

**FILE NUMBER:** Z212-125(MP) **DATE FILED:** November 1, 2021

**LOCATION:** Southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** Approx. 3.876 acres **CENSUS TRACT:** 0007.02

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**REPRESENTATIVE:** Winstead PC (Laura Hoffman, Tommy Mann, Daniel Box)

**OWNER:** KD Travis Block Holdco; LLC, KD BV Block Holdco, LLC

**REQUEST:** An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related modified height, yard, and lot regulations, and proposes urban design standards such as increased sidewalk widths, pedestrian amenities, and publicly accessible open space.

**STAFF RECOMMENDATION:** **Approval**, subject to a development plan and conditions.

**CPC RECOMMENDATION:** **Approval**, subject to a development plan and conditions.

**PLANNED DEVELOPMENT NO. 193:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>

**BACKGROUND INFORMATION:**

- The property is currently zoned an LC Subdistrict and developed with a variety of commercial uses including retail, personal services, restaurants, surface parking, and warehouses
- The applicant proposes to redevelop the site with a mixed-use complex that includes hotel, office, residential, and ground-floor retail uses.
- The new subdistrict would allow for increased height maximum and proposes urban design standards such as increased sidewalk widths, pedestrian amenities, enhanced facades, and publicly accessible open space.
- Since the original application, the applicant adjusted the percentage of electric vehicle spaces, added additional pedestrian amenities, and added a mixed income housing component.

**Zoning History:**

1. **Z178-145** - On April 11, 2018, the City Council approved Planned Development Subdistrict No. 139 for LC Light Commercial District uses, located on the southeast corner of Travis Street and Knox Street.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type                | Existing ROW |
|---------------------|---------------------|--------------|
| Knox St.            | Community Collector | 60'          |
| Travis St.          | Local Street        | 56'          |
| Armstrong Ave.      | Local Street        | 56'          |
| Buena Vista St.     | Local Street        | 56'          |

**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. The applicant submitted a Traffic Impact Assessment which did not find significant impact when accounting for recent developments and accounting for the planned two-way re-orienting of Cole and McKinney. The Signal Warrant Analysis confirmed that a traffic signal is not warranted at the Travis/Armstrong intersection. The

necessity for improvements was also evaluated at the Travis and Knox intersection, the southwest corner of the intersection will be modified as part of the project. The proposed development could ultimately contribute its share to the eventual improvement of Travis and Knox.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which 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:

### **LAND USE ELEMENT**

#### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

#### **GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

### **ECONOMIC ELEMENT**

#### **GOAL 2.1 PROMOTE BALANCED GROWTH**

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

#### **GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

**Policy 2.2.5** Focus on companies that represent the greatest potential for job growth and investment.

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

### **URBAN DESIGN**

#### **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design and character.

**Policy 5.1.4** Enhance visual enjoyment of public space.

## GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.2** Promote the character of the city's significant districts, linkages and areas.

**Policy 5.2.4** Enhance retail, industrial and business operations.

## GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The Oak Lawn Special Purpose District and the Oak Lawn Plan was established in February 1985 and includes ten objectives for the area. The applicant's proposal is consistent with nine of the following eleven objectives in **bold** by the Plan.

- (1) **To achieve buildings more urban in form.**  
*The proposed development includes increased height, minimal setbacks, and a mix of uses.*
- (2) **To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.**  
*This development includes ground floor commercial, provides pedestrian passage within the site, and limits at grade parking.*
- (3) **To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.**  
*The proposed development includes below grade parking.*
- (4) **To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.**  
*This development fits the scale of neighboring uses which are highly urban in character and conforms with several of the established development standards.*
- (5) **To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.**  
*The conditions propose similar base development standards and does not increase density by maintaining floor area ratio.*
- (6) **To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.**

*This request for a new subdistrict will allow deviations from the existing Oak Lawn Special Purpose District, but not to a degree that fails to adhere to the standards for multiple-family neighborhoods as the proposed development standards are consistent with surrounding development.*

**(7) To promote landscape/streetscape quality and appearance.**

*The proposed conditions include architectural features along the street frontages and widened sidewalks, including 10 foot on Travis Street and Knox Street.*

**(9) To provide visual buffering and enhance the beautification of the city.**

*The development is proposing additional urban design standards, and architectural façades. Generally, the conditions propose higher standards for lighting and streetscaping in addition to the landscaping standards of PD No. 193.*

**Land Use:**

|              | <b>Zoning</b>                       | <b>Land Use</b>                                 |
|--------------|-------------------------------------|-------------------------------------------------|
| <b>Site</b>  | PD No. 193 (LC)                     | Restaurants, warehouses, surface parking        |
| <b>North</b> | PD No. 193 (LC)                     | Financial institution, restaurant, multi-family |
| <b>East</b>  | PD No. 193 PDS 139, PD 196          | Office, retail, restaurant, hotel               |
| <b>South</b> | PD No. 193 (LC, MF-2)               | Restaurant, office, multi-family                |
| <b>West</b>  | PD No. 193 (LC), Outside City Limit | Utilities, Katy Trail                           |

**Land Use Compatibility:**

The uses allowed within the proposed development are consistent with and would complement the existing neighborhood character. The inclusion of ground floor commercial adds neighborhood destinations, aids in placemaking, and serves as additional employment in proximity to nearby housing

The proposed uses of multifamily, hotel, and retail are already permitted with the LC Subdistrict. These uses should not have a negative impact on the surrounding area, which is highly mixed use and walkable in nature.

**Development Standards:**

| <b><u>District</u></b> | <b><u>Setbacks</u></b>            |                          | <b><u>FAR</u></b> | <b><u>Height</u></b>                                         | <b><u>Lot Coverage</u></b>                           | <b><u>Primary Uses</u></b>                   |
|------------------------|-----------------------------------|--------------------------|-------------------|--------------------------------------------------------------|------------------------------------------------------|----------------------------------------------|
|                        | <b><u>Front</u></b>               | <b><u>Side /Rear</u></b> |                   |                                                              |                                                      |                                              |
| PD No. 193<br>LC       | 10'                               | 10'                      | 4.5:1             | 240'                                                         | 80%                                                  | Mixed Use<br>Multifamily, Lodging,<br>Retail |
| Proposed<br>PDS        | Varies with<br>Height,<br>but 10' | 10'                      | 4.5:1             | Lowest<br>Maximum<br>Height: 22'<br>Highest<br>Maximum: 399' | Varies with<br>Height, but<br>70% at<br>Ground Floor | Mixed Use<br>Multifamily, Lodging,<br>Retail |

The applicant has offered standards that alter the development standards. The conditions propose a more restrictive front setback in the higher portions of the building, increasing with height. The applicant also proposed a reduced lot coverage that further decreases with additional height. The total floor area ratio is not requested to be altered so it does not increase the effective density of the site.

The development plan proposed maintains pedestrian access through and around the site. The conditions and development plan limit surface parking on site and reduce potential conflict with pedestrians. The limiting of parking to below grade garages adds to the aesthetic character of the development in a manner that is consistent with the surrounding area. The conditions also call for activated open space adjacent to the Katy Trail.

The proposed height map and development plan concentrate the taller structures toward the interior of the large site. Although the height map would allow for a higher height (399 feet) than currently established in the surrounding area, the allowable height along the perimeter of the site would be comparable to nearby existing development, such as 40 feet and 55 feet along the western corners of the development. At the lowest, perimeter portions of the site are limited to 22 feet-in-height.

**Urban Design:**

The proposed subdistrict includes many urban design elements that enhance the appearance and function of the development and mitigate the impact of other increased development standards.

The conditions and development plan call for an 18,000-square-foot open space in proximity to the Katy Trail trailhead. Additionally, this space must be activated by shade structures, trees, seating, and decorative elements.

The PDS has provisions for street level activating uses such as restaurants, retail uses, or personal service uses. For any building along Knox or Travis, a minimum of 9,000 square feet of floor area on the ground level must contain one of these uses. This would apply to each building indicated on the development and would result in a high percentage of activated facade. For example, the suite for this use is approximately 25 feet-in-depth, about 50 percent of the perimeter of each building on the development plan would be occupied by an active use. It also calls for 2,000 square feet of floor area dedicated to such uses on any building fronting Armstrong. There is one such building indicated on the development plan. Further, it limits areas of “blank wall” to 30 feet-in-width along the ground floor. The PDS defines blank wall as exterior ground floor walls of buildings fronting a public street that do not include a window, door, building modulation or other architectural fenestrations. It also calls for overall transparency of 65 percent along the ground floor on Knox and 70 percent along Travis.

Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade. The development plan limits the surface parking to a limited amount of on-street parallel spaces and valet loading areas.

The proposed PDS also calls for the inclusion of additional pedestrian lighting and street furniture than would typically be required. Although it is a large development site, the development plan calls for internal access for pedestrians by breaking up the development into multiple buildings separated by internal ways or paseos.

### **Landscaping:**

Landscaping and screening must be provided in accordance with PD No. 193 requirements. The proposed conditions include an exception to the width and configuration of the required tree planting zone to allow for preservation of the existing façade on Knox Street, while still maintaining sidewalk width.

### **Parking:**

The proposed development must comply with the parking requirements of PD No. 193. Within PD No. 193, a minimum of one space and a maximum of one and one-half spaces are required for each dwelling in a multiple-family structure over 36 feet-in-height. Parking

for a hotel requires one space for each unit for units 1 to 250; three fourths space for each unit for units 251 to 500; one half space for all units over 500.

**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 cluster.



**List of Partners/Principals/Officers**

Applicant/Owner:    **KD TRAVIS BLOCK HOLDCO, LLC**  
Managing Member: Marc R. Lisker  
Managing Member: Marcello Liguori  
Managing Member: Robert Simonds  
Managing Member: Boris Futeran  
Managing Member: Alan Epstein  
Managing Member: Kenneth Gerold

Property Owner:    **KD BV BLOCK HOLDCO, LLC**  
Managing Member: Marc R. Lisker  
Managing Member: Marcello Liguori  
Managing Member: Robert Simonds  
Managing Member: Boris Futeran  
Managing Member: Alan Epstein  
Managing Member: Kenneth Gerold

**CPC Action**  
**April 7, 2022**

**Motion:** It was moved to recommend **approval** for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south with the following 3 adjustments read into the record by Commissioner Kingston:

- 1.- Page 8 (Development Bonus for Mixed Income Housing) – moved to use income bracket of 61-80%
- 2.- Moved to have the maximum of 50% of total units to be specialty units
- 3.- Both to be used for a period of 20 years

Maker: Kingston  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - Anderson, Shidid, Carpenter, Blair, Jung,  
Housewright, Gibson, Kingston, Rubin, Popken,  
Stanard

Against: 0  
Absent: 2 – Haqq, Hampton  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 500 Mailed: 342  
**Replies:** For: 72 Against: 0

**Speakers:** For: None

For (Did not speak): Laura Hoffmann, 2728 N. Harwood St., Dallas TX

75201

Tommy Mann, 2728 N. Harwood St., Dallas TX, 75201  
Joel Behrens, 2100 McKinney Ave, Dallas TX 75201  
Jimmy Tran, 5924 Denton Dr, Dallas TX 75235  
Cricket Griffin, 2300 Wolf Street, Dallas, TX 75201

Against: None

**CPC Action**  
**March 24, 2022**

**Motion:** In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south, it was moved to **hold** this case under advisement until April 7, 2022.

Maker: Kingston  
Second: Rubin  
Result: Carried: 10 to 0

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,  
Housewright, Gibson, Haqq, Kingston, Rubin

Against: 0  
Absent: 3 - Popken, Anderson, Stanard  
Vacancy: 2 - District 3, District 7

|                 |           |             |
|-----------------|-----------|-------------|
| <b>Notices:</b> | Area: 500 | Mailed: 342 |
| <b>Replies:</b> | For: 72   | Against: 0  |

**CPC Action**  
**February 17, 2022**

**Motion:** In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south, it was moved to **hold** this case under advisement until March 3, 2022.

Maker: Kingston

Second: Rubin

Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Housewright,  
Gibson, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 1 - District 3

**Notices:** Area: 500

Mailed: 342

**Replies:** For: 37

Against: 0

**Speakers:** For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201

For (Did not speak): Jimmy Tran, 5024 Denton Dr., Dallas, TX, 75235

Against: None

Against (Did not speak): Mark Marynick, 3506 Armstrong Ave., Dallas, TX,

75205

**CPC RECOMMENDED PD CONDITIONS**  
**"DIVISION S- \_\_\_\_\_.**  
**PD 193 SUBDISTRICT."**

**SEC. S-\_\_\_\_\_.101.                   LEGISLATIVE HISTORY.**

Planned Development Subdistrict \_\_\_\_ for LC Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict \_\_\_\_") was established by Ordinance No. \_\_\_\_\_ passed by the Dallas City Council on \_\_\_\_\_, 2022.

**SEC. S-\_\_\_\_\_.102.                   PROPERTY LOCATION AND SIZE.**

PD 193 Subdistrict \_\_\_\_ is established on property at the intersection of Travis Street and Knox Street. The size of PD 193 Subdistrict \_\_\_\_\_ is approximately 3.876 acres.

**SEC. S-\_\_\_\_\_.103.                   DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) BLANK BUILDING WALL means exterior ground floor walls of buildings fronting a public street that do not include a window, door, building modulation or other architectural fenestrations.

(c) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

(d) EV INSTALLED means a designated parking space with a branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station installed.

(e) EV READY means a designated parking space which is provided with one dedicated branch circuit for EVSE servicing electric vehicles. The circuit shall terminate in a suitable termination point such as a receptacle or junction box, and be located in close proximity to the proposed location of the EV parking spaces.

(f) EV CAPABLE means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

(g) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(h) GROUND LEVEL means the story of a building closest to and above grade along the street.

(i) INTERNAL WAY means a private street or drive that is labeled as the internal way on the development plan (Exhibit S- \_\_A).

(j) OPEN SPACE means the portion of a building site that is principally open to the sky except for building overhangs or portions of the open space area underneath a portion of a building (as shown on the development plan) that provides shade above the open space; architectural elements such as colonnades, pergolas, and gazebos; and/or structures supporting outdoor activities such as, but not limited to, shade structures, kiosks, or seating areas (which shall all be counted as open space area). In order to be counted as open space the area must be not less than 10 feet in width or length. Additionally, for any open space area underneath a building, in order to be counted as open space area, the area must have a clearance of at least 30 feet in height and must be not less than 25 feet in width.

(k) SPECIAL PROJECT means a development with a height greater than 240 feet or floor-to-area ratio greater than 4.5 to 1 that qualifies for a bonus in accordance with Section S- \_\_110.

(l) SUBDISTRICT means a subdistrict of PD 193.

(m) TRANSPARENCY means the total area of window opening, door openings, or other opening, expressed as a percentage of total facade area by story.

(n) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51.

(o) This district is considered to be a nonresidential zoning district.

**SEC. S- \_\_.104 EXHIBITS.**

(a) The following exhibits are incorporated into this division:

(1) Exhibit S- \_\_A: development plan.

(2) Exhibit S- \_\_B: height plan.

**SEC. S- \_\_.105. DEVELOPMENT PLAN.**

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S- \_\_A). In the event of a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. S- \_\_.106. MAIN USES PERMITTED.**

The main uses permitted in this subdistrict are those main uses permitted the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Light Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted in the LC Light

Commercial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in this subdistrict, etc.

**SEC. S-\_\_\_\_.107.                    ACCESSORY USES.**

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

**SEC. S-\_\_\_\_.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 Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a)     In general. Except as provided in this section, the yard, lot, and space regulations for the LC Light Commercial Subdistrict apply.

(b)     Special project.

(1)     Minimum front yard.

(A)     Front yard for existing building walls on Knox Street. No minimum front yard is required for the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain.

(B)     Front yard for remaining Knox Street frontage. Except for the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain, the following minimum front yard setbacks must be provided for all buildings and structures fronting on Knox Street:

(i)     For portions of a building 40 feet in height or less, minimum front yard is 10 feet.

(ii)    For portions of a building greater than 40 feet in height, minimum front yard is 25 feet.

(C)     Front yard for Armstrong Avenue and Travis Street frontages. The following minimum front yard setbacks must be provided for all buildings and structures fronting on Armstrong Avenue and Travis Street:

(i)     For portions of a building 40 feet in height or less, minimum front yard is 10 feet.

(ii)    For portions of a building greater than 40 feet in height, minimum front yard is 25 feet.

(D) Encroachments. Canopies may project up to five feet into the required front yard on Knox Street. Otherwise, ordinary projections of window sills, belt courses, cornices, or other architectural features may not project more than 12 inches into the required front yard. Cantilevered roof eaves and balconies may not project more than five feet into the required front yard.

(2) Height.

(A) Except as otherwise provided in this paragraph, maximum structure height is 240 feet.

(B) Maximum structure height in height zone A1 shown on the height plan (Exhibit S-\_\_B) is 170 feet.

(C) Maximum structure height in height zone A2 shown on the height plan (Exhibit S-\_\_B) is 165 feet.

(D) Maximum structure height in height zone A3 shown on the height plan (Exhibit S-\_\_B) is 55 feet.

(E) Maximum structure height in height zone A4 shown on the height plan (Exhibit S-\_\_B) is 40 feet.

(F) Maximum structure height in height zones A5 and A6 shown on the height plan (Exhibit S-\_\_B) is 22 feet.

(G) Maximum structure height in height zone B1 shown on the height plan (Exhibit S-\_\_B) is 399 feet.

(H) Maximum structure height in height zone B2 shown on the height plan (Exhibit S-\_\_B) is 383 feet.

(I) Maximum structure height in height zone B3 shown on the height plan (Exhibit S-\_\_B) is 330 feet.

(J) Maximum structure height in height zone B4 shown on the height plan (Exhibit S-\_\_B) is 270 feet.

(K) Maximum structure height in height zone B5 shown on the height plan (Exhibit S-\_\_B) is 200 feet.

(L) Maximum structure height in height zone B6 shown on the height plan (Exhibit S-\_\_B) is 135 feet.

(M) Maximum structure height in height zone B7 shown on the height plan (Exhibit S-\_\_B) is 65 feet.

(N) Maximum structure height in height zone B8 shown on the height plan (Exhibit S-\_\_B) is 50 feet.

(O) Maximum structure height in height zone C1 shown on the height



plan (Exhibit S-\_\_B) is 345 feet.

(P) Maximum structure height in height zone C2 shown on the height plan (Exhibit S-\_\_B) is 145 feet.

(Q) Maximum structure height in height zone C3 shown on the height plan (Exhibit S-\_\_B) is 40 feet.

(R) Height. The following may project a maximum of 10 feet above the maximum structure heights:

(i) Elevator penthouse or bulkhead;

(ii) Mechanical equipment;

(iii) Cooling tower;

(iv) Tank designed to hold liquids;

(v) Skylights;

(vi) Visual screens which surround roof mounted mechanical equipment;

(vii) Chimney and vent stacks;

(vii) Lightning protection equipment;

(ix) Cell towers or other communication equipment;

(x) Parapet wall.

(3) Floor Area Ratio.

1. (A) If compliant with Sec. S-\_\_\_\_110, maximum floor to area ratio is 5 to

(B) Land area that is located outside of this subdistrict, but is located within the same platted lot as land within this subdistrict is included for floor area ratio calculations.

(4) Lot coverage.

(A) For any portion of buildings or structures 40 feet or less in height, maximum lot coverage is 70 percent.

(B) For any portion of buildings or structures above 40 feet in height and up to 155 feet in height, maximum lot coverage is 56 percent.

(C) For any portions of buildings or structures above 155 feet in height

and up to 260 feet in height, maximum lot coverage is 35 percent.

(D) For any portions of buildings or structures above 260 feet in height up to 330 feet in height, maximum lot coverage is 19 percent.

(E) For any portions of buildings or structures above 330 feet in height, maximum lot coverage is 16 percent.

(F) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Below grade parking structures. Below grade parking structures may extend to the lot line and across lot lines within this district.

**SEC. S-\_\_\_\_.109. Urban Design Requirements for a special project.**

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks.

(1) A minimum six-foot-wide unobstructed sidewalk is required along Armstrong Avenue.

(2) A minimum 10-foot-wide unobstructed sidewalk is required along Travis Street from Knox Street to Armstrong Avenue.

(3) Except as otherwise provided in this subsection, a minimum 10-foot-wide unobstructed sidewalk is required along Knox Street. A minimum 5-foot-wide unobstructed sidewalk is required along the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain.

(4) A minimum seven-foot-wide unobstructed sidewalk is required along the internal way.

(5) Pedestrian street lamps are allowed within the sidewalk spaced at 45' to 60' on center with the exception of visibility triangles and vehicular drives.

(6) Sidewalks shall be level across all driveways and curb cuts.

(c) Pedestrian amenities. The following minimum pedestrian amenities must be provided along the street frontages of Travis Street and Knox Street:

(1) benches (occupying at least ten linear feet per street frontage),

(2) trash receptacles (one per street frontage), and

(3) bicycle racks (two per street frontage and one in the location marked Open Space on the development plan along the Katy Trail)

(d) Restrooms shall be provided at the ground level along the Katy Trail-facing façade of a building.

(e) Facades. A minimum of two different facade materials must be provided on each street facing facade.

(f) Architectural Elements. At least one architectural element, such as the following, must be provided at all public entry points:

(1) Architecturally prominent public entrance,

(2) Canopy,

(3) Awning,

(4) Attached tower, or

(5) Turret.

(g) Ground level transparency and maximum blank wall.

(1) Any facade facing Knox Street must have a minimum transparency of 65 percent for the portion of the building on the ground level between grade and 15 feet in height.

(2) Any facade facing Travis Street must have a minimum transparency of 70 percent for the portion of the building on the ground level between grade and 15 feet in height.

(4) The length of a blank building wall on the ground level between grade and 15 feet in height fronting a public street may not exceed 30 feet.

(5) This subsection does not apply to parking structures or loading areas.

(h) Street level activating uses.

(1) A minimum of 9,000 square feet of floor area on the ground level of any building that has frontage along Knox Street or Travis Street must contain one or a combination of the following uses:

(A) Restaurant uses.

(B) Retail uses.

(C) Professional, personal service, and custom craft uses.

(2) For any building that has frontage along Knox Street or Travis Street, the minimum 9,000 square feet of floor area required pursuant to SEC. S- .109(g)(1) shall be located along building facades facing a public street.

(3) A minimum of 2,000 square feet of floor area on the ground level of any

building that has frontage along Armstrong Avenue must contain one or a combination of the following uses:

(A) Restaurant uses.

(B) Retail uses.

(C) Professional, personal service, and custom craft uses.

(i) Minimum open space.

(1) A minimum of 18,000 square feet of open space must be provided in the locations shown on the development plan. Paved areas such as sidewalks, walkways, and plazas may be counted as part of the open space area. A maximum of 50 percent of the 18,000 square feet open space area may be impervious. Parking structures may be located below grade underneath pervious or impervious open space area. At a minimum the open space must contain the following design elements:

(A) Decorative pavement, which may include: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; or exterior grade tile.

(B) Benches or exterior seating area.

(C) A minimum of 25 percent of the 18,000 square feet of open space area must be improved to provide shade, using trees, awnings, shade structures, building overhangs, or other means to provide users refuge from the elements.

(j) Parking structures. Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade.

(k) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any adjacent public right-of-way.

(l) Pedestrian lighting. Pedestrian lighting must be provided at regular intervals along all building facades facing a public street or the internal way in order to provide suitable lighting on sidewalks, streets or walkways, as applicable, to enhance pedestrian safety. Lighting must be directed downward and away from adjacent residential properties.

(m) Outdoor amplified sound. Retail and restaurant uses may not utilize outdoor amplified sound systems after 10:00 p.m., and outdoor amplified sound may not exceed 63 decibels.

**SEC. S-\_\_\_\_.110**

**DEVELOPMENT BONUS FOR MIXED-INCOME HOUSING.**

(a) Except as provided in this section, a special project qualifies for the development bonus in Section 51P-S\_\_ 108(b) if a minimum of six percent of the total dwelling units within the building containing residential uses in the southwest portion of the Property as shown on the development plan are available to households earning between 61 percent and 80 percent of the Area Median Family Income in compliance with Division 51A-4.1100, as amended.

**Staff's Recommendation:**

(a) Except as provided in this section, a special project qualifies for the development bonus in Section 51P-S\_\_ 108(b) if a minimum of six percent of the total dwelling units within the building containing residential uses in the southwest portion of the Property as shown on the development plan are available to households earning between **51 percent and 60 percent** of the Area Median Family Income in compliance with Division 51A-4.1100, as amended.

(b) A maximum of 50 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 6 percent requirement of Sec. S-\_\_\_\_.110(a) is calculated based on the total number of units in the building containing residential units in the southwest portion of the Property as shown on the development plan.

**Staff's Recommendation:**

(b) A maximum of **10 percent** of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 6 percent requirement of Sec. S-\_\_\_\_.110(a) is calculated based on the total number of units in the building containing residential units in the southwest portion of the Property as shown on the development plan.

(c) A minimum of 25 percent of the reserved units must contain two or more bedrooms, and all reserved units must have at least one separate bedroom.

(d) Compliance with Section 51A-4.1107 is not required.

**SEC. S-\_\_\_\_.111.**

**OFF-STREET PARKING AND LOADING.**

Consult Part I of this article for the specific off-street parking and loading regulations for each use.

**SEC. S-\_\_\_\_.112.**

**ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-\_\_\_\_.113.**

**SUSTAINABLE DESIGN FEATURES.**

(a) Electric vehicle charging. A minimum of 10 percent of required off-street parking spaces shall service electric vehicles, with the required type of spaces as follows:

(1) A minimum of 1 percent of required off-street parking spaces must be EV installed parking spaces;

(2) A minimum of 2 percent of required off-street parking spaces must be EV ready; and

(3) a minimum of 7 percent of all required off-street parking spaces must be EV capable.

(b) Micro-mobility charging and parking. Micro-mobility charging and parking for at least 10 vehicles must be provided along public streets and 8 vehicles in the location marked Open Space on the development plan along the Katy Trail.

**SEC. S-\_\_\_\_.114. LANDSCAPING.**

(a) Except as otherwise provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) Landscape phase area. An applicant for a building permit may request that the building official create a landscape phase area to satisfy the landscaping requirements of Part I of this article. Any landscape phase area created by the building official must (1) wholly include the area on which the construction work is to be done; and (2) include the tree planting zone and sidewalk for new construction that is located within 60 feet of the nearest public street frontage. A landscape phase area need not be platted; however, it must be delineated on plans approved by the building official prior to the issuance of a building permit.

(c) Along the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain, the tree planting zone is that area parallel to and between zero and five feet from the back of the projected street curb, and may be paved. Required trees may be provided within tree grates within this area to satisfy the requirements of SEC. 51P-193.126(b)(5).

(d) All trees must have a minimum caliper of 5 inches, and street trees must be spaced no greater than 25 feet apart excluding driveways.

(e) Plant materials must be maintained in a healthy, growing condition.

**SEC. S-\_\_\_\_.115. SIGNS**

Signs must comply with the provisions for business zoning districts in Article VII, "Sign Regulations," of Chapter 51A of the Dallas City Code, as amended.

**SEC. S-\_\_\_\_.116. ADDITIONAL PROVISIONS.**

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

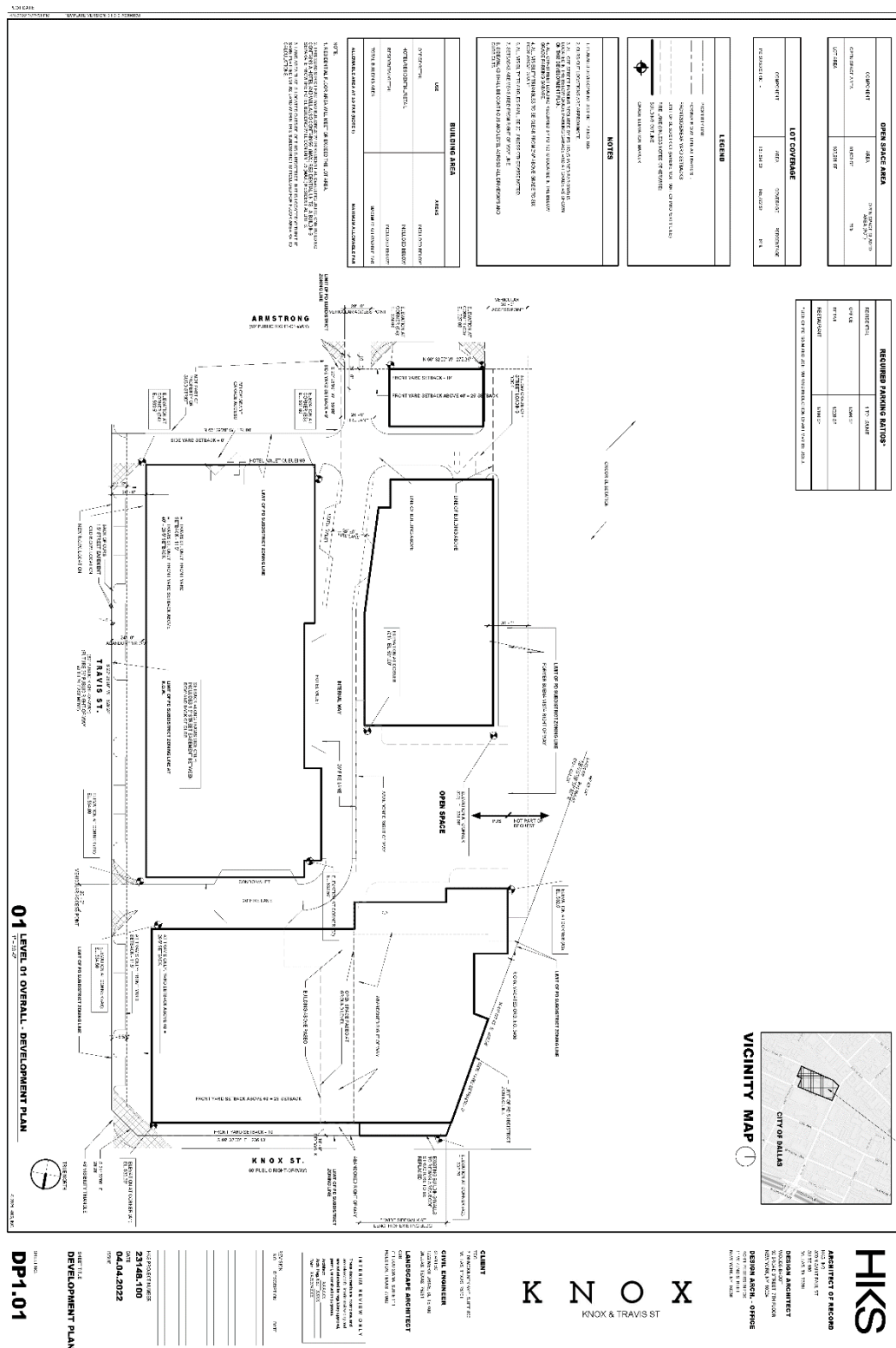
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. S-\_\_\_\_.117. COMPLIANCE WITH CONDITIONS**

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

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

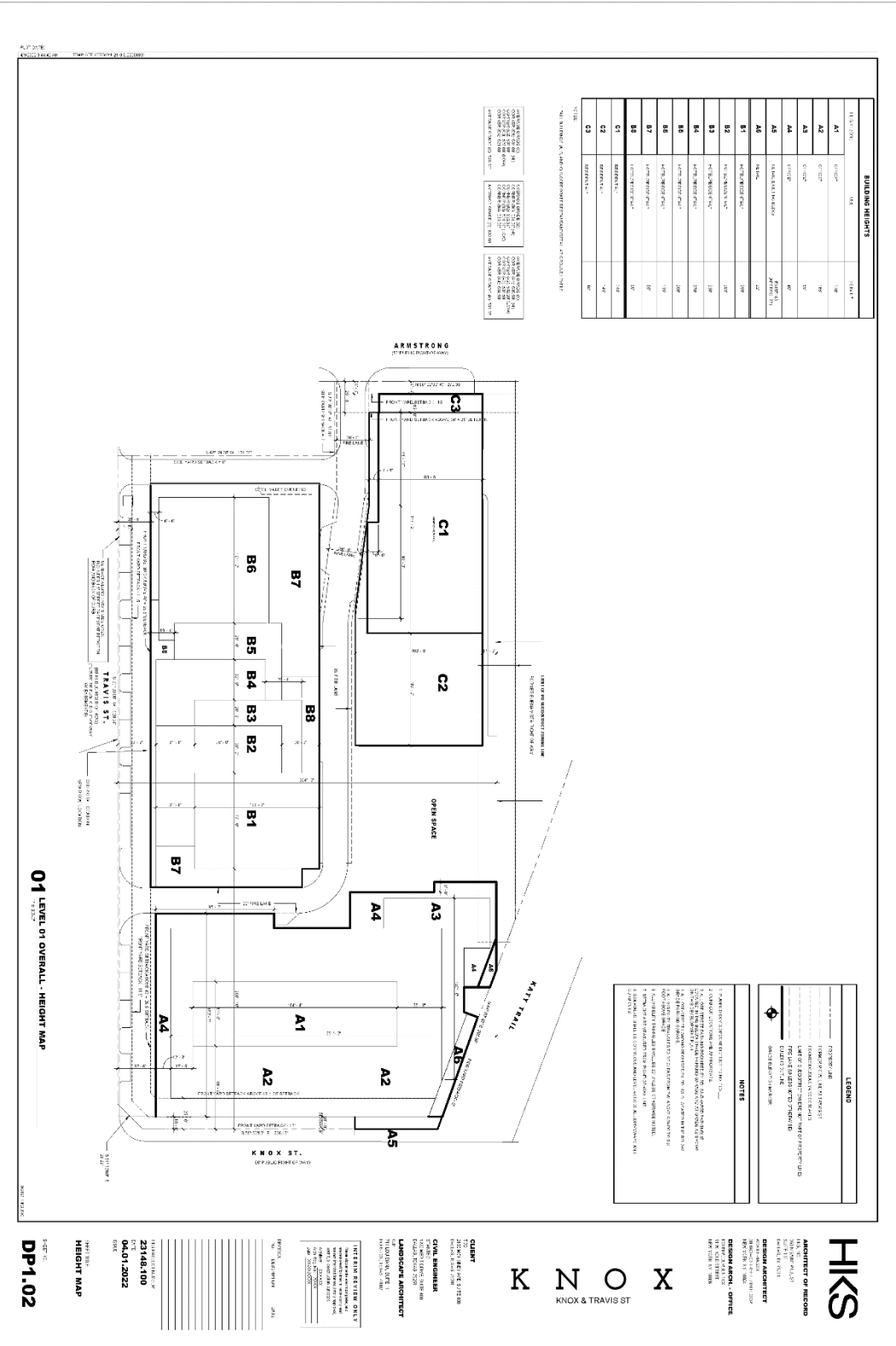
## CPC RECOMMENDED DEVELOPMENT PLAN



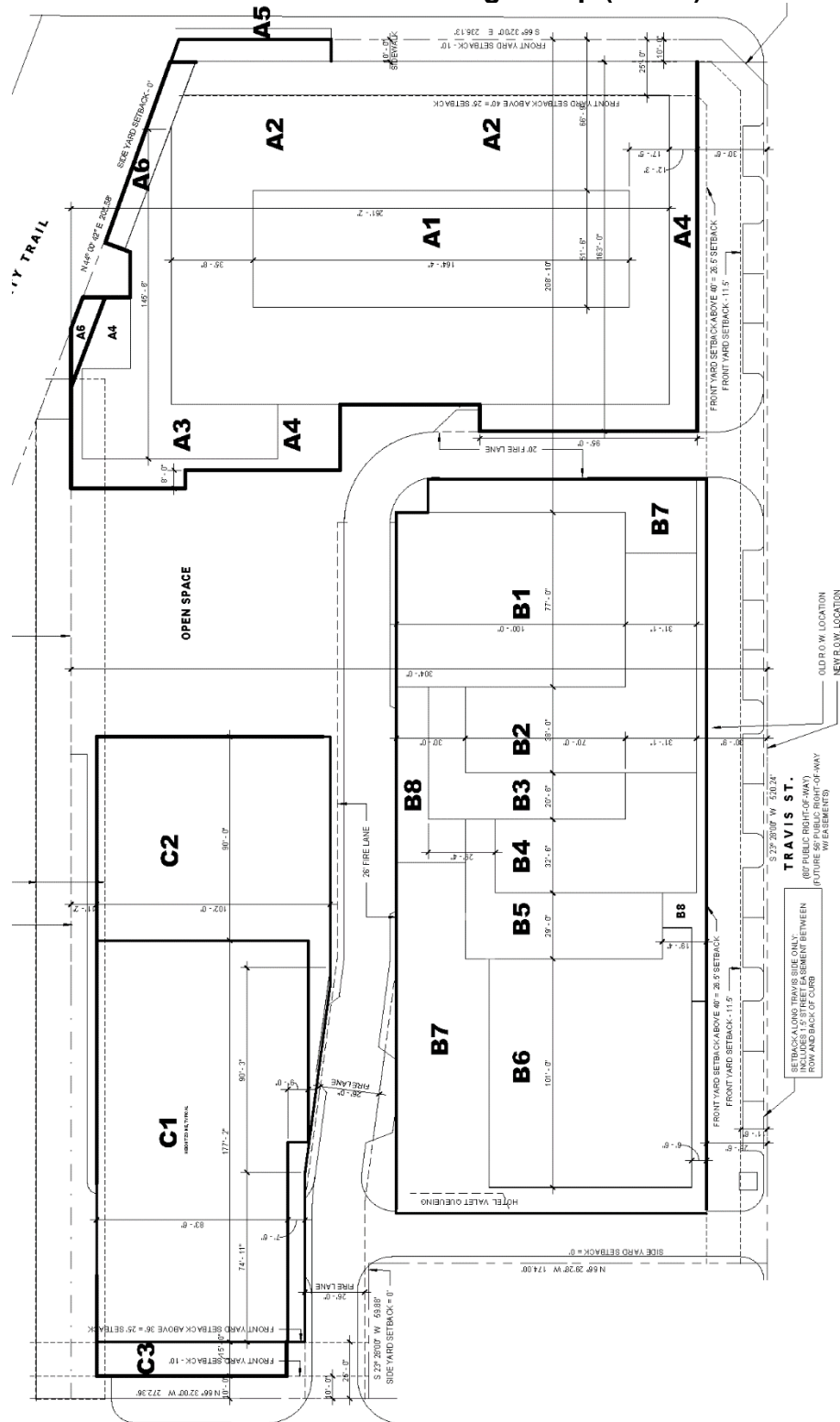


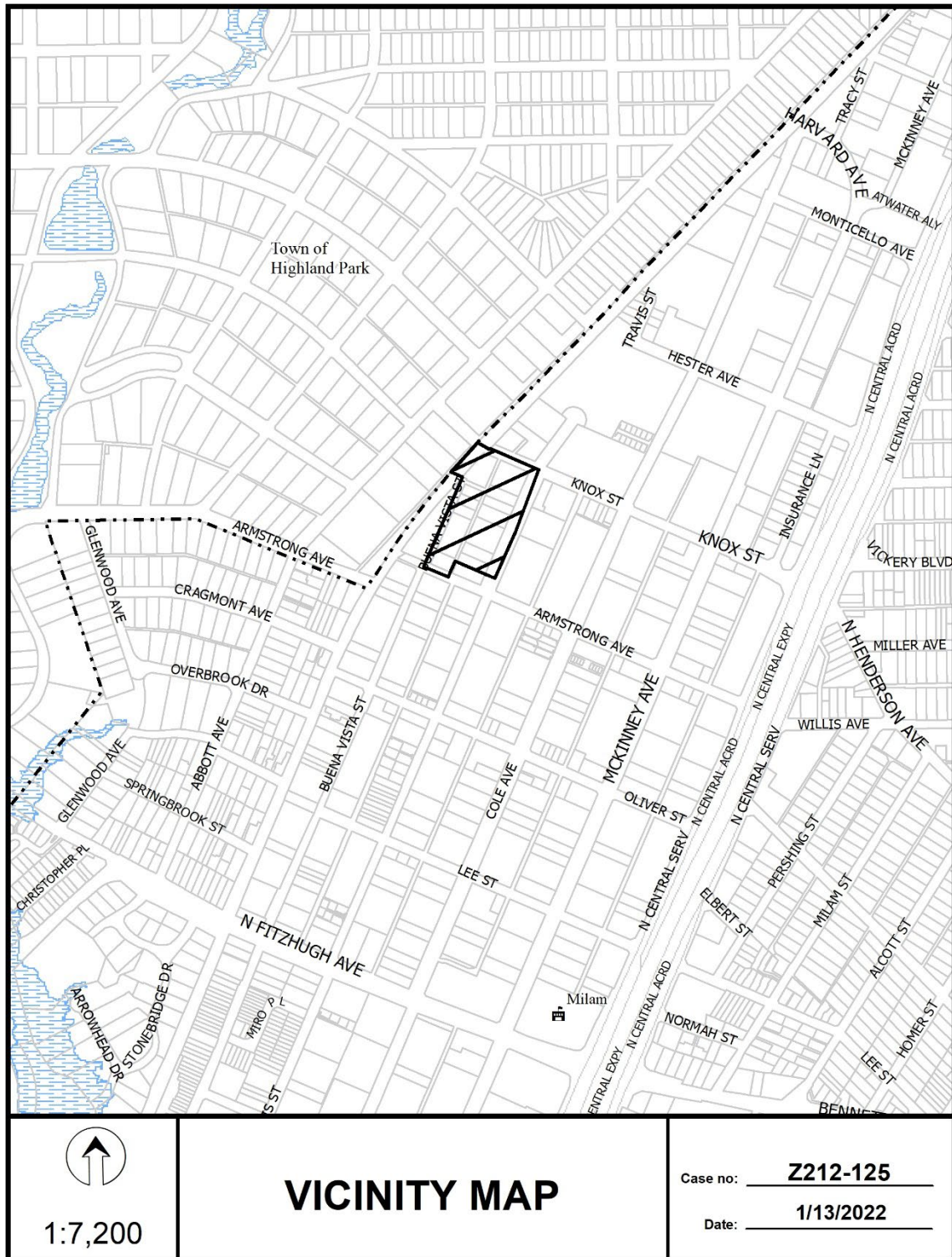


CPC RECOMMENDED HEIGHT MAP

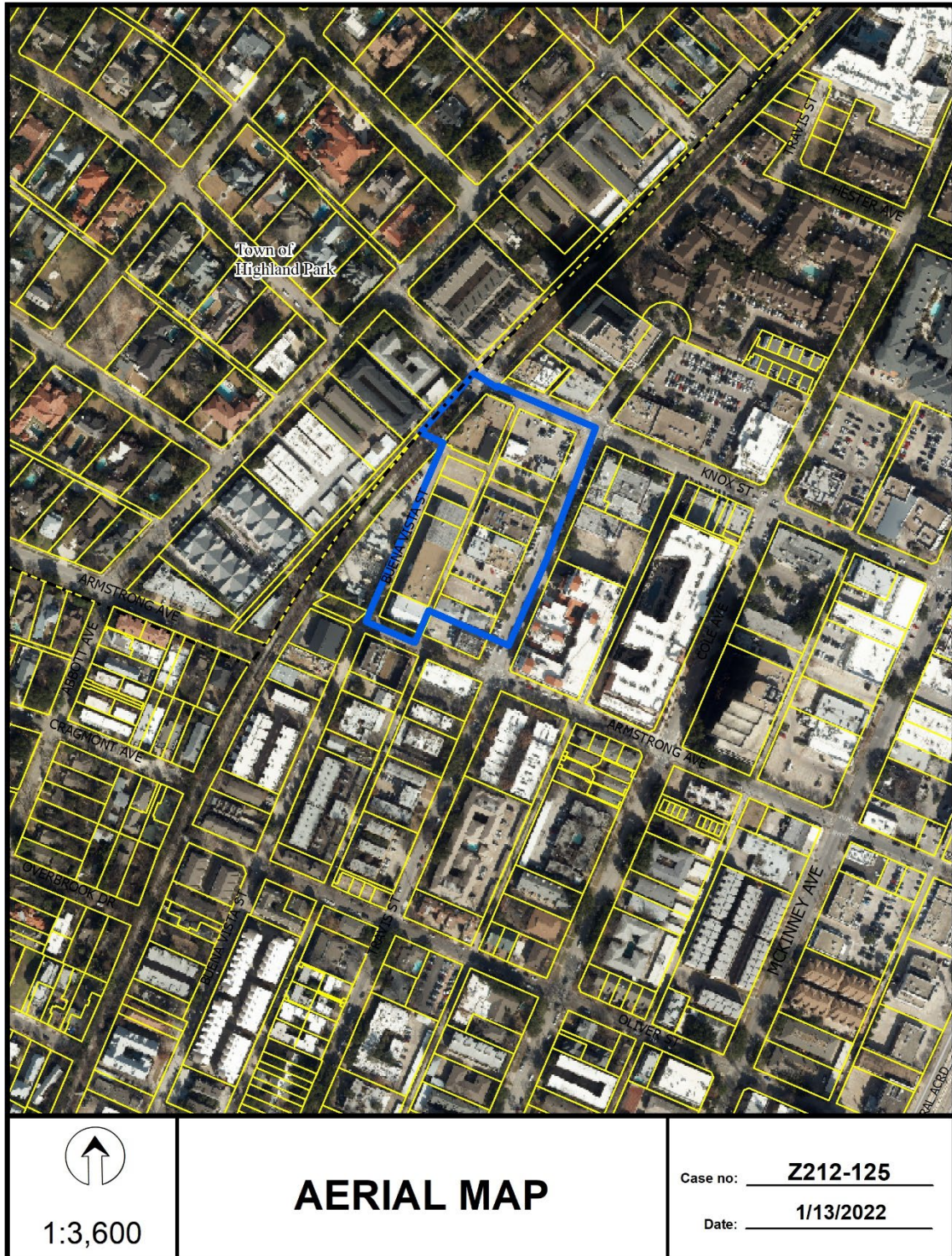


### CPC Recommended Height Map (Detail)

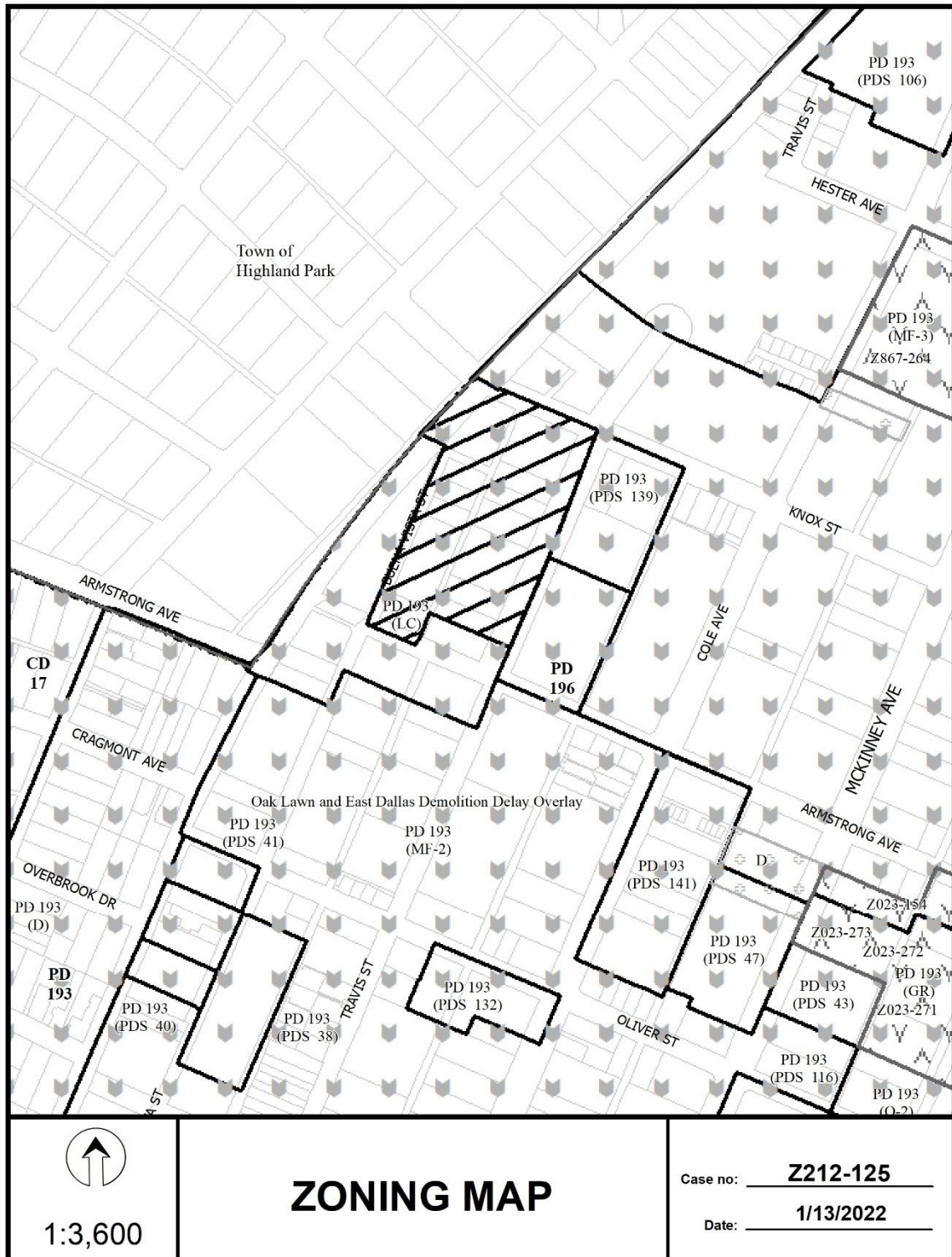


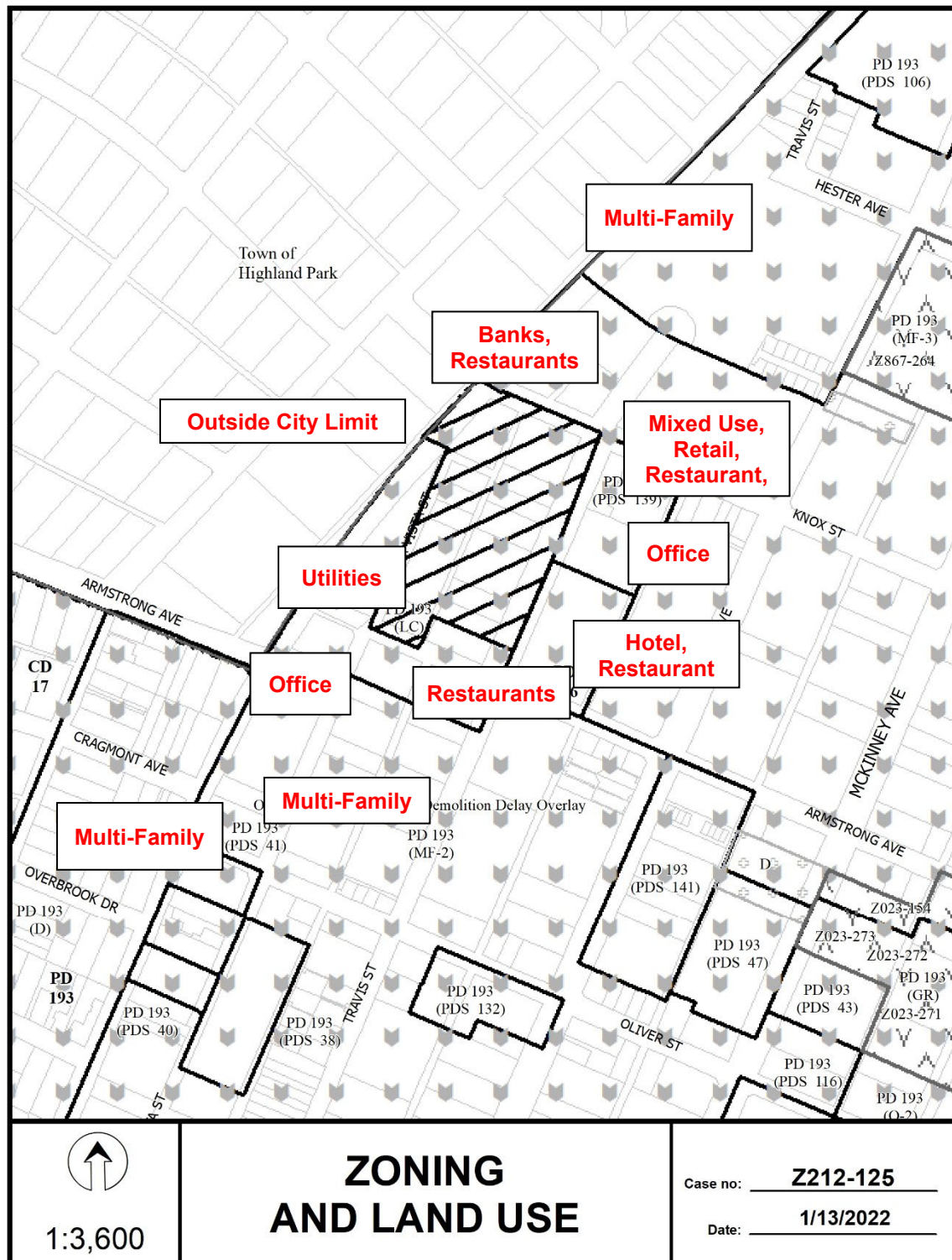




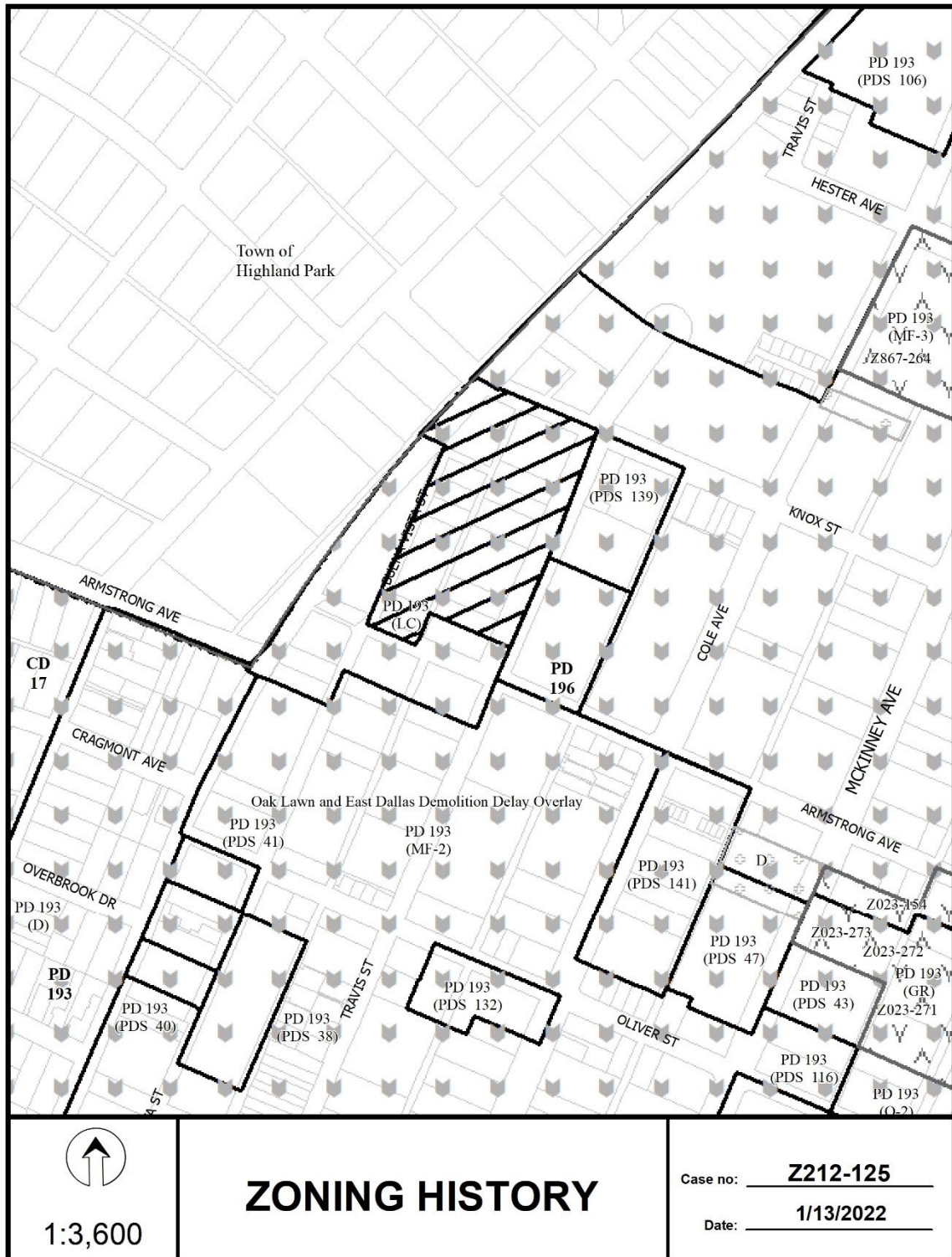




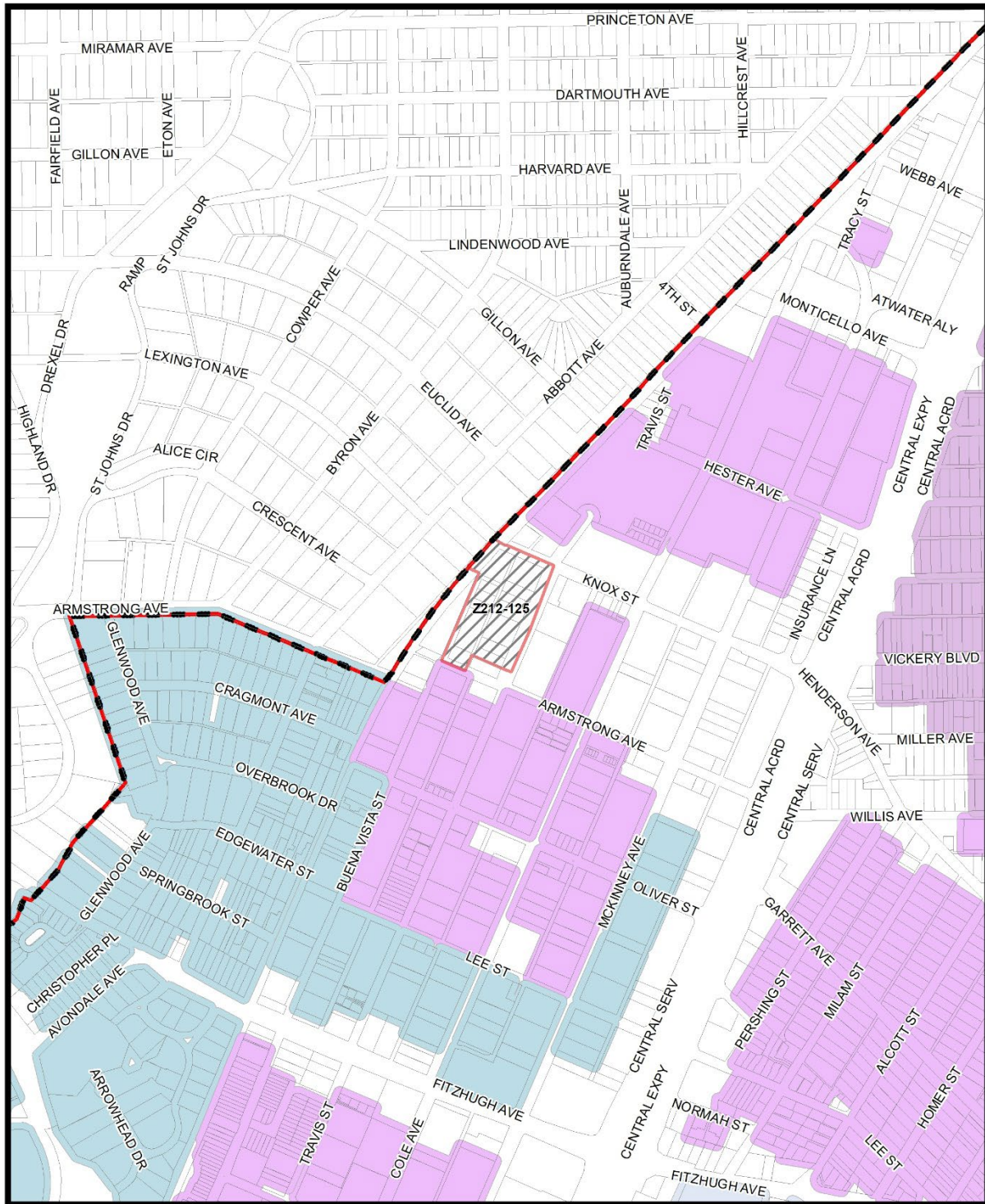












Market Value Analysis

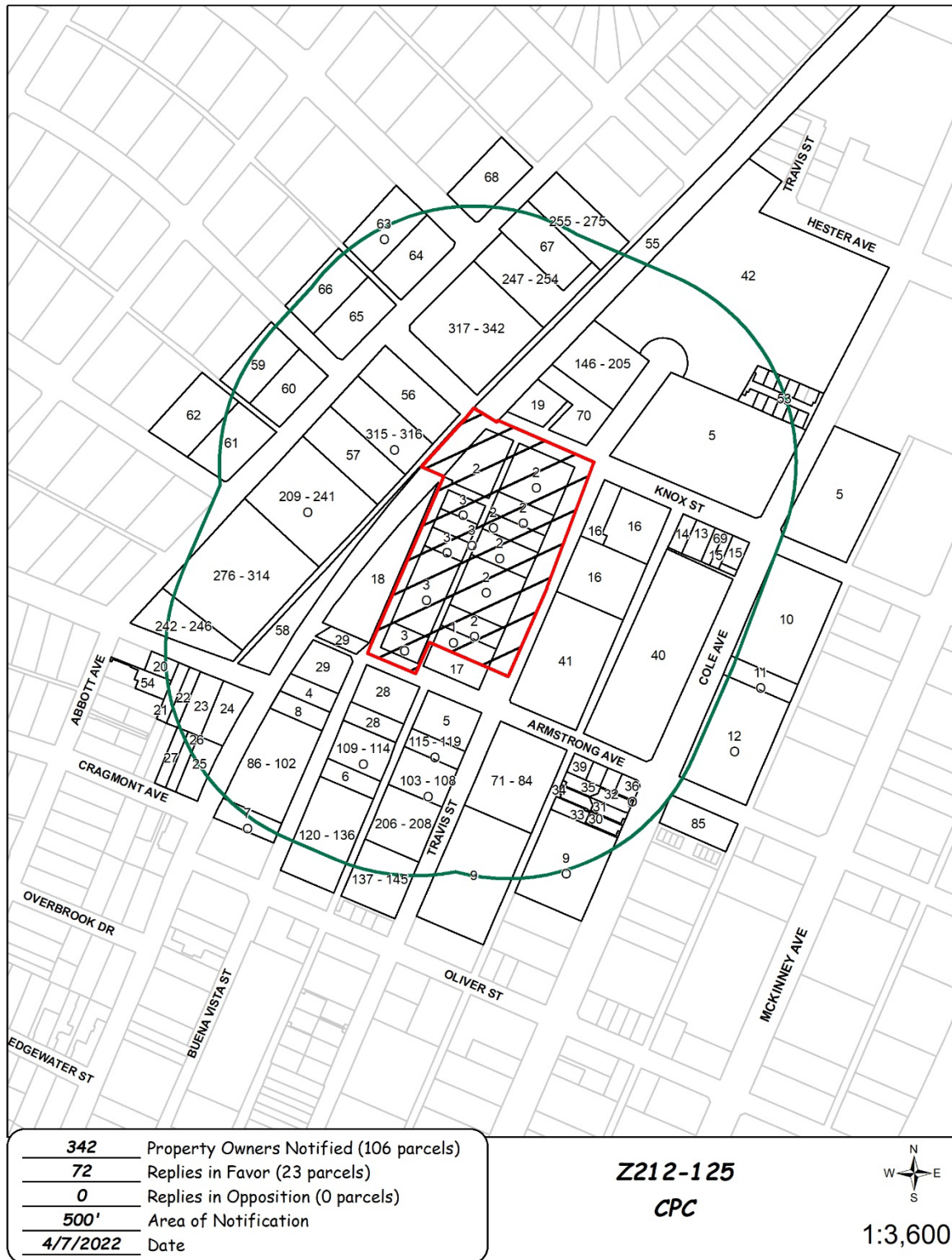
A B C D E F G H I NA



1:7,200

## Market Value Analysis

Printed Date: 1/13/2022



04/06/2022

***Reply List of Property Owners******Z212-125******342 Property Owners Notified    72 Property Owners in Favor    0 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                  |
|---------------------|-----------------------|-----------------------|--------------------------------------|
|                     | 2                     | 3313 KNOX ST          | KD TRAVIS BLOCK HOLDCO LLC           |
|                     | 4                     | 4437 BUENA VISTA ST   | 2017 BV OFFICE LTD                   |
|                     | 5                     | 4441 TRAVIS ST        | KD KNOX STREET VILLAGE HOLDCO LLC    |
|                     | 6                     | 4424 BUENA VISTA ST   | CRISCI JENNIE                        |
|                     | 8                     | 4435 BUENA VISTA ST   | CROUSEN GUINN D                      |
|                     | 9                     | 4418 TRAVIS ST        | BERRYSET II UPTOWN                   |
|                     | 10                    | 3121 KNOX ST          | Taxpayer at                          |
|                     | 13                    | 3209 KNOX ST          | 3JBWEIR LLC                          |
|                     | 14                    | 3213 KNOX ST          | WEIR FAMILY INVESTMENTS LP           |
|                     | 15                    | 3205 KNOX ST          | KD KNOX COLE HOLDCO LLC              |
|                     | 16                    | 3229 KNOX ST          | WEIRS PLAZA OWNER LLC                |
|                     | 17                    | 4501 TRAVIS ST        | CAFE MADRID REAL ESTATE HOLDINGS INC |
|                     | 18                    | 3410 ARMSTRONG AVE    | ONCOR ELECRIE DELIVERY COMPANY       |
|                     | 19                    | 3310 KNOX ST          | KD KNOX STREET VILLAGE HOLDCO LLC    |
|                     | 20                    | 3514 ARMSTRONG AVE    | DEE MICHAEL E &                      |
|                     | 21                    | 3512 ARMSTRONG AVE    | JOHNSON STAN L REVOCABLE TR          |
|                     | 22                    | 3510 ARMSTRONG AVE    | KEAY STUART E                        |
|                     | 23                    | 3506 ARMSTRONG AVE    | MARYNICK MARK P &                    |
|                     | 24                    | 3500 ARMSTRONG AVE    | MARYNICK MARK P &                    |
|                     | 25                    | 3503 CRAGMONT AVE     | FAGADAU PATRICIA W LIVING TRUST      |
|                     | 26                    | 3505 CRAGMONT AVE     | EMERSON DAVID G & KRISTIN M          |
|                     | 27                    | 3507 CRAGMONT AVE     | MURDOCK DEBRA                        |
|                     | 28                    | 4436 BUENA VISTA ST   | BIG BEND 69 LLC                      |
|                     | 29                    | 3401 ARMSTRONG AVE    | 4441 BV LTD                          |
|                     | 30                    | 4431 COLE AVE         | LINDSTROM SOREN                      |
|                     | 31                    | 4435 COLE AVE         | GILLS JOHN C & BARBARA A             |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>                                   | <i>Owner</i>                 |
|--------------|----------------|--------------------------------------------------|------------------------------|
|              | 32             | 4437 COLE AVE                                    | POTTER JEFFERY T &           |
|              | 33             | 4429 COLE AVE                                    | MECHANIC MARK J REVOCABLE    |
|              | 34             | 4433 COLE AVE                                    | KMS FAMILY REVOCABLE TRUST   |
|              | 35             | 4439 COLE AVE                                    | RESTREPO WILLIAM JR &        |
| O            | 36             | 3171 ARMSTRONG AVE SMITHGUEL REVOCABLE LIVING TR |                              |
|              | 37             | 3175 ARMSTRONG AVE WEICHSEL CARL CHRISTIAN &     |                              |
|              | 38             | 3179 ARMSTRONG AVE Taxpayer at                   |                              |
|              | 39             | 3183 ARMSTRONG AVE PIERCE JEFF & LAUREN N        |                              |
|              | 40             | 4525 COLE AVE                                    | KD COLE ARMSTRONG HOLDCO LLC |
|              | 41             | 4514 TRAVIS ST                                   | INTERCITY INVESTMENT         |
|              | 42             | 4647 COLE AVE                                    | KNOXBRIDGE PPTY HOLDINGS LLC |
|              | 43             | 4625 COLE AVE                                    | LINSCOTT WHITNEY K           |
|              | 44             | 4625 COLE AVE                                    | BLOOM KARYN                  |
|              | 45             | 4625 COLE AVE                                    | HARRAMAN BRAD                |
|              | 46             | 4625 COLE AVE                                    | HEMYARI KEYAVASH             |
|              | 47             | 4625 COLE AVE                                    | ODUM SHARON                  |
|              | 48             | 4625 COLE AVE                                    | IRBY FAMILY LIMITED          |
|              | 49             | 4625 COLE AVE                                    | HAIDEN TURNER WALKER         |
|              | 50             | 4625 COLE AVE                                    | ANR HOLDINGS LLC             |
|              | 51             | 4625 COLE AVE                                    | DIENEMANN MEEAE ANNIE        |
|              | 52             | 4625 COLE AVE                                    | NAGAI MAZAKO                 |
|              | 53             | 4625 COLE AVE                                    | 4625 COLE TOWNHOMES OWNER    |
|              | 54             | 4444 ABBOTT AVE                                  | LEVY STEVEN A &              |
|              | 55             | 401 S BUCKNER BLVD                               | DART                         |
|              | 56             | 4522 ABBOTT AVE                                  | Taxpayer at                  |
|              | 57             | 4512 ABBOTT AVE                                  | ANDREWS PARK HAVEN APTS      |
|              | 58             | 3300 ARMSTRONG AVE SNOOTS WYNNE M &              |                              |
|              | 59             | 3505 LEXINGTON AVE                               | ROYALL MICHAEL SEAN          |
|              | 60             | 3501 LEXINGTON AVE                               | MARCUS SHELBY S              |
|              | 61             | 3500 CRESCENT AVE                                | HPTX REAL ESTATE LLC         |
|              | 62             | 3504 CRESCENT AVE                                | HEADINGTON TIMOTHY C LIVING  |



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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                                    |
|--------------|----------------|---------------------|-------------------------------------------------|
| O            | 63             | 3507 EUCLID AVE     | OBRIEN ERNEST OBERING                           |
|              | 64             | 3501 EUCLID AVE     | ELIAS BRANDON                                   |
|              | 65             | 3500 LEXINGTON AVE  | HUMPHREY CHARLES B                              |
|              | 66             | 3504 LEXINGTON AVE  | PENICK DOUGLAS &                                |
|              | 67             | 4700 ABBOTT AVE     | JACOBS APARTMENTS LLC                           |
|              | 68             | 3500 EUCLID AVE     | MEDLOCK V BRYAN JR                              |
|              | 69             | 3207 KNOX ST        | Taxpayer at                                     |
|              | 70             | 3300 KNOX ST        | Taxpayer at                                     |
|              | 71             | 4432 TRAVIS ST      | VAN DE VYVER PAUL LUC                           |
|              | 72             | 4434 TRAVIS ST      | MCMAHON NENA L                                  |
|              | 73             | 4436 TRAVIS ST      | THOMAS MICHAEL E                                |
|              | 74             | 4440 TRAVIS ST      | LYNCH PETER                                     |
|              | 75             | 3221 ARMSTRONG AVE  | JORANA ENTERPRISES LLC                          |
|              | 76             | 3219 ARMSTRONG AVE  | HARDING WILLIAM E JR                            |
|              | 77             | 3217 ARMSTRONG AVE  | HARKER TRACY L                                  |
|              | 78             | 3215 ARMSTRONG AVE  | BARDER GEORGE                                   |
|              | 79             | 3211 ARMSTRONG AVE  | HOWARD AMANDA & DAVID                           |
|              | 80             | 3209 ARMSTRONG AVE  | HOFFMAN KATE                                    |
|              | 81             | 3207 ARMSTRONG AVE  | REID DYLAN MONROE &                             |
|              | 82             | 3205 ARMSTRONG AVE  | BRANDT EMILY E &                                |
|              | 83             | 3203 ARMSTRONG AVE  | GORHAM ANDREW THOMPSON                          |
|              | 84             | 3201 ARMSTRONG AVE  | WILSON COLLIN J &                               |
|              | 85             | 3131 ARMSTRONG AVE  | BROADSTONE COLE AVENUE LLC                      |
|              | 86             | 4419 BUENA VISTA ST | TRANG LIEM & DEEDEE                             |
|              | 87             | 4419 BUENA VISTA ST | TANG REVOCABLE TRUST                            |
|              | 88             | 4419 BUENA VISTA ST | BOULLE NICHOLAS BERNARD                         |
|              | 89             | 4419 BUENA VISTA ST | FABER TRACY LYNN REVOCABLE TRUST THE            |
|              | 90             | 4419 BUENA VISTA ST | FLY SUSAN                                       |
|              | 91             | 4419 BUENA VISTA ST | ROSENER CLARK WILLIAM                           |
|              | 92             | 4419 BUENA VISTA ST | HINO DOROTHY D                                  |
|              | 93             | 4419 BUENA VISTA ST | MARTIN ROBERT & MICHAEL DOUGLAS LIVING<br>TRUST |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                   |
|--------------|----------------|---------------------|--------------------------------|
|              | 94             | 4419 BUENA VISTA ST | BURKMAN TODD ALAN &            |
|              | 95             | 4419 BUENA VISTA ST | RAWLINGS SUZANNE               |
|              | 96             | 4419 BUENA VISTA ST | POWLEY ROBERT C                |
|              | 97             | 4419 BUENA VISTA ST | GARCIA ANDREW T                |
|              | 98             | 4419 BUENA VISTA ST | MILFAMDALLAS                   |
|              | 99             | 4419 BUENA VISTA ST | CASEY GERALD S                 |
|              | 100            | 4419 BUENA VISTA ST | LEE ROBERT S                   |
|              | 101            | 4419 BUENA VISTA ST | CHAUMONT KATHERINE G & JAMES D |
|              | 102            | 4419 BUENA VISTA ST | FALB BENTSEN HARRIS            |
| O            | 103            | 4431 TRAVIS ST      | IPENEMA INVESTMENTS LTD        |
| O            | 104            | 4431 TRAVIS ST      | IPENEMA INVESTMENT LTD         |
| O            | 105            | 4431 TRAVIS ST      | LESZINSKI SLAWOMIR             |
| O            | 106            | 4431 TRAVIS ST      | LYLES LAWRENCE F               |
| O            | 107            | 4431 TRAVIS ST      | IPENEMA INVESTMENTS LTF        |
| O            | 108            | 4431 TRAVIS ST      | PULEO CHRISTINA & DANIELE      |
| O            | 110            | 4432 BUENA VISTA ST | LOTIEF CECIL                   |
| O            | 111            | 4432 BUENA VISTA ST | IPENEMA INVESTMENTS LTD        |
| O            | 112            | 4432 BUENA VISTA ST | ALAIMO KEVIN CHRISTOPHER       |
| O            | 113            | 4432 BUENA VISTA ST | WEISFELD RONALD A              |
| O            | 114            | 4432 BUENA VISTA ST | IPENEMA INVESTMENTS LTD        |
| O            | 116            | 4439 TRAVIS ST      | WINFREY SIOBHAN                |
| O            | 117            | 4439 TRAVIS ST      | LAUGHREY TODD & MARCELLE P     |
| O            | 118            | 4439 TRAVIS ST      | SLOMOWITZ ALLISON              |
| O            | 119            | 4439 TRAVIS ST      | COOK ERIN M                    |
|              | 120            | 4414 BUENA VISTA ST | BOYD CHRISTIE R                |
|              | 121            | 4414 BUENA VISTA ST | SILVIA BREI                    |
|              | 122            | 4414 BUENA VISTA ST | SAHA ANEESH & SHELLY           |
|              | 123            | 4414 BUENA VISTA ST | DONALDSON JANA E               |
|              | 124            | 4414 BUENA VISTA ST | DAVEY CHARLES WAYNE &          |
|              | 125            | 4414 BUENA VISTA ST | CARRICK LIVING TRUST           |
|              | 126            | 4414 BUENA VISTA ST | MOSADDI PERCIVAL               |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                   |
|--------------|----------------|---------------------|--------------------------------|
|              | 127            | 4414 BUENA VISTA ST | HARE JOSHUA                    |
|              | 128            | 4414 BUENA VISTA ST | STRAUSS AMANDA C               |
|              | 129            | 4414 BUENA VISTA ST | DAVIS JESSICA LYNN             |
|              | 130            | 4414 BUENA VISTA ST | ROBINSON STEPHEN & AMANDA JEAN |
|              | 131            | 4414 BUENA VISTA ST | SMITH STAN                     |
|              | 132            | 4414 BUENA VISTA ST | WICKHEM LISA M                 |
|              | 133            | 4414 BUENA VISTA ST | SPROUL CHRISTINA L &           |
|              | 134            | 4414 BUENA VISTA ST | MILNER RONALD WILLIAM &        |
|              | 135            | 4414 BUENA VISTA ST | CAGLAGE EVANS                  |
|              | 136            | 4414 BUENA VISTA ST | DANG BANG DAI                  |
|              | 137            | 4409 TRAVIS ST      | 4409 TRAVIS LLC                |
|              | 138            | 4409 TRAVIS ST      | CUBBAGE DABNEY                 |
|              | 139            | 4409 TRAVIS ST      | KNOBLER DAMARIS Y              |
|              | 140            | 4409 TRAVIS ST      | COOPER MARY E                  |
|              | 141            | 4409 TRAVIS ST      | IPENEMA INVESTMENTS LTF        |
|              | 142            | 4409 TRAVIS ST      | SIEGEL JACQUELINE              |
|              | 143            | 4409 TRAVIS ST      | CAREY KYLE P                   |
|              | 144            | 4409 TRAVIS ST      | ROWELL STEPHEN B & ANN M       |
|              | 145            | 4409 TRAVIS ST      | SCHNALLINGER DOROTHY E         |
|              | 146            | 4611 TRAVIS ST      | ROBERTS RANDELL C & NEYSA J    |
|              | 147            | 4611 TRAVIS ST      | HAMMOND KIMBERLY D             |
|              | 148            | 4611 TRAVIS ST      | COLE GREG & VIVI               |
|              | 149            | 4611 TRAVIS ST      | RICHARDSON MICHAEL D &         |
|              | 150            | 4611 TRAVIS ST      | KUTNER MICHAEL B               |
|              | 151            | 4611 TRAVIS ST      | MEYER CHRISTIAN LOGAN          |
|              | 152            | 4611 TRAVIS ST      | OLIVIER JAMES L                |
|              | 153            | 4611 TRAVIS ST      | FARMAR JILL &                  |
|              | 154            | 4611 TRAVIS ST      | NESSERROAD MARK A              |
|              | 155            | 4611 TRAVIS ST      | WILSON DAVID L & REBECCA S     |
|              | 156            | 4611 TRAVIS ST      | ANGEL BRENT &                  |
|              | 157            | 4611 TRAVIS ST      | SHABABI ALI & ROSHANAK         |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                  |
|--------------|----------------|----------------|-------------------------------|
|              | 158            | 4611 TRAVIS ST | HORTON VINCENT L & JEANETTE M |
|              | 159            | 4611 TRAVIS ST | BRAUN DONALD L & DEBORAH A    |
|              | 160            | 4611 TRAVIS ST | MURRAY S PATRICK & LYNN G     |
|              | 161            | 4611 TRAVIS ST | BRAUN DONALD L & DEBORAH A    |
|              | 162            | 4611 TRAVIS ST | JAMERSON JAMES FRANCIS & JOY  |
|              | 163            | 4611 TRAVIS ST | KWEIK NORA C                  |
|              | 164            | 4611 TRAVIS ST | ALHAZIM DINA                  |
|              | 165            | 4611 TRAVIS ST | HORTON VINCENT L TRUST &      |
|              | 166            | 4611 TRAVIS ST | YIN RAY CHENGCHI &            |
|              | 167            | 4611 TRAVIS ST | GATES STEVE & CATHY           |
|              | 168            | 4611 TRAVIS ST | SAUS PROPERTIES LLC           |
|              | 169            | 4611 TRAVIS ST | LILLY NICHOLAS S &            |
|              | 170            | 4611 TRAVIS ST | POLGREEN THOMAS LEE           |
|              | 171            | 4611 TRAVIS ST | BERGMAN LINDSEY MCKAY         |
|              | 172            | 4611 TRAVIS ST | SERIES 12 OF SAUS             |
|              | 173            | 4611 TRAVIS ST | COOPER CAROLINE C             |
|              | 174            | 4611 TRAVIS ST | MOONEY DIANE C &              |
|              | 175            | 4611 TRAVIS ST | NISSANOV GIL-AD &             |
|              | 176            | 4611 TRAVIS ST | WASHBURNE HILL WILLETS        |
|              | 177            | 4611 TRAVIS ST | GREGORY ANGELA                |
|              | 178            | 4611 TRAVIS ST | SCHROB DAVID ELI & CYNTHIA    |
|              | 179            | 4611 TRAVIS ST | BROWN SHANNON &               |
|              | 180            | 4611 TRAVIS ST | SHRINGARPURE REVOCABLE TRUST  |
|              | 181            | 4611 TRAVIS ST | GARTON VANESSA                |
|              | 182            | 4611 TRAVIS ST | ASQUINI MICHAEL A             |
|              | 183            | 4611 TRAVIS ST | LEWIS AMANDA                  |
|              | 184            | 4611 TRAVIS ST | PASTOR JOSE I & TERRI         |
|              | 185            | 4611 TRAVIS ST | 10R MVS INVESTORS LLC         |
|              | 186            | 4611 TRAVIS ST | LEISER WILLIAM P              |
|              | 187            | 4611 TRAVIS ST | 4611 TRAVIS ST LLC            |
|              | 188            | 4611 TRAVIS ST | MEDIEVAL TIMES USA INC        |



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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>  | <i>Owner</i>                    |
|--------------|----------------|-----------------|---------------------------------|
|              | 189            | 4611 TRAVIS ST  | WHELAN PALMINA MARIA &          |
|              | 190            | 4611 TRAVIS ST  | DUNAWAY DIANE ELIZABETH         |
|              | 191            | 4611 TRAVIS ST  | SERIES 11 OF SAUS               |
|              | 192            | 4611 TRAVIS ST  | LATIMER CHRISTIE                |
|              | 193            | 4611 TRAVIS ST  | SCHMELTEKOPF JAMES &            |
|              | 194            | 4611 TRAVIS ST  | SNODGRASS LAURA VIRGINIA        |
|              | 195            | 4611 TRAVIS ST  | IORIO RUSSELL JOSEPH REVOCABLE  |
|              | 196            | 4611 TRAVIS ST  | COUCH CONNIE MANAGEMENT         |
|              | 197            | 4611 TRAVIS ST  | PREWITT MARYANN E               |
|              | 198            | 4611 TRAVIS ST  | GRANIK DAVID                    |
|              | 199            | 4611 TRAVIS ST  | FARMAR MICHAEL                  |
|              | 200            | 4611 TRAVIS ST  | TIRRILL OLIVIA L & WILLARD O    |
|              | 201            | 4611 TRAVIS ST  | RODRIGUEZ EDUARDO               |
|              | 202            | 4611 TRAVIS ST  | DEULOFEUT RICHARD A & ZARIFE    |
|              | 203            | 4611 TRAVIS ST  | LEISER WILLIAM P                |
|              | 204            | 4611 TRAVIS ST  | ONE HAPPY HOME LLC              |
|              | 205            | 4611 TRAVIS ST  | GLASGOW ROBERT & LOIS           |
|              | 206            | 4425 TRAVIS ST  | 4425 TRAVIS LLC                 |
|              | 207            | 4425 TRAVIS ST  | 4425 TRAVIS LLC                 |
|              | 208            | 4425 TRAVIS ST  | 4425 TRAVIS LLC                 |
| O            | 210            | 4508 ABBOTT AVE | ZOLTAR PROPERTY GROUP LLC       |
| O            | 211            | 4508 ABBOTT AVE | MAHMALKIS REAL ESTATE & INV LLC |
| O            | 212            | 4508 ABBOTT AVE | CRAMER ROBERT W                 |
| O            | 213            | 4508 ABBOTT AVE | BENTLEY MAXINE S                |
| O            | 214            | 4508 ABBOTT AVE | MAHMALKIS REAL ESTATE &         |
| O            | 215            | 4508 ABBOTT AVE | BENTLEY MAXINE FAMILY TRUST     |
| O            | 216            | 4508 ABBOTT AVE | MAAS QUALITY BUILDERS LLC       |
| O            | 217            | 4508 ABBOTT AVE | MAHMALKIS REAL ESTATE & INV LLC |
| O            | 218            | 4508 ABBOTT AVE | BERKENKOTTER STEPHEN            |
| O            | 219            | 4508 ABBOTT AVE | CATES MARK L                    |
| O            | 220            | 4508 ABBOTT AVE | DUGAN ROBIN M                   |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                           |
|--------------|----------------|--------------------|----------------------------------------|
| O            | 221            | 4508 ABBOTT AVE    | HOWE ELLEN C                           |
| O            | 222            | 4508 ABBOTT AVE    | MOORE PEGGY LYNN                       |
| O            | 223            | 4508 ABBOTT AVE    | CHRISTENSEN 401K PSP                   |
| O            | 224            | 4510 ABBOTT AVE    | MORONEY MICHAEL WILHOIT                |
| O            | 225            | 4510 ABBOTT AVE    | SHREVEPORT GROUP LLC THE               |
| O            | 226            | 4510 ABBOTT AVE    | MAHMALKIS REAL ESTATE & INVESTMENT LLC |
| O            | 227            | 4510 ABBOTT AVE    | GOOD GREGORY &                         |
| O            | 228            | 4510 ABBOTT AVE    | IPENEMA INVESTMENTS LTF                |
| O            | 229            | 4510 ABBOTT AVE    | SNYDER MARC                            |
| O            | 230            | 4510 ABBOTT AVE    | VISCA PROPERTIES LLC                   |
| O            | 231            | 4510 ABBOTT AVE    | MAAS QUALITY BUILDERS LLC              |
| O            | 232            | 4510 ABBOTT AVE    | PASTOR ALBERTO &                       |
| O            | 233            | 4510 ABBOTT AVE    | PK RANCH FAMILY LLC                    |
| O            | 234            | 4510 ABBOTT AVE    | 4510 ABBOTT AVE LLC                    |
| O            | 235            | 4510 ABBOTT AVE    | MADISON AVE LLC                        |
| O            | 236            | 4510 ABBOTT AVE    | MEJIA ALEJANDRO & CLARA                |
| O            | 237            | 4510 ABBOTT AVE    | NAYAK MEENA PRASHANT                   |
| O            | 238            | 4510 ABBOTT AVE    | FISHMAN KIMBERLY R &                   |
| O            | 239            | 4510 ABBOTT AVE    | BROWN ROS H & SUSAN S                  |
| O            | 240            | 4510 ABBOTT AVE    | YEAGER CARSON BANKS                    |
| O            | 241            | 4510 ABBOTT AVE    | LEWIS DEBORAH BATE                     |
|              | 242            | 3400 ARMSTRONG AVE | HAM JOHN W                             |
|              | 243            | 3404 ARMSTRONG AVE | REGO DANIEL T                          |
|              | 244            | 3408 ARMSTRONG AVE | ASAFF HARL T                           |
|              | 245            | 3412 ARMSTRONG AVE | VANBUREN THEODORE BRUCE                |
|              | 246            | 4500 ABBOTT AVE    | CUNNINGHAM JOHN & LAURA                |
|              | 247            | 4614 ABBOTT AVE    | OUSELY JON S & JULIA L                 |
|              | 248            | 4616 ABBOTT AVE    | SHEPHERD PHILLIP EST OF                |
|              | 249            | 4618 ABBOTT AVE    | HOCHBERG CLAUDIA MERLE TR              |
|              | 250            | 4612 ABBOTT AVE    | BUCH JAMES M & SHERRY L                |
|              | 251            | 4622 ABBOTT AVE    | WILLIS WILLIAM P                       |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i>  | <i>Owner</i>                         |
|--------------|----------------|-----------------|--------------------------------------|
|              | 252            | 4624 ABBOTT AVE | BEIS MELANIE K                       |
|              | 253            | 4626 ABBOTT AVE | GIBBONS MOLLY JANE                   |
|              | 254            | 4620 ABBOTT AVE | PIKE WILLIAM R                       |
|              | 255            | 4704 ABBOTT AVE | RIES FAMILY TRUST                    |
|              | 256            | 4704 ABBOTT AVE | AVERETT DEANA BERNDT                 |
|              | 257            | 4704 ABBOTT AVE | HANSON KARL & SUSAN                  |
|              | 258            | 4704 ABBOTT AVE | PLOOF SCOTT A                        |
|              | 259            | 4704 ABBOTT AVE | KAP TRUST THE                        |
|              | 260            | 4704 ABBOTT AVE | BLACK WARREN M JR                    |
|              | 261            | 4704 ABBOTT AVE | BLACK LESLIE SUZANNE                 |
|              | 262            | 4704 ABBOTT AVE | KELIHER LESTER J N & MARGARET S C    |
|              | 263            | 4704 ABBOTT AVE | GUARDIAN ASSOCIATES LLC              |
|              | 264            | 4704 ABBOTT AVE | HECKLER ALAN B & CARIE M             |
|              | 265            | 4704 ABBOTT AVE | VAN ANNE LESLIE R                    |
|              | 266            | 4704 ABBOTT AVE | MAGIC ABBOTT LLC                     |
|              | 267            | 4704 ABBOTT AVE | ZOLTAR PROPERTY GROUP LLC            |
|              | 268            | 4704 ABBOTT AVE | SHEDLOSKEY MICHAEL F &               |
|              | 269            | 4704 ABBOTT AVE | HONEYMAN KAY                         |
|              | 270            | 4704 ABBOTT AVE | APNA COTTAGE LLC                     |
|              | 271            | 4704 ABBOTT AVE | SHAW HILARY G                        |
|              | 272            | 4704 ABBOTT AVE | BRIGHT BENJAMIN W &                  |
|              | 273            | 4704 ABBOTT AVE | MADISON AVENUE LLC                   |
|              | 274            | 4704 ABBOTT AVE | SHEDLOSKEY MICHAEL F & LIZABETTE D R |
|              | 275            | 4704 ABBOTT AVE | RIES FAMILY TRUST THE                |
|              | 276            | 4502 ABBOTT AVE | HEYER ROBERT & CAROLINE              |
|              | 277            | 4502 ABBOTT AVE | MARTIN RUBEN S III &                 |
|              | 278            | 4502 ABBOTT AVE | LOWELL CYM H & DALE L                |
|              | 279            | 4502 ABBOTT AVE | HUEY DOUGLAS & CINDY                 |
|              | 280            | 4502 ABBOTT AVE | BASS MAGDALENA                       |
|              | 281            | 4502 ABBOTT AVE | DOWLER DAVID L &                     |
|              | 282            | 4502 ABBOTT AVE | DIAL KARL G & KAREN M                |

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|--------------|----------------|-----------------|----------------------------------|
|              | 283            | 4502 ABBOTT AVE | PARKER WILLIAM DOUGLAS &         |
|              | 284            | 4502 ABBOTT AVE | SEYMOUR JOHN W & KATHY F         |
|              | 285            | 4502 ABBOTT AVE | CHESNUT DANIEL OLIVER & MARY LEE |
|              | 286            | 4502 ABBOTT AVE | LENOX MARILYN                    |
|              | 287            | 4502 ABBOTT AVE | BANDY MARY LEE FAMILY            |
|              | 288            | 4502 ABBOTT AVE | MAMARY BRUCE &                   |
|              | 289            | 4502 ABBOTT AVE | S&R MERIDIAN PROPERTIES LLC      |
|              | 290            | 4502 ABBOTT AVE | MANKODI RASHMI                   |
|              | 291            | 4502 ABBOTT AVE | BURGE STEVEN & LAURA             |
|              | 292            | 4502 ABBOTT AVE | MCDONALD MICHAEL J & STEPHANIE A |
|              | 293            | 4502 ABBOTT AVE | WEST GARNETT B &                 |
|              | 294            | 4502 ABBOTT AVE | LESSMANN WILLIAM R & MARY T      |
|              | 295            | 4502 ABBOTT AVE | ADAMS ROBERT B &                 |
|              | 296            | 4502 ABBOTT AVE | KARLOCK STOCK TRUST              |
|              | 297            | 4502 ABBOTT AVE | LITTLEJOHN JOHN J & SUSAN L      |
|              | 298            | 4502 ABBOTT AVE | SHAW ROBERT G & EKATERINI P      |
|              | 299            | 4502 ABBOTT AVE | ABBOTT AVENUE HOLDINGS II LLC    |
|              | 300            | 4502 ABBOTT AVE | WILLIAMS CLAYTON                 |
|              | 301            | 4502 ABBOTT AVE | ROCHELLE MICHAEL R & PATRICIA L  |
|              | 302            | 4502 ABBOTT AVE | HUTCHESON SARAH F                |
|              | 303            | 4502 ABBOTT AVE | MARLOW SARA REVOCABLE TRUST &    |
|              | 304            | 4502 ABBOTT AVE | FATIMA LLC                       |
|              | 305            | 4502 ABBOTT AVE | RINGLE BRETT A                   |
|              | 306            | 4502 ABBOTT AVE | CLARK MEG                        |
|              | 307            | 4502 ABBOTT AVE | REDMOND JOE & KYM                |
|              | 308            | 4502 ABBOTT AVE | MJ FOWLER REAL ESTATE LP         |
|              | 309            | 4502 ABBOTT AVE | LEONARD LARRY & NANCY            |
|              | 310            | 4502 ABBOTT AVE | CHRISTOPHER GREG & ANGELA        |
|              | 311            | 4502 ABBOTT AVE | SIMPSON JAMES R & CORIN N        |
|              | 312            | 4502 ABBOTT AVE | LENHART JILL TRUST               |
|              | 313            | 4502 ABBOTT AVE | AYERS CHRISTOPHER L LIVING TRUST |

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|--------------|----------------|---------------------|-------------------------------|
|              | 314            | 4502 ABBOTT AVE     | STEPHENS JANIE M              |
| O            | 315            | 4514 ABBOTT AVE     | LUCY I LLC                    |
| O            | 316            | 4514 ABBOTT AVE     | SINGH POOJA                   |
|              | 317            | 4608 ABBOTT AVE     | APPLBAUM LIVING TRUST         |
|              | 318            | 4608 ABBOTT AVE     | BROGDON QUENTIN DERRIK        |
|              | 319            | 4608 ABBOTT AVE     | LDY INVESTMENTS LLC           |
|              | 320            | 4608 ABBOTT AVE     | SCHROEPFER GERARD F & MARY    |
|              | 321            | 4608 ABBOTT AVE     | BAUDER FAMILY HOLDINGS LLC    |
|              | 322            | 4608 ABBOTT AVE     | HUNT MILES MCLEAN             |
|              | 323            | 4608 ABBOTT AVE     | AVREA DARREN &                |
|              | 324            | 4608 ABBOTT AVE     | ROGERS MICHAEL & MARY         |
|              | 325            | 4608 ABBOTT AVE     | LUSKIN DONALD LEE &           |
|              | 326            | 4608 ABBOTT AVE     | TERRY JEFFREY &               |
|              | 327            | 4608 ABBOTT AVE     | DYKEMAN WILLIAM S &           |
|              | 328            | 4608 ABBOTT AVE     | WILLIAMS TARA D               |
|              | 329            | 4608 ABBOTT AVE     | YAMAZAKI SHIN & NOBUKO        |
|              | 330            | 4608 ABBOTT AVE     | JFA TRUST THE                 |
|              | 331            | 4608 ABBOTT AVE     | STRAUSS TYLER                 |
|              | 332            | 4608 ABBOTT AVE     | 4608 116 ABBOTT AVE REVOCABLE |
|              | 333            | 4608 ABBOTT AVE     | MARCHANT ELIZABETH LAUREN     |
|              | 334            | 4608 ABBOTT AVE     | KAESKE MICHAEL L JR           |
|              | 335            | 4608 ABBOTT AVE     | MODOFF FAMILY REVOCABLE TRUST |
|              | 336            | 4608 ABBOTT AVE     | PEDIGO K LAWSON               |
|              | 337            | 4608 ABBOTT AVE     | GORELIK ALINA &               |
|              | 338            | 4608 ABBOTT AVE     | MONSALVE MIGUEL A             |
|              | 339            | 4608 ABBOTT AVE     | BAUDENDISTEL MICHAEL &        |
|              | 340            | 4608 ABBOTT AVE     | CASTELLI KIM                  |
|              | 341            | 4608 ABBOTT AVE     | LBKGST PROPERTIES LLC         |
|              | 342            | 4608 ABBOTT AVE     | GIDDENS J BRADY & JILL L      |
| O            | A1             | 4514 ABBOTT AVE     | LUCY I LLC                    |
| O            | A2             | 4411 BUENA VISTA ST | Taxpayer at                   |

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|--------------|----------------|---------------------|-----------------------------------------|
| O            | A3             | 4431 TRAVIS ST      | IPENEMA INVESTMENTS LTD                 |
| O            | A4             | 4432 BUENA VISTA ST | IPENEMA INVESTMENTS LTF                 |
| O            | A5             | 4524 COLE AVE       | Taxpayer at                             |
| O            | A6             | 4439 TRAVIS ST      | MOORE BRADY S                           |
| O            | A7             | 4423 COLE AVE       | BERRYSET II UPTOWN                      |
| O            | A8             | 4514 COLE AVE       | EOSII AT HIGHLAND PARK PLACE LLC        |
| O            | A9             | 4507 TRAVIS ST      | KD TRAVIS BLOCK HOLDCO LLC              |
| O            | A10            | 4511 TRAVIS ST      | KD TRAVIS BLOCK HOLDCO LLC              |
| O            | A11            | 4513 TRAVIS ST      | KD TRAVIS BLOCK HOLDCO LLC              |
| O            | A12            | 4527 TRAVIS ST      | KD TRAVIS BLOCK HOLDCO LLC              |
| O            | A13            | 4531 TRAVIS ST      | KD TRAVIS BLOCK HOLDCO LLC              |
| O            | A14            | 4535 TRAVIS ST      | KD TRAVIS BLOCK HOLDCO LLC              |
| O            | A15            | 3311 KNOX ST        | KD TRAVIS BLOCK HOLDCO LLC              |
| O            | A16            | 4500 BUENA VISTA ST | KD BV BLOCK HOLDCO LLC                  |
| O            | A17            | 4510 BUENA VISTA ST | KD BV BLOCK HOLDCO LLC                  |
| O            | A18            | 4524 BUENA VISTA ST | KD BV BLOCK HOLDCO LLC                  |
| O            | A19            | 4528 BUENA VISTA ST | KD BV BLOCK HOLDCO LLC                  |
| O            | A20            | 4530 BUENA VISTA ST | KD BV BLOCK HOLDCO LLC                  |
| O            | A21            | 4508 ABBOTT AVE     | MAHMALKIS REAL ESTATE & INVESTMENTS LLC |