in addition to automobiles, particularly for short trips.
- Provide a safe, well-lit, comfortable, and accessible system for a diversity of users.
- Improve inter-district connectivity for all modes of travel.
- Encourage mixed-use, pedestrian-oriented design and development.
- Ensure regional and local transportation systems support City Center placemaking and livability goals.
- Deliver a system that responds proactively to trends in technology, demographics, and user preferences

The *Plan* includes the objective to advance priority bicycle and pedestrian improvement projects. The built environment should support a comfortable, inviting, and engaging walk through Dallas' urban districts. Pedestrian-friendly amenities, including wide sidewalks and street trees, safety elements such as safe intersections and crosswalks, and active uses along a corridor, will encourage more pedestrian activity along these corridors. Certain corridors have been prioritized for improvements in the short-term in order to quickly improve connections between neighborhoods and destinations.

The *Plan's* proposed reform of the approach to parking called for:

- Evaluating current on street-parking utilization and rates in coordination with the NCTCOG / City of Dallas curb lane management study, to provide the basis for better management of on-street parking.
- Encouraging private parking owners and operators to create shared parking models to promote more efficient use of existing parking.
- Encouraging development of a comprehensive digital mobile platform that provides seamless access to transportation options, including public transit, ride share, bike share, and parking navigation.

PD No. 621 stated vision:

PD No. 621 includes exhibit F – *The Old Trinity and Design District “Woonerf – Living Streets” Conceptual Plan*. The *Plan* specifies that the city of Dallas wished to encourage the development of mixed transportation “woonerf” corridors or “living streets” within the Old Trinity and Design District Planned Development utilizing many of the former rail corridors that run between and behind the buildings in the District. Some of the corridors should be used to provide a mixture of pedestrian, bicycle, automobile, delivery and low speed “people-mover” transportation throughout the area.

The network would also extend underneath Stemmons Freeway to connect to the DART Rail platform at the Victory Development, thereby providing transit access to the District. Properties that now face the streets could be re-oriented to face the woonerf / living street areas, while maintaining a street face as well.

In the “woonerf” model, automobiles are tolerated at pedestrian speeds, through the use of traffic calming measures such as speed bumps, textured pavement patterns and direction changes. Parking is allowed in restricted pockets screened by landscaping and street furniture. Priority in use by pedestrians of the common street space in a woonerf is emphasized through the use of design elements such as: parking areas alternating with substantial planted areas and/or seating areas.

Land Use:

	Zoning	Land Use
Site	PD No. 621	Mixed uses: hotel, showroom, warehouse, office, retail, restaurant, multifamily
North	IR, MU-3, PD No. 355, I-2 within PD No. 193	Hotel, auto-related, retail, college,
East	I-2 and I-3 within PD No. 193	I-35 Freeway, DART rail line, multifamily, sports arena, office, retail, restaurant
South	IM, PD No. 744	Retail, restaurant, warehouse, Ronald Kirk Pedestrian Bridge
West	A(A), CS, IR, PD No. 1008	Trinity River, park, office, retail, restaurant, hotel

Land Use Compatibility:

Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, was established by City Council on August 28, 2002 and is comprised of approximately 424.31 acres.

The district is developed with a mix of commercial uses, mostly adaptive reuse of existing former warehouses, but also newly developed multifamily and hotels. Surrounding areas include commercial uses to the north, multifamily to the west across the freeway and DART rail line, and a sports arena to the east, pedestrian bridge to the south, and Trinity River and commercial uses to the west and northwest.

PD No. 621 allows an array of uses that include commercial and business service, industrial, institutional and community service, lodging, office, recreation, residential,

retail and personal service, transportation, utility and public service, and wholesale, distribution, and storage uses. in the Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

The interested party is proposing to amend PD No. 621 and to allow commercial amusement inside uses subject to a specific use permit only in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, and 1H.

No changes are proposed for Subdistricts 1E, 1I, and 1J. These subdistricts are developed with hotels, a sports training center [Dallas Mavericks Training Center], and a commercial bus station and terminal with a bus or rail transit vehicle maintenance or storage facility [the Greyhound Lines Maintenance Center]. The interested party considered these subdistricts more stable and less likely to change in the near future, hence wanted to allow them the possibility to regulate the type of associated uses by themselves. Staff agrees with this assessment and supports the request to exclude them from the proposed amendment.

Other uses allowable subject to specific use permit within the selected subdistricts in PD No. 621 are labor hall, community service center, halfway house, open-enrollment charter school, public and private school, other than open-enrollment charter school, lodging or boarding house, financial institutions with drive-through, college, dormitory, fraternity, or sorority house, group residential facility, handicapped group dwelling units, retirement housing, alcoholic beverage establishments, animal shelter or clinic without outside runs, auto service center, billiard hall, bingo parlor, car wash, massage establishment, motor vehicle fueling station, outside sales, piercing salon, restaurant with drive-in or drive-through service, swap or buy shop, tattoo studio, truck stop, vehicle display, sales, and service, heliport, helistop, railroad passenger station, utility or government installation other than listed, auto auction, mini-warehouse, and recycling drop-off container.

The Dallas Development Code defines commercial amusement inside use as means a facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This use includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, children's amusement center, dance hall, motor track, or skating rink. Other definitions are as follows:

- Amusement center: a facility for which an amusement center license is required under Chapter 6A of the Dallas City Code, as amended.
 - Chapter 6A defines it as a business establishment in which at least 25 percent of the public floor area is devoted to coin-operated amusement devices and their public use.
- Children's amusement center: a facility with amusement rides, games, play areas, and other activities, catering primarily to children 12 years of age and younger.
- Class E dance hall: a facility for which a Class E dance hall license is required under Chapter 14 of the Dallas City Code, as amended.

- Chapter 14 defines it as any place where dancing is permitted seven days a week for persons from age 14 through age 18 only.
- Dance hall: a dance hall as defined in Chapter 14 of the Dallas City Code, as amended, but excludes those uses described in Section 14-2(d). This definition includes a Class E dance hall.
 - Chapter 14 defines it as a place where dancing by patrons or customers is permitted; or dance or any similar live performance is presented to the public.

PD No. 621 already requires a specific use permit for billiard halls.

The Dallas development code allows commercial amusement inside uses by right in CR Community Retail, RR Regional Retail, CS Community Services, industrial, central area, mixed use, multiple commercial, UC-2 Urban Corridor 2, and UC-3 Urban Corridor 3 districts. An SUP is required for an amusement center in a CR, RR, CS, industrial, central area, mixed use, multiple commercial, UC-1, or UC-2 district if it has a floor area of 2,500 square feet or more and is located within 300 feet of a residential district. A SUP is required for any dance hall (including a Class E dance hall) in a CR, CS, UC-2, or UC-3 district. A SUP is also required for a Class E dance hall in an RR, industrial, central area, mixed use, or multiple commercial districts if the Class E dance hall is located within 300 feet of a residential district. RAR is required for any dance hall that does not require a SUP but is located within 300 feet of a residential district.

Adjacent districts to the north are MU-3 and MU-1, and to the south are IM, where commercial amusement inside uses are allowed by right.

Other PDs in the central area of Dallas allow commercial amusement(inside) uses as follows:

Special Purpose Planned Development District	Commercial amusement inside uses
PD No. 145 Arts District	By right
PD No. 193 Oak Lawn	By right in SC, GR, LC, HC, central area, and industrial subdistricts. By SUP only in the agricultural subdistrict.
PD No. 225 State Thomas	Permitted in all Freeway Frontage Subdistricts; By specific use permit in Interior Mid-Rise Residential; Interior Hi-Rise Office/Residential and Interior Mid-Rise Office/Residential Subdistricts; and as a restricted use in the Allen Street Special Retail Subdistrict.
PD No. 269 Deep Ellum	SUP required for arcades, billiard halls, bingo parlors, dance halls, and live music venues. Dance halls and live music venues must be treated as a separate main use, and cannot be an accessory use
PD No. 316 Jefferson Avenue	Subareas 1, 2 and 8 (Central Area): By right if located above the seventh story. By SUP only for an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more Subarea 3 (Office/Mixed Use [High Density]): In MUP and SUP only for an amusement center, as defined in

	Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more. Subarea 4 (Office/Mixed Use [Medium Density]): By right with a floor area less than 2,500 square feet; by SUP with a floor area of 2,500 square feet or more.
PD No. 357 Farmers Market	Subdistricts 1 through 9: By right
PD No. 462 Henderson	Subdistricts 1, 3, and 5: By right
PD No. 466 Hall Street	By right
PD No. 468 Oak Cliff Gateway	Subdistrict H: See Section 51A-4.210(b)(7). Except as otherwise provided, treat as if located in an MU-3 Mixed Use District. Billiard hall by SUP only. Bingo parlor by SUP only. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not allowed
PD No. 498 Harry Hines Corridor	SUP required if the use is permitted in a CS Commercial Service District by SUP. See Section 51A-4.210(b)(7)(B).
PD No. 582 Victory	By right; All uses fronting on North Houston Street and located on the first story must be retail uses. Retail use means commercial amusement inside among other uses
PD No. 619 Main Street	Subdistricts A, F, G, J, and K (street level); Subdistricts B and H (below street level); Subdistricts C and I (above street level) By SUP By right in all others
PD No. 708 Arts District Expansion	In all parts of this district other than the Flora Street frontage area: per 51A-4.210(b)(7)(B)
PD No. 714 Fort Worth Avenue	Subdistricts 1A, 1B, 1C, and 1D [SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.] Subdistricts 2 [By SUP, only in Subdistrict 2B.] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.] Subdistricts 3, 5 [By SUP only.] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.] Subdistricts 4 [SUP] [Subdistrict 4A only. Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]
PD No. 784 Trinity River Corridor	Downtown form district; urban village form district: SUP, SUP not eligible for automatic renewal
PD No. 830 Bishop Arts	Subdistricts 3B: Bishop Arts Mixed Use District Must comply with the requirements for a CR District
PD No. 842 Greenville Avenue	By right

There are currently 22 Certificates of Occupancy issued, pending inspection, or under review with the Building Inspection Division between 2002 and 2020. The COs are for dance halls, event spaces, and bowling alleys. During staff site visits it appears that at least 10 locations are currently being operated as commercial amusement inside.

Considering the combination of uses allowed by right in PD No. 621 that include single family and the particularities of the district with large warehouse and higher building coverage, staff recognized the utility of the specific use permit for commercial amusement inside uses. A specific use permit is a process that allows the discussion for

each proposal in conjunction with the immediate vicinities and includes adjusted conditions to ensure the compatibility of different uses in this district. In comparing PD No. 621 with other special purpose PDs, staff also acknowledges that a SUP is required for such uses more so in the PDs that allow a larger variety of residential uses by right.

Parking:

The interested party is proposing to amend PD No. 621 and to limit the parking reduction options for commercial amusement inside uses in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, and 1H. No changes are proposed for Subdistricts 1E, 1I, and 1J.

Remote parking limitations

PD No. 621 allows remote parking for nonresidential uses to be located at a distance between 1,000 and 1,500 feet of the use served with the building official approval and requires a license to authorize extension of distance beyond 1,500 feet.

The interested party is requesting that commercial amusement inside uses not be allowed to take advantage of any option for extension of the remote parking distance beyond 1,000 feet. No study or explanation for this proposal was included was included with this request.

Staff does not support the request to limit the distance of remote parking to 1,000 feet. Studies show that a comfortable walking distance for special events can be as great as 2,000 feet. Studies also show that acceptable walking distance is affected by climate, line of site (longer distances are acceptable if people can see their destination), “friction” (barriers along the way, such as crossing busy traffic), and by the type of activity and user. Level of Service by Walking - Distance in Feet for outdoor uncovered spaces are considered LOS B for 800 feet, LOS C for 1,200 feet, and LOS D for 1,600 feet. Entertainment centers are acceptable at LOS B or C for walking distance, and major sport or cultural event are acceptable at LOS C or D.¹

Staff appreciates that increased distances for remote parking is a suitable tool to encourage and support walkability and adequate streetscape.

Furthermore, staff took into consideration the established and well-regulated process for administrative allowance for distance increase. The Dallas Development Code includes provisions that the building official may extend the walking distance for remote parking unless the extension would:

¹ See:

How Far Should Parkers Have to Walk? at <https://trid.trb.org/view/859431>
Victoria Transport Policy Institute, TDM Encyclopedia, Parking Evaluation. Evaluating Parking Problems, Solutions, Costs, and Benefits, online encyclopedia, updated 17 April 2017 at <https://www.vtpi.org/tm/tm73.htm>

- (i) significantly discourage patrons of the use from using the remote parking;
- (ii) unreasonably endanger the safety of persons or property; or
- (iii) not otherwise be in the public interest.

For the parking license option, the Code includes the following standards:

- (1) The building official shall require that either a shuttle or an attendant be provided by the applicant as a condition to approval of an extension of the walking distance for remote parking.
- (2) If a shuttle is required, it must:
 - (A) transport patrons between the main use and the remote parking lot;
 - (B) be adequately staffed during all hours of operation of the main use; and
 - (C) have adequate seating capacity to accommodate patrons expected to use the remote parking.
- (3) If an attendant is required, the attendant shall drive vehicles of patrons between the main use and the remote parking lot.
- (4) In no event may the building official authorize remote parking to be located beyond a walking distance of one-half mile from the main use.

The Code also includes standards for the revocation of license by building official, Suspension of license by building official, and expiration of license.

PD No. 621 does not limit the amount of parking that can be provided as remote parking. The interested party is requesting that commercial amusement inside uses be allowed to provide a maximum of 50 percent of the required parking on site. No study or explanation for this proposal was included was included with this request.

Staff does not support this request, acknowledging the benefits of remote parking and the current configuration of the Design District and site constraints that may not permit on-site parking. Among the consequences of remote parking are a higher quality of pedestrian routes, increased walkability, and support for the commercial activity at large based on the park-once behavior of the user/customer.

Furthermore, staff does not support the proposed percentage limitation at 50 percent for commercial amusement inside uses, since it is not based on a parking study or analysis of the Design District, manifested issues, or parking patterns for commercial amusement inside uses.

The Dallas Development Code does not limit the amount of parking that can be provided as remote, but it does require a parking agreement for remote parking and establishes procedures for approving remote parking.

- (A) a map illustrating the walking distance from the special parking to the use providing the parking; and
- (B) if applicable, a statement pointing out the factors justifying an extension of walking distance including discussion of the following factors:
 - (i) The type of use involved.
 - (ii) The parking demand generated by the use involved.

- (iii) The percentage of required off-street parking that will be provided as remote parking.
- (iv) The availability and condition of sidewalks.
- (v) The availability and frequency of a local shuttle or transit service.
- (vi) The availability of or proposal for shelters for users of any local shuttle or transit service.
- (vii) Any other factors that may have the effect of encouraging patrons of the use to use or discouraging patrons of the use from using the remote parking.

By comparison with other PDs in the central area of Dallas that allow CAI uses, staff did not find any PD that limits the amount of parking that can be remote. Some PDs require a master parking and floor area plans or traffic and parking management plans to ensure fluency and good connectivity.

Elimination of the cash in lieu option

PD No. 621 allows the property owner to make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building, which is defined as

The interested party is requesting that commercial amusement inside uses not be allowed to use the cash in lieu option. No study or explanation for this proposal was included was included with this request.

Staff does not support this request as this provision was originally meant to encourage and support the adaptive reuse of the existing buildings, thus, to preserve the character of the district. Staff acknowledges the potential of unintended consequences that may affect the existing buildings and that may result in more aggressive tear-down redevelopment type / replacement of the existing buildings. This request was analyzed in conjunction with the allowable density within PD No. 621. The PD does not require minimum yards, allows a maximum 4:1 floor area ratio, a maximum height of 130 feet and includes a variety of height bonuses, thus establishing development standards for increased density for new buildings.

Overall staff recognizes the intent of the proposed amendment to further regulate commercial amusement indoor uses, and to allow a case-by-case evaluation to ensure compatibility with the surroundings, as the Design District is evolving into a true mixed-use area with more residential uses. Therefore, by acknowledging this as a land-use issue, rather than a parking issue, staff is supporting the proposed specific use permit process for such uses, but does not support the changes to parking requirements, considering the SUP process adds adequate scrutiny to ensure a full compatibility of such uses with the immediate surroundings.

Staff requested that a parking study and analysis to be submitted to support the proposed limitations to the parking reduction option for commercial amusement inside

uses. A parking study would include an overview of the parking needs and patterns of this use in general and in other areas of the city, an analysis on the impacts of this use on its surroundings, an evaluation of the existing such uses in the Design District, and an evaluation of the district particularities. The interested party did not submit such a study; therefore, staff cannot assess the basis of the proposed changes to the parking regulations. Furthermore, without such a study, staff considers the proposed limitation to the parking reduction options for the commercial amusement inside uses only, as opposed to other uses, as a discretionary request.

Landscaping:

No changes to the landscape regulations are proposed to be made with this authorized hearing.

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. The authorized hearing area contains properties within the “E” MVA Category, dispersed throughout the district. Areas to the east are located within the “C” MVA Category.

PROPOSED PD CONDITIONS

PD 621

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002. (Ord. 25013)

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 424.3103 acres. (Ord. Nos. 25013; 25560; 27006; 29127; 31235)

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into 12 subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J are transit-oriented, mixed-use zoning districts for the development of combinations of medium to high-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G 1H, 1I, and 1J retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235)

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:
[omitted for brevity]

(15) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

[omitted for brevity]

(21) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

(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 special purpose district is considered to be a mixed use zoning district.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”) (Ord. Nos. 25013; 25560; 28231; 30347; 31235)

SEC. 51P-621.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: Property and Subdistrict Descriptions.
- (2) Exhibit 621B: Subdistrict Map.
- (3) Exhibit 621C: Meanders of the Old Trinity River Channel.

(4) Exhibit 621D: Existing Railbeds.

(5) Exhibit 621E: List of Native Plants.

(6) Exhibit 621F: The Old Trinity and Design District “Woonerf-Living Streets” Conceptual Plan.

(7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.

(8) Exhibit 621H: Tower Orientation.

(9) Exhibit 621I: Tower Diagram for Subdistrict 1E.

(10) Exhibit 621J: Tower Diagram for Subdistrict 1F.

(11) Exhibit 621K: Tower Diagram for Subdistrict 1G.

(12) Exhibit 621L: Tower Diagram for Subdistrict 1J. (Ord. Nos. 28231; 30040; 30041; 30042; 31235)

SEC. 51P-621.104. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district. (Ord. 25013)

SEC. 51P-621.105. DEVELOPMENT PLAN.

(a) Except as otherwise provided in this article, 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.

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required. (Ord. Nos. 25013; 25560)

SEC. 51P-621.106. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. [RAR]

-- Labor hall. [SUP]

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- Machine or welding shop. *[RAR]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Beer or wine manufacturing. *[Limited to Subdistricts 1C, 1D, and 1I.]*
- Industrial (inside) for light manufacturing.
- Industrial (inside). *[RAR]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

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

(5) Lodging uses.

- Hotel or motel. *[RAR]*
- Lodging or boarding house. *[SUP]*

(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.
- Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area. *[See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict 1I.]*
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[SUP]*

- Duplex.
- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
- Multifamily.
- Retirement housing. *[SUP]*
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[Allowed by right in Subdistrict 1J. SUP required in all other subdistricts, except that a microbrewery, micro-distillery, or winery is permitted by right in Subdistrict II. See Section 51A-4.210(b)(4).]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Antique shop.
- Art gallery.
- Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
- Auto service center. *[SUP]*
- Billiard hall. *[SUP]*
- Bingo parlor. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in Subdistricts 1E, 1I, and 1J [this subdistrict] subject to the same requirements as if located in an MU-3 Mixed Use District. SUP required in all other subdistricts. Class E dancehalls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only. In Subdistrict II, see Section 51P-621.117(c) for use with a seating capacity of 10,000 or more.]*
- 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.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses.
- Piercing salon. *[SUP]*

- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Tattoo studio. *[SUP]*
- Temporary retail use.
- Theater. *[Limited to 1,000 seats or fewer, except in Subdistrict II. See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict II.]*
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Mini-warehouse. *[SUP, except with RAR only if all on-site circulation is internal to the structure.]*
- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of -- Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Trade center.
- Warehouse.

(b) Subdistrict 2.

[Omitted for brevity]

SEC. 51P-621.107. ACCESSORY USES.

[Omitted for brevity]

SEC. 51P-621.108. CREATION OF A BUILDING SITE.

[Omitted for brevity]

SEC. 51P-621.109. YARD, LOT, AND SPACE REGULATIONS.

[Omitted for brevity]

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, "Off-Street Parking and Loading Regulations." In the event of a conflict between this section and Division 51A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, "Handicapped Parking Regulations."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

~~(G)~~ Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

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(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Hotel or motel. 0.55 spaces per guest room [*300 rooms or less only; Subdistrict 1E only*].

(L) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistricts 1B and 1I, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(M) Office. One space per 358 square feet of floor area.

(N) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(O) Personal service uses. One space per 275 square feet of floor area.

(P) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(Q) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that

provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

Interested party request:

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. Except for a commercial amusement (inside) use in Subdistrict 1, 1A, 1B, 1C, 1D, 1F, 1G, or 1H, the building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

Staff recommendation:

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. Except for a commercial amusement (inside) use in Subdistrict 1, 1A, 1B, 1C, 1D, 1F, 1G, or 1H, the building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

Interested party request:

(v) No more than 50 percent of the off-street parking required for a commercial amusement (inside) use in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, or 1H may be provided by remote parking.

Staff recommendation:

(v) No more than 50 percent of the off-street parking required for a commercial amusement (inside) use in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, or 1H may be provided by remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table

(For calculating the parking requirement for shared parking)

Use Category	% Morning	% Noon	% Afternoon	% Late Afternoon	% Evening
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/ Showroom	100	75	100	65	35
All other	100	100	100	100	100

Interested party request:

“(5) Cash in lieu of required parking. **Except for a commercial amusement (inside) use in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, or, 1H, a** property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

Staff recommendation:

“(5) Cash in lieu of required parking. **Except for a commercial amusement (inside) use in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, or, 1H, a** property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where "national median cost per square foot" is the national median cost per square foot of a parking space in a parking garage. Both the "national median cost per square foot" and the "Dallas cost index" must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

(6) Fees for required parking. Fees may be charged for use of required parking.

(7) Parking structure screening. In Subdistricts 1E, 1F, 1G, 1H, and 1I, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(c) Subdistrict 2.

[omitted for brevity]

SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

[omitted for brevity]

SEC. 51P-621.112. LANDSCAPING.

[omitted for brevity]

SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.

[omitted for brevity]

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

[omitted for brevity]

SEC. 51P-621.115. SCREENING REGULATIONS.

[omitted for brevity]

SEC. 51P-621.116. SIGNS.

[omitted for brevity]

SEC. 51P-621.116.1. MIXED-INCOME HOUSING FOR SUBDISTRICT 1J.

[omitted for brevity]

SEC. 51P-621.117. ADDITIONAL PROVISIONS.

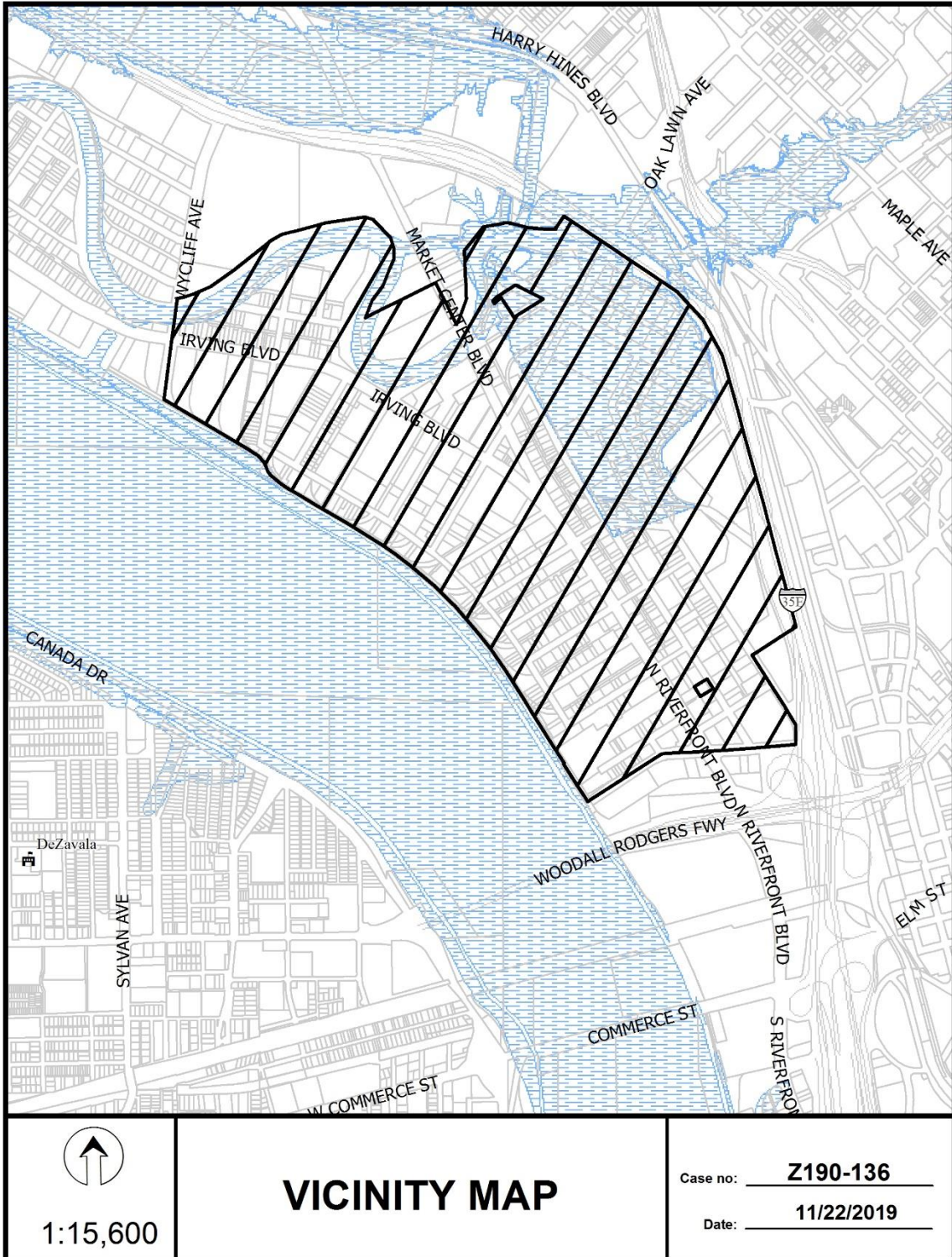
(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

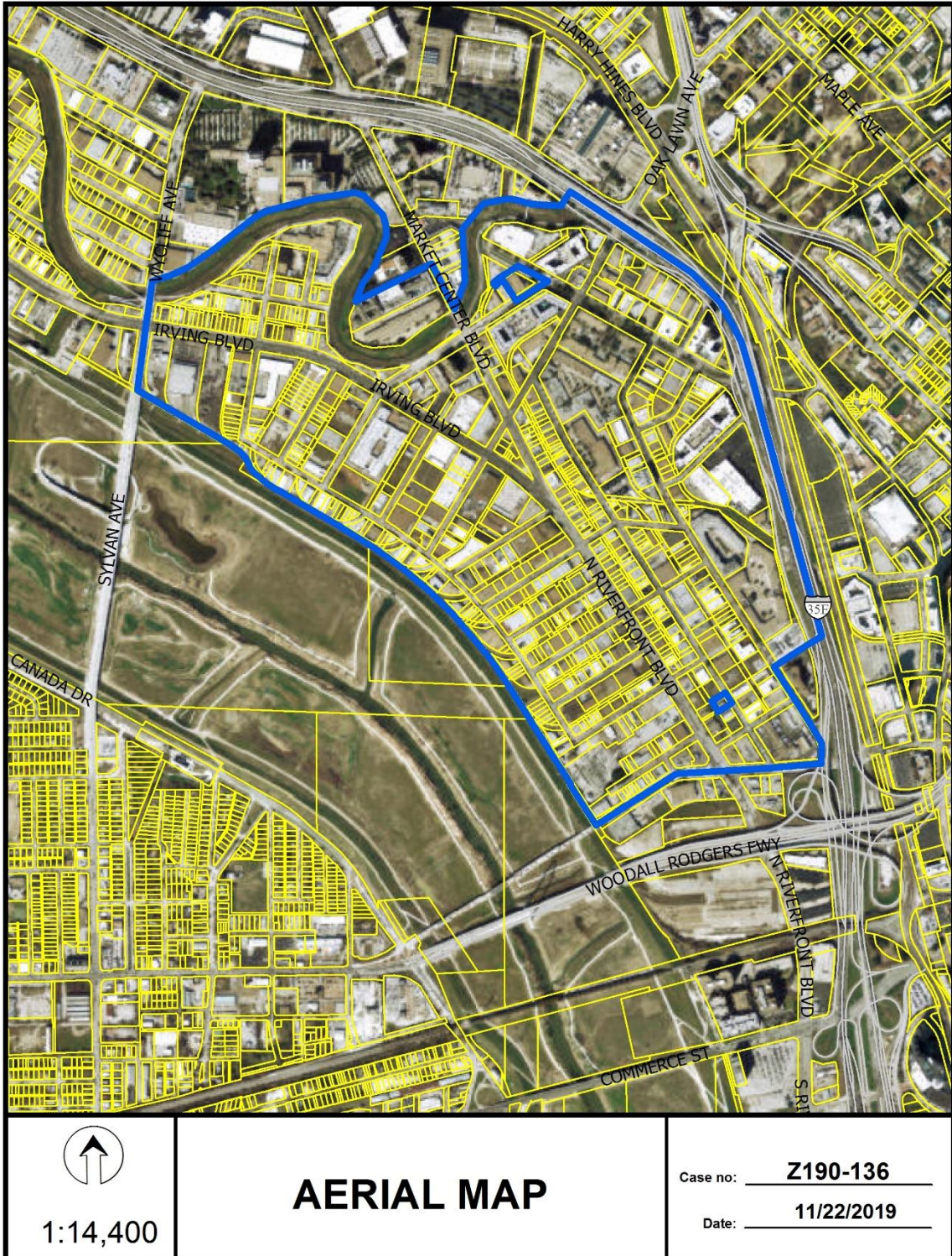
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

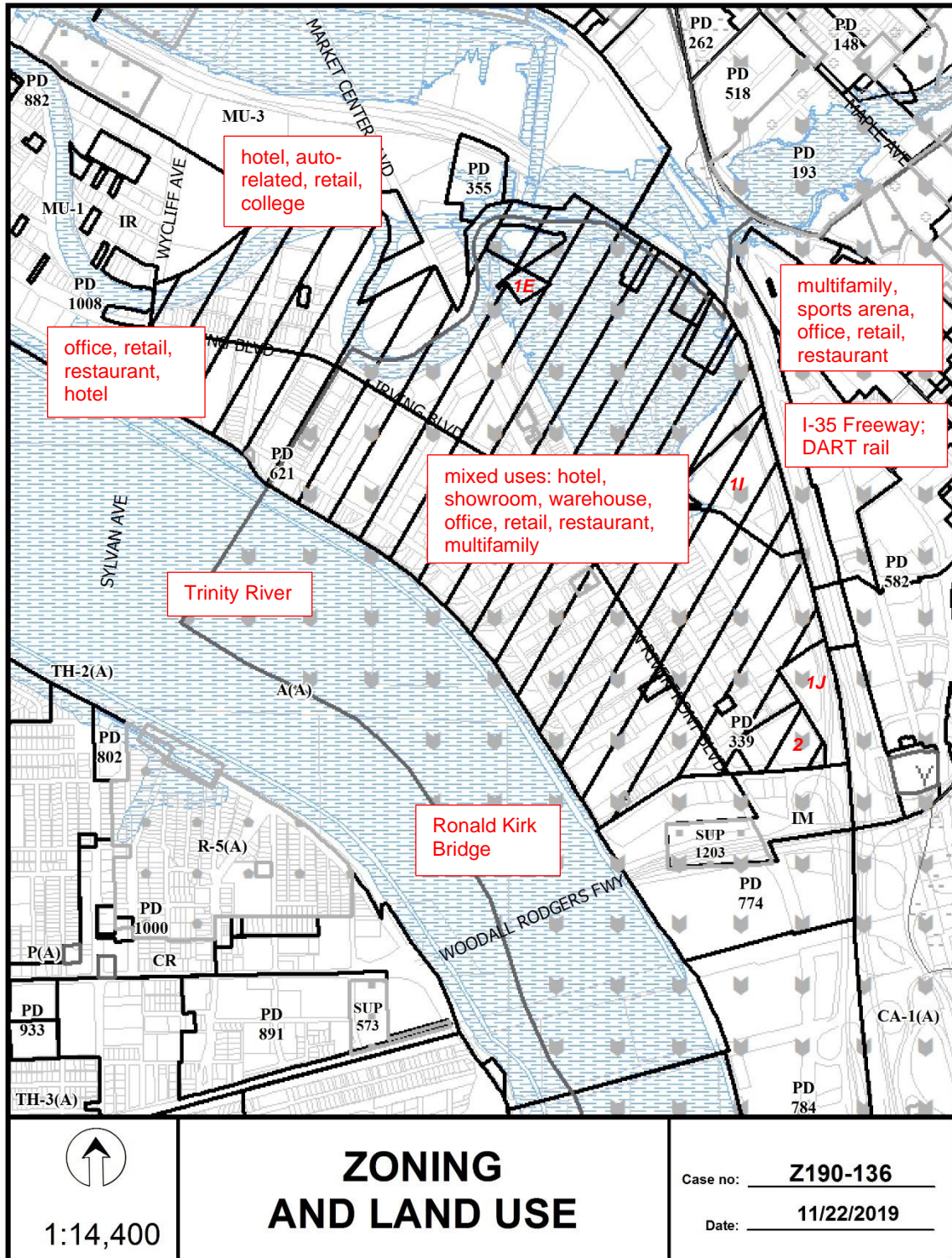
(c) In Subdistrict 1I, a **traffic impact analysis** is required in addition to the development impact review requirements in Division 51A-4.800 for a commercial amusement (inside), private recreation center, club, or area, or theater with a seating capacity of 10,000 or more. The area subject to review will include Subdistrict 1I and all property within a quarter mile. All infrastructure improvements essential to the operation of the use must be in place prior to the issuance of a certificate of occupancy for the use. The time period for review of the traffic impact analysis and development impact review is extended to 60 calendar days. (Ord. Nos. 25013; 25560; 26102; 30347).

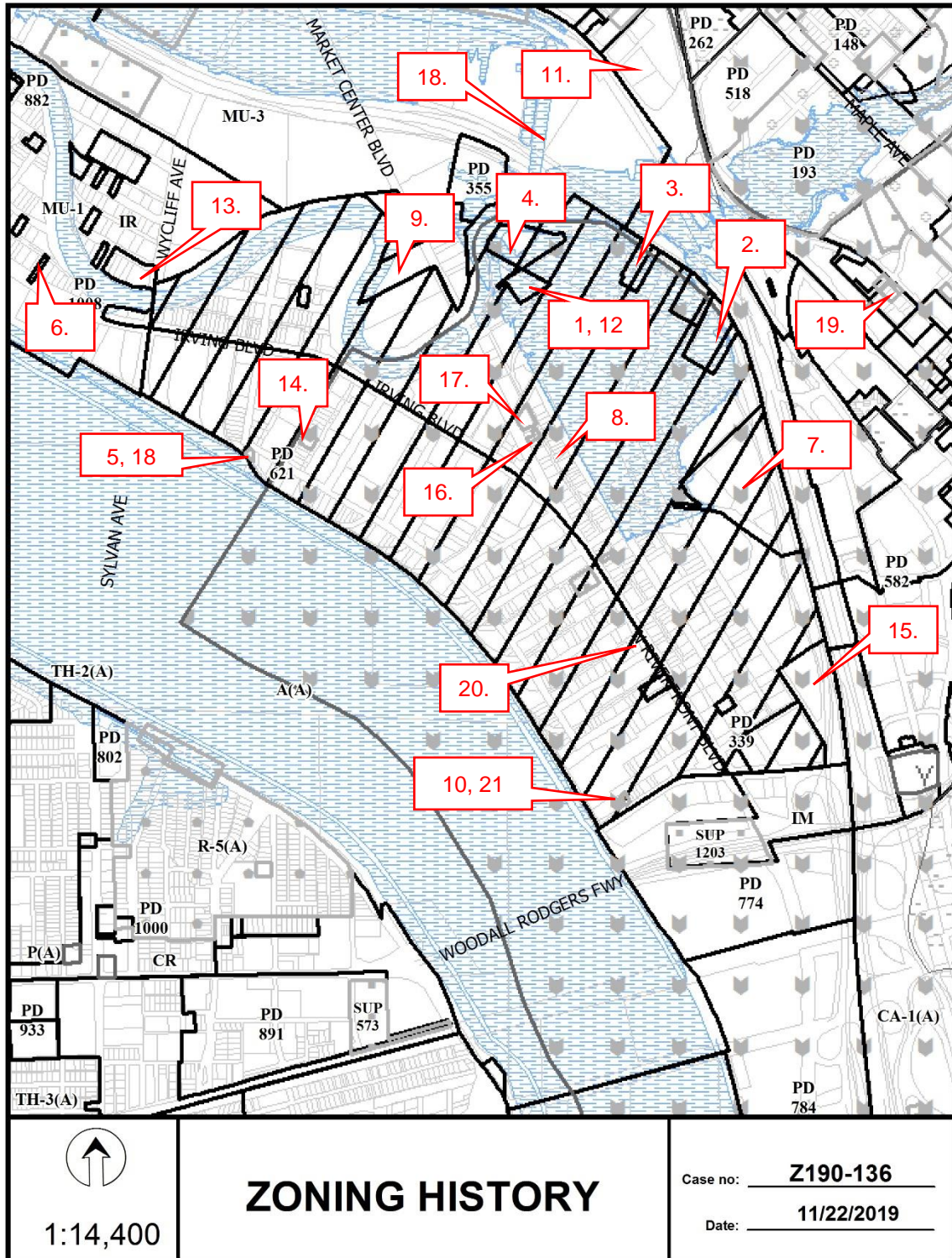
SEC. 51P-621.118. COMPLIANCE WITH CONDITIONS.

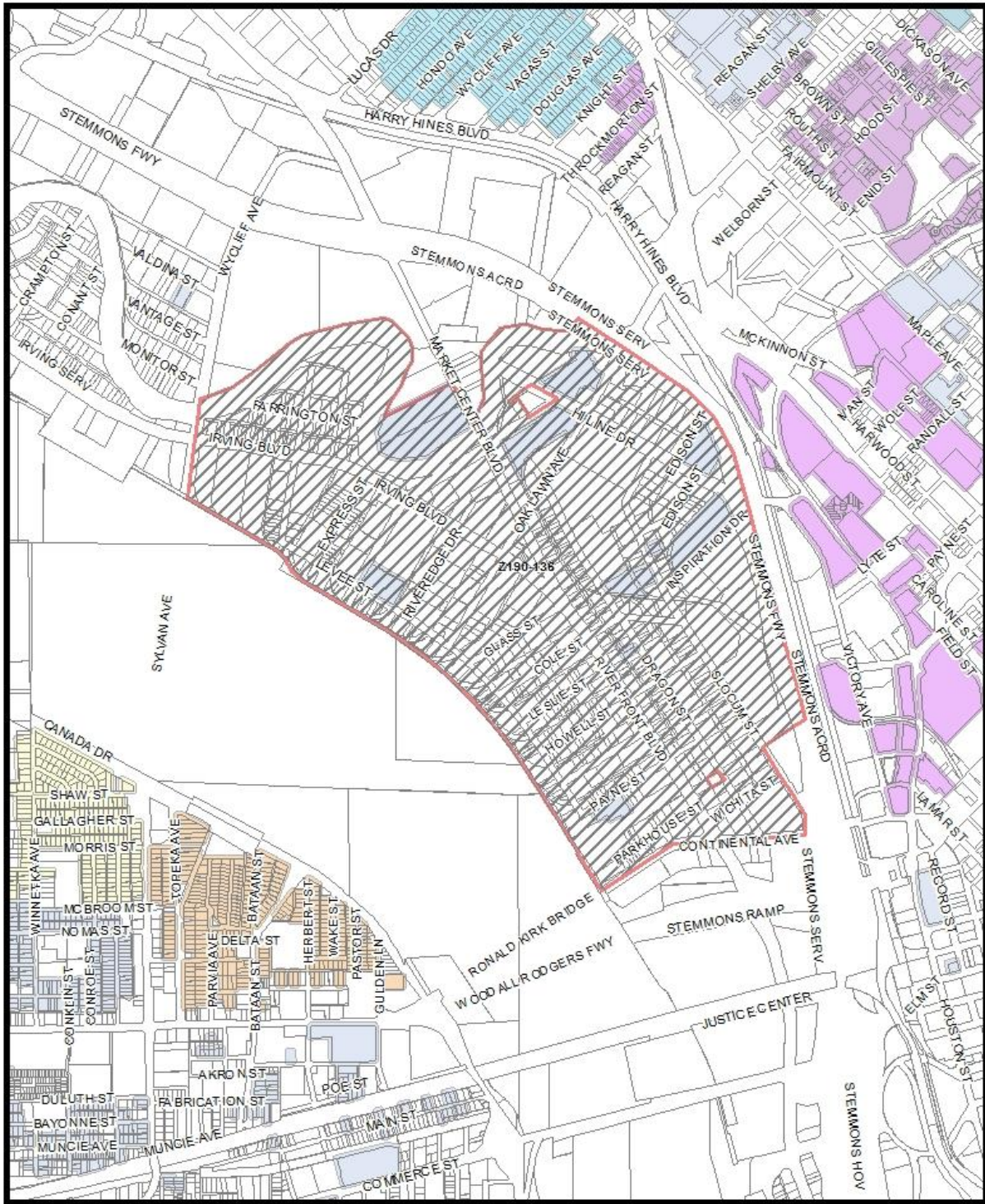
[omitted for brevity]











Market Value Analysis A B C D E F G H I NA

 1:15,600

Market Value Analysis

Printed Date: 11/22/2019



11/22/2019

Notification List of Property Owners***Z190-136******590 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1025 N STEMMONS FWY	TEXAS UTILITIES ELEC CO
2	1025 N STEMMONS FWY	TEXAS UTILITIES ELEC CO
3	1023 N STEMMONS FWY	ONCOR ELEC RIC DELIVERY COMPANY
4	1530 INSPIRATION DR	RADICAL 1530 INSPIRATION LP
5	923 SLOCUM ST	FEIZY PROPERTIES LTD
6	930 N RIVERFRONT BLVD	ONCOR ELEC RIC DELIVERY COMPANY
7	930 N RIVERFRONT BLVD	ONCOR ELEC RIC DELIVERY COMPANY
8	920 N RIVERFRONT BLVD	CCFP LIMITED
9	959 DRAGON ST	CRC INVESTMENTS LP
10	955 SLOCUM ST	HODGEPODGE REALTY TRUST
11	940 N RIVERFRONT BLVD	CRC INVESTMENTS LP
12	902 N RIVERFRONT BLVD	REPPAS INC
13	960 DRAGON ST	CANTONI PROPERTIES INC
14	915 SLOCUM ST	COUSINS ROBERT B IV &
15	922 DRAGON ST	BIG DOG CONTENT LLC
16	908 DRAGON ST	EVERETT CHILDRENS TRUSTS
17	900 DRAGON ST	ADELPHI GROUP LTD
18	918 DRAGON ST	918 DRAGON BLDG INC
19	915 DRAGON ST	SEELCCO PARTNERS LTD
20	905 DRAGON ST	RUSSELL DONALD V
21	201 CONTINENTAL AVE	PNYX LTD
22	233 CONTINENTAL AVE	GREYHOUND LINES INC
23	315 CONTINENTAL AVE	GLI ACQUISITION CO
24	1615 N STEMMONS FWY	DD DUNHILL LAND LLC
25	1628 OAK LAWN AVE	DD DUNHILL LLC
26	1625 N STEMMONS FWY	1625 N STEMMONS LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1645 N STEMMONS FWY	DD DUNHILL 2017 LLC &
28	1700 N STEMMONS FWY	DD DUNHILL LLC &
29	1650 OAK LAWN AVE	DD DUNHILL LLC
30	1635 N STEMMONS FWY	DD DUNHILL LAND LLC
31	1330 HI LINE DR	STUDIO 1330 LTD
32	1332 HI LINE DR	NEUHOFF TRACT JV
33	1500 HI LINE DR	TOLAND CONTINUUM LLC
34	1532 HI LINE DR	BAYSWATER HI LINE LLC
35	1710 HI LINE DR	HI ED LLC
36	1718 HI LINE DR	GILBERT DAVID W &
37	1620 OAK LAWN AVE	GREEN JACK D & MERIKAY
38	1444 OAK LAWN AVE	OAK LAWN DESIGN PARTNERS
39	1505 SLOCUM ST	1505 SLOCUM LLC
40	1435 SLOCUM ST	ENGLISH DANNA
41	1423 SLOCUM ST	TOMLIN GERALD &
42	1411 SLOCUM ST	KING SIU FONG
43	1403 SLOCUM ST	DRAGON POPERTY FUND LTD
44	1333 SLOCUM ST	PST PPTIES LLC
45	1551 EDISON ST	INVESTMENT PPTIES HI LINE LLC
46	1539 EDISON ST	1539 EDISON LLC
47	1531 EDISON ST	1531 EDISON DD LP
48	1515 EDISON ST	1515 EDISON LLC
49	1502 SLOCUM ST	JANELL COMPANY THE
50	1518 SLOCUM ST	ROSENBACH LOUIS
51	1528 SLOCUM ST	TRINITY CLUBHOUSE LLC
52	1532 SLOCUM ST	LILLARD FRANK H &
53	1544 SLOCUM ST	JOHNS ROBERT VERN
54	1548 SLOCUM ST	JONES THEODORE ALBERT
55	1550 EDISON ST	1550 EDISON LLC
56	1546 EDISON ST	GETZENDANER WM H JR
57	1544 EDISON ST	SDR PROPERTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1532 EDISON ST	1532 EDISON LLC
59	1526 EDISON ST	WILLIAMSEDISON PROPERTIES LLC
60	1522 EDISON ST	SKL INVESTMENT
61	1516 EDISON ST	SKL INVESTMENT COMPANY
62	1436 SLOCUM ST	COUNTRY FRENCH ANTIQUES LLC
63	1428 SLOCUM ST	COUNTRY FRENCH ANTIQUES
64	1418 SLOCUM ST	NUSSBAUMER BERNARD LUCIEN &
65	1408 SLOCUM ST	TIMBERLAND PARTNERS
66	1406 SLOCUM ST	TIMBERLAND PARTNERS LP
67	1404 SLOCUM ST	TEDCO PPTY TYLER LTD
68	1400 SLOCUM ST	MCNALLY ANNICK
69	1322 SLOCUM ST	CHANG THOMAS B S &
70	1316 SLOCUM ST	RADICAL SLOCUM ACQUISITION LP
71	801 N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC
72	801 N RIVERFRONT BLVD	BURGER KING CORPORATION
73	801 N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC
74	909 N RIVERFRONT BLVD	INVESTMENT PROPERTIES INC
75	179 PARKHOUSE ST	STEVENS DAVID & SHELLEY
76	171 PARKHOUSE ST	STEVENS DAVID &
77	167 PARKHOUSE ST	SHARIFF ENTERPRISES LLC
78	155 PARKHOUSE ST	PARKHOUSE PROP 155 LLC
79	147 PARKHOUSE ST	GALICHIA ALAN & GINA
80	135 PARKHOUSE ST	SEELCCO STREET PARTNERS LTD
81	801 CORE ST	OS 8989 LLC
82	148 PARKHOUSE ST	US SPRINT COMMUNICATIONS
83	146 PARKHOUSE ST	SPRINT COMMUNICATIONS CO
84	140 PARKHOUSE ST	SHOWCASE PRODUCTIONS INC
85	114 PARKHOUSE ST	HALEBIAN INVESTMENTS LLC
86	100 PARKHOUSE ST	ROBBIE DRIVE LTD
87	919 N RIVERFRONT BLVD	ONCOR ELECRTC DELIVERY COMPANY
88	100 PAYNE ST	100 PAYNE ST LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	146 PAYNE ST	OPUS 27 LLC
90	148 PAYNE ST	DAUM MANAGEMENT LTD
91	154 PAYNE ST	HARGROVE ELECTRIC CO
92	150 PAYNE ST	PIRATE LOOKS AT FIFTY LP
93	921 N RIVERFRONT BLVD	TRICON COIT LP
94	1010 N RIVERFRONT BLVD	MOODY HERMAN B III &
95	1022 N RIVERFRONT BLVD	CCFP LTD
96	1026 N RIVERFRONT BLVD	CHRIST GEORGE C TRUST
97	1114 N RIVERFRONT BLVD	XFP LTD PS
98	1135 DRAGON ST	KINGBUSH PPTIES LP
99	1131 DRAGON ST	ELEVEN 31 GALLERY LLC
100	1115 DRAGON ST	DIFONZO HOLDINGS LLC
101	1113 DRAGON ST	JAMES ANTONY REAL ESTATE LLC
102	1111 DRAGON ST	LEE COLLECTIONS LLC THE
103	1107 DRAGON ST	NGUYEN SEAN &
104	1105 DRAGON ST	ROMANO PHILIP J
105	1027 DRAGON ST	SAPUKAY LLC
106	1019 DRAGON ST	DRAGON 1019 LLC
107	1003 DRAGON ST	STEVENS DAVID &
108	1202 N RIVERFRONT BLVD	JERNIGAN NANCY J
109	1216 N RIVERFRONT BLVD	JERNIGAN NANCEY J
110	1300 N RIVERFRONT BLVD	SHEMARA COUTURE LLC
111	1310 N RIVERFRONT BLVD	VICHYASTIT KITTICHAJ &
112	1314 N RIVERFRONT BLVD	KAIRKUKU LLC
113	1318 N RIVERFRONT BLVD	MOA LLC
114	1322 N RIVERFRONT BLVD	1322 N INDUSTRIAL BLVD
115	200 COLE ST	JLCX PROPERTY FUND LTD
116	1327 DRAGON ST	HEADINGTON REALTY & CAPITAL LLC
117	1319 DRAGON ST	NAUSSBAUMER MICHELLE A &
118	1311 DRAGON ST	AU FORGERON DE LA
119	1231 DRAGON ST	WALLER JOHN C DBA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1221 DRAGON ST	LUNAR TILE LTD
121	1203 DRAGON ST	SKL INVESTMENT
122	1211 DRAGON ST	ZSUNAMI INC
123	1215 DRAGON ST	ZUEGER FIRST FAMILY
124	1408 N RIVERFRONT BLVD	MIHALOPOULOS LIVING TRUST
125	1426 N RIVERFRONT BLVD	1426 RIVERFRONT LLC
126	1430 N RIVERFRONT BLVD	MCCLAIN CAROLYN
127	1506 MARKET CENTER BLVD	1506 MARKET CENTER LLC
128	1522 MARKET CENTER BLVD	HARGROVE ELECTRIC CORP
129	1530 MARKET CENTER BLVD	HENSLEY SUSAN JUNE
130	1606 MARKET CENTER BLVD	K&B INVESTMENTS INC
131	1614 MARKET CENTER BLVD	PADIAN JOSEPH J
132	1622 MARKET CENTER BLVD	FLOYD METHOD SOUTHWEST LTD
133	1626 MARKET CENTER BLVD	1632 MARKET CENTER LLC
134	1632 MARKET CENTER BLVD	1632 MARKET CENTER LLC
135	1634 MARKET CENTER BLVD	1634 MARKET CENTER LLC
136	1643 DRAGON ST	SKL AND ALCSL REVOCABLE TRUST
137	1633 DRAGON ST	YANG EBDAL
138	1631 DRAGON ST	YANG EBDAL MEI YING
139	1627 DRAGON ST	ASHORALI GHASEM
140	1621 DRAGON ST	MUSE FAMILY ENTERPRISES LTD
141	1611 DRAGON ST	ZUEGER SECOND FAMILY LTD
142	1607 DRAGON ST	LAMY ODILE MARIE
143	1605 DRAGON ST	1605 DRAGON LLC
144	1531 DRAGON ST	USA KM LLC
145	1601 DRAGON ST	1601 DRAGON LLC
146	1533 DRAGON ST	DDH WAREHOUSE INVESTORS LLC
147	1525 DRAGON ST	OAK STREAM INVESTORS III LTD
148	1523 DRAGON ST	ZUEGER FIRST
149	1515 DRAGON ST	ASTON HARRY D & PATSY RAE TOLER ASTON TRUST
150	1511 DRAGON ST	WILLIAMS REVOCABLE TRUST THE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1507 DRAGON ST	ROSEDALE APARTMENTS LLC
152	1501 DRAGON ST	LANG DRAGON LLC
153	1435 DRAGON ST	DRAGONFLY ACQUISITIONS LLC
154	1419 DRAGON ST	1419 DRAGON LLC
155	1413 DRAGON ST	ARTERIALS NEXT DOOR LLC
156	1411 DRAGON ST	DRAGON STREET PARTNERS
157	1403 DRAGON ST	JAG DRAGON PROPERTIES LLC
158	1601 MARKET CENTER BLVD	CONSTANCE TRINITY TRIANGLE LTD
159	1001 N RIVERFRONT BLVD	1001 RIVERFRONT LLC
160	167 PAYNE ST	DAUM MANAGEMENT LTD
161	159 PAYNE ST	LMMP INC
162	155 PAYNE ST	SD DALLAS PAYNE VENTURE LLC
163	149 PAYNE ST	SD DALLAS PAYNE VENTURE LLC
164	127 PAYNE ST	GALLERY BLUE HORSE LLC
165	121 PAYNE ST	DEVOSS MOLLY ANN
166	115 PAYNE ST	SPRUILL KEY L
167	113 PAYNE ST	SOLOMON FAMILY REAL EST HOLDINGS LLC
168	1010 LEVEE ST	E & D PLASTICS INC
169	134 PITTSBURG ST	AZIMI ENTERPRISES
170	1101 N RIVERFRONT BLVD	3BS IMPORTS LLC THE
171	161 PITTSBURG ST	3 B'S IMPORTS LLC THE
172	157 PITTSBURG ST	L & M PIONEER TRADING CO
173	155 PITTSBURG ST	155 PITTSBURG LLC
174	147 PITTSBURG ST	JOHN L LOWERY & ASSOCIATES INC
175	137 PITTSBURG ST	PITTSBURGH ST ASSOC LP
176	127 PITTSBURG ST	DALHEIM EDWARD W & PATRICIA P
177	119 PITTSBURG ST	GRANT JO SUE
178	107 PITTSBURG ST	SAFFAIRE INVESTMENTS INC
179	100 HOWELL ST	HYDRAULIC SRV & SUPPLY CO
180	106 HOWELL ST	TALEBI INC
181	110 HOWELL ST	LM HOWELL LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	122 HOWELL ST	SCHOOLER KELLOGG & CO
183	142 HOWELL ST	HOWELL STREET PPTY LLC
184	150 HOWELL ST	150 HOWELL LLC
185	154 HOWELL ST	EWING PROPERTIES TEXAS LLC
186	1001 LEVEE ST	CAM AND MUZ INDUSTRIES LLC
187	1015 LEVEE ST	WILLIAMSON SUPPLY COMPANY INC
188	1125 LEVEE ST	GIAMBRONE DESIGN DISTRICT PROJECTS LLC
189	1021 LEVEE ST	SELART CORPORATION
190	1027 LEVEE ST	MILBURN WILLIAM FREDERICK
191	1035 LEVEE ST	ASHRAT MOHAMMAD
192	1039 LEVEE ST	T R WATSON ENTERPRISES LLC &
193	1111 LEVEE ST	GIAMBRONE DESIGN DISTRICT PROJETS LLC
194	1201 N RIVERFRONT BLVD	LEVEL & LINE LLC
195	169 HOWELL ST	IPENEMA INVESTMENTS LTF
196	167 HOWELL ST	CBS ASSETS LLC
197	159 HOWELL ST	HANSROTE STEPHEN L &
198	155 HOWELL ST	ULTIMATE INTERIORS LLC
199	147 HOWELL ST	EWING GST EXEMPT TRUST
200	139 HOWELL ST	WOLFMAYER ENTERPRISES LLC
201	119 HOWELL ST	SOMERSET ASSET MGMT LLC
202	101 HOWELL ST	SOMERSET ASSET MGMT LLC
203	110 LESLIE ST	EWING PPTIES TEXAS LLC
204	130 LESLIE ST	CARRIZALES JOSE
205	132 LESLIE ST	PIOPIO LLC
206	136 LESLIE ST	BORINO ANTHONY V
207	140 LESLIE ST	BORINO ANTHONY V JR
208	148 LESLIE ST	KA CRAIN RESOURCES LTD
209	150 LESLIE ST	2024 VENTURES LLC
210	170 LESLIE ST	RECATUNE PPTIES LLC
211	1225 N RIVERFRONT BLVD	1225 NORTH RIVERFRONT LLC
212	1200 LEVEE ST	MCADAMS GERALD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1200 LEVEE ST	CLARK JACKLYN ADELL MCADAMS
214	1210 LEVEE ST	WOLFMAYER ENTERPRISES LLC
215	1301 N RIVERFRONT BLVD	GRAF JOYCE &
216	1301 N RIVERFRONT BLVD	GRAF JOYCE A &
217	167 LESLIE ST	PERRY JUDY
218	163 LESLIE ST	CORKNSLIGO HOLDINGS LLC
219	159 LESLIE ST	BRADLEY DALLAS PADDOCK LLC
220	153 LESLIE ST	153 LESLIE LLC
221	135 LESLIE ST	TUI LLC
222	129 LESLIE ST	LIGHT STANLEY WILLS
223	127 LESLIE ST	ED OAKLEY CONSTRUCTION
224	121 LESLIE ST	USA TRINITY PPTIES INC
225	110 COLE ST	110 COLE LLC
226	114 COLE ST	ROSEDALE INVESTMENTS LLC
227	118 COLE ST	120 COLE STREET LLC
228	132 COLE ST	FAIR OAKS LLC
229	1300 LEVEE ST	LAKE JIMMIE S SR FAMILY TRUST
230	106 COLE ST	OAKLEY ED CONSTRUCTION
231	106 COLE ST	MADDOX WILLIAM P &
232	1205 LEVEE ST	MCADAMS GERALD ETAL
233	1209 LEVEE ST	MCADAMS GERALD W
234	1323 LEVEE ST	TEXAS MCFARLIN LTD PS
235	1319 LEVEE ST	TX MCFARLIN LTD PS
236	1325 LEVEE ST	SAFTAL LLC
237	1335 LEVEE ST	EATON & ORENGDEROFF LLC
238	1339 LEVEE ST	GILBERT MICAH ANDREW
239	1007 SLOCUM ST	VENETO REAL ESTATE
240	965 SLOCUM ST	MONDOVI REAL ESTATE LP
241	1006 DRAGON ST	MORRIS MARTHA A
242	1018 DRAGON ST	MCSHANE RAYMOND D
243	1030 DRAGON ST	DALAL PANKAJ &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1080 DRAGON ST	DRAGON PROPERTY FUND2 LTD
245	1123 SLOCUM ST	LAKAWANA HOLDINGS LP
246	1115 SLOCUM ST	1115 SLOCUM STREET LLC
247	1103 SLOCUM ST	TALEBI INC
248	1107 SLOCUM ST	L'AMOUR DES FLEURS INC
249	1013 SLOCUM ST	ZANG REAL ESTATE LLC
250	1025 SLOCUM ST	SCRANTON HOLDINGS CORP
251	1202 DRAGON ST	DRAGON ST PROPERTIES LP
252	1300 DRAGON ST	HILL RUSTY
253	318 COLE ST	318 COLE INVESTMENTS LP
254	1302 DRAGON ST	GLASS DRAGON LLC
255	1330 DRAGON ST	GOODCHILD RESTORATIONS
256	1310 DRAGON ST	RIDER JULIA
257	1308 DRAGON ST	1215 SLOCUM INVESTMENT
258	1227 SLOCUM ST	RADICAL SLOCUM HOLDINGS LP
259	1217 SLOCUM ST	1217 SLOCUM DB LLC
260	1215 SLOCUM ST	DOCE QUINCE SLOCUM LLC
261	1209 SLOCUM ST	LISPORT PROPERTIES LP
262	1400 DRAGON ST	D C ENTERPRISES INC
263	1414 DRAGON ST	RUTT CAPITAL LLC
264	315 COLE ST	STANZEL RICHARD C &
265	1410 DRAGON ST	SWAIN MARY LINDA
266	1308 SLOCUM ST	THE ZUEGER 1ST FAMILY LP
267	1313 SLOCUM ST	BAYSWATER 1313 LLC
268	331 COLE ST	BAYSWATER 331 LLC
269	327 COLE ST	CHIRNSLEY LLC
270	1407 N RIVERFRONT BLVD	1407 N RIVERFRONT LLC
271	161 COLE ST	MONROE REALTY LTD
272	141 COLE ST	TCF INTERESTS PARTNERSHIP LTD
273	125 COLE ST	CROW FAMILY 1991 LTD PS
274	100 GLASS ST	100 GLASS SITE LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	114 GLASS ST	100 GLASS SITE LLC
276	126 GLASS ST	GIAMBRONE DESIGN DISTRICT PROJECTS LLC
277	150 GLASS ST	150 GLASS STREET PARTNERS LP
278	154 GLASS ST	STANZEL RICHARD
279	1421 N RIVERFRONT BLVD	EMERSON KAY & DRAKE LLC
280	1501 MARKET CENTER BLVD	CHANG GEORGE C M &
281	1501 N RIVERFRONT BLVD	GREEN VALLEY INTL INC
282	167 GLASS ST	DALLAS CONTEMPORARY
283	161 GLASS ST	DALLAS CONTEMPORARY
284	100 OAK LAWN AVE	ONION CREEK INV INC
285	118 OAK LAWN AVE	RFVW LLC
286	120 OAK LAWN AVE	KENDRICK CHARLES L
287	134 OAK LAWN AVE	JLK LTD
288	1500 LEVEE ST	ONION CREEK INC
289	1345 LEVEE ST	TEN AND SIX HOLDINGS LLC
290	1403 LEVEE ST	1403 LEVEE STREET LLC
291	1421 LEVEE ST	YANG EBDAL MEI YING
292	1511 LEVEE ST	STEPHENS JEFF
293	1517 LEVEE ST	ROGERS MARK
294	1517 LEVEE ST	ROGERS MARK
295	155 OAK LAWN AVE	SUGAR INVESTMENT GROUP LLC
296	163 OAK LAWN AVE	SPJ GROUP LLC
297	123 OAK LAWN AVE	S2 RESOURCES INC
298	1710 LEVEE ST	CKB MANAGEMENT LLC
299	107 OAK LAWN AVE	PAHLAVAN PAYMAN
300	100 RIVEREDGE DR	3M RIVEREDGE LLC
301	122 RIVEREDGE DR	DD RIVEREDGE 122 LLC
302	1717 LEVEE ST	PATEL PARUL
303	1725 LEVEE ST	DALLAS PIONEER LAND &
304	1733 LEVEE ST	POLISHUK FAMILY LIMITED PARTNERSHIP
305	1745 LEVEE ST	SHA LEVEE INVESTMENTS LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	1807 LEVEE ST	1807 LEVEE LLC
307	1811 LEVEE ST	OAKIL LLC
308	1500 DRAGON ST	1500 DRAGON DUNHILL LLC
309	1430 DRAGON ST	DRAGON PROPERTY FUND LTD
310	1900 MARKET CENTER BLVD	CLAMS CASINO LLC
311	1401 TURTLE CREEK BLVD	AZOFF IRVING CO TR
312	1405 TURTLE CREEK BLVD	1405 TURTLE CREEK DUNHILL LLC
313	1923 HI LINE DR	SOUTHWESTERN BELL
314	1930 HI LINE DR	URBY DALLAS FEE OWNER LP
315	1922 HI LINE DR	1900 HI LINE DUNHILL LLC &
316	1301 OAK LAWN AVE	1708 MARKET CENTER BLVD LLC
317	1804 MARKET CENTER BLVD	AD SALUTEM INC
318	1808 MARKET CENTER BLVD	AD SALUTEM INC
319	1810 MARKET CENTER BLVD	ITZIG JERRY M &
320	1330 TURTLE CREEK BLVD	NICENE PROPERTIES LLC
321	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
322	1505 OAK LAWN AVE	SKL INVESTMENTS CO LTD
323	1333 OAK LAWN AVE	1333 OAK LAWN AVE LLC
324	1401 OAK LAWN AVE	BLACKSTONE WARREN L
325	1201 OAK LAWN AVE	1201 OAK LAWN DUNHILL LLC
326	1715 MARKET CENTER BLVD	PAI DAF LP
327	1820 IRVING BLVD	PFIFFNER STEVEN J
328	1838 IRVING BLVD	CLAMS CASINO LLC
329	1212 TURTLE CREEK BLVD	TEXAS SECURITY BANK
330	178 RIVEREDGE DR	LA ZONA VERDE LLC
331	175 FORDYCE ST	WKP1729 LLC
332	1802 LEVEE ST	COX CYNTHIA
333	150 TURTLE CREEK BLVD	TURTLE CREEK INTERNATIONAL LLC
334	1821 LEVEE ST	DOLLANSTOWN LLC
335	1825 LEVEE ST	PARADOX PPTIES LP
336	1829 LEVEE ST	PARADOX PROPERTIES

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	1831 LEVEE ST	ALCALA LUIS M
338	1833 LEVEE ST	HJ3 VENTURES LLC
339	1835 LEVEE ST	1839 LEVEE LLC &
340	1841 LEVEE ST	MK PARTNERS LTD
341	1901 IRVING BLVD	1937 IRVING LLC
342	139 TURTLE CREEK BLVD	ATNAS INC
343	101 TURTLE CREEK BLVD	TRINITY DISTRICT PARTNERS
344	102 EXPRESS ST	JEDLINSKI MARK & DANUTA
345	110 EXPRESS ST	BLAKE DOUGLAS WALTER
346	114 EXPRESS ST	HAMILTON CHERYL D LIVING TRUST THE
347	118 EXPRESS ST	BLAKE DOUG
348	120 EXPRESS ST	HUBBARD JOHN R JR TRUST &
349	130 EXPRESS ST	ML & NB RAY PARTNERS LTD
350	150 EXPRESS ST	STANHOPE HOLDINGS LLC
351	154 EXPRESS ST	ONEFIVEFOUR LLC
352	158 EXPRESS ST	BURRWOOD LLC
353	166 EXPRESS ST	DJMSB PROPERTIES LLC
354	100 MANUFACTURING ST	GRG GROUP INC
355	110 MANUFACTURING ST	JB JACKSON PROPERTIES LLC
356	9025 MANUFACTURING ST	DUNCAN JENNIFER TR
357	9026 MANUFACTURING ST	TRINITY PKWY PTNRS LTD &
358	1847 LEVEE ST	ENSERCH CORP
359	1901 LEVEE ST	LEVEE STREET LLC
360	1925 LEVEE ST	LEVEE STREET ALLIANCE LLC
361	1933 LEVEE ST	D & W LEVEE LLC
362	1937 LEVEE ST	CITY ELECTRIC SUPPLY CO
363	2001 LEVEE ST	NAVIN THOMAS J & JANE R
364	2025 LEVEE ST	WRISTEN TRUST
365	2029 LEVEE ST	2029 LEVEE LLC
366	1845 LEVEE ST	MK PARTNERS LTD
367	2014 IRVING BLVD	TONAN II INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	2026 IRVING BLVD	PROCACCINI VICENT ANTHONY
369	2030 IRVING BLVD	2030 BOULEVARD LLC
370	2034 IRVING BLVD	DANCZYK LLC
371	2050 IRVING BLVD	LANE & MCLAIN
372	2054 IRVING BLVD	LANE & MC CLAIN
373	2062 IRVING BLVD	LANE MCCLAIN DIST INC
374	1216 MANUFACTURING ST	JLC X PROPERTY FUND LTD
375	2035 FARRINGTON ST	LWS REALTY HOLDINGS LLC
376	2033 FARRINGTON ST	FARRINGTON STREET LP
377	2015 FARRINGTON ST	FARRINGTON STREET LP
378	2005 FARRINGTON ST	PRIMAL BOARDROOM LLC
379	2100 IRVING BLVD	TRINITY JLC LTD
380	2108 IRVING BLVD	TJK INVESTMENTS LLC
381	2108 IRVING BLVD	BETTINGER LYNN RICHARD JR
382	2114 IRVING BLVD	POPE PATRICK G
383	2116 IRVING BLVD	2116 IRVING BLVD LLC
384	2130 IRVING BLVD	JARVIE INC
385	2134 IRVING BLVD	TRINITY LAND & CATTLE COMPANY
386	2138 IRVING BLVD	TRINITY LAND & CATTLE CO
387	2142 IRVING BLVD	BUCKHOLT MARTY J
388	2144 IRVING BLVD	HOWARD INDUSTRIAL PROPERTIES
389	2150 IRVING BLVD	LAKE BARBARA A SPECIAL ASSET TRUST
390	2154 IRVING BLVD	HAMILTON TOMMY RAY &
391	2156 IRVING BLVD	SMITH G KENT TRUSTEE
392	2200 IRVING BLVD	TRE INVESTMENT CO
393	2204 IRVING BLVD	TRINITY LAND & CATTLE CO
394	2208 IRVING BLVD	HOWARD INDUSTRIAL PROPERTIES LLC
395	2212 IRVING BLVD	MARTINEZ ARTURO
396	2222 IRVING BLVD	ADDISON KHOURY INVESTMENTS LLC
397	2226 IRVING BLVD	PRESCOTT INTERESTS MIDWAY PLAZA LTD
398	2151 FARRINGTON ST	CAMPBELL H EARL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	2143 FARRINGTON ST	LAKE CHILDRENS PS
400	2139 FARRINGTON ST	ART MOTEL LLC
401	2133 FARRINGTON ST	TWO PLUS TWO VENTURES LLC
402	2115 FARRINGTON ST	EMERALD DENTON PROPERTIES LTD
403	2111 FARRINGTON ST	EMERALD DENTON PPTIES LTD
404	2107 FARRINGTON ST	OR LTD
405	1343 MANUFACTURING ST	JGM HOLDINGS LLC
406	1311 MANUFACTURING ST	BNC BUILDING COMPANY TX LLC
407	2118 FARRINGTON ST	JGM HOLDINGS LLC
408	2124 FARRINGTON ST	CADDO RETAIL LTD
409	1340 MANUFACTURING ST	SAN JACINTO OPERATING COMPANY
410	2026 FARRINGTON ST	2024 FARRINGTON INC
411	2028 FARRINGTON ST	BJSR LLC
412	2040 FARRINGTON ST	2040 FARRINGTON ASSOCIATES LLC
413	2006 FARRINGTON ST	2006 FARRINGTON LLC
414	1314 PACE ST	GLAZER ANN & BARKLEY STUART
415	1350 MANUFACTURING ST	TTMC LIMITED
416	1900 IRVING BLVD	MOKS INC
417	1201 TURTLE CREEK BLVD	MOKS LLC
418	2015 MARKET CENTER BLVD	2015 MARKET CTR LLC
419	1931 MARKET CENTER BLVD	ALTA STRAND LP
420	141 MANUFACTURING ST	TRINITY PKY PTNR LTD &
421	115 MANUFACTURING ST	BURDINE C E
422	109 MANUFACTURING ST	CADDO RETAIL LTD
423	133 MANUFACTURING ST	WOODSAW PARTNERS LP
424	119 MANUFACTURING ST	STORGIO VENTURA INC
425	111 MANUFACTURING ST	MADDOX WILLIAM P JR &
426	2151 IRVING BLVD	JMDH REALESTATE OF DALLAS
427	2221 IRVING BLVD	KNOX OIL OF TX INC
428	2121 IRVING BLVD	BROOK 2121 IB LP
429	1500 INSPIRATION DR	RADICAL 1300 INSPIRATION LP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	903 SLOCUM ST	STORAGE CHOICE DESIGN DISTRICT LTD
431	300 WICHITA ST	ONCOR ELECTRIC DELIVERY CO
432	1400 HI LINE DR	PPF AMLI 1400 HI LINE DRIVE LP
433	1600 EDISON ST	GREEN JACK & MERIKAY
434	1500 SLOCUM ST	1500 SLOCUM ST LLC
435	1400 SLOCUM ST	TOMLIN GERALD JR
436	1500 HI LINE DR	INVESTMENT PROPERTIES HI LINE LLC
437	1500 EDISON ST	JANELL COMPANY THE
438	1414 SLOCUM ST	ZAMIN ENTERPRISES LLC
439	1522 EDISON ST	SKL INVESTMENT CO LTD
440	1504 EDISON ST	SKL INVESTMENT CO LTD
441	1526 EDISON ST	WILLIAMS EDISON PROPERTIES LLC
442	1401 HI LINE DR	1532 EDISON LLC
443	1531 INSPIRATION DR	ALTA DESIGN DISTRICT LP
444	1323 N STEMMONS FWY	RADICAL 1323 STEMMONS LP
445	1000 N RIVERFRONT BLVD	CANO TECH INC
446	209 PAYNE ST	FOUNTAIN DESIGN DISTRICT LLC
447	1026 N RIVERFRONT BLVD	CHRIST GEORGE CHARLES
448	1113 DRAGON ST	JAMES ANTHONY REAL ESTATE LLC
449	1012 N RIVERFRONT BLVD	MOODY JANET PIKE &
450	1109 DRAGON ST	NGUYEN NANCY
451	1011 DRAGON ST	CG INTERESTS LLC
452	1314 N RIVERFRONT BLVD	KAIRUKU LLC
453	1203 DRAGON ST	ZUEGER DAVID M
454	1400 N RIVERFRONT BLVD	LOS LUPES ENTERPRISES INC
455	1404 N RIVERFRONT BLVD	LOWENBERG JIM
456	1511 DRAGON ST	ALLCRAFT PRINTING INC
457	1431 DRAGON ST	DRAGONFLY ACQUISITIONS LLC
458	1611 DRAGON ST	ZUEGER 2ND FAMILY LTD PR
459	1615 DRAGON ST	THE ZUEGER 2ND FAMILY LP
460	1300 OAK LAWN AVE	1634 MARKET CENTER LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	1522 N RIVERFRONT BLVD	HARGROVE ELECTRIC CO INC
462	1525 DRAGON ST	OAK STREAM INVESTORS III LTD
463	1611 DRAGON ST	ZUEGER SECOND FAMILY LTD
464	1403 DRAGON ST	GROTH JAMES A
465	1425 DRAGON ST	VICHYASTIT KITTICHAJ
466	1611 DRAGON ST	ZUEGER SECOND FAMILY LP
467	1411 DRAGON ST	DRAGON STREET PARTNERS
468	1020 LEVEE ST	1020 EAST LEVEE STREET LLC
469	122 PITTSBURG ST	COLE RICHARD N
470	130 HOWELL ST	BRYAN HOWELL ENTERPRISES
471	134 HOWELL ST	BRYAN HOWELL PROP LLC
472	100 HOWELL ST	HYDRAULIC SERVICE &
473	127 PITTSBURG ST	DALHEIM EDWARD W & PATRICIA P
474	119 PITTSBURG ST	MALCOLM JOSUE GRANT
475	1110 N RIVERFRONT BLVD	SCHOOLER KELLOGG & COMPANY
476	1100 LEVEE ST	ASHRAT MOHAMMAD
477	1105 LEVEE ST	TRIPS LEVEE GP LLC
478	130 COLE ST	GARROTT HOLDINGS LLC
479	1300 LEVEE ST	LAKE JIM JR FAMILY TRUST
480	1300 LEVEE ST	BEAIRD DAN L TRUSTEE
481	1300 LEVEE ST	THOMAS DARRYL
482	1006 DRAGON ST	D&M MORRIS FAMILY PARTNERS LTD
483	300 HOWELL ST	SOMERSET ASSET MGMT LLC
484	300 COLE ST	AZIMI MASOUD ET AL
485	300 COLE ST	STANZEL INVESTMENTS LLC
486	1400 DRAGON ST	DRAGON PROPERTY FUND LTD
487	1400 LEVEE ST	100 GLASS SITE LLC
488	1400 LEVEE ST	STANZEL INVESTMENTS LLC
489	1400 LEVEE ST	150 GLASS STREET PARTNERS LP
490	1500 LEVEE ST	SEELCCO PARTNERS LTD
491	171 OAK LAWN AVE	OAK LAWN DEVELOPMENT GROUP LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	134 RIVEREDGE DR	GROTH JAMES A
493	1800 LEVEE ST	YUMILICIOUS FRANCHISE LLC
494	1700 LEVEE ST	DALLAS PIONEER LAND &
495	1300 TURTLE CREEK BLVD	AZOFF IRVING CO TR
496	1621 OAK LAWN AVE	TOWER LAND & INV CO
497	1900 HI LINE DR	DD DUNHILL LLC
498	1707 OAK LAWN AVE	RECO PROPERTIES LLC
499	1825 MARKET CENTER BLVD	1825 MARKET CENTER LP
500	120 TURTLE CREEK BLVD	TURTLE CREEK DFW LLC &
501	167 TURTLE CREEK BLVD	URBAN PROFESSIONALS GROUP LLC
502	130 EXPRESS ST	RAY MAURY L
503	1900 LEVEE ST	MARK JEDLINSKI
504	1900 LEVEE ST	SEELCO PARTNERS LTD
505	152 EXPRESS ST	MADDOX WILLIAM PATRICK JR
506	2001 IRVING BLVD	BRANDEN BASS REAL ESTATE LLC
507	2001 IRVING BLVD	LOT 5 PARTNERS LLC
508	2001 IRVING BLVD	HEADINGTON REALTY & CAPITAL
509	2001 IRVING BLVD	JAY DEAN WINCHESTER LLC
510	2001 IRVING BLVD	GB & ML LLC
511	2001 IRVING BLVD	WSL JKO VENTURES LTD
512	131 EXPRESS ST	OUELLETTE JARRETT
513	2011 IRVING BLVD	2001 IRVING BLVD SERIES LLC
514	2011 IRVING BLVD	BRANDEN BASS REAL ESTATE LLC
515	2011 IRVING BLVD	BRENDAN BASS REAL ESTATE LLC
516	2011 IRVING BLVD	BRENDAN BASS REAL ESTATE LLC
517	2011 IRVING BLVD	WSL JKO VENTURES
518	2025 IRVING BLVD	BROOK 2025 IB LP
519	2023 LEVEE ST	MADDOX WILLIAM P
520	1200 MANUFACTURING ST	LANE & MCCLAIN DIST S INC
521	1200 MANUFACTURING ST	CHAMBERS MARGARET &
522	1200 MANUFACTURING ST	O R LTD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	2138 IRVING BLVD	TRINITY LAND & CATTLE CO
524	2150 IRVING BLVD	2150 IRVING BLVD
525	2100 FARRINGTON ST	LAKE CHILDREN PS
526	2100 FARRINGTON ST	CAMPBELL HOWARD EARL JR
527	1300 MANUFACTURING ST	JONES LAKE CO NO 7
528	1300 MANUFACTURING ST	MILLER HARVA DALE
529	1955 MARKET CENTER BLVD	AVANT MARKET CENTER LP
530	2100 IRVING BLVD	MADDOX WILLIAM P JR &
531	175 OAK LAWN AVE	O & S REALTY LLC
532	1303 DRAGON ST	ASTIE JEAN C & DEBORAH
533	1303 DRAGON ST	ASTIE JEAN C
534	1303 DRAGON ST	ASTIE NANCY ELLEN
535	1303 DRAGON ST	AU FORGERON DE
536	899 N STEMMONS FWY	CABANA DEVELOPMENT LLC
537	1112 BROOM ST	DALLAS AREA RAPID TRANSIT
538	919 DRAGON ST	T KING FAMILY HOLDINGS LLC
539	600 CONTINENTAL AVE	DALLAS TERM RY & UN DEPOT
540	2371 VICTORY AVE	HICO VICTORY CENTER LP
541	3305 HARRY HINES BLVD	ASA APARTMENTS LIMITED PARTNERSHIP
542	3303 HARRY HINES BLVD	CLEAR CHANNEL OUTDOOR INC
543	3333 HARRY HINES BLVD	ASA APARTMENTS LP
544	1949 N STEMMONS FWY	BMR DESIGN DISTRICT LLC
545	1959 N STEMMONS FWY	JAMUNA TRADING INC
546	1200 FLYNN ST	ST. LOUIS S W RAILWAY CO
547	2825 ALAMO ST	ANLAND NORTH COMMERCIAL LP
548	1300 WYCLIFF AVE	LUTAH ACQUISITION LP &
549	2201 VANTAGE ST	GUILLORY & CAMP LLC
550	2211 VANTAGE ST	V V S N HOLDING LLC
551	2242 MONITOR ST	F & S2 LLC
552	1305 WYCLIFF AVE	A3 COMPANIES LLC
553	1305 WYCLIFF AVE	F&S2 LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	1231 WYCLIFF AVE	1231 WYCLIFF LP
555	2223 MONITOR ST	SHUFORD REALITY LP
556	2241 MONITOR ST	SHUFORD REALTY LP
557	505 N RIVERFRONT BLVD	505 RIVERFRONT LTD
558	707 N RIVERFRONT BLVD	TECHNICALLY SCOTTISH I LTD
559	190 CONTINENTAL AVE	TRIBOX REAL ESTATE LLC
560	1909 HI LINE DR	DD DUNHILL HOTEL LLC
561	2234 IRVING BLVD	RUBIN CANDACE
562	2023 MARKET CENTER BLVD	DARSHAN SHREE JALIYAN LLC
563	1944 MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
564	1950 MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
565	2026 MARKET CENTER BLVD	KALAN INC
566	2006 MARKET CENTER BLVD	SHENDELMAN CHUNG
567	2014 MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
568	2010 MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
569	2227 IRVING BLVD	SUPERIOR COOLING SVCS INC
570	2241 IRVING BLVD	DALLAS COUNTY EMPLOYEES
571	2425 VICTORY AVE	GS ARPEGGIO LP
572	650 N RIVERFRONT BLVD	PRESCOTT INTERESTS
573	1680 N STEMMONS FWY	MILLWEE STEPHEN MICHAEL
574	1950 N STEMMONS FWY	EQUINIX LLC
575	1400 ALAMO ST	PR GENESIS KATY LP
576	2825 ALAMO ST	ANLAND NORTH COMM LP
577	2823 N HOUSTON ST	CAMDEN PROPERTY TRUST
578	1926 MARKET CENTER BLVD	MARKET CENTER BLVD LLC
579	2200 VALDINA ST	ANATOLE PARTNERS III LLC
580	2101 N STEMMONS FWY	ISTAR DALLAS GL LP
581	2110 MARKET CENTER BLVD	ARC HOSPITALITY PORTFOLIO I NTC OWNER LP
582	2150 MARKET CENTER BLVD	ISTAR DALLAS GL LP
583	2021 N STEMMONS FWY	MEDIEVAL CASTLE INC
584	2021 N STEMMONS FWY	MEDIEVAL CASTLE INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	2201 N STEMMONS FWY	LUTAH ACQUISITION LP
586	555 2ND AVE	DART
587	555 2ND AVE	DART
588	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
589	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
590	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH