

FILE NUMBER: Z245-118(LC) **DATE FILED:** November 11, 2024
LOCATION: Northeast corner of West Commerce Street and Pittman Street
COUNCIL DISTRICT: 6
SIZE OF REQUEST: 3.227 acres **CENSUS TRACTS:** 48113004300

REPRESENTATIVE: Angela Hunt, Munsch Hardt Kopf & Harr, P.C.

OWNER/APPLICANT: EQR-Westerly, LP

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

SUMMARY: The purpose of the request is to create a new subdistrict to allow a reduced mix of retail and personal service uses for a mixed-use project, to allow live-work units, and to reduce the minimum floor-to-floor dimension for ground floors.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

CPC RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing six-story mixed use project that includes 331 dwelling units in the residential component, and 17,745 square feet of retail and personal service uses, according to the applicant. There is also an existing parking lot, parking garage and amenity spaces, on property zoned Planned Development District No. 714 (approx. 3.227 acres in total size).
- Geographically located in West Dallas, approximately two miles from downtown.
- This lot has frontage on both Pittman and West Commerce Streets.
- The purpose of the request is to amend the text of existing Planned Development District No. 714 to create a new subdistrict within the existing PD to allow a reduction in mix of retail and personal service uses for a mixed-use project, live-work units as new allowable use, and to reduce the minimum floor-to-floor dimension for ground floors. The applicant requests this amendment because the existing required ground floor retail space has been difficult to lease. Therefore, the applicant wants to creatively fill this space by proposing to reduce the retail and personal service use percentage requirements of a mixed-use project from five to two percent and activate the space by replacing the existing retail spaces with live-work units instead.
- The applicant proposes to reduce the minimum floor-to-floor dimension for ground floors to divide existing space into 2 levels.

Zoning History:

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

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

3. **Z234-291:** On Wednesday, February 26, 2025, the City Council approved an application for a Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Pittman Street	Local Street	-
West Commerce Street	PA – Principal Arterial	100' w/bicycle facilities
Herbert/Haslet Street	CC – Community Collector	90' w/bicycle facilities

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 new ForwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is the citywide Compressive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetype(s) and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Centers Land Use and the City Residential Placetype. This placetype allows the following primary land uses: Multiplex, Apartments and Mixed-Use; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Lodging, Commercial, Office, Civic/Public Institutional and Utility. The request would be specifically considered the Mixed-Use primary land use.

The City Residential neighborhoods primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors.

The area of request is an existing six story mixed-use project that includes 331 apartment units with 17,745 square feet of retail and personal service uses, but it is important to add a note that new development in this placetype should align with the established building form and character of the city residential development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area. The request is consistent with Forward Dallas 2.0 as it is an existing mixed-use project that offers the neighborhood variety in housing type and convenience of needed goods and services to residents in the immediate area and community.

Active Area & Land Use Plans:

The subject site sits within the boundaries of each of the area and land use plans listed below.

The 360 Plan – <https://dallascityhall.com/departments/pnv/Pages/The-360-Plan---landing-page.aspx>

West Dallas Urban Structures and Guidelines –

<https://dallascityhall.com/departments/pnv/Pages/West-Dallas-Urban-Structure-landing-page.aspx>

The Trinity River Corridor Comprehensive Land Use Plan –

<https://dallascityhall.com/departments/pnv/Pages/Trinity-River-Corridor-Landing-page.aspx>

West Dallas Comprehensive Land Use Study –

<https://dallascityhall.com/departments/pnv/Strategic%20Planning%20Division%20Documents/plans/1990/West%20Dallas%20Comprehensive%20Land%20Use%20study%20Revised%201999.pdf>

Fort Worth Avenue Land Use Plan, 2005 –

<https://dallascityhall.com/departments/pnv/Pages/Fort-Worth-Avenue-Corridor-Land-Use-and-Urban-Design-Plan---Landing-Page.aspx>

The 360 Plan:

Summary:

The 360 Plan was adopted by the City Council in December 2017 as a guide to future actions concerning land use and development regulations, transportation, 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. This plan outlines three transformative strategies suggested by City Council with an overall goal that focuses on a complete and connected city center for future growth and development throughout the city.

Staff finds the request does comply with the following transformative strategies and their respective goals of the 360 Plan, as this plans' focus is housing ranging from type, affordability, variety/diversity and placement.

West Dallas Urban Structures and Guidelines Area Plan:

Summary:

The objective for the Urban Structure is to facilitate the organic revitalization and urbanization of a portion of West Dallas. The Urban Structure outlines both the conservation and revitalization of an established single-family neighborhood. Additionally, it describes incremental and organic change in urban form along with the potential for comprehensive re-development to support a truly livable, sustainable, attractive and engaging community. The plan outlines urban guidelines on park and open space, street and public realm guidelines and architecture. It advocates an approach to implementation that allows for flexibility and adaptability over time as redevelopment unfolds.

The area is divided into nine neighborhoods, and is identified for describing a unique character, vision, and combination of land uses for the Urban Structure.

Vision:

The development objectives for the area include:

1. Preserve, enhance, conserve the La Bajada community in its entirety;
2. Re-Create Singleton Boulevard and Commerce Street as handsome "parkway" streets entering the inner city;
3. Create a new neighborhood spine street of retail and services with high-density mixed-use clustered along it;

4. Step-down in density from the new neighborhood spine east, west and toward La Bajada
5. Development of three to four (3-4) active mixed-use nodes at major intersections
6. Allow for incremental rehabilitation and infill re-development of properties east, west, and south of new neighborhood spine as demand emerges, and;
7. Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

Staff finds that the request does comply with the respective goals of the West Dallas Urban Structures and Guidelines Plan, specifically vision objectives number three and five through seven as noted above.

The Trinity River Corridor Comprehensive Land Use Plan:

The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

Vision:

The 2050 Vision Statement for the Trinity River Corridor in Dallas: 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

Summary:

This Comprehensive Land Use Plan is an important tool for the individuals and organizations that make decisions affecting the Trinity River Corridor. Its broad vision describes the character this corridor should have in the future. It establishes the general principles that will direct preparation of detailed plans for smaller parts of this large area.

It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals. The Trinity River Corridor Comprehensive Land Use Plan is the 'blueprint' for this future. The plan's main sections are:

- A Vision to Transform Dallas' Trinity River Corridor, which imagines the future of this corridor and describes its key features;
- Land Use and Urban Design Throughout the Trinity Corridor, which explains the overall principles that should guide land use and urban design in all parts of the Trinity Corridor;
- Implementation Strategies Throughout the Trinity Corridor, which explains the capital projects and other tools needed to carry out this plan;
- Trinity Corridor District Plans, which provides more detailed direction about the development patterns parts of the corridor;
- Creating This Plan, which summarizes the process used to prepare this plan; and
- Background Documents, which lists the resource reports produced during the planning process.

Staff finds the request does comply with the strategies and goals of the Trinity River Corridor Comprehensive Land Use Plan.

West Dallas Comprehensive Land Use Study:

Staff finds the request does comply with the West Dallas Comprehensive Land Use Study.

Fort Worth Avenue Land Use Plan, 2005:

Summary:

In March 2003, Dallas City Council directed the Development Services Department to conduct the Fort Worth Avenue Corridor Land Use and Urban Design Plan. A Steering Committee led the effort and included key City departments, other governmental agencies, area residents, property and business owners. The Fort Worth Avenue Development Group (FWADG) helped organize broad-based representation of area residential, business, property owner and citizen interests.

The study analysis examined needs associated with code compliance, economic development, infrastructure improvements, crime and public safety, transportation, land use, and zoning. The plan identifies opportunities to create a more walkable, mixed use urban development pattern.

The plan provides a 'vision' of the community's desires for re-development and lists the tools needed to get there. Special Purpose District (PD 714), the West Commerce Street/Fort Worth Avenue Special Purpose District, was adopted in February 2005 using the study as its basis.

Vision:

To "...create a more balanced mix of neighborhood friendly development; improve and support the overall stability of existing single family residential neighborhoods that abut the corridor; incorporate high quality development and redevelopment; enhance pedestrian connections between neighborhoods across the corridor; respect the value of historic properties; and address infrastructure and transportation needs".

Staff finds the request does comply with the following goals of the Fort Worth Avenue Land Use Plan, as this plans' main goal is to improve redevelopment through a mix of uses that provide stability to residential uses including commercial and mixed-use.

Land Use:

	Zoning	Land Use
Site	PD. No. 714; Subdistrict 1A	Residential, Retail & Office
North	PD. No. 714; Subdistrict 1A, PD. No. 891, IR Industrial Research District & SUP No. 573	Retail, commercial and multifamily uses; vacant lots
South	PD. No. 714; Subdistrict 1A & 1D, IR Industrial Research District	Multifamily and retail uses
East	PD. No. 714; Subdistrict 1A w/ SUP No. 2383	Residential and mixed-use
West	PD. No. 714; Subdistrict 1B	Residential, retail and commercial uses.

Land Use Compatibility:

The area of request is currently developed with an existing six-story mixed use project that includes 331 dwelling units in the residential component, and 17,745 square feet of retail and personal service uses, according to the applicant. There is also an existing parking lot, parking garage and amenity spaces, on property zoned Planned Development District No. 714 (approx. 3.227 acres in total size).

PD No. 714, Subdistrict 1A

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20714.pdf>

The applicant proposes the creation of a new subdistrict within existing PD No. 714, using the code, conditions and development standards of the existing subdistrict(s) as the base for the new subdistrict with slight changes to the retail and personal service uses percentage requirements of a mixed-use project, decreasing from five to two percent, live-work units as new allowable use, and a reduction to the minimum floor-to-floor dimension for ground floors.

To the north of the property are PD. No. 714; Subdistrict 1A, PD. No. 891, IR Industrial Research District & SUP No. 573 with retail, commercial and multifamily uses, as well as vacant lots. To the south of the property are PD. No. 714; Subdistrict 1A & 1D, IR Industrial Research District with multifamily and retail uses. To the east are PD. No. 714; Subdistrict 1A w/ SUP No. 2383 with residential and mixed-uses and to the west of the property is PD. No. 714; Subdistrict 1B including residential, retail and commercial uses. With the immediate area being mostly a mix of residential and commercial retail uses and the subject site being in a location that is set to become a thriving hub of mixed-use, staff finds the applicant's request for a PD amendment to be appropriate and compatible with the surrounding area.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted under the existing Planned Development District No. 714.

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 target intervention strategies more precisely 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 a “C” MVA area. There is the “C” MVA area immediately surrounding the subject property in all directions. To the far north is the “E” MVA area and to the far south is “B” MVA area.

List of Officers

411 W Commerce
EQR-Westerly GP, LLC

President	Benjamin Stoll
Vice President	Caroline Hammond
Vice President	Daniel Henning
Vice President	Tiffany Higgins
Vice President	Drew Sullins
Vice President	Mark Trager
Secretary	Christopher Maher

CPC Action

March 20, 2025

Motion: It was moved to recommend **approval** of a new subdistrict, subject to amended conditions, on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast corner of West Commerce Street and Pittman Street.

Maker: Rubin
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert* Forsyth,
Shidid, Carpenter, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Haqq
Vacancy: 0
*out of room, shown voting in favor

Notices:	Area: 300	Mailed: 28
Replies:	For: 0	Against: 0

Speakers: For: None
For (Did not speak): Jay Siegel, 1775 Sherman St., Denver, CO, 80203
Against: None

APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

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

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

[omitted for brevity]

SEC. 51P-714.104. DEFINITIONS.

[omitted for brevity]

(10) MIXED-USE PROJECT means, except in Subdistrict 1G, a development

containing uses in two or more of the following categories, and with the combined floor areas of the uses in each category equaling or exceeding the following percentages of the total floor area of the project:

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

In Subdistrict 1F, the following floor area percentages apply:

<u>Use category</u>	<u>Percentage of total floor area</u>
<u>Lodging</u>	<u>10%</u>
<u>Office</u>	<u>15%</u>
<u>Residential</u>	<u>10%</u>
<u>Retail and personal service</u>	<u>2%</u>

[omitted for brevity]

SEC. 51P-714.105. INTERPRETATIONS.

[omitted for brevity]

SEC. 51P-714.105.1. EXHIBITS.

[omitted for brevity]

SEC. 51P-714.106. CONCEPTUAL PLAN.

[omitted for brevity]

SEC. 51P-714.107. DEVELOPMENT PLAN.

[omitted for brevity]

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, 1B, ~~AND 1D,~~ 1F, AND 1G.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.
- Live/work unit. [Subdistrict 1G only.] [The entire area of a live/work unit is considered a retail and personal service use for purposes of a mixed-use project.]
- Multifamily. [Only as a component of a mixed-use project.]
- Retirement housing. [RAR]
- Single family. [A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]

[omitted for brevity]

(c) Yard, lot, and space regulations.

(5) Height.

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

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

[omitted for brevity]

(8) Stories.

(A) Maximum number of stories above grade in Subdistricts 1A, ~~and 1D~~, 1F and 1G is 11.

[omitted for brevity]

(g) Lighting. In Subdistrict 1G, prior to the issuance of a certificate of occupancy for any live-work units or multifamily units totaling more than 331, pedestrian-scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided on the east side of the building. The design and placement of the fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

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

[omitted for brevity]

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

[omitted for brevity]

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

[omitted for brevity]

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

[omitted for brevity]

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 4.

[omitted for brevity]

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

[omitted for brevity]

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

[omitted for brevity]

SEC. 51P-714.114. LANDSCAPING.

[omitted for brevity]

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

[omitted for brevity]

SEC. 51P-714.116. SCREENING REGULATIONS.

[omitted for brevity]

SEC. 51P-714.117. SIGNS.

[omitted for brevity]

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

[omitted for brevity]

(j) Story dimensions.

(3) Except as provided in this subsection, a minimum 14-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and multi-story mixed-use projects. In Subdistrict 1G, a minimum 11-foot floor-to-floor dimension is required for the ground floor of multi-story mixed-use projects.

[omitted for brevity]

SEC. 51P-714.118.1 MIXED INCOME HOUSING.

[omitted for brevity]

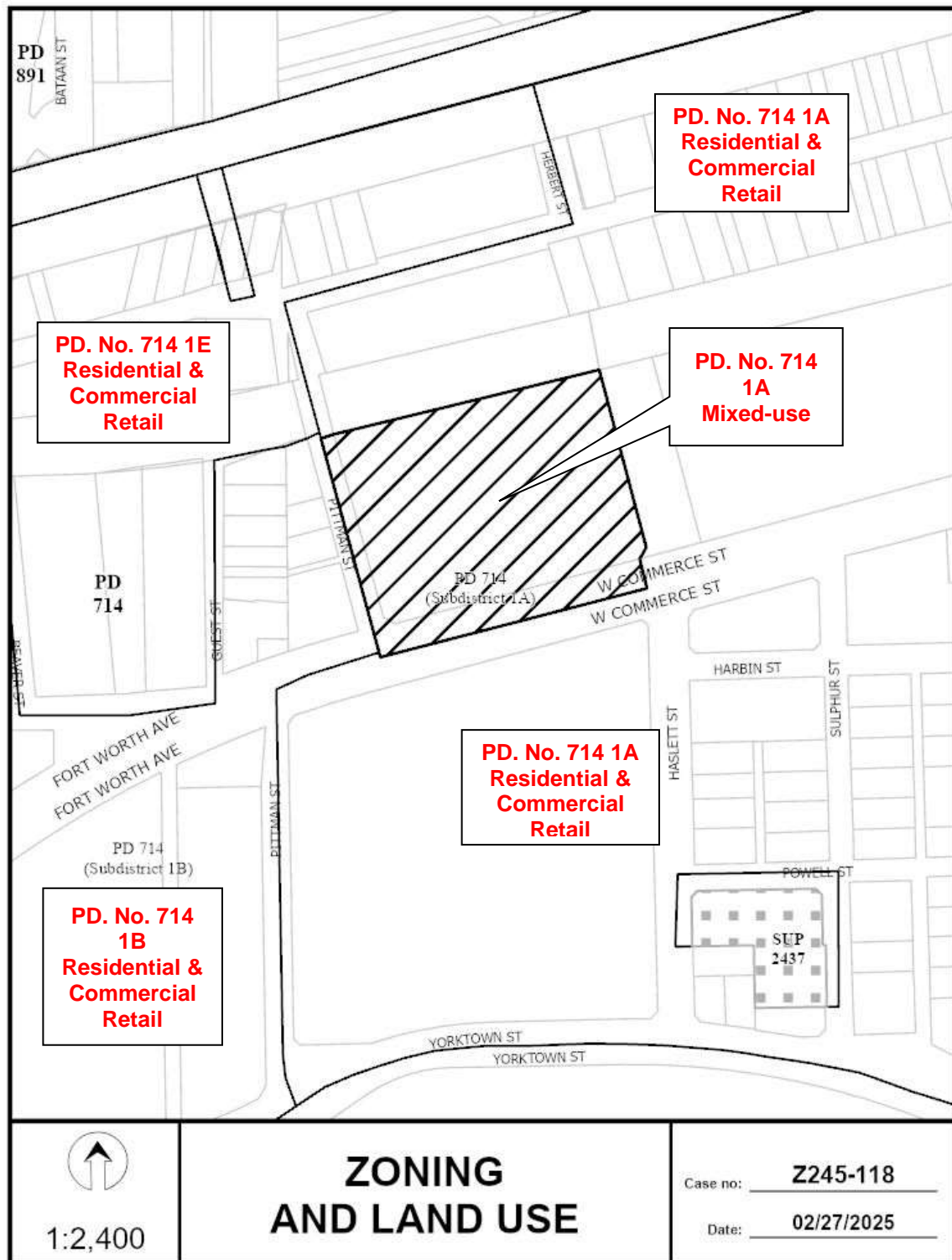
SEC. 51P-714.119. ADDITIONAL PROVISIONS.

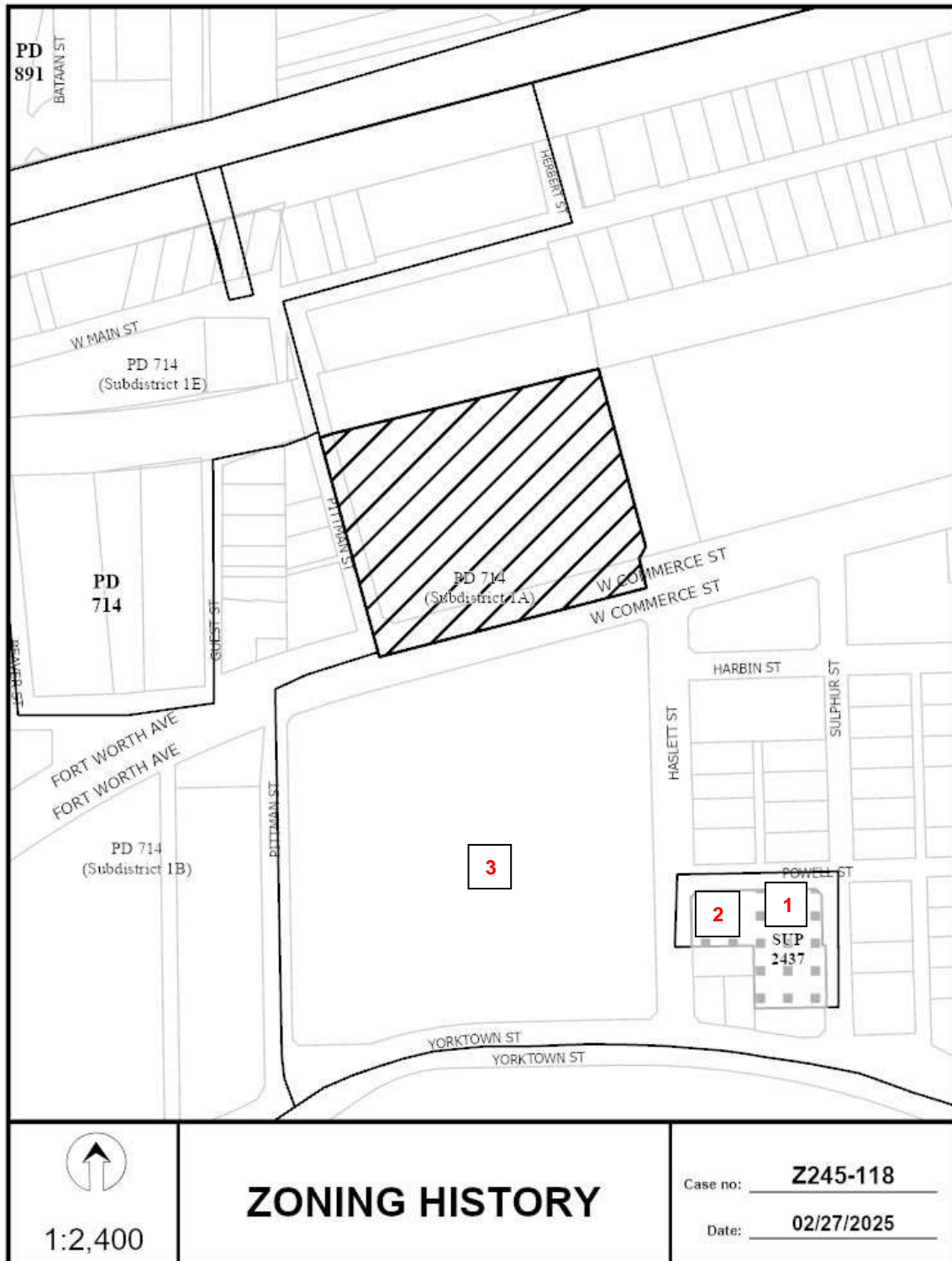
[omitted for brevity]

SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.

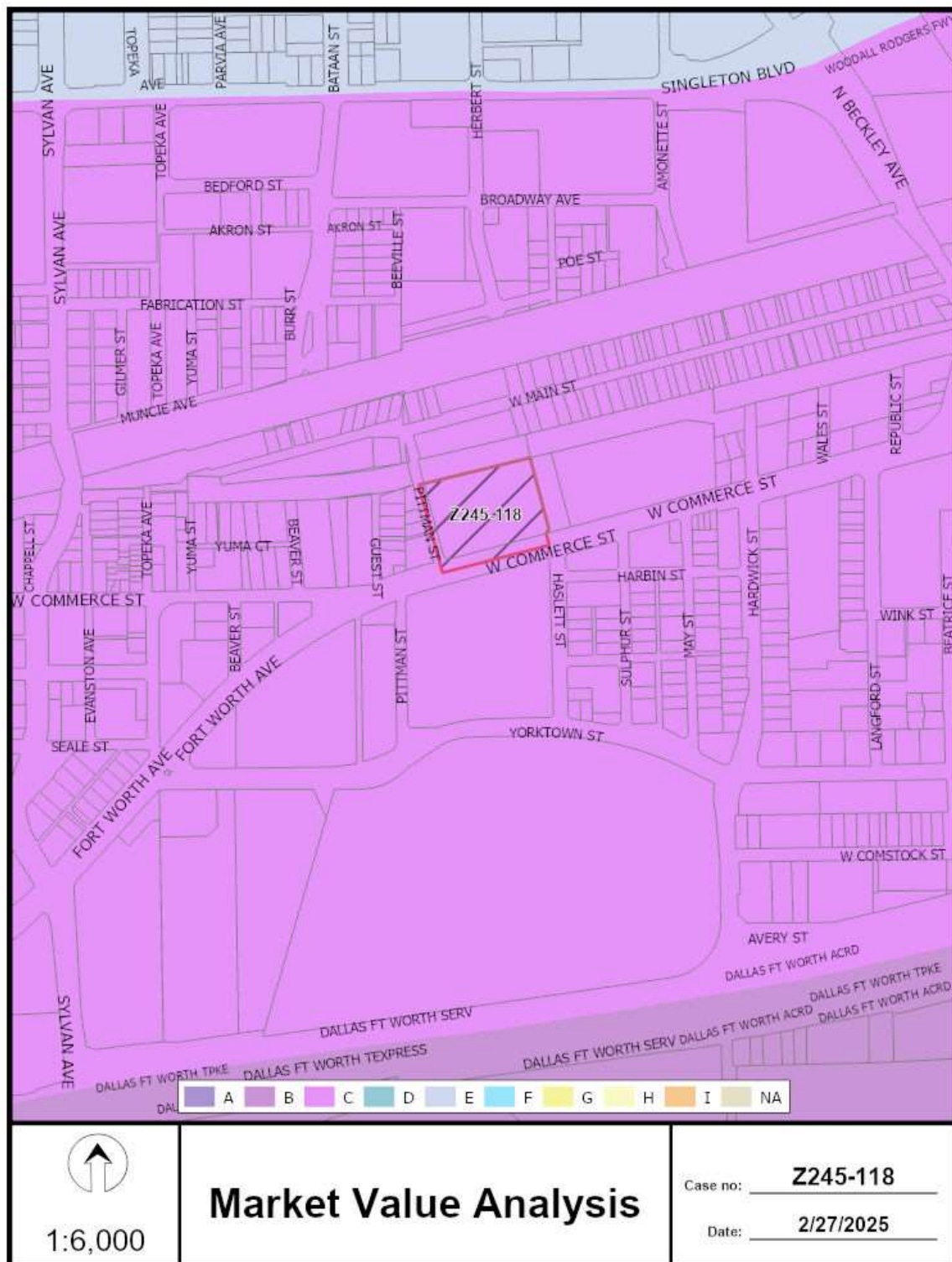
[omitted for brevity]







Z245-118(LC)





03/19/2025

Reply List of Property Owners***Z245-118******28 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	411	W COMMERCE ST	EQR-WESTERLY LP
2	2314	HASLETT ST	DONALDSON CAROLYN &
3	510	W COMMERCE ST	OMERTA INTERESTS LLC
4	510	W COMMERCE ST	OMERTA INTERESTS LLC
5	501	W MAIN ST	PSW WEST DALLAS URBAN
6	439	W COMMERCE ST	MNS PROPERTIES INC
7	2408	GUEST ST	MNS PROPERTIES LLC
8	2414	GUEST ST	MNS PROPERTIES INC
9	507	W MAIN ST	HUTCHISON MAUREEN &
10	2500	HARDWICK ST	FOUNTAIN GRASS LLC
11	2500	HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE LLC
12	2500	HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE
13	337	W MAIN ST	PSW WEST DALLAS URBAN VILLAGE
14	339	W MAIN ST	COMMERCE PROPERTIES WEST LC
15	425	W MAIN ST	PSW REAL ESTATE LLC
16	428	W MAIN ST	MOXIE INVESTMENTS LTD
17	338	W MAIN ST	CUNNINGHAM J W
18	336	W MAIN ST	CALCOTE BEVERLY &
19	330	W MAIN ST	LONE STAR MISSIONARY BAPTIST
20	324	W MAIN ST	Taxpayer at
21	322	W MAIN ST	BECKLEY COMMERCE ACQUISITIONS LLC
22	318	W MAIN ST	BLUE OAT GRASS LLC
23	332	W COMMERCE ST	AGESHEN MALCOM
24	2322	HASLETT ST	VAFAEE ABDOL H
25	444	W COMMERCE ST	TW COMMERCE TEN 10 LLC &
26	305	W COMMERCE ST	305 WEST COMMERCE LLC

Z245-118(LC)

03/19/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	331 W MAIN ST	LONE STAR BAPTIST CHURCH
	28	400 W MAIN ST	PSW WEST DALLAS URBAN