
FILE NUMBER: Z234-347(CR) **DATE FILED:** September 18, 2024
LOCATION: North line of Main Street, east of South Field Street.
COUNCIL DISTRICT: 14
SIZE OF REQUEST: ± 14,374 sqft **CENSUS TRACT:** 48113003102

REPRESENTATIVE: David Martin

OWNER/APPLICANT: Davis 1309 Main, LLC

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay.

SUMMARY: The purpose of the request is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern within an existing unit.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The approximately 0.33-acre area of request is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels. The area of request encompasses an 8,645-square-foot restaurant unit split between 620 square feet on the first floor and 8,025 square feet within the basement.
- The proposed request is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern to operate in conjunction with an existing restaurant without drive-in or drive-through service use.
- The area of request is located within Subdistricts A, B, and C within Planned Development District No. 619. Subdistrict B contains the property below street level and requires a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern.
- The parcel also includes Specific Use Permit No. 2127 for Restaurant without drive-in or drive-through service and personal service located below street level, which will remain. The requested SUP is for a separate suite on site.
- The request site is also located within the Historic Overlay No. 87 (Republic National Bank (Davis) Building). Any interventions on the façade of the building will require a Certificate of Appropriateness approved by the Landmark Commission. No alterations to the façade of the building are proposed as part of this SUP application.

Zoning History:

There have been five zoning cases in the area in the last five years:

1. **Z234-209:** On September 25, 2024, the City Council approved an application for an amendment to Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, located on the southeast corner of Elm Street and North Field Street.
2. **Z212-234:** On September 28, 2022, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign, located on the northwest line of Elm Street, northeast of North Akard Street.

3. **Z201-278:** On December 8, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay, located on the southeast corner of Elm Street and North Akard Street.
4. **Z201-268:** On October 13, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise direct activity videoboard signs on property zoned Planned Development District No. 619, located on the south line of Elm Street, west of North Akard Street.
5. **Z201-269:** On October 13, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District Overlay, located on the south line of Main Street, east of South Field Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Main Street	Two-way in two directions, on the Central Business District (CBD) Plan	80 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.2 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Area Plan(s):

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The area of request is located within the Main Street District, one of the core-supporting districts, as identified by the Plan.

As Downtown's historic heart of commerce, the Main Street District remains the geographic center and primary gathering space for a large, expansive city core. New residential towers and adaptive re-use projects also help to make Main Street a vibrant mixed-use district.

The separate detailed Main Street District Retail Activation Strategy focuses on the core area of Main Street between Harwood and Field. This core of activity is also one of the five Focus Areas studied in greater depth in the 360 Plan. As the Main Street District implements components of the Retail Activation Strategy, the district is envisioned to continue its evolution into a contemporary, dynamic retail destination. Boutique retailers, unique restaurants, and a lively, artistic public realm will complement each other in an exciting environment that is second to none in the region. As the core Retail Activation Area is fully revitalized, blocks in other parts of the Main Street District should embrace improvements to the public realm to spark additional investment along streets such as Commerce and Elm.

Furthermore, the area of request is located within the Primary Retail Area / Activity Node as identified by the Main Street District Retail Activation Strategy proposed by the 360 Plan. By proposing the activation of a retail space currently used, staff find the applicant's request is consistent with the *Downtown Dallas 360 Plan*.

Land Use:

	Zoning	Land Use
Site	Subdistricts A, B, and C, within Planned Development District No. 619.	Restaurant without drive-in or drive-through service use, multifamily
North	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
East	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
South	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
West	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses

Land Use Compatibility:

The approximately 0.33-acre area of request is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels. The area of request encompasses an 8,645-square-foot restaurant unit split between 620 square feet on the first floor and 8,025 square feet within the basement.

The restaurant without drive-in or drive-through service is permitted by SUP No. 2127 on the site. The alcoholic beverage establishment limited to a bar, lounge, or tavern requires an additional SUP within Subdistrict B per Section 51P-619.106.2(j).

Adjacent land uses consist of typical mixed-use buildings found in the Downtown setting, including multi-story buildings with upper floor multifamily and hotel uses, with ground floor restaurants and retail services.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code and the adopted area plans.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

The proposed development will comply with the requirements of the Dallas Development Code for parking. According to CA-1(A) district regulations, no parking is required for a use located within a building built before 1967.

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 currently in an "D" MVA area.

LIST OF OFFICERS

Davis 1309 Main, LLC

Michael Tregoning, President

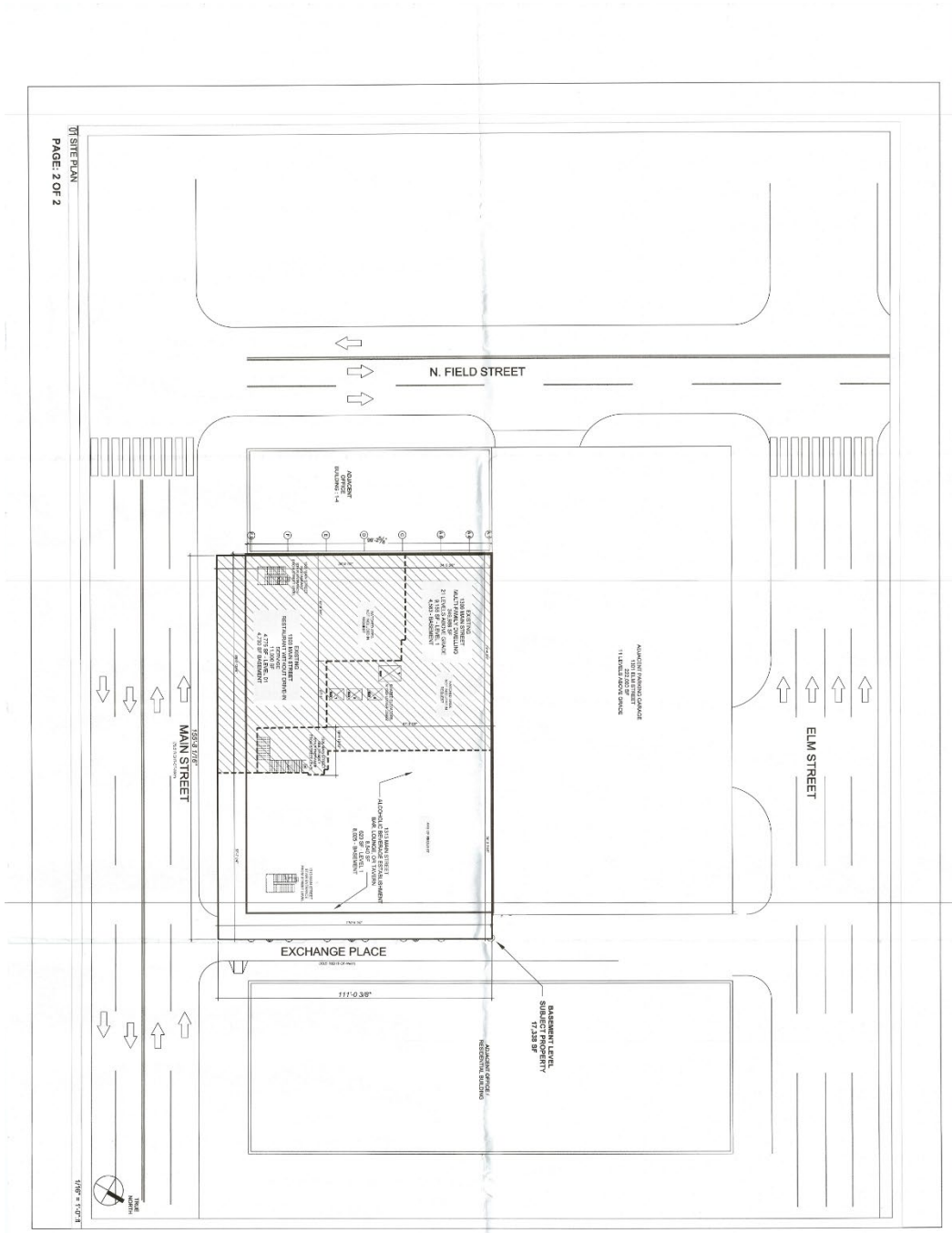
Nick Seaman, Chief Financial Officer

Diane Havens, Secretary

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended ("Code"). For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the applicable filing period set forth in the Code. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to a bar, lounge, or tavern is 8,645 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Wednesday through Sunday.
6. MAINTENANCE: The Property must be maintained in a good state of repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations and with all ordinances, rules, and regulations of the City of Dallas

PROPOSED SITE PLAN



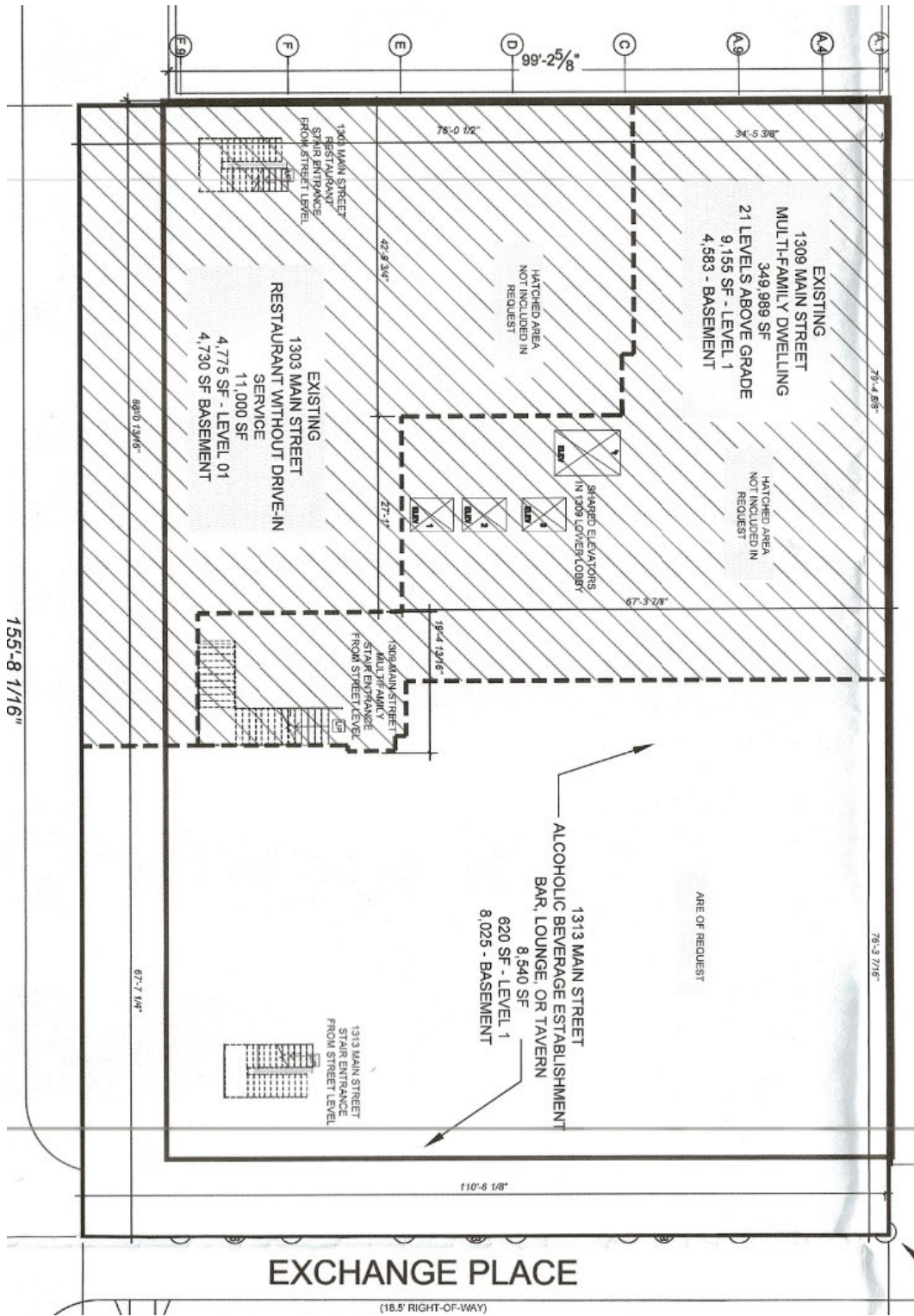
01 SITE PLAN
PAGE 2 OF 2

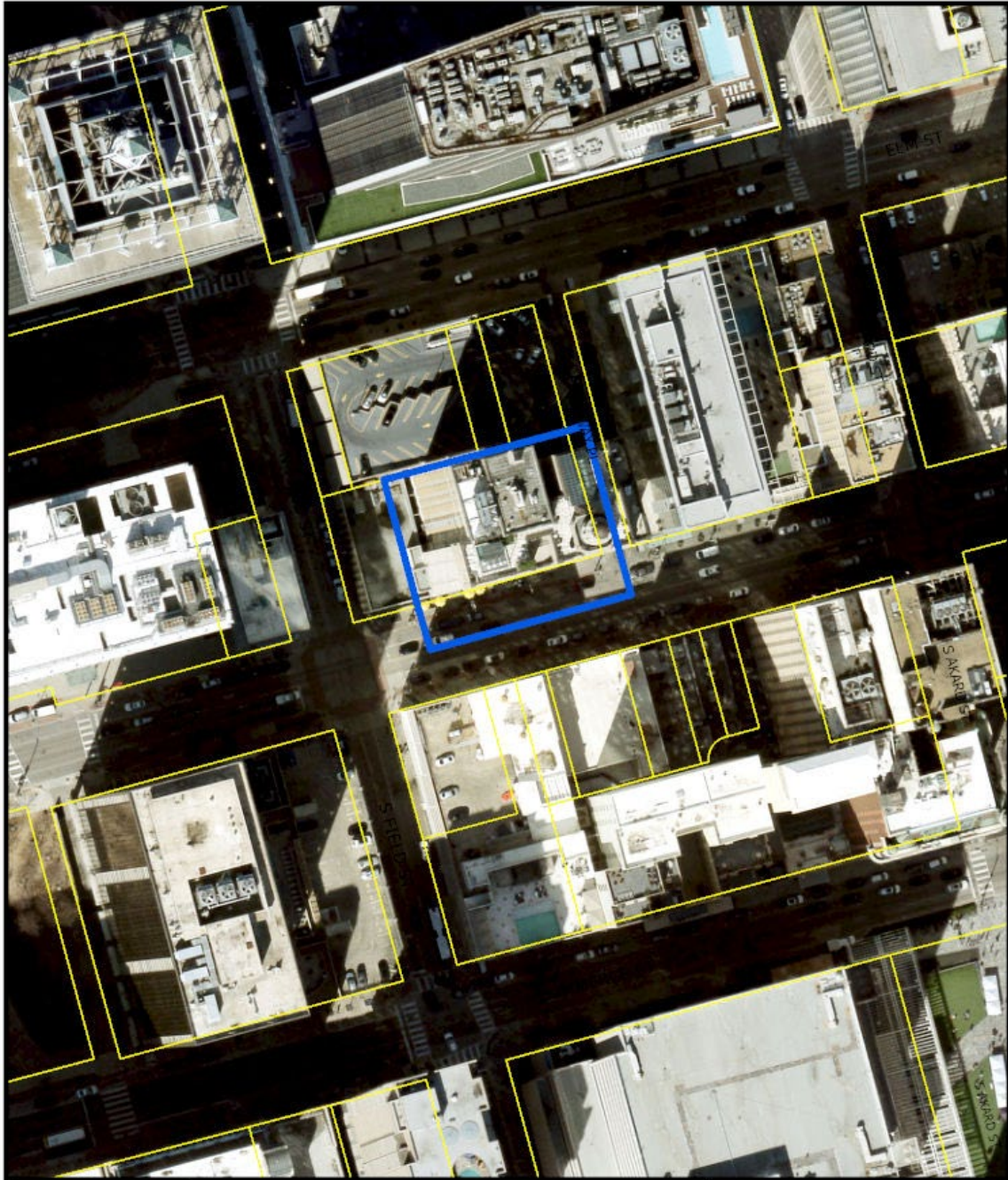
HEADSTON COMPANIES
 1100 MAIN STREET
 DALLAS TEXAS 75201
 PHONE: 972-358-4100
 FAX: 972-358-4101

DOUG SELLER
 1300 MAIN STREET
 DALLAS, TEXAS 75202

**BASMENT
 SITE PLAN**

PROPOSED SITE PLAN (ENLARGED)



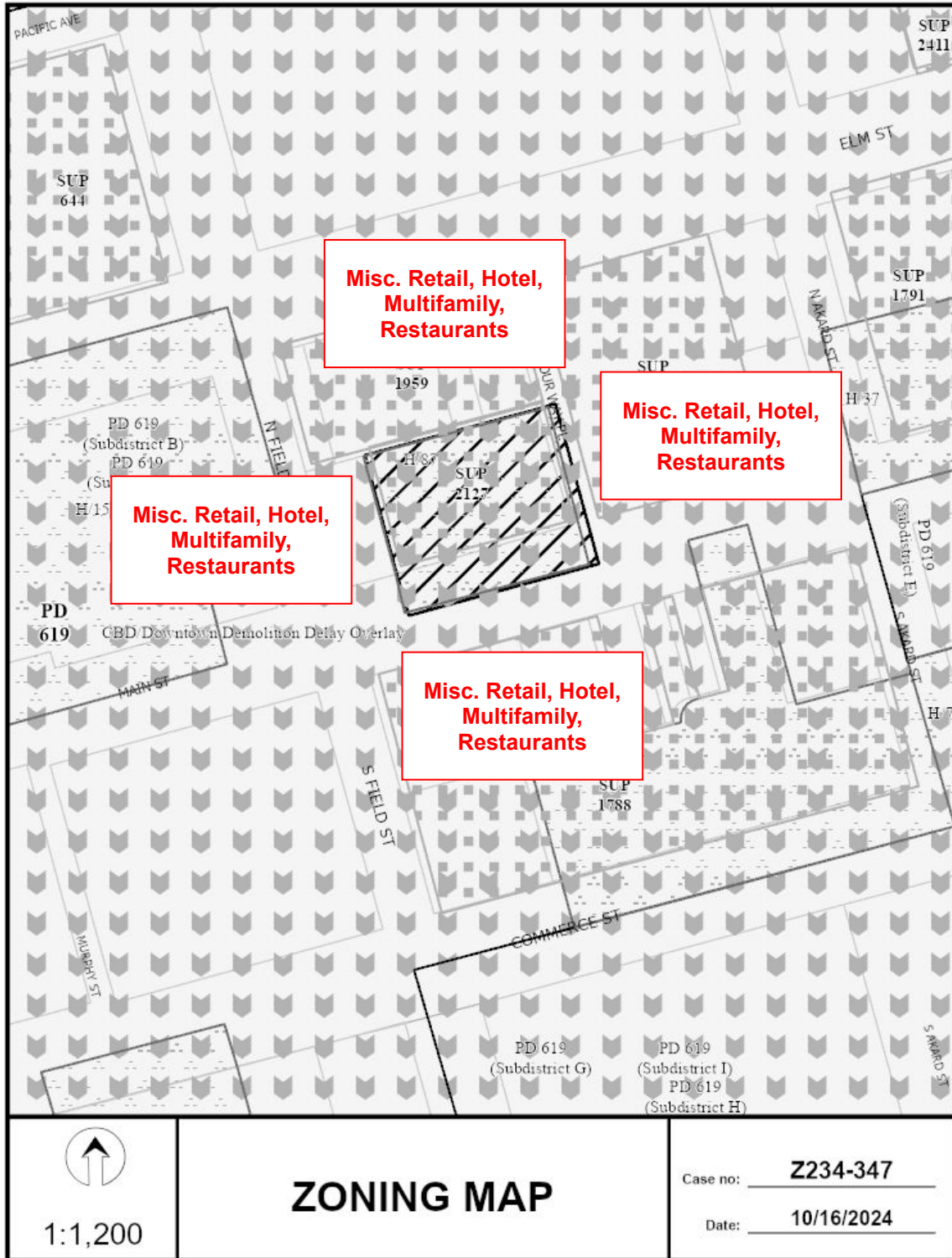


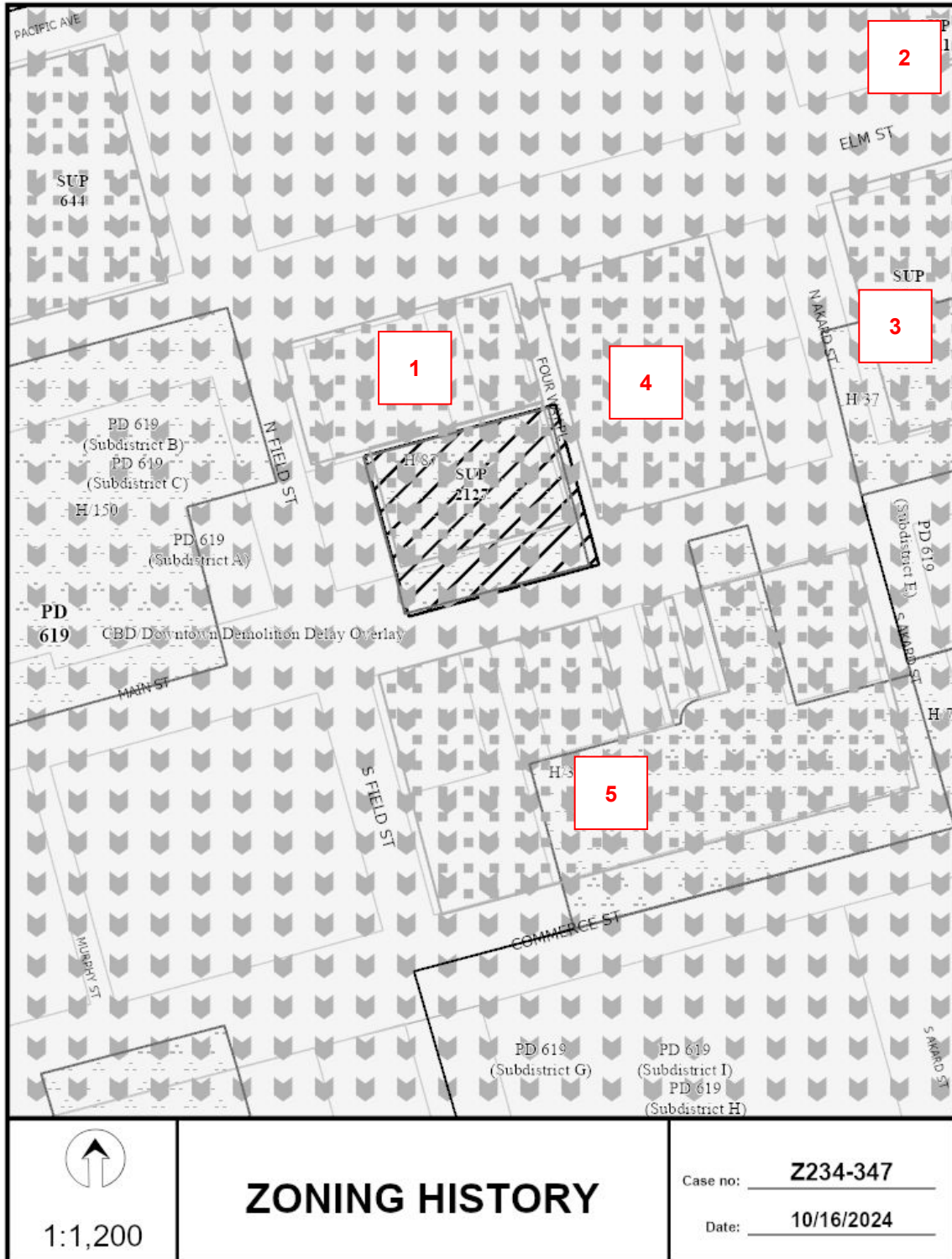
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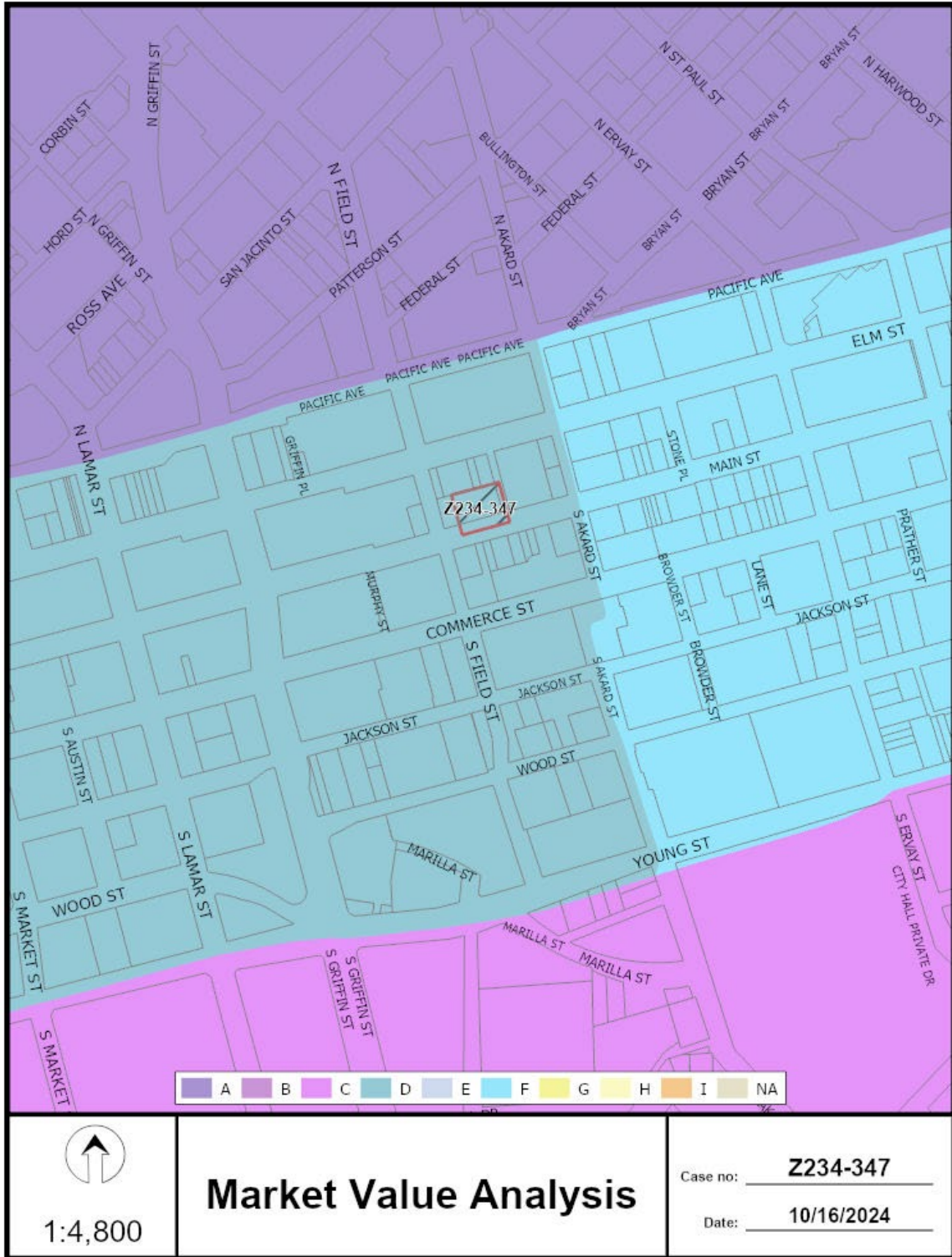
AERIAL MAP

Case no: Z234-347

Date: 10/16/2024









10/16/2024

Notification List of Property Owners

Z234-347

277 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1309 MAIN ST	DAVIS 1309 MAIN LLC
2	1401 ELM ST	MT PENTELICUS DEVCO LLC
3	1302 ELM ST	HEADINGTON REALTY & CAPITAL LLC
4	1302 ELM ST	ROBERTS GEORGE N &
5	1301 MAIN ST	TANGO PROPERTIES LLC
6	1217 MAIN ST	1217 MAIN LLC
7	1400 MAIN ST	RBP ADOLPHUS LLC
8	1404 MAIN ST	APAL CO LLC
9	1300 ELM ST	HFT PROPERTIES LLC
10	1412 MAIN ST	1412 MAIN STREET LLC
11	1300 MAIN ST	RBP ADOLPHUS LLC
12	1402 MAIN ST	APAL LLC
13	1306 MAIN ST	RBP ADOLPHUS LLC
14	1315 COMMERCE ST	RBP ADOLPHUS LLC
15	1414 ELM ST	THIRD RAIL APARTMENTS LP
16	1407 MAIN ST	THIRD RAIL APARTMENTS LP
17	1407 MAIN ST	DRED PROPERTIES LTD
18	1407 MAIN ST	DCAR PROPERTIES LTD
19	1200 MAIN ST	TONOLI FRANK E & MARI E
20	1200 MAIN ST	SAUCEDO DYLAN M
21	1200 MAIN ST	FUGITT JOHN R W
22	1200 MAIN ST	ALEXANDER KARA
23	1200 MAIN ST	FARHAT GEORGE R & ALICIA E
24	1200 MAIN ST	FOLAWIYO MUJIDAT
25	1200 MAIN ST	FONTENOT TOMMY JAMES
26	1200 MAIN ST	SAMUELS MICHELENE S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1200 MAIN ST	HYKKONEN HEATHER LEANNE &
28	1200 MAIN ST	FONK ANTHONY N & KATHRYN L
29	1200 MAIN ST	SINGH SURYA
30	1200 MAIN ST	EADS LORI A
31	1200 MAIN ST	KENNY CHARLES
32	1200 MAIN ST	KIRKLAND MYRA EDITH &
33	1200 MAIN ST	AMONGKOL JITTADA KITTY
34	1200 MAIN ST	HART STANLEY L &
35	1200 MAIN ST	LANDESBERG STEVEN
36	1200 MAIN ST	EVANS GREGORY &
37	1200 MAIN ST	MARTINEZ ISABEL
38	1200 MAIN ST	SANADI NISAR & THU NGUYET
39	1200 MAIN ST	CARPENTER ROBIN N
40	1200 MAIN ST	MASTAGLIO LINDA R
41	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
42	1200 MAIN ST	BELL DAVID C & RACHEL L
43	1200 MAIN ST	TAGLIABUE LUIS EDUARDO D
44	1200 MAIN ST	PERRI ANTHONY J &
45	1200 MAIN ST	GUERRERO SHAWN BRIAN
46	1200 MAIN ST	MACINNIS MITCHELL J
47	1200 MAIN ST	BAGARIA SAPNA & SURESH
48	1200 MAIN ST	GONZALEZ EDWIN ALAN AGUIRRE
49	1200 MAIN ST	APOD GROUP REAL ESTATE LLC
50	1200 MAIN ST	CHATTERJEE ARUNABHA
51	1200 MAIN ST	CRIST EUGENE SCOTT
52	1200 MAIN ST	SALVANT WAYNE
53	1200 MAIN ST	MASSEY LINDA
54	1200 MAIN ST	DASH PRIYARANJAN &
55	1200 MAIN ST	ROSALERTZ LLC
56	1200 MAIN ST	BROWN ANDREW & DANIEL CHARLES
57	1200 MAIN ST	DUNAGAN SEAN & DANNIELLE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1200 MAIN ST	DHAITI PETERSON
59	1200 MAIN ST	TURNER KEVIN LIFE ESTATE
60	1200 MAIN ST	BIERMAN SYDNEY GRACE
61	1200 MAIN ST	PARKER MARIETTA KAVET
62	1200 MAIN ST	ERLICH CRAIG J
63	1200 MAIN ST	COMBS DAMETIA
64	1200 MAIN ST	YAVANZA LLC
65	1200 MAIN ST	ALCANTARA PEDRO
66	1200 MAIN ST	WREN JAMES DONALD
67	1200 MAIN ST	BAKER WILLIAM H III
68	1200 MAIN ST	BENKOVICS LASZLO
69	1200 MAIN ST	PAPA RODINO CHRISTOPHER CRUZ
70	1200 MAIN ST	BHA LLC
71	1200 MAIN ST	DENTON TIMOTHY
72	1200 MAIN ST	HYNDMAN ROBERT PETER &
73	1200 MAIN ST	LINDSAY HAWNI E
74	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
75	1200 MAIN ST	MML GRUBSTAKE LLC
76	1200 MAIN ST	MILLER TOMEJI & HERBERT JR
77	1200 MAIN ST	DU YALI
78	1200 MAIN ST	PATOINE TERESA SUSAN
79	1200 MAIN ST	TAYLOR JESSE
80	1200 MAIN ST	BARBER CHRISTOPHER ALEXANDER
81	1200 MAIN ST	KING SAM HOUSTON
82	1200 MAIN ST	BRAUN EARL EDWARD JR LIVING TR
83	1200 MAIN ST	HARRIS KENDRICK LASALLE
84	1200 MAIN ST	SHAH ZEAL
85	1200 MAIN ST	KEREN SIVAN SAMUEL &
86	1200 MAIN ST	NEMA REALTY GROUP LLC
87	1200 MAIN ST	THOMAS CHRISTOPHER
88	1200 MAIN ST	BLACK JENNIFER

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1200 MAIN ST	GORDON ANN &
90	1200 MAIN ST	ANTAO RYAN TRISTEN
91	1200 MAIN ST	DAISY BLOOM PROPERTIES LLC
92	1200 MAIN ST	GAGE SERGEI
93	1200 MAIN ST	JONES GRACE
94	1200 MAIN ST	BELL GERALD JOSEPH
95	1200 MAIN ST	MEMBRENO ASHLEY
96	1200 MAIN ST	CIN ALBERTO DAL
97	1200 MAIN ST	LAKHANI RIYAZ & SHAGUFTA
98	1200 MAIN ST	BROWN DARIUS G
99	1200 MAIN ST	LUONGO ADAM & TALIA DICESARE
100	1200 MAIN ST	SCARBOROUGH DONALD D
101	1200 MAIN ST	BAH ABOUBACAR
102	1200 MAIN ST	BROWN NOLLEY LEON CLEMON &
103	1200 MAIN ST	HART COURTNEY E
104	1200 MAIN ST	XIE JIMIN
105	1200 MAIN ST	JOHNSON JONATHAN
106	1200 MAIN ST	BABAKHANIAN ROUBEN
107	1200 MAIN ST	DOMINGUEZ JOSE R
108	1200 MAIN ST	MEISNER NICHOLAS R &
109	1200 MAIN ST	BYRD CAMERON
110	1200 MAIN ST	MA MAU & JUYEI
111	1200 MAIN ST	SEGOVIA MARIA
112	1200 MAIN ST	AVILA DAPHNE C
113	1200 MAIN ST	HOWLETT BRAD & JAMIE
114	1200 MAIN ST	MADDERRA RHONDA & FARON
115	1200 MAIN ST	FRARY GREG MATTHEW
116	1200 MAIN ST	CRAIG TERRY E &
117	1200 MAIN ST	BALUCH HOLDINGS LLC
118	1200 MAIN ST	ADROVIC ARMIN
119	1200 MAIN ST	ROMIG RANDALL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1200 MAIN ST	BRAUM EARL E JR
121	1200 MAIN ST	TAUSCH JOHANNES &
122	1200 MAIN ST	ELKINS MLOU FRANCES &
123	1200 MAIN ST	MATHEWS AMIT &
124	1200 MAIN ST	MCCANS MARJORIE SUE
125	1200 MAIN ST	LOPEZ ADAN FRANCISCO
126	1200 MAIN ST	JUDAH JOHN K
127	1200 MAIN ST	WILLIS GRANT A
128	1200 MAIN ST	BAKER ARIANNE M
129	1200 MAIN ST	ROMOCO LLC
130	1200 MAIN ST	CLANCY JOHN
131	1200 MAIN ST	DIPENTI CARMEN
132	1200 MAIN ST	LAPIDES ALINA
133	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
134	1200 MAIN ST	FLORES GEORGINA E
135	1200 MAIN ST	MAS GRACIE
136	1200 MAIN ST	MCKINNEY FREDRICK & BRIDGETTE
137	1200 MAIN ST	MICHULKA GEORGE &
138	1200 MAIN ST	WILLIS JENNIFER
139	1200 MAIN ST	HUTCHINSON ANDREW F II
140	1200 MAIN ST	BRISTOW PAUL & YOLANDA
141	1200 MAIN ST	SUTTONDEABREU ILA I
142	1200 MAIN ST	BENTLEY BRIAN D
143	1200 MAIN ST	BAKER KORDELL
144	1200 MAIN ST	DAIYA NAMRATA
145	1200 MAIN ST	HILGENDORF ANDREW R &
146	1200 MAIN ST	WANI MITEN A
147	1200 MAIN ST	QUARTOS VACA LLC
148	1200 MAIN ST	KOKES KEVIN K
149	1200 MAIN ST	HUNTER RATONYA MARTRICE
150	1200 MAIN ST	MUNOZ DIEGO OCTAVIO PARRA &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1200 MAIN ST	WERTZBERGER REVOCABLE TRUST
152	1200 MAIN ST	BRYANT CHRIS
153	1200 MAIN ST	HERNANDEZ LUIS GERARDO JR
154	1200 MAIN ST	KLAMM CYNTHIA B &
155	1200 MAIN ST	THURMAN TOI NATASHA
156	1200 MAIN ST	MCCONNELL KIMBERLI
157	1200 MAIN ST	LEWIS CHRYSTALLYNN
158	1200 MAIN ST	LANCASTER PHILLIP & IRENE
159	1200 MAIN ST	
160	1200 MAIN ST	JONES COREY A
161	1200 MAIN ST	MCLARNON CALEB PAUL
162	1200 MAIN ST	DAMANI ANIRUDH A
163	1200 MAIN ST	KEANE SHANNON WINIFRED
164	1200 MAIN ST	UNDERHILL JAMES S
165	1200 MAIN ST	JONES ANDREW
166	1200 MAIN ST	REDDING DYLAN
167	1200 MAIN ST	DUMENE RICHARD L & NICOLE A
168	1200 MAIN ST	CHASE KATRENA
169	1200 MAIN ST	TRAHN Q VU TRUST THE
170	1200 MAIN ST	DYNKIN ANTHONY
171	1200 MAIN ST	BROWNELL SUSAN K &
172	1200 MAIN ST	LANCASTER PHILLIP GEOFFREY &
173	1200 MAIN ST	HARDIN LAURA C & KELLY C
174	1200 MAIN ST	AHUMADA MUCIO
175	1200 MAIN ST	BLANDER TONYA &
176	1200 MAIN ST	LIN MILO M &
177	1200 MAIN ST	AGUIRRE RENE EDUARDO &
178	1200 MAIN ST	MOORE ROBERT W
179	1200 MAIN ST	SHARP LORA K
180	1200 MAIN ST	VIRANI ASIF
181	1200 MAIN ST	PRIBADI LILIANA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1200 MAIN ST	DIXON ADAM
183	1200 MAIN ST	XIE JIMIN & WEIYAN JEANNE LI
184	1200 MAIN ST	JHAVERI SATYEN DHIREN
185	1200 MAIN ST	FERNANDO CRYSTAL AMANDA ANNE
186	1200 MAIN ST	MARTIS DAN & LOUIS PUTALLAZ
187	1200 MAIN ST	AMSTUTZ PETER &
188	1200 MAIN ST	FARRIS ALAN J &
189	1200 MAIN ST	YI ALBERT
190	1200 MAIN ST	PHAM THANG V
191	1200 MAIN ST	FIGUEROA VIRIDIANA GERALDINE G
192	1200 MAIN ST	ESPINAL JACQUELINE N
193	1200 MAIN ST	LUNA JAVIER L & MARIA V
194	1200 MAIN ST	MUEHLENWEG ROBERT J &
195	1200 MAIN ST	POON PHILIP
196	1200 MAIN ST	BEATS JAMES & ANAMARIA
197	1200 MAIN ST	ROMERO ROBERT R &
198	1200 MAIN ST	HAYES MONIQUE C
199	1200 MAIN ST	TINSLEY GARY A
200	1200 MAIN ST	WELCH BABU
201	1200 MAIN ST	JONES CLEVELAND JR
202	1200 MAIN ST	BLUE SKY TERRACE LLC
203	1200 MAIN ST	FLANAGAN MICHAEL
204	1200 MAIN ST	OLTMAN GREGG
205	1200 MAIN ST	WILSON TAYLOR V &
206	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
207	1200 MAIN ST	MEEM MOHONA GAZI
208	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
209	1200 MAIN ST	SHAFFNER GLORIA
210	1200 MAIN ST	ALIBHAI HUSEIN FIRDOS
211	1200 MAIN ST	CAMPBELL W DONALD &
212	1200 MAIN ST	COLMENERO MANUEL &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
214	1200 MAIN ST	REVIS MARK
215	1200 MAIN ST	NAZARUK ALEKSANDER
216	1200 MAIN ST	YING FAMILY TRUST
217	1200 MAIN ST	CEPHUS BRIKIA
218	1200 MAIN ST	NGUYEN ERIC
219	1200 MAIN ST	ALFARO ESMERALDA
220	1200 MAIN ST	BODLEY GABRIELLE
221	1200 MAIN ST	STAFFORD RUSSELL
222	1200 MAIN ST	SOQUI KYLE LEON & LACI
223	1200 MAIN ST	HARDIN LAURA & KELLY C
224	1200 MAIN ST	CHAVEZ ANDREW JAMES
225	1200 MAIN ST	EZEIZA JULIETA &
226	1200 MAIN ST	SOLITARE RICHARD & JEANNE
227	1200 MAIN ST	GRANT JASON A & MARIA
228	1200 MAIN ST	PIERCE KEVIN G
229	1200 MAIN ST	ABINA200
230	1200 MAIN ST	POWERS A MARKS
231	1200 MAIN ST	ALCANTARA RUSELOCRIS
232	1200 MAIN ST	BERMAN DANIEL
233	1200 MAIN ST	FICKEL MATTHEW LEE &
234	1200 MAIN ST	RANDOLPH HEATHER ELAINE
235	1200 MAIN ST	DELMAR JOSEPH
236	1200 MAIN ST	INDIGO CAPITAL GROUP LLC
237	1200 MAIN ST	KNIPE LUTHER DASSON III
238	1200 MAIN ST	PROLAND PROPERTIES LLC
239	1200 MAIN ST	BASH DAMIEN
240	1200 MAIN ST	MIRO VIKTOR
241	1200 MAIN ST	COPPER REALTY LLC
242	1200 MAIN ST	SHIPP RONALD B
243	1200 MAIN ST	ALCANTARA PEDRO

Z234-347(CR)

10/16/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1200 MAIN ST	MARIONLANDAIS ERIC C & RACHEL
245	1200 MAIN ST	COX JOHN VERNON TR &
246	1200 MAIN ST	SMITH LAURA
247	1200 MAIN ST	ARGABRIGHT JOHN &
248	1200 MAIN ST	MICHELS JOSELYN ALEXANDRA &
249	1200 MAIN ST	MOSS DAVID L
250	1200 MAIN ST	RAMIREZ LAURA RAE
251	1200 MAIN ST	GROSH IAN HARRISON &
252	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
253	1200 MAIN ST	SMITH VALERIE R TRUST THE
254	1200 MAIN ST	RIVERA CHASE
255	1200 MAIN ST	KIRBY JOSEPH KING
256	1200 MAIN ST	THORNTON DUANE &
257	1200 MAIN ST	KORNEGAY FAMILY TRUST
258	1200 MAIN ST	TRAMMELL DUANE &
259	1200 MAIN ST	DUNCAN ROBERT J &
260	1200 MAIN ST	MEEM MOHANA GAZI
261	1200 MAIN ST	TAING RAKSA SHAWN
262	1200 MAIN ST	REAGANS KIMBERLY
263	1200 MAIN ST	PONZIO JOHN &
264	1200 MAIN ST	DEAN JONATHAN RICHARD
265	1200 MAIN ST	SMITH VALERIE RUSSO
266	1200 MAIN ST	JACKSON CAROL
267	1200 MAIN ST	ZACKDICKERSON STEPHANIE MARIE
268	1200 MAIN ST	ONU ADISA
269	1200 MAIN ST	MCALOON JENNIFER VOKOLEK
270	1200 MAIN ST	SMITH THOMAS EDWARD JR &
271	1200 MAIN ST	ALBRIGHT RONALD JOSEPH
272	1200 MAIN ST	GALAL PHILLIPE & NIKI M STOLIS
273	1200 MAIN ST	WILKINSON EARL J
274	1200 MAIN ST	FREDERICKS CODY PAUL

Z234-347(CR)

10/16/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1200 MAIN ST	BELGAUM LLC
276	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
277	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC