

FILE NUMBER: Z190-328(LG) **DATE FILED:** August 7, 2020

LOCATION: Southwest line of Routh Street, between Mahon Street and Howell Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 F

SIZE OF REQUEST: ± 0.95 acres **CENSUS TRACT:** 18.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: The Pegasus Foundation (The Dallas Institute of Humanities and Culture)

REQUEST: An application for 1) a new tract within Planned Development District No. 9 and 2) the removal of the D Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street with consideration given to changing the D Liquor Control Overlay to a D-1 Liquor Control Overlay and a Specific Use Permit for the sale and service of alcoholic beverages for on-premise consumption in conjunction with an establishment for religious, charitable, or philanthropic nature use.

SUMMARY: The applicant proposes to create a new tract for the renovation of existing buildings and construction of a new building. The applicant also proposes revising its parking layout. The applicant is also requesting to replace the D Liquor Control Overlay with a D-1 Liquor Control Overlay, which would allow alcoholic beverages to be sold or served on the property with a Specific Use Permit.

CPC RECOMMENDATION: Approval, subject to a revised development plan and conditions; approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised development plan and conditions; approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-years periods, subject to a site plan and conditions.

BACKGROUND INFORMATION

- On September 18, 1951, Planned Development District No. 9 was created by the City Council. The PD is comprised of approximately 14.57 acres.
- The area of request is approximately 0.95 acres (41,382 SF) and developed with five buildings used by the Dallas Institute for Arts and Humanities.
- The applicant is requesting to include a new tract within PD No. 9 to renovate five structures and construct a new building for use as office and event space on the premises. The applicant also requests the removal of the Dry Liquor Control Overlay to allow for the service of alcoholic beverages.
- At the January 7, 2021 CPC meeting, this case was held under advisement until Thursday, February 4, 2021 after staff was instructed by the CPC to re-advertise the case with consideration for a Specific Use Permit with a D-1 Liquor Control Overlay. The applicant also submitted an updated development plan with 21 parking spaces.

Zoning History: There have been no zoning requests within the vicinity in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing/Proposed Right of Way
McKinney Avenue	Minor Arterial	Existing CPLT

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. Engineering has made the following comments for the applicant to address:

1. Existing two-hour limit restrictions should remain on Routh Street.
2. Parking along alley may only be approved if adequate space is provided for maneuvering of parking spaces (a total of 42 feet, including grassy area currently unimproved south of the paved alleyway). The proposed 21 off-street parking spaces for future development are proposed along the alley and would allow entry and exit onto the property without interrupting traffic on Mahon and Routh Streets. Since this is less than the required 45 spaces, the applicant will need to provide more information on how their shared parking agreements allow them to have enough parking when special events are held.

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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The applicant's request meets the above stated goals of the comprehensive plan.

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use(s)
Site	PD No. 9	Office
Northwest	PD No. 9	Neighborhood Service Uses
North	PD No. 9	Surface Parking & Neighborhood Service Uses
Northeast	PD No. 9	Restaurants
East/Southeast	PD No. 9	Restaurant, Multifamily & Neighborhood Service Uses
South	PD No. 9	Community Center
Southwest	PD No. 9	Neighborhood Service Uses
West	PD No. 9	School (Open-enrollment Charter)

Land Use Compatibility

The request site is currently developed with five buildings for office use. Parking is in the rear and on the side of the site. Surrounding land uses are also zoned PD No. 9 and consist of multifamily and personal service uses further southeast. There is a restaurant located southeast of the site and multiple restaurants northeast of the site. Neighborhood service uses are located to the northwest, north, southwest, and east of the area of request. A proposed school (charter) is west of the area of request. A halfway house is located south of the area of request.

The applicant is proposing to continue to operate the use within the existing buildings and construct an additional 4,800 square foot building along Mahon Street, which will include additional office and event space for the organization. The proposed uses in the new tract are office and neighborhood service uses as well.

The applicant is requesting the construction of a new building with a maximum height of 36 feet in the rear of the property. The applicant is proposing renovations to increase the height of existing buildings to create a rooftop garden and open space, and to expand their offices to allow for the operation of their philanthropic organization. This request is consistent with the existing neighborhood, and staff supports the proposed application.

The applicant also submitted a site plan for the proposed specific use permit to allow for alcohol to be sold or served on the premises. Since the applicant is now requesting a D-

1 Liquor Control Overlay to replace the D liquor control over, alcohol sales or service would be allowed with a specific use permit.

The applicant also has three buildings on the property-Buildings 1, 2 and 4 as depicted on the Development Plan-that are considered to be legacy building. Conditions have been added to the PD by the City Plan Commission to define legacy buildings as buildings that were constructed prior to 1950 and require 21 parking spaces for these buildings.

Development Standards

The table below shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Primary Use(s)
	Front	Side/Rear			
PD No. 9, D Overlay-Existing	10' for permitted structures	10' for permitted structures	36'; provide additional frontage twice the height of the portion of the building that exceeds 36'	60%	Office & Neighborhood Service uses
Tract C within PD No.9-Proposed	15' for permitted structures	5' for permitted structures	36'	50%	Office & Neighborhood Service uses

Parking

Parking for an office use requires one parking space for every 333 square feet of building. Parking requirements for philanthropic uses does not exist in the Dallas Development Code. The square footage of the five buildings are 10,169 square feet, but the site currently has 30 parking spaces (28 regular, two accessible on the north side of Mahon Street. Based on the parking ratio of one parking space per 333 square feet of buildings, the owner is required to have 31 parking spaces.

The applicant is proposing to have a total of 14,969 square feet of building space, which would require 45 total parking spaces. The applicant proposes 21 spaces (20 regular, one accessible) on their proposed development plan, and proposes eight parallel spaces on the west side of Routh Street for a total of 29 spaces. This is sixteen spaces less than the required amount.

The applicant also has shared off-street parking agreements with surrounding property owners when special events are hosted by the organization to alleviate parking on Routh and Mahon Streets. The applicant believes the site would be overparked since they have ten staff members, and the amount of proposed parking would be twice as much as the capacity that is used daily. The applicant is also proposing to create an area that will allow for drop-off and pickup at its Existing Building Number 3.

Landscaping

PD No. 9 predates the passage of Article X of the Dallas Development Code. The applicant is not required to provide landscaping on the site at this time because there are no landscaping requirements for PD No. 9. The applicant will have to preserve all trees currently on site. If trees are removed for future development, the applicant must submit a tree mitigation plan to the Chief Arborist.

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 target intervention strategies more precisely 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). Although the site is uncategorized, Category "D" properties are located north, west, and south of the site. The area of request also has Category "C" properties located further east, further west and further south of the site. There are also properties within Category "B" located further northwest of the site.

List of Officers

The Pegasus Foundation dba The Dallas Institute of Humanities and Culture

- J. Larry Allums, Ph.D., Executive Director
- Claudia MacMillan, Ph.D., Director

Board of Directors

- Jon Bauman
- J. Russell Bellamy
- Albert C. Black, Jr.
- Trevor Brickman
- Rex Cumming
- Matrice Ellis-Kirk
- David Griffin
- Kathy M. Herring
- Kim Hiatt Jordan
- Kate Juett
- Joseph R. Mannes
- Dr. Nancy Cain Marcus
- Justin Moore
- Daniel Patterson
- Betty Regard
- Dr. Jaina Sanga
- Lekha Singh
- Dr. Joanne Stroud
- Dr. Gail Thomas
- Brian Wilson
- Casey Woods

CPC ACTION
February 4, 2021

Motion: It was moved to recommend 1) **approval** of a new tract within Planned Development District No. 9, subject to a revised development plan and staff's recommended revised conditions, as briefed; to include the following 1) Section 9.106 item c revised to read: "If any legacy building is used for an establishment for religious, charitable, or philanthropic nature, then a minimum of 21 spaces is required." and 2) add definition of any Legacy Building to mean: Buildings 1, 2, and 4 as labeled on the development plan and was built prior to 1950, date to be confirmed with building inspection records, 2) **approval** of a D-1 Liquor Control Overlay; and 3) **approval** of a Specific Use Permit for a two-year period, subject to a site plan and staff's recommended conditions on property zoned Planned District No. 9 with a D Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street.

Maker: Hampton
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 63
Replies: For: 3 Against: 6

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): David Griffin, 811 Kessler Woods Trl., Dallas, TX, 75208
Seemee Ali, 2719 Routh St., Dallas, TX, 75201
Robert Meckfessel, 1427 Haines Ave., Dallas, TX, 75208
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

CPC RECOMMENDED PD CONDITIONS

ARTICLE 9.

PD 9.

SEC. 51P-9.101. LEGISLATIVE HISTORY.

PD 9 was established as a specialty district by Ordinance No. 5250, passed by the Dallas City Council on September 18, 1951. Ordinance No. 5250 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. Ordinance No. 5250 was amended by Ordinance No. 6355, passed by the Dallas City Council on October 25, 1954; Ordinance No. 8189, passed by the Dallas City Council on September 8, 1959; and Ordinance No. 10816, passed by the Dallas City Council on January 18, 1965. The specialty district created by Ordinance No. 5250 was converted to PD 9 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. On the same date the city council approved Ordinance No. 10962, it also adopted a zoning map which added a “Dry” suffix to PD 9. Subsequently, Ordinance No. 11689, passed by the Dallas City Council on January 16, 1967, re-established PD 9 and repealed Ordinance No. 5250. Ordinance No. 11689 was amended by Resolution No. 78-2169, passed by the Dallas City Council on August 2, 1978; Ordinance No. 18151, passed by the Dallas City Council on February 1, 1984; Ordinance No. 18234, passed by the Dallas City Council on April 18, 1984; Ordinance No. 19028, passed by the Dallas City Council on February 19, 1986; Ordinance No. 22002, passed by the Dallas City Council on March 23, 1994; Ordinance No. 22329, passed by the Dallas City Council on February 8, 1995; and Ordinance No. 23866, passed by the Dallas City Council on April 28, 1999.

SEC. 51P-9.102. PROPERTY LOCATION AND SIZE.

PD 9 is established on property located south of Boll Street and Routh Street, northwest of McKinney Avenue, northeast of Maple Avenue, and east of Cedar Springs Road. The size of PD 9 is approximately 14.5734 acres.

SEC. 51P-9.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 of the Dallas City Code, as amended, apply to this article.

(b) Unless otherwise stated, all code references are to Chapter 51.

(1) ESTABLISHMENT FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE means a facility sponsored or operated by an organization for religious, charitable, or philanthropic purposes, including but not limited to events training, educational facilities, civic, and social functions. One accessory dwelling unit is allowed with this use.

(2) LEGACY BUILDING means Buildings 1, 2, and 4 as labeled on the development plan and was built prior to 1950.

(c) The conversion of any of the existing structures within this district to any permitted use of the district, as hereinafter established, is permitted.

SEC. 51P-9.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 9A: Tract Plan.

(2) Exhibit 9B: Tract A description.

(3) Exhibit 9C: Tract B description.

(4) Exhibit 9E: Tract C description.

(5) Exhibit 9F: Tract C Development Plan.

SEC. 51P-9.103.2 DEVELOPMENT PLAN.

(a) Except for Tract C, no development plan is required.

(b) For Tract C, development and use of the Property must comply with the development plan (Exhibit 9Y). If there is a conflict between the text of this article and the development plan, the text of this article controls. Amendments to the development plan may qualify for the director's procedure if all requirements are met.

SEC. 51P-9.104. USES.

(a) Except as provided in Subsections (b) ~~and~~ (c) and (d) below, main uses permitted on the Property are as follows:

(1) Bank or savings and loan office.

(2) Wholesale, caterer, or wedding service office or sample room.

(3) Department, variety, or novelty shop (retail sales).

(4) Electrical goods (retail sales).

(5) Film developing and printing.

- (6) Furniture repair and upholstering (retail sales).
- (7) Household and office furnishings and appliances (retail sales).
- (8) Jewelry shop.
- (9) Piano and musical instrument store (retail).
- (10) Studios for art, dance, music, or drama.

(11) All of the permitted uses of the Neighborhood Service District as listed and defined in Chapter 51, as amended, are permitted, except that neither a “laundry and/or dry cleaning (self-service)” nor a “food store and/or meat market” use is permitted.

(b) For property identified as Tract A on the Tract Map, labelled as Exhibit 9A, and described in Exhibit 9B, the only uses permitted are retail uses on the first floor of the building and office uses on the second floor of the building.

(c) For property identified as Tract B on Exhibit 9A and described in Exhibit 9C, “restaurant with alcoholic beverages and/or entertainment” is a permitted use, and the “D” dry zoning designation is hereby removed.

(d) For property identified as Tract C on Exhibit 9A and described in Exhibit 9E, establishment for religious, charitable, or philanthropic nature is an additionally permitted use.

SEC. 51P-9.105. GENERAL REGULATIONS.

Except as provided, the following regulations regarding building locations, front yards, side yards, rear yards, and maximum lot coverage requirements must be complied with:

(1) No building may be located closer to the front or side property lines along Fairmount Street, Routh Street, or Howell Street than is indicated on the Building Line Plan labeled Exhibit 9D.

(2) If there is no side building line indicated on the Building Line Plan, the following restriction applies: No main building may be located closer than five feet to a side lot line; however, this restriction does not apply to garages or accessory buildings located within the required rear yard or the rear 20 percent of the lot, nor does this restriction apply to the southeast 110 feet of the portion of City Block 1/949 that is within this PD.

(3) No buildings other than accessory buildings may be located on the rear 20 percent of any lot (the required rear yard), and no accessory building may occupy more than 30 percent of the required rear yard.

(4) For Tract C, yard, lot, and space regulations of the NS Neighborhood Service District apply expect as provided.

(A) Building height. Maximum height of structures is 36 feet.

(B) Encroachments and accessory structures. Encroachments and accessory structures such as awnings, balconies, bay windows, carports, decks, dumpsters, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required setbacks and do not need to be shown on the development plan.

(C) Lot coverage. Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking, landscaping structures, and raised deck structures are not.

(D) Side and rear yard. Minimum side is five feet. Minimum rear yard is five feet.

(E) Stories. Maximum number of stories is three.

SEC. 51P-9.106. PARKING REGULATIONS.

(a) Any building erected for or converted to an apartment, retail or personal service use must provide off-street parking to the rear or side of the main building (not within the front yard) as follows:

(1) For apartment uses, parking must be provided at a ratio of one space for each dwelling unit.

(2) For retail display or sales, clinics and doctor's offices, parking must be provided at a ratio of one space for each 200 square feet of floor area.

(3) For banks, savings and loans and general offices, parking must be provided at a ratio of one space for each 300 square feet of floor area.

(b) Head-in parking is not permitted from any street in this district; however, head-in parking is permitted from any alley.

(c) If any legacy building is used for an establishment for religious, charitable, or philanthropic nature, a minimum of 21 spaces is required.

SEC. 51P-9.107. SIGN REGULATIONS.

(a) No sign, billboard, or poster other than signs and name plates relating to the occupancy of the premises or commodities or services offered for sale, is permitted within this district.

- (b) No sign may flash or intermittently light.
- (c) No more than a total of 30 square feet of sign face may be installed on any single lot.
- (d) All signs must be placed flat against the building, except that a single, standard pole sign having a sign face not exceeding 12 square feet may be placed behind a line located five feet from the front property line.
- (e) Signs may occupy the space between two feet and ten feet above grade.

SEC. 51P-9.108. PAVING REQUIREMENTS.

- (a) Except as provided in this article, 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) All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.

(a) The city may not require, but may accept, any dedication of an interest in property that exceeds the existing dimensional standards for right-of-way abutting Tract C.

SEC. 51P-9.109. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this 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.

~~**SEC. 51P-9.110. ZONING MAP.**~~

~~PD 9 is located on Zoning Map Nos. I-7 and J-7. (Ord. Nos. 22329; 24637)~~

SEC. 51P-9.111. PLAN.

(b) PD 9 has no city council-approved conceptual or development plan except for Tract C. Development on the Property must, however, comply with Exhibit 9F.

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the service of alcoholic beverages for on-premise consumption as part of the operation of an establishment for religious, charitable, or philanthropic nature.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires on (TWO YEARS from the passage of this ordinance).

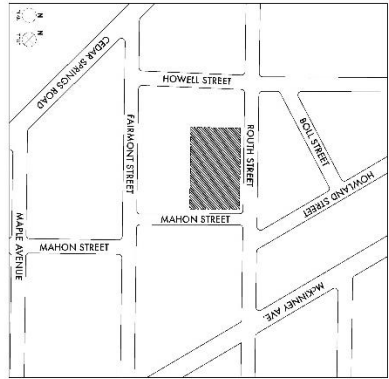
Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on (TWO YEARS from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

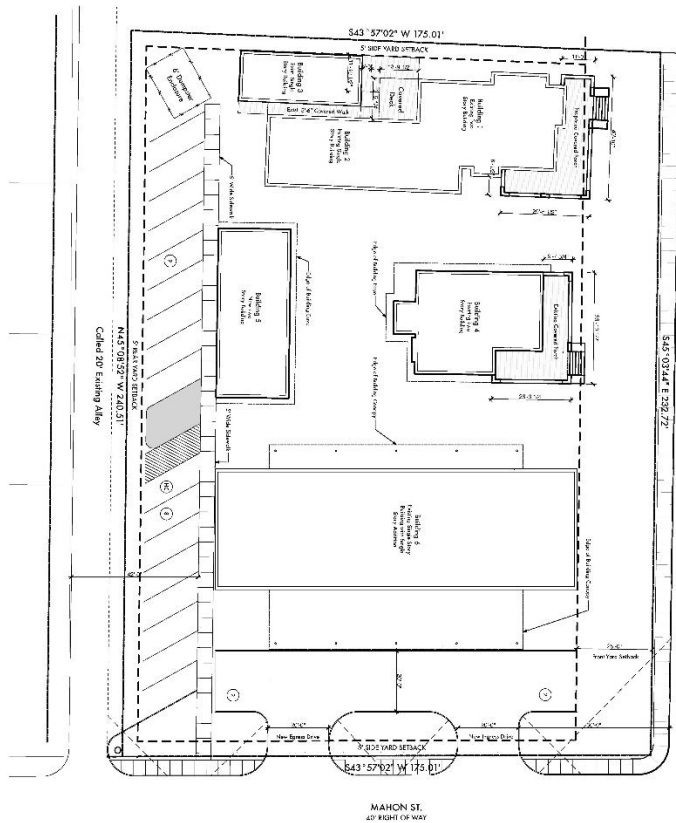
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED DEVELOPMENT PLAN



PDD No. 9, Tract C	
DATA TABLE	
Building 1:	2,949 sf
Building 2:	1,790 sf
Building 3:	2,725 sf
Building 4:	2,403 sf
Building 5:	4,800 sf
Total:	14,969 sf
Stories: 2 Stories	
Max. Stories: 35 feet	
Max Height: 35 feet	
Lot Coverage: 50%	
Max. Allowed: 35%	
Actual: 35%	
Parking	
Campus Total:	14,969 sf
Total spaces required:	21 spaces
Total spaces provided:	21 spaces
Note: No handicapped parking	

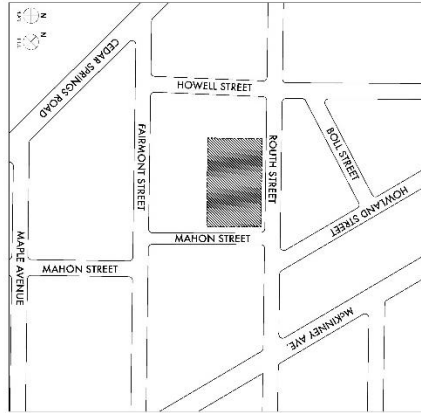


Dallas Institute of Humanities and Culture
24 January 2021



Z190-328

PROPOSED SUP SITE PLAN



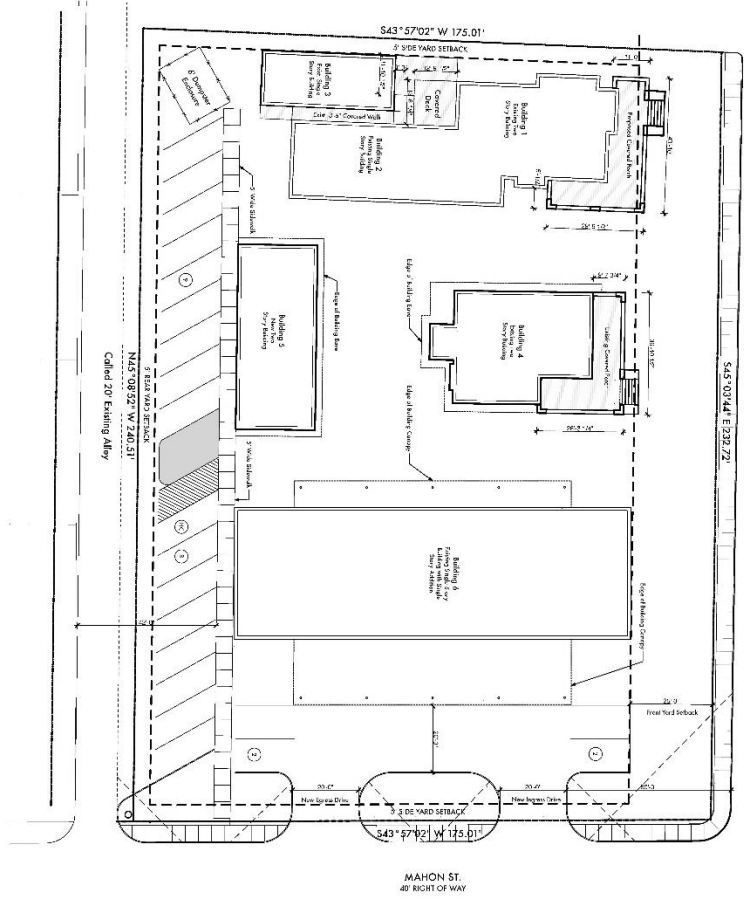
PDD No. 9, Tract C

DATA TABLE	
Building 1:	2,949 sf
Building 2:	1,302 sf
Building 3:	750 sf
Building 4:	2,755 sf
Building 5:	2,403 sf
Building 6:	4,800 sf
Total:	14,999 sf

Stories: 2 Stories
 Max Height: 35 feet
 Lot Coverage: 50%
 Max. Allowed: 50%

Parking	
Campus Total:	14,999 sf
Total spaces required:	21 spaces
Total spaces provided:	21 spaces

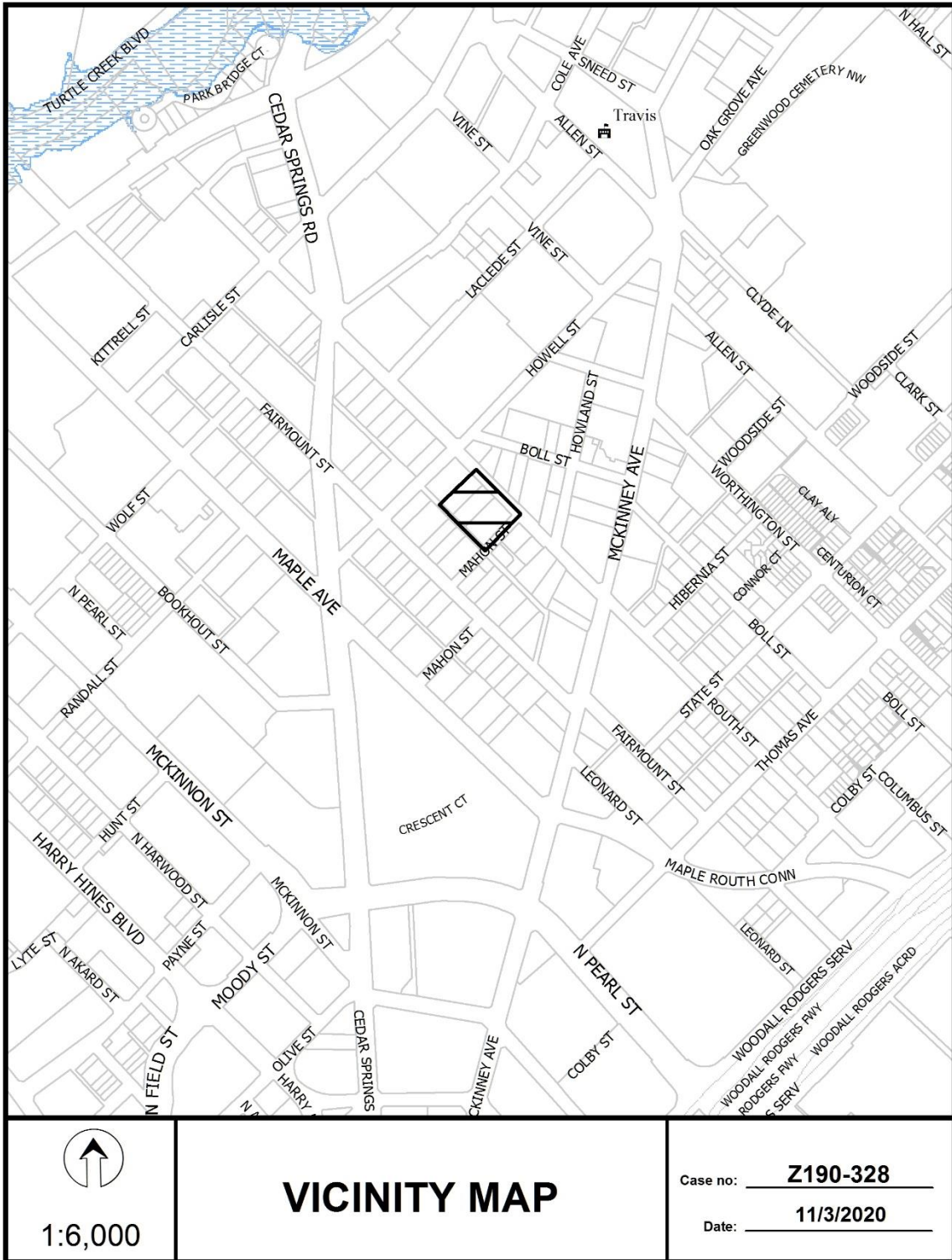
Note: HC = handicapped parking

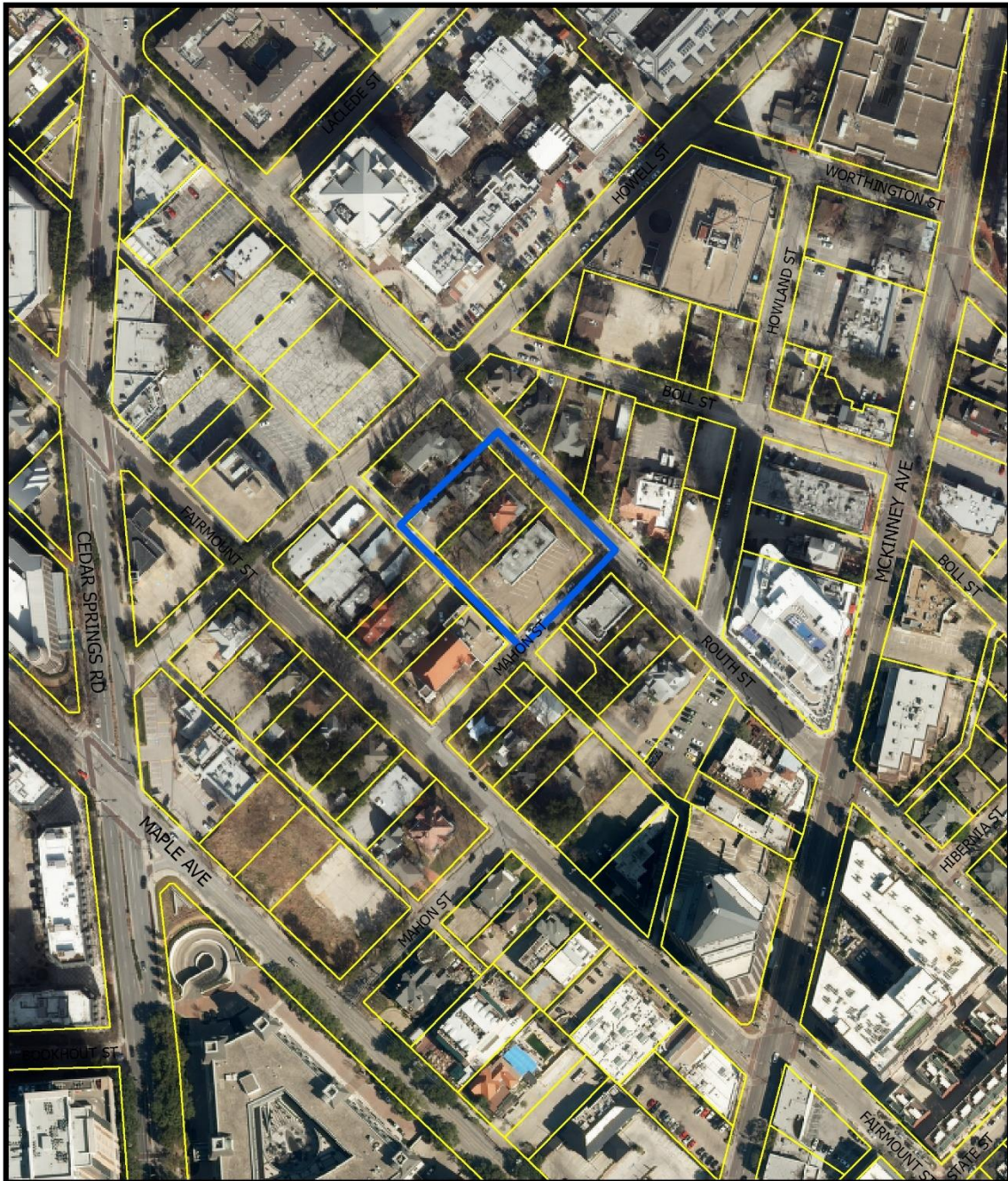


Dallas Institute of Humanities and Culture
 04 February 2021



SUP Site Plan
 dsgn



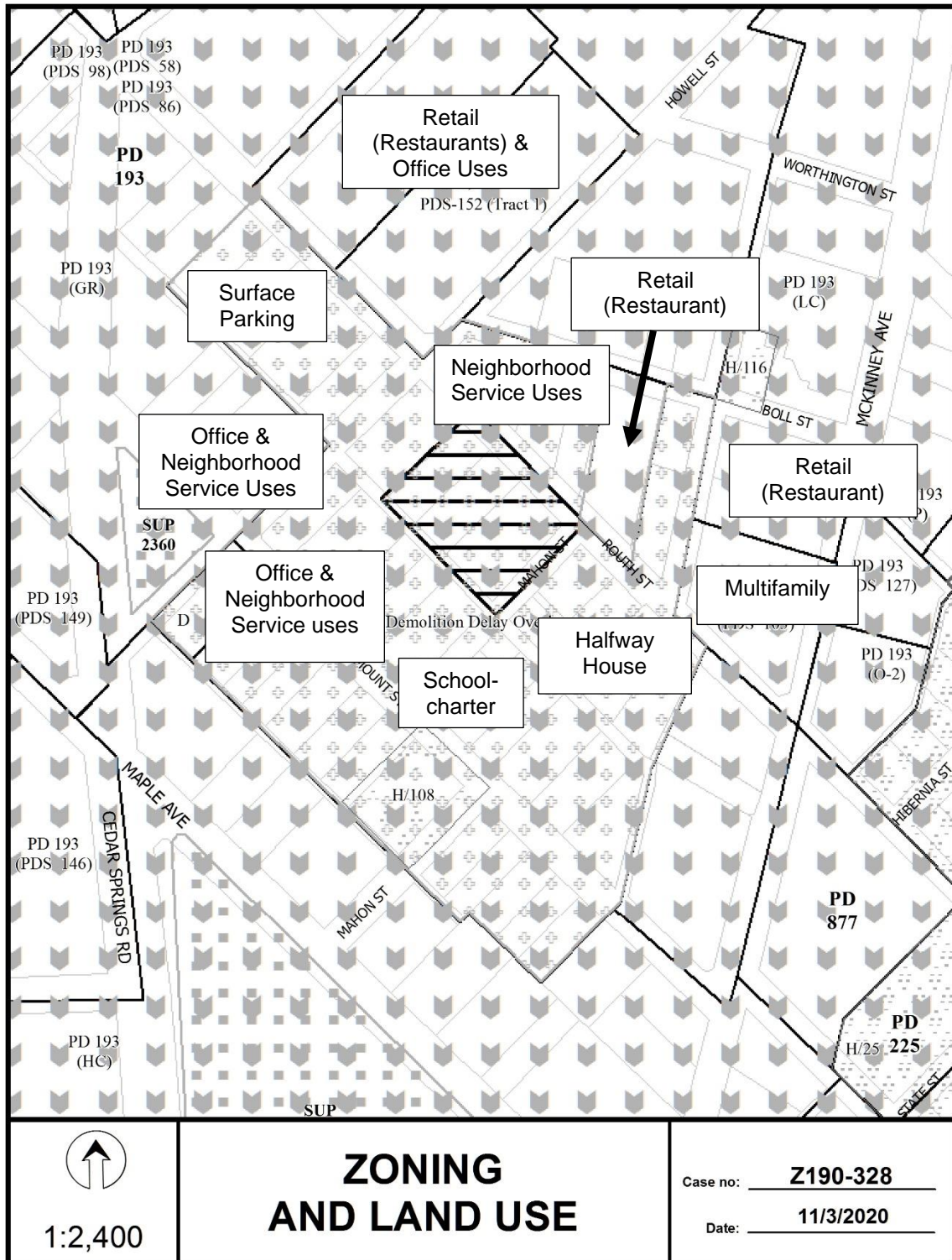


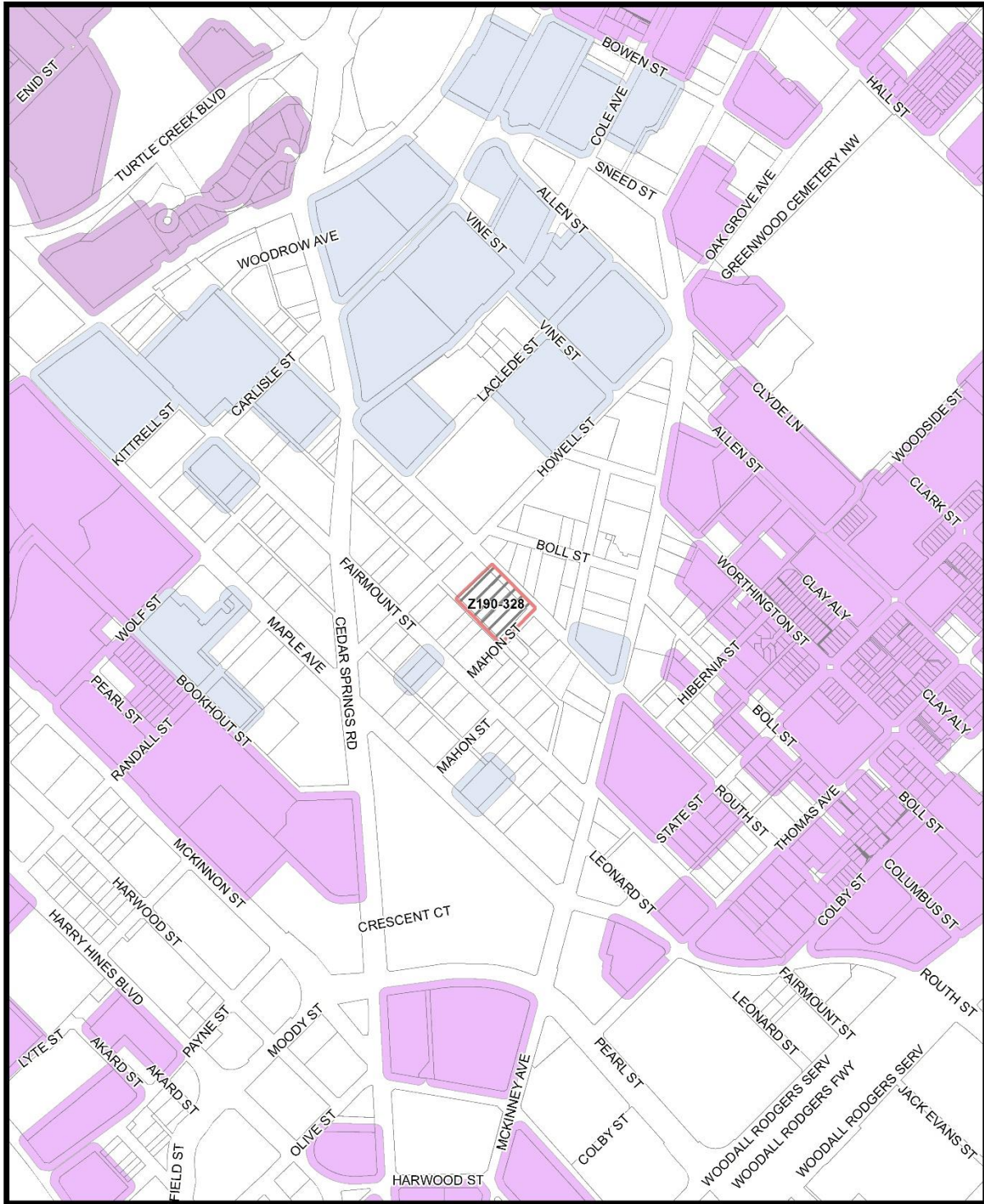
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AERIAL MAP

Case no: Z190-328

Date: 11/3/2020





MVAC Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/3/2020

CPC RESPONSES



<u>63</u>	Property Owners Notified (77 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>6</u>	Replies in Opposition (7 parcels)
<u>500'</u>	Area of Notification
<u>2/4/2021</u>	Date

Z190-328
CPC



1:2,400

02/03/2021

Reply List of Property Owners**Z190-328****63 Property Owners Notified****3 Property Owners in Favor****6 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	2711 ROUTH ST	PEGASUS FOUNDATION THE
	2	2719 ROUTH ST	PEGASUS FDN
	3	2723 ROUTH ST	PEGASUS FOUNDATION THE
	4	2602 MCKINNEY AVE	UPTOWN ENERGY PARTNERS LP
	5	2614 MCKINNEY AVE	J&K REAL ESTATE INV LTD
	6	2702 MCKINNEY AVE	2700 MCKINNEY DALLAS PARTNERS
	7	2515 FAIRMOUNT ST	MURPHY PLAZA LLC
	8	2517 FAIRMOUNT ST	LWO REAL ESTATE II LLC
	9	2516 MAPLE AVE	HEYMANN CLAIRE L
	10	2525 FAIRMOUNT ST	BLL LP
O	11	2527 FAIRMOUNT ST	KAME YUGEN SEKININ JIGYO
	12	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
	13	2628 MAPLE AVE	GREENWAY MAPLE LP
X	14	2711 FAIRMOUNT ST	STRICKLAND PETER R LF EST
	15	2715 FAIRMOUNT ST	KORNYE GEORGE W
	16	2723 FAIRMOUNT ST	SHAW EVAN LANE
	17	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
	18	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
X	19	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
X	20	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
	21	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
X	22	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
	23	2707 ROUTH ST	TURTLE CREEK MANOR INC
	24	2609 ROUTH ST	OR ASSET HOLDINGS LP
O	25	2520 FAIRMOUNT ST	HENLEY & HENLEY P C
	26	2526 FAIRMOUNT ST	MURPHY PLAZA LLC

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2600 FAIRMOUNT ST	2600 FAIRMOUNT LLC
	28	2530 FAIRMOUNT ST	KORNYE GEORGE W &
	29	2703 ROUTH ST	DAYTON JOHN W
	30	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP &
	31	2718 BOLL ST	SRPF BGINGERMAN PROPERTY LLC
O	32	2703 BOLL ST	OGLE LINDA K ET AL
	33	2704 ROUTH ST	SC ONE DALLAS LLC
	34	2621 MCKINNEY AVE	AA PLAZA LLC
	35	2633 MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP
X	36	2714 ROUTH ST	2714 ROUTH STREET LTD
X	37	2724 ROUTH ST	FREESTONE HOLDINGS LLC
	38	2512 MAPLE AVE	HEIDARI ALI
	39	2610 MAPLE AVE	2620 MAPLE OWNER LLC
	40	2616 MAPLE AVE	2620 MAPLE OWNER LLC
	41	2620 MAPLE AVE	2620 MAPLE OWNER LLC
	42	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
	43	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
	44	2688 LACLEDE ST	SRPF BQUADRANGLE PROPERTY LLC
	45	2800 ROUTH ST	THEATRE THREE INC
	46	2619 MCKINNEY AVE	ONE DALLAS UPTOWN VENTURE LLC
	47	2518 MAHON ST	Taxpayer at
	48	2614 BOLL ST	Taxpayer at
	49	2616 BOLL ST	Taxpayer at
	50	2706 BOLL ST	Taxpayer at
	51	2700 BOLL ST	Taxpayer at
	52	2521 FAIRMOUNT ST	Taxpayer at
	53	2603 FAIRMOUNT ST	Taxpayer at
	54	2611 FAIRMOUNT ST	Taxpayer at
	55	2719 FAIRMOUNT ST	Taxpayer at
	56	2727 ROUTH ST	Taxpayer at
	57	2512 MAHON ST	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2610 FAIRMOUNT ST	Taxpayer at
	59	2711 MCKINNEY AVE	Taxpayer at
	60	2728 ROUTH ST	Taxpayer at
	61	2736 ROUTH ST	Taxpayer at
	62	2701 MCKINNEY AVE	Taxpayer at
	63	2708 ROUTH ST	Taxpayer at