

FILE NUMBER: Z190-188(PD) **DATE FILED:** January 27, 2020

LOCATION: Northeast corner of McKinney Avenue and Boll Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 B; F

SIZE OF REQUEST: ± 1.12 acres **CENSUS TRACT:** 0017.04

REPRESENTATIVE: Laura Hoffmann & Tommy Mann, Winstead PC

APPLICANT/OWNER: 2700 McKinney Dallas Partners, Ltd.

REQUEST: An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349].

SUMMARY: The applicant proposes to develop the site with a special mixed-use development that deviates from the maximum floor area ratio of 4.5-to-one, decrease the off-street parking requirement, and terminate deed restrictions [Z834-349] sought to protect and retain a 1940's structure.

CPC RECOMMENDATION: Approval, subject to a development plan, a height exhibit, a landscape plan, and conditions; and approval of the termination of deed restrictions [Z834-349].

STAFF RECOMMENDATION: Approval, subject to a development plan, a height exhibit, a landscape plan, and staff's recommended conditions; and approval of the termination of deed restrictions [Z834-349].

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The request site is developed with an office use, surface parking lots, a two-story structure containing a restaurant, personal service and office uses, and a vacant structure that was previously used as a bar, and located within an LC Heavy Commercial Subdistrict, O-2 Office Subdistrict, and a P Parking Subdistrict.
- The applicant proposes to raze the existing improvements and redevelop the site with a mixed-use development including retail on the ground floor, two floors of office uses, and multiple family on the upper floors.
- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for LC Subdistricts as follows:
 1. Permit a mixed-use development on-site;
 2. Reduce the off-street parking requirement for guest parking for a multiple family use;
 3. Deviate from the front yard setback and allow encroachments;
 4. Increase the floor area ratio from 4.5-to-one and 4.5-to-one to 8.0-to-one
 5. Reductions in the off-street parking and loading requirements; and,
 6. Terminate existing deed restrictions. [Z834-349]
- The submitted revisions 1) separate the height exhibit from the development plan, 2) increase the maximum height for the top three floors/stories and terrace to 240 feet whereas the previous plan only reflected the terrace reaching the maximum height of 240 feet, 3) increase the minimum side yard setbacks in height zoned B, C, and D from 40 feet to 50 feet for portions of a building between 36 feet and 47 feet in maximum height, increase the minimum side yard setback in height zone A-2 from 60 feet to 75 feet for portions of a building between 47 feet and 190 feet in maximum height from 228 feet in maximum height, and decrease the maximum side yard setback in height zone A-1 from

100 feet to 85 feet for all portions of the building above 190 feet rather than 228 feet in height, 4) delete the exhibit identifying the adjacent to State Thomas Historic District tract and the applicable language regulating the distance and uses permitted within a 7,200 square foot proximity, 5) delete requirement for setback for portions of a building above 36 feet in height on Boll Street, 6) decrease the maximum height in zone A-2 from 228 feet to 190 feet, 7) increase the maximum height in zone C from 30 feet to 36 feet, 8) increase the maximum height in zone D from 20 to 36 feet, 9). Permit one and five tenths (1.5) percent of the total residential rental units with an income band of 81 percent to 100 percent AMFI which nets only four units required to be available rather than applying the five percent of the total residential rental units with an income band of 51 percent to 60 percent AMFI for a net total of 15 units required to be available, and 10) allow any amendments to the MIH ordinance to apply to this request.

Zoning History: There have been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
McKinney Avenue	Minor Arterial	Variable Width
Boll Street	Collector	30 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. Additionally, pedestrian improvements will be made at the intersection of McKinney Avenue and Boll Street by incorporating a proposed driveway, including mast arm, pedestrian push buttons and crosswalk relocation. These improvements will be assured by conditioning the improvements on issuance of a building permit. Submitted plans should show approval is still pending engineering review. Approval will be based on evaluation of civil plans. The applicant has agreed to this provision.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character. (with staff's recommended conditions)

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character. (with staff's recommended conditions)

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

NEIGHBORHOOD PLUS PLAN

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

This project has the potential to meet several goals of the comprehensive plan. The site is located along the McKinney trolley line and 1.1 miles from the CityPlace/Uptown transit station which is outside of the one-quarter mile radius to be considered a TOD but still within walking distance for potential residence. However, the request site is located along the McKinney trolley line where public transportation service is provided. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a mixed use development consisting of retail uses, office uses, and multifamily uses. The quality of the design will make the site a feature within the neighborhood and of the area.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

Currently, the LC Light Commercial Subdistrict within PD No. 193 allows a maximum height of 240 feet and a maximum FAR of 4.0:1. The proposed request seeks to increase the maximum FAR to 7.99:1 but complies with the maximum height. The request is consistent with the development dynamic of the surrounding area and developments with similar standards are either existing or recently approved. The proposal is including most parking in an underground garage, enhanced sidewalks, landscaped front yards with amenities, thus meeting the vision of the Oak Lawn Plan. Therefore, the request meets all the aforementioned objections of the Oak Lawn Area Plan.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 (LC, O-2 & P Subdistricts)	Office, surface parking lot, retail, and personal service, vacant
Northwest	PDD No. 193 (LC Subdistrict)	Retail
North	PDD No. 193 (LC Subdistrict)	Office, surface parking lot
East	PDS No. 225	Multiple family
Southeast	PDD No. 193 (O-2 Subdistrict)	Office, Single family
Southwest	PDD No. 127	Retail
West	PDD No. 193 (LC Subdistrict)	Retail

Land Use Compatibility:

The request site is located within an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a P Parking Subdistrict. The site is currently developed with office uses, retail and personal service uses, office uses, a vacant use, and a surface parking lot. The request site is surrounded by retail uses to the northwest, southwest and west, a multiple-family use to the east, an office and surface parking lot to the north, and an office and single family uses to the southeast.

The applicant proposes to raze and redevelop the site with a mixed-use development consisting of below grade parking, retail and personal service uses, office uses, and multiple-family uses with approximately 290 dwelling units.

The request includes development standards to deviate from the LC district regulations as follows: 1) Permit a mixed use development on-site; 2) Reduce the off-street parking requirement for guest parking for a multiple family use; 3) Deviate from the front yard setback and allow encroachments; 4) Increase the floor area ratio from 4.0-to-one and 4.5-to-one to 7.99-to-one 5) Reductions in the off-street parking and loading requirements; and, 6) Terminate existing deed restrictions. [Z834-349]

To promote a more walkable, urban, pedestrian-friendly environment, the applicant is proposing:

- 1) a minimum eight-foot unobstructed sidewalk along Boll Street, a minimum 10-foot unobstructed sidewalk along McKinney Avenue;
- 2) along Boll Street and McKinney Avenue frontage the following amenities will be provided; pedestrian streetlamps, one bench, one trash receptacles, one bicycle racks, and one pet waste station;
- 3) architectural elements at all public entry points;
- 4) On McKinney Avenue, a minimum 50 percent transparency for the portion of the building on the ground level between grade and on Boll Street a minimum 13 feet and 40 percent transparency for the portion of the building on the ground and 13 feet in height;
- 5) Articulations for all street facing facades with a minimum depth of three feet at least once every 75 feet of façade length;
- 6) A minimum of 10,000 square feet of street activating uses at grade;
- 7) a minimum of 2,500-square-feet of private open space; and,
- 8) providing most off-street parking below grade.

Staff believes that this development with the above modifications is an opportunity to further activate an area of the city that is currently more urban and walkable which will continue to encourage pedestrian friendly environments with complementary streetscapes. Considering the totality of the request, the current development rights within an LC Light Commercial Subdistrict, the requested density increase of 3.49 FAR,

the deviation providing all off-street parking underground, the requested parking reduction, and the consideration to provide affordable housing at the percentage recommended by staff is supported. City Plan Commission added a condition that private outdoor amenity space for office uses may only be used for programmed events between the hours of 9:00 a.m. and 9:00 p.m.

Development Standards:

	LC (existing)	PDS No. ____ (proposed) for mixed uses
McKinney Ave Front yard (min)	10'	36 feet and below: 10 feet 36 feet and above: 25 feet With encroachments
Boll Street Front yard (min)	10'	36 feet and below: 10 feet No additional setback for portions of the bldg. above 36 feet is required
Side / rear yard (min)	SF, other permitted structures: - D: 5' / 10' MF 36' or less: 10' / 15' MF over 36': 10' / 25'	No min for portions of a building 36 feet in height and below a minimum 10 feet for portions of a building above 36 feet in height Property adjacent to the 15-foot alley off Boll St Below 36 feet: 10 feet Above 36 feet up to 47 feet: 50 feet Above 47 feet up to 190 feet: 75 feet Above 190 feet: 85 feet
Lot area (min)	SF: 2,000sf D: 3,000sf MF no separate bedroom (per DU: 100sf MF: 1 bedroom (per DU): 125sf MF: 2 bedrooms (per DU): 150sf MF: for each bedroom over 2 add / DU: 25sf	None included for MF
FAR (max)	4:1 and 4.5:1	6.0:1; 7.99:1 w/ MIH
Height (max)	SF: 36 feet Other structures: 240 feet	240 feet
Density (max)		Max 290 DU
Lot coverage (max)	80%	80%

In general, the applicant is proposing standards to enable a more intensive development for multifamily uses compared to the LC Subdistrict. The applicant requests two major modifications from the LC Subdistrict development standards: 1) increase the floor area ratio (FAR) from 4.0:1 and 4.5:1, respectively to 7.99:1 with a MIH bonus applied only to the density over the base of 6.0:1, and 2) deviate from the off-street parking requirement via a reduction.

The Dallas Development Code has two definitions for floor to area ratio. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking. The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above ground parking structures contribute to building massing but are not included in the calculation of FAR because parking garages do not count as floor area, developments that contain above-ground parking structures, which are prevalent in the surrounding properties, have more building mass without increasing floor area ratio.

The proposed building includes an underground parking garage with a partial surface portion for access, valet service, and loading in the side and rear portion of the lot. Therefore, the proposed FAR and height represent the aboveground building to be used as multifamily, the parking garage not contributing to the building massing and is not visible from public space.

For consideration of the requested bonuses seeking a maximum FAR of 7.99-to-one and maximum dwelling unit density of 290 units, staff considered incorporation of enhanced pedestrian amenities and landscape requirements, the proposed development providing most off-street parking below ground, the requested parking reduction, and conditions to mitigate the impact of the development from the adjacent single family district to the east. Staff has considered the enhanced landscape requirements and enhanced pedestrian amenities as adequate to substantiate some additional development rights. Staff believes the proposed development standards are suitable to the existing built environment. Overall, staff supports the request to redevelop the site with a mixed use development, subject to staff's recommendations on the proposed development standards.

In consideration of additional bonuses, staff also considered whether the proposed request is considered a Transit Oriented Development (TOD). Transit-Oriented Development, or TOD for short, is at the heart of the City of Dallas' long-range land use plan, *forwardDallas! Comprehensive Plan*. The request site is not considered a TOD due to the lack of proximity to a transit station. Specifically, CityPlace/Uptown Station is situated approximately 1.1 miles or 5,808 feet to the northeast. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours. While the site is not considered transit-oriented, the site is located along the McKinney trolley line where public transportation service can be provided.

Staff supports the additional floor area ratio base increase from 4.0:1 and 4.5:1 respectively to 6.0:1 considering that the underground garage enables a good street presence and urban form of the proposed building. Furthermore, considering the opportunity for additional housing options in the area, staff is recommending additional FAR increases and off-street parking reductions as a bonus in exchange for mixed-income housing units and the proximity of a rail line fronting the proposed development.

Mixed income housing

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income. The applicant originally requested 1.5% of the units be reserved for mixed-income housing units. The City Plan Commission recommended adding an additional two percent for a total of 3.5% with an income band of 81 percent to 100 percent AMFI.

	Percentage of units	Height (maximum)	FAR
Base		240 feet	6:1
Staff Recommendation	5% of the units at 51-60% AMFI	240 feet	7.99:1
CPC Recommendation	3.5% of the units at 81-100% AMFI	240 feet	7.99:1

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of ten percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

Parking:

Off-street parking will not be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development consisting of retail, office, and multiple-family uses. If a restaurant use is proposed at a ratio of one space per 220 square feet of floor area. At a proposed 16,500 square feet 75 off-street spaces would be required. An office use requires a ratio of one space per 366 square feet of floor area. As proposed, 60,000 square feet of office spaces will require 164 spaces. A multiple family use requires one space per bedroom and .25 unassigned spaces for guests. The applicant is requesting that packed parking be allowed to satisfy the off-street parking requirement when the Development Code prohibits tandem or stacked

parking. Additionally, the request is proposing to decrease the number of off-street loading spaces required.

Landscaping:

The new development on the property will require landscaping per the proposed landscape plan. PD No. 193 landscape requirements focus on the front yard and includes a scheme of various types of landscape areas: a certain percentage for landscape site area, general planting area, special planting area, and parkway planting area. In addition, the proposed landscape plan includes street trees for every 25 feet of street frontage, excluding the visibility triangles. This complies with the general requirements of PD No. 193.

Staff supports the request considering that the proposed conditions and landscape plan are meeting the spirit and intent of PD No. 193 by enhancing the front yard and exceeding the minimum requirements for landscaping and urban design.

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). Although the area of request is not within an identifiable MVA cluster, a “C” MVA cluster abuts the site to the east and south.

List of Officers

2700 McKinney Dallas Partners, Ltd

General Partner: EGP 2017 Management, LLC

Executive Vice President	A. Bryce Miller
Executive Vice President	Jeffery S. Newberg
Executive Vice President	Andrew R. Pastor
Executive Vice President	Kirk A. Rudy
Secretary & Treasurer	
Executive Vice President	David L. Roche
Executive Vice President	Christopher T. Ellis
Executive Vice President	O. Jamil Alam
Executive Vice President	R. Charles Northington
Executive Vice President	Charles A. Marsh
Chief Financial Officer	David L. Roberts

CPC ACTION:
March 4, 2021

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses, subject to a development plan, a height exhibit, a landscape plan, and applicant's recommended conditions with the following changes: 1) **SEC. S-____.114. MIXED INCOME HOUSING.** (d) add an additional 2 percent of rental units that must be made available for lease at an affordable rent (total MIH of 3.5 percent) with an income band of 81 percent to 100 percent AMFI, as amended; 2) **SEC. S-____.115. ADDITIONAL PROVISIONS** (d) (3) to read as follows: "Private outdoor amenity space for office uses may only be used for programmed events between the hours of 9:00 a.m. and 9:00 p.m." on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and **approval** of the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 12 to 2

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwoppe, Garcia

Against: 2 - Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 175
Replies: For: 77 Against: 3

Speakers: For: Laura Hoffman, 2728 N. Harwood St., Dallas, TX, 75201
Jason Crist, 350 N. St. Paul St., Dallas, TX, 75201
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Jamil Alam, 500 W. 5th St., Austin, TX, 78701
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Dahlia Woods, 2700 Hibernia St., Dallas, TX, 75204
Whitney Bledsoe, 2510 Boll St., Dallas, TX, 75204
Allie Mysliwy, 2706 Hibernia St., Dallas, TX, 75204
Richard Marshall, 2508 Boll St., Dallas, TX, 75204
For (Did not speak): Seth Stevens, 12377 Merit Dr., Dallas, TX, 75251
Kelem Butts, 3030 McKinney Ave., Dallas, TX, 75204
Against: Lori Palmer, 10255 County Road 356, Terrell, TX, 75161
Anthony Luu, 2818 State St., Dallas, TX, 75204
Phong Tran, 2476 Worthington St., Dallas, TX, 75204

Ed Nemec, 2504 State St., Dallas, TX, 75201
Paula Nemec, 2504 State St., Dallas, TX, 75201
Judy Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Sara Hewitt, 2612 Thomas Ave., Dallas, TX, 75204
Against (Did not speak): Bill Weinberg, 2349 Allen St., Dallas, TX, 75204
Roy Gum, 2625 Thomas Ave., Dallas, TX, 75204
Terri Gum, 2625 Thomas Ave., Dallas, TX, 75204

CPC ACTION:
February 4, 2021

Motion: In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street, it was moved to **hold** this case under advisement until March 4, 2021.

Maker: Garcia
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwoppe, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 174
Replies: For: 6 Against: 9

Speakers: For: None
Against: Doug Nichols, 2603 Fairmount St., Dallas, TX, 75201
Ed Nemec, 2404 State St., Dallas, TX, 75201
Paula Nemec, 2404 State St., Dallas, TX, 75201
Roy Gum, 2625 Thomas Ave., Dallas, TX, 75204
Terri Gum, 2625 Thomas Ave., Dallas, TX, 75204
John Armstrong, 2607 State St., Dallas, TX, 75204
Lori Palmer, 10255 County Road 356, Terrell, TX, 75161
Sara Hewitt, 2612 Thomas Ave., Dallas, TX, 75204
Judy Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Dennis Chambers, 2848 Woodside St., Dallas, TX, 75204

CPC ACTION:
December 17, 2020

Motion: In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Heavy Commercial Subdistrict, an O-2 Office District, and a (P) Parking District within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street, it was moved to **hold** this case under advisement until January 21, 2021.

Maker: Garcia
Second: MacGregor
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Jung, Myers, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Johnson
Vacancy: 0

Notices:	Area: 500	Mailed: 174
Replies:	For: 5	Against: 5

Speakers: None

CPC Recommended PDS Conditions

**"DIVISION S-_____.
PD 193 SUBDISTRICT."**

SEC. S-_____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ____ for LC Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ____") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2021.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD 193 Subdistrict ____ is established on property bounded by McKinney Avenue and Boll Street. The size of PD 193 Subdistrict ____ is approximately 1.1197 acres.

SEC. S-_____.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) PRIVATE OPEN SPACE means an area that is unobstructed to the sky, except structures supporting outdoor activities, such as colonnades, pergolas, gazebos, shade structures, planters, a swimming pool, water features, seating areas, an outdoor kitchen, or similar improvements or fixtures.

(c) SPECIAL PROJECT means a development containing a combination of (i) multiple-family; and (ii) office, retail, professional, personal service, custom craft, and/or restaurant uses that satisfies the urban design requirements of this article in order to allow total floor area ratio greater than 4.5:1.

(d) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

(e) In this division, SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-_____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: landscape plan.

- (3) Exhibita S-__C: height map.

SEC. S-____.105. DEVELOPMENT AND LANDSCAPE PLANS.

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S-__A) and landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the development plan or landscape plan, the text of this division controls.

(b) 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.

SEC. S-____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the main uses permitted in this district are those main uses permitted in a PD 193 LC Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 LC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 LC Subdistrict is subject to DIR in this district, etc.

(b) For a special project, the following use is not permitted:

-- Bar, lounge, or tavern.

SEC. S-____.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.

SEC. S-____.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. In the event of 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 PD 193 LC Subdistrict apply.

(b) Special project. The yard, lot, and space regulations for a special project are modified as follows:

(1) Setbacks.

(A) McKinney Avenue.

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(i) Minimum front yard for portions of a building 36' in height and below is 10 feet.

(ii) Minimum front yard for portions of a building above 36' in height is 25 feet.

(B) Boll Street.

(i) Minimum front yard for portions of a building 36' in height and below is 10 feet.

(ii) No additional setback above 36' in height is required.

(C) Except as otherwise provided herein, no minimum side or rear yard for portions of a building 36' in height and below and a minimum 10' side and rear yard for portions of a building above 36' in height.

(D) Property boundary adjacent to the 15' alley off of Boll Street (as such setbacks are shown on the development plan).

(i) Minimum side yard for the portions of a building 36' in height and below is 10 feet.

(ii) Minimum side yard for the portion of a building above 36' in height up to 47 feet in height is 50 feet.

(iii) Minimum side yard for the portion of a building above 47 feet in height up to 190 feet in height is 75 feet.

(iv) Minimum side yard for the portion of a building above 190 feet in height is 85 feet.

(E) Window sills, belt courses, cornices, trellises, screens, awnings, balconies, roof eaves, canopies, and other architectural features may project up to five feet into the required minimum front, side, or rear yards. Any awnings, balconies, roof eaves or canopies must have a minimum clearance of eight feet above the sidewalk or finished grade (in the event a sidewalk is not required).

(F) Along McKinney Avenue and Boll Street, outside seating areas, retaining walls, signs, benches, landscaping, fences, planters, and related improvements are permitted within the required front yard.

(G) Along McKinney Avenue, a maximum of 60 percent of the required front yard may be outside seating area.

(H) Along Boll Street, a maximum of 25 percent of the required front yard may be outside seating area.

(I) Any improvements allowed to encroach into the required front yard

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shall not obstruct the minimum sidewalk dimensions required pursuant to Sections S____.109(b)(1)-(2).

(2) Height.

(A) Except as otherwise provided herein, maximum structure height is 240 feet.

(B) Maximum structure height for height zone A-2 as shown on the height map (Exhibit S-__C) is 190 feet.

(C) Maximum structure height for height zone B as shown on the height map (Exhibit S-__C) is 47 feet.

(D) Maximum structure height for height zone C as shown on the height map (Exhibit S-__C) is 36 feet.

(E) Maximum structure height for height zone D as shown on the height map (Exhibit S-__C) is 36 feet.

(3) Maximum Floor Area.

(A) Except as otherwise provided, maximum floor area ratio for all uses combined is 6.0:1. If compliant with Sec. S-____-114, maximum floor area ratio for all uses combined is 7.99:1.

(B) Any land area within a lot that is zoned within a separate zoning district shall be included for floor area ratio calculations so long as such area is within the same platted lot as land within this subdistrict.

(C) Maximum floor area for office uses above the ground story is 60,000 square feet.

(D) Maximum floor area for nonresidential uses within the ground story is 16,500 square feet.

(4) Lot Coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Maximum floor plate for the portion of a building greater than 47 feet in height is 26,000 square feet.

(6) Minimum Lot Area Per Dwelling Unit. None.

(7) Maximum Number of Dwelling Units. 290 units.

SEC. S-____.109. URBAN DESIGN REQUIREMENTS.

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks.

(1) Minimum 8 foot unobstructed sidewalk along Boll Street.

(2) Minimum 10 foot unobstructed sidewalk along McKinney Avenue.

(3) Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the sidewalk.

(c) Pedestrian street lamps are allowed along the street frontage spaced at 45' to 60' with the exception of visibility triangles and vehicular drives.

(d) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue frontage:

(1) a bench,

(2) a trash receptacle, and

(3) a bicycle rack.

(e) One of each of the following pedestrian amenities must be provided along the Boll Street frontage:

(1) a bench,

(2) a trash receptacle,

(3) a bicycle rack, and

(4) a pet waste station.

(f) Architectural Elements. Architectural elements, such as but not limited to the following, must be provided at all public entry points:

(1) Architecturally prominent public entrances,

(2) Canopies,

(3) Awnings,

(4) Attached towers, or

(5) Turrets.

(g) Ground level transparency. Any façade facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height. Any façade facing Boll Street must have a minimum transparency of 40 percent for the portion of the building on the ground level between grade and 13 feet in height. This provision does not apply to parking structures.

(h) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 3 feet at least once every 75 feet of façade length.

(i) Street level activating uses.

(1) A minimum of 10,000 square feet of floor area on the ground story of any building must contain one or a combination of the following uses:

(A) Restaurant.

(B) Retail.

(C) Professional, personal service and custom craft uses.

(j) 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 adjacent public right-of-way.

(k) Street lights on Boll Street. Street lights along Boll Street must be of a historical character and appearance that is compatible with the State Thomas Historic District and be approved by the historic preservation officer.

(l) Private open space. For a development containing 100 or more dwelling units, a minimum of 2,500 square feet of private open space must be provided that is accessible to all residents of the building. Private open space may be located on top of a roof or on any floor of a building, or on the ground floor areas internal to the site.

SEC. S-____.110. OFF-STREET PARKING AND LOADING.

(a) Except as otherwise provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

(b) The following requirements apply for a special project.

(1) Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade. For retail, restaurant, professional, personal service, and custom craft uses in a special project, packed parking may count toward the off-street parking requirements.

(2) Valet parking drop-off and pick-up:

(A) must be located within the building site; and

(B) may not occur within the surface parking area off of Boll Street shown on the development plan.

(3) Two medium size off-street loading spaces are required and two small size off-street loading spaces are required. Loading spaces must be located within the building site and may not be located in the surface parking area off of Boll Street shown on the development plan. The dimensions of the off-street loading spaces shall comply with the requirements of

Section 51P-193.115(b)(5)-(6). Loading may only occur between the hours of 7:00 am to 7:00 pm.

SEC. S-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) For a special project, development and use of the Property must comply with the landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the landscape plan, the text of this division controls.

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

(d) Tree wells are allowed within the planting area with a maximum spacing of 30' on-center with the exception of visibility triangles and vehicular drives.

SEC. S-____.113. SIGNS.

(a) Except as provided herein, signs must comply with the provisions for business zoning districts in Article VII.

(b) Signage placed on a façade facing Boll Street must be compatible with the State Thomas Historic District. Any signage does not need to be shown on a development or landscape plan. The design of the sign must be approved by the historic preservation officer.

SEC. S-____.114. MIXED INCOME HOUSING.

CPC Recommendation

(a) Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the increased density in Section S-____.108(b)(3)(A).

(b) Compliance with Section 51A-4.1107 is not required.

(c) Compliance with Section 20A-27(g) is not required.

(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-____.108(b)(3)(A), three and five tenths percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24 of the Dallas City Code) with an income band of 81 percent to 100 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.

Staff Recommendation:

SEC. S-____.114. MIXED INCOME HOUSING.

- (a) Except as provided in this section, compliance with Division 51A-4.1100, ~~as amended~~ is required to obtain the increased density in Section S-____.108(3)(A).
- (b) Compliance with Section 51A-4.1107 is not required.
- (c) Compliance with Section 20A-27(g) is not required.
- (d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-____.108(3)(A), ~~three and five tenths~~ five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24 of the Dallas City Code) with an income band of ~~81 percent to 100 percent~~ 51 percent to 60 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.

SEC. S-____.115. ADDITIONAL PROVISIONS.

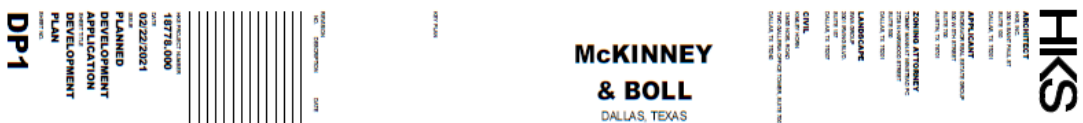
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) The owner or developer shall design and install a driveway along the McKinney Avenue frontage of the property aligned with the existing eastbound approach of Boll Street in the approximate location shown on the development plan. At the time of building permit, deviations in the location of the driveway may be approved by the building official as necessary such that a traffic signal pole and mast arm may be designed and installed to align with the proposed site driveway for the westbound approach of Boll Street.
- (d) Operational requirements for outdoor private amenity areas for a special project. For a residential use, these restrictions apply to amenity areas accessible for use by all residents.
 - (1) Amplified sound is prohibited.
 - (2) Lights shall be hooded or shielded to prevent casting of light onto adjacent properties.
 - (3) Private outdoor amenity space for office uses may only be used for programmed events between the hours of 9:00 am and 9:00 pm.

SEC. S-____.116.

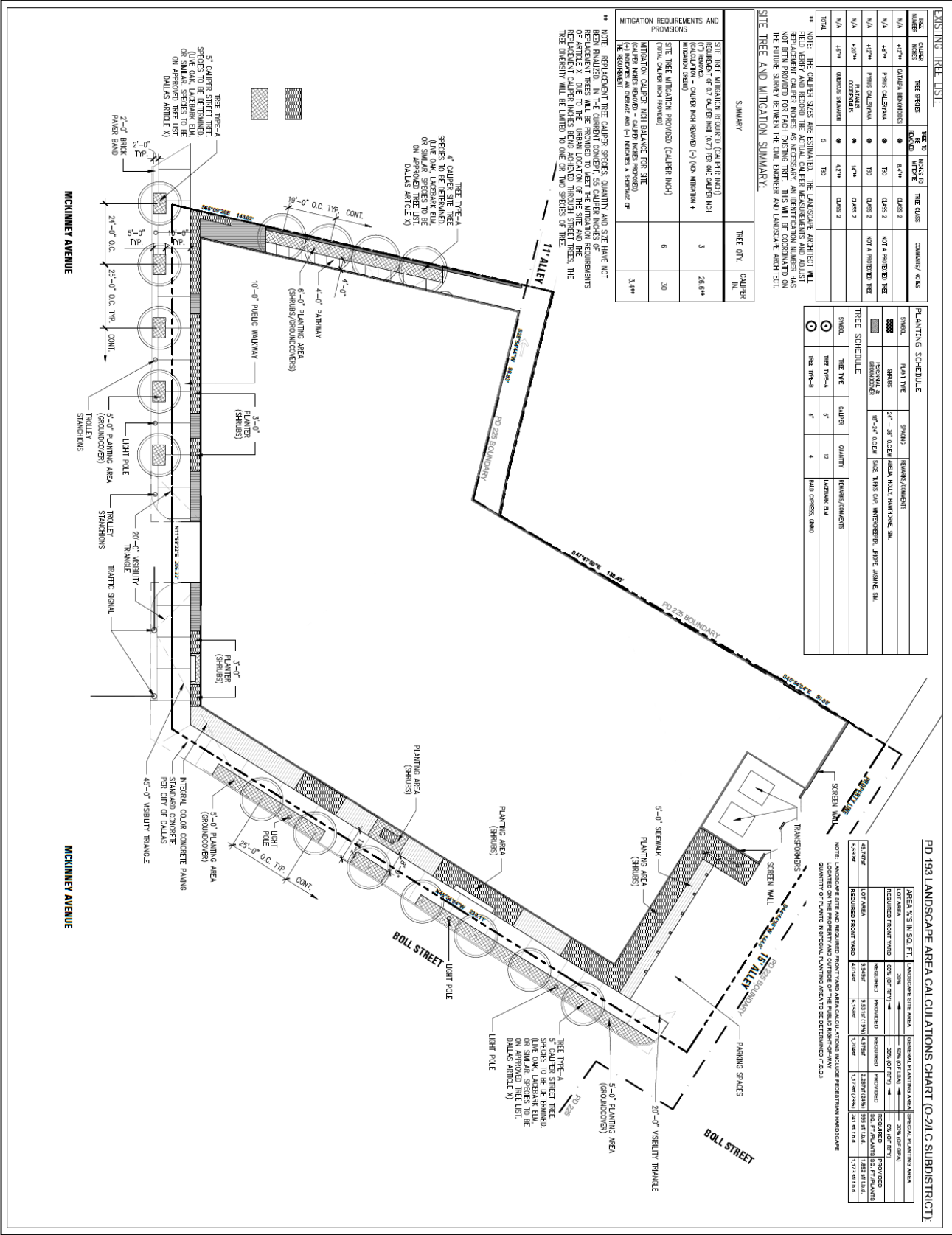
COMPLIANCE WITH CONDITIONS

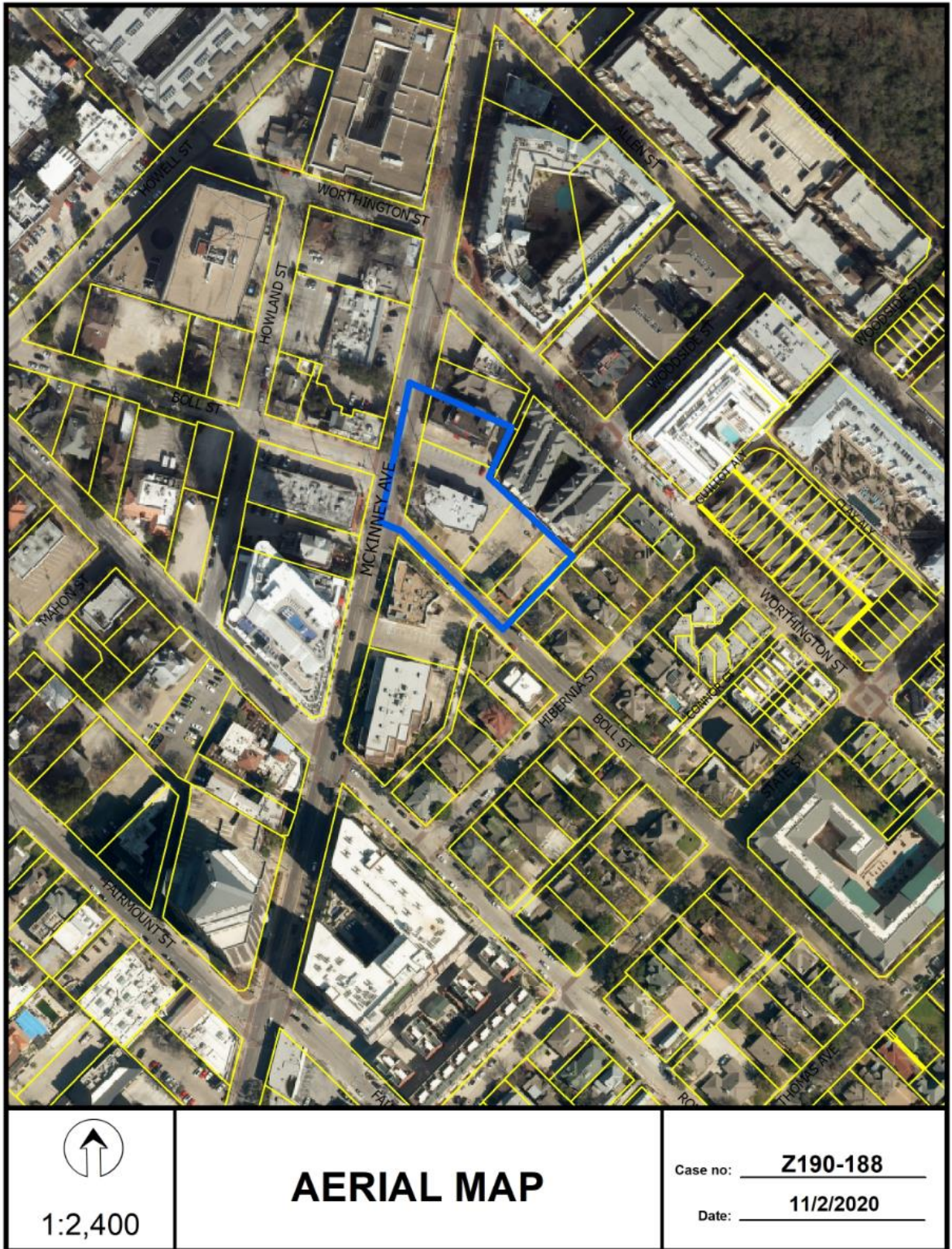
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

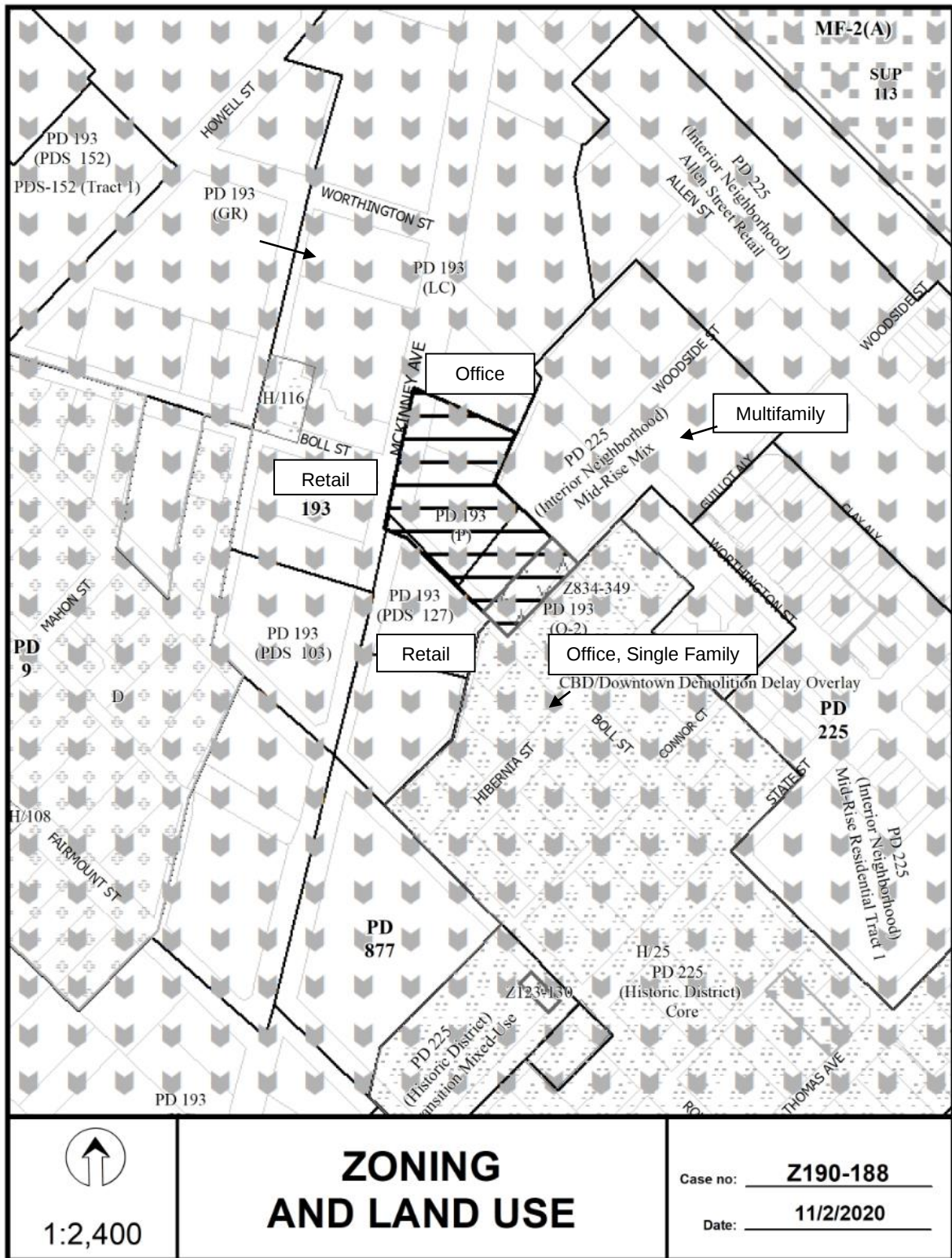
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

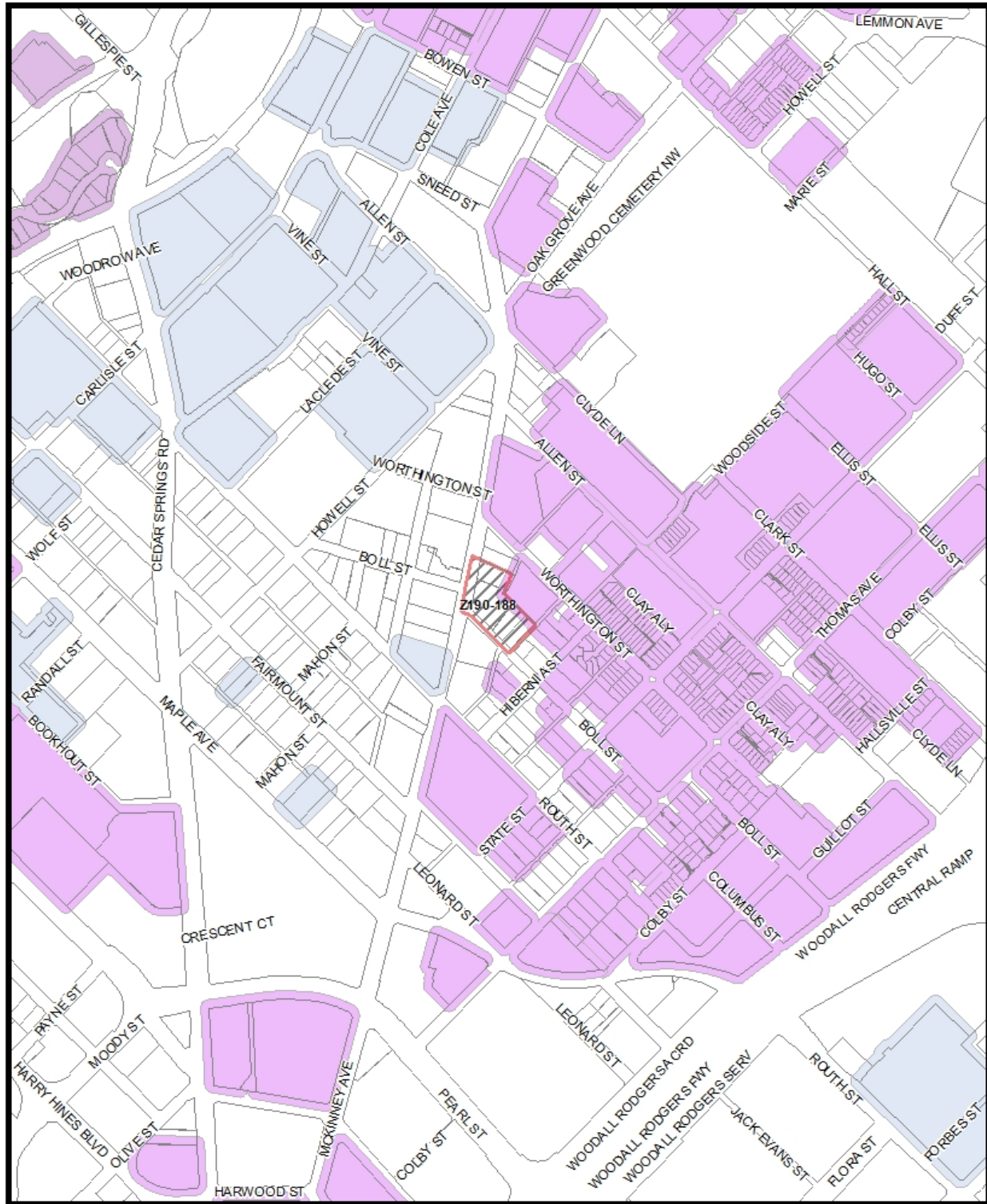


CPC RECOMMENDED LANDSCAPE PLAN









Market Value Analysis

A	B	C	D	E	F	G	H	I	NA
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Market Value Analysis

Printed Date: 11/2/2020

CPC Responses



03/03/2021

Reply List of Property Owners***Z190-188******175 Property Owners Notified******77 Property Owners in Favor******3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2516 BOLL ST	2700 MCKINNEY DALLAS PARTNERS
	2	2602 MCKINNEY AVE	UPTOWN ENERGY PARTNERS LP
	3	2614 MCKINNEY AVE	J&K REAL ESTATE INV LTD
	4	2609 HIBERNIA ST	SHEVES ENTERPRISE LLC
	6	2619 HIBERNIA ST	EHM PROPERTIES HIBERNIA LLC
	7	2600 HIBERNIA ST	HIBERNIA INVESTMENT LLC
	8	2608 HIBERNIA ST	EHM PROPERTIESHIBERNIA II LLC
	9	2614 HIBERNIA ST	SMITH STEPHEN S & MARLA F
	10	2616 HIBERNIA ST	STAR B PROPERTIES LLC
	11	2620 HIBERNIA ST	SMITH BRADLEY
	12	2601 STATE ST	LIBERTY 7 REVOCABLE LIVING TRUST
	13	2615 STATE ST	SLATE RIVER PROPERTIES LP
	14	2621 STATE ST	PASCAL ENTERPRISES INC
	15	2715 HIBERNIA ST	INTOWN CHABAD THE
	16	2707 HIBERNIA ST	UPTOWN REAL ESTATE GROUP LLC
O	17	2508 BOLL ST	LITTLE PAW KNOCKING LLC
	21	2701 STATE ST	ADA CAPITAL LTD
	22	2707 STATE ST	2707 STATE LLC
	23	2711 ROUTH ST	PEGASUS FOUNDATION THE
O	24	2707 ROUTH ST	TURTLE CREEK MANOR INC
	25	2609 ROUTH ST	OR ASSET HOLDINGS LP
	26	2703 ROUTH ST	DAYTON JOHN W
	27	2811 MCKINNEY AVE	PJO 2811 LLC &
	28	2718 BOLL ST	SRPF BGINGERMAN PROPERTY LLC
O	29	2703 BOLL ST	OGLE LINDA K ET AL
	30	2704 ROUTH ST	SC ONE DALLAS LLC

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	31	2621 MCKINNEY AVE	AA PLAZA LLC
	32	2633 MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE
	33	2714 ROUTH ST	2714 ROUTH STREET LTD
	34	2724 ROUTH ST	FREESTONE HOLDINGS LLC
	35	2500 MCKINNEY AVE	LG ROUTH LP
	36	2501 WORTHINGTON ST	WOFFRIED LP
	37	2711 HIBERNIA ST	PETEMAUS PROPERTIES LLC
	38	2521 WORTHINGTON ST	POST APARTMENT HOMES LP
	39	2415 WORTHINGTON ST	HIBERNIA TOWNHOUSES OWNER
	43	2433 WORTHINGTON ST	STUPAY DOUGLAS
O	50	2409 WORTHINGTON ST	CHOATE ROBERT K
	51	2413 WORTHINGTON ST	KELLIHER TIMOTHY J & JAMESON A
	52	2715 STATE ST	HUFF STEPHEN P & GWENDOLYN WILLIAMS
	53	2717 STATE ST	OLEARY SEAN & LAURA
	54	2719 STATE ST	CLARKE LAWRENCE MICHAEL &
	55	2415 WORTHINGTON ST	ZAIDI SHAN Y
	56	2417 WORTHINGTON ST	MCDOWELL MARK
	57	2419 WORTHINGTON ST	HADSELL CHARLES C
	58	2721 STATE ST	PATEL VIMAL & MEGHA
	59	2723 STATE ST	SKOMAL MARK EDWARD &
X	60	2725 STATE ST	SIMS BRADLEY T
X	61	2510 WORTHINGTON ST	VEREECKE MATTHEW &
	62	2506 WORTHINGTON ST	DAVIS JONATHAN SCOTT
	63	2502 WORTHINGTON ST	MENDIS ROSHAN & DINELI
	64	2522 WORTHINGTON ST	CHINNAPOLAMADA GOUTHAM &
	65	2522 WORTHINGTON ST	CHINNAPOLAMADA GOUTHAM &
	66	2518 WORTHINGTON ST	THOMPSON VALERIE
	67	2518 WORTHINGTON ST	THOMPSON VALERIE
	68	2514 WORTHINGTON ST	HOWARD SCOTT HUNTER
	69	2514 WORTHINGTON ST	HOWARD SCOTT HUNTER

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	70	2448 WORTHINGTON ST	JENSEN FAMILY TRUST
	71	2444 WORTHINGTON ST	HANSEN LIVING TRUST THE
	72	2440 WORTHINGTON ST	MARCIAL JESUS DAVID &
	73	2436 WORTHINGTON ST	BOWMAN NICHOLAS J &
	74	2432 WORTHINGTON ST	WILDER ELIZABETH
	75	2428 WORTHINGTON ST	QUDAH FAIGA
	76	2496 WORTHINGTON ST	HURT CHRISTIAN J
	77	2496 WORTHINGTON ST	HURT CHRISTIAN J
	78	2492 WORTHINGTON ST	WANG NINGYUE
	79	2492 WORTHINGTON ST	WANG NINGYUE
	80	2488 WORTHINGTON ST	MILLER RYAN TED
	81	2488 WORTHINGTON ST	MILLER RYAN TED
	82	2484 WORTHINGTON ST	NATHAN NIRAJ R
	83	2480 WORTHINGTON ST	BENBROOKS HOLDINGS LLC
	84	2476 WORTHINGTON ST	TRAN PHONG N
X	85	2805 STATE ST	HARRIS RANDELL J & LINDA DARLENE
	86	2809 STATE ST	SMITH CHRISTOPHER
	87	2813 STATE ST	WILLIAMS PATRICK
	88	2817 STATE ST	RAY COLBY
	89	2404 WORTHINGTON ST	CHAMBERS WILLIAM PATRICK
	90	2452 WORTHINGTON ST	YU KEVIN &
	91	2408 WORTHINGTON ST	DAVIS LEE MICHAEL &
	92	2456 WORTHINGTON ST	BALFOUR THOMAS & DAVID
	93	2412 WORTHINGTON ST	MCCLAIN RENTAL PROPERTIES LLC
	94	2460 WORTHINGTON ST	LITCHFIELD CHRISTOPHER
	95	2416 WORTHINGTON ST	GRUBEN ADRIENNE &
	96	2464 WORTHINGTON ST	MARTINEZGARCIA ENRIQUE
	97	2420 WORTHINGTON ST	COLEMAN ROBERT B &
	98	2468 WORTHINGTON ST	CALVERT DAVID
	99	2424 WORTHINGTON ST	CONNER EUGENE
O	100	2472 WORTHINGTON ST	BALFOUR LIVING TR
	101	2838 WOODSIDE ST	ALTA STATE THOMAS LP

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	102	2808 MCKINNEY AVE	POST WORTHINGTON LP
	103	2801 WOODSIDE ST	WOODSIDE LTD LLC
	104	2610 ALLEN ST	2610 ALLEN ST LTD PS
	105	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
	106	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
O	107	2848 WOODSIDE ST	ZALE ILSE
O	108	2848 WOODSIDE ST	BEASLEY JOSEPH R & DOROTHY A KNOLL
O	109	2848 WOODSIDE ST	SEIF FAYEZ G
O	110	2848 WOODSIDE ST	SLIU 2848 WOODSIDE LLC
O	111	2848 WOODSIDE ST	WADDELL ELEANOR &
O	112	2848 WOODSIDE ST	RANSOM CURTIS EVERDY
O	113	2848 WOODSIDE ST	MAHER PATRICK C
O	114	2848 WOODSIDE ST	JOSEFEN ANNIE S
O	115	2848 WOODSIDE ST	PARUK ADNAN A
O	116	2848 WOODSIDE ST	SMITH MARKE COURTNEY & CAROL LYNN
O	117	2848 WOODSIDE ST	BURGESS ERIN TIMMINS &
O	118	2848 WOODSIDE ST	WISE REVOCABLE TRUST
O	119	2848 WOODSIDE ST	CIMLER FAMILY TRUST THE &
O	120	2848 WOODSIDE ST	SCHWARTZ BARBARA E
O	121	2848 WOODSIDE ST	YATES ERNEST & MARIA E
O	122	2848 WOODSIDE ST	MCCLELLAND FAMILY TRUST
O	123	2848 WOODSIDE ST	OWLS NEST LLC
O	124	2848 WOODSIDE ST	KUAN JOHN
O	125	2848 WOODSIDE ST	BELETIC JOHN D &
O	126	2848 WOODSIDE ST	FORD RICHARD R & RENEE D
O	127	2848 WOODSIDE ST	RICHARDS ELIZABETH ANN & GILL
O	128	2848 WOODSIDE ST	SESSIONS KAREN D & PETER A
O	129	2848 WOODSIDE ST	GERARD 2014 TRUST THE
O	130	2848 WOODSIDE ST	BUCKLEY LAWRENCE J & SUZANNE E SHAFER
O	131	2848 WOODSIDE ST	TAFFY FRANK

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	132	2848 WOODSIDE ST	ALMAND MARY LYNN
O	133	2848 WOODSIDE ST	KRUTSCH SHARRY
O	134	2848 WOODSIDE ST	ANTOGNELLI PATRICK J & GISELA
O	137	2885 WOODSIDE ST	JARDIM JOANNA MACHADO
O	138	2885 WOODSIDE ST	SILVA PATRICIA LAMBERT
O	139	2885 WOODSIDE ST	TINWALA UMMEAIMAN &
O	140	2885 WOODSIDE ST	EKAS COLLEEN E
O	141	2885 WOODSIDE ST	SRISINROONGRUANG RATTAPOL
O	142	2885 WOODSIDE ST	FILES THOMAS
O	143	2885 WOODSIDE ST	LINN ALEXANDER S
O	144	2885 WOODSIDE ST	COWAN ANDREW &
O	145	2885 WOODSIDE ST	MANCINI MARY & DAVID
O	146	2885 WOODSIDE ST	SAMUELS KIMBERLY C
O	147	2885 WOODSIDE ST	GRISHAM CARISSA
O	148	2885 WOODSIDE ST	NAIGEON VIRGINIE ANDREE
O	149	2885 WOODSIDE ST	MOERSCH CHRISTOPHER &
O	150	2885 WOODSIDE ST	HIERSCHE JERRY L & CATHERINE S
O	151	2885 WOODSIDE ST	RODRIGUEZ JEFFREY JOHN
O	152	2885 WOODSIDE ST	FETE MARGARET
O	153	2885 WOODSIDE ST	ALLISON LODOWICK B
O	154	2885 WOODSIDE ST	MANCUSO DALE &
O	155	2885 WOODSIDE ST	CORDES ROBERT C & KRISTEN T
O	156	2885 WOODSIDE ST	FOSTER BRADLEY
O	157	2885 WOODSIDE ST	DUDLEY RICHARD C
O	158	2885 WOODSIDE ST	ONG ADRIAN
O	159	2885 WOODSIDE ST	MCDADE JAMES C & RACHEL
O	160	2885 WOODSIDE ST	LAGER PAIGE MACKENZIE
O	161	2885 WOODSIDE ST	DAY KENNETH L
O	162	2885 WOODSIDE ST	REINMILLER GRACE M
O	163	2885 WOODSIDE ST	WILLIAMS LISA A TR
	164	2619 MCKINNEY AVE	ONE DALLAS UPTOWN VENTURE LLC
	165	2605 HIBERNIA ST	Taxpayer at

03/03/2021

Reply	Label #	Address	Owner
O	166	2615 HIBERNIA ST	Taxpayer at
	167	2414 ROUTH ST	Taxpayer at
	168	2607 STATE ST	Taxpayer at
	169	2518 MAHON ST	Taxpayer at
	170	2614 BOLL ST	Taxpayer at
	171	2616 BOLL ST	Taxpayer at
	172	2706 BOLL ST	Taxpayer at
	173	2700 BOLL ST	Taxpayer at
	174	2411 WORTHINGTON ST	Taxpayer at
O	A1	2848 WOODSIDE ST	CHAMBERS DENNIS L & ANGELINA L
O	A2	2714 HIBERNIA ST	SORRELS BARRY J
O	A3	2429 WORTHINGTON ST	COLLINS BENJAMIN
O	A4	2437 WORTHINGTON ST	CDASM MANAGEMENT LLC
O	A5	2441 WORTHINGTON ST	LIU KEVIN &
O	A6	2712 HIBERNIA ST	SCHMIDT GEORGE A
O	A7	2716 HIBERNIA ST	NEMOVIS SHAWN
O	A8	2718 HIBERNIA ST	TUCKER JOHN J
O	A9	2445 WORTHINGTON ST	WILLE ERIC KENNETH &
O	A10	2449 WORTHINGTON ST	MADAFFARI CARL
O	A11	2701 HIBERNIA ST	FASULLO GREG &
O	A12	2700 HIBERNIA ST	WOODS JONATHAN & DAHLIA
O	A13	2706 HIBERNIA ST	MYSLIWY ALLIE RAYMOND &
O	A14	2511 BOLL ST	Taxpayer at
O	A15	2885 WOODSIDE ST	BLAKELEY JULIE
O	A16	2601 HIBERNIA ST	FATIMA LLC