

FILE NUMBER: Z201-331(RM) **DATE FILED:** August 26, 2021
LOCATION: West corner of South Riverfront Boulevard and Dearborn Street
COUNCIL DISTRICT: 2
SIZE OF REQUEST: Approx. 2.31 acres **CENSUS TRACT:** 0204.00

REPRESENTATIVE: Rob Daake, Daake Law

OWNER/APPLICANT: Riverfront/Dearborn Partners LLC

REQUEST: An application for 1) a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District; and 2) the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to parking to redevelop the site with multifamily and a child-care facility.

CPC RECOMMENDATION: Approval of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a development plan and conditions; and approval of the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall.

STAFF RECOMMENDATION: Approval of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a development plan and conditions; and approval of the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall.

PD No. 784: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20784.pdf>

PD No. 784 Exhibits: <https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

BACKGROUND INFORMATION:

- The area of request is currently within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District. The site is developed with a commercial amusement (inside) limited to a Class A dance hall, which is permitted by Specific Use Permit No. 1484.
- The applicant proposes to redevelop the site with a multifamily structure with a majority affordable units. The proposal also includes an on-site child-care facility within the proposed multifamily structure.
- To accomplish this, the applicant requests a new subdistrict within the Cedars West Subarea to utilize parking reductions for mixed income housing with transit proximity from Sec. 51A-4.1100.
- The request also includes the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall. This SUP does not apply to the applicant’s proposed redevelopment of the site.

Zoning History:

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

1. **Z178-265:** On October 24, 2018, City Council approved a new subdistrict to allow additional retail and personal service uses on property zoned Blocks 12 and 13 within Planned Development District No. 800 on the southwest line of South Riverfront Boulevard, between Dearborn Street and Corinth Street.
2. **Z201-337:** On September 4, 2021, an application for a Planned Development District for WMU-12 Walkable Urban Mixed Use District uses on property within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, at the northeast corner of South Riverfront Boulevard and Corinth Street was received by staff.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Riverfront Boulevard	Principal Arterial	130 feet
Dearborn Street	Local Street	-

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 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 1.1.2 Focus on Southern Sector development opportunities.

1.1.2.4 Target economic development opportunities to the Southern Sector, especially to improve access to jobs or housing choices.

Policy 1.1.3 Build a dynamic and expanded Downtown.

1.1.3.4 Strengthen connections between Downtown, the Trinity River Corridor, and adjacent neighborhoods.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

1.1.4.1 Maximize development opportunities around DART stations.

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.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

2.2.1.4 Support new residential and commercial developments that strengthen connections between the Trinity River Corridor and Downtown and the surrounding urban core neighborhoods.

Policy 2.2.2 Maximize development opportunities around DART stations.

NEIGHBORHOOD PLUS

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

GOAL 6.3 Align planning, funding, and community investments within a quarter mile of DART stations to promote transit-oriented development.

Area Plans:

Trinity River Corridor Comprehensive Land Use Study

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009.

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River

- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City’s urban form to increase the appeal of urban life

The request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study, which envisions higher density, mixed-use development with a focus on the Trinity River.

The 360 Plan

The 360 Plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The plan includes recommendations for West Dallas and emphasizes connections between Downtown and West Dallas, recommending strategies for improved pedestrian and bike connections to the Trinity River, as well as multimodal improvements to District Connectors such as Singleton, Commerce, Sylvan, and Beckley, and recognizes that new development should be sensitive to West Dallas history, preserving culturally rich areas like La Bajada and supporting long-term residents through the preservation and enhancement of historic, diverse neighborhoods.

The request is consistent with the 360 Plan, which envisions this area as appropriate for high density, mixed use development.

Land Use:

	Zoning	Land Use
Site	Cedars West Subarea of PD No. 784, with SUP 1984	Commercial amusement (inside) limited to a Class A dance hall
Northeast	Cedars West Subarea of PD No. 784	Vehicle display, sales, and service
Southeast	Cedars West Subarea of PD No. 784	Recycling buy-back center
Southwest	Cedars West Subarea of PD No. 784	Undeveloped
Northwest	Subdistrict No. 1 within the Cedars West Subarea of PD No. 784, with SUP 1953	General merchandise of food store 3,500 square feet or less, motor vehicle fueling station, restaurant with drive-in or drive-through service

Land Use Compatibility:

The area of request is currently surrounded by a mix of non-residential uses including vehicle display, sales, and service; recycling buy-back center; general merchandise or food store 3,500 square feet or less; motor vehicle fueling station; and restaurant with drive-in or drive-through service. Staff finds the applicant’s proposal compatible with these surrounding uses.

With this request, the applicant proposes to create a new subdistrict within the Cedars West Subarea of PD No. 784 to redevelop the site with a multifamily project that will include a majority affordable units. The applicant has indicated their proposal is able to comply with all the form district regulations of PD No. 784, with the exception of parking.

PD No. 784 was initially adopted on September 24, 2008 with the intent of providing form district regulations for the Trinity River Corridor. However, the parking regulations in PD No. 784 largely default to the standard parking requirements in Sec. 51A-4.200. Through the proposed subdistrict, they propose to apply the parking reductions for mixed income housing with transit proximity from Sec. 51A-4.1100. A detailed analysis of existing and proposed parking conditions is provided in the parking section below.

Staff supports the request because it will facilitate the development of high density, affordable housing in an area well served by public transportation. Furthermore, the request is compliant with the goals and policies of multiple area plans, which envisions this area as appropriate for high density, mixed use development.

Landscaping:

The applicant does not propose to modify the existing landscaping conditions of PD No. 784, and will be provided accordingly.

Parking:

The table below outlines the parking that would be required under the current zoning, which only allows the standard parking ratios in Sec. 51A-4.200. Under this section, multifamily is required to provide one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

No additional parking is required for accessory uses that are limited principally to residents. This would include the community use proposed by the applicant because these services will only be provided to residents. Lastly, the child-care facility use would require one space per 500 square feet of floor area.

The standard parking ratios would require a total of 380 spaces, 140 more than the 240 spaces proposed by the applicant.

Use	Unit Type	# of Units	4.200	# of Spaces
Multifamily	1BR	90	1/1BR	90
	2BR	90	2/2BR	180
	3BR	20	3/3BR	60
		200		330
Guest parking				50(a)
Community use (3,249 sf)				0(b)
Child-care facility (4,219 sf)				8
Total spaces required				380
Total spaces provided				240
Difference				-140

- (a) Guest parking required if required parking restricted to resident use only
- (b) No additional parking is required for accessory uses that are limited principally to residents

The next table below outlines the parking required if the reduction for mixed income housing with transit proximity is applied to the site. The child-care facility would still be subject to the standard parking ratio. However, all multifamily units would be required to provide one space per dwelling unit, with at least 15 percent of the required parking available for guest parking. The community use would still not trigger any parking because it would be limited to residents.

This scenario would require a total of 208 spaces, 32 less than the 240 spaces proposed by the applicant.

Use	Unit Type	# of Units	4.1100	# of Spaces
Multifamily	1BR	90	1/1BR	90
	2BR	90	1/2BR	90
	3BR	20	1/3BR	20
		200		200
Guest parking				(a)
Community use (3,249 sf)				0(c)
Child-care facility (4,219 sf)				8
Total spaces required				208
Total spaces provided				240
Difference				32

- (a) At least 15% of the required parking must be available for guest parking
- (b) Guest parking required if required parking restricted to resident use only
- (c) No additional parking is required for accessory uses that are limited principally to residents

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA *cluster*, nor are any of the surrounding properties in the immediate vicinity of the site. The overall area is currently within an “E” MVA *area*.

DELETED

Z201-331(RM)

List of Officers

Riverfront/Dearborn Partners LLC

Salem Rashid, Manager

DELETED

**CPC ACTION
MARCH 24, 2022**

Motion: It was moved to recommend 1) **approval** of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a development plan and conditions with the following changes: 1) In Section 51P-784.203(o)(2), add the following language to obtain the off-street parking development bonus - “and the property must provide access to a public or privately run year-round transit services. This program may include vouchers, establishment of an additional transit stop in coordination with DART, rideshare, or shuttle service to defined locations at regular intervals. This obligation shall expire upon the establishment of a permanent rail, transit or similar mobility stop within a quarter mile walking distance of the site as measured from the public entrance.” and 2) In Section 51P-784.110, “Environmental Performance Standards,” add the following condition: “In the new subdistrict only, housing units located within 1,000 feet of a freeway must include standards for noise abatement and control through site orientation or building construction to achieve interior auditory environment to not exceed a day-night average sound level of 45 decibels through measures which may include: site orientation or layout for building to serve as a noise shield; integration of a buffer, barrier, or open space or other site layout measures; building layout to consider location of exterior balconies and terraces to mitigate noise introduction into the building; exterior wall assemblies to include sound attenuation measures through wall construction and detailing; and exterior door and window specifications and detailing to include measures such as fully insulated and sealed perimeters.”; and 2) **approval** of the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall at the west corner of South Riverfront Boulevard and Dearborn Street.

Maker: Hampton
Second: Shidid
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

Notices: Area: 500 Mailed: 101
Replies: For: 0 Against: 0

Speakers: For: Saul Ramirez, 1847 K Street NW, Washington DC, 20006
Rob Daake, 5004 Falcon Hollow Rd., McKinney, TX, 75072
Greg Duncan, 3501 Rosedale Ave., University Park, TX, 75205

Z201-331(RM)

For (Did not speak): Eli Borek, 1875 K Street NW, Washington DC, 20006
Michael Patton, 1984 Isaac Newton Square West, Reston, VA, 20190
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142

Against: None

Staff: Pam Thompson, Housing Strategy Manager, Housing & Neighborhood

Revitalization

DELETED

**CPC ACTION
FEBRUARY 17, 2022**

Motion: In considering an application for 1) a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District; and 2) the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall at the west corner of South Riverfront Boulevard and Dearborn Street, it was moved to **hold** this case under advisement until March 24, 2022.

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

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

Against: 0
Absent: 0
Vacancy: 1 - District 9

Notices: Area: 500 Mailed: 101
Replies: For: 0 Against: 0

Speakers: For: Rob Daake, 5004 Falcon Hollow Rd., McKinney, TX, 75072
Christ Lambeth, 8637 County Road 148, Kaufman, TX, 75142
For (Did not speak): Susan Griffin, 1212 S. Riverfront Blvd., Dallas, TX, 75207
Greg Duncan, 1212 S. Riverfront Blvd., Dallas, TX, 75207

Against: None

CPC RECOMMENDED CONDITIONS

SEC. 51P-784.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) Except as provided in this section, see Article VI.

(b) In the Cedars West Subdistrict No. __, housing units located within 1,000 feet of a freeway must include standards for noise abatement and control through site orientation or building construction to achieve interior auditory environment to not exceed a day-night average sound level of 45 decibels through measures which may include:

- Site orientation or layout for building to serve as a noise shield;
- Integration of a buffer, barrier, or open space or other site layout measures;
- Building layout to consider location of exterior balconies and terraces to mitigate noise introduction into the building;
- Exterior wall assemblies to include sound attenuation measures through wall construction and detailing; or
- Exterior door and window specifications and detailing to include measures such as fully insulated and sealed perimeters.

SEC. 51P-784.203. URBAN VILLAGE FORM DISTRICT REGULATIONS.

(m) Off-street parking and loading.

(1) In general.

(A) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. If there is a conflict between this section and Division 51A-4.200, this section controls.

(i) Bail bonds office. One space for every 333 square feet of floor area.

(ii) Massage establishment. One space for every 200 square feet of floor area.

(B) Development bonus. If compliant with SEC. 51P-784.203(o), a minimum of one off-street parking space per dwelling unit is required for multifamily or retirement housing uses in the Cedars West Subdistrict No. __. At least 15 percent of the required parking must be available for guest parking.

(o) Development bonuses for mixed income housing in the Cedars West Subdistrict No. __.

(1) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section 51P-784.203(m)(1)(B).

(2) The off-street parking development bonus set forth in Section 51P-784.203(m)(1)(B) applies if a minimum of 15 percent of the total number of dwelling units are available to households earning between 51 and 60 percent of AMFI, the provisions of Section 51P-784.203 are met, and the property must provide access to a public or privately run year-round transit services. This program may include vouchers, establishment of an additional transit stop in coordination with DART, rideshare, or shuttle service to defined locations at regular intervals. This obligation shall expire upon the establishment of a permanent rail, transit or similar mobility stop within a quarter mile walking distance of the site as measured from the public entrance.

(3) Design standards. Compliance with 51A-4.1107 is not required.

SEC. 51P-784.302. CREATION OF SUBAREAS.

(a) Subareas are geographic areas within the district. The form district regulations are applied to the subareas.

(b) The following subareas are incorporated into the Trinity River Special Purpose District (See Illustration 302A):

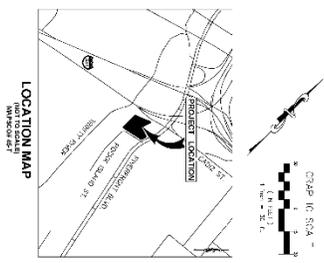
- (1) Mixmaster Riverfront Subarea.
 - (A) Mixmaster Riverfront Subarea Tract 1 (Able Pump Station).
 - (B) Mixmaster Riverfront Subarea Tract 2.
- (2) Cedars West Subarea.
 - (A) Cedars West Subdistrict No. 1.
 - (B) Cedars West Subdistrict No. 2.
 - (C) Cedars West Subdistrict No. 3.

CPC RECOMMENDED DEVELOPMENT PLAN



Lot #	Direction	Length	Area
1	S61° 17' 18" W	73.42	1,024.11
2	S33° 15' 22" W	102.71	1,024.11
4	N63° 12' 48" E	220.02	1,024.11
5	S28° 17' 45" E	36.11	1,024.11

Curve #	Chord	Radius	Length	Chord Bearing	Chord Elevation
C1	607.45 0° 0'	865.22	24.28	S28° 17' 45" E	122.44
C2	602.25 101° 12'	523.22	34.13	N46° 08' 45" W	303.25
C3	603.58 57° 22'	221.02	15.28	N27° 41' 28" E	122.44



PRELIMINARY

THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF DALLAS RESERVES THE RIGHT TO REVISIONS TO THIS PLAN AT ANY TIME WITHOUT NOTICE. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS PLAN. THE CITY OF DALLAS IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS PLAN.

REVISIONS

NO.	DATE	DESCRIPTION	BY

URBAN STRUCTURE

1027 S. RIVERFRONT BOULEVARD
DALLAS, TEXAS 75215
314.467.2200
www.urbanstructure.com

DEVELOPMENT PLAN

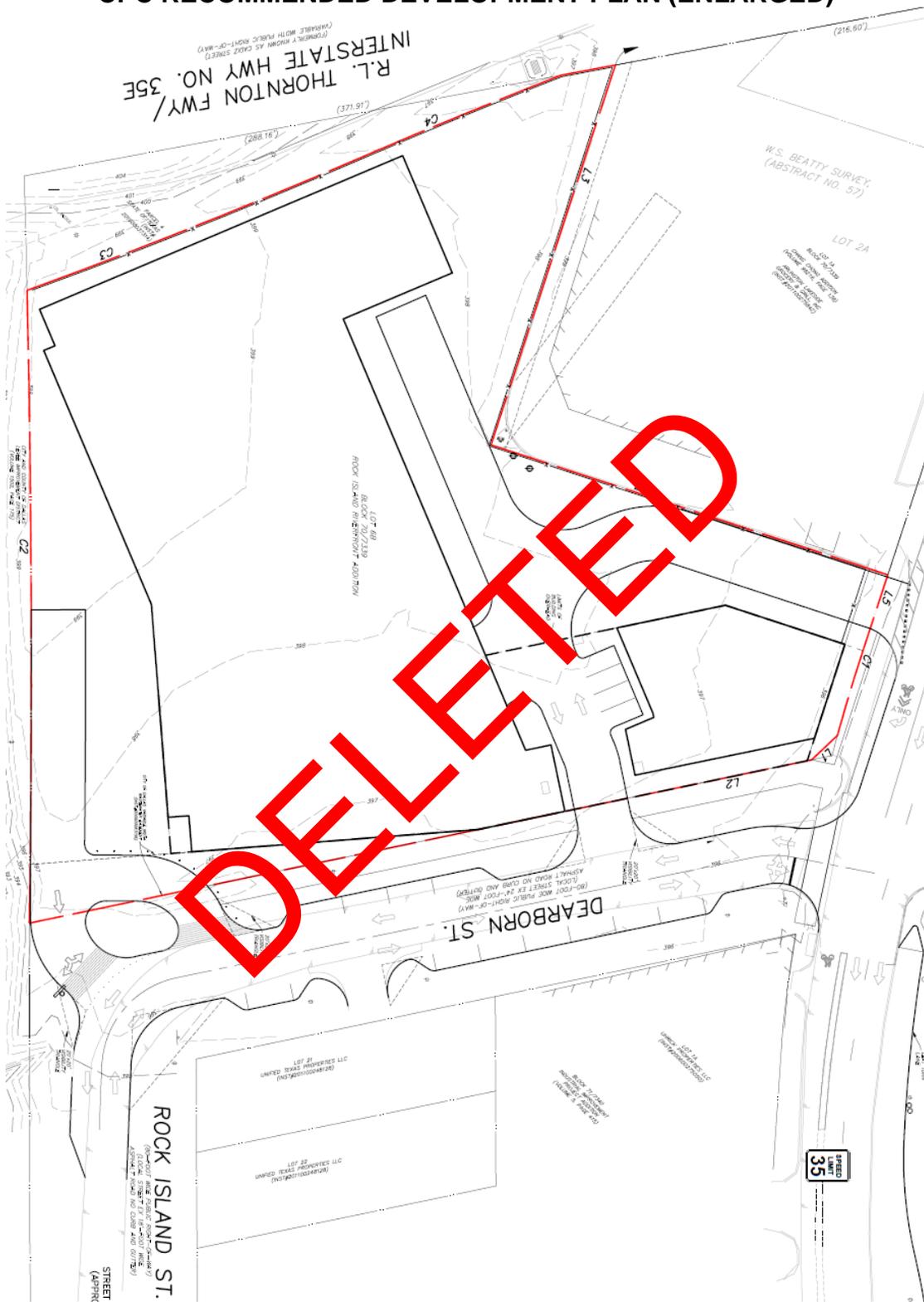
ROCK ISLAND RIVERFRONT ADDITION
LOT 188 BLOCK 707239

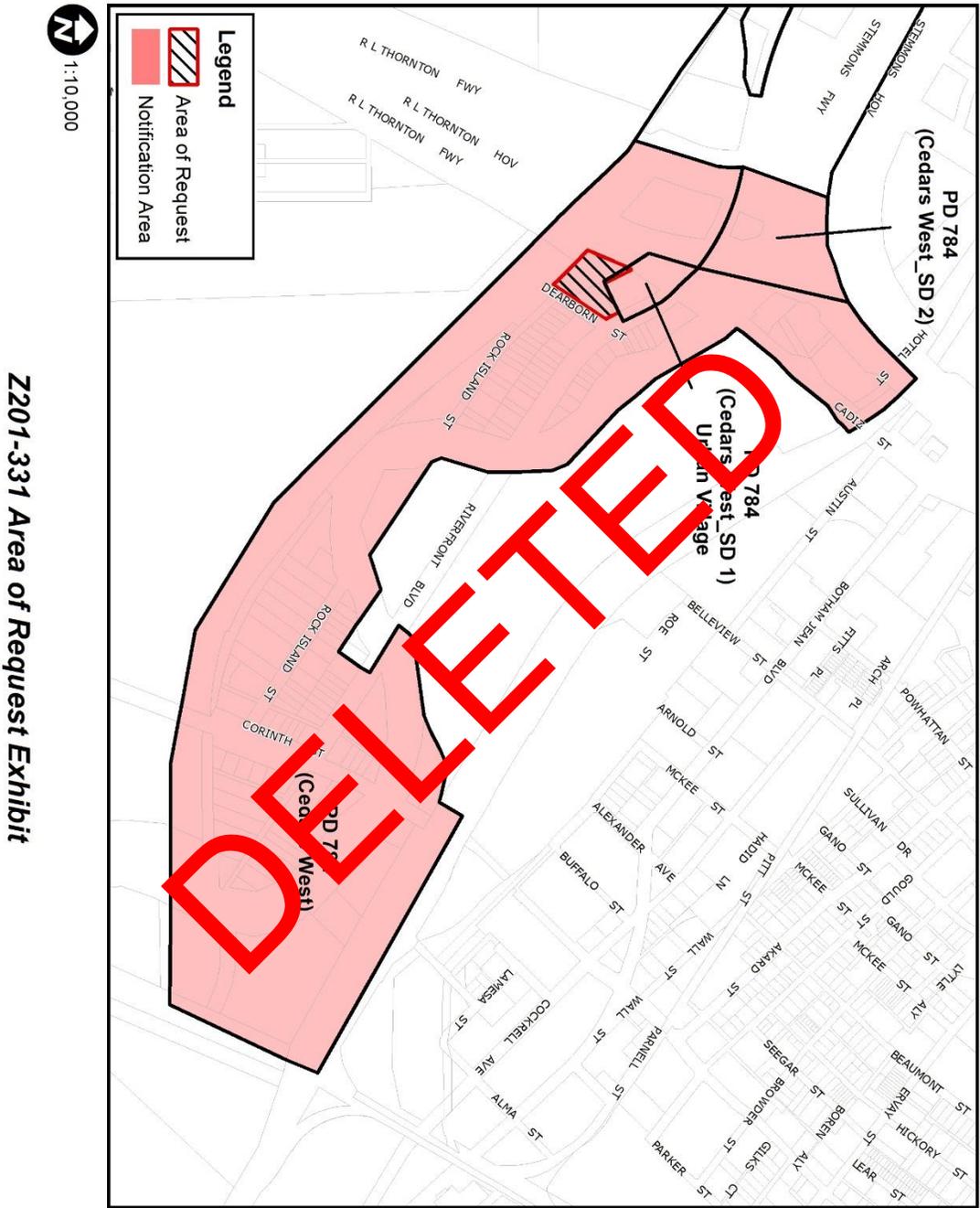
1027 S. RIVERFRONT BOULEVARD
CITY OF DALLAS DALLAS COUNTY, TEXAS

DATE: 08/11/2011
SCALE: 1" = 10'-0"

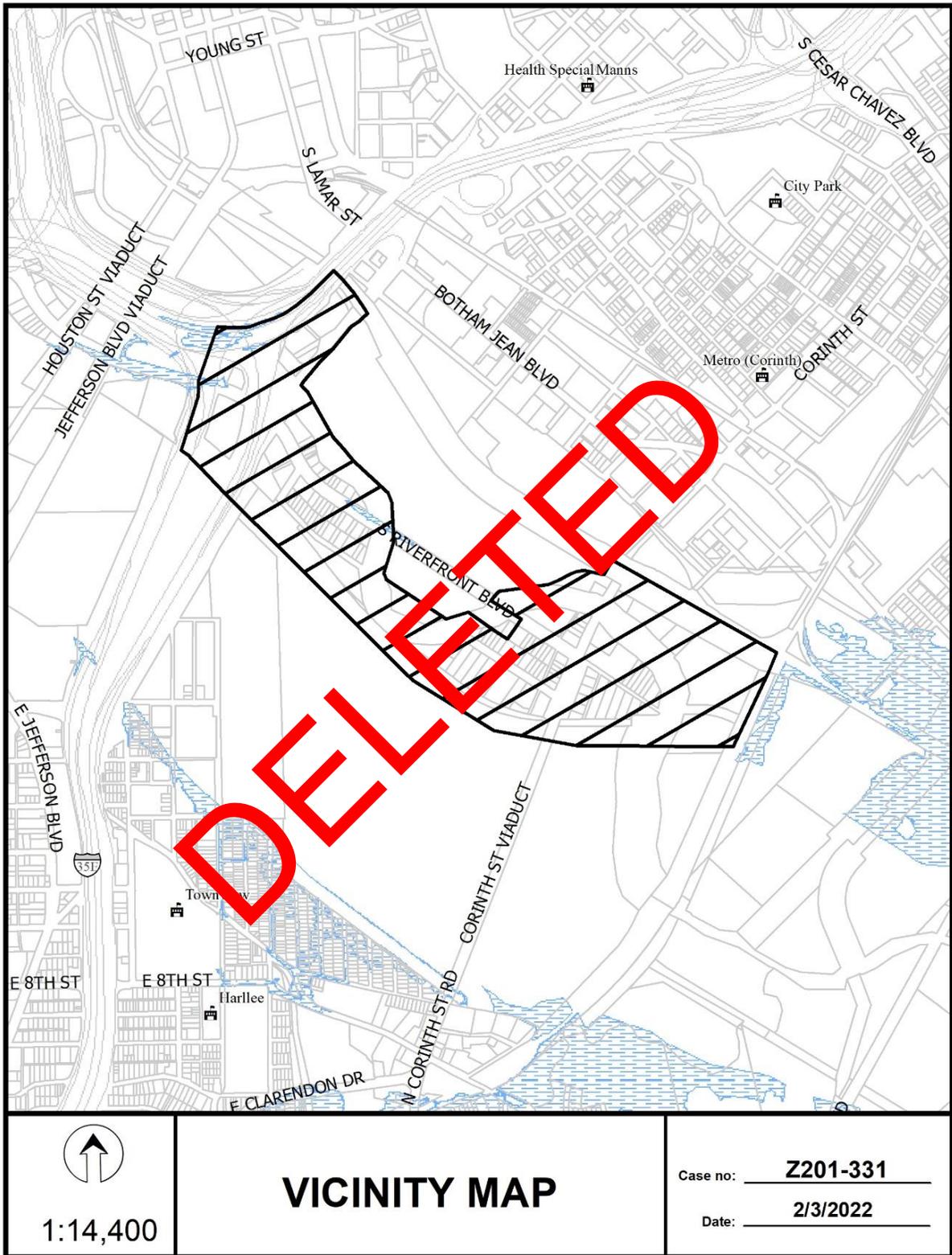
DEB MAP 2011 XXXX ###

CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)





Z201-331 Area of Request Exhibit



1:14,400

VICINITY MAP

Case no: Z201-331

Date: 2/3/2022

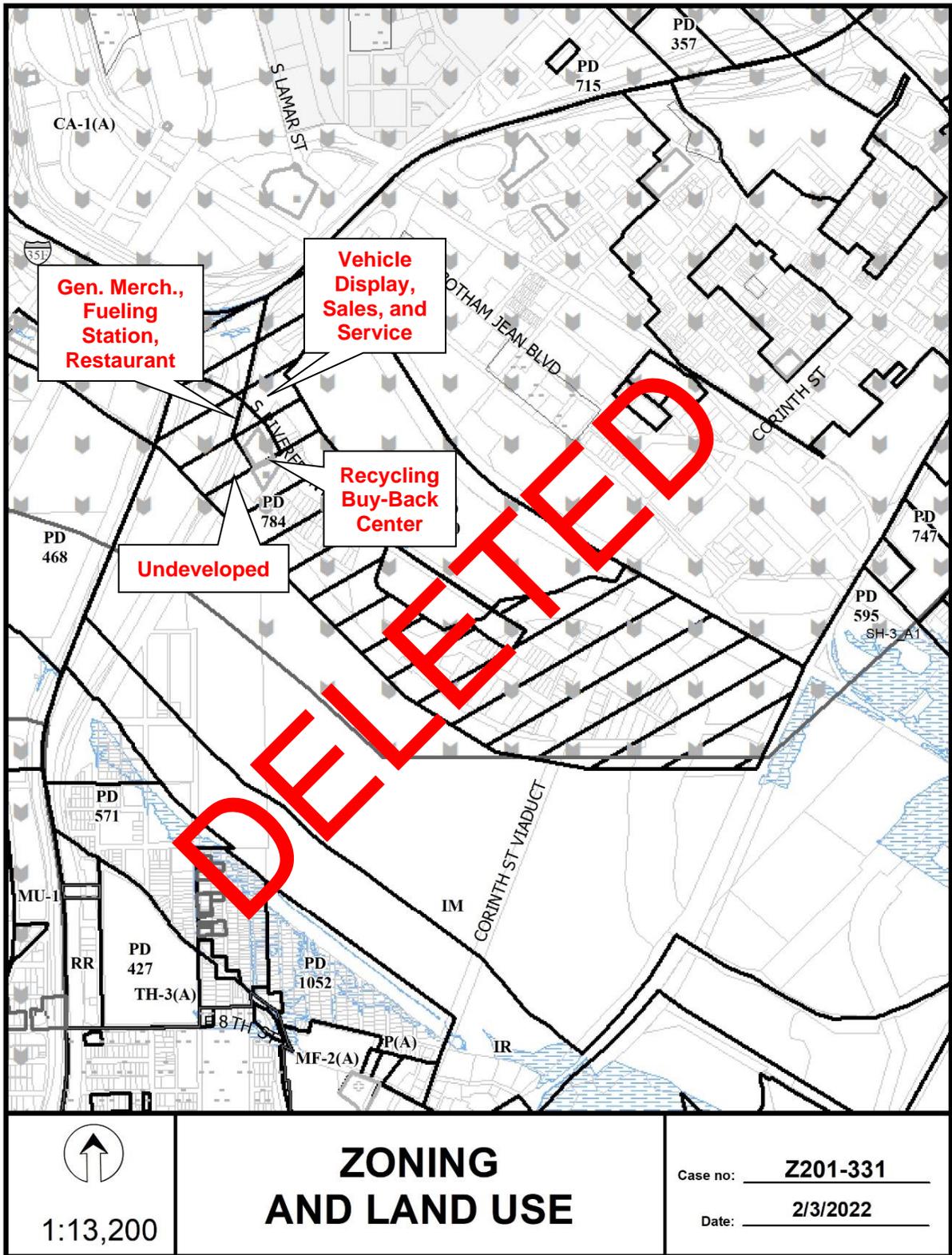


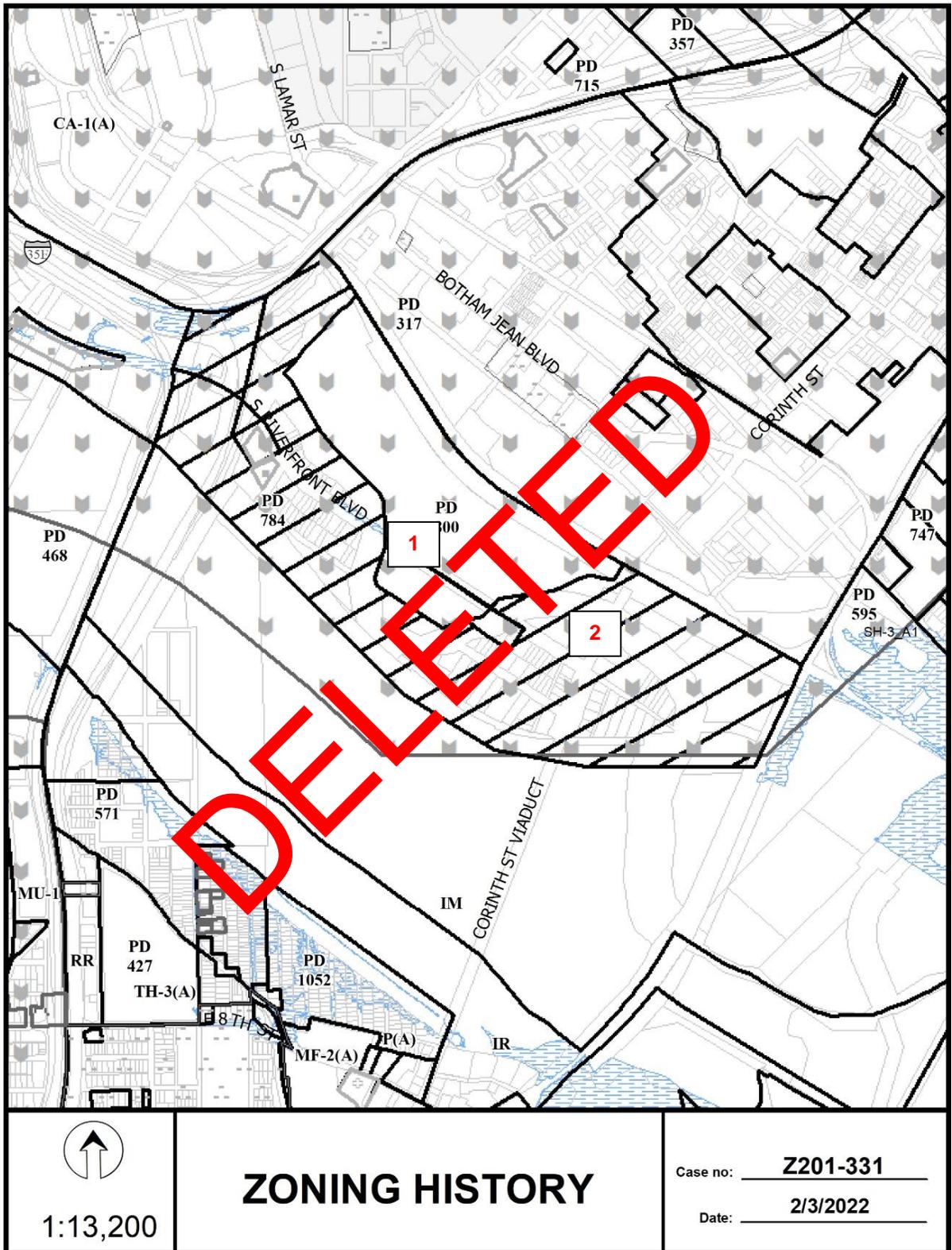
1:13,200

AERIAL MAP

Case no: Z201-331

Date: 2/3/2022





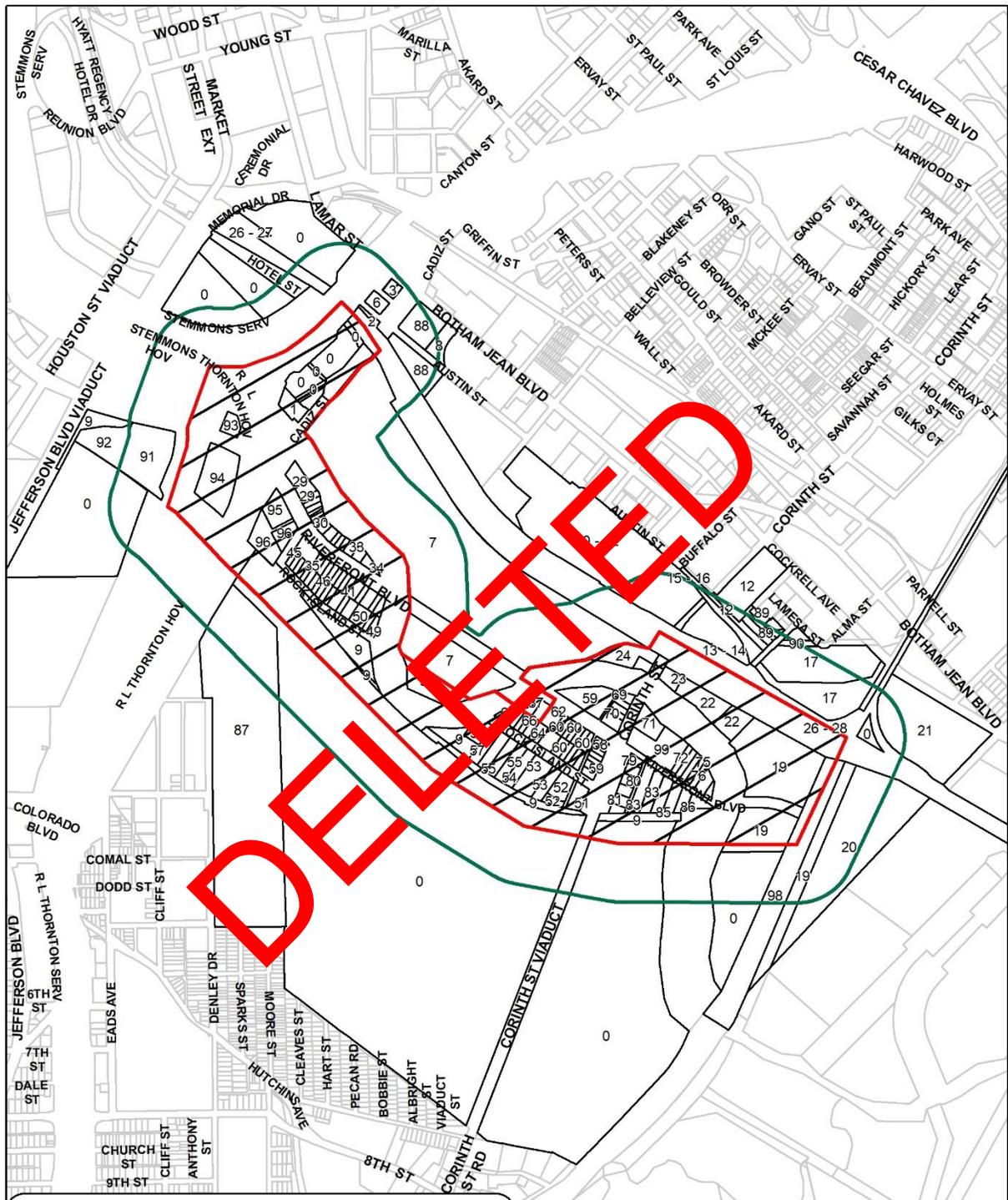


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 2/3/2022



101	Property Owners Notified (181 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
3/24/2022	Date

Z201 - 331
CPC



1:13,200

03/23/2022

Reply List of Property Owners**Z201-331****101 Property Owners Notified
Owners Opposed****0 Property Owners in Favor****0 Property**

Reply	Label #	Address	Owner
1	327	CADIZ ST	SHERO INDUSTRIAL PPTIES LP
2	905	S AUSTIN ST	DALLAS TERM RY & UN DEPOT
3	971	BOTHAM JEAN BLVD	CCH LAMAR PARTNERS I LP
4	969	BOTHAM JEAN BLVD	LIM SCOTT
5	967	BOTHAM JEAN BLVD	LADYS ZELMA WARNER
6	969	TERMINAL ST	Texpav at
7	318	CADIZ ST	TEXAS CENTRAL REAL ESTATE
8	1111	BOTHAM JEAN BLVD	DESIGN & PRODUCTION INC
9	1415	S RIVERFRONT BLVD	DALLAS COUNTY FLOOD
10	702	BELLEVIEW ST	DALLAS TERM RY & UN DEPOT
11	1803	WALK ST	BLACKSTONE MINERALS
12	2121	COCKRELL AVE	1600 ROE STREET LLC
13	2125	N AUSTIN ST	DALLAS TERM RY & UN DEPOT
14	1900	S AUSTIN ST	1600 ROE STREET LLC
15	7010	HENNING AVE	DALLAS TERM RY & UN DEPOT
16	7010	HENNING ST	1600 ROE STREET LLC
17	710	HENNING AVE	Dallas ISD
18	800	HENNING AVE	TWIN G 2 LLC
19	2205	S RIVERFRONT BLVD	ONCOR ELECRC DELIVERY COMPANY
20	1005	FOREST AVE	BROWN FOREST PPTY INC
21	2601	COCKRELL AVE	WILLOW DISTRIBUTORS INC
22	505	CORINTH ST	TXI OPERATIONS LP
23	520	CORINTH ST	TEXAS CENTRAL RAILROAD &
24	503	CORINTH ST	TEASLEY DOLORES LIFE ESTATE
25	501	CORINTH ST	TES SAM & KATHERINE MAO
26	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO

03/23/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9999	NO NAME ST	UNION PACIFIC RR CO
28	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
29	1006	S RIVERFRONT BLVD	CADIZ RIVERFRONT LAND
30	1008	S RIVERFRONT BLVD	Taxpayer at
31	1010	S RIVERFRONT BLVD	Taxpayer at
32	1018	S RIVERFRONT BLVD	CADIZ RIVERFRONT LAND HOLDINGS
33	1208	S RIVERFRONT BLVD	1212 SOUTH RIVERFRONT BLVD
34	1222	S RIVERFRONT BLVD	DOAN MISTY
35	1119	S RIVERFRONT BLVD	HURT & MARDIE INC
36	1121	S RIVERFRONT BLVD	UHRBECK PTIES LLC
37	1203	S RIVERFRONT BLVD	THREE RIVERFRONT PPTIES LP
38	1207	S RIVERFRONT BLVD	MANUJETA SILVERIO
39	1209	S RIVERFRONT BLVD	SEGU RUSOM T
40	1211	S RIVERFRONT BLVD	Taxpayer at
41	1213	S RIVERFRONT BLVD	FC RIVERFRONT LLC
42	1219	S RIVERFRONT BLVD	1219 S INDUSTRIAL LLC
43	1223	S RIVERFRONT BLVD	Taxpayer at
44	1227	S RIVERFRONT BLVD	BJS REAL ESTATE
45	1100	ROCK ISLAND ST	UNIFIED TEXAS PROPERTIES LLC
46	1130	ROCK ISLAND ST	1130 ROCK ISLAND LLC
47	1210	ROCK ISLAND ST	Taxpayer at
48	1214	ROCK ISLAND ST	Taxpayer at
49	1216	ROCK ISLAND ST	BJS REAL ESTATE LLC
50	1228	ROCK ISLAND ST	Taxpayer at
51	103	CORINTH ST	Taxpayer at
52	2017	ROCK ISLAND ST	HTB CASINO HOLDINGS LLC
53	2003	ROCK ISLAND ST	HTB GAMING & SLOTS LLC
54	1903	ROCK ISLAND ST	HARGROVE JOHN INVESTMENTS
55	1815	ROCK ISLAND ST	HTB CASINO HOLDINGS LLC
56	1811	ROCK ISLAND ST	ROSEBUD HOLDINGS LLC
57	1809	ROCK ISLAND ST	BUCKLEY OIL CO

03/23/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2017	S RIVERFRONT BLVD	RBB INDUSTRIAL LLC
59	149	CORINTH ST	BISHOP INDUSTRIAL PROPERTIES
60	2011	S RIVERFRONT BLVD	HML HOLDINGS LLC
61	2003	S RIVERFRONT BLVD	HML HOLDINGS LLC
62	1919	S RIVERFRONT BLVD	Taxpayer at
63	2006	ROCK ISLAND ST	Taxpayer at
64	1908	ROCK ISLAND ST	HML HOLDINGS LLC
65	1824	ROCK ISLAND ST	SHERARD SCOTT THOMAS
66	1820	ROCK ISLAND ST	SHERARD SCOTT THOMAS
67	1808	ROCK ISLAND ST	HML HOLDINGS LLC
68	1800	ROCK ISLAND ST	ROCKALONG LLC
69	201	CORINTH ST	WHITELOCK PROPERTIES LLC
70	401	CORINTH ST	Taxpayer at
71	418	CORINTH ST	MAHANTRAJ DT LLC
72	2202	S RIVERFRONT BLVD	Taxpayer at
73	2206	S RIVERFRONT BLVD	Taxpayer at
74	2210	S RIVERFRONT BLVD	Taxpayer at
75	2214	S RIVERFRONT BLVD	Taxpayer at
76	2218	S RIVERFRONT BLVD	Taxpayer at
77	2222	S RIVERFRONT BLVD	Taxpayer at
78	2224	S RIVERFRONT BLVD	2224 S RIVERFRONT LLC
79	2101	S RIVERFRONT BLVD	NGUYEN RANDY DAC &
80	132	CORINTH ST	BISHOP ENGINE REPLACEMENT
81	112	CORINTH ST	BISHOP ENGINE REPLACEMENT
82	106	CORINTH ST	BISHOP ENGINE REPLACEMENT
83	2205	S RIVERFRONT BLVD	OWENS SANDRA
84	2209	S RIVERFRONT BLVD	ATLAS IRON & METAL
85	2215	S RIVERFRONT BLVD	EISENBERG JOE ETAL
86	2221	S RIVERFRONT BLVD	ATLAS IRON & METAL
87	101	CADIZ ST	CITY & COUNTY LEVEE
88	1005	BOTHAM JEAN BLVD	CCH ALAMO LP

03/23/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	812 MONTGOMERY ST	TWIN G 2 LLC
	90	2320 LAMESA ST	EVERGREEN PLAZA PARTNERS LLC
	91	801 S RIVERFRONT BLVD	Taxpayer at
	92	701 S RIVERFRONT BLVD	Taxpayer at
	93	908 S RIVERFRONT BLVD	Taxpayer at
	94	919 S RIVERFRONT BLVD	ONCOR ELECRTIC DELIVERY COMPANY
	95	1005 S RIVERFRONT BLVD	ARLINGTON LAKESIDE GROCERY & GRILL INC
	96	106 DEARBORN ST	RIVERFRONT DEARBORN PARTNERS
	97	1103 S RIVERFRONT BLVD	UHRICK PROPERTIES LLC
	98	555 2ND AVE	DARF
	99	216 CORINTH ST	Taxpayer at
	100	1212 S RIVERFRONT BLVD	1212 SOUTH RIVERFRONT BLVD
	101	1212 S RIVERFRONT BLVD	DUNCAN JENNIFER INHERITORS

DELETED