

**CITY PLAN COMMISSION**

**THURSDAY, AUGUST 22, 2024**

**PLANNER: Oscar Aguilera**

**FILE NUMBER:** SPSP223-003

**DATE FILED:** January 3, 2024

**LOCATION:** The proposal is located on the northwest corner of McKinney Avenue at St. Paul Street, along Akard Street and Cedar Springs Road.

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** Approximately 1.603 acres    **CENSUS TRACT:** 019.01

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**REPRESENTATIVE:** Winstead PC / Tommy Mann & Daniel Box

**APPLICANT:** Frontier Communications Parent, Inc

**OWNER:** HSK Buildings LP

**REQUEST:** An application to create "The Frontier Subdistrict" within the Downtown Special Provision Sign District on a property zoned Planned Development District 193 Heavy Commercial District.

**SUMMARY:** This request proposes to create a subdistrict within the Downtown Special Provision Sign District that would allow a 12.5-foot-tall, 160-square-foot area, and slow-rotating on-premises rooftop logo sign.

**STAFF RECOMMENDATION:** Approval.

**SSDAC RECOMMENDATION:** Approval.

**DOWNTOWN SPECIAL PROVISION SIGN DISTRICT:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-86472](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-86472)

## **BACKGROUND INFORMATION:**

- The Downtown Sign District was established by Ordinance No. 19455 in 1989. The district has a total of 10 subdistricts which are Subdistrict A, Retail Subdistrict B, the General CBD Subdistrict, the Downtown Perimeter Subdistrict, the Main Street Subdistrict, the Convention Center Subdistrict, the Akard Station Subdistrict, the Whitacre Tower Subdistrict, the Discovery Subdistrict, and the Chase Tower Subdistrict.
- The request is to create “The Frontier Subdistrict” within the Downtown Special Provision Sign District on a property zoned Planned Development District 193 Heavy Commercial District that would allow a 12.5-foot-tall, 160-square-foot area, and slow-rotating on-premises rooftop logo sign.
- A roof sign is defined as a sign that is attached by supports to the roof of a building.
- The roof sign must comply with the Dallas Fire Code and IBC’s Chapters 16, 17 & Appendix H signs provisions to assure public safety.
- On July 9, 2024, the Special Sign District Advisory Committee recommended approval of this request.

## **STAFF ANALYSIS:**

The property is in the Uptown Neighborhood. In 1993, the eastern part of Oak Lawn became known as Uptown due to the establishment of a public improvement district (UPID). The Uptown Neighborhood comprises high-rise office buildings, residential buildings, high-density retail, and entertainment. The high-density development within Uptown has made this neighborhood a unique and important area to the City of Dallas and the region. Uptown consists of heavily dense zoning districts and special provision sign districts. These dense zoning districts and this special provision sign district regulations ensure land compatibility, promote the economy of downtown, and promote the safety of persons and property.

The current SPSP code regulation for downtown does not include on-premises or non-premise roof signs for any of the 10 subdistricts. Therefore, roof signs are not allowed in any of the Downtown subdistricts. The proposed Frontier Subdistrict seeks to allow one roof sign. Roof signs will have a max height of 25 feet (above the parapet of the building), a 160-square-foot area, and a slow-rotating on-premises rooftop logo sign.

Staff compared the request to the Farmers Market Sign District, the Victory Special Provision Sign District, and PD 621. Farmers Market Center Sign Subdistrict allows a maximum of two signs and each sign is limited to 1,200 square feet in effective area.

Victory’s Sign District allows 13 roof signs for Subdistrict A, Subdistrict B allows two roof signs, and Subdistrict D allows two roof signs to be displayed. PD 621 allows roof signs with similar provisions as the above SPSPDs. The roof sign’s height and dimension differ depending on the Victory Sign Subdistricts. Finally, in the proposed Frontier Subdistrict, the roof sign’s height and dimensions are shorter and have a lesser foot area than the Victory and the Farmers Market Sign Districts.

Staff **recommends approval**. The proposed Special Provision Sign Subdistrict, Frontier Subdistrict, within the Downtown Special Provision Sign District, is compatible with the surrounding uses within the Uptown neighborhood. This proposal would allow one roof sign for this proposed SPSPD subdistrict. The subdistrict would be eligible only for major tenants of this property. The roof sign would only allow an on-premises sign for one individual building. The proposal would not impact public safety as the roof sign structure must comply with the Dallas Fire Code and the current International Building Code’s Chapters 16, 17 & Appendix H signs provisions that would ensure public safety.

**Comparison of roof sign regulations**

	PD 621	Victory Sign District	The Frontier Subdistrict	Farmers Market SPSPD
Number	1	17	1	2
Maximum effective area	1,200 sf	100 sf - 8,500 sf	160 sf	1, 200 sf
Allow per building	One	One	One	one
Height	15-25 feet	25-100 feet	25 feet above the parapet	No limit
Rotation	Yes	Yes	yes.	yes

**SSDAC action  
July 9, 2024**

**MOTION:** It was moved to **approve** an application to create “The Frontier Subdistrict” within the Downtown Special Provision Sign District on a property zoned Planned Development District 193 Heavy Commercial District, located on the northwest corner of McKinney Avenue at St. Paul Street, along Akard Street and Cedar Springs Road.

Maker: Dumas  
Second: Hardin  
Result: Carried: 4 to 0

For: 4 – Peadon, Webster, Hardin, and Dumas  
Against: 0  
Absent: 1 - Aaliyah Haqq  
Conflict: 0

Speakers – Kelly Stewart, Tommy Mann, Robert Schaeffer, and  
Jesse Copeland

Location Map

**DRAFT - PRELIMINARY RENDERINGS**

**Legend**  
 # View Number  
 | Sign Location

<b>Stratus</b> stratusunlimited.com 1919 Parker Boulevard Mentor, Ohio 44030 888.603.1569	CLIENT: <b>FRONTIER</b>	ORDER NUMBER:	PROJECT NUMBER:	Site #   Rev #   Date/Action   Description	Site #   Rev #   Date/Action   Description
ADDRESS: 1919 McKinney Ave Dallas, TX	PANEL NO: 3	SITE NUMBER:	PROJECT MANAGER:	Original   00000   01/19/15	
		ELECTRONIC FILE NAME: S:\ACCOUNTS\FRONTIER\Dallas TX Frontier Rotating Sign Dallas TX.cad			

Rendering

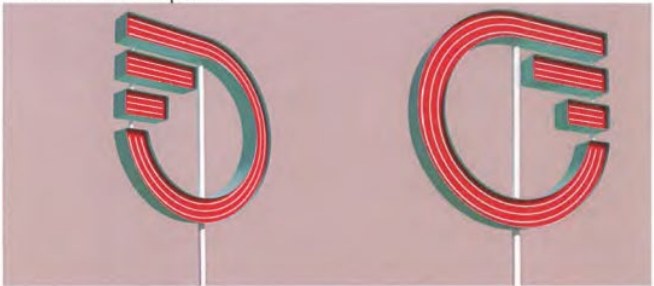
**VIEW 1**  
N. Akard St. (Looking North)  
**DRAFT - PRELIMINARY RENDERINGS**

<b>Stratus</b> stratusunlimited.com 1919 Parker Boulevard Mentor, Ohio 44030 888.603.1569	CLIENT: <b>FRONTIER</b>	ORDER NUMBER:	PROJECT NUMBER:	Site #   Rev #   Date/Action   Description	Site #   Rev #   Date/Action   Description
ADDRESS: 1919 McKinney Ave Dallas, TX	PANEL NO: 4	SITE NUMBER:	PROJECT MANAGER:	Original   00000   01/19/15	
		ELECTRONIC FILE NAME: S:\ACCOUNTS\FRONTIER\Dallas TX Frontier Rotating Sign Dallas TX.cad			

Proposed Roof Sign Renderings

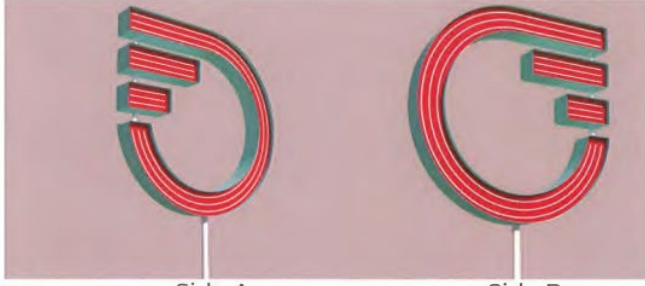
DRAFT - PRELIMINARY RENDERINGS

Center Post Option




Side A                      Side B


No Center Post Option




Side A                      Side B

 <p>stratusunlimited.com 8999 Tabor Boulevard Mantoloking, NJ 08050 888.503.1569</p>	CLIENT: <b>FRONTIER</b>	ORDER NUMBER:	PROJECT NUMBER:	Rev#   Req #   Date/Art/Id   Description	Rev#   Req #   Date/Art/Id   Description
	ADDRESS: 1919 McKinney Ave, Dallas, TX	SITE NUMBER:	PROJECT MANAGER:	Original: 00000   01/19/23 05	
PAGE NO.: 1	ELECTRONIC FILE NAME: G:\ACCOUNTS\FRONTIER\Dallas TX\ Frontier Rotating Sign Dallas TX.cdr				


DRAFT - PRELIMINARY RENDERINGS



 <p>stratusunlimited.com 8999 Tabor Boulevard Mantoloking, NJ 08050 888.503.1569</p>	CLIENT: <b>FRONTIER</b>	ORDER NUMBER:	PROJECT NUMBER:	Rev#   Req #   Date/Art/Id   Description	Rev#   Req #   Date/Art/Id   Description
	ADDRESS: 1919 McKinney Ave, Dallas, TX	SITE NUMBER:	PROJECT MANAGER:	Original: 00000   01/19/23 05	
PAGE NO.: 2	ELECTRONIC FILE NAME: G:\ACCOUNTS\FRONTIER\Dallas TX\ Frontier Rotating Sign Dallas TX.cdr				





Continue Proposed Roof Sign Renderings



## VIEW 2

N. Akard St. (Looking East)  
DRAFT - PRELIMINARY RENDERINGS





**Stratus**<sup>TM</sup>  
stratusunlimited.com  
8001 Faber Boulevard  
Meritt, Ohio 44060  
888.503.1569

CLIENT: **FRONTIER**

ADDRESS: 1919 McKinney Ave  
Dallas, TX

PAGE NO.: 5

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\FF\FRONTIER\Dallas TX\  
Frontier Rotating Sign Dallas TX.cdr


ORDER NUMBER	PROJECT NUMBER	Rev #	Date/Action	Description	Rev #	Date/Action	Description
		Original	09080	01/13/23 09			

SITE NUMBER	PROJECT MANAGER	Rev #	Date/Action	Description	Rev #	Date/Action	Description



## VIEW 3

Cedar Springs Rd. (Looking Northeast)  
DRAFT - PRELIMINARY RENDERINGS





**Stratus**<sup>TM</sup>  
stratusunlimited.com  
8001 Faber Boulevard  
Meritt, Ohio 44060  
888.503.1569

CLIENT: **FRONTIER**

ADDRESS: 1919 McKinney Ave  
Dallas, TX

PAGE NO.: 6

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\FF\FRONTIER\Dallas TX\  
Frontier Rotating Sign Dallas TX.cdr

ORDER NUMBER	PROJECT NUMBER	Rev #	Date/Action	Description	Rev #	Date/Action	Description
		Original	09080	01/13/23 09			

SITE NUMBER	PROJECT MANAGER	Rev #	Date/Action	Description	Rev #	Date/Action	Description

List of Officers
------------------

**Frontier Communications Partner, Inc.**

**Managing Member: Nicholas Jeffery**

**Managing Member: Scott Beasley**

**HKS BUILDING, L.P.**

**Managing Member: HKS Investments, LLC**

**Managing Member: WMN-HKS Holdings, LLC**

**HKS INVESTMENTS, LLC**

**Managing Member/President: Jose A. Esteve**

**Managing Member/Vice President: William M. Nabors**

**Managing Member/Secretary: Carol L. Salaiz**

**Treasurer: Amanda Houser**

**WMN-HKS HOLDINGS, LLC**

**Managing Member/President: William M. Nabors**

**Managing Member/ Secretary, Treasurer: Leann Nabors**



**PROPOSED DOWNTOWN SPSD THE FRONTIER SUBDISTRICT**

**Division 51A-7.900 Downtown Special Provision Sign District**

**SEC. 51A-7.901 DESIGNATION OF DOWNTOWN SPECIAL PROVISION SIGN DISTRICT.**

[Omitted for brevity]

**SEC. 51A-7.901.1. DESIGNATION OF SUBDISTRICTS.**

(a) This district is divided into 11 subdistricts: Retail Subdistrict A, Retail Subdistrict B, the General CBD Subdistrict, the Downtown Perimeter Subdistrict, the Main Street Subdistrict, the Convention Center Subdistrict, the Akard Station Subdistrict, the Whitacre Tower Subdistrict, the Discovery Subdistrict, the Chase Tower Subdistrict, and the Frontier Subdistrict.

[Omitted for brevity]

(1) The Frontier Subdistrict is that area of downtown within the boundaries described in the Exhibit A attached to Ordinance No. \_\_\_\_\_ passed by the Dallas City Council on \_\_\_\_\_, 2024.

[Omitted for brevity]

**SPECIAL PROVISIONS FOR SIGNS WITHIN THE FRONTIER SUBDISTRICT.**

**SEC. 51A-7.933. GENERAL PROVISIONS.**

(a) In general. Except as provided in this division, the provisions of the Downtown Perimeter Sign District apply in this subdistrict.

(b) Roof sign. For buildings constructed before 1930 and less than 100 feet in height, a maximum of one on-premises attached sign located above the roof is permitted, subject to the following restrictions:

(1) Rotation. No sign or part of a sign may move or rotate at a rate faster than one complete 360-degree rotation each 30 seconds.

(2) Maximum effective area: 160 square feet, with no single face of a three-dimensional sign exceeding 160 square feet.

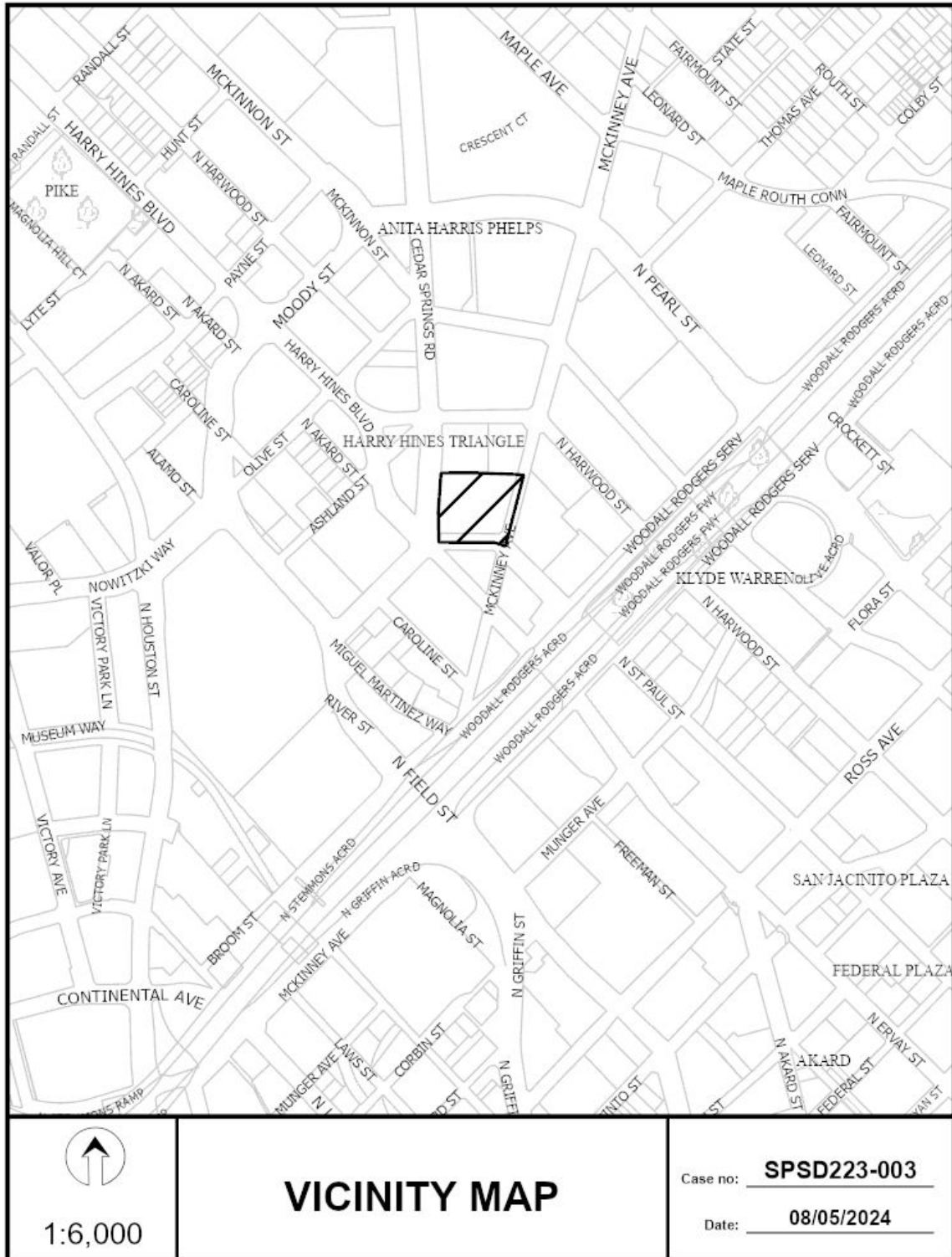
(3) Maximum height: 12.5 feet, not inclusive of any pole(s) or mounting structure(s) to which the sign is affixed.

(4) Building height: The sign may extend no higher than 25 feet above the parapet of the building.

(5) Vertical plane: The sign may not project from the vertical plane of the building.

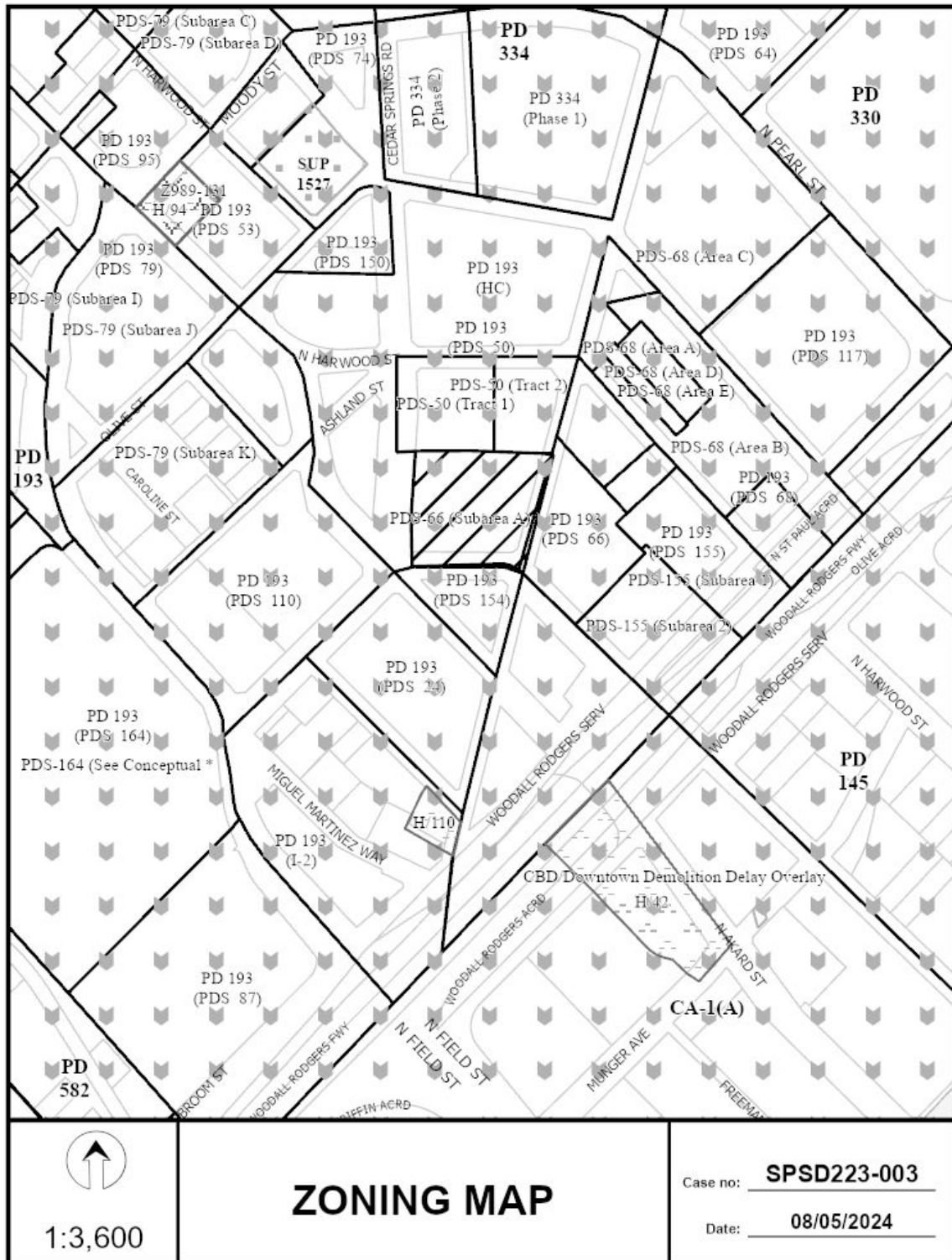
(6) Public right-of-way: No part of the sign may project into or over any public right-of-way.

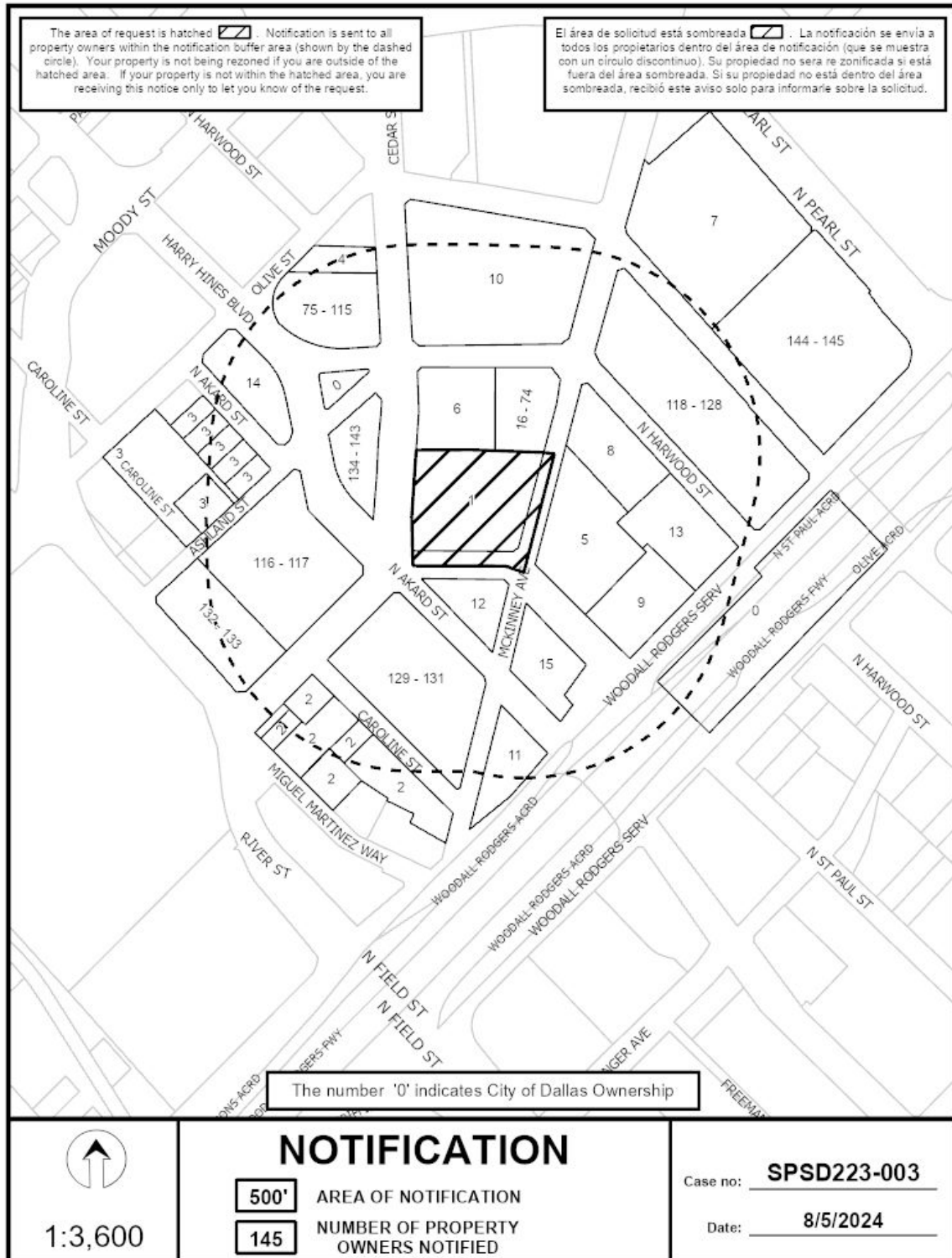
(7) Content: The contents of the sign must be limited to a registered trademark or logo that contains no word or character.













08/08/2024

***Notification List of Property Owners******SPSD223-003******145 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1919 MCKINNEY AVE	HKS BUILDINGS LP
2	1602 CEDAR SPRINGS RD	FIREBIRD DOWNTOWN INC &
3	2407 N AKARD ST	FSR LP
4	2017 CEDAR SPRINGS RD	AVALON INVESTORS 17 LLC
5	1900 MCKINNEY AVE	MCP 1900 MCKINNEY LLC
6	1900 CEDAR SPRINGS RD	MIRO GCP LLC
7	2100 MCKINNEY AVE	MCPP 2100 MCKINNEY LLC
8	1920 MCKINNEY AVE	1900 MCKINNEY HARWOOD LLC
9	1909 WOODALL RODGERS FWY	L & W REAL ESTATE LLC
10	2021 MCKINNEY AVE	GPI HRLP M&O LP
11	2121 N AKARD ST	2121 AKARD PS LP
12	1899 MCKINNEY AVE	RPC 1899 MCKINNEY LLC
13	2121 N HARWOOD ST	L & W REAL ESTATE LLC
14	2422 AKARD ST.	LINK AT UPTOWN LLC THE
15	1845 WOODALL RODGERS FWY	WDC FUB OFFICE OWNER LLC
16	1999 MCKINNEY AVE	SIROIS RICHARD N & MARY
17	1999 MCKINNEY AVE	MOORE F DAVID & REBECCA L
18	1999 MCKINNEY AVE	HUMPHREYS SPENCER BROWN
19	1999 MCKINNEY AVE	PRIOLO LEO JR & MICHELLE D
20	1999 MCKINNEY AVE	1999 MCKINNEY 405 HOLDINGS &
21	1999 MCKINNEY AVE	KALIL STEPHEN A &
22	1999 MCKINNEY AVE	GARRETT MICHAEL L &
23	1999 MCKINNEY AVE	RIDDICK FAMILY LIVING TRUST THE
24	1999 MCKINNEY AVE	KUBA BRYSON
25	1999 MCKINNEY AVE	PALMER RICHARD W & BETH G
26	1999 MCKINNEY AVE	ALLEN THOMAS PATRICK

08/08/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1999 MCKINNEY AVE	CURTIS AUDREY A THE LIVING TRUST
28	1999 MCKINNEY AVE	STONE JANE
29	1999 MCKINNEY AVE	EDMONDSON DAVID & NATALIE
30	1999 MCKINNEY AVE	SHARP THOMAS L
31	1999 MCKINNEY AVE	DE LA ROSA MAURICIO &
32	1999 MCKINNEY AVE	ABLON BARON P & MARLA K
33	1999 MCKINNEY AVE	CHIU REVOCABLE TRUST
34	1999 MCKINNEY AVE	MEDINA MICHAEL A
35	1999 MCKINNEY AVE	STEHNEY JEFFREY ALLEN & JOYCE KAY
36	1999 MCKINNEY AVE	CHIP BRIGITTE A
37	1999 MCKINNEY AVE	STUVE OLAF &
38	1999 MCKINNEY AVE	LASSITER ANNA
39	1999 MCKINNEY AVE	GOTTBERG TERRY D &
40	1999 MCKINNEY AVE	HOUSE JAMES A &
41	1999 MCKINNEY AVE	HALBERT LINDSEY &
42	1999 MCKINNEY AVE	BARTLETT CHARLES M & MELISSA S
43	1999 MCKINNEY AVE	VANGORDEN JULIA K &
44	1999 MCKINNEY AVE	MOORE FAMILY REVOCABLE TRUST
45	1999 MCKINNEY AVE	SCHUBERT FRANK B &
46	1999 MCKINNEY AVE	DOWLING MAUREEN F
47	1999 MCKINNEY AVE	PRAGADA JESSICA E & ROBERT V
48	1999 MCKINNEY AVE	MANDT KEVIN A & DAWN M THE
49	1999 MCKINNEY AVE	TOORNBURG SCOTT L & KIM
50	1999 MCKINNEY AVE	HODGE LIVING TRUST
51	1999 MCKINNEY AVE	MEYBERG JAMES B &
52	1999 MCKINNEY AVE	PAYNE TARA FORD & MALO BOYD
53	1999 MCKINNEY AVE	GALLAGHER TIMOTHY O & TERRI M
54	1999 MCKINNEY AVE	BRADFORD TED R
55	1999 MCKINNEY AVE	ARNOLD THOMAS D
56	1999 MCKINNEY AVE	WOMACK STEVEN W
57	1999 MCKINNEY AVE	FULLERTON CLIFFORD T &

08/08/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1999 MCKINNEY AVE	BROWN LEONARD SCOTT &
59	1999 MCKINNEY AVE	SAWYER MARK WILLIAM
60	1999 MCKINNEY AVE	CRAMM HOPE & GENE
61	1999 MCKINNEY AVE	ABINGTON THOMAS EDWARD
62	1999 MCKINNEY AVE	MILLER JAMES H & ROSANNE T
63	1999 MCKINNEY AVE	NAIK SURAJ
64	1999 MCKINNEY AVE	WINTER F DAVID JR & RENEE
65	1999 MCKINNEY AVE	WILKINS SARA
66	1999 MCKINNEY AVE	BALDOR JORGE L
67	1999 MCKINNEY AVE	PETERS WALTER R JR & STACY R
68	1999 MCKINNEY AVE	WUNDERLICK JOHN ROBERT
69	1999 MCKINNEY AVE	MCLAREN JEFFREY
70	1999 MCKINNEY AVE	PAPADIMITRIOU ALEX & LINDA
71	1999 MCKINNEY AVE	HOPKIN DANIEL J
72	1999 MCKINNEY AVE	WETTERAU MARK STEPHEN JR
73	1999 MCKINNEY AVE	ACKERMAN JOHN & SUNNY
74	1999 MCKINNEY AVE	LEDBETTER FINLEY & JONI
75	2011 CEDAR SPRINGS RD	HUFFMAN HENRY T
76	2011 CEDAR SPRINGS RD	REIFSCHNEIDER ERIC
77	2011 CEDAR SPRINGS RD	HERMAN JOHN H &
78	2011 CEDAR SPRINGS RD	LIMBURG JOHANNES & ALICIA
79	2011 CEDAR SPRINGS RD	TOLER KATHY A
80	2011 CEDAR SPRINGS RD	SAH AKASH
81	2011 CEDAR SPRINGS RD	SCHAEFER STEVEN & HOLLY
82	2011 CEDAR SPRINGS RD	BENMAR LTD
83	2011 CEDAR SPRINGS RD	RODINE LIVING TRUST
84	2011 CEDAR SPRINGS RD	RAHHAL STEVEN
85	2011 CEDAR SPRINGS RD	BRIGGS CHARLES A &
86	2011 CEDAR SPRINGS RD	SAH AKASH
87	2011 CEDAR SPRINGS RD	MILLER SHANNON
88	2011 CEDAR SPRINGS RD	BLOUNT JAMES G & KELLY A THE

08/08/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2011 CEDAR SPRINGS RD	ROBERTS RANDY C & JACKIE
90	2011 CEDAR SPRINGS RD	DOHERTY TERENCE & MARINE
91	2011 CEDAR SPRINGS RD	PORTER JONATHAN & AMY
92	2011 CEDAR SPRINGS RD	PORTER JON & AMY FAMILY
93	2011 CEDAR SPRINGS RD	DAVIDOW JOAN C
94	2011 CEDAR SPRINGS RD	SMARTT MICHAEL A & STEVA
95	2011 CEDAR SPRINGS RD	PALERMO ALEXANDER &
96	2011 CEDAR SPRINGS RD	SEIDENFELD STEVEN M &
97	2011 CEDAR SPRINGS RD	BARON JAMES D & ELIZABETH S
98	2011 CEDAR SPRINGS RD	GANO HEATHER M
99	2011 CEDAR SPRINGS RD	COIL JOHN A
100	2011 CEDAR SPRINGS RD	LEVITAN DANIEL S
101	2011 CEDAR SPRINGS RD	FINEGOLD ELIEZER MOSHE
102	2011 CEDAR SPRINGS RD	LINCK VICTOR T & KAREN S
103	2011 CEDAR SPRINGS RD	INGRUM ANDREW & AMY
104	2011 CEDAR SPRINGS RD	CEDAR COWBOYS LLC
105	2011 CEDAR SPRINGS RD	SMITH JAMES B TRUSTEE OF JAMES B SMITH REV TRUST
106	2011 CEDAR SPRINGS RD	TAYLOR LARRY W
107	2011 CEDAR SPRINGS RD	KHANNA VIKRAM
108	2011 CEDAR SPRINGS RD	KHANNA VIKRAM
109	2011 CEDAR SPRINGS RD	SOLOMON GERALD &
110	2011 CEDAR SPRINGS RD	HOWELL KEVIN & TRACY P
111	2011 CEDAR SPRINGS RD	LITTLE TIMOTHY E &
112	2011 CEDAR SPRINGS RD	WATTERSON RONALD E &
113	2011 CEDAR SPRINGS RD	DALE JIMMIE FLOYD JR & MELINDA
114	2011 CEDAR SPRINGS RD	CRUZ PONCIANO D JR
115	2011 CEDAR SPRINGS RD	LIBRE VENTURES LLC
116	2380 N FIELD ST	2300 NORTH AKARD OWNER LLC
117	2323 N AKARD ST	CHRISTOPHER APARTMENTS
118	2000 MCKINNEY AVE	UNION INVESTMENT REAL EST GMBH
119	2025 WOODALL RODGERS FWY	CLUNIS KEVIN A & AYANNA N

08/08/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2025 WOODALL RODGERS FWY	MADRAZO ALEX & JANET
121	2025 WOODALL RODGERS FWY	SMITH BRITT WILLIAM &
122	2025 WOODALL RODGERS FWY	BLUE DOG RESIDENTIAL TRUST
123	2025 WOODALL RODGERS FWY	NASH GEORGE CAMERON
124	2025 WOODALL RODGERS FWY	LEVY WALTER M &
125	2025 WOODALL RODGERS FWY	THREE LITTLE BIRDS TRUST
126	2025 WOODALL RODGERS FWY	HATTON PHILLIP S & SHARON L
127	2025 WOODALL RODGERS FWY	KOZEL DAVID F
128	2025 WOODALL RODGERS FWY	SYDEPARK LTD
129	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
130	1700 CEDAR SPRINGS RD	LG CEDAR SPRINGS LP
131	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
132	2380 N FIELD ST	UNION UPTOWN DALLAS LLC
133	2323 N AKARD ST	CHRISTOPHER APARTMENTS
134	1925 CEDAR SPRINGS RD	WINDHAM MINERALS LTD
135	1925 CEDAR SPRINGS RD	TNMDI INVESTMENTS LLC
136	1925 CEDAR SPRINGS RD	E C COPPOLA FAMILY LTD PS
137	1925 CEDAR SPRINGS RD	ROMANO PHILIP J
138	1925 CEDAR SPRINGS RD	THOMA WORKS LLC
139	1925 CEDAR SPRINGS RD	CARL & MARILYNN THOMA
140	1925 CEDAR SPRINGS RD	DAWSON WILLIAM B &
141	1925 CEDAR SPRINGS RD	WINDHAM MINERALS LTD
142	1925 CEDAR SPRINGS RD	REEDER JAMES B
143	1925 CEDAR SPRINGS RD	BALDRIDGE JERALD TR ETAL
144	2121 N PEARL ST	TC UPTOWN ASSOCIATES LLC
145	2100 N OLIVE ST	JPMORGAN CHASE BANK NATIONAL