

FILE NUMBER: Z189-340(AU)

DATE FILED: August 26, 2019

LOCATION: Northwest corner of Main Street and Four Way Place Mall

COUNCIL DISTRICT: 14

MAPSCO: 45 P

SIZE OF REQUEST: +/- 0.334 Square feet

CENSUS TRACT: 31.01

REPRESENTATIVE: Karl Crawley, Masterplan

OWNER/APPLICANT: Davis 1309 Main LLC

REQUEST: An application for an amendment to Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 619 with Historic Overlay No. 87 [Republic National Bank (Davis) Building]

SUMMARY: The applicant proposes to add a personal service use to the existing SUP No. 2127 and amend the associated site plan to reflect the proposal.

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

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

BACKGROUND INFORMATION

- The 0.334-acre request site is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels and An 11,000-square-foot restaurant use on the southwest corner, on the street-level floor and the basement.
- The request site is located within Subdistrict A, B, and C within Planned Development District No. 619. Subdistrict B contains the property below street level and it requires a Specific Use Permit for restaurant and personal service uses.
- A Certificate of Occupancy for the restaurant use [Frankie's Downtown] was issued in August 2014.
- SUP No. 2127 for a restaurant use in the basement portion of the area of request was granted by City Council on December 10, 2014 and renewed on January 24, 2018.
- The previously approved SUP Site Plan included an entire 0.78-acre, block bounded by Main Street, Four Way Place, Elm Street and North Field Street within the SUP for the restaurant; however, only a portion of the basement is occupied by this use.
- The purpose of the request is to amend the existing SUP No. 2127 to include the personal service use in the basement level in addition to the restaurant use.
- On August 14, 2019, City Council approved a waiver for the two-year waiting period that allows the applicant to submit this application for an SUP amendment on the request site.
- The request site is also located within the Historic Overlay No. 87 [Republic National Bank (Davis) Building]. Any interventions on the façade of the building will require a Certificate of Appropriateness approved by the Landmark Commission.

Zoning History

There have been eleven zoning change requests in the area within the last five years.

- 1. Z134-254:** On December 10, 2014, the City Council approved the renewal of Specific Use Permit No. 1887 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall on property

within Planned Development District No. 619, located on the south side of Main Street, east of South Field Street.

- 2. Z134-322:** On September 9, 2015, the City Council approved the expansion of Historic Overlay District No. 36 (the Adolphus), on property zoned Planned Development District No. 619, located on the south line of Main Street between Akard Street and Field Street.
- 3. Z134-335:** On December 10, 2014, the City Council approved Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service, on property within Planned Development District No. 619, located on the northwest corner of Main Street and Four Way Place.
- 4. Z145-276:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs on property zoned Planned Development District No. 619, located on the north side of Main Street and the east side of Four Way Place.
- 5. Z145-277:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district videoboard sign for a six-year period, on property zoned Planned Development District No. 619, located on the north line of Commerce Street, the west line of Akard Street, and the south line of Filed Street.
- 6. Z145-278:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district videoboard sign for a six-year period, on property zoned Planned Development District No. 619, located on the south line of Elm Street, the east line of Akard, and the north line of Main Street.
- 7. Z145-342:** On November 10, 2015, the City Council established the demolition delay overlay on property generally bounded by Haskell Avenue, R.L. Thornton Freeway, 2nd Avenue, Al Lipscomb Way, the Trinity River, Express Street, Stemmons Freeway, and Cole Avenue.
- 8. Z156-249:** On August 4, 2016, the City Plan Commission approved a request for a Specific Use Permit for installation of a non-premise district activity videoboard on property zoned Planned Development District No. 619 on the northwest corner of Main Street and North Field Streets. (No CC action found and no SUP issued)
- 9. Z167-130:** On June 28, 2017, the City Council approved Historic Overlay District No. 150 (One Main Place) on property zoned Planned

Development District No. 619, an area bounded by Main Street, Griffin Street, Elm Street, and North Field Street with the exception of the northwest corner of North Field Street and Main Street.

10. Z167-398: On January 24, 2018, the City Council approved the renewal of Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service, on property within Planned Development District No. 619, located on the northwest corner of Main Street and Four Way Place.

11. Z178-214: On June 27, 2018, the City Council approved the renewal and amendment of Specific Use Permit No. 1959 for an attached projecting non-premise district videoboard sign for a six-year period, on property zoned Planned Development District No. 619, located on the north line of Main Street, east of Akard Street.

Thoroughfares/Streets

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

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant’s request. The applicant’s request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

- GOAL 2.3 Build a dynamic and expanded downtown
- POLICY 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.2 Promote a sense of place, safety and walkability

POLICY 5.1.2 Define urban character in Downtown and urban cores.

GOAL 5.3 Establishing walk-to convenience

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

Area Plan:

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

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

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

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

Furthermore, the area of request is located the within the Primary Retail Area / Activity Node as identified by the Main Street District Retail Activation Strategy proposed by the 360 Plan.

By proposing the redevelopment and activation of a retail space currently used, thus activating vacant retail space, the applicant's request is consistent with the Downtown Dallas 360 Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 619; H/87	Multifamily and restaurant
North	PDD No. 619 w SUP No. 1959	Restaurants, office, and retail Parking garage
East	PDD No. 619 w SUP No. 1755	Hotel, offices, and retail
South	PDD No. 619 H/36 w SUP No. 1788	Restaurant, retail, and parking garage
West	PDD No. 619	Restaurant and office

Land Use Compatibility:

The 0.334-acre request site is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels and an 11,000-square-foot restaurant use on the southwest corner on the street-level floor and the basement.

The request site is located in the Downtown area and is surrounded by different uses in high-rise buildings with first floor retail and personal services, parking garages, and office buildings.

The request site is located within Subdistrict A, B, and C within Planned Development District No. 619. Subdistrict B contains the property below street level and requires a Specific Use Permit for restaurant and personal service uses. SUP No. 2127 for a restaurant use on the basement portion of the area of request was granted by City Council on December 10, 2014 and renewed on January 24, 2018.

The previously approved SUP Site Plan included an entire 0.78-acre, block bounded by Main Street, Four Way Place, Elm Street and North Field Street within the SUP for the restaurant; however, only a 4,730 square-foot portion of the basement is occupied by this use.

The applicant is proposing an 8,025 square-foot portion of the basement to be occupied with a personal service use (fitness center), therefore an SUP amendment is required to allow this additional use at the basement level.

On August 14, 2019, City Council approved a waiver for the two-year waiting period that allows the applicant to submit this application for an SUP amendment on the request site.

The applicant has submitted a two-part Site Plan for the SUP, one showing the street level and another one showing the basement level to better clarify the request. Each use within the building will have a separate direct access from the Main Street sidewalk.

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

Considering the location in Dallas Downtown, the surrounding uses similar and compatible to the proposal, the fact that it is activating a vacant retail space with a personal service use, and the proposed SUP Site Plan and Conditions, staff supports this request.

Parking:

The proposed development will comply with the requirements of the Dallas Development Code for parking. Planned Development District No. 619 requires off-street parking to be provided per the CA-1(A) Central Area District standards, which has no parking requirements for a personal service use.

For the restaurant use and per the CA-1(A) district regulations, no parking is required for the first 5,000 square feet of ground-floor floor area for a restaurant without a drive-in or drive-through service. The rest of the floor area (6,000 square feet) will have to comply with the parking requirements for a restaurant use, being one space per 100 square feet of floor area. Therefore 60 parking spaces for the restaurant are required. All the required parking for the restaurant use is provided in the adjacent parking garage, north of the request site.

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

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colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA Category; however, it is in proximity to an "E" MVA Cluster to the northeast.

LIST OF PARTNERS

Davis 1309 Main LLC

Michael E Tregoning – President
Timothy C Headington – CEO
R Keith Bunch – Treasurer

Z189-340(AU)

**CPC Action
November 21, 2019**

Z189-340(AU)

Planner: Andreea Udrea

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Planned Development District No. 619 with Historic Overlay No. 87 [Republic National Bank (Davis) Building], on the northwest corner of Main Street and Four Way Place Mall.

Maker: Brinson
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 286
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

CPC RECOMMENDED SUP CONDITIONS

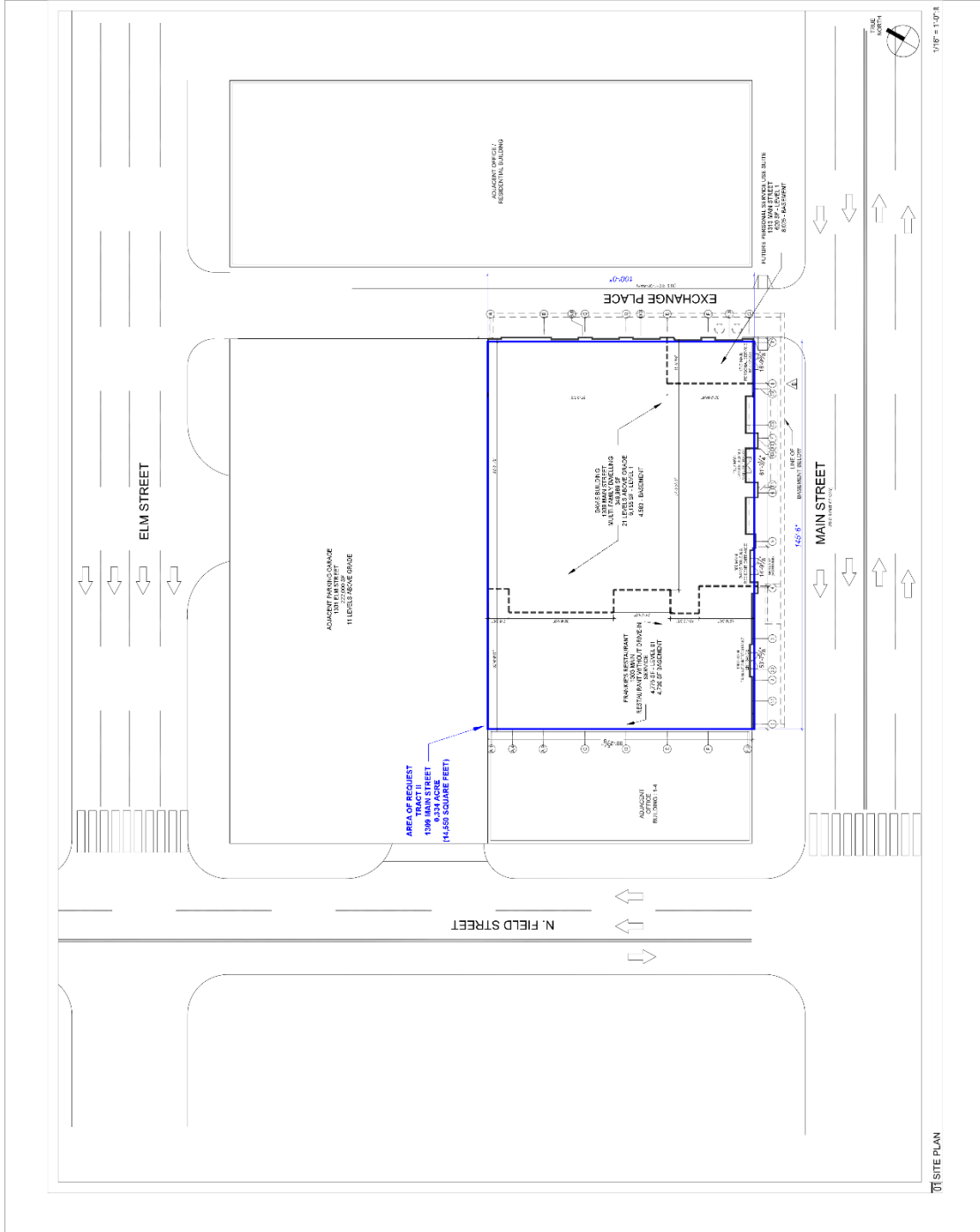
1. USE: The only uses authorized by this specific use permit ~~is~~ are a restaurant without drive-in or drive-through service and a personal service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
 1. TIME LIMIT: This specific use permit expires on ~~January 24, 2021,~~ (five-year period from passage of this Ordinance) but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
3. HOURS OF OPERATION:
 - (a) The restaurant without drive-in or drive-through service may only operate between 10:00 a.m. and 2:00 a.m. (the next day) Monday through Sunday.
 - (b) The personal service use may operate between 5:30 a.m. and 9:00 p.m. Monday through Friday, and between 8:00 a.m. and 2:00 p.m. Saturday and Sunday.
4. FLOOR AREA: Maximum floor area for a restaurant without drive-in or drive-through service is 4,730 square feet. Maximum floor area floor the personal service use is 8,025 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED SITE PLAN STREET LEVEL

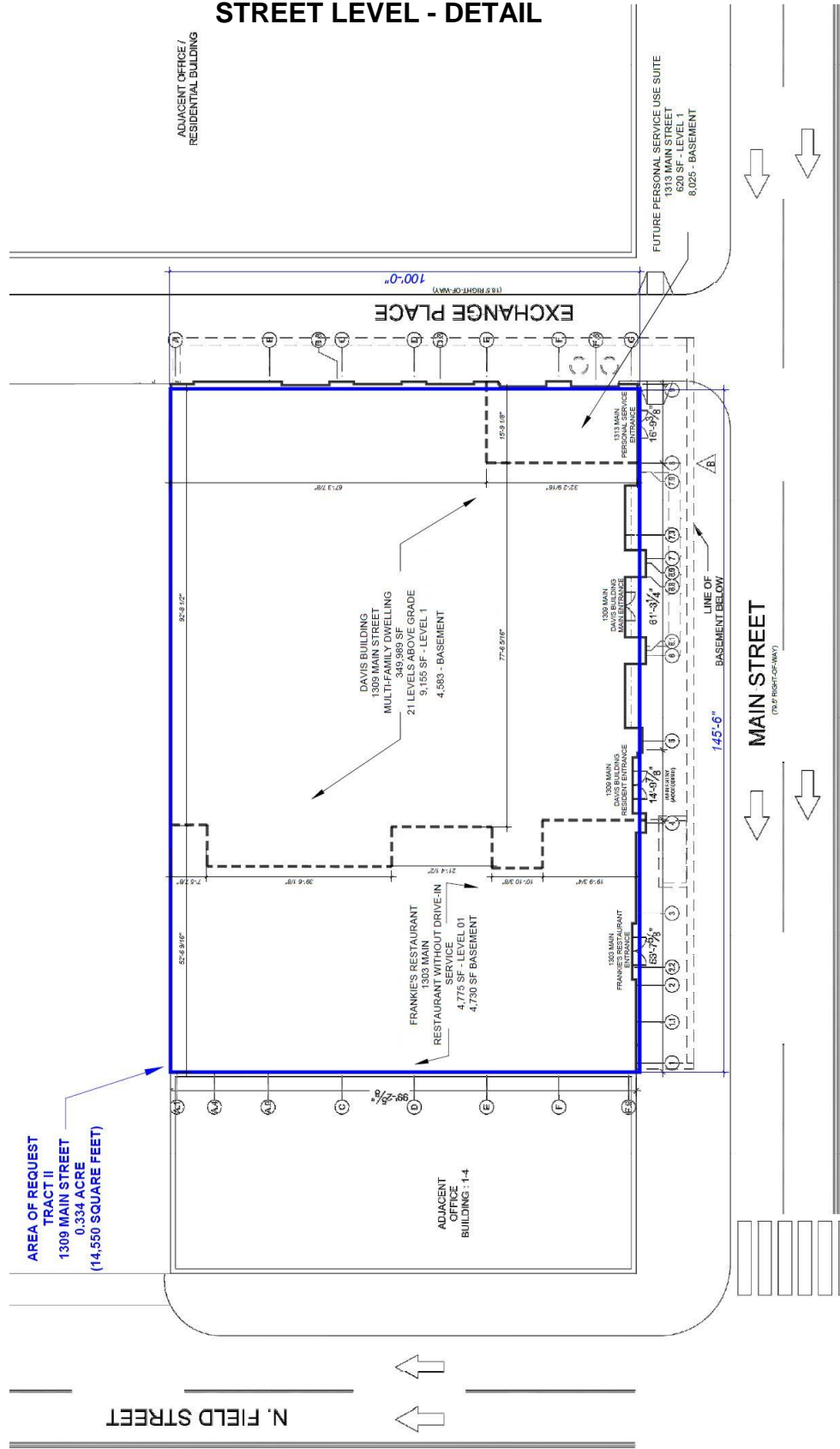
REDINGTON COMPANIES
2711 N. HASSELL SUITE 2000
DALLAS, TEXAS 75201
PHONE: 738-366-4197

DAVIS BUILDING
1300 MAIN STREET
DALLAS, TEXAS 75202

STREET LEVEL
SITE PLAN



CPC RECOMMENDED SITE PLAN STREET LEVEL - DETAIL

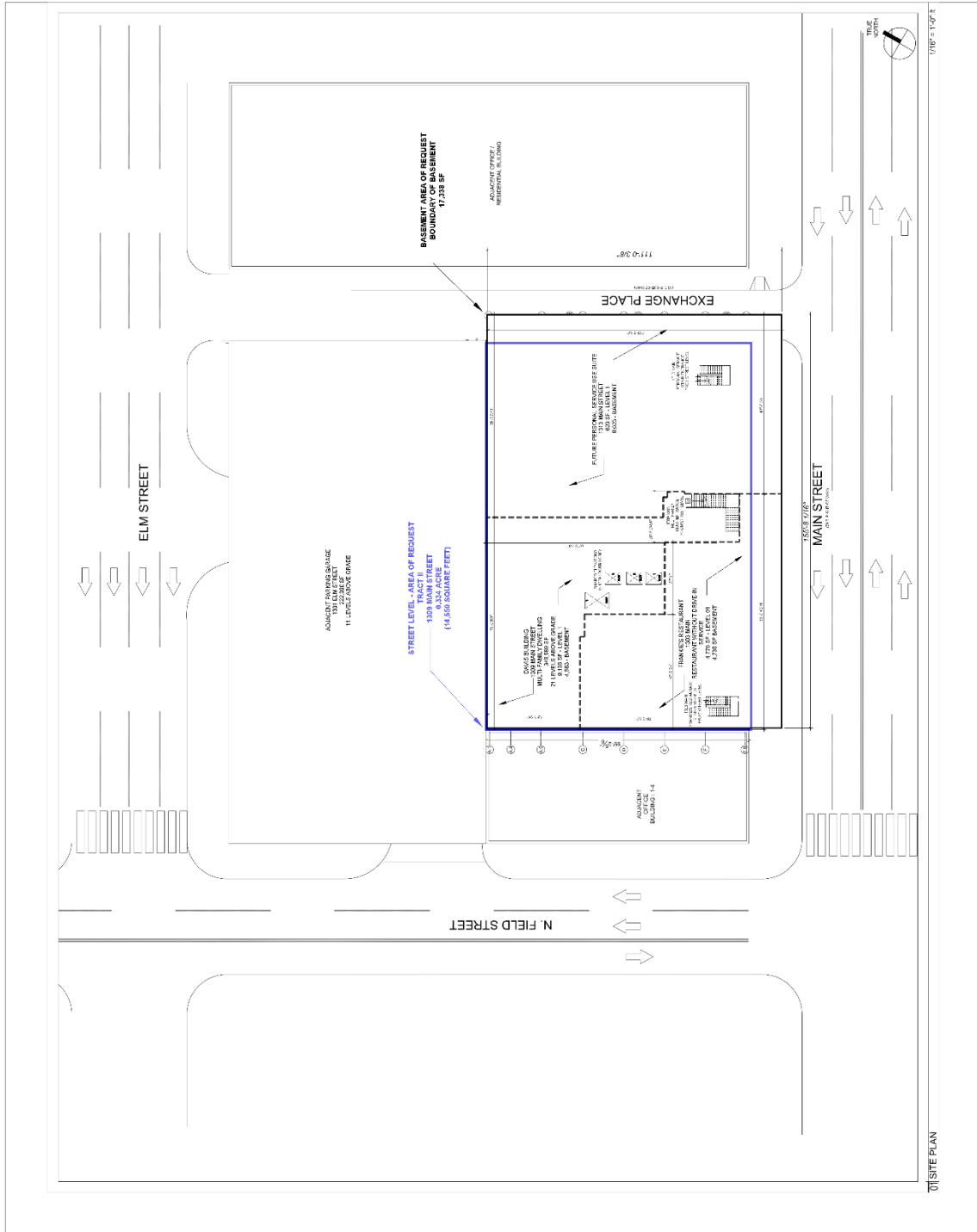


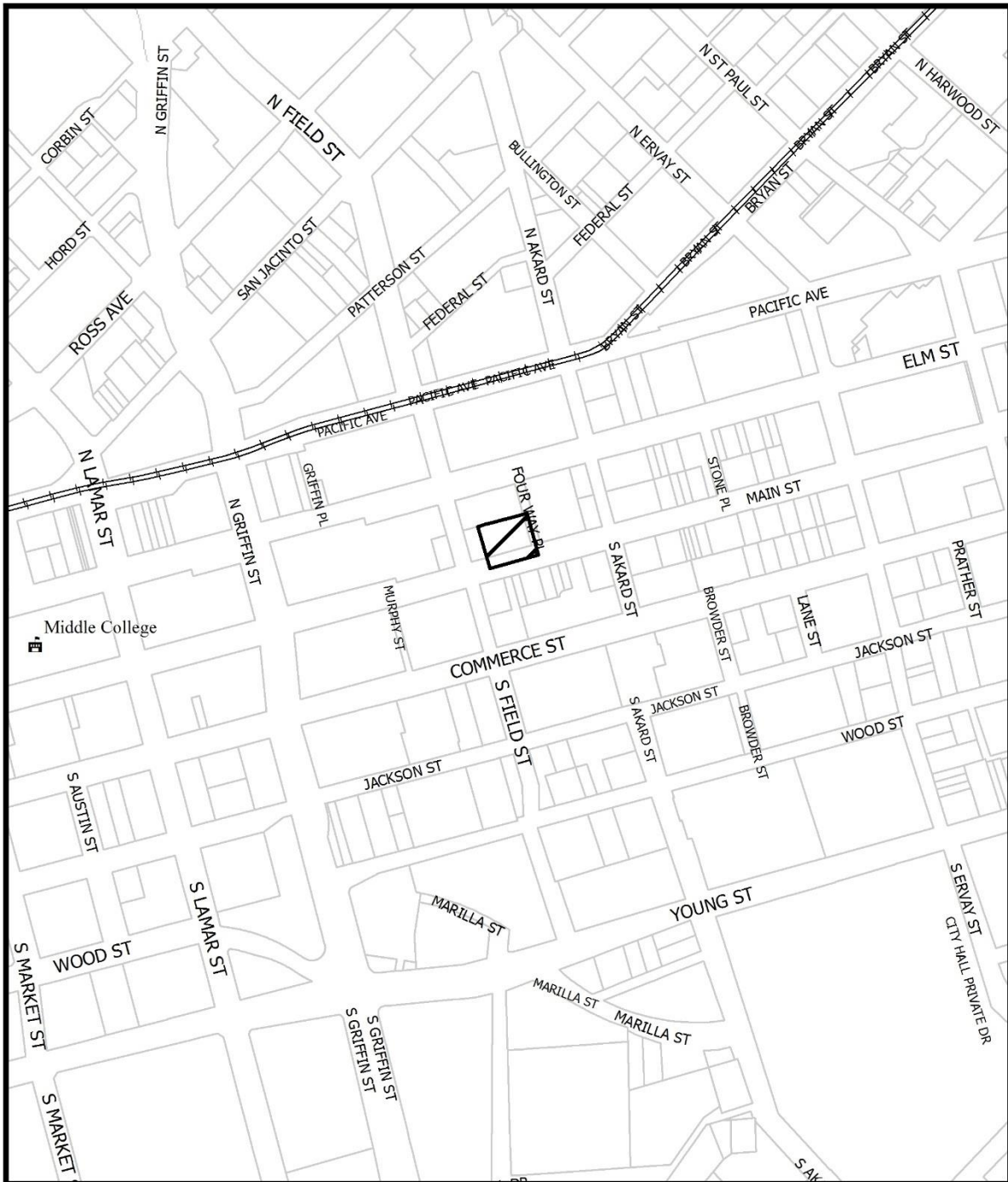
CPC RECOMMENDED SITE PLAN BASEMENT LEVEL

HEADQUARTER COMPANIES
2711 AVONDALE DRIVE
DALLAS, TEXAS 75244
CONTRACT: JOSEPH RYS
PHONE: 754-388-4377

DAVIS BUILDING
1000 WEST END AVENUE
DALLAS, TEXAS 75202

**BASEMENT
SITE PLAN**



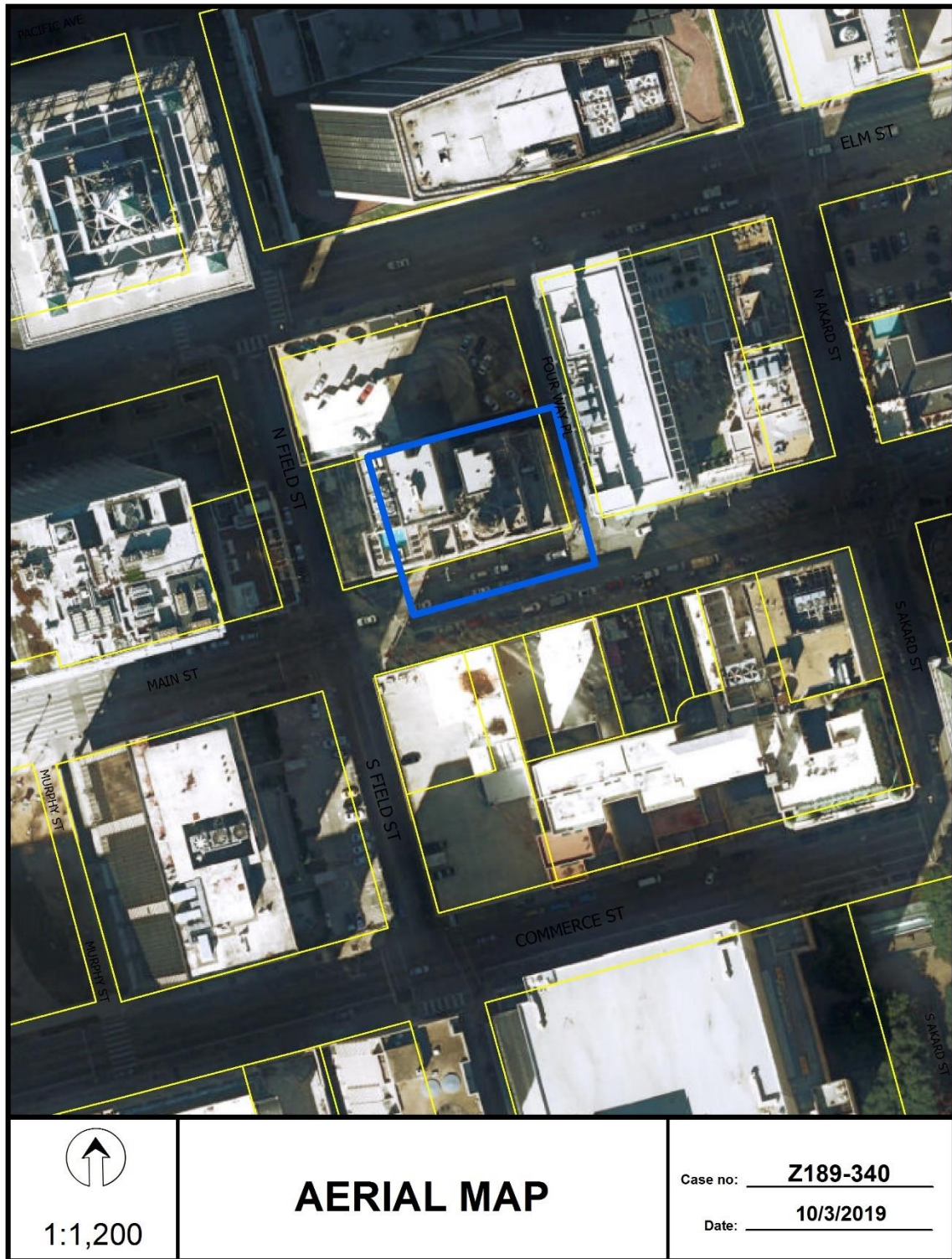


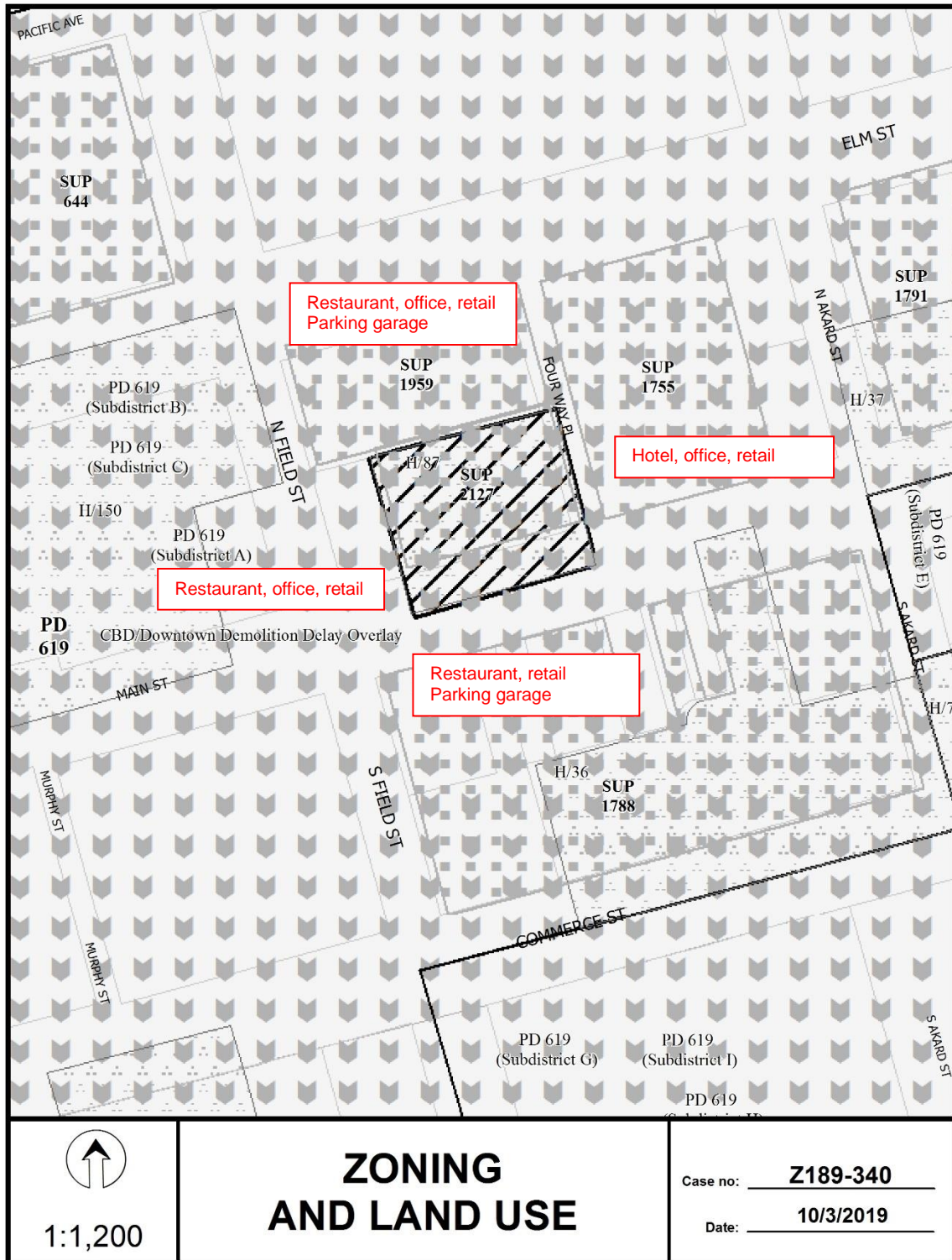
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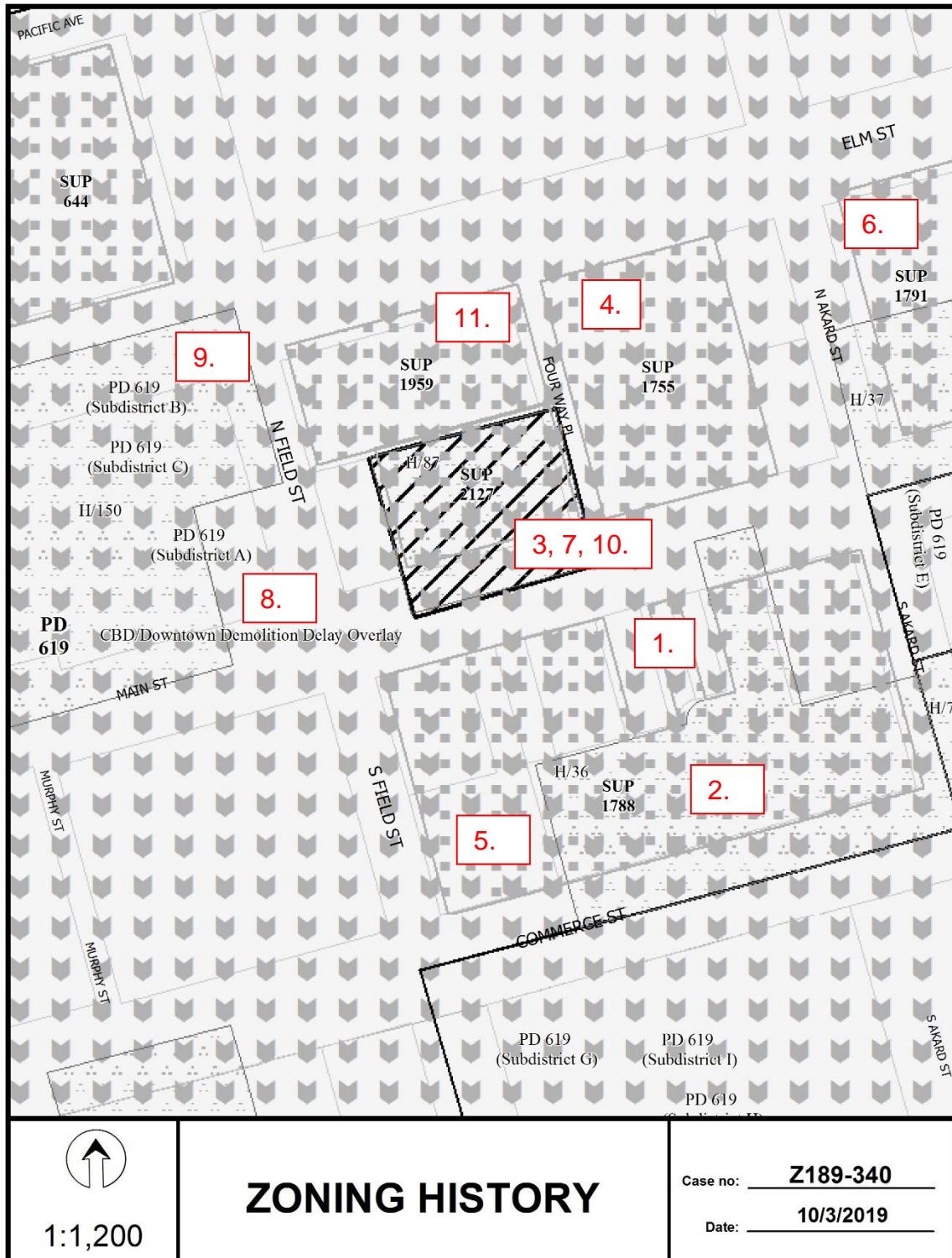
VICINITY MAP

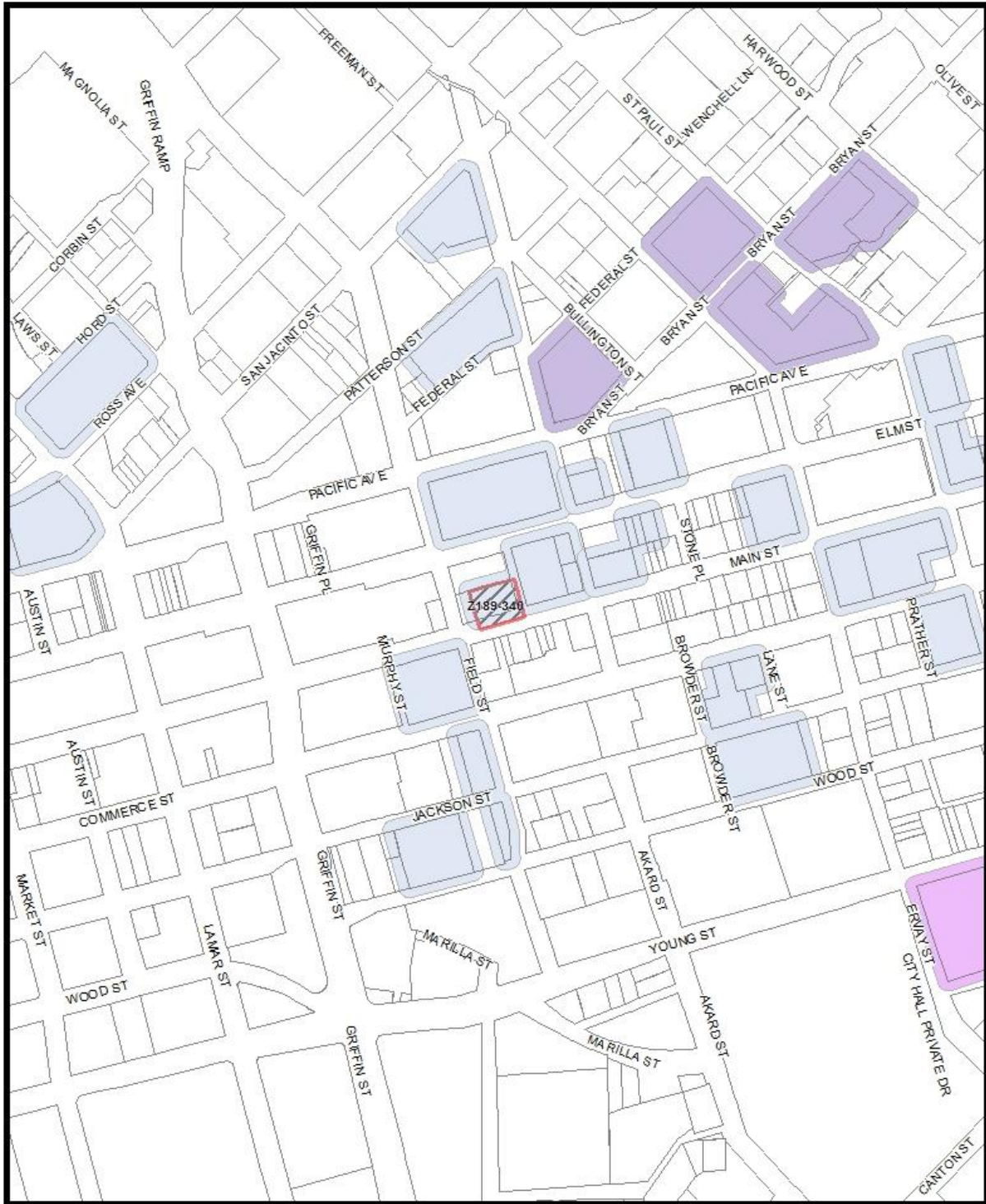
Case no: Z189-340

Date: 10/3/2019









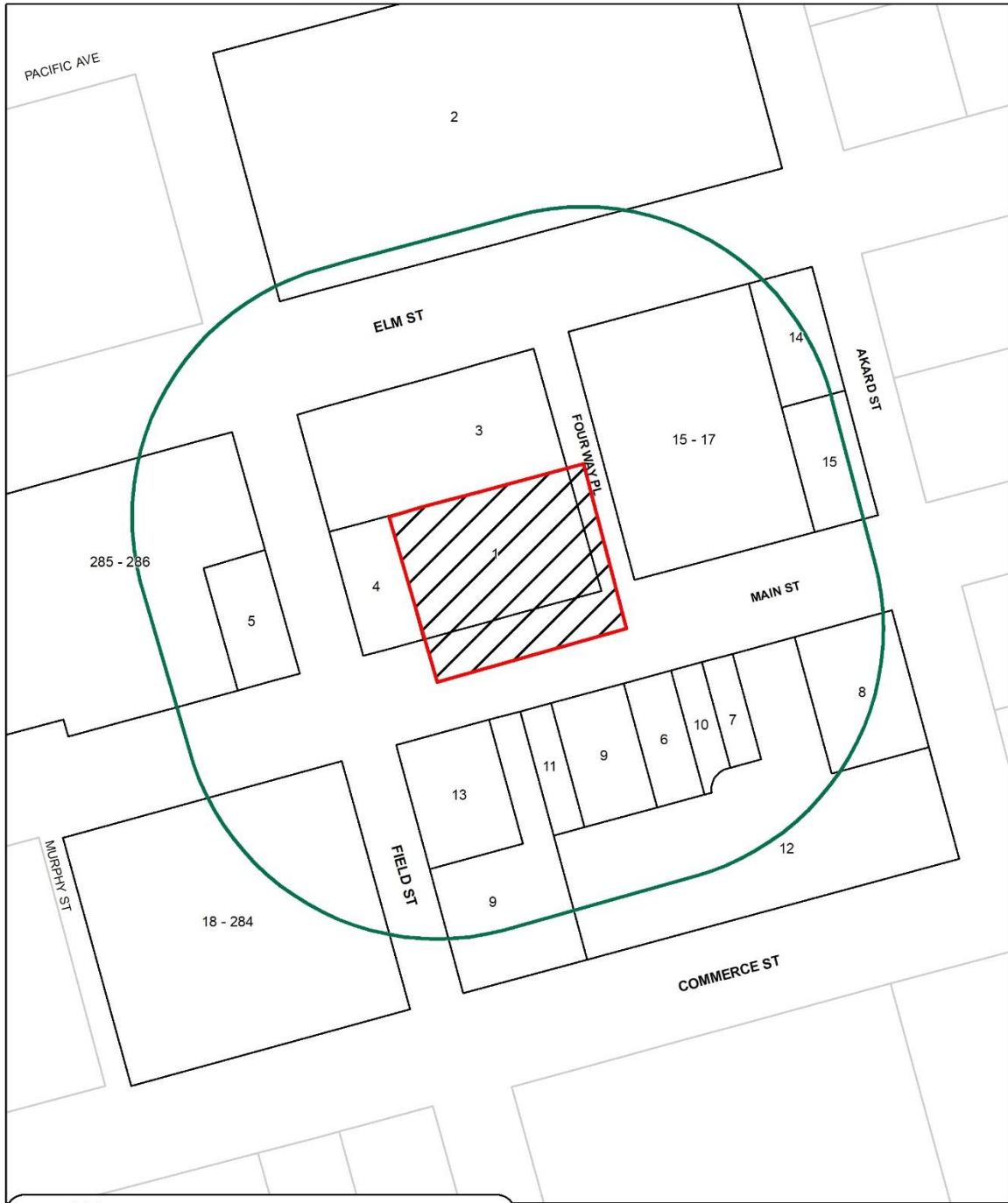
MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 10/3/2019

CPC RESPONSES



<u>286</u>	Property Owners Notified (19 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>11/21/2019</u>	Date

Z189-340
CPC



1:1,200

11/20/2019

Reply List of Property Owners***Z189-340******286 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	1309 MAIN ST	DAVIS 1309 MAIN LLC
	2	1401 ELM ST	DREVER 1401 ELM LLC
	3	1302 ELM ST	HEADINGTON REALTY & CAPITAL LLC
	4	1301 MAIN ST	HEADINGTON REALTY &
	5	1217 MAIN ST	1217 MAIN LLC
	6	1400 MAIN ST	RBP ADOLPHUS LLC
	7	1404 MAIN ST	APAL CO LLC
	8	1412 MAIN ST	1412 MAIN STREET LLC
	9	1300 MAIN ST	RBP ADOLPHUS LLC
	10	1402 MAIN ST	APAL LLC
	11	1306 MAIN ST	RBP ADOLPHUS LLC
	12	1315 COMMERCE ST	RBP ADOLPHUS LLC
	13	1300 MAIN ST	RBP 1400 MAIN LLC
	14	1414 ELM ST	LICGF DALLAS LOFTS INC
	15	1407 MAIN ST	LICGF DALLAS LOFTS INC
	16	1407 MAIN ST	DRED PROPERTIES LTD
	17	1407 MAIN ST	DCAR PROPERTIES LTD
	18	1200 MAIN ST	TONOLI FRANK E &
	19	1200 MAIN ST	FISCHER JOSHUA A
	20	1200 MAIN ST	ANDERSON SCOTT ERIC
	21	1200 MAIN ST	FUGITT JOHN R W
	22	1200 MAIN ST	ALEXANDER KARA
	23	1200 MAIN ST	FARHART GEORGE R & ALICIA E
	24	1200 MAIN ST	ORTIZ GUILLERMINA
	25	1200 MAIN ST	FONTENOT TOMMY JAMES
	26	1200 MAIN ST	RAFF GEORGE JR

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1200 MAIN ST	SMITH DANIEL E & HERMA A
	28	1200 MAIN ST	FONK ANTHONY N & KATHRYN L
	29	1200 MAIN ST	FREEMAN SCOTT
	30	1200 MAIN ST	EADS LORI A
	31	1200 MAIN ST	JUAREZ GERARDO
	32	1200 MAIN ST	KIRKLAND MYRA EDITH &
	33	1200 MAIN ST	AMONGKOL JITTADA KITTY
	34	1200 MAIN ST	HART STANLEY L &
	35	1200 MAIN ST	SMITH SHERIA D
	36	1200 MAIN ST	BRANCELA JOHN
	37	1200 MAIN ST	TERESI MARK A & JEANNE N
	38	1200 MAIN ST	CWALINO PETER
	39	1200 MAIN ST	SULLIVAN COLLIN &
	40	1200 MAIN ST	SANADI NISAR & THU NGUYET
	41	1200 MAIN ST	CARPENTER ROBIN N
	42	1200 MAIN ST	MASTAGLIO LINDA R
	43	1200 MAIN ST	LOPEZ DENNIS A
	44	1200 MAIN ST	CLARK TAMPA CATHERINE
	45	1200 MAIN ST	MIDLAND TRUST CO &
	46	1200 MAIN ST	PERRI ANTHONY J &
	47	1200 MAIN ST	KANTELADZE ANNA &
	48	1200 MAIN ST	FAYE WILLIS DESIGNS INC
	49	1200 MAIN ST	BAGARIA SAPNA & SURESH
	50	1200 MAIN ST	PARKER MARK GRAHAM
	51	1200 MAIN ST	NEMES SONY SHAI
	52	1200 MAIN ST	RAO SHASHANK A &
	53	1200 MAIN ST	CHATTERJEE ARUNABHA
	54	1200 MAIN ST	CRIST EUGENE SCOTT
	55	1200 MAIN ST	SALVANT WAYNE
	56	1200 MAIN ST	ELLER TOM J & ROBYN
	57	1200 MAIN ST	MASSEY LINDA

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1200 MAIN ST	DASH PRIYARANJAN &
	59	1200 MAIN ST	ROSALERTZ LLC
	60	1200 MAIN ST	CUEVAS ISRAEL F
	61	1200 MAIN ST	EDWARDS JAMES & BARBARA
	62	1200 MAIN ST	NORRED J WESLEY III
	63	1200 MAIN ST	JIA YUEMENG
	64	1200 MAIN ST	BIERMAN SYDNEY GRACE
	65	1200 MAIN ST	FANNING MICHAEL JAMES
	66	1200 MAIN ST	ERLICH CRAIG J
	67	1200 MAIN ST	ADAMS WILHELMINA J
	68	1200 MAIN ST	COMBS DAMETIA
	69	1200 MAIN ST	YAVANZA LLC
	70	1200 MAIN ST	ALCANTARA PEDRO
	71	1200 MAIN ST	HERICKS JAMES &
	72	1200 MAIN ST	BAKER WILLIAM H III
	73	1200 MAIN ST	SZABALA SARA &
	74	1200 MAIN ST	PAPA RODINO CHRISTOPHER CRUZ
	75	1200 MAIN ST	HUGHES CYNTHIA M
	76	1200 MAIN ST	BLACK PAUL
	77	1200 MAIN ST	HAQUE NAZ &
	78	1200 MAIN ST	ALMOHSEN MUQDAD
	79	1200 MAIN ST	LINDSAY HAWNI E
	80	1200 MAIN ST	NGUYEN MICHAEL
	81	1200 MAIN ST	BENEVENTI MARK FRANCIS
	82	1200 MAIN ST	DU YALI
	83	1200 MAIN ST	PATOINE TERESA SUSAN
	84	1200 MAIN ST	SAIED ANNA M
	85	1200 MAIN ST	FAIRCHILD MELISSA
	86	1200 MAIN ST	CANON JOSEPH & ELIZABETH
	87	1200 MAIN ST	DEMPSEY MICHAEL THOMAS
	88	1200 MAIN ST	HARRIS KENDRICK LASALLE

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1200 MAIN ST	PATEL JAYSHREE &
	90	1200 MAIN ST	NEMA REALTY GROUP LLC
	91	1200 MAIN ST	KAHANE DENNIS SPENCER
	92	1200 MAIN ST	RODRIGUEZ JOSE A
	93	1200 MAIN ST	SALEEM ADEEL
	94	1200 MAIN ST	ANTAO RYAN TRISTEN
	95	1200 MAIN ST	MOBLEY HENRY B JR
	96	1200 MAIN ST	COWAN MICHAEL & MARTHA
	97	1200 MAIN ST	GHODSI YEGANEH &
	98	1200 MAIN ST	HOFFMAN YOLANDA & JAMES
	99	1200 MAIN ST	IPPOLITO MARTA
	100	1200 MAIN ST	CIN ALBERTO DAL
	101	1200 MAIN ST	BROWN GLENN ALAN
	102	1200 MAIN ST	ROMERO GERALD & LOURDES
	103	1200 MAIN ST	BEANEY STEVEN LEE
	104	1200 MAIN ST	SCARBOROUGH DONALD D
	105	1200 MAIN ST	YASSIN RONY
	106	1200 MAIN ST	BROWN NOLLEY LEON CLEMON &
	107	1200 MAIN ST	LUMME DONALD GUY JR
	108	1200 MAIN ST	XIE JIMIN
	109	1200 MAIN ST	OROZCO CARLOS A
	110	1200 MAIN ST	BABAKHANIAN ROUBEN
	111	1200 MAIN ST	DOMINGUEZ JOSE R
	112	1200 MAIN ST	PURNELL KENNETH
	113	1200 MAIN ST	BYRD CAMERON
	114	1200 MAIN ST	MA MAU & JUYEI
	115	1200 MAIN ST	THOMAS BIJU
	116	1200 MAIN ST	HAZLITT RYAN ZEDRICK
	117	1200 MAIN ST	MITCHELL CATHERINE MARIE &
	118	1200 MAIN ST	MADDERRA RHONDA & FARON
	119	1200 MAIN ST	HONRALES MARK &

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1200 MAIN ST	CRAIG TERRY E &
	121	1200 MAIN ST	BALUCH HOLDINGS LLC
	122	1200 MAIN ST	ADROVIC ARMIN
	123	1200 MAIN ST	ROMIG RANDALL
	124	1200 MAIN ST	TAUSCH JOHANNES &
	125	1200 MAIN ST	MORAIS JUSTIN
	126	1200 MAIN ST	MATHEWS AMIT &
	127	1200 MAIN ST	MCCANS WILLIAM
	128	1200 MAIN ST	LOPEZ ADAN FRANCISCO
	129	1200 MAIN ST	JUDAH JOHN K
	130	1200 MAIN ST	HANNA IHAB
	131	1200 MAIN ST	MORENO KRISTINE M
	132	1200 MAIN ST	BAKER ARIANNE &
	133	1200 MAIN ST	MOORE ROBERT W
	134	1200 MAIN ST	SANTAMARIA ARTHUR &
	135	1200 MAIN ST	DIPENTI CARMEN
	136	1200 MAIN ST	BOSE RANAVIR & SARMILA
	137	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
	138	1200 MAIN ST	FLORES GEORGINA E
	139	1200 MAIN ST	LI LIETAO
	140	1200 MAIN ST	HOLBERT DAVID
	141	1200 MAIN ST	JC GOODMAN INVESTMENT GROUP INC
	142	1200 MAIN ST	MICHULKA GEORGE &
	143	1200 MAIN ST	BYRUM TADD A &
	144	1200 MAIN ST	HUTCHINSON ANDREW F II
	145	1200 MAIN ST	BRISTOW PAUL & YOLANDA
	146	1200 MAIN ST	SUTTONDEABREU ILA I
	147	1200 MAIN ST	BENTLEY BRIAN D
	148	1200 MAIN ST	CLARK CHRISTIAN
	149	1200 MAIN ST	DAIYA NAMRATA
	150	1200 MAIN ST	JACKSON JAN B & ROGER

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	1200 MAIN ST	SALVANT WAYNE F &
	152	1200 MAIN ST	LIN HUANG SHENG
	153	1200 MAIN ST	ENGEL DAVID EISAIAH
	154	1200 MAIN ST	HIBSID 1 LLC
	155	1200 MAIN ST	QUARTOS VACA LLC
	156	1200 MAIN ST	KOKES KEVIN K
	157	1200 MAIN ST	HARRIS CARLOS
	158	1200 MAIN ST	GILL FAMILY TRUST
	159	1200 MAIN ST	KAMEO JOHN
	160	1200 MAIN ST	BRYANT CHRIS
	161	1200 MAIN ST	BROWN KIMBERLY DAWN &
	162	1200 MAIN ST	KLAMM CYNTHIA B &
	163	1200 MAIN ST	ADDESO CAROL J & ROBERT P
	164	1200 MAIN ST	JACKSON CAROL
	165	1200 MAIN ST	MCCONNELL KIMBERLI
	166	1200 MAIN ST	
	167	1200 MAIN ST	LANCASTER PHILLIP & IRENE
	168	1200 MAIN ST	AN JOSHUA DON ALLEN
	169	1200 MAIN ST	POLANCO PAUL
	170	1200 MAIN ST	DAMANI ANIRUDH A
	171	1200 MAIN ST	DOCKTER BRYAN
	172	1200 MAIN ST	UNDERHILL JAMES S
	173	1200 MAIN ST	MELONI GABRIELE &
	174	1200 MAIN ST	DEAR CORY & CLARK MEREDITH
	175	1200 MAIN ST	DUMENE RICHARD L &
	176	1200 MAIN ST	STROTHMAN RHONDA K
	177	1200 MAIN ST	REMPHREY BRYAN S
	178	1200 MAIN ST	DYNKIN ANTHONY
	179	1200 MAIN ST	BROWNELL SUSAN K &
	180	1200 MAIN ST	LANCASTER PHILLIP GEOFFREY &
	181	1200 MAIN ST	HARDIN LAURA C & KELLY C

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1200 MAIN ST	AHUMADA MUCIO
	183	1200 MAIN ST	LIN MILO M &
	184	1200 MAIN ST	GARNER SUSAN
	185	1200 MAIN ST	MOORE ROBERT W
	186	1200 MAIN ST	CHAFFIN LYNDAL A
	187	1200 MAIN ST	HAWLEY LEE ANN MURPHREE &
	188	1200 MAIN ST	VIRANI ASIF
	189	1200 MAIN ST	PRIBADI LILIANA
	190	1200 MAIN ST	DIXON ADAM
	191	1200 MAIN ST	XIE JIMIN & WEIYAN JEANNE LI
	192	1200 MAIN ST	JHAVERI SATYEN DHIREN
	193	1200 MAIN ST	ABDULWAHAB MANNIE
	194	1200 MAIN ST	GODOY DULCE MARIA RIVAS
	195	1200 MAIN ST	BHAGAT SALMAN JUMA &
	196	1200 MAIN ST	ZOLLER ROBERT W
	197	1200 MAIN ST	KOERBER ELLEN &
	198	1200 MAIN ST	GREENSTREET TROY A
	199	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
	200	1200 MAIN ST	VALENTIS VENTURES LLC
	201	1200 MAIN ST	NATHAL JULIO
	202	1200 MAIN ST	NGUYEN MICHAEL
	203	1200 MAIN ST	VERITY ANDREW
	204	1200 MAIN ST	POON PHILIP
	205	1200 MAIN ST	ROMERO ROBERT R &
	206	1200 MAIN ST	HAYES MONIQUE C
	207	1200 MAIN ST	TINSLEY GARY A
	208	1200 MAIN ST	HAGLER TRENT L
	209	1200 MAIN ST	JONES CLEVELAND JR
	210	1200 MAIN ST	CRIST EUGENE SCOTT
	211	1200 MAIN ST	FLANAGAN MICHAEL
	212	1200 MAIN ST	OLTMAN GREGG

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	1200 MAIN ST	WILSON TAYLOR V &
	214	1200 MAIN ST	MALHOTRA MANISH
	215	1200 MAIN ST	MEADOWS TAYLOR
	216	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
	217	1200 MAIN ST	SHAFFNER GLORIA
	218	1200 MAIN ST	GOLNABI ROSITA NINA & NEIMA
	219	1200 MAIN ST	CAMPBELL W DONALD &
	220	1200 MAIN ST	COLMENERO MANUEL &
	221	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
	222	1200 MAIN ST	REVIS MARK
	223	1200 MAIN ST	NAZARUK ALEKSANDER
	224	1200 MAIN ST	YING KEN W
	225	1200 MAIN ST	PENNEY CHRISTOPHER R
	226	1200 MAIN ST	AMEHAYES AMDETSION
	227	1200 MAIN ST	SHALLENBERGER PUNAM & DAVID
	228	1200 MAIN ST	KEANE JUSTIN
	229	1200 MAIN ST	BODLEY GABRIELLE
	230	1200 MAIN ST	MCBRIDE KAREN & GEORGE S
	231	1200 MAIN ST	WILSON GLEN TAYLOR &
	232	1200 MAIN ST	HARDIN LAURA & KELLY C
	233	1200 MAIN ST	PHILLIPS DAVID G
	234	1200 MAIN ST	EZEIZA JULIETA &
	235	1200 MAIN ST	SOLITARE RICHARD & JEANNE
	236	1200 MAIN ST	GRANT JASON A & MARIA
	237	1200 MAIN ST	PIERCE KEVIN G
	238	1200 MAIN ST	WEINSTEIN PAUL D
	239	1200 MAIN ST	POWERS A MARKS
	240	1200 MAIN ST	WERLE LESLEY
	241	1200 MAIN ST	BERMAN DANIEL
	242	1200 MAIN ST	PERRI VINEYARDS & REAL ESTATE
	243	1200 MAIN ST	RANDOLPH HEATHER ELAINE &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	1200 MAIN ST	FISCHER FAMILY TRUST
	245	1200 MAIN ST	INDIGO CAPITAL GROUP LLC
	246	1200 MAIN ST	KNIPE LUTHER DASSON III
	247	1200 MAIN ST	LOPEZ MARCO A & ISABEL
	248	1200 MAIN ST	CURTIS TRENT P
	249	1200 MAIN ST	BASH DAMIEN
	250	1200 MAIN ST	MIRO VIKTOR
	251	1200 MAIN ST	FIELDS FOSTER LAND TRUST
	252	1200 MAIN ST	SHIPP RONALD B
	253	1200 MAIN ST	ALCANTARA PEDRO
	254	1200 MAIN ST	COX JOHN VERNON TR & GAY GAYLE TR
	255	1200 MAIN ST	COX JOHN VERNON TR &
	256	1200 MAIN ST	SMITH LAURA
	257	1200 MAIN ST	MAHDAVI ARAD
	258	1200 MAIN ST	ONU ADISA M
	259	1200 MAIN ST	OQUIN RUTH
	260	1200 MAIN ST	MAYORGA LUIS A
	261	1200 MAIN ST	MUSABASIC MEMSUD
	262	1200 MAIN ST	GILMAN ALEX
	263	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
	264	1200 MAIN ST	SARDARABADI ABDOL M &
	265	1200 MAIN ST	WATTS FAMILY TRUST
	266	1200 MAIN ST	KORNEGAY FAMILY TRUST
	267	1200 MAIN ST	TRAMMELL DUANE &
	268	1200 MAIN ST	DUNCAN ROBERT J &
	269	1200 MAIN ST	JHAVERI SATYEN DHIREN
	270	1200 MAIN ST	WALSH WILLIAM ANTHONY
	271	1200 MAIN ST	REAGANS KIMBERLY
	272	1200 MAIN ST	KRISHNA SHAIENDRA &
	273	1200 MAIN ST	PONZIO JOHN &
	274	1200 MAIN ST	NAGAPPA PRAKASH &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	1200 MAIN ST	DAVIS WALKER L
	276	1200 MAIN ST	HERNDON CYNTHIA A
	277	1200 MAIN ST	PERRI VINEYARDS &
	278	1200 MAIN ST	GARCIA CASSANDRA
	279	1200 MAIN ST	BARBATO CRISTINA COSTA
	280	1200 MAIN ST	ANTEE CHRISTINE R
	281	1200 MAIN ST	GALAL PHILLIPE & NIKI M STOLIS
	282	1200 MAIN ST	WILKINSON EARL J
	283	1200 MAIN ST	CALDWELL ROGER W & KIMBERLY S
	284	1200 MAIN ST	BELGAUM LLC
	285	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
	286	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC