

FILE NUMBER: Z234-291(MB) **DATE FILED:** July 22, 2024

LOCATION: An area bound by West Commerce Street, Haslett Street,
Yorktown Street, and Pittman Street.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 8 ac **CENSUS TRACT:** 48113004300

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: TW Commerce Management, LLC

REQUEST: An application for a new Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of the request is to allow for modifications primarily related to allowable uses.

STAFF RECOMMENDATION: Approval, subject to conditions.

PRIOR CPC ACTION: On December 5, 2024, City Plan Commission moved to hold this case under advisement until January 23, 2025.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 1A within PD 714, the West Commerce Street / Fort Worth Avenue Special Purpose District.
- The site is developed with a mixed-use project consisting of a multifamily building and a retail site.
- The applicant wishes to divest itself of the retail portion of the property; however, the current conditions in Subdistrict 1A only allow multifamily as part of a mixed-use project. Sale and subdivision of the retail lot would cause the multifamily portion to no longer be in compliance with this provision.
- As such, the applicant requests a new subdistrict that does not require multifamily to be part of a mixed-use project.
- No changes have been made to this report since the December 5, 2024 hearing.

Zoning History:

There have been two zoning cases in the area within the last five years.

1. **Z234-205:** On September 11, 2024, the City Council approved an application for 1) an amendment to Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District; and 2) an amendment to Specific Use Permit No. 2437 for alcoholic beverage manufacturing on the south side of Powell Street between Haslet Street and Sulphur Street, north of Yorktown Street.
2. **Z212-129:** On February 23, 2022, City Council approved an application for a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the south side of Powell Street between Haslet Street and Sulphur Street, north of Yorktown Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
W Commerce Street	Principal Arterial	100'
Yorktown Street	Community Collector	80'
Haslett Street	Local street	-

Pittman Street	Local street	-
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Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial, and business operations.

Fort Worth Avenue Land Use Plan

The Fort Worth Avenue Land Use Plan was adopted by City Council in January 2005. The plan aims to "create a more balanced mix of neighborhood friendly development; improve and support the overall stability of existing single family residential neighborhoods that abut the corridor; incorporate high quality development and redevelopment; enhance pedestrian connections between neighborhoods across the corridor; respect the value of historic properties; and address infrastructure and transportation needs."

While the proposal does separate the multifamily portion from the retail portion, it does not restrict or reduce any of the uses that Subdistrict 1A currently allows for. The added flexibility for the property arguably makes it easier for development to occur on the retail

portion. As such, staff finds the proposal complies with the following goals of the Fort Worth Avenue Land Use Plan:

3.1.1 Land Use and Zoning

1. Encourage future land use consistent of residential development; neighborhood-serving retail and commercial uses.
2. Promote retail, restaurant, and entertainment uses that are pedestrian-oriented, thus stimulating a high level of street activity.

Land Use:

	Zoning	Land Use
Site	PD 714 Subdistrict 1A	Multifamily, retail
North	PD 714 Subdistrict 1A	Multifamily, retail
East	PD 714 Subdistrict 1A	Single family, alcoholic beverage manufacturing, office
South	IR Industrial Research	Utility or government installation
West	PD 714 Subdistrict 1B	Multifamily, retail

Land Use Compatibility:

The area of request is currently developed with a multifamily building and a retail site. The surrounding neighborhood is developed with a mix of multifamily, retail, commercial, and light industrial uses.

The proposed subdistrict would be compatible with the surrounding area. As the multifamily portion already exists, no incompatibility would arise from the requested conditions. If the retail site continues operation for retail, it would fit with the mix of uses. Conversely, if it were redeveloped for multifamily, it would also fit with the mix of uses.

Additionally, the subdistrict is still subject to the floor-area ratio bonuses provided in Sec. 51P-714.108(c)(4), which allows for additional floor-area ratio beyond a base of 1.6 (1.0 for retail and personal service uses) when a site has a mix of uses. Should the sites ever redevelop in the future, they would be incentivized to contain a mix of uses.

As such, staff finds that the request is compatible with surrounding uses.

Landscaping:

Landscaping must be provided in accordance with Article X, with additional provisions per Sec. 51P-714.114. Applicant's request does not propose any changes to landscaping for the proposed subdistrict or for PD 714.

Parking:

Parking must be provided in accordance with Section 51P-714.113. The proposed new subdistrict 1F would be considered as one lot. For residential uses, one space per bedroom is required, up to a maximum of two spaces per dwelling unit. Applicant does not propose any changes to these parking requirements.

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 located within a "C" MVA area.

List of Officers

Ascent Pike West Holdings, LLC, a Delaware limited liability company
By: TW Commerce Management, L.L.C., a Delaware limited liability company
By: TW Commerce Management, L.L.C., a Delaware limited liability company
By: TW Commerce Management, L.L.C., a Delaware limited liability company
Its: Manager

By: John D. Blanchard
Its: Authorized Person

TW Commerce – Ten10, L.L.C., a Delaware limited liability company
By: TW Commerce Management, L.L.C., a Delaware limited liability company
Its: Manager

By: John D. Blanchard
Its: Authorized Person

TW Commerce – EP320, L.L.C., a Delaware limited liability company
By: TW Commerce Management, L.L.C., a Delaware limited liability company
Its: Manager

By: John D. Blanchard
Its: Authorized Person

TW Commerce – LOTG, L.L.C., a Delaware limited liability company
By: TW Commerce Management, L.L.C., a Delaware limited liability company
Its: Manager

By: John D. Blanchard
Its: Authorized Person

All three entities (TW Commerce – Ten10, L.L.C., TW Commerce – EP320, L.L.C., and TW Commerce – LOTG, L.L.C.) are owned 100% by Ascent Pike West Holdings, LLC, a DE LLC.

PROPOSED CONDITIONS

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 410.427 acres. (Ord. Nos. 25898; 26876; 27056; 28505; 31570; 32073)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, 1C, 1D, ~~and 1E,~~ and 1F have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, 1C, 1D, and 1E are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, 1C, 1D, ~~and 1E,~~ and 1F.

(2) Subdistrict 2. Subdistrict 2 is a mixed-use subdistrict that consists predominately of residential uses, but with some small retail and office uses. Because residential neighborhoods are adjacent to the subdistrict, it should be more serene than other subdistricts. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. North Edgefield Avenue should connect the north and the south neighborhoods. Pedestrian protections from traffic, such as on-street parking, street trees, and parkways, are desired. Buildings should have minimum or no setbacks. Building heights are controlled separately in Subdistricts

2A, 2B, 2C, and 2D to optimize medium density residential development, preserve downtown views, and be sensitive to the existing single-family neighborhood to the north. Preserving historic buildings through adaptive re-use is a priority. Subdistricts 2A, 2B, 2C, and 2D are part of Subdistrict 2. Subdistrict 2 regulations apply in Subdistricts 2A, 2B, 2C, and 2D unless otherwise indicated.

(3) Subdistrict 3. Subdistrict 3 is a mixed-use subdistrict primarily developed with commercial and retail uses, but with some residential uses. Retail and commercial areas should be strengthened with more varied uses. New development should include residential uses and vertical stacking of uses for more efficient land use resulting in activity throughout the day and night. Buildings should have minimum or no setbacks. Off-street parking should be provided behind buildings and shared between neighboring lots. Use of traffic calming elements such as median plantings, on-street parking, street trees, broad sidewalks, and low-to-mid-rise buildings is desirable. Development should strive to create a village center accessible by pedestrians, bicycles, mass transit, and cars. Land uses are controlled separately in Subdistricts 3A, 3B, 3C, and 3D to be sensitive to residential neighborhoods. The regulations in Subdistrict 3 apply to Subdistrict 3D unless otherwise provided.

(4) Subdistrict 4. Subdistrict 4 is a mixed-use subdistrict dominated by multifamily uses. While commercial and retail uses are encouraged at street level, maintenance of the residential density is desired. Pedestrian protections from traffic, such as broad sidewalks, street trees, and crosswalks, are desired. New construction should be oriented to address the street front. Existing slip roads providing on-street parking and pedestrian amenities should be preserved. Building height, land use, and setbacks are controlled separately in Subdistricts 4A and 4B to encourage mixed use and townhouse development. Subdistricts 4A and 4B are part of Subdistrict 4. Subdistrict 4 regulations apply in Subdistricts 4A and 4B unless otherwise indicated.

(5) Subdistrict 5. Subdistrict 5 is a mixed-use district balanced with residential, commercial, and retail uses. New development should include vertical stacking of different uses to achieve more efficient land use and activity throughout the day and night. New development should also include a medium density residential component to strengthen surrounding residential neighborhoods and ensure the success of commercial and retail development. Building heights and uses are controlled to be sensitive to residential neighborhoods. New development should strengthen pedestrian connections on Fort Worth Avenue. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential uses above. Off-street parking should be provided behind buildings and shared between neighboring lots. Pedestrian protections from traffic, such as broad sidewalks, street trees, planters, and crosswalks, are a priority.

(b) Exhibit 714A is a map showing the boundaries of this district and its subdistricts. Exhibit 714B is a verbal description of the boundaries of this district and its subdistricts. In the event of a conflict between the graphic depiction in Exhibit 714A and the verbal description in Exhibit 714B, the verbal description in Exhibit 714B controls.

(c) This district is considered to be a mixed-use zoning district. (Ord. Nos. 25898; 26876; 27056; 27820; 28505; 29654; 30610; 32104; 32175; 32411)

SEC. 51P-714.104.

DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) BINGO PARLOR means a facility licensed for the conducting of bingo

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pursuant to Texas Occupation Code Chapter 2001, as amended.

(1.1) BUILD-TO ZONE means the area where a specified percentage of a street-facing building facade must be constructed on a lot.

(1.2) CERAMIC STUDIO means a studio containing kilns used to fire ceramics.

(1.3) COWORKING OFFICE means, in Subdistrict 1E only, a building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities including, but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the space. In all other subdistricts, this is an office use.

(1.4) CREATIVE OFFICE means, in Subdistrict 1E only, an office use for art and design related professions including, but not limited to, art studios, audio or visual production, architecture, real estate development, landscape architecture and engineering.

(2) DISTRICT means the entire planned development district (the West Commerce Street/Fort Worth Avenue Special Purpose District) created by this article.

(2.1) ELECTRICAL VEHICLE CHARGING STATION means a dedicated parking area for vehicles that includes publicly accessible recharging equipment.

(2.2) FOOD HALL means, in Subdistrict 1E only, an establishment with three or more individual food-related businesses in an area where food may be served. A food hall may combine restaurant or retail uses within a single structure, but share communal indoor and outdoor seating space, restrooms, and ingress/egress. Shared food preparation areas are also allowed. In all other subdistricts, this is a restaurant with or without drive-through use when dining is on-site or a general merchandise or food store use when there is no dining on site.

(3) FRONT FACADE means the primary building elevation facing the front yard.

(4) FULLY SIGHT-OBSCURING FENCE means a fence that provides complete visual separation. Fully sight-obscuring fences must be six feet high and 100 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, or wood. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(4.1) GATEWAY PLAZA means a plaza in Permissible Building Area A of Subdistrict 1C as shown on the conceptual plan that marks the entrance to Subdistrict 1C by creating a sense of arrival and that incorporates a minimum of two of the following, which must be shown on an approved development plan:

(A) Public art.

(B) A prominent architectural feature that marks the corner through increased height such as a tower or monument.

(C) A visual enhancement such as a water feature, distinctive landscaping, or a display window.

(D) Site configuration that allows direct pedestrian access through the plaza and into the interior of Subdistrict 1C through the use of pedestrian passages or paseos.

(5) HIGH SCREEN means a landscape treatment that provides physical and visual separation between uses. Shrubs must form a six-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. If a wall or fence is also provided, it must be on the interior side of the high screen.

(6) LIVE/WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses.

(7) LOW SCREEN means a landscape treatment that provides physical separation between uses. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. A three-foot-high masonry wall may be substituted, but ground cover plants are still required. A berm may be substituted. The berm must be planted with turf grass or groundcover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height per three feet of width. If a wall or fence is provided in addition to shrubs or a berm, it must be on the interior side of the shrubs or berm.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, MAJOR MODIFICATION means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment.

(8.1) MAKERSPACE means, in Subdistrict 1E only, a building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Makerspaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to the following: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metalwork; furniture; woodworking and cabinet shops; glass or ceramic production; and paper manufacturing. Makerspaces may host classes or networking events which are open either to the public or to current and prospective members. In all other subdistricts, this use is one of the commercial and business services uses or one of the industrial uses, depending on the proposed operations.

(9) **MASSAGE ESTABLISHMENT** means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under the physician's direction. **MASSAGE** means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, massage by registered physical therapists who treat only patients recommended by a licensed physician and who operate only under the physician's direction, or massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(9.1) **MICRO-BREWERY OR MICRO-WINERY** means a facility that produces no more than 15,000 barrels of beer or wine, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off the premises.

(9.2) **MICRO-DISTILLERY** means a facility that manufactures no more than 250,000 gallons of distilled spirits, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off premises.

(10) **MIXED-USE PROJECT** means a development containing uses in two or more of the following categories, and with the combined floor areas of the uses in each category equaling or exceeding the following percentages of the total floor area of the project:

<u>Use category</u>	<u>Percentage of total floor area</u>
Lodging	10%
Office	15%
Residential	10%
Retail and personal service	5%

(11) **NEW CONSTRUCTION** means construction of a main structure that did not exist on February 23, 2005, the date of the establishment of this special purpose district. With regard to streets and sidewalks, **NEW CONSTRUCTION** means construction of a street or sidewalk that did not exist on February 23, 2005.

(12) **ORIGINAL BUILDING** means a structure existing on February 23, 2005, but does not include a structure that has undergone a major modification.

(13) **PARTIALLY SIGHT-OBSCURING FENCE** means a fence that provides partial visual separation. Partially sight-obscuring fences must be six feet high and at least 50 percent sight- obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, wood, or wrought iron. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(13.1) **PHOTOGRAPHY STUDIO** means a facility for taking and processing photographs. This does not

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include a bulk photography processing plant.

(13.2) PEDESTRIAN ZONE means the area between the back-of-curb and the building facade, which is intended for sidewalks, planting areas, outdoor eating areas, and pedestrian amenities.

(14) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(14.1) REQUIRED FRONTAGE means the percentage of the street-facing facade that must be located within the build-to zone.

(14.2) SPECIAL COMMUNITY ACTIVITY means a temporary event or gathering such as:

(A) sale of merchandise, food, or beverages;

(B) art shows or craft shows; or

(C) outdoor shows, concerts, exhibits, or exhibitions that may also involve erection of a tent; installation of a stage, bandshell, trailer, van, portable building, grandstand, or bleachers; placement of portable toilets; or placement of temporary no-parking, directional, over-size, or identification signs or banners.

(14.3) SPECIAL TEMPORARY RETAIL USE means an outdoor temporary facility for the retail sale of seasonal products such as food, Christmas trees, and live plants.

(14.4) STOOP means a small porch leading to the entrance of a residential structure.

(15) STREET CAR/TROLLEY SHELTER means a structure which affords protection from the weather to persons who are waiting to board a publicly-owned or franchised street car or trolley.

(16) SUBDISTRICT means one of the subdistricts referred to in Section 51P-714.103 of this article.

(16.1) SUPPORTIVE HOUSING means three or more dwelling units located on a lot where supportive services are provided onsite for residents. Supportive services include, but are not limited to, counseling services, health services, workforce training, and job placement assistance.

(17) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(17.1) TEMPORARY CELLULAR UNIT means any cellular communication structure, vehicle, trailer mounted apparatus, or device that is part of a system authorized by the Federal Communications Commission that is designed to temporarily provide service where an existing tower/antenna for cellular communication is not operable due to one or more of the following reasons:

(A) The existing tower/antenna for cellular communication use is damaged or

destroyed by something other than the intentional act of the owner or agent; or

(B) A demolition or construction permit has been issued on a building site that includes an existing mounted cellular antenna, monopole cellular tower, or other cellular communication tower/antenna.

(18) VISIBILITY TRIANGLE means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection. VISIBILITY TRIANGLE means the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and an adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on driveway or alley edge and the street curb line 20 feet from the intersection.

(19) WRECKER SERVICE means a facility for the parking or storage of vehicle tow trucks. (Ord. Nos. 25898; 27820; 28470; 28505; 29914; 32104; 32175)

SEC. 51P-714.105. INTERPRETATIONS.

Omitted for brevity

SEC. 51P-714.105.1. EXHIBITS.

Omitted for brevity

SEC. 51P-714.106. CONCEPTUAL PLAN.

Omitted for brevity

SEC. 51P-714.107. DEVELOPMENT PLAN.

Omitted for brevity

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, 1B, AND 1D, and 1E.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair or maintenance shop.

-- Catering service.

- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Machine or welding shop.
- Medical or scientific laboratory.
- Tool or equipment rental. *[Limited to 3,500 square feet.]*
- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

- Alcoholic beverage manufacturing. *[By SUP in Subdistrict ID only.]*
- Industrial (inside) not potentially incompatible. *[SUP]*
- Industrial (inside) for light manufacturing.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
 - Cemetery or mausoleum. *[SUP]*
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center. *[SUP]*
 - Convalescent and nursing homes, hospice care, and related institutions.
- [RAR]*
- Convent or monastery.
 - Hospital. *[RAR]*
 - Library, art gallery, or museum.
 - Open-enrollment charter school. *[SUP]*
 - Private school. *[SUP]*
 - Public school. *[SUP]*

(5) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

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

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(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.
- Multifamily. *[As a stand-alone use in Subarea 1F only, otherwise of only as a component of a mixed-use project.]*
- Retirement housing. *[RAR]*
- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[SUP]*
- Business school.
- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
- Commercial parking lot or garage. *[SUP]*
- 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.
[SUP]
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Private street or alley. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
- Police or fire station.

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- Post office.
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A- 4.213(11.3).]
- Trade center. [SUP]
- Warehouse.
- Wrecker service. [Prohibited.]

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict 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, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are permitted only by SUP:

- Accessory helistop.

(3) In this subdistrict, the following accessory uses are not permitted:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- General waste incinerator.
- Private stable.
- Pedestrian skybridges.

(4) In this subdistrict, the following accessory use is permitted only with a fully sight- obscuring fence or a high screen on any side visible from a street:

- Accessory outside storage.

(c) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Except as provided in this subparagraph, minimum front yard is six feet. At least 50 percent of the front facade must be at the minimum front yard setback. This subparagraph does not apply to structures built prior to 1985 in Subdistrict 1D.

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- (B) Maximum front yard is 15 feet.
- (C) An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), no minimum side and rear yard.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res.)
Lodging	1.6	2.5	3.0	3.5
Office	1.6	2.5	3.0	3.5
Residential	1.6	--	3.0	3.5
Retail and personal service	1.0	1.1	1.2	1.3
Total	--	2.5	3.0	3.5

(5) Height.

(A) Maximum structure height in Subdistricts 1A and 1D is 145 feet.

(B) Maximum structure height in Subdistrict 1B is 40 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent. For lot coverage requirements, Subdistrict 1D is considered one lot.

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- (B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (7) Lot size. No minimum lot size.
- (8) Stories.
- (A) Maximum number of stories above grade in Subdistricts 1A, ~~and 1D~~, and 1F is 11.
- (B) Maximum number of stories above grade in Subdistrict 1B is three.
- (C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).
- (d) Off-street parking and loading. See Section 51P-714.113, “Off-Street Parking and Loading.”
- (e) Environmental performance standards. See Article VI.
- (f) Landscape regulations. Except as modified in Section 51P-714.114, “Landscaping,” see Article X. (Ord. Nos. 25898; 30610)

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

Omitted for brevity

SEC. 51P-714.108.2 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1E.

Omitted for brevity

SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.

Omitted for brevity

SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 3.

Omitted for brevity

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN

SUBDISTRICT NO. 4.

Omitted for brevity

**SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN
SUBDISTRICT NO. 5.**

Omitted for brevity

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as modified in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally. For parking purposes, Subdistricts 1D, **and 1E, and 1F** are each considered one lot.

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, “Special Parking Regulations,” are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

(2) In Subdistricts 4A and 4B, for purposes of this subsection, a bedroom is defined as having at least 100 square feet of floor area and direct access to a closet.

(3) In Subdistrict 4A, at least one parking space per residential unit must be located on the same building site as the residential unit. Any additional required parking spaces must be located on a building site within Subdistrict 4A and within 200 feet of the building site containing the residential use.

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, “outdoor dining area” means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(3) In Subdistricts 4A and 4B, 50 percent of an outdoor dining area, whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publically accessible open space. This exclusion only applies to an area up to 20 percent of the size of the indoor floor area. Any portion of an outdoor dining area in excess of 20 percent of the size of the indoor floor area must be parked in accordance with Paragraph (2).

(e) Retail and personal service in Subdistricts 4A and 4B. Except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater, one space per 250 square feet of floor area. The floor area of a sales/leasing office and amenities for residential uses that are part of a mixed use project do not count for purposes of determining parking calculations. The non-residential portion of a live/work unit is treated as an office or a retail and personal service use for parking purposes.

(f) Retirement housing in Subdistricts 4A and 4B. 0.7 spaces per dwelling unit or suite. In Subdistrict 4A, all required parking must be located on the same building site as the retirement housing use.

(g) Above-grade off-street parking. Parking is permitted on any level of a building.

(h) Bicycle parking.

(1) Except as provided by this subsection, if an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

(2) In Subdistrict 1E, one bicycle parking space per six dwelling units is required for multifamily projects that develop under Section 51P-714.108.2(c)(1). A minimum of 75 percent of required bicycle parking must be located on the same property as the use requiring the bicycling parking. Remaining bicycle parking may be dispersed across the subdistrict. Required off-street parking may be reduced by one space for every six bicycle parking spaces provided on a building site. Required bicycle parking must otherwise comply with the requirements of Section 51A-4.330.

(i) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces $[(100 \times 1.00) + (80 \times .25) = 120]$.

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces $[(100 \times 1.00) + (80 \times .75) = 160]$.

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

(j) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue, or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space. In Subdistrict 1E, any on-street parking spaces on West Main Street or a street that intersects West Commerce Street may be counted towards the parking requirement of the use adjacent to the on-street parking space.

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

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

(2) In Subdistrict 4A, any on-street parallel, straight, or angled head-in parking space may be counted toward the total off-street parking requirement of the use adjacent to the on-street parallel, straight, or angled head-in parking space.

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

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

(3) In Subdistrict 4B, parallel, straight, or angled head-in parking accessed from the alley between Subdistrict 4B and Colorado Boulevard is allowed and screening from the alley is not required.

(4) In Subdistrict 4B, on-street parallel, straight, or angled head-in parking may be counted towards the total off-street parking requirement.

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

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

(k) Parking to the rear of the main structure.

(1) Except as provided in the paragraph, in Subdistricts 1A, 1B, and 1D, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. In Subdistrict 1E, off-street surface parking may not be located between a street-facing facade and public right-of-way and off-street structured parking must be provided in compliance with subsection (l). In Subdistrict 1D and 1E, compliance with this paragraph is only required after the demolition of an existing structure built prior to 1985.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure. This paragraph does not apply to Subdistrict 2D or to a general merchandise or food store greater than 3,500 square feet with a floor area more than 10,000 square feet in Subdistrict 3D.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

(l) Parking structures.

(1) In Subdistrict 4A, if an aboveground parking structure is located within 200 feet of an adjacent residential district not dedicated to a public park, playground, or golf course use, the parking must be concealed in a structure with a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(2) Except as provided in this subparagraph, aboveground parking structures are prohibited in Subdistrict 4A within 100 feet of a residential district not dedicated to a public park, playground, or golf course use. If an aboveground parking structure is located in that portion of Subdistrict 4A shown on Exhibit 714H, which is located within 100 feet of the boundary of the adjacent residential district, the aboveground parking structure must be aligned with the existing aboveground parking structure. If the existing aboveground parking structure in the adjacent residential district is demolished or is not used for parking prior to construction of the aboveground parking structure in Subdistrict 4A, the aboveground parking structure in Subdistrict 4A must be located more than 100 feet from the boundary line of the adjacent residential district.

(3) In Subdistrict 2D, parking structures must have a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(4) In Subdistrict 1E, parking structures must be located behind a primary use except as otherwise provided in this paragraph.

(A) Blocks 4 and 6.

(i) 40 percent of the ground story facade may be allowed as a parking

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structure provided that the parking structure is setback a minimum of 20 feet from West Main Street to allow for open space or outdoor dining areas between the street and parking structure and the parking facade is similar in appearance to the main structure facade.

(ii) Additional stories above the ground story of a parking structure are not required to be located behind a primary use provided that the parking facade is similar in appearance to the main structure facade.

(B) Screening for all parking structures. All parking structures must be constructed to screen vehicle headlights from adjacent properties. Screening may include louvers, landscaped green walls, architectural grill work, or other materials that provide ventilation. This provision does not apply to parking structure facades facing railroad right-of-way.

(m) Loading.

(1) In Subdistricts 1D, 4A, and 4B, a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

(2) In Subdistricts 4A and 4B, a required loading space may be located within the public right-of-way.

(3) Structures in Subdistrict 1D built prior to 1985 may provide loading within interior floor area.

(4) In Subdistrict 1E, residential loading must be located outside the public right-of-way. For the purposes of this paragraph, Blocks 4 and 6 as shown on the conceptual plan are exempt.

(n) Parking lanes and private drives In Subdistricts 1D and 4B, parking lanes and private drives may be accessed from an alley.

(o) Subdistrict 2D.

(1) Single building site. For purposes of off-street parking, this subdistrict is considered one building site.

(2) Special parking. A maximum of 50 percent of off-street parking may be special parking.

(p) Subdistrict 1E.

(1) Co-working and creative office uses must provide parking at a ratio of 1 space per 333 square feet of floor area before the application of any reductions.

(2) Food hall uses must provide parking at a ratio of 1 space per 125 square feet of floor area. Outdoor dining areas are included for the purposes of parking.

(3) Makerspace uses must provide parking at a ratio of 1 space per 1,000 square feet of floor area before the application of any reductions.

(4) Off-street parking requirements for projects in compliance with Section 51P-714.108.2(c)(1) are reduced by 25 percent for non-residential uses, including non-residential accessory uses to a residential use that are open to the public for service or membership. (Ord. Nos. 25898; 26876; 27820; 28505; 29654; 30610; 30705; 32104; 32411)

SEC. 51P-714.114. LANDSCAPING.

Omitted for brevity

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

Omitted for brevity

SEC. 51P-714.116. SCREENING REGULATIONS.

Omitted for brevity

SEC. 51P-714.117. SIGNS.

Omitted for brevity

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

Omitted for brevity

SEC. 51P-714.118.1 MIXED INCOME HOUSING.

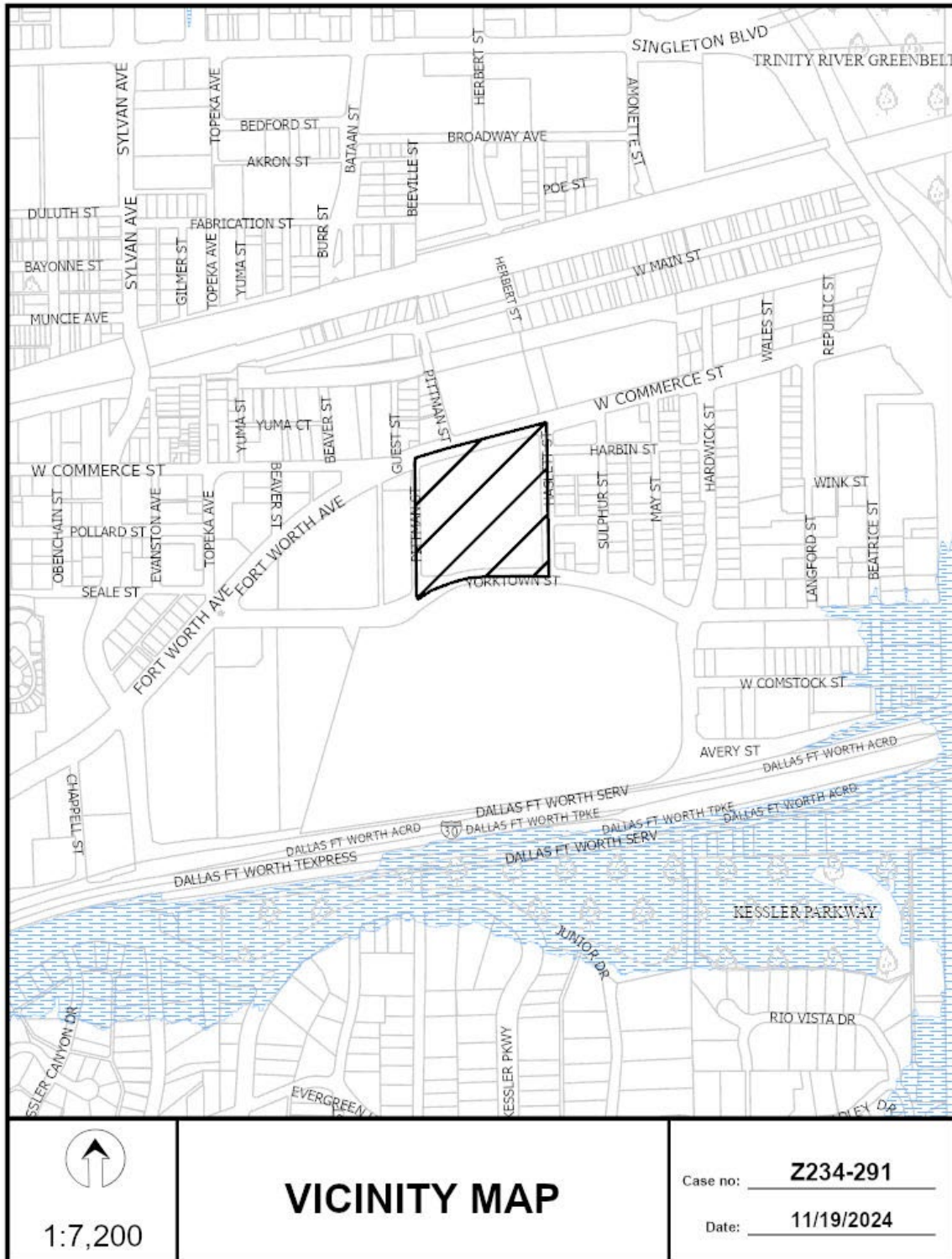
Omitted for brevity

SEC. 51P-714.119. ADDITIONAL PROVISIONS.

Omitted for brevity

SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.

Omitted for brevity



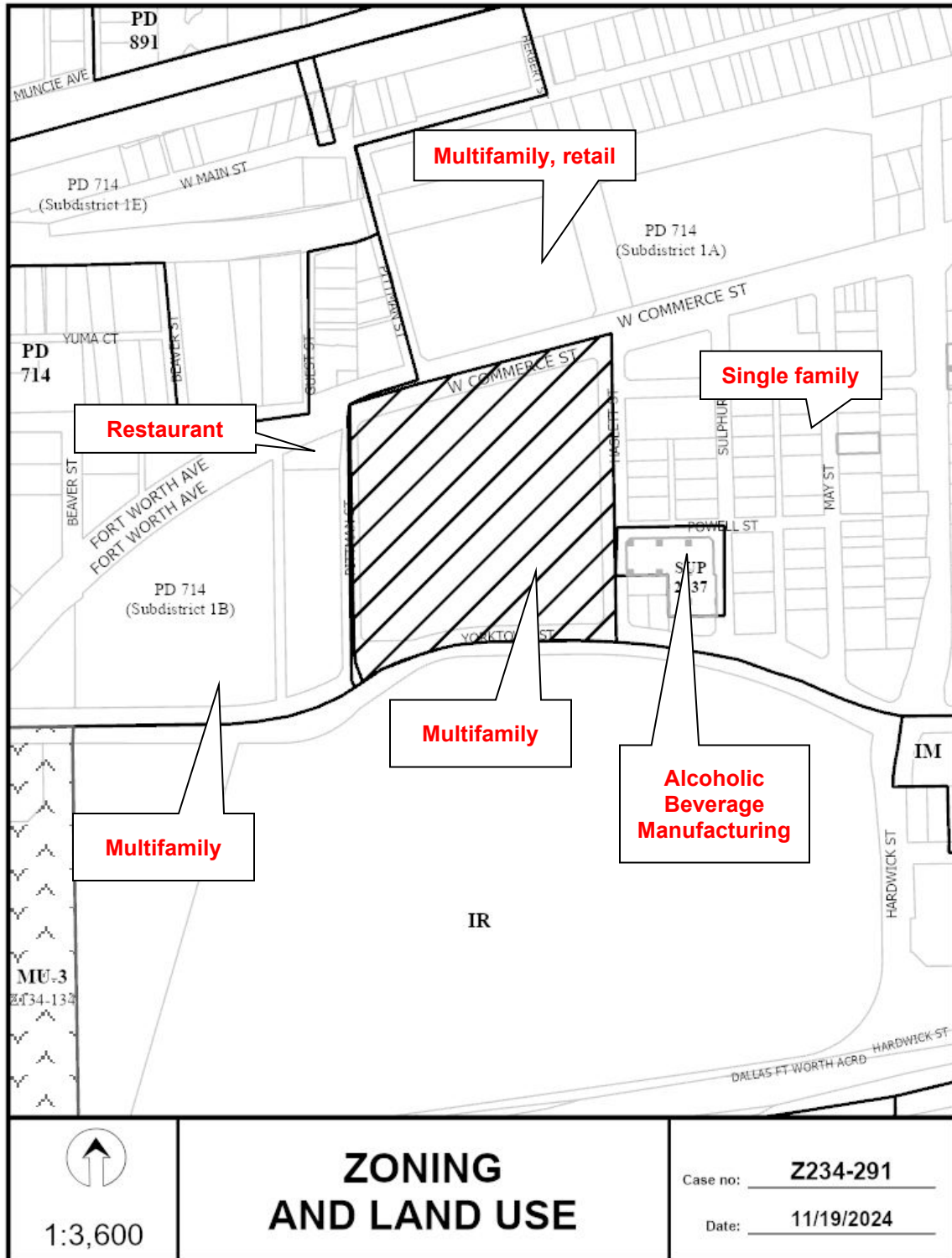


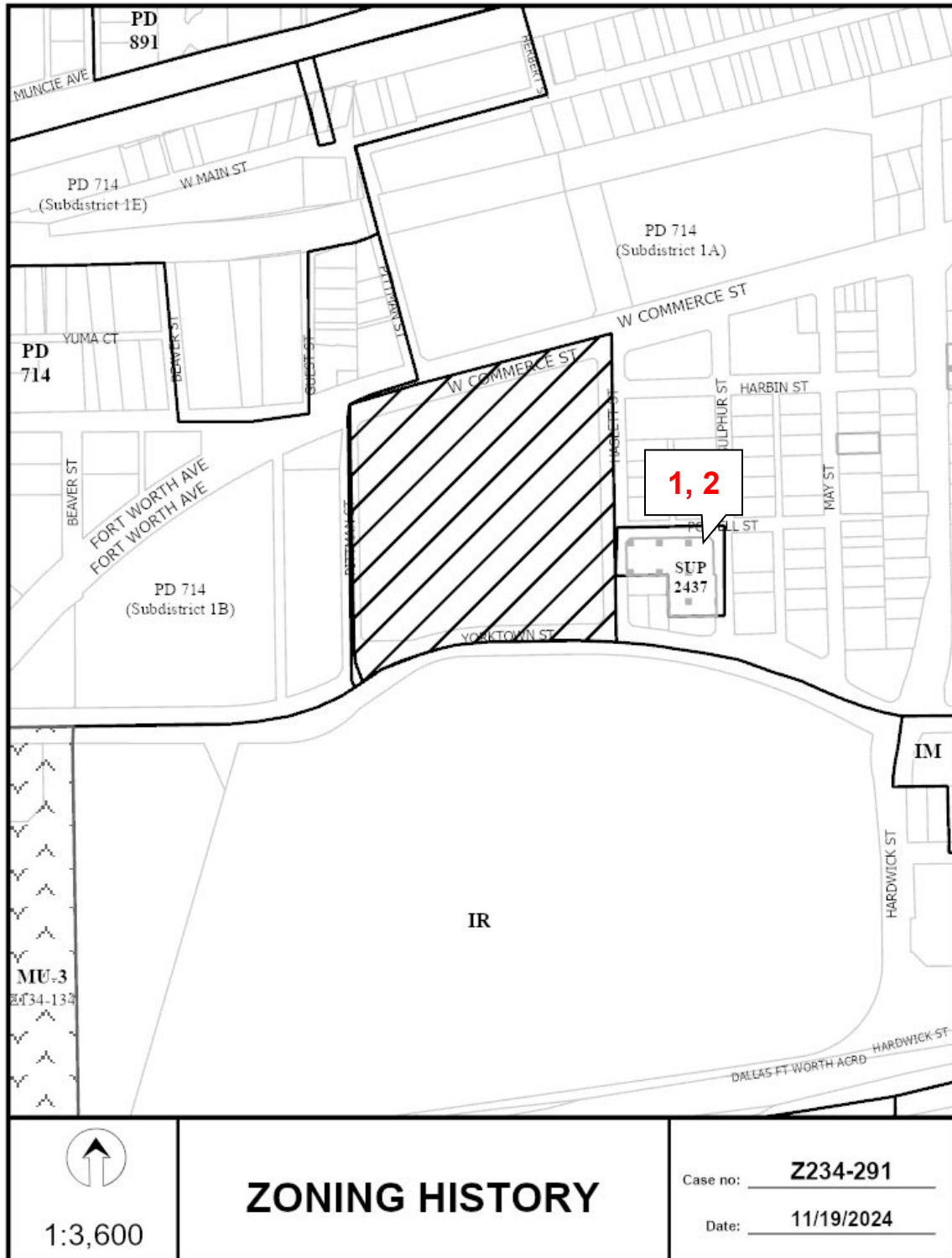
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AERIAL MAP

Case no: Z234-291

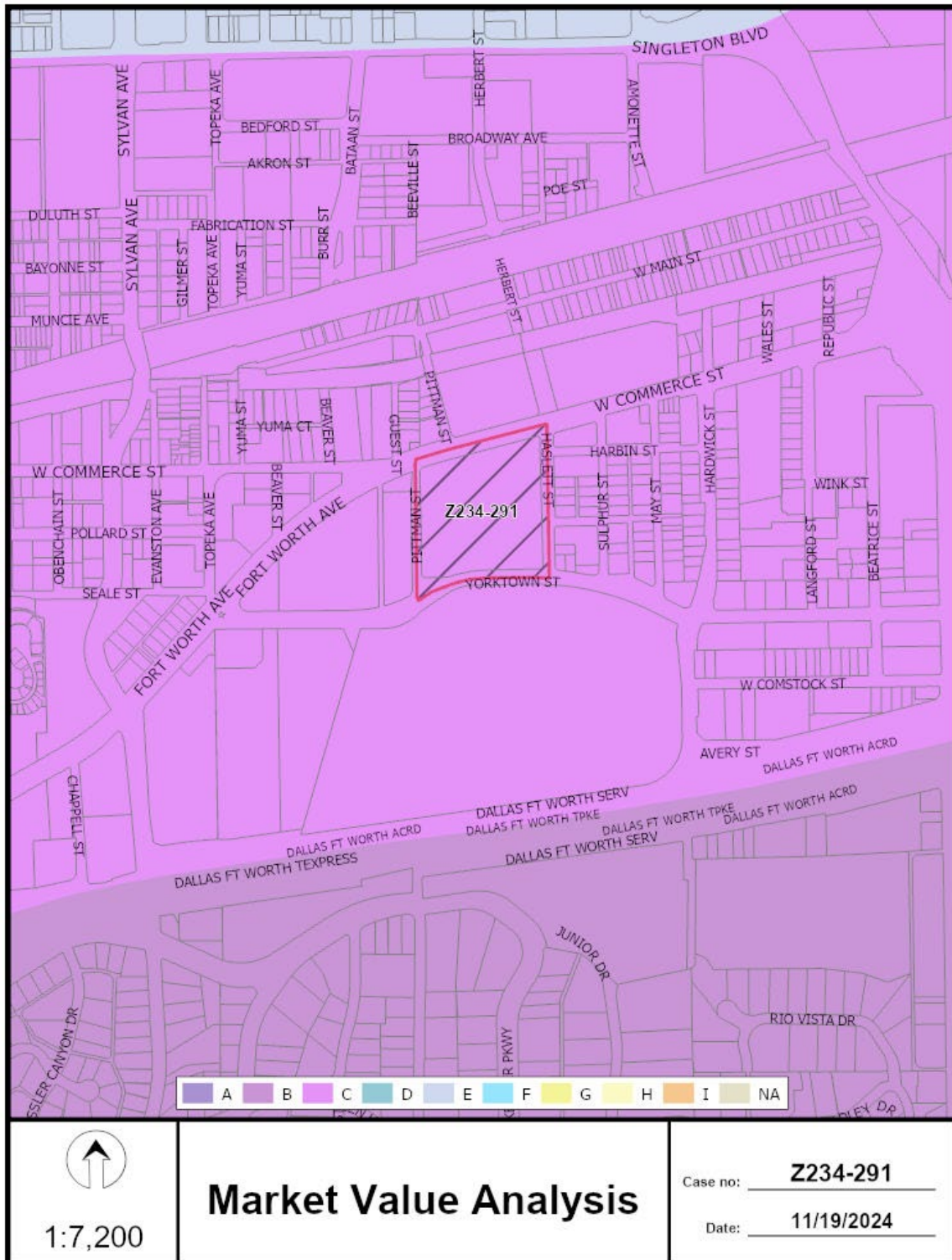
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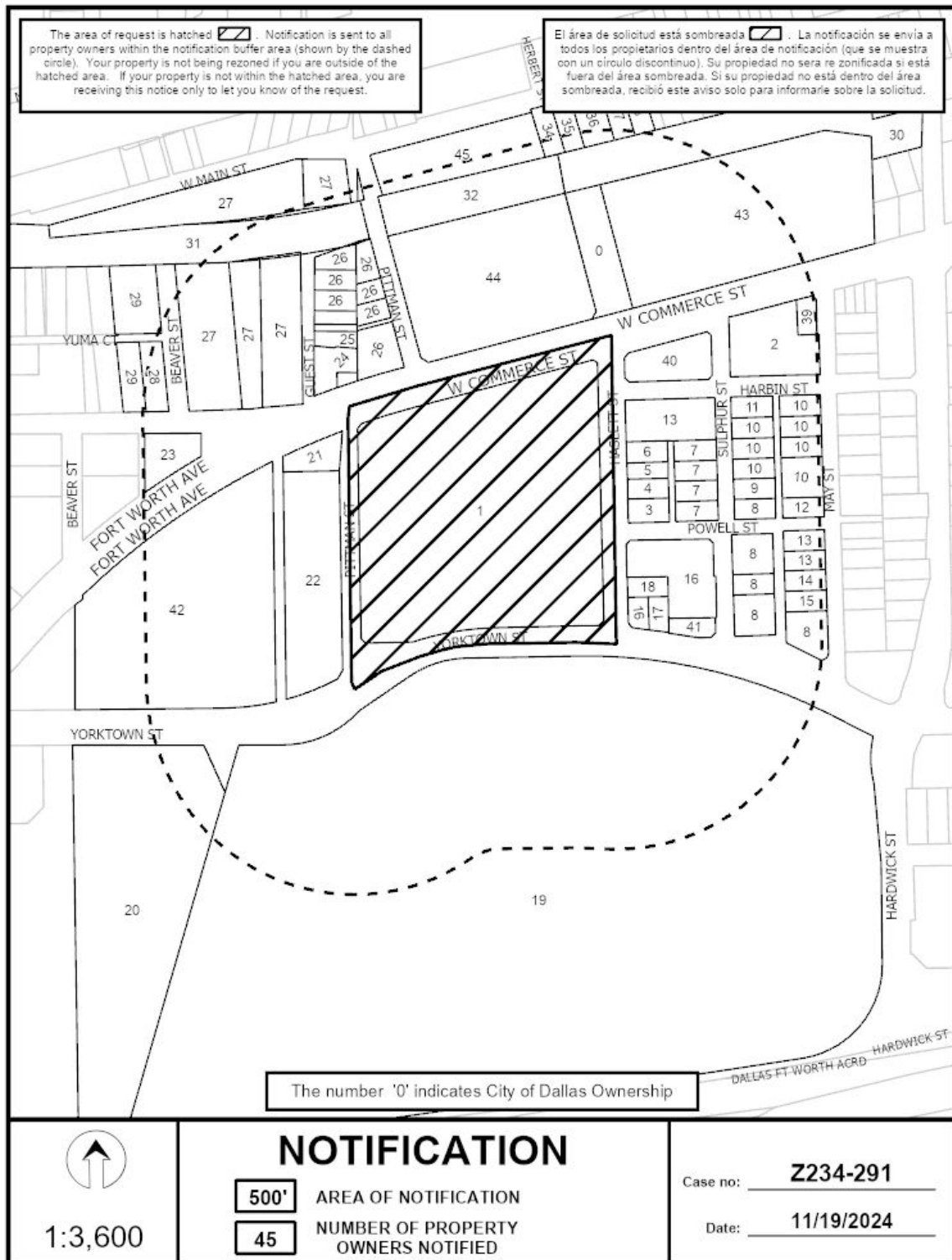




ZONING HISTORY

Case no: Z234-291
Date: 11/19/2024





11/19/2024

Notification List of Property Owners***Z234-291******45 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	444 W COMMERCE ST	TW COMMERCE TEN 10 LLC &
2	310 W COMMERCE ST	SANFORD GROUP REAL ESTATE LLC
3	2302 HASLETT ST	MARTINEZ FERNANDO &
4	2306 HASLETT ST	RIOS PABLO
5	2310 HASLETT ST	MARTINEZ FERNANDO
6	2314 HASLETT ST	DONALDSON CAROLYN &
7	2315 SULPHUR ST	VAFEE ABDOL H
8	2300 SULPHUR ST	TESFAYE HOLDING CO LLC
9	2306 SULPHUR ST	3108 FW LLC
10	2310 SULPHUR ST	KEA89 LLC
11	314 HARBIN ST	Taxpayer at
12	2301 MAY ST	TEXAS J AND M INVESTMENTS LLC
13	2223 MAY ST	VAFEE ABDOL H
14	2215 MAY ST	VAFEE ABDOL HOSSEIN
15	2211 MAY ST	ENSINIA LECHUGA GLORIA &
16	339 YORKTOWN ST	MANHATTAN PROJECT LLC THE
17	335 YORKTOWN ST	WILLIAMS JEFFERY SCOTT &
18	2208 HASLETT ST	EXECUTIVE COFFEE SERV
19	2121 HARDWICK ST	U S POSTAL SERVICE
20	620 YORKTOWN ST	ANG III LLC
21	510 W COMMERCE ST	OMERTA INTERESTS LLC
22	510 W COMMERCE ST	OMERTA INTERESTS LLC
23	601 FORT WORTH AVE	TOMMIES INN INC
24	439 W COMMERCE ST	MNS PROPERTIES INC
25	2408 GUEST ST	MNS PROPERTIES LLC
26	2414 GUEST ST	MNS PROPERTIES INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	507 W COMMERCE ST	PSW WEST DALLAS URBAN
28	529 W COMMERCE ST	SMR PROPERTIES LLC
29	531 W COMMERCE ST	LODOR ENTERPRISES INC
30	2500 HARDWICK ST	FOUNTAIN GRASS LLC
31	2500 HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE LLC
32	2500 HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE
33	428 W MAIN ST	MOXIE INVESTMENTS LTD
34	338 W MAIN ST	CUNNINGHAM J W
35	336 W MAIN ST	CALCOTE BEVERLY &
36	330 W MAIN ST	LONE STAR MISSIONARY BAPTIST
37	324 W MAIN ST	Taxpayer at
38	322 W MAIN ST	BECKLEY COMMERCE ACQUISITIONS LLC
39	302 W COMMERCE ST	HILL ERIC C
40	332 W COMMERCE ST	AGESHEN MALCOM
41	325 YORKTOWN ST	BOLTEX HOLDINGS LTD
42	604 FORT WORTH AVE	SYNC AT WEST DALLAS LP
43	305 W COMMERCE ST	305 WEST COMMERCE LLC
44	411 W COMMERCE ST	EQR-WESTERLY LP
45	400 W MAIN ST	PSW WEST DALLAS URBAN