

FILE NUMBER: Z201-353(MP) **DATE FILED:** September 27, 2021

LOCATION: On the north line of Sherry Lane, west of Douglas Avenue

COUNCIL DISTRICT: 13 **MAPSCO:** 25 W

SIZE OF REQUEST: ±2.05 acres **CENSUS TRACT:** 0073.01

APPLICANT: Prosperity Bank

REPRESENTATIVE: Stephanie Roman

OWNER: KBS III Sterling Plaza LLC

REQUEST: An application for a new subarea within Tract II of Planned Development District No. 314, the Preston Center Special Purpose District.

SUMMARY: The purpose of the request is to propose modifications to the development standards primarily related to signage.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The applicant is requesting to create a new Subarea (Tract II Subarea D) within PD 314 to allow for an additional attached sign on the existing office building. The only deviation between the proposed Subarea D and the other subareas of the tract would be allowing one additional attached sign.
- The property currently has two by-right signs on the top floor, per Article VII of Chapter 51A, which governs signage within the PD unless additional signage is specifically allowed in the given Subarea. For purposes of signage review, the property has the same uses as GO(A) General Office District and is considered a non-business district.
- Neighboring office towers have had similar amendments approved for comparable signage for tenant businesses.
- Off-premise signage is prohibited in the PD.

Zoning History:

There has been one zoning case in the area within the last five years.

1. **Z178-353:** On June 10, 2020, City Council approved the creation of Planned Development District 1025, to allow a mix of uses, located on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue.

Thoroughfares/Streets:

Thoroughfare	Type	Existing/Proposed ROW
Sherry Lane	Community Collector	60 feet
Douglas Avenue	Community Collector	60 feet

Traffic:

The Engineering Section of the Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF 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 which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

The requested additions allow better visibility of the tenant business to increase its profile within specific signage. The proposed signage encourages the tenant business to invest in its operation within the subject building, providing quality employment to the surrounding area, which is in line with the goal of aligning land use and economic development strategies. Additionally, it is reasonable to necessitate some flexibility in zoning for the base signage for this area as the Preston Center area continues to urbanize and develop as a regional employment center.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 314 Tract II Subarea A	Office
North	PD 314 Tract II SUP 602	Hotel, Multifamily, Office
East	PD 314 Tract II	Office, Parking Garage
South	PD 314 Tract II, PD 314 Tract II Subarea B	Office
West	PD 314 Tract II Subarea C	Multifamily, Dallas North Tollway

Land Use Compatibility:

Surrounding land uses consist of mainly commercial high rises. To the north is a high rise hotel and to the east, south, and west are office high rises. To the west and northwest are multifamily high rises. Most of these structures have multiple attached signs near their top floors.

The applicant is requesting one additional attached sign. Currently, there are two signs on the property near the top floor, on the east and west sides of the building, as well as a small sign near the ground floor for the current tenants. All of these are allowed by right under Article VII, which governs signage within the district

Staff believes the proposed request will not have a negative impact on the surrounding areas because the signs will be non-illuminated and located a significant distance from nearby residential uses. It is not uncharacteristic of the PD and of Tract II to allow for additional signage, such as in Tract II Subarea C to the west and Subarea B to the southwest. The area that comprises PD 314 is becoming increasingly urban, and in some circumstances, it may be appropriate to allow additional signage, provided that it is limited to building tenants. Non-premise signage would not be allowed in this Subarea.

Signage:

According to Sec. 51(A)-7.403 of the Dallas Development Code, the following regulations apply for attached signs in non-business districts are limited to three sign types: attached, attached projecting, and detached. These sign types are generally limited to one sign per facade or street frontage. Below are the general requirements for the non-business district signage provided as an overview from the sign code guidelines:

TYPE OF SIGN	GENERAL REQUIREMENTS
ATTACHED	• (1) sign per facade per occupant. • 40 sq. ft. max. • Vertical projection - Min. 10 ft. clearance over accessible areas if projects more than 2" over accessible area. Can project up to 4 ft. above the surface to which it is attached. • Horizontal projection - 18 in. from surface to which sign is attached. • (8) word limit for words over 4 in. Words $\leq$ 4 in. can be used without limit as to number & effective area. • No roofs signs.
ATTACHED (DISTRICTS - LO(A), MO(A), GO(A), & O-2)	• Attached sign rules apply for all tenants, but signs may exceed 40 sq. ft. provided: • Only (1) sign allowed above the 2nd story on any facade, if election to exceed is made. • Allowed additional 40 sq. ft. for each additional story above the first two. • Only (2) signs permitted to exceed 40 sq. ft. per building. • Signs exceeding 40 sq. ft. can't be located on the same facade.
ATTACHED (PROJECTING) AKA. BLADE SIGNS	• (1) allowed / non-residential premise. • 20 sq. ft. max. • Sign can't be illuminated. • Vertical projection - 10 ft. min. clearance, can't project above roof. • Horizontal projection - 4 ft. max; not allowed in ROW. • Not allowed on any premise with detached sign/s.
DETACHED	• Area/height requirements based on setback (see charts) Max. 50 sq. ft. @ 25' O.A.H. • (1) per 600' street frontage. • 5 ft. min. setback.

Signage on the property falls under the use regulations of Tract II, which according to SEC. 51P-314.107.a.1.A, match those of GO(A), they are allowed two signs over 40 sq. ft., both of which currently constructed on the top floor and located on the east and west facades. The applicant proposes the following additional attached sign on the southern façade of the top story.

1. 8' 10" H X 7' 8 1/2" W logo, 5' 8" H X 50' 3 3/8" W "PROSPERITY", 5' 8" H X 22' 7 3/4" W "BANK"

The sign would be approximately 516 square feet as described.

Parking:

The parking requirements for Tract II of PD 314 are the same as that of the Dallas Development Code. The Office use requires one space per 333 square feet of floor area. The proposed sign should not include any changes to the structure's parking.

Landscaping:

Any new construction must follow Article X, as amended. No new construction is proposed with this request.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it abuts an "A" MVA cluster to the west.

List of Officers/Partners/Principals

David Zalman, Senior Chairman & CEO
H.E. Timanus Jr., Chairman
Edward Z. Safady, Vice Chairman
Kevin Hanigan, President and COO
Charlotte M. Rasche, EVP /General Counsel
Randy Hester, EVP CLO
Bob Dowdell, EVP
Mays Davenport, EVP Director of Corporate Strategy
Asylbek Osomnov, CFO

Issac Lunger, Prosperity Bank

**CPC ACTION
DECEMBER 2, 2021**

Motion: It was moved to recommend **approval** of a new subarea, subject to revised conditions within Tract II of Planned Development District No. 314, the Preston Center Special Purpose District, on the north line of Sherry Lane, west of Douglas Avenue.

Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 151
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Stephanie Roman, 4141 Southwest Fwy, Houston, TX, 77027
Isaac Lunger, 707 E Arapaho Rd., Richardson, TX, 75081
Against: None

**CPC RECOMMENDED PD CONDITIONS
ARTICLE 314.**

PD 314.

**Preston Center Special
Purpose District**

SEC. 51P-314.101. LEGISLATIVE HISTORY.

PD 314 was established by Ordinance No. 20397, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20397 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20397 was amended by Ordinance No. 20619, passed by the Dallas City Council on May 9, 1990; Ordinance No. 22689, passed by the Dallas City Council on February 28, 1996; and Ordinance No. 23277, passed by the Dallas City Council on September 24, 1997. (Ord. Nos. 10962; 19455; 20397; 20619; 22689; 23277; 24914)

SEC. 51P-314.102. PROPERTY LOCATION AND SIZE.

PD 314 is established on property generally bounded by Northwest Highway on the north, Preston Road on the east, Colgate Avenue on the south, and the Dallas North Tollway on the west. The size of PD 314 is approximately 66.884 acres. (Ord. Nos. 20397; 24914; 27859; 31519)

SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) BAR, LOUNGE, OR TAVERN USE means the "bar, lounge, or tavern" use defined in Section 51A-4.210.

(2) BLANK WALL means a ground floor portion of the exterior of a building that fronts on and is within 50 feet of a street that does not include a material change, windows, doors, or columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(3) DIR means development impact review pursuant to Division 51A-4.800.

(4) FORMER PLANNED DEVELOPMENT DISTRICT NO. 6 means the planned development district established and governed by Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance

Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively. Copies of Ordinance Nos. 7059, 14320, and 19221 are included in this article as Exhibit 314A.

(5) LANDSCAPE TERRACE is an outdoor occupiable space lying upon a portion of the building's roof, that contains landscaping, vegetated pots, or plantings. The landscape terrace may contain decks, pavers, furniture, pool, shade structures or pool amenities, and associated structures or fixtures.

(6) NEARBY INTERSECTIONS means those street intersections within a one-quarter (1/4) mile radius of the building site.

(7) NEW DEVELOPMENT means any work that increases the total floor area on a building site.

(8) OFFICE USES means those uses defined in Section 51A-4.207.

(9) OWNER means the owner or owners, from time to time, of property in this district.

(10) PARAGRAPH means the first division of a subsection. Paragraphs are designated by Arabic numerals in parentheses, e.g. "(1)."

(11) PRIMARY BUILDING ENTRIES means entrance to a building primarily for pedestrian use from public or private sidewalks.

(12) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:

(A) A private street or alley.

(B) Property on which a utility and public service use listed in Section 51A-4.212 is being conducted as a main use.

(C) A railroad right-of-way.

(D) A cemetery or mausoleum

(13) RAR means residential adjacency review pursuant to Division 51A-4.800.

(14) REMOTE COMMUNITY CENTER means a multi-functional facility sponsored or operated by a church as an accessory use to the church use where a combination of social, recreational, or educational activities are provided to church members and their families.

(15) RESIDENTIAL PROXIMITY SLOPE means the "residential proximity slope" defined in Section 51A-4.412.

(16) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(17) SECTION means a section of this article.

(18) STREET ACTIVATING USES means uses offering products or services to the general public, including but not limited to, uses in the retail and personal service use category and lodging use category.

(19) SUBAREA A means Subarea A in Tract I, Subarea A in Tract II, Subarea A in Tract IV, or Subarea A in Tract VIII.

(20) SUBAREA B means Subarea B in Tract II or Subarea B in Tract VIII.

(21) SUBPARAGRAPH means a division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also referred to as a subparagraph.

(22) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(23) SUP means specific use permit.

(24) THIS DISTRICT means the entire planned development district created by Ordinance No. 20397, as amended.

(25) TRACT means one of the tracts referred to in Section 51P-314.105 of this article.

(26) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of a specified facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(27) UNACCEPTABLE LEVEL-OF-SERVICE means a level-of-service "E" or "F" as defined in the Highway Capacity Manual, Transportation Research Board of the National Research Council, Washington, D.C.

(28) USE CATEGORY means the group of uses defined in any one of the following sections: Sections 51A-4.201 through 51A-4.217. The name of the use category corresponds to the section title. For example, "Retail and Personal Service"

is a use category consisting of those uses defined in Section 51A-4.210, which is entitled "Retail and Personal Service Uses.

(b) Unless otherwise stated, the definitions contained in CHAPTER 51A apply to this article. In the event of a conflict, this section controls.

(c) Unless otherwise stated, all references to code sections in this article refer to sections in CHAPTER 51A.

(d) The interpretations in CHAPTER 51A, including Section 51A-2.101, "Interpretations," apply to this article.

(e) The phrase "the only uses permitted are those permitted in the ... district" means that the uses indicated are permitted in this district under precisely the same conditions (e.g. SUP, DIR, RAR, etc.) as permitted in the referenced district.

(f) In the event of a conflict between this article and Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively (see Exhibit 314A), this article controls.

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district and each tract within this district is considered to be a "nonresidential zoning district." (Ord. Nos. 20397; 23277; 24914; 26807; 27859; 28089; 28788; 31684)

SEC. 51P-314.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 314A: copies of Ordinance Nos 7059, 14320, and 19221.
- (2) Exhibit 314B: Preston Center Special Purpose District tract boundary descriptions.
- (3) Exhibit 314C: tract map.
- (4) Exhibit 314D: Tract V development plan.
- (5) Exhibit 314E: Tract I, Subarea B development plan.
- (6) Exhibit 314F: Tract I, Subarea B landscape plan.
- (7) Exhibit 314G: Tract 1, Subarea C development plan.

- (8) Exhibit 314H: Tract I, Subarea C landscape plan.
- (9) Exhibit 314I: Tract VIII development plan.
- (10) Exhibit 314J: Tract VIII landscape plan. (Ord. Nos. 28068; 28788; 30814; 31684)

SEC. 51P-314.103.2. DEVELOPMENT PLANS.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

(b) Tract I, Subarea B. Development and use of the Property must comply with the Tract I, Subarea B development plan (Exhibit 314E). If there is a conflict between the text of this article and the Tract I, Subarea B development plan, the text of this article controls.

(c) Tract V. Development and use of the Property must comply with the Tract V development plan (Exhibit 314D). If there is a conflict between the text of this article and the Tract V development plan, the text of the article controls.

(d) Tract VIII. Development and use of the Property must comply with the Tract VIII development plan (Exhibit 314I). If there is a conflict between the text of this article and the Tract VIII development plan, the text of the article controls. (Ord. Nos. 28788; 31684)

SEC. 51P-314.104. ZONING CLASSIFICATION CHANGE AND DISTRICT NAME.

PD 314 is to be known as the Preston Center Special Purpose District. The boundaries of this district are described in Exhibit A of Ordinance No. 20397. (Ord. Nos. 20397; 24914)

SEC. 51P-314.105. CREATION OF SEPARATE TRACTS.

This district is divided into eight tracts: Tracts I, II, III, IV, V, VI, VII, and VIII. In addition, Tract I contains a designated "Subarea A," a designated "Subarea B," and a designated "Subarea C," Tract II contains a designated "Subarea A," a designated "Subarea B," a designated "Subarea C," and a designated "Subarea D", Tract IV contains a designated "Subarea A," and Tract VIII contains a designated "Subarea A," and a designated "Subarea B," which may be developed independently of each other

without affecting the development rights of the other. The boundaries of all tracts, including Subareas A in Tracts I, II, IV, and VIII, Subareas B in Tracts I, II, and VIII, and Subareas C in Tracts I and II are verbally described in Exhibit 314B. A map showing the boundaries of the various tracts, including Subareas A in Tracts I, II, IV, and VIII, Subareas B in Tracts I, II, and VIII, and Subareas C in Tracts I and II, is labeled Exhibit 314C. If there is a conflict, the verbal descriptions in Exhibit A of Ordinance No. 20397 and Exhibit 314B control over the graphic description in Exhibit 314C. (Ord. Nos. 23277; 24914; 27859; 28089; 28788; 30698; 30814; 31684)

SEC. 51P-314.106. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS I AND V.

(a) Use regulations. The following use regulations apply in Tracts I and V (including Subareas A, B, and C):

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are:

- (A) those permitted in the NO(A) district;
- (B) in Subareas A and C of Tract I and Tract V only, financial institution with drive in windows *[SUP]*;
- (C) in Subarea B of Tract I only, fire station (permitted by right); and
- (D) in Tract V only, multifamily.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts I and V (including Subareas A and B):

(1) Front, side, and rear yards.

- (A) Except as provided in this paragraph, minimum front, side, and rear yards are the same as those for the NO(A) district.
- (B) In Subarea B of Tract I, no minimum front yard is required on Douglas Avenue or Berkshire Lane and no minimum side yard or rear yard are required.
- (C) In Tract V, no side yard is required.

(2) Density. In Tract V, maximum number of dwelling units is 115.

(3) Floor area. In Tract V, maximum floor area is 200,000 square feet.

(4) Floor area ratio.

(A) Tract I.

(i) Except as provided in this subparagraph, maximum floor area ratio is 0.5.

(ii) In Subarea B, maximum floor area ratio is 1.19.

(B) Tract V. Maximum floor area ratio is 1.94.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is as follows:

(i) 30 feet in Tract I.

(ii) 119 feet in Tract V.

(6) Lot coverage.

(A) Tract I.

(i) Except as provided in this subparagraph, maximum lot coverage is 50 percent.

(ii) For Subarea B, maximum lot coverage is 85 percent.

(B) Tract V. Maximum lot coverage is 60 percent.

(C) Parking. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Stories.

(A) Tract I. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (5).

(B) Tract V. Maximum number stories above grade is nine. The top story may only be used for mechanical equipment. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (5).

(c) Required off-street parking.

(1) Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) For office uses in Tract V, one space per 410 square feet of floor area is required.

(d) Tract V environmental performance standards.

(1) In general. Except as provided in this section, see Article VI.

(2) LEED certification.

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004 (or more current), must be submitted with an application for a building permit for development, indicating how the development will comply with a LEED compliance designation. A LEED accredited professional designated by the department must affirm that development plans submitted for a building permit are LEED compliant. The building official must determine that the project is consistent with the standards and criteria for a LEED certified designation before a building permit may be issued.

(B) If during development, the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department affirms that the building complies with the LEED certified designation.

(e) Landscape regulations.

(1) Tract I.

(A) Except as provided in this paragraph, landscaping must be provided in accordance with Article X.

(B) In Subarea B, landscaping must be provided as shown on the Tract I, Subarea B landscape plan (Exhibit 314F). If there is a conflict between the text of this article and the Tract I, Subarea B landscape plan, the text of this article controls.

(C) In Subarea C, landscaping must be provided as shown on the Tract I, Subarea C landscape plan (Exhibit 314H). If there is a conflict between the text of this article and the Tract I, Subarea C landscape plan, the text of this article controls.

(2) Tract V.

(A) Landscaping must be provided in accordance with Section 51P-314.112.

(B) Except as provided in this paragraph, tree preservation, removal, and replacement must comply with Article X.

(C) Replacement trees must be planted in the right-of-way adjacent to the lot where the protected trees were removed or injured.

(f) Development impact review in Tracts I and V (including Subareas A and B). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 22689; 24914; 26807; 28068; 28788; 30814)

SEC. 51P-314.107. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT II.

(a) Use regulations. The following use regulations apply in Tract II (including Subareas A, B, C, and **D**):

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are:

(A) those permitted in the GO(A) and MF-4(A) districts; and

(B) retirement housing (permitted by right).

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following

restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract II (including Subareas A, B, C, and **D**):

(1) Front yard.

(A) Except as otherwise provided in Subparagraph (B), the minimum front yard is:

- (i) 15 feet where adjacent to Lomo Alto Drive; and
- (ii) no minimum in all other cases.

(B) An additional 20-foot "urban form" front yard setback is required for a building exceeding 45 feet in height if the building is on a lot whose front yard is adjacent to Lomo Alto Drive. The additional setback is only required for that portion of the building exceeding 45 feet in height.

(2) Side and rear yards. Minimum side and rear yards are the same as those for the GO(A) district.

(3) Floor area ratio. Maximum floor area ratio is 4.0.

(4) Dwelling unit density. No maximum dwelling unit density.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exceptions:

(i) Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. In Subarea C, railings, parapet walls, trellises, and architectural features such as wind barriers, wing walls, and patio dividing walls may project through the slope to a height not to exceed the maximum structure height, or eight feet above the slope, whichever is less.

(ii) For purposes of calculating the maximum permitted height of a structure located in Subareas A and B of Tract II only, if the structure has no openings above 36 feet in height facing the residential neighborhood directly across the Dallas North Tollway, those sites of origination located west of the Dallas North Tollway are considered to project residential proximity slopes as follows:

<u>ZONING CATEGO RY</u>	<u>ANGLE OF PROJECTI ON</u>	<u>EXTENT</u>
R, R(A), D, D(A), TH, and TH(A)	21.3°	Infinite; (1 to 2.56 slope)

otherwise, the standard residential proximity slope (1 to 3 slope), as defined in Section 51A-4.412, applies. For purposes of this subparagraph, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 180 feet.

(6) Lot coverage. Maximum lot coverage is 100 percent.

(7) Stories. Maximum number of stories above grade is 14. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (5).

(c) Required off-street parking. Required off-street parking in Tract II (including Subareas A, B, and C) must be provided for each use in accordance with Chapter 51A.

(d) Landscaping regulations. Landscaping in Tract II (including Subareas A, B, and C) must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tract II (including Subareas A, B, C, and D). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(f) Attached signage in Subarea B. In addition to the attached signage allowed in non- business zoning districts in Article VII of Chapter 51A, one attached sign may be placed on both the northern and southern facades of any building, in accordance with the following standards:

(1) Additional attached signs must be located within the area of the 5th and 6th stories above ground level.

(2) The additional attached signs may contain a maximum of five words each, with letters and symbols no taller than six feet in height.

(3) The maximum effective area of each additional attached sign permitted under this subsection is 125 square feet. (Ord. Nos. 20397; 20619; 24914; 28089; 30698)

(g) Attached signage in Subarea D. In addition to the attached signage allowed in nonbusiness zoning districts in Article VII of Chapter 51A, one attached non-illuminated sign may be placed on the southern facade of any building, in accordance with the following standards:

(1) Additional attached signs must be located within the area above the top story windows.

(2) The additional attached signs may contain a maximum of five words each, with letters and symbols no taller than nine feet in height.

(3) The maximum effective area of each additional attached sign permitted under this subsection is 520 square feet.

(4) No other signs larger than 40 square feet in area may be allowed on the southern facade of any building.

**SEC. 51P-314.108. USE REGULATIONS AND DEVELOPMENT STANDARDS
FOR TRACT III.**

(a) Use regulations. The following use regulations apply in Tract III:

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are those permitted in the MU-2 district.

(2) The "bar, lounge, or tavern" use is prohibited.

(3) That portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west is limited to parking uses only.

(4) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited;
and

(B) accessory outside display of merchandise is subject to the following restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract III:

(1) Front yard.

(A) Except as otherwise provided in Subparagraph (B), the minimum front yard is:

(i) 15 feet where adjacent to Northwest Highway or Preston Road; and

(ii) no minimum in all other cases.

(B) An additional 20-foot "urban form" front yard setback is required for a building exceeding 45 feet in height if the building is on a lot whose front yard is adjacent to Northwest Highway or Preston Road. The additional setback is only required for that portion of the building exceeding 45 feet in height.

(2) Side and rear yards. Minimum side and rear yards are the same as those for the MU-2 district.

(3) Floor area ratio. Maximum floor area ratio is 2.0.

(4) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is:

(i) 40 feet on Lots 7, 8, and 9 in City Block 5623 and on that portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west; and

(ii) 85 feet on all other property.

(5) Lot coverage. Maximum lot coverage is 100 percent.

(6) Stories.

(A) Maximum number of stories above grade is:

(i) three on Lots 7, 8, and 9 in City Block 5623; and

(ii) six on all other property.

(B) Parking garages are exempt from the requirements of Subparagraph (A), but must comply with the height regulations in Paragraph (4).

(c) Required off-street parking. The following off-street parking regulations apply in Tract III:

(1) Except as otherwise provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51A.

(2) If at least 800 off-street parking spaces are available for use by the general public as part of an improved parking facility located on that portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west, the number of off-street parking spaces required for each use shall be a percentage of the number of parking spaces required for that use in Division 51A-4.200, "Use Regulations," of the Dallas Development Code, as amended, as follows:

<u>USE CATEGORY</u>	<u>PERCENT OF DIVISION 51A-4.200 REQUIREMENT</u>
Retail and personal service	60 percent
All other use categories	75 percent

Delta credits, if any, shall not be taken into account when making the above calculation. Such credits, if any, shall be applied after the above calculation is made. (Consult Section 51A-4.704 for more information regarding the delta theory generally.)

(3) Remote parking for a use in Tract III may be located anywhere within Tract III regardless of the walking distance between the parking and the use served.

(4) In February, 1993, and every five years thereafter, the department of public works and transportation shall:

(A) evaluate the off-street parking needs of all uses in Tract III;
and

(B) if necessary, recommend that appropriate changes be made to the off- street parking requirements of this subsection.

(5) All parking studies required under Paragraph (4) must be made available for public inspection upon their completion. The director of planning and development shall maintain a list of all persons requesting early notification of zoning matters affecting this district and notify those persons whenever a parking study required under Paragraph (4) has been completed.

(d) Landscaping regulations. Landscaping in Tract III must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tract III. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 24914)

**SEC. 51P-314.109. USE REGULATIONS AND DEVELOPMENT STANDARDS
FOR**

**TRACTS IV AND
VII.**

(a) Use regulations. The following use regulations apply in Tracts IV and VII:

(1) Except as provided in this subsection, the only uses permitted are those permitted in the MU-2 district.

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

- (A) the “outside sales” main and accessory uses are prohibited; and
- (B) accessory outside display of merchandise is subject to the following restrictions:
 - (i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.
 - (ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.
 - (iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(4) A remote community center is allowed in Tract VII. A remote community center is not required to be located on the same lot as the church, but the lot containing a remote community center must be within 100 feet of the lot containing the church.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts IV and VII:

- (1) Front yard. Minimum front yard is:
 - (A) 15 feet where adjacent to Preston Road, Douglas Avenue, or WeldonHowell Parkway; and
 - (B) no minimum in all other cases.
- (2) Side and rear yards.
 - (A) In Tract IV, minimum side and rear yards are the same as those for the MU-2 district.
 - (B) In Tract VII, minimum side and rear yards are five feet.
- (3) Floor area ratio.

(A) In Tract IV, maximum floor area ratio is 2.0.

(B) In Tract VII, maximum floor area ratio is 1.0.

(4) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(B) Preston Road slope. If any portion of a structure is over 45 feet in height, that portion may not be located above the plane projecting upward and outward from Preston Road at an angle of 26.5° (1 to 2 slope) through the line formed by the intersection of:

(i) the vertical plane extending through the Preston Road front yard setback line; and

(ii) the horizontal plane 45 feet above grade.

(C) Exception to slope restrictions. Structures listed in Section 51A- 4.408(a)(2) may project through the slopes described in Subparagraphs (A) and (B) to a height not to exceed the maximum structure height, or 12 feet above the slopes, whichever is less.

(D) Maximum structure height.

(i) Unless further restricted under Subparagraphs (A) and (B), in Subdistrict IV, maximum structure height is 120 feet.

(ii) In Tract VII, maximum structure height is 45 feet.

(5) Lot coverage.

(A) In Tract IV, maximum lot coverage is 100 percent.

(B) In Tract VII, maximum lot coverage is 80 percent.

(6) Stories. Maximum number of stories above grade is nine. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (4).

(7) Floor area.

(A) In Tract IV, subarea A may not have more than 30,000 square feet of retail and personal service uses.

(B) In Tract VII, maximum floor area is 42,000 square feet.

(c) Required off-street parking. The following off-street parking regulations apply in Tracts IV and VII:

(1) Except as otherwise provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51A.

(2) In Subarea A, the off-street parking requirement is 1,306 spaces. Subsection (e), "Off-Street Parking Reduction Option," of Section 51P-314.111 of this article does not apply to property located in Subarea A.

(3) No parking spaces are required for a remote community center.

(4) Tract VII is considered one lot for parking purposes.

(5) Required off-street parking for a church may be provided on an adjacent lot within Subdistricts IV or VII.

(d) Landscaping regulations. Landscaping in Tracts IV and VII must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tracts IV and VII. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 23277; 24914; 26708; 27859)

SEC. 51P-314.110. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VI.

(a) Use regulations. The following use regulations apply in Tract VI:

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are those permitted in the CR district.

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

- (A) the “outside sales” main and accessory uses are prohibited; and
- (B) accessory outside display of merchandise is subject to the following restrictions:

- (i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

- (ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

- (iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract VI:

- (1) Front, side, and rear yards. Minimum front, side, and rear yards are the same as those for the CR district.

- (2) Floor area ratio. Maximum floor area ratio is 0.75.

- (3) Height.

- (A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

- (B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 54 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) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (3).

(c) Required off-street parking. Required off-street parking in Tract VI must be provided for new development in accordance with Chapter 51A. Off-street parking

for existing development must be provided as was required under former Planned Development District No. 6. (See Exhibit 314A)

(d) Traffic impact study required.

(1) Except as otherwise provided in this subsection, no building permit in Tract VI may be issued to authorize development at an FAR in excess of that permitted in former Planned Development District No. 6 unless and until the director of public works and transportation determines that such development will not result in an unacceptable level-of-service at nearby intersections.

(2) An applicant for a permit to authorize development at an FAR in excess of that permitted in former Planned Development District No. 6 shall submit a traffic impact study to the building official for review and approval by the director of public works and transportation. The director may reject a traffic impact study submitted if, in the opinion of the director, it does not contain sufficient information.

(3) Within 30 calendar days of the date the traffic impact study is accepted, the director of public works and transportation shall determine whether the development will result in an unacceptable level-of-service at nearby intersections. The applicant may appeal the decision of the director to the board of adjustment.

(4) The property owner assumes the risk that the provisions of this subsection have been complied with. Any permit issued in violation of this subsection is void.

(e) Landscaping regulations. Landscaping in Tract VI must be provided on all property in accordance with Article X of Chapter 51A.

(f) Development impact review in Tract VI. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 24914)

SEC. 51P-314.110.1. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VIII.

(a) Use regulations. The following use regulations apply in Tract VIII.

(1) Except as provided in this subsection, the only uses permitted are those permitted in the MU-2 District.

(2) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

- (A) the “outside sales” main and accessory uses are prohibited; and
- (B) accessory outside display of merchandise is subject to the following restrictions:
 - (i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.
 - (ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.
 - (iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(3) In Subarea A. A minimum of 4,000 square feet of ground floor building area must be reserved for street activating uses. Main uses located on the ground floor and fronting Luther Lane must have direct access from the sidewalk or a pavement immediately adjacent to the sidewalk.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract VIII:

- (1) Front yard.
 - (A) Subarea A. No minimum front yard.
 - (B) Subarea B. Minimum front yard is 25 feet.
- (2) Side yard
 - (A) Subarea A. No minimum side yard.
 - (B) Subarea B. Minimum side yard is five feet.
- (3) Rear yard. No minimum rear yard.
- (4) Density.

(A) Subarea A. Maximum number of dwelling units is 96.

(B) Subarea B.

(i) Except as provided in this subparagraph, maximum number of dwelling units is 255.

(ii) If a building site qualifies for a height bonus pursuant to Section 51P-314.110.1(b)(7)(B)(ii), maximum number of dwelling units is 339.

(5) Floor area. In Subarea A, a hotel use may occupy no more than 65 percent of the total floor area.

(6) Tower spacing.

(A) Subarea A. No portion of a building above 60 feet in height may be located closer than 50 feet from the area identified on the development plan as greater than 60 feet in height in Subarea B.

(B) Subarea B. No portion of a building above 60 feet in height may be located closer than 50 feet from the area designated on the development plan as greater than 60 feet in height in Subarea A.

(7) Height.

(A) Subarea A.

(i) Except as provided in this subparagraph, maximum structure height is 268 feet at the northern boundary of Subarea A and may increase to a maximum building height of 305 feet as shown on the development plan.

(ii) If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height or 12 feet above slope, whichever is less.

(B) Subarea B.

(i) Except as provided in this subparagraph, maximum structure height is 270 feet.

(ii) Except as provided in this paragraph, maximum structure height may be increased to 350 feet if five percent of the total number of dwelling units are reserved for certain households as follows:

(aa) two and one-half percent of the total number of dwelling units are available to households earning between 61 percent to 80 percent of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 51P-314.114; and

(bb) two and one-half percent of the total number of dwelling units are available to households earning between 81 percent and 100 percent of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 51P-314.114.

(iii) If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height or 12 feet above slope, whichever is less.

(C) Residential proximity slope. Except as provided in this paragraph, the residential proximity slope in Section 51A-4.412 applies to Tract VIII in accordance with points of origin emanating from outside of this district. The point of origin for the residential proximity slope emanating from the south may originate from the boundary of private property in single family districts south of Colgate Avenue in the City of Dallas if multifamily units are set aside for mixed income housing in accordance with Section 51P-314.110.1(b)(7)(B)(ii).

(8) Lot coverage.

(A) For portions of a structure 60 feet in height or less, maximum lot coverage is 85 percent.

(B) Except as provided in this paragraph, for structures above 60 feet in height, maximum lot coverage is 60 percent.

(C) Maximum lot coverage above 60 feet in height may be increased to 65 percent for a residential rental development in Subarea A if five percent of the total residential rental units are reserved for certain households as follows:

(aa) two and one-half percent of the total number of residential rental dwelling units are available to households earning between 61 percent and 80 percent of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 51P-314.114; and

(bb) two and one-half percent of the total number of residential rental dwelling units are available to households earning between 81 percent and 100 percent of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 5IP-314.114.

(D) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

(c) Required off-street parking. The following off-street parking regulations apply in Tract

VIII:

(1) Except as provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51A.

(2) For a hotel and motel use, 0.5 space per guest room is required. No additional parking is required for accessory uses such as restaurants, retail, and meeting rooms.

(3) For the property located on Subarea A, if at least 800 off-street parking spaces are available for use by the general public as part of an improved parking facility located on that portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west, the number of off-street parking spaces required for each use shall be a percentage of the number of parking spaces required for that use in Division 51A-4.200, "Use Regulations," of the Dallas Development Code, as amended, as follows:

<u>USE CATEGORY</u>	<u>PERCENT OF DIVISION 51A-4.200 REQUIREMENT</u>
Retail and personal service	50 percent
All other uses	100 percent

Delta credits, if any, shall not be taken into account when making the above calculation. Such credits, if any, shall be applied after the above calculation is made. (Consult Section 51A-4.704 for more information regarding the delta theory generally.)

(4) The property owner may provide up to 20 percent of the required parking to be available to the general public.

(5) In Subarea A, two off-street loading spaces must be provided as shown on the development plan. Maneuvering in and out of loading spaces may be from the alley right-of-way as shown on the Tract VIII development plan.

(f) Landscaping regulations. Landscaping must be provided as shown on the Tract VIII landscape plan (Exhibit 314J). If there is a conflict between the text of this article and the Tract VIII landscape plan, the text of this article controls.

(g) Supplemental design standards. The following supplemental design standards apply in Tract VIII:

(1) A minimum of two of the following elements must be provided for each subarea and either located on the lot or within the special amenities zone defined in Section 51P-314.113:

- (A) Bench;
- (B) Bicycle rack;
- (C) Trash receptacle.

(2) A bench provided pursuant to this section may also be counted as seating for purposes of Section 51P-314.113. A bicycle rack provided pursuant to this section may be counted as bicycle parking for purposes of Chapter 51A.

(3) Except as otherwise provided in this article, above-ground structured parking is prohibited. Internal at-grade and below-grade structured parking are allowed.

(4) Transparency must be provided for not less than 50 percent of the total area of each portion of a building exterior that faces a street, is located under 14 feet in height, and is within 50 feet of a public street exclusive of openings for garage entrances and service area access.

- (5) Primary building entries facing a street must be clearly visible from the street.
- (6) A minimum of 15 percent of building roof area must be landscape terrace.
- (7) Blank walls longer than 30 feet in length and within 50 feet of a street are prohibited.

(8) A minimum of 2,000 square feet of contiguous open space must be directly accessible from public right-of-way. A minimum of 15 percent of the contiguous open space must be landscaped.

(h) Access to the alley along the southern boundary of Subarea B from the proposed building on Subarea B must be provided in the general location shown on the Tract VIII development plan and must be access controlled with a gate arm or similar device for service vehicles only. (Ord. 31684)

SEC. 51P-314.111. PROVISIONS OF GENERAL APPLICABILITY.

(a) In general. The following subsections apply to all property in this district and are cumulative of the use regulations and development standards for individual tracts in the previous sections.

(b) Existing buildings conforming. All buildings lawfully existing at the time of passage of Ordinance No. 20397 shall be considered conforming.

(c) Illumination of buildings and structures.

(1) In this subsection:

(A) EXTERIOR ILLUMINATION means illumination provided for the primary purpose of attracting the attention of persons outside the premise on which it is located, regardless of whether the light source itself is physically located inside or outside of a building or structure. This definition includes illuminated holiday decorations.

(B) LIGHT SOURCE means a device such as a lamp, mantle, or bulb, or any portion thereof, which produces visible light.

(C) LUMINAIRE means a device or fixture containing a light source and means for directing and controlling the distribution of light from the source.

(2) The exterior illumination of buildings, structures, signs, and art is prohibited:

(A) above 30 feet in height when the item illuminated is located within 600 feet of private property in a residential district and the illumination is visible from that property; and

(B) above 45 feet in height in all other cases.

All exterior illumination in this district must be brought into full compliance with this paragraph on or before July 28, 1989. No person shall have nonconforming rights to exterior illumination as defined in this subsection.

(d) Noise.

(1) Except as otherwise provided in this subsection, the noise regulations in Article VI of Chapter 51A apply in this district. In the event of a conflict between this subsection and Article VI, this subsection controls.

(2) The use of an outside public address or paging speaker is prohibited in this district.

(3) The use of an outside speaker as part of an intercom system must be approved by the director of planning and development if the speaker is located within 250 feet of private property in a residential district. Review and approval of the speaker are governed by the procedures and standards for residential adjacency review in Division 51A-4.800.

(4) Paragraphs (2) and (3) do not apply to special events for which a special events permit is issued under Chapter 42A of the Dallas City Code.

(e) Off-street parking reduction option.

(1) A property owner may reduce the standard off-street parking requirement for office uses up to 20 percent in Tracts II and IV and up to 10 percent in Tract III and Tract VIII if the owner:

(A) submits a traffic impact study establishing that the reduction will not result in an unacceptable level-of-service at nearby intersections; and

(B) makes a "cash in lieu of parking" payment into a special city account, to be known as the Preston Center Parking and Transit Improvement Fund.

(2) The traffic impact study required under Paragraph (1) must be approved by the director of public works and transportation. The applicant may appeal the decision of the director to the board of adjustment.

(3) The amount of the "cash in lieu of parking" payment referred to in Paragraph (1) is calculated by taking 50 percent of the "cost of constructing a parking garage space" and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. Until January 2, 1991, the cost of constructing a parking garage space is \$5,975.52. On January 2, 1991, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall

determine a new cost of constructing a parking garage space by using the following formula:

$$\frac{\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index}}{\text{Sq. Ft.}}$$

where National Median Cost/Sq. Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq. Ft. and the Dallas Cost Index must be derived from the most recent issues of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development. In order for the off-street parking reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit.

(5) All money paid into the Preston Center Parking and Transit Improvement fund must be used for programs to promote new common area and shared use parking, ride sharing, van pooling, transit usage (including system improvements), and bike and walkway facilities. All programs on which the money is spent must directly benefit properties in this district.

(f) Parking structures. Parking structures located adjacent to or directly across a street or alley from private property in a residential district must have a facade treatment to ensure that vehicles parked are not visible from that property.

(g) Sanitation. Garbage storage areas, including dumpster, must:

- (1) be located behind the front building line;
- (2) be screened from all yards having frontage on Lomo Alto Drive, Preston Road, or Northwest Highway; and
- (3) comply in all other respects with Chapter 51A and all other applicable ordinances of the city.

(h) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(i) Sign regulations.

(1) Non-premise signs, as defined in Article VII of the Dallas Development Code, as amended, are prohibited in this district.

(2) Section 51A-7.209, "Signs Displaying Noncommercial Messages," of the Dallas Development Code, as amended, applies in this district. (Ord. Nos. 20397; 20619; 24914; 31684)

SEC. 51P-314.112. SPECIAL LANDSCAPING REGULATIONS.

(a) Definitions. Except as otherwise provided in this subsection, the definitions in Article X of Chapter 51A apply to this section. In this section:

(1) COURT OR PLAZA means a pedestrian area covered with a permeable or nonpermeable surface paving material.

(2) FRONT YARD means the area extending across the lot between the roadway and any facade of the main building facing the roadway and lines parallel to and extending outward from that facade.

(3) FRONT YARD LANDSCAPE AREA means an area in the front yard, as defined in this section, at least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials.

(4) FYLA means front yard landscape area.

(5) INTERNAL STREET means a street that is internal to, i.e. not on the perimeter of, this district.

(6) PARKWAY means the portion of a street right-of-way between the street curb and the front lot line.

(7) SPECIAL AMENITIES ZONE means that area parallel to and between three and six feet from the back of the street curb in Tracts II, III, and IV, and that area parallel to and between three and 25 feet from the back of the street curb in Tract V and Tract VIII.

(b) In general. Properties in Tracts II, III, IV, and VIII, with front yard setbacks of less than 15 feet may comply with these special landscaping regulations as an alternative to strict compliance with Article X of Chapter 51A. Properties in Tract V must comply with the mandatory special landscaping provisions in Subsection (e). This section partially modifies the requirements of Article X for qualifying properties. Those portions of Article X not expressly modified in this section continue

to apply to all property in Tracts II, III, IV, V, and VIII. In the event of a conflict between this section and Article X, this section controls.

(c) Minimum point totals required. The minimum number of points needed for landscape plan approval varies depending on the tract the lot is in and the zoning district classification of adjacent properties as follows:

LOT WITH RESIDENTIAL ADJACENCY*	LOT WITHOUT RESIDE
25 points	15 points

***As defined in Section 51A-10.101 (Definitions). The alternatives from which an applicant may select to achieve the minimum point score needed for approval are referred to in this section as "design standards" and contained in Subsection (d).**

(d) Design standards.

(1) Front yard landscape area.

(A) Five points are awarded when one square foot of front yard landscape area (FYLA) is provided for each linear foot of lot frontage. One additional point may be earned for each additional increment of one square foot of FYLA per linear foot of lot frontage, up to a maximum of three additional points (eight points total). [Example: Seven points would be awarded if three square feet of FYLA was provided for each linear foot of lot frontage.]

(B) FYLA credits may be substituted for actual front yard landscape area. FYLA credits are earned when trees or shrubs are placed in the front yard as follows:

<u>SIZE OF TREE OR SHRUB</u>	<u>FYLA CREDIT</u>
1 tree:	minimum 5 in. caliper 100
sq. ft.	
minimum 2.5 in. caliper	50 sq. ft.
minimum 1 in. caliper	30 sq. ft.
1 shrub: minimum 4-foot height	30 sq. ft.
minimum 2-foot height	15 sq. ft.

(2) Pavement enhancement. Five points are awarded when at least 50 percent of all outdoor pedestrian and vehicular pavement area in the front yard consists of enhanced pavement. An additional one-half point may be earned for each

additional increment of enhanced pavement constituting 10 percent of the total pedestrian and vehicular pavement area in the front yard.

(3) Pedestrian facilities.

(A) Courts or plazas. Three points are awarded when at least three square feet of courts or plazas are provided for each linear foot of lot frontage. One additional point is earned for each additional increment of one-half square foot of courts or plazas per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(B) Covered walkways. Three points are awarded when walkways in the front yard are covered by awnings or canopies in accordance with this subparagraph. Coverage must be at least five feet in depth, and the total length of walkways covered must be equal to or greater than 25 percent of the length of the lot frontage. One additional point is awarded for each additional increment of walkway length covered that is equal to 25 percent of the lot frontage, up to a maximum of three additional points (six points total).

(C) Fountains, ponds, and sculpture. Three points are awarded when at least one-half square foot of front yard area for each linear foot of lot frontage is devoted to fountains, ponds, or sculpture. One additional point is earned for each additional increment of one-half square foot per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(D) Seating area. Three points are awarded when at least 0.25 linear feet of seating is provided for each linear foot of lot frontage. One additional point is earned for each additional increment of 0.25 linear feet of seating per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(e) Mandatory provisions.

(1) The following mandatory provisions must be complied with in addition to achieving the minimum number of points required by Subsection (c).

(2) Sidewalks must be provided and located in the special amenities zone.

(3) Any lot having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of seven feet; and

(B) a minimum unobstructed sidewalk width of five feet.

(4) Any lot in Tract III having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of ten feet; and

(B) a minimum unobstructed sidewalk width of

seven feet. (4.1) Tract VIII.

(A) The sidewalk must have a minimum unobstructed sidewalk width of 10 feet at all times.

(B) Sidewalks across driveways:

(i) may not have a slope greater than the adjoining sidewalks; and

(ii) must be constructed with a material, pattern, or color that contrasts with the driveway.

(5) Street trees must be provided and located in the special amenities zone. The street trees must have a caliper of at least two and one-half inches and, except in Tracts V and VIII, must be spaced no less than 25 feet apart, measured from trunk to trunk. The street trees in Tract V must be spaced no less than 15 feet apart and no more than 35 feet apart, measured from trunk to trunk, excluding driveways and required visibility triangles. The street trees in Tract VIII must be spaced no less than 15 feet apart and no more than 35 feet apart on Westchester Drive and no more than 65 feet apart on Luther

Lane, measured from trunk to trunk, excluding driveways and required visibility triangles. In Tract V and Tract VIII, street trees planted in the right-of-way may be counted towards the site tree requirements.

(6) Except as provided in this paragraph, off-street loading and service areas must be screened from adjacent properties by a minimum six-foot-high screening wall or fence. No screening is required in Tract VIII for loading spaces adjacent to an alley.

(7) Surface off-street parking must be screened from all adjacent public streets and residential properties by a wall or evergreen hedge. In Tract V, drive lanes and structured parking adjacent to Douglas Avenue must also be screened by a wall or evergreen hedge. Screening from adjacent public streets must be at least three

feet in height, while screening from adjacent residential properties must be at least six feet in height.

(8) Pedestrian scale lighting must be provided and located in the special amenities zone. The light standards must be no greater than 14 feet in height and be spaced no more than 50 feet apart. The intensity of light on the pedestrian surface must be at least 1.5 footcandles.

(9) Any lot in Tract V having frontage on Douglas Avenue must provide a minimum of 18 linear feet of seating area and a minimum of 200 square feet of courts or plazas in the front yard facing Douglas Avenue.

(f) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (g) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and be accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(3) A property owner is not required to comply with any mandatory landscaping requirement of this section if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the

use of the parkway authorized by the permits is inconsistent with or unreasonably impairs the public use of the right-of-way.

The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 20397; 24914; 28068; 31684)

SEC. 51P-314.112.1. MIXED-INCOME HOUSING

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the density, height, and lot coverage development bonuses in Section 51P-314.110.1.

(b) The maximum percentage of total units that may be specialty units and not required to be part of the dispersal of reserved dwelling units by unit type pursuant to Section 51A-4.1106(f)(1) is 15 percent.

(c) Compliance with Section 51A-4.1107 is not required. (Ord. 31684)

SEC. 51P-314.113. COMPLIANCE DATES AND NONCONFORMING RIGHTS.

(a) The compliance date of October 26, 1989, in Paragraph (5) of Subsection (c) of Section 11 of Ordinance No. 20397 applies only to light sources for the lighting of parking lots and garages [See Paragraphs (3) and (4) of that subsection].

(b) The compliance date of July 28, 1989, in Section 3 of Ordinance No. 20619 is not ex post facto, but reflects, for informational purposes, the original effective date of Paragraph (2) of Subsection (c) of Section 11 of Ordinance No. 20397.

(c) The Dallas City Council did not grant, establish, or provide for nonconforming rights to illumination when it passed Ordinance No. 20397.

(d) For Tract VIII, structures existing on October 28, 2020 are subject to Section 51A-4.704. (Ord. Nos. 20619; 24914; 31684)

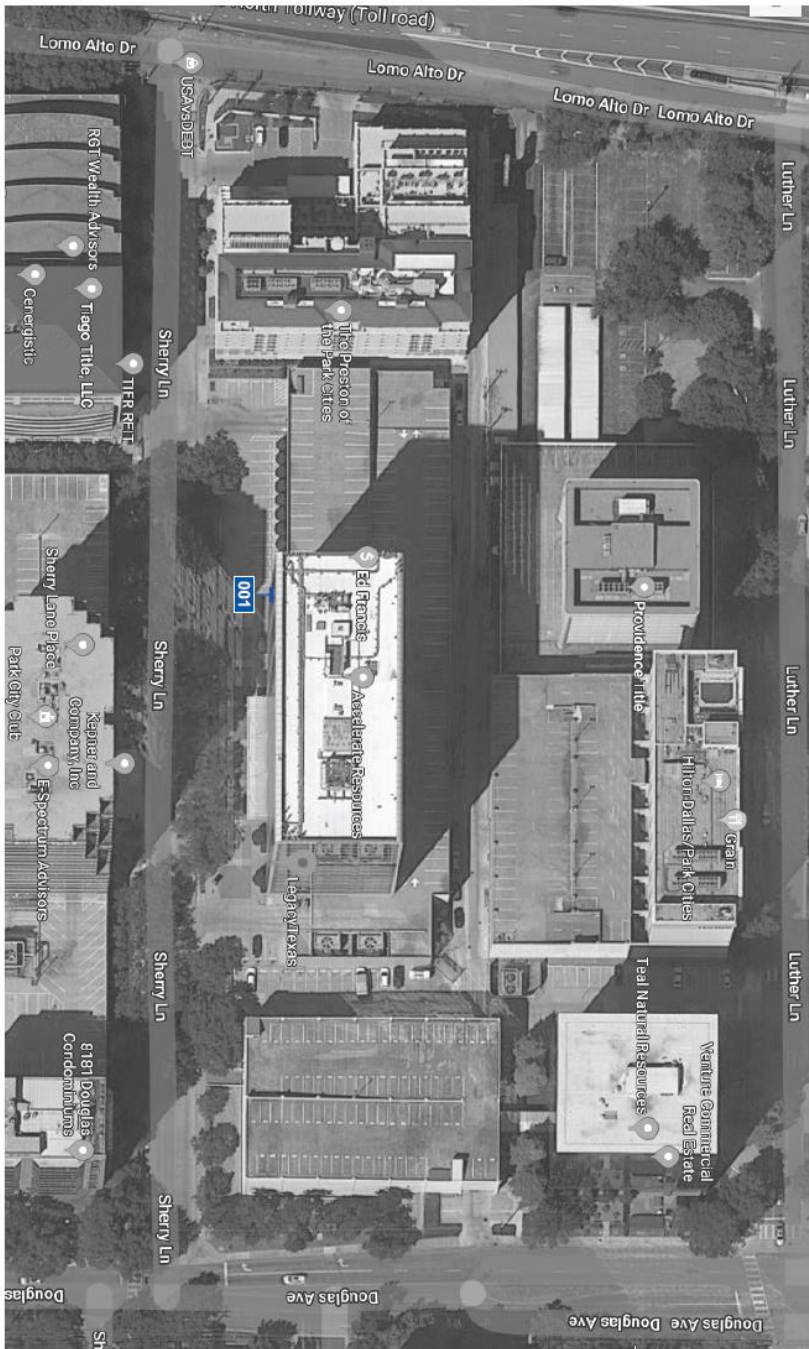
SEC. 51P-314.114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

Z201-353(MP)

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20397; 24914; 26102)

Overall Signage Exhibit (Illustrative Purposes Only)

SITE MAP



SIGN SCHEDULE				ITEM DESCRIPTION
LOCATION	SIGN TYPE	QTY		
001	NCL-106	1	NON-ILLUMINATED CHANNEL LETTERS	

SSC
SIGNSMIGHTING
972.219.2495

CLIENT
PROSPERITY BANK
SHERY LN
ADDRESS
5949 SHERY LN,
DALLAS, TX 75225
DATE 6.24.2021
DESIGNER - DAA
DRAWING NO.
200P1833B-6

REVISION	DATE
6. REMOVE OPTION A & 24.2021 RH	

APPROVAL DATE -
APPROVED BY -

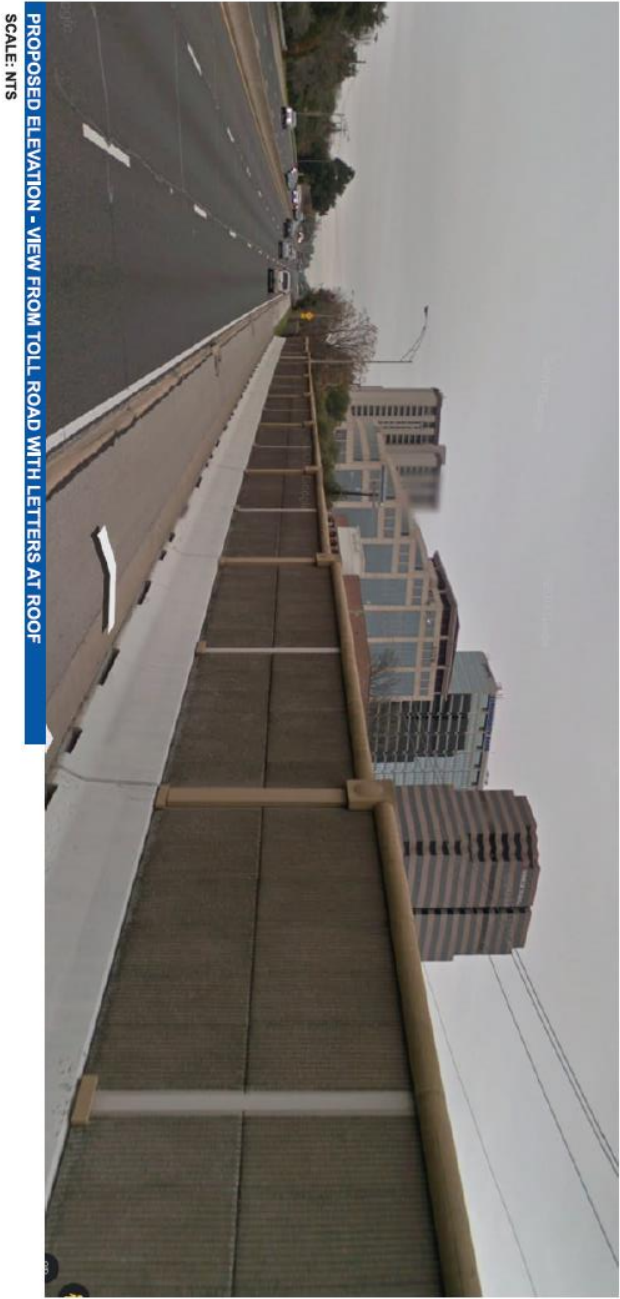
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to local conditions. Color or finish may vary from what is shown. Always follow written specifications. All rights reserved. This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

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Overall Signage Exhibit (Illustrative Purposes Only)

NICL 106 - NON-ILLUMINATED CHANNEL LETTERS - SOUTH ELEVATION



SSC
SIGNS&LIGHTING
972.219.2495

CLIENT
PROSPERITY BANK
SHERREY LN
ADDRESS
5849 SHERREY LN,
DALLAS, TX 75225
DATE 6.24.2021
DESIGNER - DAA
DRAWING NO.
200P1833B-6

REVISION	DATE
§ REMOVE OPTION A.6.24.2021 R/L	

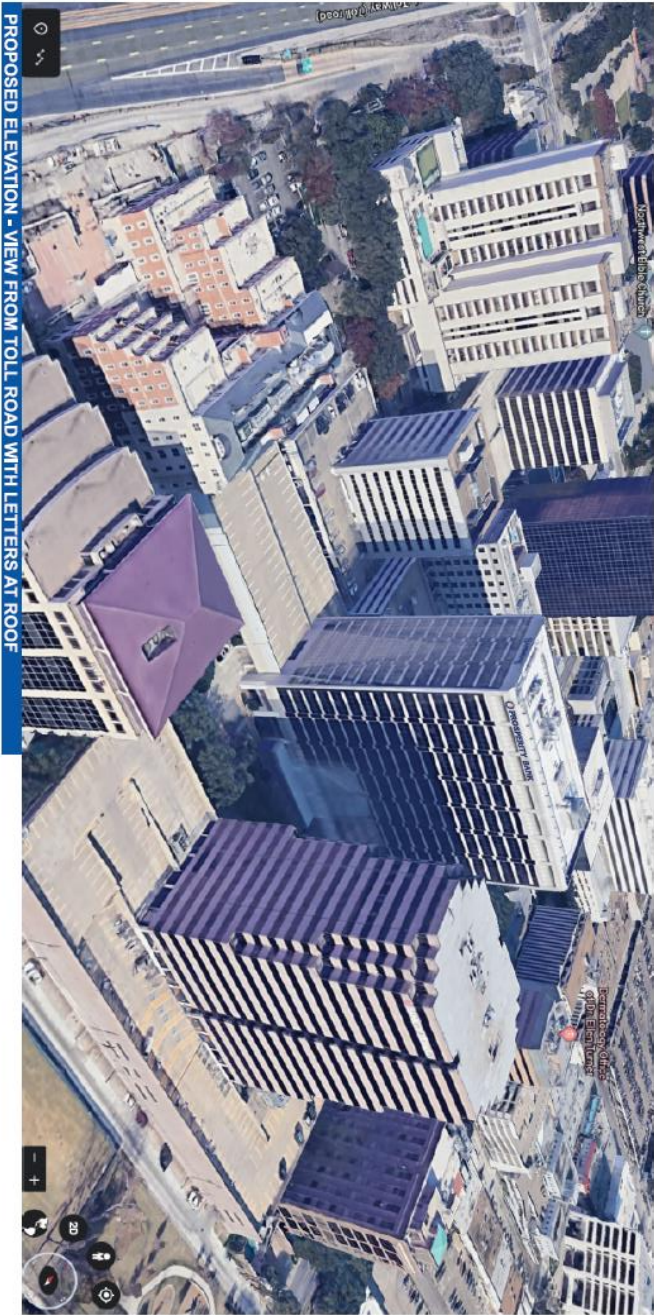
APPROVAL DATE -

APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow. Always follow written specifications. All rights reserved. This design has been created for you in connection with a project. Being planned for you by SSC Signs & Lighting, it may not be reproduced in any manner without prior consent.

Overall Signage Exhibit (Illustrative Purposes Only)

NICL 106 - NONILLUMINATED CHANNEL LETTERS - SOUTH ELEVATION



PROPOSED ELEVATION - VIEW FROM TOLL ROAD WITH LETTERS AT ROOF
SCALE: NTS

SSC
SIGNS & LIGHTING
972.219.2495

CLIENT
PROSPERITY BANK
SHERY LN
ADDRESS
5949 SHERY LN,
DALLAS, TX 75225
DATE 6.24.2021
DESIGNER - DAA
DRAWING NO.
200P1833B-6

REVISION **DATE**
REMOVE OPTION A 6/24/2021 RH

APPROVAL DATE -

APPROVED BY -

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Overall Signage Exhibit (Illustrative Purposes Only)

NICL 106 - NON-ILLUMINATED CHANNEL LETTERS - SOUTH ELEVATION

SPECIFICATIONS

LOGO & LETTERS:

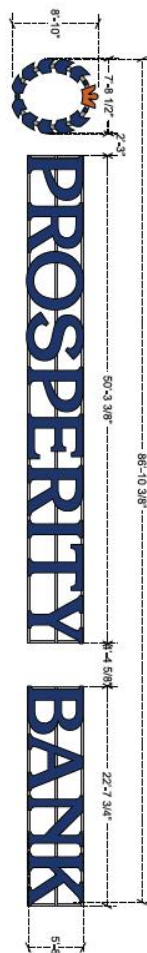
FACE MATERIAL: .1/2" OPTIX #2406 WHITE
ACRYLIC W/ 1/4" INSET
FACE FINISH: WHITE ACRYLIC WITH
CROWN* TO HAVE FIRST SURFACE APPLIED
3M 3630-124 BURNT ORANGE VINYL
LETTERS: 3M 3630-167 INFINITE BLUE
RETURN MATERIAL: .063 ALUMINUM
RETURN FINISH: PAINTED TO MATCH
BLUE PMS 288C AND CROWN* PAINTED
TO MATCH ORANGE PMS 159C
RETURN DEPTH: 3"
SPACED OFF WALL, LETTERS AND LOGO
MOUNTED TO 3"x3" SQUARE TUBE FRAME,
PAINT COLOR TBD.
BACK MATERIAL: .080 ALUMINUM
INTERNAL ILLUMINATION: NON-ILLUMINATED

CLIENT
PROSPERITY BANK
SHERRY LN
ADDRESS
5949 SHERRY LN.
DALLAS, TX 75225

DATE 6.24.2021
DESIGNER - DAA
DRAWING NO.
200P1833B-6



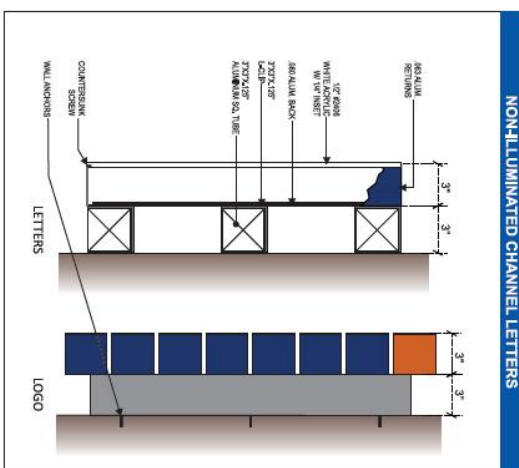
S&S
SIGNS & LIGHTING
972.219.2495



001 NLC.106 - NON-ILLUMINATED CHANNEL LETTERS
SCALE: 3/32" = 1' QTY: 1

City:

NON-ILLUMINATED CHANNEL LETTERS



**PROPOSED ELEVATION
VIEW FROM SHERRY LN WITH LETTERS AT ROOF
SCALE: NTS**

SCALE: NTS

**FIELD SURVEY REQUIRED
PRIOR TO MANUFACTURING**

	P2 - PAINT TO MATCH BLUE PMS: 288C
	P3 - PAINT TO MATCH ORANGE PMS: 1596C
	- V1 - VINYL 3M 3630-187 INFINITY BLUE
	- V2 - VINYL 3M 3630-124 BURNT ORANGE
	RW - PAINT COLOR TBD

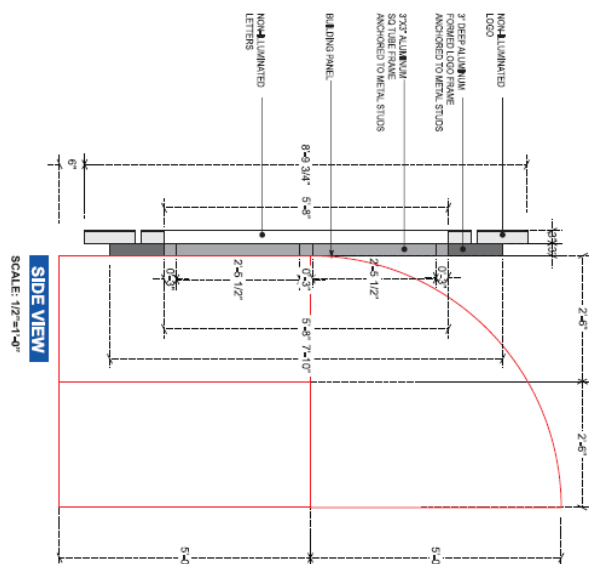
PAGE 6 OF 7

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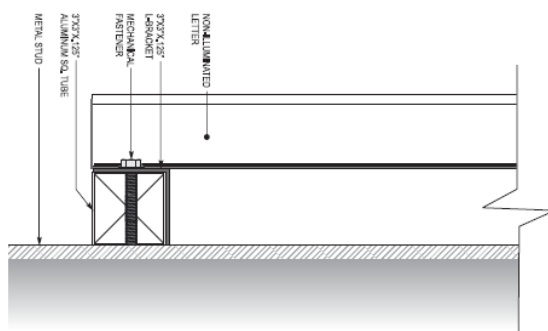
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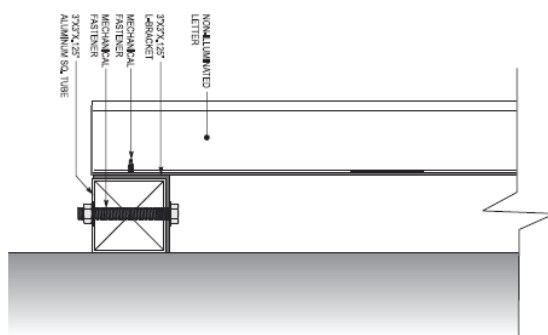
NICL106 - NONILLUMINATED CHANNEL LETTERS - SOUTH ELEVATION - FRAME DETAILS



SIDE VIEW



FRAME TO STUD DETAIL



LETTER TO FRAME DETAIL
SCALE: NTS



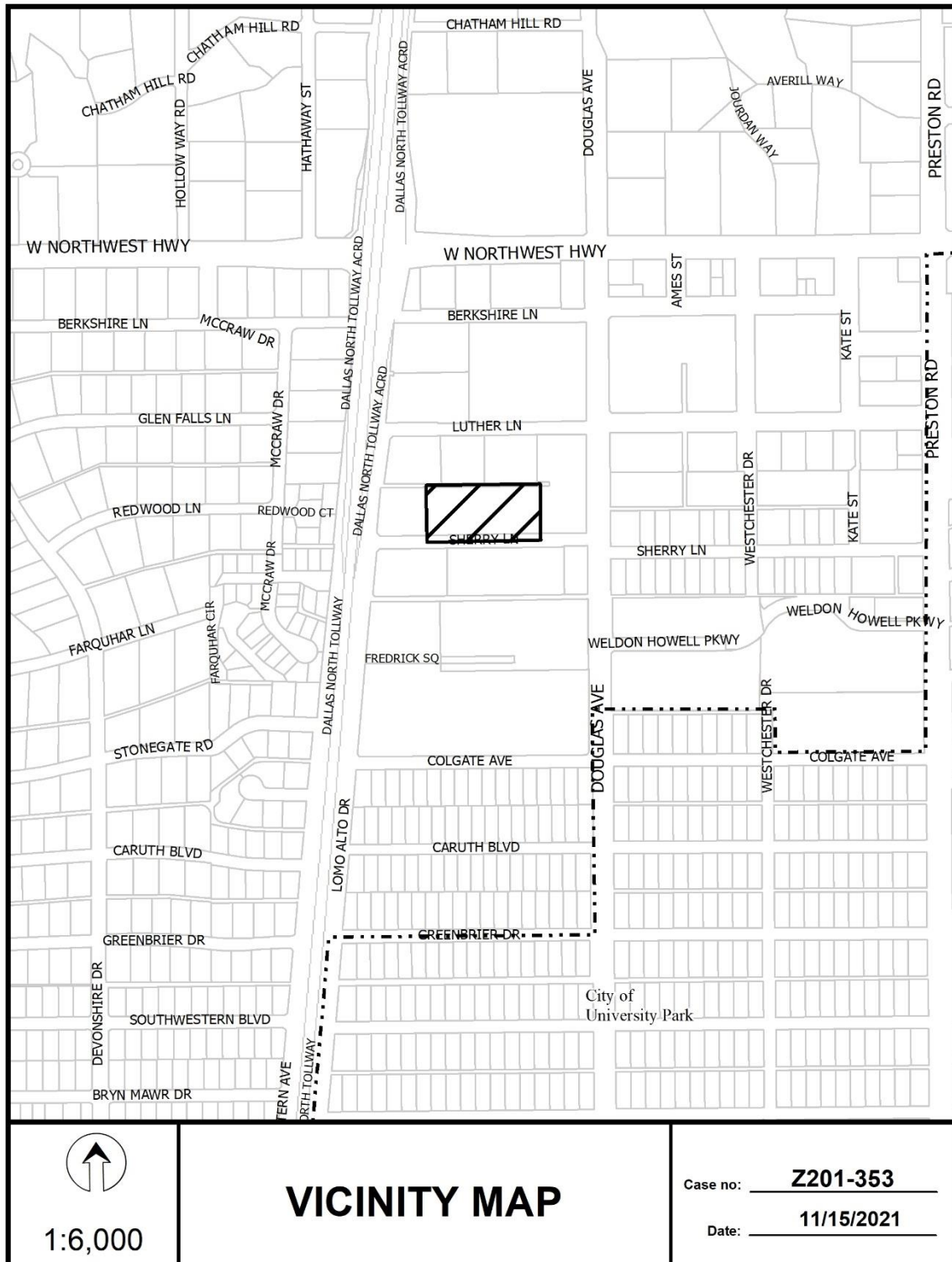
CLIENT
PROSPERITY BANK
SHERRY LN
ADDRESS
5945 SHERRY LN,
DALLAS, TX 75225
DATE 6.24.2021
DESIGNER - DAA
DRAWING NO.
200P1833B-6

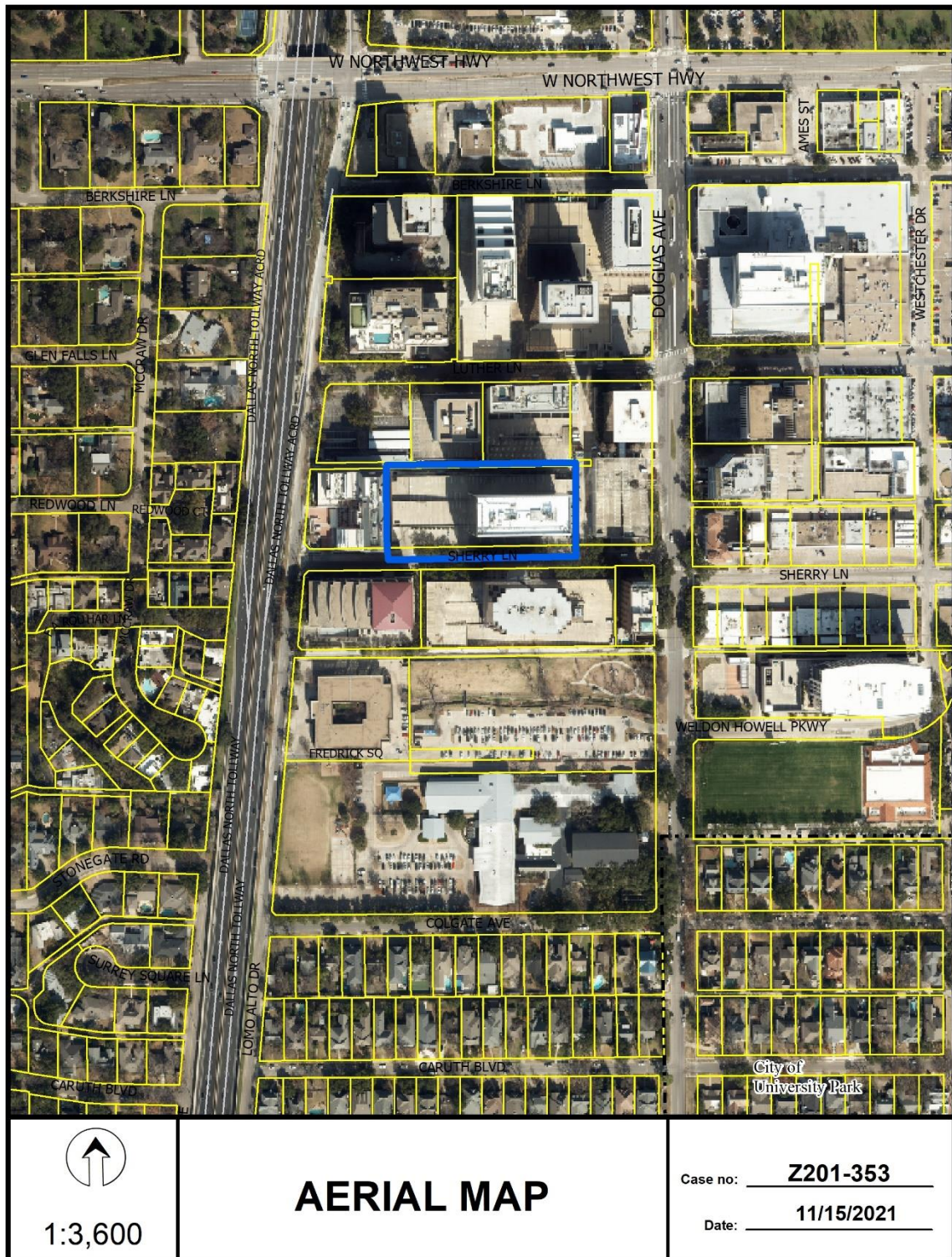
REVISION	DATE
6 REMOVE OPTION A.6.24.2021 RH	

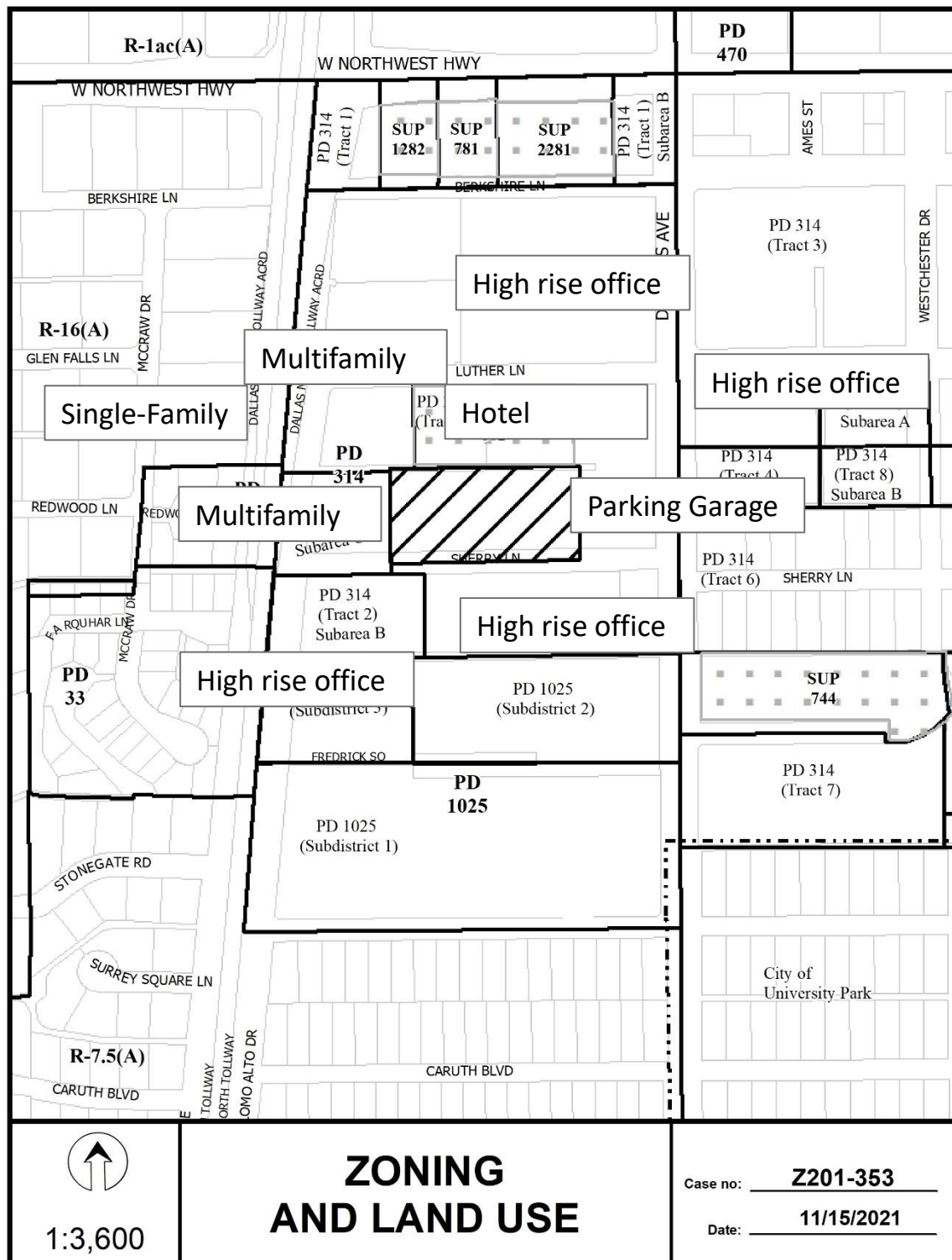
APPROVAL DATE -

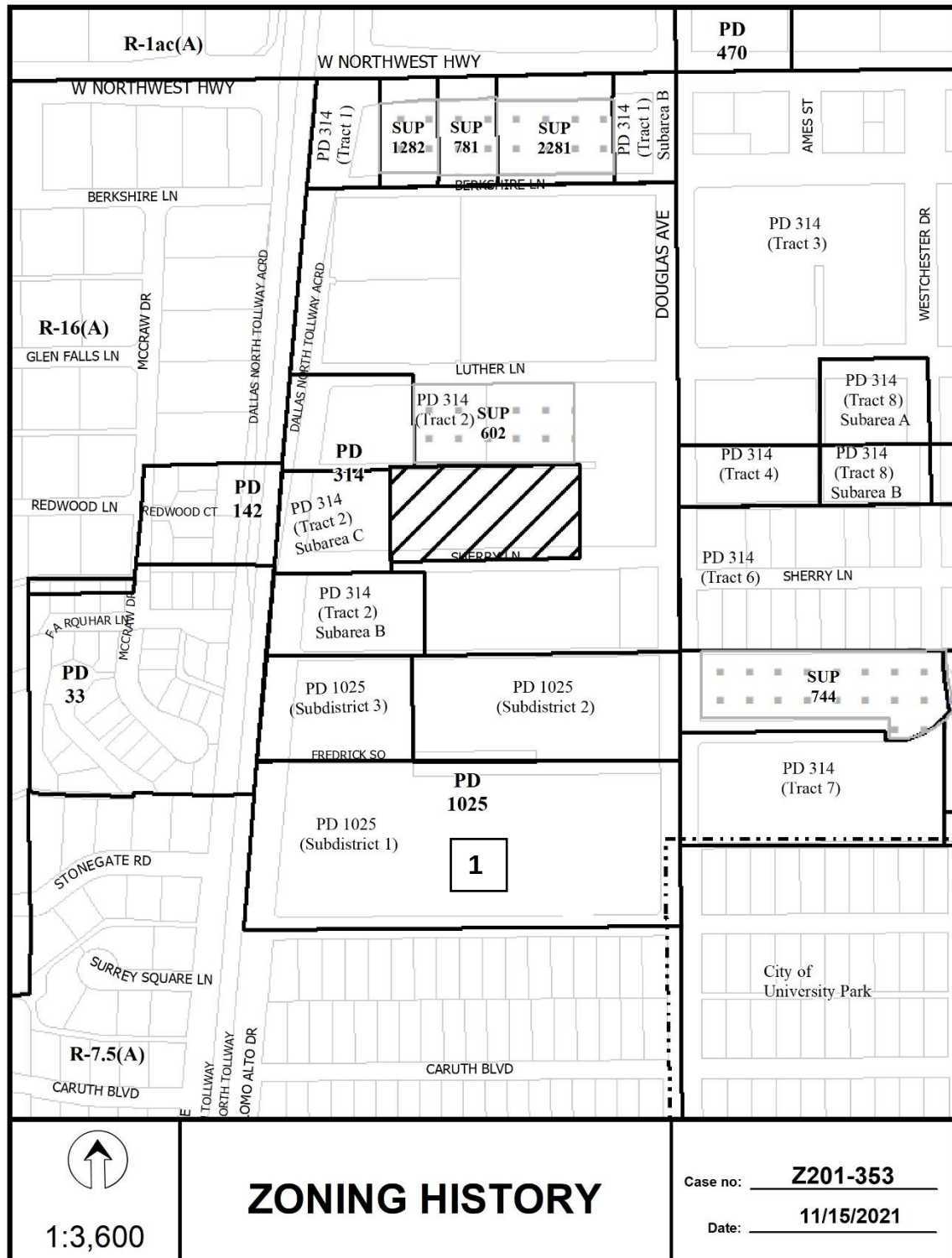
APPROVED BY -

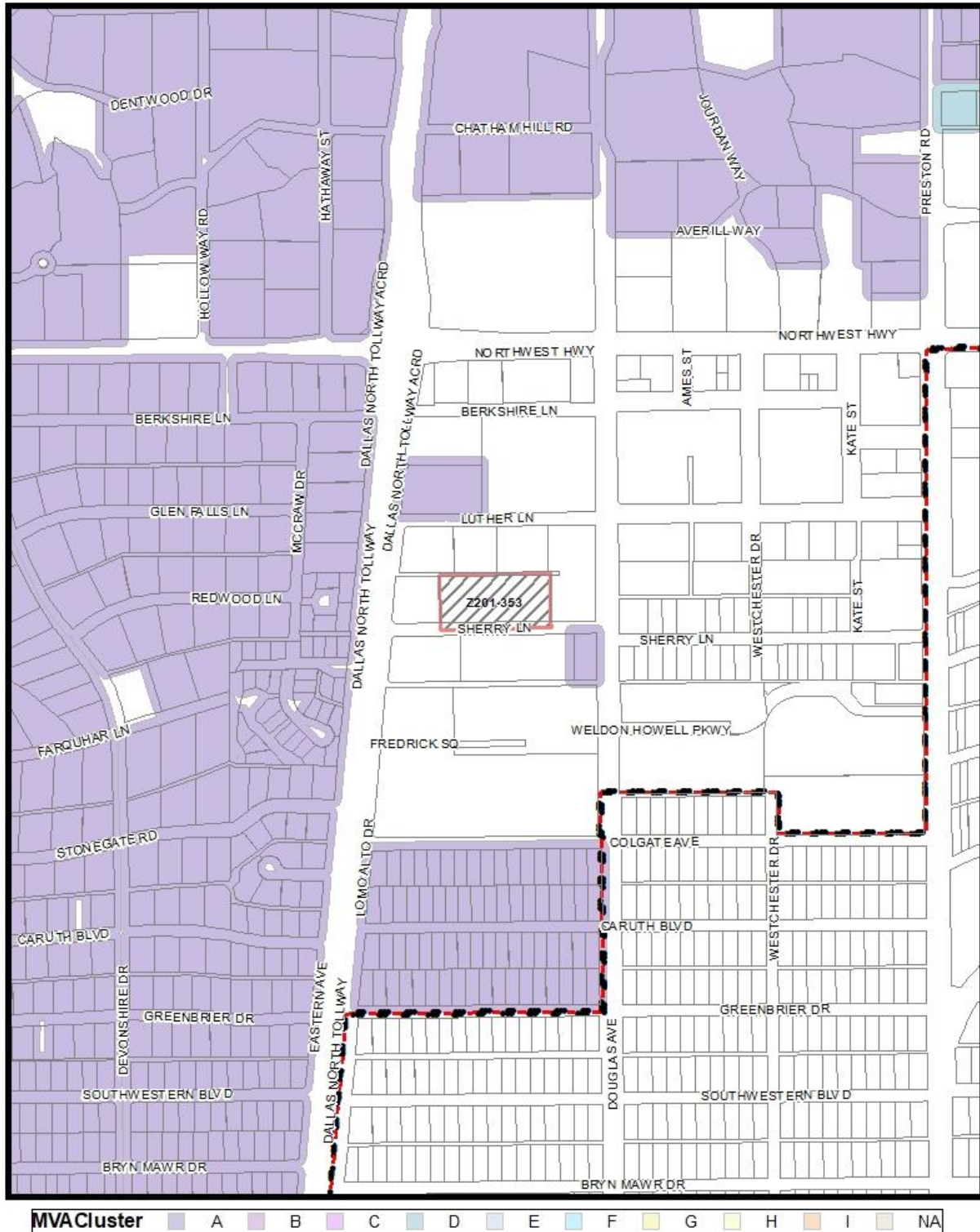
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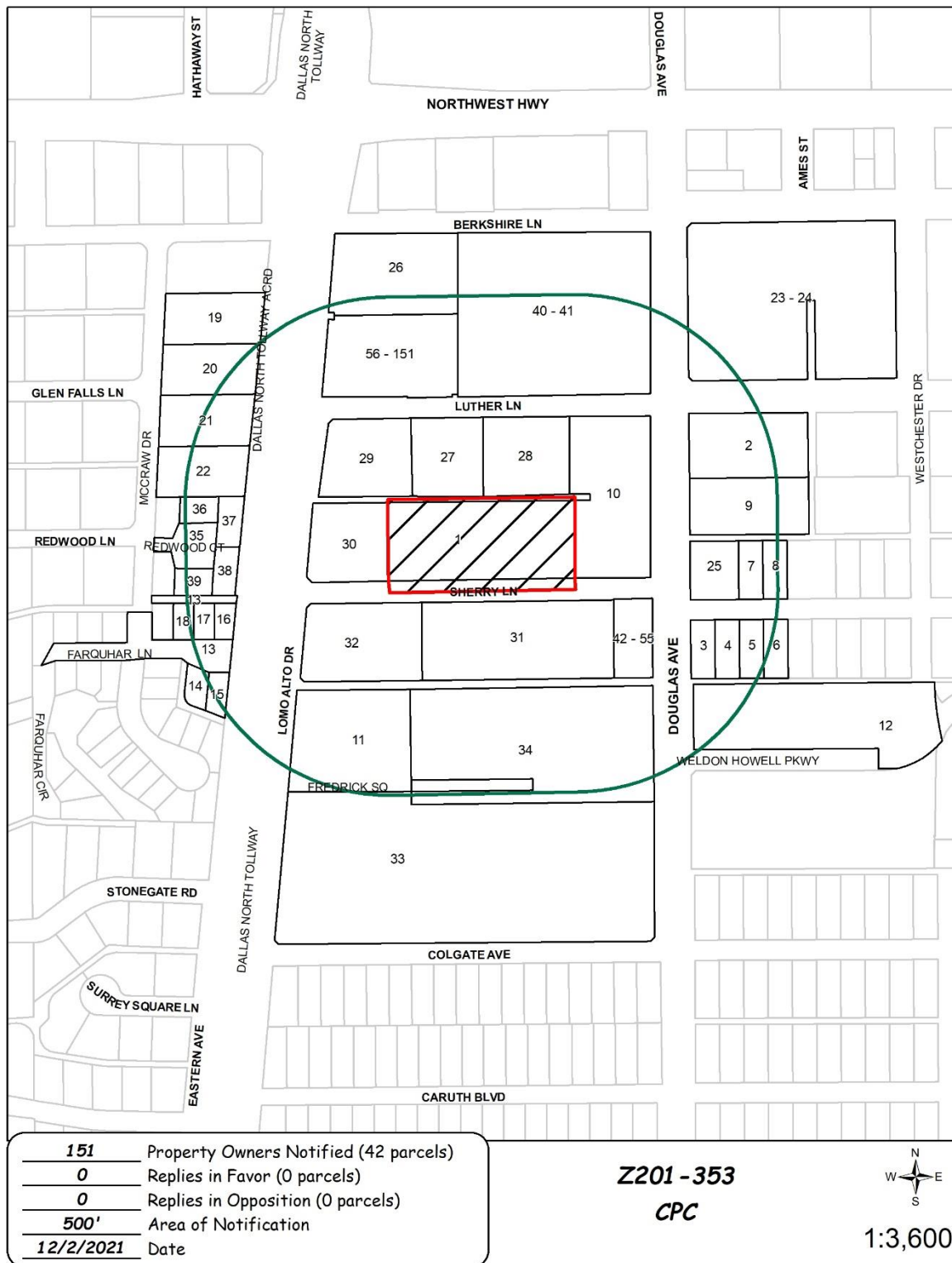




Market Value Analysis

Printed Date: 11/16/2021

CPC Response



12/01/2021

Reply List of Property Owners***Z201-353******151 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	5949 SHERRY LN	KBSIII STERLING PLAZA LLC
	2	8226 DOUGLAS AVE	DOUGLAS PLAZA LAND LLC
	3	6010 SHERRY LN	TOMLIN FAMILY LTD
	4	6012 SHERRY LN	6012 SHERRY LANE LTD
	5	6020 SHERRY LN	KIDWELL JOHN M PROPERTIES INC
	6	6030 SHERRY LN	MOORE FAMILY PROPERTY CO NO 2
	7	6023 SHERRY LN	BV SHERRY II LP
	8	6031 SHERRY LN	CONCORDWILLINGHAM LP
	9	8222 DOUGLAS AVE	MP PRESTON CENTER
	10	8235 DOUGLAS AVE	GPI DOUGLAS LP
	11	8100 LOMO ALTO DR	FREDERICKS SQUARE TITLE
	12	8111 WESTCHESTER DR	BV CP PRESTON CENTER LP
	13	9999 MCCRAW DR	TEALWOOD SQ HOME OWNERS
	14	5866 FARQUHAR LN	BARNES WILLIAM R & MARY
	15	5876 FARQUHAR LN	GRANT FAMILY TRUST
	16	5875 FARQUHAR LN	MENGES DAVID M &
	17	5865 FARQUHAR LN	LEDYARD DOLORES T
	18	5855 FARQUHAR LN	STOREY HELEN S
	19	9114 MCCRAW DR	BROWN EDGAR MILLER & CYNTHIA
	20	9104 MCCRAW DR	BIGGERS OLIVER ROBERT II & JULIE
	21	9026 MCCRAW DR	WATERMAN KRISTY & MATTHEW
	22	9018 MCCRAW DR	HARDAWAY OSCAR O &
	23	8301 WESTCHESTER DR	ALPINE PRESTON CENTER
	24	8300 DOUGLAS AVE	ALPINE DOUGLAS LLC
	25	8200 DOUGLAS AVE	MILLCREEK SHERRY
	26	5950 BERKSHIRE LN	FHF I BERKSHIRE TOWER

12/01/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5944 LUTHER LN	LUTHER PRESTON CENTER LLC
	28	5954 LUTHER LN	WOODBINE LEGACY
	29	5934 LUTHER LN	METROPOLITAN PRESTON CENTER
	30	5917 SHERRY LN	SGD BV PARK CITIES LP
	31	5956 SHERRY LN	SPUS9 SHERRY LANE LP
	32	5950 SHERRY LN	5950 SHERRY PROPERTY LLC
	33	8011 DOUGLAS AVE	CORPORATION OF
	34	8011 DOUGLAS AVE	SMAA NORTHEAST TITLE
	35	5801 REDWOOD CT	REDWOOD COURT
	36	5805 REDWOOD CT	LOEB MICHAEL E & RAYNA
	37	5811 REDWOOD CT	LARDNER ANN MARIE
	38	5810 REDWOOD CT	HUBACH FRANCIS P JR
	39	5804 REDWOOD CT	PITZER STARR LAMBERT &
	40	8343 DOUGLAS AVE	DOUGLAS CENTER HP LP
	41	5960 BERKSHIRE LN	CFO DT IV LLC
	42	8181 DOUGLAS AVE	DERBES KATHRYN A
	43	8181 DOUGLAS AVE	CROSBY CHRISTOPHER J &
	44	8181 DOUGLAS AVE	DABKOWSKI JOHN G &
	45	8181 DOUGLAS AVE	MABREY JAMES L
	46	8181 DOUGLAS AVE	PATMAN CONNOE W JR &
	47	8181 DOUGLAS AVE	BURFORD SCOTT & PAULA
	48	8181 DOUGLAS AVE	LARRAVE KARIN V
	49	8181 DOUGLAS AVE	CAMP BARBARA S
	50	8181 DOUGLAS AVE	JAGMIN CHRIS L & LISA K
	51	8181 DOUGLAS AVE	DORAN RESIDENCE TRUST
	52	8181 DOUGLAS AVE	WILLIAMSON ROBERTA V
	53	8181 DOUGLAS AVE	JACKSON MELVIN
	54	8181 DOUGLAS AVE	RILEY SANDRA A
	55	8181 DOUGLAS AVE	DEASON DARWIN
	56	5909 LUTHER LN	FERNANDEZ ALINA MARIE CLAIRE
	57	5909 LUTHER LN	JAI INVESTMENTS LLC

12/01/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5909 LUTHER LN	LOAJO RE LLC
	59	5909 LUTHER LN	AUREMIK LLC
	60	5909 LUTHER LN	LOAJO RE LLC
	61	5909 LUTHER LN	REAL ESTATE ARBITRAGE LLC
	62	5909 LUTHER LN	KLINGAMAN GARY ALAN JR
	63	5909 LUTHER LN	TORMOS REAL ESTATE LLC
	64	5909 LUTHER LN	DK HAMMER REAL ESTATE LLC
	65	5909 LUTHER LN	NASSEH AARON
	66	5909 LUTHER LN	HERNANDEZ BELINDA A
	67	5909 LUTHER LN	DENG JIE
	68	5909 LUTHER LN	RATCLIFF T PATRICK &
	69	5909 LUTHER LN	RATCLIFF TERRENCE P
	70	5909 LUTHER LN	HARE WILLIAM C III
	71	5909 LUTHER LN	DAVIS PAMELA A
	72	5909 LUTHER LN	THURASINGHAM BHAVANI
	73	5909 LUTHER LN	PJCDAL LLC
	74	5909 LUTHER LN	SCHWANT SANDRA M TRUST THE
	75	5909 LUTHER LN	TORMOS REAL ESTATE LLC
	76	5909 LUTHER LN	BIGHAM BRYAN & DEBORAH
	77	5909 LUTHER LN	LEWIS LINDA B
	78	5909 LUTHER LN	BAIRRINGTON JEAN FAMILY
	79	5909 LUTHER LN	MARTIN C JOANNE C REVOCABLE
	80	5909 LUTHER LN	SREERAMOJU PRANAVI
	81	5909 LUTHER LN	BLACKBURN J BLAIR & MICHELLE H
	82	5909 LUTHER LN	DALLAS SHELTON PTNR LLC
	83	5909 LUTHER LN	FLEET TIMOTHY
	84	5909 LUTHER LN	SNIDER ROSEMARY
	85	5909 LUTHER LN	PALMER JAMES F & BETTY L
	86	5909 LUTHER LN	LOESSBERG BURT JOSEPH II & EMILY
	87	5909 LUTHER LN	BERRYMAN MELINDA A &
	88	5909 LUTHER LN	BLACK MARY MARGARET

12/01/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	5909 LUTHER LN	ARAVAMUTHAN VIBHAS &
	90	5909 LUTHER LN	BETTY YOUNG FAMILY
	91	5909 LUTHER LN	ROSE PETER M & CHRISTINA G
	92	5909 LUTHER LN	DALE JOHN ROBERT
	93	5909 LUTHER LN	MOYE ARELYS & JOHN H
	94	5909 LUTHER LN	LANE CAROLYN HOOPER
	95	5909 LUTHER LN	KENNEDY BOBBY &
	96	5909 LUTHER LN	WILSON JOHN E & BETTY P
	97	5909 LUTHER LN	FRANKE REVOCABLE TRUST
	98	5909 LUTHER LN	HARVIN SUSAN & ROBERT
	99	5909 LUTHER LN	CHEN CHYNSHYR & WU LINGCHI
	100	5909 LUTHER LN	TURNER JOANNA L
	101	5909 LUTHER LN	DAKIL DIANE
	102	5909 LUTHER LN	JONES BRENT L
	103	5909 LUTHER LN	CLARK ROLAND & LEIGH
	104	5909 LUTHER LN	ONSTEAD KAY M
	105	5909 LUTHER LN	STAHL DAVID
	106	5909 LUTHER LN	NASSEH MIKE &
	107	5909 LUTHER LN	PINTO BEN J & AMY
	108	5909 LUTHER LN	HAMMER DAVID W & M KAY
	109	5909 LUTHER LN	PURVIN DEBORAH T &
	110	5909 LUTHER LN	PIVNICK LIVING TRUST
	111	5909 LUTHER LN	TORKILDSON STEVEN & KAREN
	112	5909 LUTHER LN	GARZON CAROLINA GOMEZ &
	113	5909 LUTHER LN	DUNNING DAVID W
	114	5909 LUTHER LN	NATAN NIMROD & MARGARET
	115	5909 LUTHER LN	RUBLE KARIN G
	116	5909 LUTHER LN	NICHOL FRANCES VIRGINIA &
	117	5909 LUTHER LN	BLACK PAULA J REVOCABLE TRUST
	118	5909 LUTHER LN	CAMALIER GEORGE ROBERT CATHY
	119	5909 LUTHER LN	BROKAW SUSAN LYNN

12/01/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	5909 LUTHER LN	ZAHEDI SIAVASH & VASSILIKIE
	121	5909 LUTHER LN	MENTER GILLIAN SACHAR
	122	5909 LUTHER LN	SAULTER GILBERT J & MAE F
	123	5909 LUTHER LN	KING SHAUNA RYAN BENEFICIARY
	124	5909 LUTHER LN	FIKE REBECCA & RICHARD
	125	5909 LUTHER LN	MCMANEMIN MEGAN
	126	5909 LUTHER LN	WILHITE MICHAEL T JR &
	127	5909 LUTHER LN	KING ERICA V
	128	5909 LUTHER LN	LUBICK FINANCIAL GROUP LLC
	129	5909 LUTHER LN	DUNN BRINDA HOLT & PAUL
	130	5909 LUTHER LN	JAPNY HP LLC
	131	5909 LUTHER LN	RULAU SCOTT Q & TONI J
	132	5909 LUTHER LN	MARES ELIA DELCARMEN
	133	5909 LUTHER LN	ROEDER PAUL L JR &
	134	5909 LUTHER LN	BACON TERI L
	135	5909 LUTHER LN	GUTIERREZ FROYLAN
	136	5909 LUTHER LN	GLOVER MARK
	137	5909 LUTHER LN	DETCHEVA SLAVEA NASKOVA
	138	5909 LUTHER LN	RODGERS JOHN H
	139	5909 LUTHER LN	KAIHANI MICHELLE LEE
	140	5909 LUTHER LN	CADG 5909 LUTHER LANE LLC
	141	5909 LUTHER LN	DUPONT DENISE REVOCABLE
	142	5909 LUTHER LN	RITER AUBLE W III & CYNTHIA S
	143	5909 LUTHER LN	GLORIETA GESCIENCE INC 401K
	144	5909 LUTHER LN	DREHSEN DESIREE K
	145	5909 LUTHER LN	GLAZER LORI LUSKEY
	146	5909 LUTHER LN	PATTERSON GARY H & SUSIE M
	147	5909 LUTHER LN	HIRSCHEY KARL
	148	5909 LUTHER LN	KEY STEVE & JUDY
	149	5909 LUTHER LN	MCGILLIVRAY STUART &
	150	5909 LUTHER LN	MCDONALD JON DAVID

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Reply	Label #	Address	Owner
	151	5909 LUTHER LN	ZUTTER JEAN D & KATHLEEN R