HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JUNE 22, 2022**
ACM: Majed Al-Ghafry

FILE NUMBER: Z212-155(RM) **DATE FILED:** December 29, 2021

LOCATION: Northwest line of Turtle Creek Boulevard, between Cedar Springs Road and Dickason Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 3.01 acres **CENSUS TRACT:** 0005.02

REPRESENTATIVE: Tommy Mann, Winstead PC

APPLICANT: Carpenter Turtle Creek, LLC

OWNER: 3001 Turtle Creek, LP

REQUEST: An application for an amendment to Planned Development Subdistrict No. 135 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to definitions, permitted uses, floor area, height, lot coverage, parking, design standards, and landscaping to develop the site with specific residential and nonresidential uses.

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

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, and staff's recommended conditions.

PD No. 193:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-I

PDS No. 135:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-135

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development Subdistrict No. 135 within Planned Development District No. 193, the Oak Lawn Special Purpose District. PDS No. 135 currently allows O-2 Office Subdistrict uses as well as limited commercial uses on the street level.

- The applicant proposes to amend the existing regulations of PDS No. 135 to add a special project as an additional allowed use within the PDS. The applicant defines a special project as a development containing hotel and multifamily uses with an FAR greater than 4.5:1 that satisfies the urban design requirements they propose with their requested amendment.

- In addition to the proposed hotel and multifamily uses, the applicant proposes active uses on the ground level including retail, restaurant, office, personal service, lobbies, or meeting rooms.

- The applicant also proposes modified development standards primarily related to floor area, height, lot coverage, parking, and landscaping.

Zoning History:

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

1. **Z178-206:** On January 9, 2019, City Council denied a Planned Development Subdistrict for MF-2 Multiple-Family uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street.

2. **Z190-359:** On April 28, 2021, City Council approved a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southwest corner of Carlisle Street and North Hall Street.

3. **Z178-218:** On September 26, 2018, City Council approved 1) a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; 2) the termination of a portion of a D Liquor Control Overlay; and 3) the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on a portion on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street.

4. **Z189-136:** On April 10, 2019, City Council approved 1) Planned Development Subdistrict No. 147 for O-2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use; and 2) the termination of a D Liquor Control Overlay on property zoned an O-2-D Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the west corner of Turtle Creek Boulevard and Dickason Avenue and on the east line of Gillespie Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Turtle Creek Boulevard	Minor Arterial	60 feet
Cedar Springs Road	Community Collector	60 feet
Dickason Avenue	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department reviewed a traffic impact analysis for the proposal dated December 15, 2021. The analysis evaluates the subject site, existing infrastructure, and impact to adjacent and nearby streets. Findings indicate that the proposed development can be successfully incorporated into the surrounding local roadway network.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the goals and policies marked with an asterisk (*). The applicant's request may be considered inconsistent with the policies not marked with an asterisk and in *italics*; however, staff's recommended conditions are consistent with these policies.

LAND USE ELEMENT

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE, AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability. *

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths. *

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes. *

Policy 5.1.2 Define urban character in downtown and urban cores. *

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 *Maintain neighborhood scale and character.*

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

Policy 5.2.3 Ensure attractive gateways into the city. *

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices. *

Area Plan:

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Uptown area of the plan.

The applicant's proposal, especially the proposed design standards and sustainable design features, complies with the following urban mobility principles of the plan:

- Create a balanced multimodal system that supports transit, bicycles, and pedestrians in addition to automobiles, particularly for short trips.
- Improve inter-district connectivity for all modes of travel.
- Encourage mixed-use, pedestrian-oriented design and development.
- Deliver a system that responds proactively to trends in technology, demographics, and user preference.

The request also complies with the plan's urban design principles to reinforce the relationship between the street and the building edge, and to contribute to a positive, memorable urban experience.

Land Use:

	Zoning	Land Use
Site	PDS No. 135 within PD No. 193	Undeveloped
Northwest	O-2 Subdistrict within PD No. 193	Multifamily
Northeast	O-2 Subdistrict within PD No. 193 with a D Liquor Control Overlay on a portion	Multifamily, office
Southeast	O-2 Subdistrict and PDS No. 61 within PD No. 193 with a D Liquor Control Overlay	Office
Southwest	PDS No. 147 within PD No. 193	Multifamily, office

Land Use Compatibility:

The area of request is currently surrounded by a mix of multifamily and office. Staff assesses the applicant's proposed land use as compatible with surrounding uses in the area.

The subject property is currently undeveloped and zoned PDS No. 135 within PD No. 193. This PDS currently allows O-2 Office Subdistrict uses as well as limited commercial uses on the street level. In addition to the existing allowed uses, the applicant proposes to amend the existing regulations of PDS No. 135 to allow a special project, defined as a development containing hotel and multifamily uses with an FAR greater than 4.5:1 that satisfies the urban design requirements they propose with their requested amendment. The applicant also proposes modified development standards primarily related to floor area, height, lot coverage, parking, and landscaping.

Regarding floor area, the applicant proposes to modify the existing floor area ratio requirement, which currently defaults to that of the O-2 base district. This allows an FAR of 4:1, plus an additional 0.5:1 FAR where there is a minimum 1:1 component of residential use. In lieu of this requirement, the applicant proposes a maximum FAR of 5.95:1. The existing regulations of PDS No. 135 also stipulate that the maximum combined floor area of commercial uses in conjunction with an office use is 16,000 square feet, and that the aggregate floor area of street-level commercial uses may not exceed 50 percent of the aggregate floor area of all uses on the street level. The applicant proposes that neither of these restrictions apply to a special project.

The maximum height allowed by the existing O-2 base district is 240 feet. For a special project, the applicant proposes a maximum structure height of 454 feet. This maximum height will be limited by the proposed FAR as well as a decrease in allowable lot coverage as the height increases. This relationship between maximum height and maximum lot coverage is as follows:

- From grade to 60 feet: 60 percent maximum lot coverage
- From 60 feet to 160 feet: 30 percent maximum lot coverage
- From 160 feet to 410 feet: 25 percent maximum lot coverage
- From 410 feet to 454 feet: 15 percent maximum lot coverage

In lieu of the applicant's proposal, staff recommends alternate conditions that limit maximum height to 300 feet while retaining the FAR and lot coverage restrictions proposed by the applicant. Staff conducted an analysis of the maximum height allowed under neighboring zoning districts and found that nearly all of these districts cap height

at 240 feet. The only exception is the recently approved PDS No. 147 (Z189-136), which allows a maximum structure height of 325 feet for portions of a building with a maximum floor plate of 28,386 square feet. Aside from this condition, maximum height in PDS No. 147 is 150 feet. For the applicant's proposed special project within PDS No. 135, staff assesses a maximum height of 300 feet limited by the proposed FAR and lot coverage restrictions as an adequate compromise with the applicant's requested height. The staff recommended relationship between maximum height and maximum lot coverage is as follows:

- From grade to 60 feet: 60 percent maximum lot coverage
- From 60 feet to 160 feet: 30 percent maximum lot coverage
- From 160 feet to 300 feet: 25 percent maximum lot coverage

Overall, staff supports the applicant's request because it will add a dense, mixed use development to a central urban area. The project will include design standards that contribute to active pedestrian experience on the ground level as well as sustainable design features that meet some of the environmental goals of the comprehensive plan. Lastly, the request complies with many of the urban mobility and urban design principles of the 360 Plan.

Development Standards

Following is a comparison table showing differences in development standards between the existing PDS No. 135 and the proposed special project within PDS No. 135.

District	Setback[1]		Density	Height	Lot Coverage	Primary Uses
	Front	Side/ Rear				
Existing: PDS 135	20'[2]	Side: 30' + 20' above 80'[3] Rear: 10'[4]	4:1 FAR + 0.5:1 FAR where there is min 1:1 component of residential use	240'	75%	Office, limited retail and personal service uses
Proposed: PDS 135	20'[2]	Side: 30' + 20' above 80'[3] Rear: 10'[4]	5.95:1 FAR	454'	Up to 60': 60% 60' to 160': 30% 160' to 410': 25% 410' to 454': 15%	Special project with hotel, multifamily, commercial uses

[1] Turtle Creek Environmental Corridor applies 50' and 75' setback on Turtle Creek Boulevard
[2] Front setback applies on Cedar Springs Road and Dickason Avenue
[3] Side setback applies on private drive
[4] Rear setback not applicable to site

Design Standards

The applicant proposes design standards that will provide sidewalks along all public streets as well as the private drive along the northwest edge of the site. The pedestrian realm will also be enhanced by ground-level activation conditions that require active uses, transparency, and pedestrian entries connecting to a sidewalk. Staff's recommended conditions would further contribute to these design standards by requiring a maximum spacing of 50 feet between pedestrian entries. The applicant also proposes sustainable design features including solar panels, drip irrigation, electric vehicle charging stations, and a minimum pervious lot coverage of 20 percent.

Landscaping:

Under the current regulations of PDS No. 135, landscaping and screening for office uses must be in accordance with the existing landscape plan (Exhibit S-135B). For all other uses, landscaping and screening must be provided in accordance with Part I of PD No. 193. In addition to these conditions, the applicant proposes that for a special project, landscaping and screening must be provided in accordance with a separate landscape plan proposed as Exhibit S-135D.

Parking:

The current parking and off-street loading requirements of PDS No. 135 default to Part I of PD No. 193. In addition to these requirements, the applicant proposes the following conditions for a special project:

- Required loading is two medium or large spaces and two large spaces
- All maneuvering for loading spaces must occur outside of public rights-of-way
- Loading docks and loading spaces must be located within the main building
- A minimum of 90 percent of required off-street parking spaces must be located below average grade

The applicant also proposes that along Turtle Creek Boulevard, auto courts are prohibited between street-facing building facades and the property line. Staff recommends that auto courts are also prohibited along Cedar Springs Road. Staff does not support the location of the auto court on the applicant's proposed development plan because it would greatly detract from the pedestrian realm along Cedar Springs Road. Instead, staff recommends this auto court be relocated inside the building or to the private drive along the northwest edge of the site.

Lastly, the applicant proposes that a minimum of 10 percent of required off-street parking spaces shall service electric vehicles, with the required type of spaces as follows:

- A minimum of 1 percent of required off-street parking spaces must be EV installed parking spaces;
- A minimum of 2 percent of required off-street parking spaces must be EV ready; and
- A minimum of 7 percent of all required off-street parking spaces must be EV capable.

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. North of the request area is a “D” MVA cluster, and to the west is an “A” MVA cluster. South of the request area across Turtle Creek is an “E” MVA cluster.

List of Officers

Carpenter Turtle Creek, LLC

Richard Friedman, Manager

3001 Turtle Creek, LP

Turtle Creek GP LLC, General Partner
Ken Reese, Executive Vice President

CPC Action
May 19, 2022

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 135, subject to a development plan, a landscape plan, and recommended conditions; as briefed, adding the applicant's height request, and other adjustments within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Turtle Creek Boulevard, between Cedars Springs Road and Dickason Avenue.

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

For: 11 - Popken, Hampton, Anderson, Shidid, Carpenter, Blair, Housewright, Gibson, Standard, Kingston, Rubin

Against: 0
Absent: 3 - Vann, Jung, Haqq
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 741
Replies: For: 601 Against: 1

Speakers: For: Dick Friedman, Charles Square 20 University Rd., Cambridge, MA 02138
Fred Clarke, 1056 Chapel St., New Haven, CT, 06510
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Ken Reese, 3000 Turtle Creek Blvd., Dallas, TX, 75219
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against: Kevin Pierce, 1755 Wittington Pl., Farmers Branch, TX, 75234
Khudabuksh Ward, 2999 Turtle Creek Blvd., Dallas, TX, 75219
Tim Barton, 4107 Rock Creek Dr., Dallas, TX, 75204
Marshal Dooley, 14228 Midway Rd., Dallas, TX, 75244
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

CPC RECOMMENDED CONDITIONS

Division S-135. PD Subdistrict 135.

SEC. S-135.101. LEGISLATIVE HISTORY.

PD Subdistrict 135 was established by Ordinance No. 30667, passed by the Dallas City Council on October 11, 2017. (Ord. 30667)

SEC. S-135.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 135 is established on property at the west corner of Turtle Creek Boulevard and Cedar Springs Road. The size of PD Subdistrict 135 is 3.009 acres.

SEC. S-135.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this division:

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

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

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

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

(5) GREEN WALL means a wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular “green wall” planting or artificial planting systems.

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

(7) SUBDISTRICT means a subdistrict of PD 193.

(8) SPECIAL PROJECT means a development containing hotel and multifamily uses with an FAR greater than 4.5:1 that satisfies the urban design requirements of this article and qualifies for a bonus in accordance with Section S-135.114.

(9) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total façade area.

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

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

SEC. S-135.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-135A: development plan.

(2) Exhibit S-135B: landscape plan.

(3) Exhibit S-135C: special project development plan.

(4) Exhibit S-135D: special project landscape plan.

SEC. S-135.105. DEVELOPMENT PLAN.

(a) For an office, development and use of the Property must comply with the development plan (Exhibit S-135A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For a special project, development and use of the Property must comply with the special project development plan (Exhibit S-135C). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(c) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 30667)

SEC. S-135.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this subdistrict, etc.

(b) The following additional main use is permitted by right at street level only:

-- Retail food store.

(c) The following main uses are permitted by right within a Special Project and are not subject to the regulations applicable to limited uses:

-- Restaurant without drive-through service.

-- Barber and beauty shop.

-- Health studio.

-- Retail food store.

SEC. S-135.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108. (Ord. 30667)

SEC. S-135.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front yard.

(1) Cedar Springs Road. Minimum front yard is 20 feet and is measured from the property line.

(2) Dickason Avenue. Minimum front yard is 20 feet and is measured from the property line.

(c) Side yard. Minimum side yard is 30 feet. An additional setback of 20 feet must be provided for any structures above 80 feet.

(d) Floor area.

(1) In conjunction with an office use, maximum combined floor area for retail, bakery or confectionery shop, cigar, tobacco and candy store, drugstore, florist store, gift shop, health studio, restaurant with alcoholic beverages and/or entertainment, retail food store, tailor, custom sewing and millinery, and travel bureau uses is 16,000 square feet.

(2) The aggregate floor area of retail, bakery or confectionery shop, cigar, tobacco and candy store, drugstore, florist store, gift shop, health studio, restaurant with alcoholic beverages and/or entertainment, retail food store, tailor, custom sewing and millinery, and travel bureau uses on the street level of a building may not exceed 50 percent of the aggregate floor area of all uses on the street level.

(e) Special project.

(1) Floor area ratio.

(A) Maximum floor area ratio is 5.95 to 1.

(B) The Section 135.108(d)(1) and (2) does not apply to a special project.

CPC Recommendation, Applicant's Request

(2) Height. Maximum structure height is 454 feet.

Staff's Recommendation

(2) Height. Maximum structure height is 300 feet.

(3) Lot coverage.

(A) From grade to 60 feet in height, maximum lot coverage is 60 percent.

(B) From 60 feet in height to 160 feet in height, maximum lot coverage is 30 percent.

CPC Recommendation, Applicant's Request

(C) From 160 feet to 410 feet in height, maximum lot coverage is 25 percent.

(D) From 410 feet to 454 feet in height, maximum lot coverage is 15 percent.

Staff's Recommendation

(C) From 160 feet to ~~410~~ 300 feet in height, maximum lot coverage is 25 percent.

~~(D) From 410 feet to 454 feet in height, maximum lot coverage is 15 percent.~~

SEC. S-135.109. OFF-STREET PARKING AND LOADING.

(a) Except as otherwise provided, consult Part I of this article for the specific off-street parking requirements for each use.

(b) Special project.

(1) Two medium or two large loading spaces, and two large loading spaces are required.

(2) All maneuvering for loading spaces must occur outside of public rights-of-way.

(3) Loading docks and loading spaces must be located within the main building.

(4) A minimum of 90 percent of required off-street parking spaces must be located below average grade.

CPC Recommendation, Applicant's Request

(5) Along Turtle Creek Boulevard ~~and Cedar Springs Road~~, auto courts are prohibited between street-facing building facades and the property line.

Staff's Recommendation

(5) Along Turtle Creek Boulevard and Cedar Springs Road, auto courts are prohibited between street-facing building facades and the property line.

SEC. S-135.110. URBAN DESIGN REQUIREMENTS FOR A SPECIAL PROJECT.

(a) Sidewalks. A minimum ten-foot-wide unobstructed sidewalk is required along all public streets.

(b) Bicycle parking. Bicycle parking shall be located near main building entrances.

(c) Private drive pedestrian connection. A minimum six-foot-wide unobstructed pedestrian way separated from the vehicular surface by a minimum five-foot-wide landscape area shall be provided along the private drive between Cedar Springs Road and Dickason Avenue. The pedestrian way may be located in a colonnade beneath the main building above it, and columns supporting the main building above may be located within the 5-foot landscape area.

(d) Ground-level activation and pedestrian amenities.

(1) A minimum of 60 percent of the total linear footage of the ground story along public streets shall contain active uses such as retail, restaurant, office, personal service, lobbies, or meeting rooms. Active uses may also be located on upper stories, but any portion of an active use located on an upper story may not count toward the required ground-level activation.

(2) Excluding the portion of facades screening parking or loading areas, street-facing building facades must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 15 feet in height. A minimum of two different façade materials must be provided on each street facing façade.

(3) A minimum of two pedestrian entries either opening directly onto a sidewalk or connected via pedestrian path to an unobstructed sidewalk shall be provided along each street-facing building façade on the ground story.

CPC Recommendation, Applicant's Request

(4) Along Cedar Springs Road and Dickason Avenue, a minimum of three pedestrian entries opening directly onto an unobstructed sidewalk or connected via pedestrian path to an unobstructed sidewalk shall be provided along each street-facing building façade.

Staff's Recommendation

(4) Along Cedar Springs Road and Dickason Avenue, maximum spacing between pedestrian entries opening directly onto an unobstructed sidewalk or connected via pedestrian path to an unobstructed sidewalk along each street-facing building façade on the ground story shall not exceed 50 feet.

(5) The primary entry court shown along Dickason Avenue on the special project development plan must include minimum 6 foot wide unobstructed pedestrian paths outside of vehicular travel lanes that connect ground story entrance doors to the sidewalk.

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

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

(8) Additional pedestrian amenities. The following minimum pedestrian amenities must be provided along the street frontages of Dickason Avenue, Turtle Creek Boulevard, and Cedar Springs Road.

(a) Benches (occupying at least ten linear feet of street frontage),

(b) Trash receptacles (one per street frontage).

(e) Parking structures. Above ground portions of a parking structure facade must provide solid screening for a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights via one or a combination of (i) a painted, stained, or masonry-like finish, similar in appearance or complimentary to the facade of the main non-parking building, or (ii) a green wall. Glass is not a required screening material, regardless of whether glass is a primary building material for the main building.

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

SEC. S-135.111. SUSTAINABLE DESIGN FEATURES FOR A SPECIAL PROJECT.

(a) Photovoltaic cells for producing solar energy shall be located on the main building.

(b) Drip irrigation shall be utilized for maintenance of plantings.

(c) Recycling containers shall be available for hotel guests and residents.

(d) Water efficient plumbing fixtures shall be utilized.

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

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

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

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

(f) Micro-mobility charging and parking. Micro-mobility charging and parking for at least 10 vehicles must be provided along public streets.

(g) Minimum pervious lot coverage is 20 percent.

(f) Roofs.

(1) A minimum of 30 percent of the podium roof area identified on the development plan shall be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, and shade structures.

(2) Light colored roof materials that minimize cooling loads shall be employed on all roofs.

(g) Sustainable landscape design features. Drip irrigation and plant species with reduced water consumption characteristics shall be utilized.

SEC. S-135.~~110~~ 112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-135.~~111~~ 113. LANDSCAPING.

(a) For office uses, landscaping and screening must be provided in accordance with the landscape plan (Exhibit S-135B).

(b) For a special project, landscaping and screening must be provided in accordance with the special project landscape plan (Exhibit S-135D).

(c) For all other uses, landscaping and screening must be provided in accordance with Part I this article.

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

SEC. S-135.114. DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) Eligibility. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required for a special project.

(b) Reserved units. Five percent of the total residential units must be made available at an affordable rate with an income band of 51 percent to 60 percent of adjusted median family income.

(c) Development regulations. Compliance with Section 51A-4.1107 is not required.

(d) Off-street parking and loading. In the event of a conflict between Section 51A-4.1107(c) and this division, this division controls.

SEC. S-135.~~112~~ 115. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. S-135.~~113~~ 116. ADDITIONAL PROVISIONS.

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

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

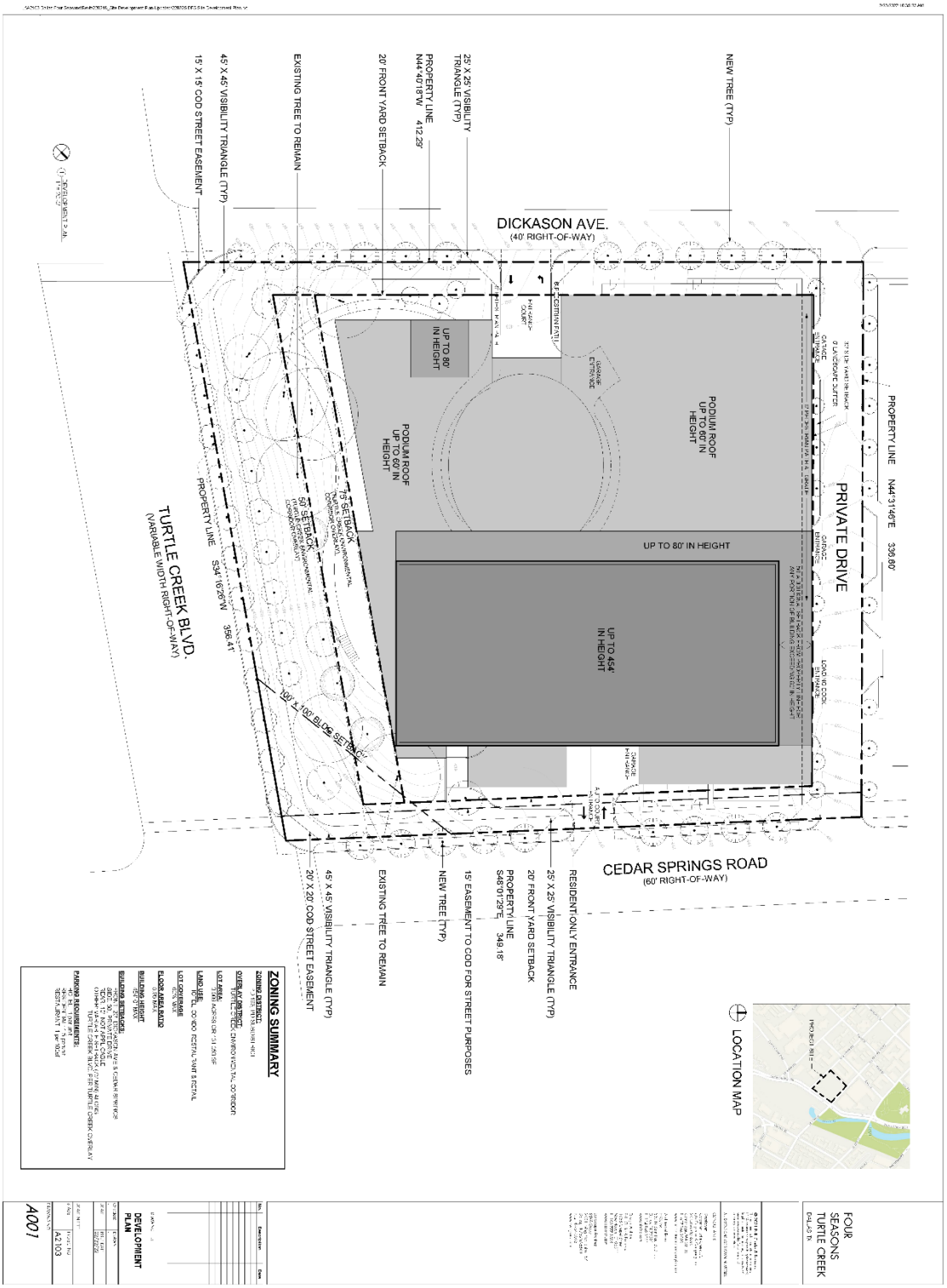
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-135.~~114~~ 117. COMPLIANCE WITH CONDITIONS.

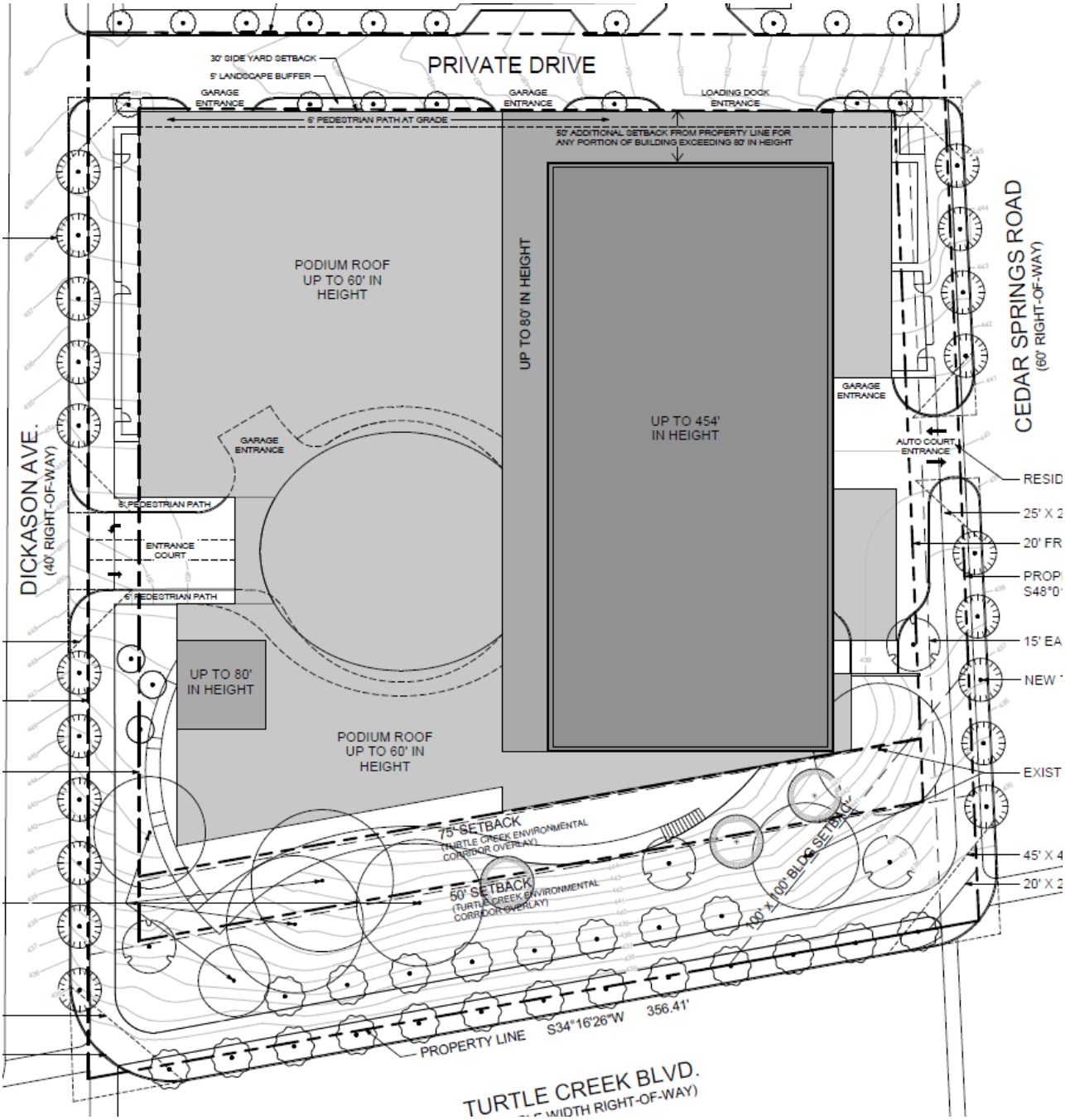
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

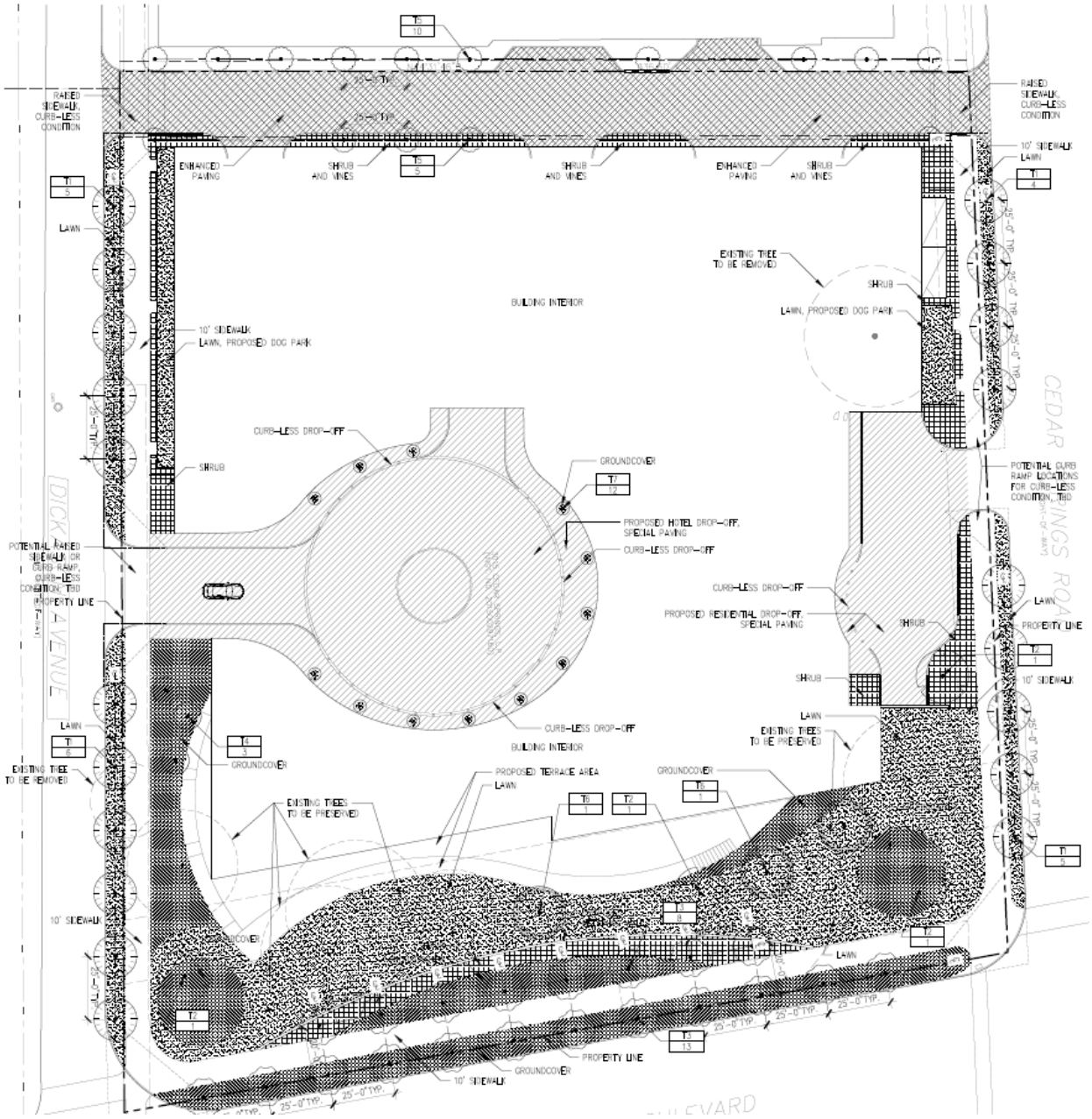
CPC RECOMMENDED DEVELOPMENT PLAN

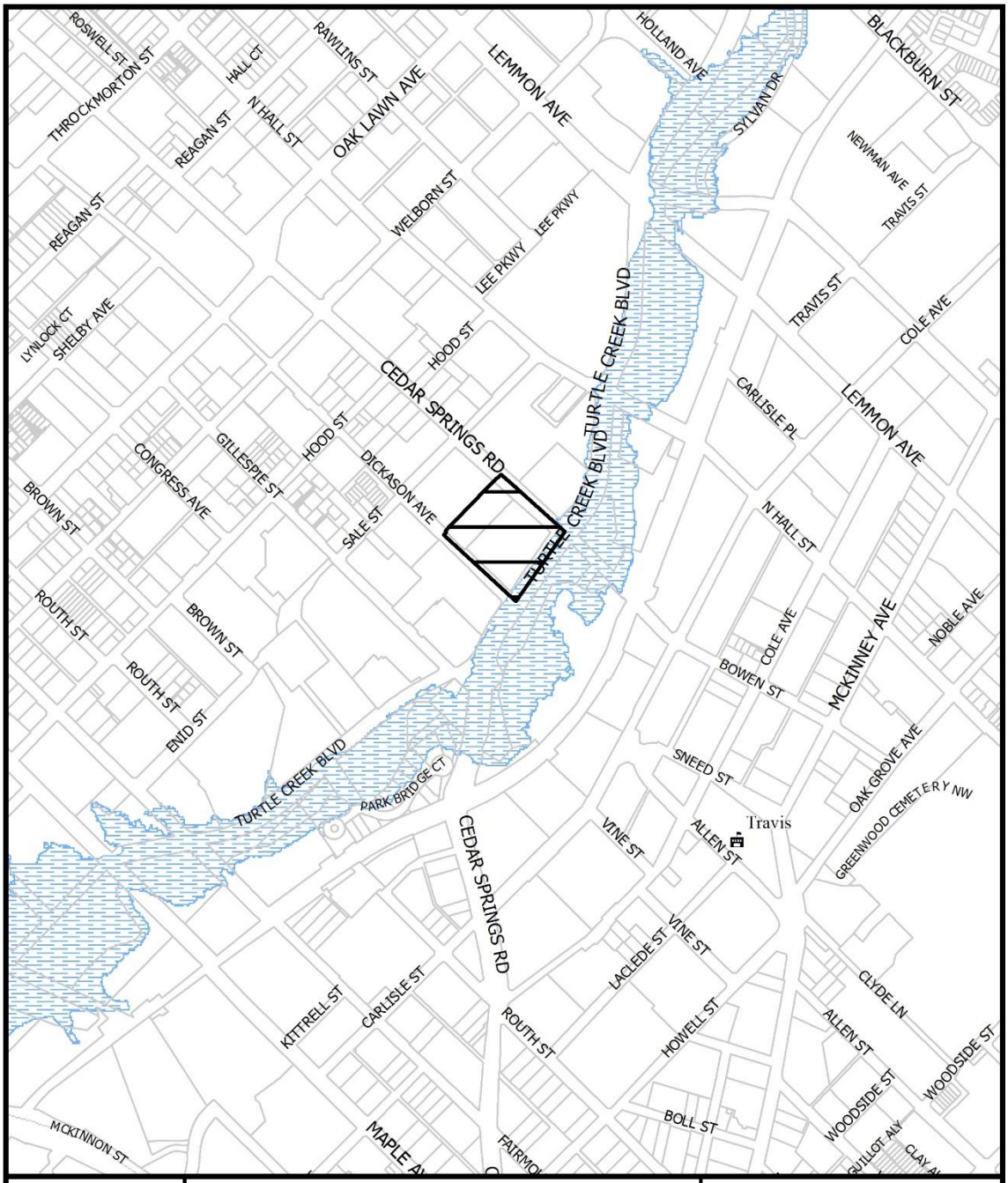


CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



CPC RECOMMENDED LANDSCAPE PLAN



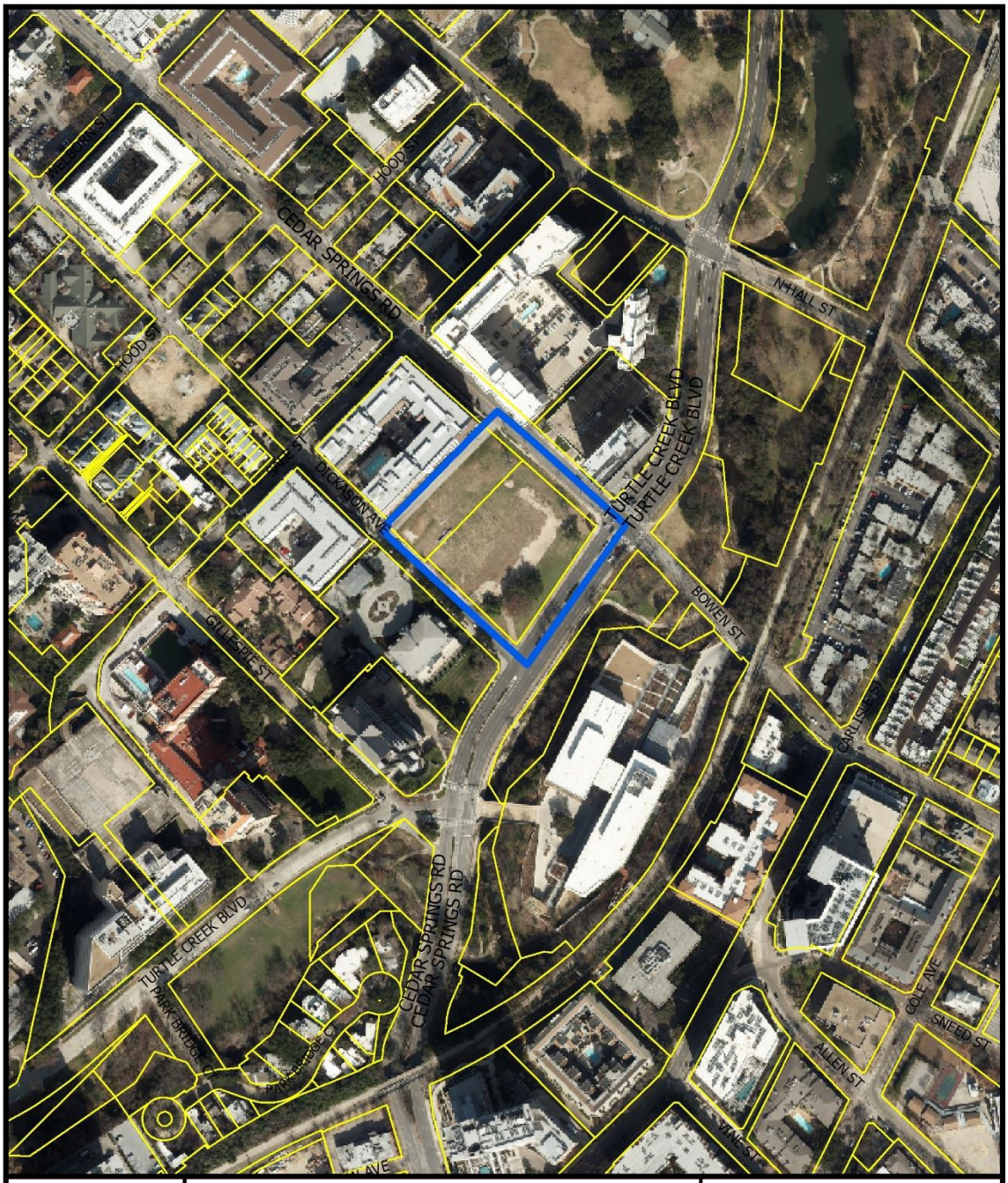


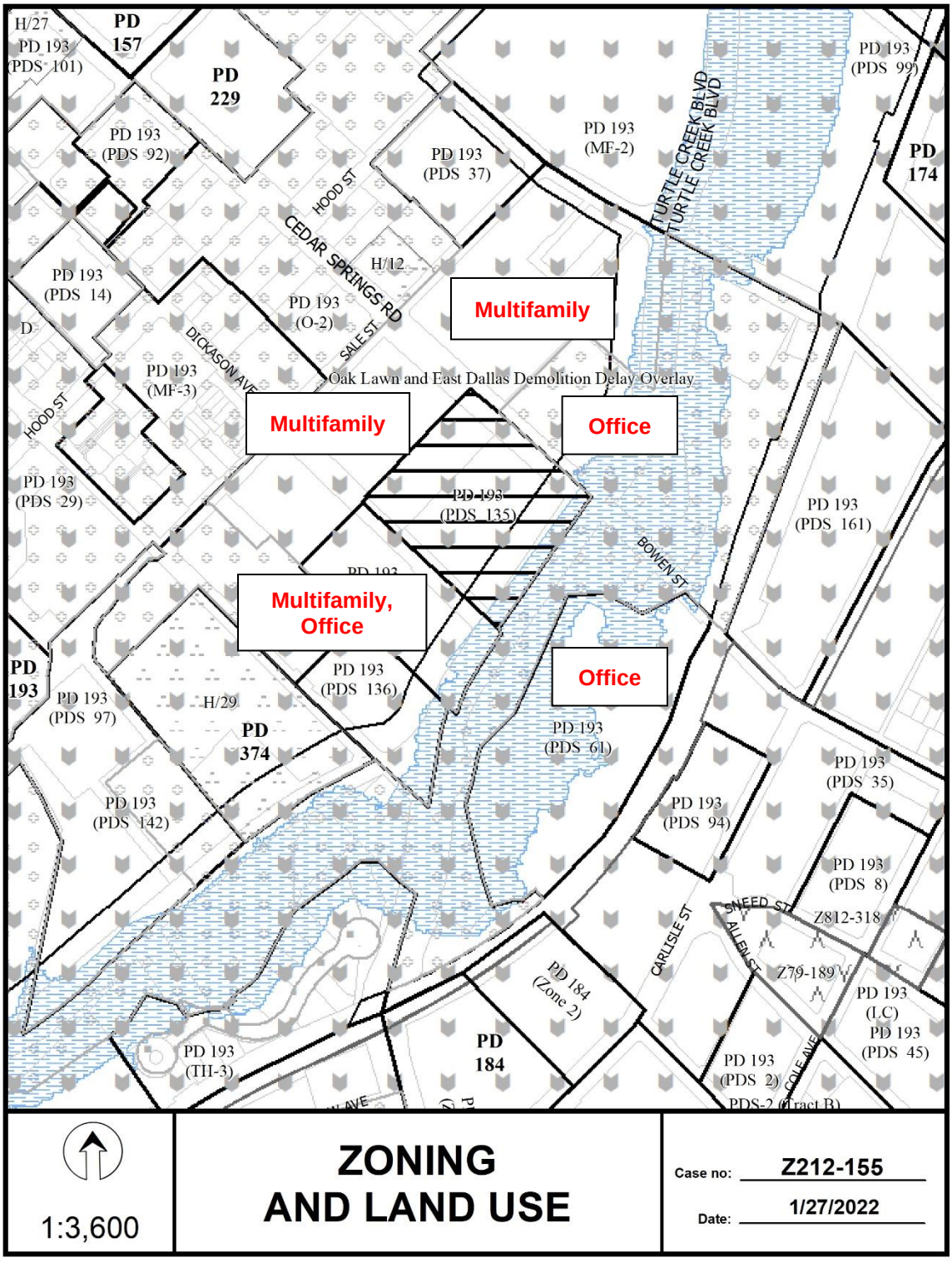
1:7,200

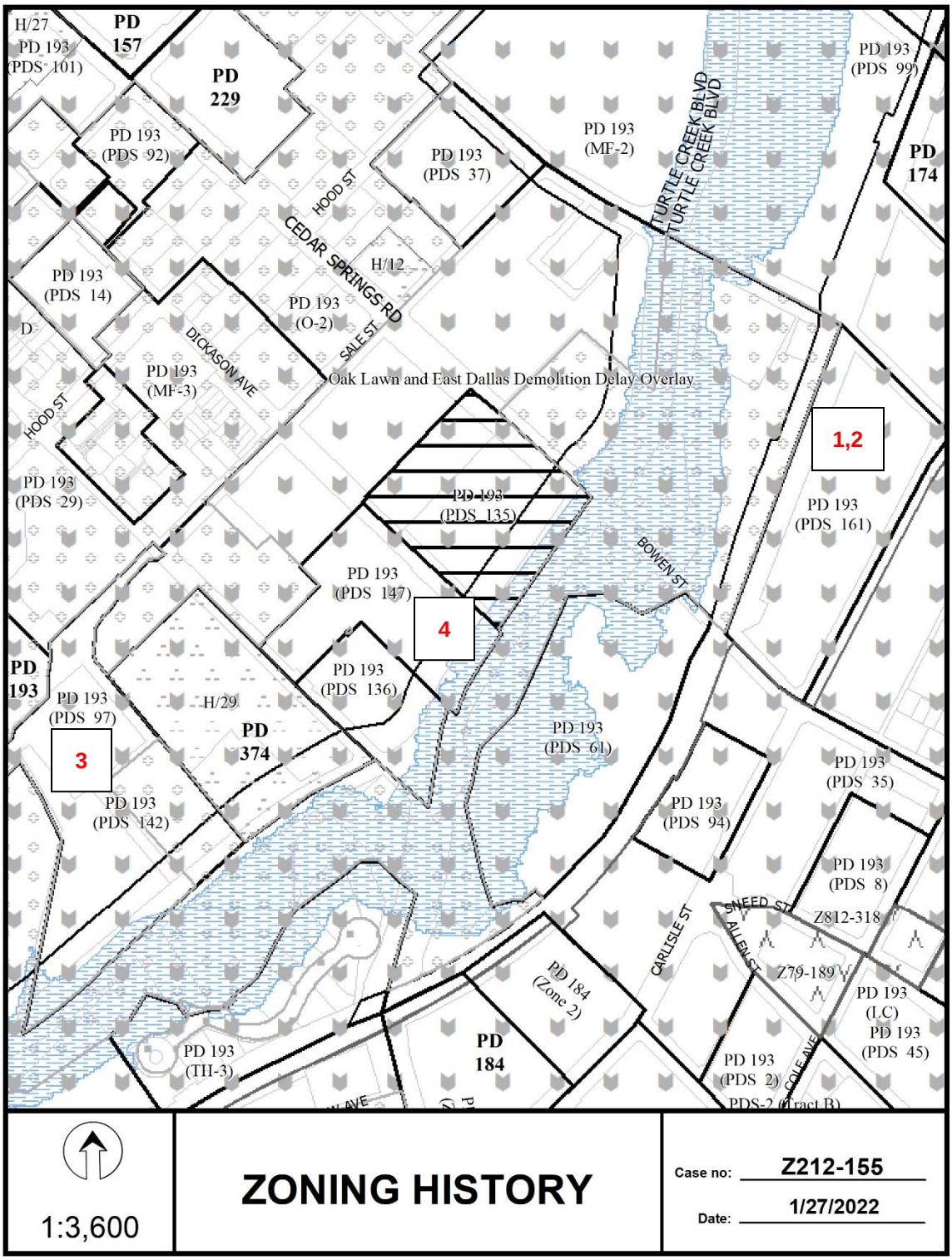
VICINITY MAP

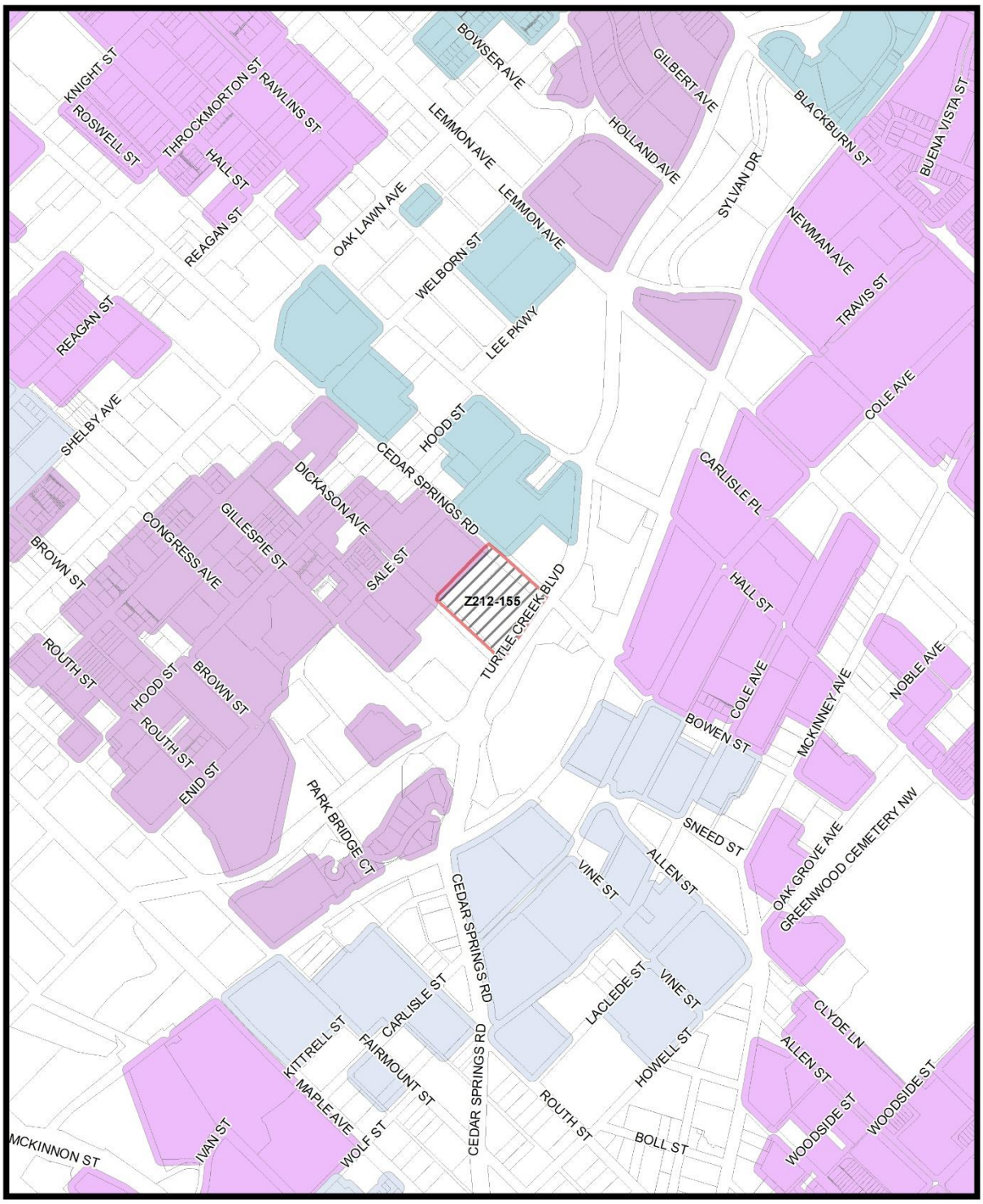
Case no: Z212-155

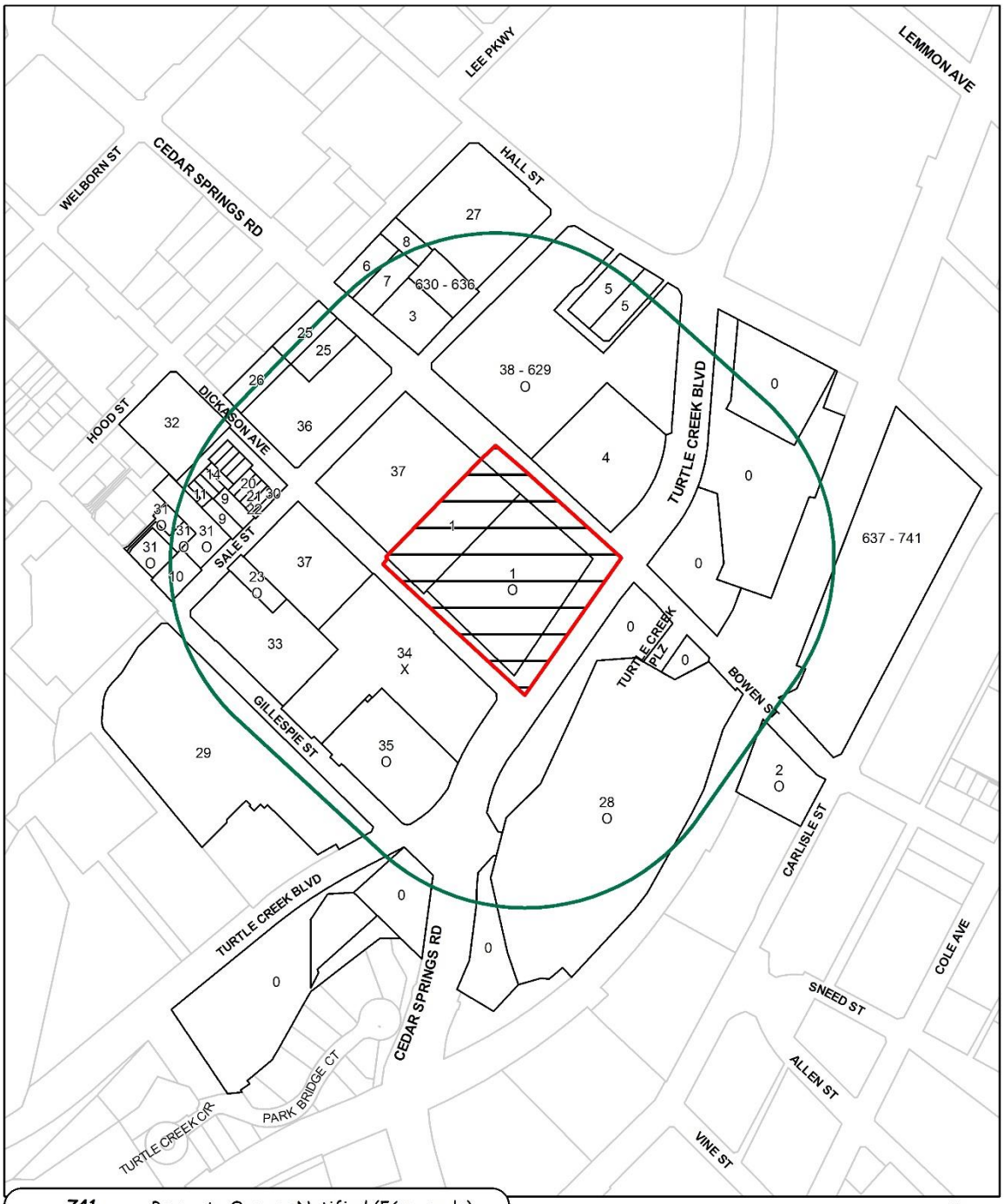
Date: 1/27/2022


CEDAR SPRINGS RD
HOOD ST
N HALL ST
TURTLE CREEK BLVD
DICKASON AVE
BOWEN ST
GILLESPIE ST
CARLISLE ST
COLE AVE
SNEED ST
ALLEN ST
TIMES ST
PARK BRIDGE CT
1:3,600
AERIAL MAP
Case no: Z212-155
Date: 1/27/2022


Multifamily
Multifamily
Office
Multifamily, Office
Office
Oak Lawn and East Dallas Demolition Delay Overlay
PD 157
PD 229
PD 374
PD 184 (Zone 2)
PD 193
HOOD ST
CEDAR SPRINGS RD
SALE ST
DICKASON AVE
TURTLE CREEK BLVD
BOWEN ST
CARLISLE ST
ALLEN ST
SNEED ST
COLE AVE
Z812-318
Z79-189
1:3,600
ZONING AND LAND USE
Case no: Z212-155
Date: 1/27/2022


H/27
PD 193 (PDS 101)
PD 157
PD 229
PD 193 (PDS 92)
PD 193 (PDS 37)
PD 193 (MF-2)
PD 193 (PDS 99)
PD 174
TURTLE CREEK BLVD
HOOD ST
CEDAR SPRINGS RD
H/12
PD 193 (PDS 14)
D
PD 193 (O-2)
SALE ST
DICKASON AVE
PD 193 (MF-3)
Oak Lawn and East Dallas Demolition Delay Overlay
HOOD ST
1,2
PD 193 (PDS 29)
PD 193 (PDS 135)
PD 193 (PDS 161)
BOWEN ST
PD 193 (PDS 147)
4
PD 193
PD 193 (PDS 97)
H/29
PD 193 (PDS 136)
PD 374
PD 193 (PDS 61)
3
PD 193 (PDS 142)
PD 193 (PDS 35)
PD 193 (PDS 94)
PD 193 (PDS 8)
SNEED ST
Z812-318
CARLISLE ST
ALLEN ST
Z79-189
PD 184 (Zone 2)
PD 193 (LC)
PD 193 (PDS 45)
PD 193 (TH-3)
PD 184
PD 193 (PDS 2)
COLE AVE
PDS-2 (Tract B)
1:3,600
ZONING HISTORY
Case no: Z212-155
Date: 1/27/2022


KNIGHT ST
ROSWELL ST
THROCKMORTON ST
RAWLINS ST
HALL ST
REAGAN ST
BOWSER AVE
LEMMON AVE
OAK LAWN AVE
WELBORN ST
LEE PKWY
GILBERT AVE
HOLLAND AVE
SYLVAN DR
BLACKBURN ST
BUENA VISTA ST
NEWMAN AVE
TRAVIS ST
COLE AVE
CARLISLE PL
HALL ST
COLE AVE
MCKINNEY AVE
NOBLE AVE
BOWEN ST
SNEED ST
OAK GROVE AVE
GREENWOOD CEMETERY NW
ALLEN ST
VINE ST
LACLEDE ST
CLYDE LN
WOODSIDE ST
HOWELL ST
ROUTH ST
BOLL ST
CEDAR SPRINGS RD
CARLISLE ST
FAIRMOUNT ST
KITTRELL ST
MAPLE AVE
WOLF ST
IVAN ST
MCKINNON ST
REAGAN ST
SHELBY AVE
DICKASON AVE
GILLESPIE ST
CONGRESS AVE
BROWN ST
SALE ST
HOOD ST
CEDAR SPRINGS RD
Z212-155
TURTLE CREEK BLVD
ROUTH ST
HOOD ST
BROWN ST
ROUTH ST
ENID ST
PARK BRIDGE CT
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 1/27/2022



741	Property Owners Notified (56 parcels)
601	Replies in Favor (10 parcels)
1	Replies in Opposition (1 parcels)
500'	Area of Notification
5/19/2022	Date

Z212-155

CPC

N W E S

1:3,600

05/18/2022

Reply List of Property Owners

Z212-155

741 Property Owners Notified 601 Property Owners in Favor 1 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	3415	CEDAR SPRINGS RD	3001 TURTLE CREEK LP
	3	3506	CEDAR SPRINGS RD	SPC CEDAR SPRINGS LLC
	4	3131	TURTLE CREEK BLVD	STRS OHIO TX REAL ESTATE
	5	3409	N HALL ST	TURTLE CREEK TOWER LLC
	6	3520	CEDAR SPRINGS RD	Taxpayer at
	7	3514	CEDAR SPRINGS RD	Taxpayer at
	8	3112	HOOD ST	Taxpayer at
	9	2921	SALE ST	GRANOWSKI SCOTT
	10	3502	GILLESPIE ST	Taxpayer at
	11	3511	DICKASON AVE	LENTZ HAROLD CALVIN III
	12	3511	DICKASON AVE	GRANOWSKI SCOTT MICHAEL
	13	3509	DICKASON AVE	OESTERLING ANDREW
	14	3509	DICKASON AVE	WANG LIN & ERIC W MILLER
	15	3507	DICKASON AVE	SHUEY JOHN MILLER III
	16	3507	DICKASON AVE	ROSA EMILIO
	17	3505	DICKASON AVE	ADAMS DAVID G
	18	3505	DICKASON AVE	STILES DONNA M
	19	3503	DICKASON AVE	TILLMAN CHAD JONATHAN
	20	3503	DICKASON AVE	BARBER BRANDON C
	21	3501	DICKASON AVE	REISDORF TAYLOR
	22	3501	DICKASON AVE	MOORE MICHAEL JUDD
	24	2919	CEDAR SPRINGS RD	BURLESON PATE & GIBSON
	25	3515	CEDAR SPRINGS RD	WINHAVIR LP
	26	3516	DICKASON AVE	CUTSHALL RALPH S TR & HANNAH D TR
	27	3535	N HALL ST	3535 N HALL ST LLC
	29	2821	TURTLE CREEK BLVD	MANSION HOTEL LLC

Reply	*Label #*	*Address*		*Owner*
	30	3500	DICKASON AVE	SALE STREET HOMEOWNERS AS
	32	3555	DICKASON AVE	ONE TURTLE CREEK HOLDINGS LLC
	36	3001	SALE ST	FCA TURTLE CREEK DALLAS
	37	3427	CEDAR SPRINGS RD	TR GALLERY TURTLE CREEK CORP
O	38	3225	TURTLE CREEK BLVD	SCOTT EDWARD MANAGEMENT TRUST THE
O	39	3225	TURTLE CREEK BLVD	FOSTER HENSTON TRUST THE
O	40	3225	TURTLE CREEK BLVD	T F W MANAGEMENT INC
O	41	3225	TURTLE CREEK BLVD	COONER REBECCA
O	42	3225	TURTLE CREEK BLVD	LAKEY IRENE
O	43	3225	TURTLE CREEK BLVD	MINOR JEFFERY KEVIN &
O	44	3225	TURTLE CREEK BLVD	GARCIA ADRIAN
O	45	3225	TURTLE CREEK BLVD	PERRY SHIRLEY LOUISE JOHNSON
O	46	3225	TURTLE CREEK BLVD	DUVALL PHILIP JAMES
O	47	3225	TURTLE CREEK BLVD	DUNHAM LARRY D &
O	48	3225	TURTLE CREEK BLVD	DELGADO GLORIA TATIS &
O	49	3225	TURTLE CREEK BLVD	GILBERT FRANCES M
O	50	3225	TURTLE CREEK BLVD	TAYLOR DONALD M
O	51	3225	TURTLE CREEK BLVD	LEWIS KIM DUKE
O	52	3225	TURTLE CREEK BLVD	MOORE RANDALL & DEBORAH
O	53	3225	TURTLE CREEK BLVD	MOORE ASHLEY W
O	54	3225	TURTLE CREEK BLVD	GALLARDO JENNIFER
O	55	3225	TURTLE CREEK BLVD	ABTAHI ALLEN
O	56	3225	TURTLE CREEK BLVD	GRUBBS GARY A & DONNA L
O	57	3225	TURTLE CREEK BLVD	PAGANINI MARC
O	58	3225	TURTLE CREEK BLVD	KHONSARI AMIR EFTEKHARI
O	59	3225	TURTLE CREEK BLVD	GARCIA LEE
O	60	3225	TURTLE CREEK BLVD	LIESNER DARLENE
O	61	3225	TURTLE CREEK BLVD	BLAKESLEY DAVID WAYNE &
O	62	3225	TURTLE CREEK BLVD	MARTINEZ GINALYN
O	63	3225	TURTLE CREEK BLVD	CALDWELL ROGER & KIMBERLY S
O	64	3225	TURTLE CREEK BLVD	NGUYEN HAIYEN T &

05/18/2022

Reply	*Label #*	*Address*		*Owner*
O	65	3225	TURTLE CREEK BLVD	RINICKER ELLENE
O	66	3225	TURTLE CREEK BLVD	MCCANCE MELISSA
O	67	3225	TURTLE CREEK BLVD	CHIEN NANCY K
O	68	3225	TURTLE CREEK BLVD	KSNN REALTY LLC
O	69	3225	TURTLE CREEK BLVD	BRISCOE SHEILA A
O	70	3225	TURTLE CREEK BLVD	ADAMS ARMELIA A
O	71	3225	TURTLE CREEK BLVD	HEIN JASON & ANDREA
O	72	3225	TURTLE CREEK BLVD	GJONI DENIS &
O	73	3225	TURTLE CREEK BLVD	WEBB GARY L & RONDA R
O	74	3225	TURTLE CREEK BLVD	STJ ASSOCIATES LLC
O	75	3225	TURTLE CREEK BLVD	HATAM ANDREW A JR
O	76	3225	TURTLE CREEK BLVD	STEFKA IRIS
O	77	3225	TURTLE CREEK BLVD	DREYER WILLIAM E &
O	78	3225	TURTLE CREEK BLVD	FETZER MARC
O	79	3225	TURTLE CREEK BLVD	JAMES GEORGE C &
O	80	3225	TURTLE CREEK BLVD	HIGHTOWER MALLORY ANNE
O	81	3225	TURTLE CREEK BLVD	FELD MARK B
O	82	3225	TURTLE CREEK BLVD	LUTTRELL TRACY L
O	83	3225	TURTLE CREEK BLVD	DENG BAO &
O	84	3225	TURTLE CREEK BLVD	SHIRK FRANCESCA
O	85	3225	TURTLE CREEK BLVD	YANG JACK
O	86	3225	TURTLE CREEK BLVD	FERNANDEZ DE LEON IRMA MAY
O	87	3225	TURTLE CREEK BLVD	PRESTON CAPITAL INVESTMENT LLC
O	88	3225	TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K
O	89	3225	TURTLE CREEK BLVD	SAJITHARAN DEENA DIVYA
O	90	3225	TURTLE CREEK BLVD	NAYLOR RACHEL MARIE
O	91	3225	TURTLE CREEK BLVD	KESTER RONALD C
O	92	3225	TURTLE CREEK BLVD	GANTI GIRIJA &
O	93	3225	TURTLE CREEK BLVD	HAMILTON JAMIE
O	94	3225	TURTLE CREEK BLVD	PADLO SONDRA L
O	95	3225	TURTLE CREEK BLVD	GARRIS LISA C

05/18/2022

Reply	*Label #*	*Address*		*Owner*
O	96	3225	TURTLE CREEK BLVD	WINOKUR TATYANA
O	97	3225	TURTLE CREEK BLVD	IGWT REALTY INVESTMENTS LLC
O	98	3225	TURTLE CREEK BLVD	BONE MEGAN E
O	99	3225	TURTLE CREEK BLVD	BULL BRIAN W
O	100	3225	TURTLE CREEK BLVD	POLURU SRINIVAS & HEATHER
O	101	3225	TURTLE CREEK BLVD	A CORPORATIONS TEXAS LLC THE
O	102	3225	TURTLE CREEK BLVD	CLEVELAND TOM & KRISTINE
O	103	3225	TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO &
O	104	3225	TURTLE CREEK BLVD	ZHAO JIAYI
O	105	3225	TURTLE CREEK BLVD	RAVISHANKAR ROSHAN &
O	106	3225	TURTLE CREEK BLVD	SLKALAY AVISHAI & MICHELE
O	107	3225	TURTLE CREEK BLVD	CLOUGH WILLIAM J & JACQUELINE
O	108	3225	TURTLE CREEK BLVD	ONEAL SHELDON
O	109	3225	TURTLE CREEK BLVD	REN JUE
O	110	3225	TURTLE CREEK BLVD	TURNER RICK
O	111	3225	TURTLE CREEK BLVD	ARISTY ARISMENDY NICOLAS
O	112	3225	TURTLE CREEK BLVD	HE AMANDA ZIWEI
O	113	3225	TURTLE CREEK BLVD	TORRES DENNIS M &
O	114	3225	TURTLE CREEK BLVD	CHU XIAOHONG J
O	115	3225	TURTLE CREEK BLVD	YOUNG ALISHA Y
O	116	3225	TURTLE CREEK BLVD	GOODHEART MELANIE
O	117	3225	TURTLE CREEK BLVD	WAGERS LENI &
O	118	3225	TURTLE CREEK BLVD	SMITH EDNA DARLENE
O	119	3225	TURTLE CREEK BLVD	COOK TERRY & KEEWANI
O	120	3225	TURTLE CREEK BLVD	CROUCH J MITCHELL &
O	121	3225	TURTLE CREEK BLVD	MARTIN ERIC C
O	122	3225	TURTLE CREEK BLVD	ALLAJBEU MONIKA
O	123	3225	TURTLE CREEK BLVD	YAVANZA LLC
O	124	3225	TURTLE CREEK BLVD	TOLAND JANICE
O	125	3225	TURTLE CREEK BLVD	TRAN BRENNAN P
O	126	3225	TURTLE CREEK BLVD	LEWIS LUCINDA J

05/18/2022

Reply	*Label #*	*Address*		*Owner*
O	127	3225	TURTLE CREEK BLVD	KIM JANICE
O	128	3225	TURTLE CREEK BLVD	BENOIST CAROLINE LEA
O	129	3225	TURTLE CREEK BLVD	MUNCIE DIANNA
O	130	3225	TURTLE CREEK BLVD	GARDNER ELIZABETH P
O	131	3225	TURTLE CREEK BLVD	RUMINKSI RICHARD K REVOCABLE
O	132	3225	TURTLE CREEK BLVD	WRIGHT ALISON MARGARET
O	133	3225	TURTLE CREEK BLVD	ROLIM GEVERSON
O	134	3225	TURTLE CREEK BLVD	MCDERMOTT JOHN P
O	135	3225	TURTLE CREEK BLVD	LEAHY DEDIE
O	136	3225	TURTLE CREEK BLVD	KREISEL KAY
O	137	3225	TURTLE CREEK BLVD	WILEMON ALAYNE
O	138	3225	TURTLE CREEK BLVD	NYANA CAPITAL F1 LLC
O	139	3225	TURTLE CREEK BLVD	FERREIRA HEYDIANE &
O	140	3225	TURTLE CREEK BLVD	PAVLOCK TARA
O	141	3225	TURTLE CREEK BLVD	ZAKI MENA
O	142	3225	TURTLE CREEK BLVD	MCLEAN KATHLEEN
O	143	3225	TURTLE CREEK BLVD	DEAN ASAD
O	144	3225	TURTLE CREEK BLVD	SWEENEY CHARLES M &
O	145	3225	TURTLE CREEK BLVD	EPSHTEYN ELEONORA
O	146	3225	TURTLE CREEK BLVD	MEADOWS DANIEL
O	147	3225	TURTLE CREEK BLVD	GUPTA CHIRAG
O	148	3225	TURTLE CREEK BLVD	HOPPER KELLY M
O	149	3225	TURTLE CREEK BLVD	ANDERSON JEFFREY ALLEN &
O	150	3225	TURTLE CREEK BLVD	SIMON MARK H
O	151	3225	TURTLE CREEK BLVD	CORDERO LUIS
O	152	3225	TURTLE CREEK BLVD	WARE MICHELLE MARIE
O	153	3225	TURTLE CREEK BLVD	MARKWARD RYAN SCOTT
O	154	3225	TURTLE CREEK BLVD	HERNANDEZ CARLOS
O	155	3225	TURTLE CREEK BLVD	ADAMS DARREN &
O	156	3225	TURTLE CREEK BLVD	XIE MENG & MICHAEL A BECK
O	157	3225	TURTLE CREEK BLVD	LEFEBVRE RONALD

Reply	*Label #*	*Address*		*Owner*
O	158	3225	TURTLE CREEK BLVD	BURNETT AMBER
O	159	3225	TURTLE CREEK BLVD	HAMID WAKIL L& FARZANA
O	160	3225	TURTLE CREEK BLVD	WU ISABEL
O	161	3225	TURTLE CREEK BLVD	MAEDA SONIA A
O	162	3225	TURTLE CREEK BLVD	CURTSINGER ERNEST EVERETT JR
O	163	3225	TURTLE CREEK BLVD	SUMMEROUR SHELLY
O	164	3225	TURTLE CREEK BLVD	HIDELL TIMOTHY B &
O	165	3225	TURTLE CREEK BLVD	EASTLAWN AVENUE LLC
O	166	3225	TURTLE CREEK BLVD	ROPER RONDA K
O	167	3225	TURTLE CREEK BLVD	MECCA PAUL
O	168	3225	TURTLE CREEK BLVD	SONG JEONG SOON
O	169	3225	TURTLE CREEK BLVD	WALKER ROSLYN A
O	170	3225	TURTLE CREEK BLVD	WILBER LYN REID
O	171	3225	TURTLE CREEK BLVD	ODELL MICHAEL & TERESA KENNEDY
O	172	3225	TURTLE CREEK BLVD	SEATTLE RETURNS LLC
O	173	3225	TURTLE CREEK BLVD	YANUS MARGARET
O	174	3225	TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR
O	175	3225	TURTLE CREEK BLVD	BCD SINGH PROPERTIES OF PLANO LLC
O	176	3225	TURTLE CREEK BLVD	IWEMA AARON M
O	177	3225	TURTLE CREEK BLVD	R & N RENOVATIONS LLC
O	178	3225	TURTLE CREEK BLVD	CHOY DAVID & PATRICIA L
O	179	3225	TURTLE CREEK BLVD	RICO ANGEL
O	180	3225	TURTLE CREEK BLVD	DAVIS TERRY
O	181	3225	TURTLE CREEK BLVD	PAUP PROPERTY MGMT LLC
O	182	3225	TURTLE CREEK BLVD	COOLEY SUSAN
O	183	3225	TURTLE CREEK BLVD	PANDEY RENU & SHUBHAM
O	184	3225	TURTLE CREEK BLVD	WALLACE LOUISE L
O	185	3225	TURTLE CREEK BLVD	KELLEY CLARENCE
O	186	3225	TURTLE CREEK BLVD	CALLIGARO ADEMAR A
O	187	3225	TURTLE CREEK BLVD	MEGHANA PATIL LLC
O	188	3225	TURTLE CREEK BLVD	HANKINS JACK C

05/18/2022

Reply	*Label #*	*Address*		*Owner*
O	189	3225	TURTLE CREEK BLVD	KARAMALLY ZAHOOR A
O	190	3225	TURTLE CREEK BLVD	PINE TREE REAL ESTATE
O	191	3225	TURTLE CREEK BLVD	RIGDON HOLLEY &
O	192	3225	TURTLE CREEK BLVD	KLS INVESTMENTS LLC
O	193	3225	TURTLE CREEK BLVD	ESTREMERA SAMUEL SANTIAGO
O	194	3225	TURTLE CREEK BLVD	ELAYDI JIHAD H
O	195	3225	TURTLE CREEK BLVD	RIGNEY PAUL W
O	196	3225	TURTLE CREEK BLVD	MARTINEZ MATISSE M &
O	197	3225	TURTLE CREEK BLVD	BURFORD MORGAN V &
O	198	3225	TURTLE CREEK BLVD	BEACH DENNIS E
O	199	3225	TURTLE CREEK BLVD	RAMEZAN FRED TR
O	200	3225	TURTLE CREEK BLVD	EDGAR TROY DEAN &
O	201	3225	TURTLE CREEK BLVD	3949 MULLINS LLC
O	202	3225	TURTLE CREEK BLVD	HU YUAN PAI
O	203	3225	TURTLE CREEK BLVD	MARCHE LIVE LLC
O	204	3225	TURTLE CREEK BLVD	AGUSALA MADHAVA & VASANTHA
O	205	3225	TURTLE CREEK BLVD	BEHGOOY BITA
O	206	3225	TURTLE CREEK BLVD	ITANI ABDUL RAHMAN YOUSSEF
O	207	3225	TURTLE CREEK BLVD	THOMAS JAMES BRIAN & BORSCH COLLEEN C
O	208	3225	TURTLE CREEK BLVD	ABBASI PARHAM
O	209	3225	TURTLE CREEK BLVD	CASTAGNET GERARDO & ROSA PATRICIA
O	210	3225	TURTLE CREEK BLVD	TU BENJAMIN & HELEN REVOCABLE
O	211	3225	TURTLE CREEK BLVD	GONZALEZ JESUS J
O	212	3225	TURTLE CREEK BLVD	COOK BRAD M
O	213	3225	TURTLE CREEK BLVD	BOYLE TED
O	214	3225	TURTLE CREEK BLVD	HATFIELD BRYAN BENTON
O	215	3225	TURTLE CREEK BLVD	VELA ALAJANDRA
O	216	3225	TURTLE CREEK BLVD	AZARARYA HOLDINGS LLC
O	217	3225	TURTLE CREEK BLVD	CAIN MARTIN &
O	218	3225	TURTLE CREEK BLVD	ASFAQ RAHEELA
O	219	3225	TURTLE CREEK BLVD	NGUYEN LAN N

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O	220	3225	TURTLE CREEK BLVD	HARRIS CHERYL L
O	221	3225	TURTLE CREEK BLVD	MILLER JOSEPH F
O	222	3225	TURTLE CREEK BLVD	EQUITY TRUST COMPANY CUSTODIAN &
O	223	3225	TURTLE CREEK BLVD	ANDREWS DUNCAN FAMILY
O	224	3225	TURTLE CREEK BLVD	SNODELL MEAGAN
O	225	3225	TURTLE CREEK BLVD	SHERRY JAMES TODD & CHRISTINE LYNN
O	226	3225	TURTLE CREEK BLVD	NEELEY KIMBERLY
O	227	3225	TURTLE CREEK BLVD	KLS INVESTMENTS
O	228	3225	TURTLE CREEK BLVD	MCKENNETT MICHELLE D
O	229	3225	TURTLE CREEK BLVD	KHAN AYSHA
O	230	3225	TURTLE CREEK BLVD	CATALANI ALLISON
O	231	3225	TURTLE CREEK BLVD	R & B REAL ESTATE PROPERTIES LLC
O	232	3225	TURTLE CREEK BLVD	SCHMIDT FAMILY TRUST
O	233	3225	TURTLE CREEK BLVD	SWEENEY DAN & RENEE
O	234	3225	TURTLE CREEK BLVD	DOULCET FELICIE T
O	235	3225	TURTLE CREEK BLVD	STAGGS WILLIAM F JR
O	236	3225	TURTLE CREEK BLVD	KENNEDY LESLIE A
O	237	3225	TURTLE CREEK BLVD	JONES HARRY A & SUSAN A
O	238	3225	TURTLE CREEK BLVD	BABA RP1 LLC
O	239	3225	TURTLE CREEK BLVD	TURTLE CREEK CONDO LLC
O	240	3225	TURTLE CREEK BLVD	MOGHADAM ALI
O	241	3225	TURTLE CREEK BLVD	GLICK HOWARD
O	242	3225	TURTLE CREEK BLVD	LIGHTWALA TASNEEM &
O	243	3225	TURTLE CREEK BLVD	XU JING & YING
O	244	3225	TURTLE CREEK BLVD	HADAVAND REZA
O	245	3225	TURTLE CREEK BLVD	PATEL MITESH
O	246	3225	TURTLE CREEK BLVD	LEPP JANICE MARIE LIVING TRUST
O	247	3225	TURTLE CREEK BLVD	HARWOOD KRISTIN JEAN &
O	248	3225	TURTLE CREEK BLVD	PELOSOF LORRAINE C
O	249	3225	TURTLE CREEK BLVD	HICKMAN VICTORIA
O	250	3225	TURTLE CREEK BLVD	MONETTE MEGAN MICHELLE

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Reply	*Label #*	*Address*		*Owner*
O	251	3225	TURTLE CREEK BLVD	SREEWASTAV KIRAN
O	252	3225	TURTLE CREEK BLVD	MILAM ADAM
O	253	3225	TURTLE CREEK BLVD	HESTIA REAL ESTATE
O	254	3225	TURTLE CREEK BLVD	GERALD ASHLEY E
O	255	3225	TURTLE CREEK BLVD	CANTU CHRISTOPHER J
O	256	3225	TURTLE CREEK BLVD	STEVENS TYLER C
O	257	3225	TURTLE CREEK BLVD	MOORE GARRETT M
O	258	3225	TURTLE CREEK BLVD	LESNIEWSKI LORI A
O	259	3225	TURTLE CREEK BLVD	BARNEY FRED O JR &
O	260	3225	TURTLE CREEK BLVD	SCHULENBERG ROSS
O	261	3225	TURTLE CREEK BLVD	CHAND ARJUN
O	262	3225	TURTLE CREEK BLVD	HUKIC OMER & SONJA
O	263	3225	TURTLE CREEK BLVD	HENNEBERG WILLIAM H III
O	264	3225	TURTLE CREEK BLVD	JOHNSON JEREMIAH J & KIMBERLY R
O	265	3225	TURTLE CREEK BLVD	HABEEB ROBERT A
O	266	3225	TURTLE CREEK BLVD	KING JON JOSHUA
O	267	3225	TURTLE CREEK BLVD	JONES JAMES ADRIAN &
O	268	3225	TURTLE CREEK BLVD	MURPHY GARY
O	269	3225	TURTLE CREEK BLVD	MARASLIOGLU SAHIN & DIKRANUHI
O	270	3225	TURTLE CREEK BLVD	SAPITSKY JACOBA R
O	271	3225	TURTLE CREEK BLVD	AMSTEIN MICHAEL B & CYNTHIA B
O	272	3225	TURTLE CREEK BLVD	STRONG JENNIFER M
O	273	3225	TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
O	274	3225	TURTLE CREEK BLVD	PANDYA ALMA R
O	275	3225	TURTLE CREEK BLVD	DIBBLE LARRY
O	276	3225	TURTLE CREEK BLVD	KOVAL JOHN & LAURA
O	277	3225	TURTLE CREEK BLVD	EED ALIA
O	278	3225	TURTLE CREEK BLVD	LEE VIVIAN S
O	279	3225	TURTLE CREEK BLVD	DURKAN MARTIN
O	280	3225	TURTLE CREEK BLVD	VASHISTH SURESH C & SUNITA S
O	281	3225	TURTLE CREEK BLVD	DUKKIPATI SAIRAM PRASAD &

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O	282	3225	TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL
O	283	3225	TURTLE CREEK BLVD	MOSTAFAIE ALIREZA
O	284	3225	TURTLE CREEK BLVD	DAVID LEBANON
O	285	3225	TURTLE CREEK BLVD	SELL JOHN G
O	286	3225	TURTLE CREEK BLVD	JOHNSON DANIEL &
O	287	3225	TURTLE CREEK BLVD	LUCIO JESUS S & DALILA
O	288	3225	TURTLE CREEK BLVD	KUSTOFF JULIE
O	289	3225	TURTLE CREEK BLVD	GRIFFITH CARROLL P JR 2011 TR &
O	290	3225	TURTLE CREEK BLVD	FAIR ROGERS P JR
O	291	3225	TURTLE CREEK BLVD	MAMLOUK RANIA
O	292	3225	TURTLE CREEK BLVD	YOUNG MARK D
O	293	3225	TURTLE CREEK BLVD	BISMAR HISHAM & DIMA
O	294	3225	TURTLE CREEK BLVD	BUISIER JANAN MOHAMED
O	295	3225	TURTLE CREEK BLVD	CHEEMA ROOHI
O	296	3225	TURTLE CREEK BLVD	MADANI RAMTIN
O	297	3225	TURTLE CREEK BLVD	ALKASSAB MOHAMAD AMMAR
O	298	3225	TURTLE CREEK BLVD	SCHMIDT JARRET
O	299	3225	TURTLE CREEK BLVD	GOPAL AKILAN
O	300	3225	TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C
O	301	3225	TURTLE CREEK BLVD	CAMPBELL THOMAS MICHAEL &
O	302	3225	TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M
O	303	3225	TURTLE CREEK BLVD	GONZALEZ INGRID
O	304	3225	TURTLE CREEK BLVD	WARMINGTON MARIA C
O	305	3225	TURTLE CREEK BLVD	BROWNFIELD GARY
O	306	3225	TURTLE CREEK BLVD	RUSSELL KIMMIE LLC
O	307	3225	TURTLE CREEK BLVD	SHAHINPOUR SHAHRAM &
O	308	3225	TURTLE CREEK BLVD	SHAFFER DIANA L
O	309	3225	TURTLE CREEK BLVD	KAMALI BEHNOOSH
O	310	3225	TURTLE CREEK BLVD	BASHIROVA ULVIYYA
O	311	3225	TURTLE CREEK BLVD	KORAB JEANETTE
O	312	3225	TURTLE CREEK BLVD	LAAKE JARED A &

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O	313	3225	TURTLE CREEK BLVD	GONZALES CYNTHIA
O	314	3225	TURTLE CREEK BLVD	RUTHERFORD AL F
O	315	3225	TURTLE CREEK BLVD	REECE BOBBY N
O	316	3225	TURTLE CREEK BLVD	SNOVER BURT ALLEN
O	317	3225	TURTLE CREEK BLVD	KIM EUNSUP
O	318	3225	TURTLE CREEK BLVD	LI SANDRA
O	319	3225	TURTLE CREEK BLVD	DOWD SEAN
O	320	3225	TURTLE CREEK BLVD	EDWARDS WILLIAM B & RHONDA M
O	321	3225	TURTLE CREEK BLVD	LOPEZ CARLOS JR & LAURIE A
O	322	3225	TURTLE CREEK BLVD	WITMER SCOTT TUAN
O	323	3225	TURTLE CREEK BLVD	MITTLEMAN KIMI
O	324	3225	TURTLE CREEK BLVD	RICHARDS-CARTY CHERRI J
O	325	3225	TURTLE CREEK BLVD	HOUARI SAMMY & MARWAN I
O	326	3225	TURTLE CREEK BLVD	KHODAPARAST SHAHIRA &
O	327	3225	TURTLE CREEK BLVD	EVSEEV PETER E
O	328	3225	TURTLE CREEK BLVD	CHAO LIN
O	329	3225	TURTLE CREEK BLVD	CANTON MICHAEL
O	330	3225	TURTLE CREEK BLVD	MARSHALL RYAN
O	331	3225	TURTLE CREEK BLVD	GILBERT MICAH ANDREW
O	332	3225	TURTLE CREEK BLVD	NVK PPTIES LLC
O	333	3225	TURTLE CREEK BLVD	WALSER CHRIS
O	334	3225	TURTLE CREEK BLVD	SPERO KIMBERLY
O	335	3225	TURTLE CREEK BLVD	LANKA MURALI KRISHNA
O	336	3225	TURTLE CREEK BLVD	MANCINI MASSIMO G
O	337	3225	TURTLE CREEK BLVD	LIU SHILUN
O	338	3225	TURTLE CREEK BLVD	RAUPP MAGDALA
O	339	3225	TURTLE CREEK BLVD	DONOVAN GEORGE J III
O	340	3225	TURTLE CREEK BLVD	SURESH TUNGA
O	341	3225	TURTLE CREEK BLVD	TIAN ZI
O	342	3225	TURTLE CREEK BLVD	FOX RUN SENIOR LLC
O	343	3225	TURTLE CREEK BLVD	RUBLE EILEEN M

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O	344	3225	TURTLE CREEK BLVD	KOBYLINSKA MONIKA MARLENA
O	345	3225	TURTLE CREEK BLVD	BROWN CHRISTINA
O	346	3225	TURTLE CREEK BLVD	MASSARE JORGE &
O	347	3225	TURTLE CREEK BLVD	COONS ROBERT A &
O	348	3225	TURTLE CREEK BLVD	DAGHIGHI KIAN M
O	349	3225	TURTLE CREEK BLVD	MAZZARELLA RICHARD &
O	350	3225	TURTLE CREEK BLVD	JONES ANN LUTZ
O	351	3225	TURTLE CREEK BLVD	SIBLEY STEPHEN
O	352	3225	TURTLE CREEK BLVD	EDWARDS TRACEY SMITH
O	353	3225	TURTLE CREEK BLVD	KIM SEAN KYOM &
O	354	3225	TURTLE CREEK BLVD	FANG SUE
O	355	3225	TURTLE CREEK BLVD	BARBER JAMES & NANCY
O	356	3225	TURTLE CREEK BLVD	MARCHE LIVING LLC
O	357	3225	TURTLE CREEK BLVD	FEIKEMA JOHN & DAWN
O	358	3225	TURTLE CREEK BLVD	BAGHERI BEHROUZ
O	359	3225	TURTLE CREEK BLVD	BARKER TRAVIS BRIAN &
O	360	3225	TURTLE CREEK BLVD	FEDOCK RICHARD NICHOLAS & CAROLE CURRY
O	361	3225	TURTLE CREEK BLVD	MAYFIELD TAMMY L
O	362	3225	TURTLE CREEK BLVD	MESSENGER CLYDE J IV & YAIMA Q
O	363	3225	TURTLE CREEK BLVD	NEERUKONDA PRASAD P & LATHA S
O	364	3225	TURTLE CREEK BLVD	ABRAHAM CHARLES T
O	365	3225	TURTLE CREEK BLVD	DAI CHENGHUA
O	366	3225	TURTLE CREEK BLVD	AGUSALA MADHAVA
O	367	3225	TURTLE CREEK BLVD	MASROUR SHAMIN
O	368	3225	TURTLE CREEK BLVD	SHASTRI SHANI
O	369	3225	TURTLE CREEK BLVD	GENTRY NEWMAN FRANKLIN
O	370	3225	TURTLE CREEK BLVD	THAMM MARY C & RICK W
O	371	3225	TURTLE CREEK BLVD	KASMI AZEDDINE
O	372	3225	TURTLE CREEK BLVD	SHIDLER DAVID
O	373	3225	TURTLE CREEK BLVD	LEWIS CAILYN CARROLLJANE
O	374	3225	TURTLE CREEK BLVD	DAY WILLIAM D & KAREN M

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O	375	3225	TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
O	376	3225	TURTLE CREEK BLVD	SRIHARI SWASTIC KAVEESHWAR
O	377	3225	TURTLE CREEK BLVD	MARTINEZ JAIME A & LESLIE N
O	378	3225	TURTLE CREEK BLVD	MONIRI ALLEN A
O	379	3225	TURTLE CREEK BLVD	NOURANI MEHRDAD
O	380	3225	TURTLE CREEK BLVD	BOLDING GARY D
O	381	3225	TURTLE CREEK BLVD	REZNIK YAIR
O	382	3225	TURTLE CREEK BLVD	BOYKIN MICHAEL
O	383	3225	TURTLE CREEK BLVD	WARDFREEMAN SUSAN &
O	384	3225	TURTLE CREEK BLVD	ABUD ANGELICA & MANUEL
O	385	3225	TURTLE CREEK BLVD	CORNELL DOUGLAS T &
O	386	3225	TURTLE CREEK BLVD	CHURCH MICHAEL F
O	387	3225	TURTLE CREEK BLVD	MIDTLING STEPHANIE &
O	388	3225	TURTLE CREEK BLVD	HEAD KEITH L &
O	389	3225	TURTLE CREEK BLVD	BUISIER MOHAMAD SALEH &
O	390	3225	TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
O	391	3225	TURTLE CREEK BLVD	LEONARD RHEADA
O	392	3225	TURTLE CREEK BLVD	DASH RANGADHAR
O	393	3225	TURTLE CREEK BLVD	PUWETO LLC
O	394	3225	TURTLE CREEK BLVD	PERRY TRACY D
O	395	3225	TURTLE CREEK BLVD	KOSHER PROPERTIES
O	396	3225	TURTLE CREEK BLVD	CARAM MEREDITH
O	397	3225	TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR &
O	398	3225	TURTLE CREEK BLVD	GRASSO RANDALL & LISA
O	399	3225	TURTLE CREEK BLVD	HEYMAN LINDA S
O	400	3225	TURTLE CREEK BLVD	PAUP PROPERTY MANAGEMENT LLC
O	401	3225	TURTLE CREEK BLVD	VIDAKOVIC ROBERT L
O	402	3225	TURTLE CREEK BLVD	JU MICHELLE RAYU
O	403	3225	TURTLE CREEK BLVD	MARTINEZ MARCO A EST OF &
O	404	3225	TURTLE CREEK BLVD	CAUDELL CHRISTINA C
O	405	3225	TURTLE CREEK BLVD	TAN FANGYUN

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O	406	3225	TURTLE CREEK BLVD	PEYROVI LILLY
O	407	3225	TURTLE CREEK BLVD	PHILLIPS KERRI L
O	408	3225	TURTLE CREEK BLVD	SAMEI ROZITA &
O	409	3225	TURTLE CREEK BLVD	GRESHAM ANN
O	410	3225	TURTLE CREEK BLVD	HILL MARILYN K
O	411	3225	TURTLE CREEK BLVD	DELEON JOSE M &
O	412	3225	TURTLE CREEK BLVD	GRAY ROBERT & LESLI
O	413	3225	TURTLE CREEK BLVD	CORTEZ GLORIA J
O	414	3225	TURTLE CREEK BLVD	ORTIZ LUIS A
O	415	3225	TURTLE CREEK BLVD	KLS INVESTMENTS LLC
O	416	3225	TURTLE CREEK BLVD	ROSE JAMES E
O	417	3225	TURTLE CREEK BLVD	AERTS KURT &
O	418	3225	TURTLE CREEK BLVD	STONE JANE
O	419	3225	TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA
O	420	3225	TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
O	421	3225	TURTLE CREEK BLVD	HEIMANN MARK ALLEN &
O	422	3225	TURTLE CREEK BLVD	MYERS MICHELLE
O	423	3225	TURTLE CREEK BLVD	ALLEN JOHN
O	424	3225	TURTLE CREEK BLVD	MENDOZA GONZALO A BAEZ
O	425	3225	TURTLE CREEK BLVD	BAHIRWANI RANJEETA
O	426	3225	TURTLE CREEK BLVD	JL PPTY INV LLC JL TURTLE CREEK SERIES
O	427	3225	TURTLE CREEK BLVD	HOPPER KELLY
O	428	3225	TURTLE CREEK BLVD	PEREZ ROBERTO
O	429	3225	TURTLE CREEK BLVD	KOWALSKI ELIZABETH
O	430	3225	TURTLE CREEK BLVD	MONCADA ALEJANDRO &
O	431	3225	TURTLE CREEK BLVD	MAGUIRE BARBARA A & LAMBERT
O	432	3225	TURTLE CREEK BLVD	RAGSDALE THOMAS R &
O	433	3225	TURTLE CREEK BLVD	ABOLMAALI SEYED
O	434	3225	TURTLE CREEK BLVD	KEENAN MATTHEW JOHN
O	435	3225	TURTLE CREEK BLVD	BUISIER SALEH
O	436	3225	TURTLE CREEK BLVD	WALL JAMES

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O	437	3225	TURTLE CREEK BLVD	HOPKINS TIMOTHY
O	438	3225	TURTLE CREEK BLVD	KARIMI MANDY
O	439	3225	TURTLE CREEK BLVD	HEIDE JACQUELINE
O	440	3225	TURTLE CREEK BLVD	CONSTANTINE SAMI
O	441	3225	TURTLE CREEK BLVD	TAN FANGYUN
O	442	3225	TURTLE CREEK BLVD	SALIM NASIM
O	443	3225	TURTLE CREEK BLVD	PSARIANOS SHARON A FMLY TRUST &
O	444	3225	TURTLE CREEK BLVD	CHARAN RAM
O	445	3225	TURTLE CREEK BLVD	NASH MARIANNE E
O	446	3225	TURTLE CREEK BLVD	KING DANIEL &
O	447	3225	TURTLE CREEK BLVD	VARIAN LAWRENCE
O	448	3225	TURTLE CREEK BLVD	WARE KENYA &
O	449	3225	TURTLE CREEK BLVD	CHARCHAFLIEH BASIL
O	450	3225	TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN
O	451	3225	TURTLE CREEK BLVD	AMADOR MARISOL
O	452	3225	TURTLE CREEK BLVD	CASTLES JAMES B &
O	453	3225	TURTLE CREEK BLVD	HUNG JLANHSIUNG &
O	454	3225	TURTLE CREEK BLVD	MCCRARY KRISTIE K
O	455	3225	TURTLE CREEK BLVD	ZHANG GUANG
O	456	3225	TURTLE CREEK BLVD	SEATTLE RETURNS LLC
O	457	3225	TURTLE CREEK BLVD	KLS INVESTMENTS LLC
O	458	3225	TURTLE CREEK BLVD	RICHARDSCARTY CHERRI J
O	459	3225	TURTLE CREEK BLVD	KOBLER CHRISTOPHER
O	460	3225	TURTLE CREEK BLVD	SMITH AUBREY M & KAREN J
O	461	3225	TURTLE CREEK BLVD	KESSLER TIMOTHY
O	462	3225	TURTLE CREEK BLVD	ADAMS JENNY DIAN &
O	463	3225	TURTLE CREEK BLVD	BISMAR HISHAM & DIMA
O	464	3225	TURTLE CREEK BLVD	REKOWSKI NICOLE
O	465	3225	TURTLE CREEK BLVD	MACHON ED &
O	466	3225	TURTLE CREEK BLVD	MORGAN MARK G
O	467	3225	TURTLE CREEK BLVD	GREAUX CHERYL

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O	468	3225	TURTLE CREEK BLVD	SIEBER JOHN
O	469	3225	TURTLE CREEK BLVD	BAILEY GEORGE H III &
O	470	3225	TURTLE CREEK BLVD	MANDAVA PREM K
O	471	3225	TURTLE CREEK BLVD	MCDANIEL LISA K
O	472	3225	TURTLE CREEK BLVD	NASTRI ANDREW &
O	473	3225	TURTLE CREEK BLVD	SHAKAMURI RAVI & MADHUMATHI
O	474	3225	TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE
O	475	3225	TURTLE CREEK BLVD	ROBERTS BRUCE LEE & KRISTI
O	476	3225	TURTLE CREEK BLVD	CANNATA JAMES
O	477	3225	TURTLE CREEK BLVD	AHMED MOHAMMED SAIFUDDIN
O	478	3225	TURTLE CREEK BLVD	MOSS ANDRELYN C &
O	479	3225	TURTLE CREEK BLVD	EMBABI SHERIF &
O	480	3225	TURTLE CREEK BLVD	RODSKY MARCY
O	481	3225	TURTLE CREEK BLVD	RBR INTERESTS LLC
O	482	3225	TURTLE CREEK BLVD	MURRAY NATALIE TRUSTEE
O	483	3225	TURTLE CREEK BLVD	TEAGUE TRAVIS M
O	484	3225	TURTLE CREEK BLVD	INGMAN ROBERT MITCHELL
O	485	3225	TURTLE CREEK BLVD	VILLARREAL RAUL ROJAS &
O	486	3225	TURTLE CREEK BLVD	FOGLER JASON C
O	487	3225	TURTLE CREEK BLVD	MANCHANDA KSHITIJ &
O	488	3225	TURTLE CREEK BLVD	CONNOR JAMES THOMAS JR
O	489	3225	TURTLE CREEK BLVD	MCCAFFERY SEAN & ANNE
O	490	3225	TURTLE CREEK BLVD	HARBER SHAWN T
O	491	3225	TURTLE CREEK BLVD	MASROUR FARBOD
O	492	3225	TURTLE CREEK BLVD	ZIMMERMAN STEVEN & CINDY
O	493	3225	TURTLE CREEK BLVD	ZHAO ROBIN M &
O	494	3225	TURTLE CREEK BLVD	DEFURIA LINDA M
O	495	3225	TURTLE CREEK BLVD	ZHANG GUANG
O	496	3225	TURTLE CREEK BLVD	LANKFORD JAMES M
O	497	3225	TURTLE CREEK BLVD	POWELL BRETT W
O	498	3225	TURTLE CREEK BLVD	LIU ENCHI & PIN YUAN WANG

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O	499	3225	TURTLE CREEK BLVD	KING IVORY L
O	500	3225	TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
O	501	3225	TURTLE CREEK BLVD	GRAHAM JUDITH ANN
O	502	3225	TURTLE CREEK BLVD	DERINGER MATTHEW ROBERT
O	503	3225	TURTLE CREEK BLVD	SOHAEE SIAVASH &
O	504	3225	TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON
O	505	3225	TURTLE CREEK BLVD	CAMPBELL JIM L
O	506	3225	TURTLE CREEK BLVD	MELTON BENJAMIN CORD
O	507	3225	TURTLE CREEK BLVD	REICHARD CARLA A &
O	508	3225	TURTLE CREEK BLVD	YAZDANI MAHMOUD MAGHSOUD &
O	509	3225	TURTLE CREEK BLVD	HERBST PAUL & LORI
O	510	3225	TURTLE CREEK BLVD	AFM INVESTMENTS LLC
O	511	3225	TURTLE CREEK BLVD	RIVERA BEN E & FREDA L
O	512	3225	TURTLE CREEK BLVD	SULLIVAN PATRICK
O	513	3225	TURTLE CREEK BLVD	KRALIS LESLEY E
O	514	3225	TURTLE CREEK BLVD	CRONK M ESTELLE TRUST OF 2010
O	515	3225	TURTLE CREEK BLVD	KNOCHEL KIMBERLY
O	516	3225	TURTLE CREEK BLVD	CHANG TERESA ALLISON
O	517	3225	TURTLE CREEK BLVD	LANKA INDIRA &
O	518	3225	TURTLE CREEK BLVD	LANKA SURYA PRAKASH &
O	519	3225	TURTLE CREEK BLVD	COFFEY ELIZABETH M
O	520	3225	TURTLE CREEK BLVD	SUGIURA YOSHIE
O	521	3225	TURTLE CREEK BLVD	FELLI SAMUEL
O	522	3225	TURTLE CREEK BLVD	NAIR CKP & SYAMALA C
O	523	3225	TURTLE CREEK BLVD	PATEL PIYUSH K & MINA P
O	524	3225	TURTLE CREEK BLVD	SAKS KATHRINE TORY &
O	525	3225	TURTLE CREEK BLVD	BINFORD OSWALD &
O	526	3225	TURTLE CREEK BLVD	VELASQUEZ JOSE
O	527	3225	TURTLE CREEK BLVD	DESAI PRAVIN & ARATI
O	528	3225	TURTLE CREEK BLVD	PATEL SHITAL J & SUKETU KAUSHIK
O	529	3225	TURTLE CREEK BLVD	WILLS DELINDA DEMITA

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O	530	3225	TURTLE CREEK BLVD	KENAA HANNA H &
O	531	3225	TURTLE CREEK BLVD	RAMIREZ CINDY
O	532	3225	TURTLE CREEK BLVD	ZHANG GUANG
O	533	3225	TURTLE CREEK BLVD	SOM SOLINA
O	534	3225	TURTLE CREEK BLVD	HUSBAND NIKKI SHERRELL
O	535	3225	TURTLE CREEK BLVD	MOROZOV ZAKHAR
O	536	3225	TURTLE CREEK BLVD	VELASQUEZ RUBEN II
O	537	3225	TURTLE CREEK BLVD	WENNO HILDA
O	538	3225	TURTLE CREEK BLVD	WILLIAMS KENT ROGER
O	539	3225	TURTLE CREEK BLVD	KOGAN ALLAN J
O	540	3225	TURTLE CREEK BLVD	HALL DAVID DOUGLAS JR &
O	541	3225	TURTLE CREEK BLVD	LIDJI MYRIAM B
O	542	3225	TURTLE CREEK BLVD	ZAKHOUR BASSAM
O	543	3225	TURTLE CREEK BLVD	BLAS EDUARDO & RENATA
O	544	3225	TURTLE CREEK BLVD	DAO VU A & KIM LANG
O	545	3225	TURTLE CREEK BLVD	LAHRODI POONEH
O	546	3225	TURTLE CREEK BLVD	SARIN ARVIND
O	547	3225	TURTLE CREEK BLVD	MATTHEWS STEVEN KEITH & JUDY G
O	548	3225	TURTLE CREEK BLVD	MZLS ENTERPRISES LP
O	549	3225	TURTLE CREEK BLVD	SALMI TOMMI
O	550	3225	TURTLE CREEK BLVD	LONGORIA LYDIA
O	551	3225	TURTLE CREEK BLVD	AHMED MAHRIN
O	552	3225	TURTLE CREEK BLVD	LANKA INDIRA
O	553	3225	TURTLE CREEK BLVD	WU GEORGE & XUNZHI JENNIFER
O	554	3225	TURTLE CREEK BLVD	CIOCAN FLORENTINA
O	555	3225	TURTLE CREEK BLVD	WENDLER JESSICA T
O	556	3225	TURTLE CREEK BLVD	TURNER BARRY & VIVKI
O	557	3225	TURTLE CREEK BLVD	SONI SWATIBEN R &
O	558	3225	TURTLE CREEK BLVD	NALL CHARLES J
O	559	3225	TURTLE CREEK BLVD	GALLEGOS SYLIA E
O	560	3225	TURTLE CREEK BLVD	DIJOSEPH JOHN

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O	561	3225	TURTLE CREEK BLVD	PUERESCHITZ MARKUS &
O	562	3225	TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL
O	563	3225	TURTLE CREEK BLVD	WETTREICH ZARA ELIZABETH
O	564	3225	TURTLE CREEK BLVD	LANKA INDIRA &
O	565	3225	TURTLE CREEK BLVD	LEPP JANICE MARIE LIVING TRUST
O	566	3225	TURTLE CREEK BLVD	NAZIFPOUR SHAYDA
O	567	3225	TURTLE CREEK BLVD	MASOUMALIZADEH MAHIN &
O	568	3225	TURTLE CREEK BLVD	BAEK STEVEN A
O	569	3225	TURTLE CREEK BLVD	ROZENZVIG YEHIEL
O	570	3225	TURTLE CREEK BLVD	PATEL DHARMESH
O	571	3225	TURTLE CREEK BLVD	FREEMAN RACHEL OLIVIA
O	572	3225	TURTLE CREEK BLVD	ASHRAF MOHAMMED AHMED
O	573	3225	TURTLE CREEK BLVD	MAH JEFFERY
O	574	3225	TURTLE CREEK BLVD	SCOTT MEGHAN
O	575	3225	TURTLE CREEK BLVD	C&L REAL ESTATE HOLDINGS LLC
O	576	3225	TURTLE CREEK BLVD	HERMANN JOHN
O	577	3225	TURTLE CREEK BLVD	JALALI SID POORYA &
O	578	3225	TURTLE CREEK BLVD	ADAMSON KAREN ANN HERRERA
O	579	3225	TURTLE CREEK BLVD	YUAN JENNIFER JING
O	580	3225	TURTLE CREEK BLVD	RICHENEMEH MOUFID & MAYA TRUST
O	581	3225	TURTLE CREEK BLVD	KAMPINE JOHN M &
O	582	3225	TURTLE CREEK BLVD	BONILLA EVA
O	583	3225	TURTLE CREEK BLVD	JACKMAN CHRISTOPHER
O	584	3225	TURTLE CREEK BLVD	CELLI ROBERT MICHAEL
O	585	3225	TURTLE CREEK BLVD	EVERTON MATTHEW &
O	586	3225	TURTLE CREEK BLVD	CAUTHEN DON & JULIA
O	587	3225	TURTLE CREEK BLVD	BLAKE NINA CERVANTES
O	588	3225	TURTLE CREEK BLVD	WATTS JANET L
O	589	3225	TURTLE CREEK BLVD	GODFREY CRAIG WILLIAM &
O	590	3225	TURTLE CREEK BLVD	DOYLE TIMOTHY B &
O	591	3225	TURTLE CREEK BLVD	GREEN JIMMY

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O	592	3225	TURTLE CREEK BLVD	SENNETTEBROWN GRADYNE
O	593	3225	TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A
O	594	3225	TURTLE CREEK BLVD	LEE BILL G
O	595	3225	TURTLE CREEK BLVD	MARTINEZ FAUSTINA
O	596	3225	TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
O	597	3225	TURTLE CREEK BLVD	SEEBERGER JOAN P
O	598	3225	TURTLE CREEK BLVD	GLASSMOYER SUSAN & MICHAEL
O	599	3225	TURTLE CREEK BLVD	MINTZ MARTIN L
O	600	3225	TURTLE CREEK BLVD	STINSON JANET LYNN
O	601	3225	TURTLE CREEK BLVD	DEBLANK ANNE B
O	602	3225	TURTLE CREEK BLVD	GUREVITZ JENNIFER REV TR
O	603	3225	TURTLE CREEK BLVD	SMITH MEREDITH
O	604	3225	TURTLE CREEK BLVD	BLOOM ROBERT A
O	605	3225	TURTLE CREEK BLVD	MAYBERRY DAVID W
O	606	3225	TURTLE CREEK BLVD	WEERASINGHE AMIEL ERAJ
O	607	3225	TURTLE CREEK BLVD	HERNANDEZ ELISA C
O	608	3225	TURTLE CREEK BLVD	BINFORD OSWALD S &
O	609	3225	TURTLE CREEK BLVD	DUNDON KENNETH J
O	610	3225	TURTLE CREEK BLVD	PANCHASARP VANEE &
O	611	3225	TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON
O	612	3225	TURTLE CREEK BLVD	KUBILIUN NISA
O	613	3225	TURTLE CREEK BLVD	MCQUAID JESSICA &
O	614	3225	TURTLE CREEK BLVD	TOMLINS JEFF E
O	615	3225	TURTLE CREEK BLVD	JENNINGS WENDY
O	616	3225	TURTLE CREEK BLVD	DELBAGNO JOHN B TR &
O	617	3225	TURTLE CREEK BLVD	ROOZROKH MICHAEL
O	618	3225	TURTLE CREEK BLVD	ZAKHOUR KAMIL
O	619	3225	TURTLE CREEK BLVD	LAU ANDRES G
O	620	3225	TURTLE CREEK BLVD	STRONG JAMES II & LESLIE KAY
O	621	3225	TURTLE CREEK BLVD	BENAHARON SOL
O	622	3225	TURTLE CREEK BLVD	BURGIO DONALD A

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O	623	3225	TURTLE CREEK BLVD	ALKAYED RIYAD
O	624	3225	TURTLE CREEK BLVD	MATHER MATTHEW JAMES
O	625	3225	TURTLE CREEK BLVD	DOYLE TIMOTHY BRIAN &
O	626	3225	TURTLE CREEK BLVD	ROBINSON DAVID & JULIE GARDES
O	627	3225	TURTLE CREEK BLVD	MROZ MELANIE
O	628	3225	TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
O	629	3225	TURTLE CREEK BLVD	THE RENAISSANCE ON TURTLE CREEK
	630	3111	SALE ST	ROMERO GUSTAVO
	631	3111	SALE ST	KESSLER MICHAEL JAMES
	632	3111	SALE ST	BLUE SPRUCE PROPERTIES LLC
	633	3111	SALE ST	SEAMAN KENDRA
	634	3115	SALE ST	SALMI DAVEN R
	635	3115	SALE ST	DANIEL WILLIAM SAMUEL
	636	3115	SALE ST	FITZPATRICK JARED &
	637	3203	CARLISLE ST	MEDRANO FRANCISCO J
	638	3203	CARLISLE ST	COCANOUGHER DANIELLE
	639	3203	CARLISLE ST	JOHNSON RANDALL LORNE
	640	3203	CARLISLE ST	CLAYTON RODRICK
	641	3203	CARLISLE ST	STAFFORD RUSSELL
	642	3203	CARLISLE ST	LOPEZ LINDA
	643	3203	CARLISLE ST	SORET MATTHEW
	644	3203	CARLISLE ST	HAITZ DANIEL
	645	3203	CARLISLE ST	NAKAZAWA GLEN REVOCABLE LIVING TR
	646	3203	CARLISLE ST	PARLOW RICHARD &
	647	3203	CARLISLE ST	WESSON DONALD JR
	648	3203	CARLISLE ST	WILLMETH GREGG STUART
	649	3203	CARLISLE ST	DALY LAURA A &
	650	3203	CARLISLE ST	BOSCH JOHN WILLIAM
	651	3203	CARLISLE ST	WEISFELD RONALD A
	652	3203	CARLISLE ST	PARLOW RICHARD
	653	3203	CARLISLE ST	MOORE HOWARD S

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	654	3203	CARLISLE ST	CARDONA MARIA &
	655	3203	CARLISLE ST	MEDRANO FRANCISCO J
	656	3203	CARLISLE ST	PENG NEWLIN
	657	3203	CARLISLE ST	DRIVER MARK WILLIAM
	658	3203	CARLISLE ST	MESSINA MARIO L
	659	3203	CARLISLE ST	BEASLEY JON
	660	3203	CARLISLE ST	STARKS GARY DEAN
	661	3203	CARLISLE ST	MARTIN PHIL
	662	3203	CARLISLE ST	JOSLIN JEFFERY E
	663	3203	CARLISLE ST	FLACH NATHAN W
	664	3203	CARLISLE ST	WATSON NINA LORA
	665	3203	CARLISLE ST	WATSON NINA LORA
	666	3203	CARLISLE ST	CROWDER BRENT E EST OF
	667	3203	CARLISLE ST	ARRIETA HUMBERTO
	668	3203	CARLISLE ST	HENDERSON CHRISTOPHER
	669	3203	CARLISLE ST	JOLLY VINEET
	670	3203	CARLISLE ST	HAITZ TIMOTHY L
	671	3203	CARLISLE ST	BARRETT JACQUELYN L
	672	3203	CARLISLE ST	ARRIETA N HUMBERTO C
	673	3203	CARLISLE ST	GARTMAN DUANE
	674	3203	CARLISLE ST	TENORIO GUILHERME A
	675	3203	CARLISLE ST	HEARD JASON
	676	3203	CARLISLE ST	DALBKE STEVE A
	677	3203	CARLISLE ST	HILL R C
	678	3203	CARLISLE ST	BARNETT DON & MARY ALICE
	679	3203	CARLISLE ST	ARRIETA N HUMBERTO
	680	3203	CARLISLE ST	HAIRSTON DAVID E
	681	3203	CARLISLE ST	DARILEK QUENTIN
	682	3203	CARLISLE ST	TUNISON KATIE
	683	3203	CARLISLE ST	FLAUGH CHRISTOPHER C
	684	3203	CARLISLE ST	EGINTON ALISON K

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	685	3203	CARLISLE ST	JONES GUY FRANKLIN
	686	3203	CARLISLE ST	CAMPBELL NELSON C
	687	3203	CARLISLE ST	GALVAN NAUN
	688	3203	CARLISLE ST	PACKER CASSIDY
	689	3203	CARLISLE ST	VITEZ KEVIN DANIEL
	690	3203	CARLISLE ST	SHARMA SONY
	691	3203	CARLISLE ST	LOUP BENJAMIN
	692	3203	CARLISLE ST	BROWN THOMAS LEE
	693	3203	CARLISLE ST	SMITH TRUST
	694	3203	CARLISLE ST	BROWN THOMAS LEE &
	695	3203	CARLISLE ST	GING CHRISTINE LONG
	696	3203	CARLISLE ST	CHUNG TERESA
	697	3203	CARLISLE ST	ELATTRACHE DAVID &
	698	3203	CARLISLE ST	VANIAN MARY TRUSTEE
	699	3203	CARLISLE ST	SEIBERT CAMDEN P
	700	3203	CARLISLE ST	YAWITZ MICHAEL RAY
	701	3203	CARLISLE ST	RUTHERFORD WILLIAM S & JUDIE
	702	3203	CARLISLE ST	HARRIS BRENT
	703	3203	CARLISLE ST	MITELHAUS CHUCK
	704	3203	CARLISLE ST	SHARP KRIS J & CAROL A
	705	3203	CARLISLE ST	HARPER JOHN R JR &
	706	3203	CARLISLE ST	ROIDOPOULOS MARK E
	707	3203	CARLISLE ST	LEE THOMAS J
	708	3203	CARLISLE ST	STELLA ADDISON LLC
	709	3203	CARLISLE ST	BROWN THOMAS & JULIE
	710	3203	CARLISLE ST	FORRESTER JAMES PERRY
	711	3203	CARLISLE ST	RUCKER KATHRYN L
	712	3203	CARLISLE ST	TANNER & POST I LP
	713	3203	CARLISLE ST	SMITH WILLIAM AUSTIN
	714	3203	CARLISLE ST	HUMPHRIES DENNIS R TR
	715	3203	CARLISLE ST	MACKEY PATRICK & ELISABETH

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	716	3203	CARLISLE ST	EQUITY TRUST CO CUSTODIAN
	717	3203	CARLISLE ST	CARREIRO BRYCE JOSEPH
	718	3203	CARLISLE ST	PENSCO TRUST CO
	719	3203	CARLISLE ST	SANDERS JOHN DAVID
	720	3203	CARLISLE ST	MCCOLLUM JOHN B
	721	3203	CARLISLE ST	BRIDWELL CRAIG & SUSAN K
	722	3203	CARLISLE ST	HALL ROBERT S
	723	3203	CARLISLE ST	SRO HOLDING GROUP LLC
	724	3203	CARLISLE ST	ELEUTERI FRANCO
	725	3203	CARLISLE ST	CIHAL MARY BETH
	726	3203	CARLISLE ST	LEWIS THOMAS ALLEN
	727	3203	CARLISLE ST	TSANKOVA NADEJDA M
	728	3203	CARLISLE ST	PEOPLES PATRICE V
	729	3203	CARLISLE ST	HOLSINGER JILL
	730	3203	CARLISLE ST	BINION DORIS
	731	3203	CARLISLE ST	PENNYMAC LOAN SERVICES LLC
	732	3203	CARLISLE ST	SMITH KRISTIN
	733	3203	CARLISLE ST	BAILEY SCOTT E &
	734	3203	CARLISLE ST	CARLETON BRIAN J
	735	3203	CARLISLE ST	FANKHAUSER MARK A NMF TRUST
	736	3203	CARLISLE ST	CHENOWITH GARY
	737	3203	CARLISLE ST	CLOK COMMERCIAL REAL
	738	3203	CARLISLE ST	MILAZZO DAVID
	739	3203	CARLISLE ST	ELKING LINDA ANN
	740	3203	CARLISLE ST	MCKINNEY MICHAEL SCOTT
	741	3203	CARLISLE ST	ARTHUR ROBERT TR &
O	A1	3508	GILLESPIE ST	LENNOX EDWARD & LISA
O	A2	3510	GILLESPIE ST	LENNOX EDWARD & LISA
O	A3	3512	GILLESPIE ST	LENNOX EDWARD & LISA
O	A4	2913	SALE ST	LENNOX EDWARD & LISA
O	A5	2916	SALE ST	LENNOX JOEL

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O	A6	2911	TURTLE CREEK BLVD	PIEDMONT PARK PLACE LP
O	A7	3000	TURTLE CREEK PLAZA	TURTLE CREEK CAMPUS LP
O	A8	3109	CARLISLE ST	3109 CARLISLE LP
O	A9	3015	CEDAR SPRINGS RD	3001 TURTLE CREEK LP
	A10	3424	GILLESPIE ST	PUIG A WINSTON
	A11	3424	GILLESPIE ST	PUIG A WINSTON
X	A12	2999	TURTLE CREEK BLVD	MO 2999TC LLC