

FILE NUMBER: Z190-362(JK) **DATE FILED:** September 25, 2020
LOCATION: Southwest corner of Commerce Street and South Ervay Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45 Q
SIZE OF REQUEST: 0.89 acres **CENSUS TRACT:** 31.01

**REPRESENTATIVE/
APPLICANT:** Rob Baldwin, Baldwin Associates

OWNER: Dalpark Land Lease LTD

REQUEST: An application for new subdistricts on the street level and below street level within Planned Development No. 619.

SUMMARY: The applicant is proposing to create a new subdistrict for the street level and a new subdistrict for below street level to allow a transit passenger station for the DART light rail by right. The applicant also requests the provisions for pedestrian oriented uses and the street level façade requirements at street level not apply.

STAFF RECOMMENDATION: Approval, subject to conditions.

CPC RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 619 was created on June 12, 2002, as a result of several public and private studies that developed retail strategies for CBD area and promoted the Downtown core as a full-time activity area. Moreover, the goal was to encourage the development of retail personal service uses in the area and create a mixed-use urban activity center.
- Planned Development District No. 619 contains 34 acres of land divided into 11 subdistricts, including vertical subdistrict at and above street level.
- The site is developed with an 11-story parking garage with ground-story retail and office uses. The site has two SUPs for videoboard signs.
- The applicant is requesting the new subdistricts to allow the transit passenger station by right on street level and below street level. Other changes include altering the amount street level can be devoted to commercial parking lot or garage, removing the requirement for pedestrian oriented uses, and removing the street level façade improvement requirements.

Zoning History: There have been two zoning change requests for the area of request in the past five years.

1. **Z189-147:** On April 10, 2019, City Council approved the renewal of Specific Use Permit No. 2008 for an attached projecting non-premise district activity videoboard sign on the southeast corner of Commerce Street and Lane Street.
2. **Z189-146:** On April 10, 2019, City Council approved the renewal of Specific Use Permit No. 2009 for an attached projecting non-premise district activity video board sign on property generally bound by Commerce Street, South Ervay Street, Jackson Street and Lane Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Commerce Street	Major Arterial	80 feet
S. Lance Street	Two-Way	50 feet
Jackson Street	Two Way	50 feet
S. Ervay Street	One Way	57 feet

Traffic:

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

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.

TRANSPORTATION ELEMENT:

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.1 Support expansion of Dallas' public transit system.

Land Use:

	Zoning	Land Use
Site	PD No. 619; SUP No. 2008; SUP No. 2009	Videoboard sign/Parking Garage/Vacant Office Space
North	PD No. 619; SUP No. 2025; SUP No. 1796	Retail/ Personal Service
Northwest	PD No. 619	Hotel/ Personal Service /Retail
Northeast	PD No. 619	Hotel
East	PD No. 619	Retail/Personal Service/Restaurant
South	CA-1 (A); H/105	Office, Commercial Parking
Southeast	PD No. 619	Surface Parking
West	PD No. 619; SUP No. 2358	Restaurant (Microbrewery)
Southwest	PD. No 619	Retail, Residential

Land Use Compatibility:

The site is located within Subdistricts A, B, and C of PD No. 619. The site has two Specific Use Permits for videoboard signs. The site is currently developed as a parking garage for a general merchandise or food store across Ervay Street. Approximately 11,740 square feet of vacant office space is located on the street level of the site. The office space has been vacant since 2004. Surrounding land uses include office space, retail, hotel, restaurants, residential, and personal service uses.

Planned Development District No. 619 created vertical subdistricts that permit certain uses on the street level, below street level, and above street level. The majority of the property within PD No. 619 is located in Subdistricts A, B, and C. Property adjacent to Pegasus Plaza and Stone Street Mall were included in different subdistricts in the original PD (Subdistricts D, E, and F). Subdistricts G, H, and I were added an office development with retail and restaurants. Subdistrict J (street level) was created to modify street level requirements for a hotel use. Subdistrict K (street level) was created to allow an

alternative financial establishment by SUP and add office use as a pedestrian oriented use.

Subdistricts A, F, G, J, and K are at street level and allow certain uses, such as commercial and business services, institutional and community service, lodging, office, recreation, residential, retail and personal service, and transportation uses.

Subdistricts B, D, and H are below street level and allow certain uses, such as commercial and business services, institutional and community service, lodging, office, recreation, residential, retail, and personal service, and transportation uses.

Subdistricts C, E, and I are above street level and allow uses such as commercial business, industrial, institutional, community services, lodges, miscellaneous such as circus, or carnivals, offices, recreational, residential, retail, personal services, transportation, utility, & public services use.

A transit passenger station or transfer center use requires a Specific Use Permit in all subdistricts.

Subdistricts	
Above	C, E, I
Street Level	A, F, G, J, K L (Proposed)
Below Street Level	B, D, H M (Proposed)

The applicant is requesting the transit passenger station or transfer center by right, the entrance to which will come from Commerce Street. The station would be mainly below street level with an entrance at street level. The remainder of the street level is proposed to be office and commercial parking garage.

The building at street level is 13,240 square feet. Vacant office space occupies 11,740 square feet and 1,500 square feet is parking garage space. Subdistrict A (street level) allows for a maximum of 25 percent to be used for a commercial parking lot or garage, which for this building would be 3,310 square feet. The applicant is requesting the new street level subdistrict require a minimum of 11,740 square feet for a use other than a commercial parking lot or garage. This would allow up to 3,240 square feet for the parking garage, slightly less than the 25 percent currently allowed. Staff supports this portion of the request.

Subdistrict A currently requires pedestrian-oriented uses (retail or personal service use, financial institution without drive-in window, hotel or motel, transportation use) in at least 75 percent of the street level frontage, extending at least 50 feet into the building. Subdistrict K added office use as a pedestrian-oriented use. The applicant is proposing that this requirement not apply to their new street level subdistrict. Staff recommends the proposed subdistrict have the same requirement as Subdistrict K to help fulfill the street activating goal of PD No. 619.

Subdistrict A currently requires street level facades of buildings to have windows and primary entrances facing the street, pedestrian way, or plaza. Street level facades must 1) be clear, unpainted, or made of similarly treated glass allowing visibility into street level uses; 2) cover 50 percent or more of the street level frontage; and 3) not have a bottom edge higher than three feet above the base of the building. Most of PD No. 619 is located in the Downtown National Register District. The façade requirements not only help with street activation but also foster the historic nature of many of the buildings.

The applicant initially requests to be exempt from the façade requirements. Staff recommends the proposed street level subdistrict comply with the façade requirements for the facades facing Commerce Street and Ervay Street. CPC recommended integration of National Historic Registry conditions, as appropriate. Following CPC recommendation, the applicant provided modified façade conditions for subdistrict L that ensures minimum window area along Commerce Street and Ervay Street. Staff reviewed these conditions and is in agreement.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<i>PD No. 619</i>	No Minimum 0"	No Minimum 0"	No Max	Any legal height	Maximum lot 100%	street activating uses & façade requirements	Mix of uses
<i>Proposed PD No. 619 Subdistricts</i>	No Minimum 0"	No Minimum 0"	No Max	Any legal height	Maximum lot 100%	N/A	Mix of uses, Transit passenger station

Landscaping:

Per PD No. 619, Landscaping will comply with Article X.

Parking:

PD No. 619 refers to CA-1(A) Central Area District for parking standards and must be provided accordingly.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is not within an identifiable MVA map; however, it is in the proximity to an “E” MVA Cluster located west of the site.

List of Partners/Principals/Officers

DALPARK LAND LEASE LTD

MyGround Lease, Inc.

John C. Tatum, Jr., sole member

CPC Action
FEBRUARY 4, 2021

Motion: It was moved to recommend **approval** of new subdistricts within Planned Development District No. 619, subject to staff's recommended conditions and to integrate National Historic Registry conditions, as appropriate; on the southwest corner of Commerce Street and South Ervay Street.

Maker: Garcia
Second: Hampton
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices:	Area: 500	Mailed: 62
Replies:	For: 5	Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC RECOMMENDED CONDITIONS

ARTICLE 619.

PD 619.

SEC. 51P-619.101. LEGISLATIVE HISTORY.

PD 619 was established by Ordinance No. 24960, passed by the Dallas City Council on June 12, 2002.

SEC. 51P-619.102. PROPERTY LOCATION AND SIZE.

PD 619 is established on property bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street, and Griffin Street, in the city of Dallas. The size of PD 619 is approximately 34 acres.

SEC. 51P-619.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.
- (c) STREET LEVEL means, in a multi-level building, the level having the floor closest in elevation to the adjacent street. If the floors of two levels are equally close in elevation to the adjacent street, the level with the higher elevation is the street level.
- (d) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (e) This district is considered to be a nonresidential zoning district.
- (f) The symbol [E] appearing after a listed use means that the use is not permitted when located at street level, except that it is permissible to have an entrance for the use at street level if the entrance provides access to a level of the building on which the use is permitted.

SEC. 51P-619.103.0. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 619A: Subdistrict D and E property description.
- (2) Exhibit 619B: Subdistrict F property description.
- (3) Exhibit 619C: Subdistrict G, H, and I property description.
- (4) Exhibit 619D: Metes and bounds description and drawing of Building Site 1.
- (5) Exhibit 619E: Metes and bounds description and drawing of Building Site 2.
- (6) Exhibit 619F: Subdistrict J development plan.
- (7) Exhibit 619G: Subdistrict J property description.

SEC. 51P-619.103.1. GENERAL MERCHANDISE OR FOOD STORE.

(a) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store 3,500 square feet or less apply to a general merchandise or food store 2,000 square feet or less in this article, except that the maximum size of this use is 2,000 square feet.

(b) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store greater than 3,500 square feet apply to a general merchandise or food store greater than 2,000 square feet in this article, except that the size of this use must be greater than 2,000 square feet.

SEC. 51P-619.103.2. TATTOO OR BODY PIERCING STUDIO.

Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a personal service use apply to a tattoo or body piercing studio in this article.

SEC. 51P-619.104. DEVELOPMENT PLAN.

(a) Subdistricts A, B, C, D, E, F, G, H, I, and ~~K~~ K, L and M.

(1) Preapplication conference. An applicant shall consult with the director to determine the extent to which the project is consistent with any design guidelines for the district approved by city council.

(2) Copies to be provided to advisory bodies. When the application for a building permit is submitted to the building official, the applicant shall also send a copy of the proposed site plan and development schedule to the Board of Directors of Tax Increment Financing Reinvestment Zone No. 5 (City Center TIF), c/o Area Redevelopment Manager, Economic Development Department, 1500 Marilla Street, Room 5CS, Dallas, Texas 75201, and to the Downtown Partnership, Inc., 1623 Main Street, Dallas, Texas 75201, or their successors.

(b) Subdistrict J. Development and use of the Property must comply with the Subdistrict J development plan (Exhibit 619F). If there is a conflict between the text of this article and the Subdistrict J development plan, the text of this article controls.

SEC. 51P-619.105. SUBDISTRICTS.

(a) Subdistrict A is street level Property, except Property in Subdistricts F, G, J, ~~and K,~~ and L. In general terms, this is all street level Property except Property adjacent to the south side of Pegasus Plaza; Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street; Property bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street; ~~and~~ approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street; and Property bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street.

(b) Subdistrict B is Property that is below street level, except Property in Subdistricts D and H. In general terms, this is all underground Property except Property adjacent to Pegasus Plaza and Stone Street Mall; ~~and~~ Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street; and Property bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street.

(c) Subdistrict C is Property that is one or more levels above street level, except Property that is in Subdistricts E and I. In general terms, this is all Property above ground level except Property above the area adjacent to Pegasus Plaza and Stone Street Mall; and Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(d) Subdistrict D is Property that is below street level, in the area described in Exhibit 619A. In general terms, this is all underground Property that is adjacent to Pegasus Plaza and Stone Street Mall.

(e) Subdistrict E is Property that is one or more levels above street level, in the area described in Exhibit 619A. In general terms, this is all Property above ground level in the area adjacent to Pegasus Plaza and Stone Street Mall.

(f) Subdistrict F is street level Property in the area described in Exhibit 619B. In general terms, this is all street level Property that is adjacent to the south side of Pegasus Plaza.

(g) Subdistrict G is street level Property in the area described on Exhibit 619C. In general terms, this is all street level Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(h) Subdistrict H is Property that is below street level in the area described on Exhibit 619C. In general terms, this is all underground Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(i) Subdistrict I is Property that is one or more levels above street level in the area described on Exhibit 619C. In general terms, this is all Property above ground level that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(j) Subdistrict J is street level Property in the area described on Exhibit 619G. In general terms, this is all street level Property that is bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street.

(k) Subdistrict K is street level Property in the area described on Exhibit 619H. In general terms, this is approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street.

(l) Subdistrict L is the street level Property. In general terms bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street. The structures in this area are listed individually on the National Register and are hereby designated as an area of historical, cultural and architectural importance and significance to the citizens of the City of Dallas. Standards specifically tailored for the structure are in the regulations for Subdistrict L.

(l) Subdistrict M is the level below street level Property. In general terms bounded by Commerce Street, South Ervay Street, Jackson Street, and Lane Street.

SEC. 51P-619.106.1. MAIN USES PERMITTED IN SUBDISTRICTS A, F, G, J, K, and L (STREET LEVEL).

(a) Agricultural uses.

-- None permitted.

(b) Commercial and business service uses.

-- Catering service. [See Section 51P-619.106.4.]

-- Custom business services. [See Section 51P-619.106.4.]

-- Custom woodworking, furniture construction, or repair. [E][See Section 51P619.106.4.]

-- Electronics service center. [E][See Section 51P-619.106.4.]

-- Job or lithographic printing. [E][See Section 51P-619.106.4.]

-- Medical or scientific laboratory. [E][See Section 51P-619.106.4.]

- Technical school. [E][See Section 51P-619.106.4.]
- Tool or equipment rental. [E][See Section 51P-619.106.4.]

(c) Industrial uses.

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

(d) Institutional and community service uses.

- Adult day care facility. [E][See Section 51P-619.106.4.]
- Child-care facility. [See Section 51P-619.106.4.]
- Church. [See Section 51P-619.106.4.]
- College, university, or seminary. [See Section 51P-619.106.4.]
- Community service center. [E][See Section 51P-619.106.4.]
- Convalescent and nursing homes, hospice care, and related institutions. [E][See Section 51P-619.106.4.]
- Convent or monastery. [E][See Section 51P-619.106.4.]
- Hospital. [See Section 51P-619.106.4.]
- Library, art gallery, or museum. [See Section 51P-619.106.4.]
- Public or private school. [See Section 51P-619.106.4.]

(e) Lodging uses.

- Hotel or motel. [See Section 51P-619.106.4.]
- Lodging or boarding house. [See Section 51P-619.106.4.]

(f) Miscellaneous uses.

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

(g) Office uses.

- Alternative financial establishment. [By SUP only in Subdistrict K.] [See Section 51P-619.106.4.]
- Financial institution without drive-in window. [See Section 51P-619.106.4.]
- Medical clinic or ambulatory surgical center. [See Section 51P-619.106.4.]
- Office. [See Section 51P-619.106.4.]

(h) Recreation uses.

- Private recreation center, club, or area. [See Section 51P-619.106.4.]
- Public park or playground. [Golf course is not permitted.][See Section 51P619.106.4.]

(i) Residential uses.

- College dormitory, fraternity, or sorority house. [E][See Section 51P-619.106.4.]
- Group residential facility. [E][SUP required if spacing component of Section 51A-4.209(3) is not met.][See Section 51P-619.106.4.]
- Multifamily. [E][See Section 51P-619.106.4.]
- Retirement housing. [E][See Section 51P-619.106.4.]

(j) Retail and personal service uses.

- Alcoholic beverage establishments. [E, otherwise by SUP only. See Section 51A4.210(b)(4).]
- Ambulance service.
- Business school. [E]
- Commercial amusement (inside). [SUP]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [Except in Subdistrict L, Permitted only up to a maximum of 25 percent of the ground floor area of a building, and this use must be part of a multiple level parking garage; a single level commercial parking lot or garage is not permitted in this subdistrict. In Subdistrict L, a minimum of 11,740 square feet of floor area of a use other than commercial parking lot or garage use is required.]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.
- General merchandise or food store greater than 2,000 square feet.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Outside sales. [Permitted only if the outside sales are adjacent to and accessory to a permitted retail and personal service use in this subdistrict.]
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Tattoo or body piercing studio. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP][Vehicle display is limited to the inside of a building.]

(k) Transportation uses.

- Commercial bus station and terminal. [SUP]
- Heliport. [E]
- Helistop. [E]
- STOL (short takeoff or landing) port. [E]
- Railroad passenger station. [SUP]
- Transit passenger shelter.

-- Transit passenger station or transfer center. [Permitted in Subdistrict L. Otherwise by SUP]

(l) Utility and public service uses.

- Commercial radio or television transmitting station. [See Section 51P-619.106.4.]
- Communications exchange facility. [E][See Section 51P-619.106.4.]
- Data center. [Subdistrict G only.]
- Electrical substation. [E][See Section 51P-619.106.4.]
- Local utilities. [See Section 51P-619.106.4.]
- Police or fire station. [See Section 51P-619.106.4.]
- Post office. [See Section 51P-619.106.4.]
- Utility or government installation other than listed. [See Section 51P-619.106.4.]

(m) Wholesale, distribution, and storage uses.

- Freight terminal. [E][See Section 51P-619.106.4.]
- Mini-warehouse. [E][See Section 51P-619.106.4.]
- Office showroom/warehouse. [See Section 51P-619.106.4.]
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.][See Section 51P-619.106.4.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.][See Section 51P-619.106.4.]
- Trade center. [See Section 51P-619.106.4.]
- Warehouse. [E][See Section 51P-619.106.4.]

SEC. 51P-619.106.2. MAIN USES PERMITTED IN SUBDISTRICTS B, D, AND H AND M. (BELOW STREET LEVEL).

(a) Agricultural uses.

- None permitted.

(b) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(c) Industrial uses.

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

(d) Institutional and community service uses.

-- Child-care facility. [See Section 51P-619.106.4.]

-- Church.

-- College, university, or seminary.

-- Community service center. [SUP]

-- Convalescent and nursing homes, hospice care, and related institutions. [SUP]

-- Convent or monastery.

-- Hospital.

-- Library, art gallery, or museum. [SUP]

-- Public or private school.

(e) Lodging uses.

-- Hotel or motel.

-- Lodging or boarding house.

(f) Miscellaneous uses.

-- Carnival or circus (temporary). [By special authorization of the building official.]

-- Temporary construction or sales office.

(g) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window. [DIR]

-- Medical clinic or ambulatory surgical center.

-- Office.

(h) Recreation uses.

-- Private recreation center, club, or area.

-- Public park, playground. [Golf course is not permitted.]

(i) Residential uses.

-- College dormitory, fraternity, or sorority house.

-- Group residential facility. [SUP required if spacing component of Section 51A4.209(3) is not met.]

-- Multifamily.

-- Retirement housing.

(j) Retail and personal service uses.

-- Alcoholic beverage establishments. [This use is permitted only when the use has direct public access to the exterior of the building at street level. See Section 51A-4.210(b)(4). By SUP only in Subdistricts B and H.]

-- Ambulance service.

-- Business school.

-- Commercial amusement (inside). [By SUP only in Subdistricts B and H.]

-- Commercial amusement (outside). [SUP]

-- Commercial parking lot or garage.

-- Dry cleaning or laundry store.

-- Furniture store.

-- General merchandise or food store 2,000 square feet or less.

-- General merchandise or food store greater than 2,000 square feet. [SUP]

-- Household equipment and appliance repair.

-- Mortuary, funeral home, or commercial wedding chapel.

-- Nursery, garden shop, or plant sales. [SUP]

-- Personal service uses. [SUP required if this use exceeds 2,000 square feet.]

-- Restaurant without drive-in or drive-through service. [SUP required if this use exceeds 2,000 square feet.]

-- Tattoo or body piercing studio. [SUP]

-- Temporary retail use. [SUP]

-- Theater.

-- Vehicle display, sales, and service. [SUP][Vehicle display is limited to the inside of a building.]

(k) Transportation uses.

-- Commercial bus station and terminal. [SUP]

-- Railroad passenger station. [SUP]

-- Transit passenger shelter.

-- Transit passenger station or transfer center. [Permitted in Subdistrict M. Otherwise by SUP]

(l) Utility and public service uses.

-- Commercial radio or television transmitting station.

-- Communications exchange facility.

-- Data Center. [Subdistrict H only.]

-- Electrical substation.

-- Local utilities.

-- Police or fire station.

-- Post office.

-- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Freight terminal. [DIR]
- Mini-warehouse.
- 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.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
- Trade center.
- Warehouse.

SEC. 51P-619.106.3. MAIN USES PERMITTED IN SUBDISTRICTS C, E, AND I (ABOVE STREET LEVEL).

(a) Agricultural uses.

- None permitted.

(b) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(c) Industrial uses.

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

(d) Institutional and community service uses.

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

- Hospital.
- Library, art gallery, or museum.
- Public or private school.

(e) Lodging uses.

- Hotel or motel.
- Lodging or boarding house.

(f) Miscellaneous uses.

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

(g) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center.
- Office.

(h) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground. [Golf course is not permitted.]

(i) Residential uses.

- College dormitory, fraternity, or sorority house.
- Group residential facility. [SUP required if spacing component of Section 51A4.209(3) is not met.]
- Multifamily.
- Retirement housing.

(j) Retail and personal service uses.

- Alcoholic beverage establishments. [See Section 51A-4.210(b)(4). By SUP only in Subdistricts C and I.]
- Ambulance service.
- Business school.
- Commercial amusement (inside). [By SUP only in Subdistricts C and I.]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.

- General merchandise or food store greater than 2,000 square feet.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Tattoo or body piercing studio. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP][Vehicle display is limited to the inside of a building.]

(k) Transportation uses.

- Commercial bus station and terminal. [SUP]
- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- STOL (short takeoff or landing) port. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [SUP]

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Communications exchange facility. [SUP]
- Data center. [Subdistrict I only.]
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- 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.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
- Trade center.
- Warehouse.

CPC recommendation:

SEC. 51P-619.106.4. RESTRICTIONS ON USES IN SUBDISTRICTS A, ~~and K,~~ and L.

(a) Pedestrian-oriented uses.

(1) Subdistrict A. Any use that is not a retail and personal service use, a financial institution without drive-in window, a hotel or motel, or a transportation use, and is located in a building in Subdistrict A is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, retail and personal service uses, financial institution without drive-in window, hotel or motel, and/or transportation uses that extend at least 50 feet into the building.

(2) Subdistrict K and L. Any use that is not a retail and personal service use, an office use, a transportation use, or a hotel or motel, and is located in a building in Subdistrict K is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, a retail and personal service use, an office use, a transportation use, and/or a hotel or motel that extends at least 50 feet into the building.

Applicant request:

SEC. 51P-619.106.4. RESTRICTIONS ON USES IN SUBDISTRICTS A and K.

(a) Pedestrian-oriented uses.

(1) Subdistrict A. Any use that is not a retail and personal service use, a financial institution without drive-in window, a hotel or motel, or a transportation use, and is located in a building in Subdistrict A is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, retail and personal service uses, financial institution without drive-in window, hotel or motel, and/or transportation uses that extend at least 50 feet into the building.

(2) Subdistrict K. Any use that is not a retail and personal service use, an office use, a transportation use, or a hotel or motel, and is located in a building in Subdistrict K is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, a retail and personal service use, an office use, a transportation use, and/or a hotel or motel that extends at least 50 feet into the building.

(3) Measurement. The 50-foot measurement is made perpendicularly from the facade of the building having the frontage. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city.

(b) Special exception.

(1) The board may grant a special exception to reduce the minimum 75 percent requirement in Subsection (a) to no less than 50 percent upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of this section will unreasonably burden the use of the property;

(B) the special exception will not adversely affect neighboring property;
and

(C) the proposed use will not discourage street level activity.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors: the location of the site, and the extent to which existing or proposed amenities will compensate for the reduction of retail and personal service uses, office uses, hotel or motel, financial institution without drive-in window, and/or permitted transportation uses in these subdistricts, as applicable.

(3) The board may waive the filing fee for a special exception under Paragraph (1) when the board finds that payment of the fee would result in financial hardship to the applicant. The applicant may either pay the fee and request reimbursement as part of his appeal or request that the matter be placed on the board’s miscellaneous docket for predetermination. If the matter is placed on the miscellaneous docket, the applicant may not file his appeal until the merits of the request for waiver have been determined by the board.

SEC. 51P-619.107. ACCESSORY USES.

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

(b) The following accessory uses are permitted in this district only when accessory to a commercial parking garage:

- Vehicle or engine repair or maintenance. [DIR]
- Auto service center.
- Car wash.

-- Motor vehicle fueling station.

(c) The following accessory use is permitted in this district by SUP only:

-- Private street or alley.

SEC. 51P-619.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided below, the yard, lot, and space regulations contained in Section 51A4.124(a)(4) for the CA-1(A) Central Area District, and where CP Core Pedestrian Precinct and SP Secondary Pedestrian Precinct overlays exist, the yard, lot, and space regulations contained in Section 51A-4.124(a)(8)(B), apply to this planned development district.

(b) Front yard. No minimum front yard.

(c) Side and rear yard. No minimum side and rear yard.

(d) Maximum floor area ratio. Subdistricts G, H, I, and J are considered one lot for purposes of calculating maximum floor area ratio. (Ord. Nos. 24960; 27470; 28428)

SEC. 51P-619.109. OFF-STREET PARKING AND LOADING.

(a) In general. Unless otherwise provided, the off-street parking and loading regulations contained in Section 51A-4.124(a)(5) and Section 51A-4.306 for the CA-1(A) Central Area District apply in this district. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for multifamily uses. Consult the off-street parking and loading regulations (Divisions 51A4.300 et seq.) for information regarding off-street parking and loading generally.

(b) Parking bay dimensions. Each off-street parking space must be provided in accordance with the following dimensional standards:

(1) A parking space parallel with the access lane must be 22 feet long and 8 feet wide. A one-way access lane must be at least 10 feet wide; a two-way access lane must be at least 20 feet wide.

(2) The following restrictions apply to the use of 7.5-foot-wide stalls to satisfy off street parking requirements:

(A) 7.5-foot-wide stalls must be double-striped and identified by pavement markings to indicate that the stalls are for small car parking.

(B) 7.5-foot-wide stalls may constitute no more than 35 percent of the required parking spaces for any use.

(C) The following parking bay widths must be provided.

	Aisle	Aisle	One Row	One Row	Two Rows	Two Rows
Parking Angle	One Way	Two Way	One Way	Two Way	One Way	Two Way
30	12.0'	18.0'	26.5'	32.5'	41.0'	47.0'
40	12.0'	18.0'	28.0'	34.0'	44.0'	50.0'
50	12.0'	18.0'	29.1'	35.1'	46.2'	52.2'
60	14.0'	18.0'	31.6'	35.6'	49.2'	53.2'
70	15.0'	18.0'	32.6'	35.6'	50.2'	53.2'
80	18.0'	18.0'	35.1'	35.1'	52.2'	52.2'
90	18.0'	18.0'	34.0'	34.0'	50.0'	50.0'

(3) All other parking spaces must be provided in accordance with the parking stall width requirements set forth in Article IV.

(c) Subdistricts G, H, and I. All required off-street parking spaces for uses located in Subdistricts G, H, and I may be located outside of Subdistricts G, H, and I without complying with the special parking regulations in Division 51A-4.320 provided the nearest edge of the parking structure or parking lot containing the required spaces is located within 150 feet of the nearest edge of the Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

SEC. 51P-619.109.1. VALET PARKING.

Use of the right-of-way for valet parking is subject to a central valet plan if required by Chapter 43 of the Dallas City Code.

SEC. 51P-619.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-619.111. LANDSCAPING.

(a) In general. Landscaping must comply with all landscaping requirements set forth for the CA-1(A) district, and should be consistent with any design guidelines for the district approved by city council.

(b) Subdistrict J. Landscaping must comply with the following provisions in addition to the requirements of Subsection (a):

(1) Landscape materials. A minimum of one large shrub or small tree must be planted for each 30 feet of frontage on Elm Street and on Griffin Street.

(2) Planting area requirements. The planting area requirements for containers must meet the minimum planting area requirements for planting areas located above underground buildings or structures for large shrubs or small trees in Section 51A-10.104(b)(1).

(3) Alternative landscape plan. The director may approve an alternative landscape plan only if compliance with this subsection is not possible, the inability to comply is not self-created, and the alternative landscape plan is in keeping with the intent of this subsection. An alternative landscape plan may reduce the size of planters and landscape materials if the number of trees or shrubs are not reduced.

(4) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

(5) Parkway landscape permit.

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

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

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

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

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

SEC. 51P-619.112. STREET LEVEL FACADE REQUIREMENTS IN SUBDISTRICTS A, J, AND K AND L.

The following provisions apply to all uses in Subdistricts A, J, ~~and K~~ and L except church use and residential uses.

(a) All street level frontage (“street level facade”) of a building in this district must have windows and primary entrances facing the street, pedestrian way, or plaza. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city.

(b) Except in Subdistrict L, No more than 10 continuous linear feet of street level facade may lack a transparent surface (e.g. a window or a transparent door). Corner lot structures must have corner entrances in compliance with the visibility triangle standards set by the department of public works and transportation. Street level façade windows must:

- (1) be clear, unpainted, or made of similarly treated glass allowing visibility into street level uses;
- (2) cover 50 percent or more of street level frontage; and
- (3) not have a bottom edge higher than three feet above the base of building.

(c) In Subdistrict L,

(1) The street level facades along Commerce Street and Ervay Street must maintain the following window area. Calculation of window area is expressed as the cumulative linear feet across the individual facade length on the ground story.

(A) Commerce Street. 138 linear feet.

(B) Ervay Street. 132 linear feet.

(2) Street level facade windows must:

(A) be translucent or transparent glass that is unpainted, and

(B) not have a bottom edge higher than four feet above the base of building.

SEC. 51P-619.113. SIGNS.

Signs must comply with Article VII.

SEC. 51P-619.114. ADDITIONAL PROVISIONS.

(a) Except as otherwise provided, the additional regulations applicable to CA-1(A) in Section 51A-4.124(a)(8) apply in this district, and the additional regulations applicable to the CC City Core Subdistrict, Secondary Parking Subdistrict, CP Core Pedestrian Precinct, and SP Secondary Pedestrian Precinct overlays in Section 51A-4.124(a)(8) apply in this district to the respective retained overlay areas in this district.

(b) The Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street consists of two separate building sites. Building Site 1 is an approximately 42,682 square foot tract of land as shown on and described in Exhibit 619D. Building Site 2 is an approximately 84,318 square foot tract of land as shown on and described in Exhibit 619E.

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

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

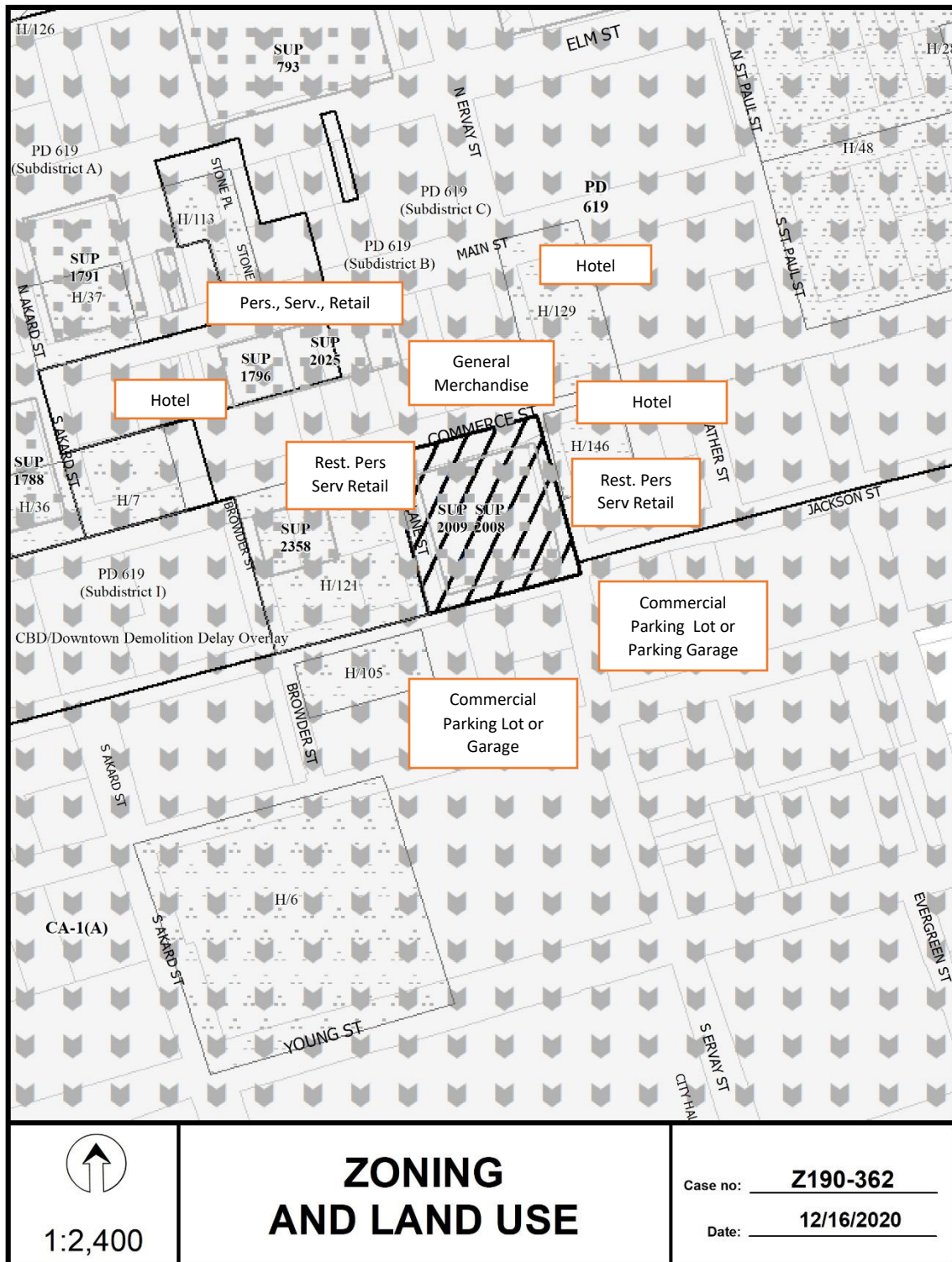
SEC. 51P-619.115. COMPLIANCE WITH CONDITIONS.

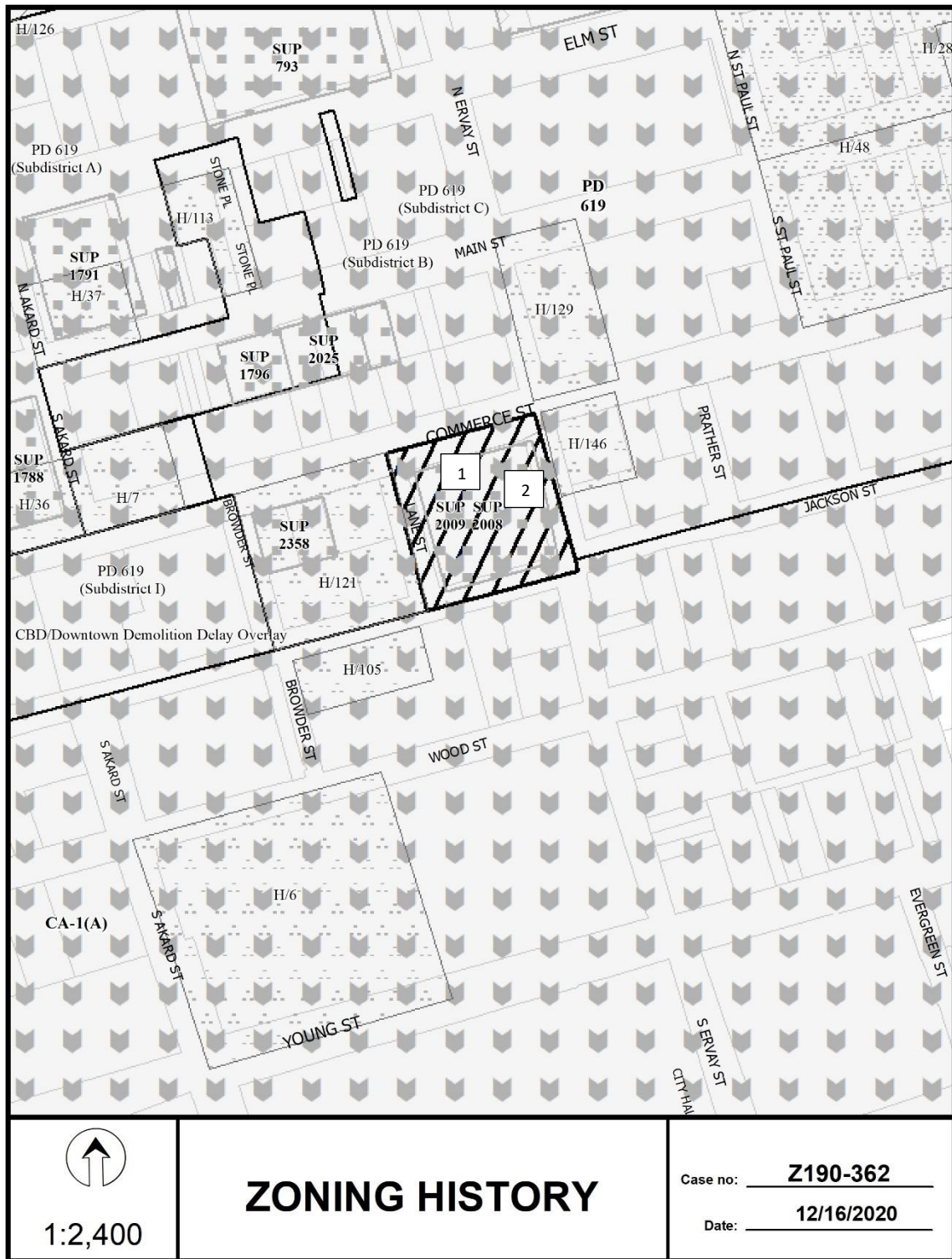
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

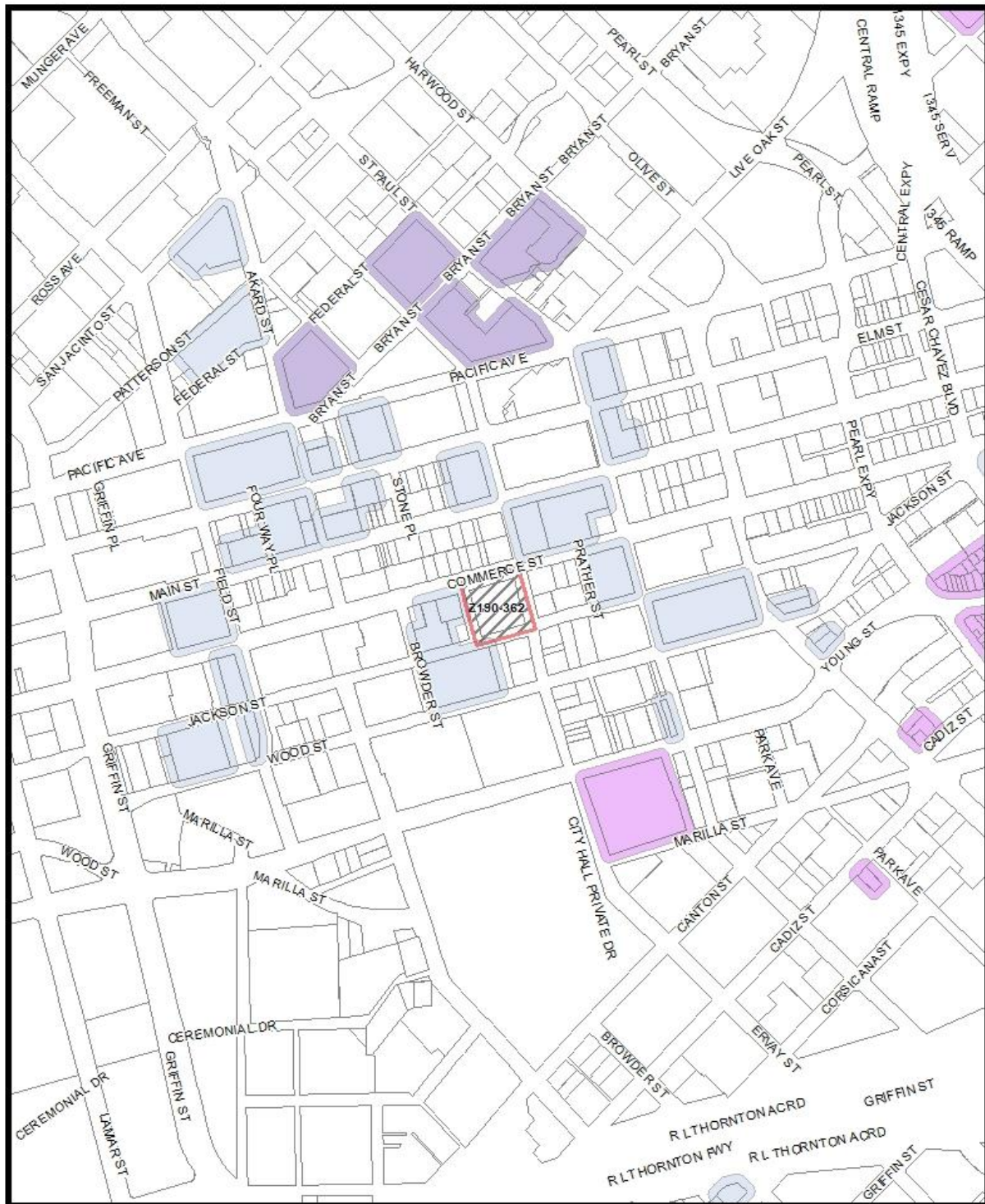
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.











Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 12/16/2020

CPC Responses



02/03/2021

Reply List of Property Owners***Z190-362******62 Property Owners Notified******5 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1600 COMMERCE ST	DALPARK LAND LEASE LTD
	2	1521 MAIN ST	SJC RC
	3	1519 MAIN ST	1519 MAIN PROPERTY LP
	4	1515 MAIN ST	LEGAL AID OF NORTHWEST TE
	5	1604 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
	6	1606 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
	7	1607 MAIN ST	ELM AT STONEPLACE HOLDINGS LLC
	8	1623 MAIN ST	FC WP BUILDING LLC
	9	1612 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
	10	1608 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
	11	1603 COMMERCE ST	NEIMAN MARCUS CO
	12	1622 MAIN ST	NEIMAN MARCUS CO LESSEE
	13	1618 MAIN ST	THE NEIMAN MARCUS GROUP INC
	14	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP
O	15	1513 COMMERCE ST	1530 MAIN LP
	16	1525 COMMERCE ST	Taxpayer at
	17	1603 COMMERCE ST	KEATING PROPERTIES LLC
	18	1607 COMMERCE ST	ROGERS WILLIAM SLAUGHTER &
	19	1609 COMMERCE ST	NEIMAN MARCUS GROUP INC
	20	1616 MAIN ST	DALLAS FOUNDATION
	21	208 S AKARD ST	SOUTHWESTERN BELL TELEPHONE
	22	1400 JACKSON ST	SOUTHWESTERN BELL
	23	208 S AKARD ST	WHITACRE TOWER HOLDINGS LP
	24	1506 COMMERCE ST	Taxpayer at
O	25	1500 COMMERCE ST	DPL LAND LLC
	26	1517 JACKSON ST	Taxpayer at

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1610 JACKSON ST	Taxpayer at
	28	1500 JACKSON ST	1500 JACKSON STREET LLC
	29	315 S ERVAY ST	Taxpayer at
	30	1600 JACKSON ST	CITY PARK A LOT LP
	31	1717 MAIN ST	1717 TOWER OWNER LLC
	32	1800 MAIN ST	FC MERC COMPLEX LP
	33	1914 COMMERCE ST	COMMERCE STATLER DEVELOPMENT LLC
	34	1712 COMMERCE ST	SUPREME BRIGHT DALLAS II LLC
	35	1712 COMMERCE ST	SUPREME BRIGHT DALLAS II LLC
	36	1810 COMMERCE ST	FC CONTINENTAL LANDLORD LLC
	37	1700 COMMERCE ST	SUPREME BRIGHT DALLAS LLC
	38	208 S ERVAY ST	Taxpayer at
	39	1709 JACKSON ST	Taxpayer at
	40	1810 JACKSON ST	1810 JACKSON GARAGE LLC
	41	1708 JACKSON ST	RADER PARKING SYSTEM LP
	42	308 S ERVAY ST	RADER PARKING SYSTEMS LP
O	43	416 S ERVAY ST	J & G HILL INTERESTS LTD
	44	420 S ERVAY ST	Taxpayer at
	45	1728 WOOD ST	RP DOWNTOWN PARKING PPTIES LP
	46	1707 YOUNG ST	Taxpayer at
	47	1713 YOUNG ST	Taxpayer at
	48	1705 YOUNG ST	Taxpayer at
	49	418 S ERVAY ST	418 ERVAY LLC
	50	400 S ERVAY ST	WOOD ERVAY LP
	51	404 S ERVAY ST	RP DOWNTOWN PARKING PPTIES LP
	52	1706 WOOD ST	Taxpayer at
	53	1714 WOOD ST	RP LOT 9 LP
	54	401 N ST PAUL ST	RP DOWNTOWN PARKING
	55	1509 MAIN ST	KIRBY APARTMENTS LP THE
O	56	1514 ELM ST	MID ELM LP
	57	1501 COMMERCE ST	1600 MAIN STREET HOLDINGS LP

Z190-362(JK)

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1530	MAIN ST	DUNHILL 1530 MAIN LP
59	1514	COMMERCE ST	Taxpayer at
60	400	S AKARD ST	Taxpayer at
61	1517	MAIN ST	Taxpayer at
62	1520	MAIN ST	Taxpayer at