

FILE NUMBER: Z201-278(RM) **DATE FILED:** June 14, 2021

LOCATION: Southeast corner of Elm Street and North Akard Street

COUNCIL DISTRICT: 14 **MAPSCO:** F 10

SIZE OF REQUEST: Approx. 0.34 acre **CENSUS TRACT:** 31.01

REPRESENTATIVE: Kendra Larach, La Sierra Planning Group

OWNER/APPLICANT: The Kirby Apartments LP

REQUEST: An application for the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay.

SUMMARY: The purpose of the request is to continue the use of the existing videoboard sign.

CPC RECOMMENDATION: Approval for a six-year period, subject to conditions.

STAFF RECOMMENDATION: Approval for a six-year period, subject to conditions.

BACKGROUND INFORMATION:

- The applicant proposes to continue the use of the existing videoboard sign. In addition to the existing sign, the site is developed with a mix of uses including commercial parking lot or garage, general merchandise or food store 3,500 square feet or less, multifamily, and restaurant without drive-in or drive-through service.
- Specific Use Permit No. 1791 was originally approved by City Council on January 13, 2010 for a six-year period. The SUP was later renewed on September 9, 2015 for an additional six-year period.
- The existing signs are in compliance with the renewal conditions of Sec. 51A-7.909 Attached Non-Premise District Activity Videoboard Sign of the Dallas Development Code.

Zoning History:

There have been nine zoning cases on seven sites in the area in the past five years.

1. **Z167-398:** On January 24, 2018, City Council approved the renewal of Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service for a three-year period on property zoned Subdistrict B within Planned Development District No. 619 on the north side of Main Street, east of Field Street.

Z189-340: On January 8, 2020, City Council approved an amendment to Specific Use Permit No. 2127 for an additional five-year period with eligibility for automatic renewals for additional five-year periods.

2. **Z178-124:** On February 14, 2018, City Council approved the renewal of Specific Use Permit No. 1958 for attached projecting non-premise district activity videoboard sign for a ten-year period on property zoned Subdistrict A within Planned Development District No. 619 on the north side of Main Street, east of Akard Street.
3. **Z178-214:** On June 27, 2018, City Council approved a renewal of Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign for a six-year period on property zoned Subdistrict A within Planned Development District No. 619 at the southeast corner of Elm Street and North Field Street.
4. **Z178-243:** On September 26, 2018, City Council denied a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Subdistrict A within Planned Development District No. 619 east of North Akard Street, between Pacific Avenue and Elm Street.

Z190-370: On March 24, 2021, City Council approved Specific Use Permit No. 2411 for an attached non-premise district activity videoboard sign for a six-year period.

5. **Z189-298:** On October 23, 2019, City Council approved the renewal of Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign for a six-year period on property zoned Subdistrict E within Planned Development District No. 619 on the south line of Main Street, west of South Ervay Street.
6. **Z189-351:** On January 8, 2020, City Council approved Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery for a two-year period on property zoned Subdistrict B within Planned Development District No. 619 at the southeast corner of Commerce Street and Browder Street.
7. **Z201-268:** On August 19, 2021, City Plan Commission recommended approval of the renewal of Specific Use Permit No. 1755 for two attached non-premise district activity videoboard signs on property zoned Planned Development District No. 619 at the northeast corner of Main Street and Four Way Place. The case is scheduled to be heard by City Council on October 13, 2021.
8. **Z201-269:** On August 19, 2021, City Plan Commission recommended approval of the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to conditions, on property zoned Planned Development District No. 619 with H/36 Adolphus Historic District Overlay on the south line of Main Street, east of South Field Street. The case is scheduled to be heard by City Council on October 13, 2021.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm Street	One-way street per CBD	80 feet
North Akard Street	Two-way street per CBD	50 feet

Traffic:

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

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed sign does not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign. Engineering staff had

no objection to the study's findings.

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 request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN.

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Videoboard Signs:**ACTIVE VIDEOBOARD SUP LIST (Updated 7/13/2021)**

No.	SUP No.	Location	Case No.	Approved	Expiration	ORD. #	Sign Installed (permit #)
1	1755*	1407 Main St (west & east façade)	Z145-276 (Renewal)	9/9/2015	9/9/2021	29849	0910095005
2							0910095006
3	1788	1321 Commerce (south façade)	Z145-277 (Renewal)	9/9/2015	9/9/2021	29850	0912305001
4	1791	1502/1509 Main St (West façade)	Z145-278 (Renewal)	9/9/2015	9/9/2021	29851	1104055002
5	1796	1530-1608 Main St (north façade)	Z189-298 (Renewal)	10/23/2019	10/23/2025	31367	1709191108
6	1957	1700 Pacific Ave (south façade)	Z178-123 (Renewal)	6/13/2018	6/13/2028	30881	1403311122
7	1958	1517 Main St (south façade)	Z178-124 (Renewal)	2/14/2018	2/14/2028	30781	1403311124
8	1959	1302 Elm St. (north façade)	Z178-214 (Amendment/Renewal)	6/27/2018	6/27/2024	30919	2003234008
9	2005	1015 Elm St (west façade)	Z189-165 (Renewal)	4/10/2019	4/10/2022	31172	2009161008
10	2006	1015 Elm St (south façade)	Z189-164 (Renewal)	4/10/2019	4/10/2022	31171	2009161012
11	2007	200 N Griffin St (south façade)	Z189-148 (renewal)	5/22/2019	5/22/2025	31228	1403311118
12	2008	1600 Commerce St (east façade)	Z189-147 (Renewal)	4/10/2019	4/10/2025	31165	1403311114
13	2009	1600 Commerce St (north façade)	Z189-146 (Renewal)	4/10/2019	4/10/2025	31164	1403311109
14	2302	2201 Main St (west façade)	Z178-242 (new SUP)	9/26/2018	9/26/2024	31010	1912194010
15	2411	1511 Elm Street	Z190-370 (new SUP)	3/24/2021	3/24/2027	31812	-
*Includes 2 videoboard signs							

Recommended for approval by CPC on August 19, 2021. Scheduled for the City Council meeting on October 13, 2021.

Under consideration by CPC on October 7, 2021 for renewal.

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 619 with SUP 1791	Attached projecting non-premise district activity videoboard sign, commercial parking lot or garage, general merchandise or food store 3,500 square feet or less, multifamily, restaurant without drive-in or drive-through service
North	Planned Development District No. 619 with SUP 2411	Multifamily, personal service use, commercial parking lot or garage, attached projecting non-premise district activity videoboard sign
East	Planned Development District No. 619 with SUP 1958	Restaurant without drive-in or drive-through service, multifamily, attached projecting non-premise district activity videoboard sign
South	within Planned Development District No. 619	Hotel or motel
West	Planned Development District No. 619 with SUP 1755	Restaurant without drive-in or drive-through service, general merchandise or food store greater than 3,500 square feet, multifamily, attached projecting non-premise district activity videoboard sign

Land Use Compatibility:

The area of request is currently developed with a building with an attached projecting non-premise district activity videoboard sign, plus a mix of uses including commercial parking lot or garage, general merchandise or food store 3,500 square feet or less, multifamily, and restaurant without drive-in or drive-through service. The areas to the north, east, and west are developed with a mix of uses including multifamily, personal service use, commercial parking lot or garage, restaurant without drive-in or drive-through service, and general merchandise or food store greater than 3,500 square feet. There are also other existing videoboard signs to the north, east, and west. The area to the south is developed with a hotel or motel use.

The request is for the renewal of Specific Use Permit No. 1791, which allows for an attached projecting non-premise district activity videoboard sign. The existing videoboard sign measures 16 feet by nine feet, projects nine feet from the building façade, and is located 25 feet above the sidewalk. The applicant proposes no changes to the dimensions of the existing sign, and with the exception of the time period, they propose no changes to the existing SUP conditions.

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

Section 51A-7.909(g) regulates the occupancy of buildings upon which videoboards may be attached. Videoboard signs are “only permitted on buildings with retail and personal service uses (other than commercial parking lot) or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.” The applicant submitted an affidavit indicating the ground floor meets the requirements of Section 51A-7.909(g).

Staff supports the request after review of a traffic analysis of the videoboard sign from the past five years, and because it complies with the requirements set forth in Section 51A-7.909(g). The applicant requests a time period of five years with eligibility for automatic renewals for additional five-year periods. Generally, staff recommends a six-year period for videoboard signs to ensure all videoboards are consistently evaluated from a traffic safety standpoint. In order to remain consistent and assure the appropriate review takes place within adequate timeframes, staff recommends six years for this request.

Development Standards

A maximum of 15 non-premise district activity videoboard signs are permitted within the Downtown SPSP and may only be erected on buildings with frontage on streets within

the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street. Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have maximum a of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP.

Projecting non-premise activity videoboard signs:

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- must have video displays on both sides of the sign.

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
 - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
 - the dimming level, multiplied by .0039 equal the brightness level; then
 - the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high-quality image with a minimum resolution equivalent to 19mm maximum pixel size.

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds;

- Changes of message must be accomplished within two seconds;
- Changes of message must occur simultaneously on the entire sign face; and
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

Landscaping:

The Dallas Development Code does not require any landscaping for videoboard signs in addition to the requirements applicable to the base use on the site.

Parking:

The Dallas Development Code does not require any parking spaces for videoboard signs in addition to the requirements applicable to the base use on the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is partially in an “E” MVA cluster, as are properties immediately to the north, east, and west.

List of Partners/Principals/Officers

The Kirby Apartments LP

Robert Maleszewski, Vice President
Brandon Wade, General Manager

Z201-278(RM)

**CPC ACTION
OCTOBER 7, 2021**

Z201-278(RM)

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay, at the southeast corner of Elm Street and North Akard Street.

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

For: 11 - MacGregor, Shidid, Carpenter*, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Hampton
Vacancy: 3 - District 3, District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 90
Replies: For: 0 Against: 0

Speakers: For: Kendra Larach, 3904 Elm St., Dallas, TX, 75226
For (Did not Speak): Santos Martinez, P.O. Box 1275, Angel Fire, NM, 87710
Against: None

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

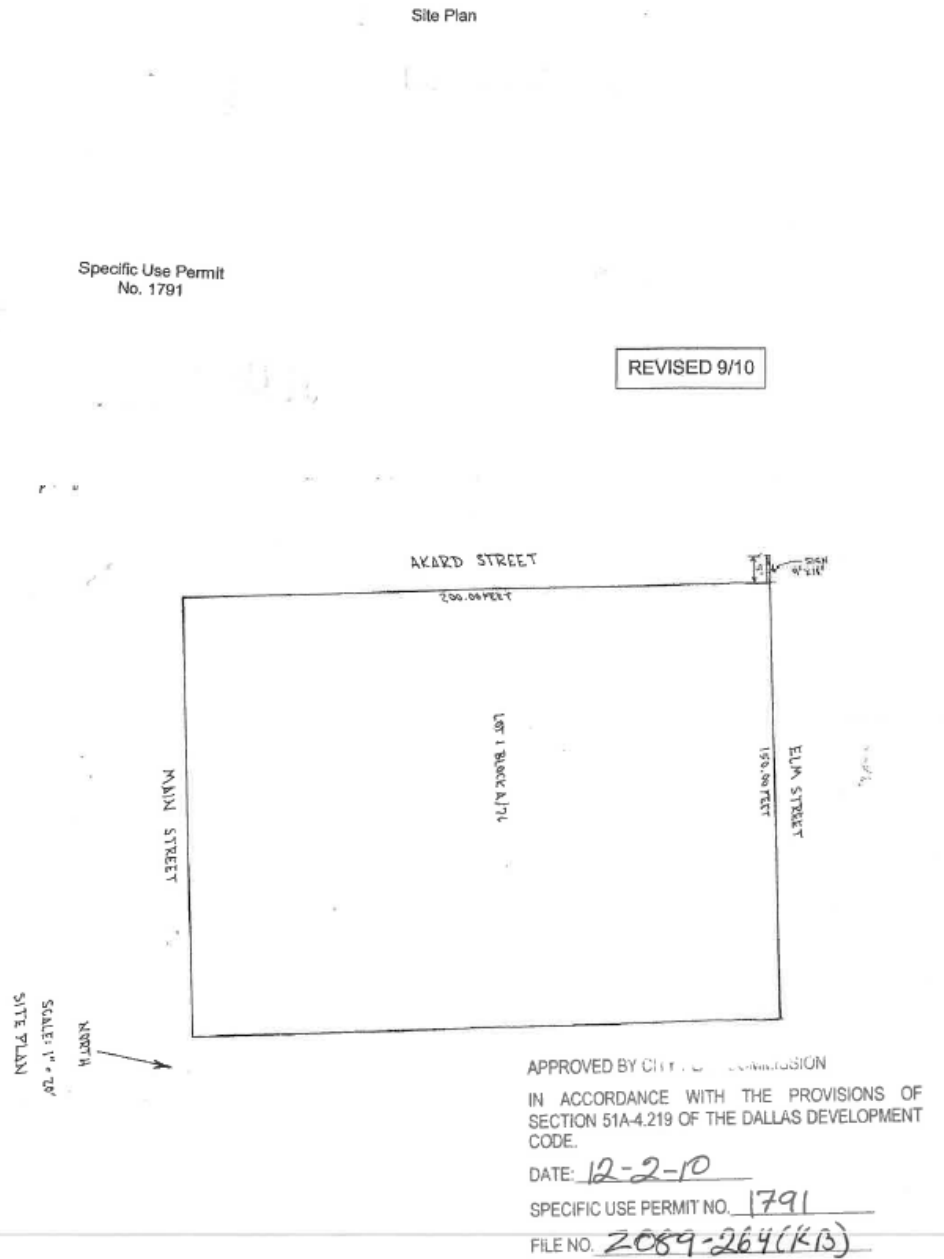
CPC Recommendation

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on September 9, 2021 (six years from the passage of this ordinance). |
|---|

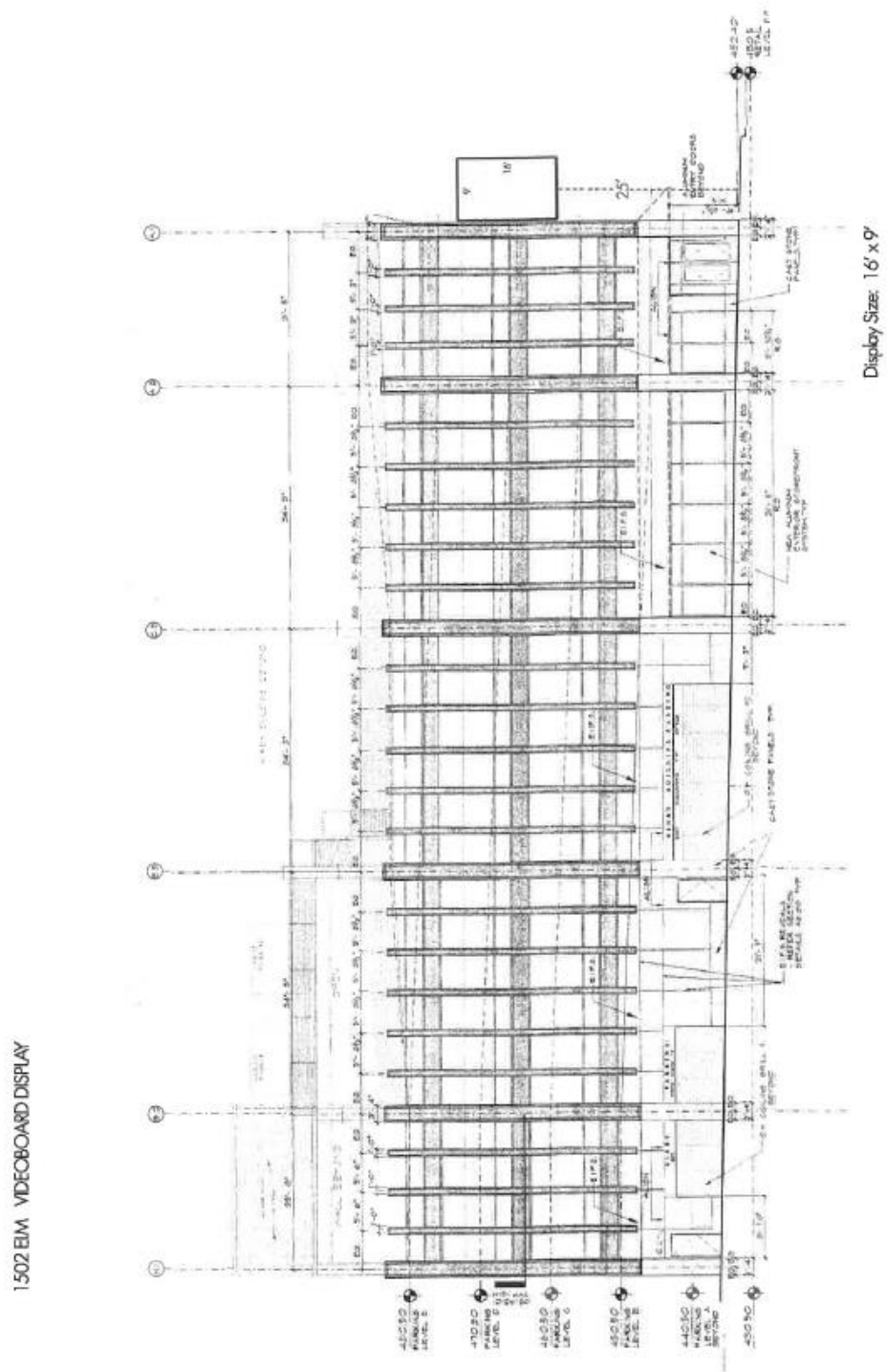
Applicant's Request

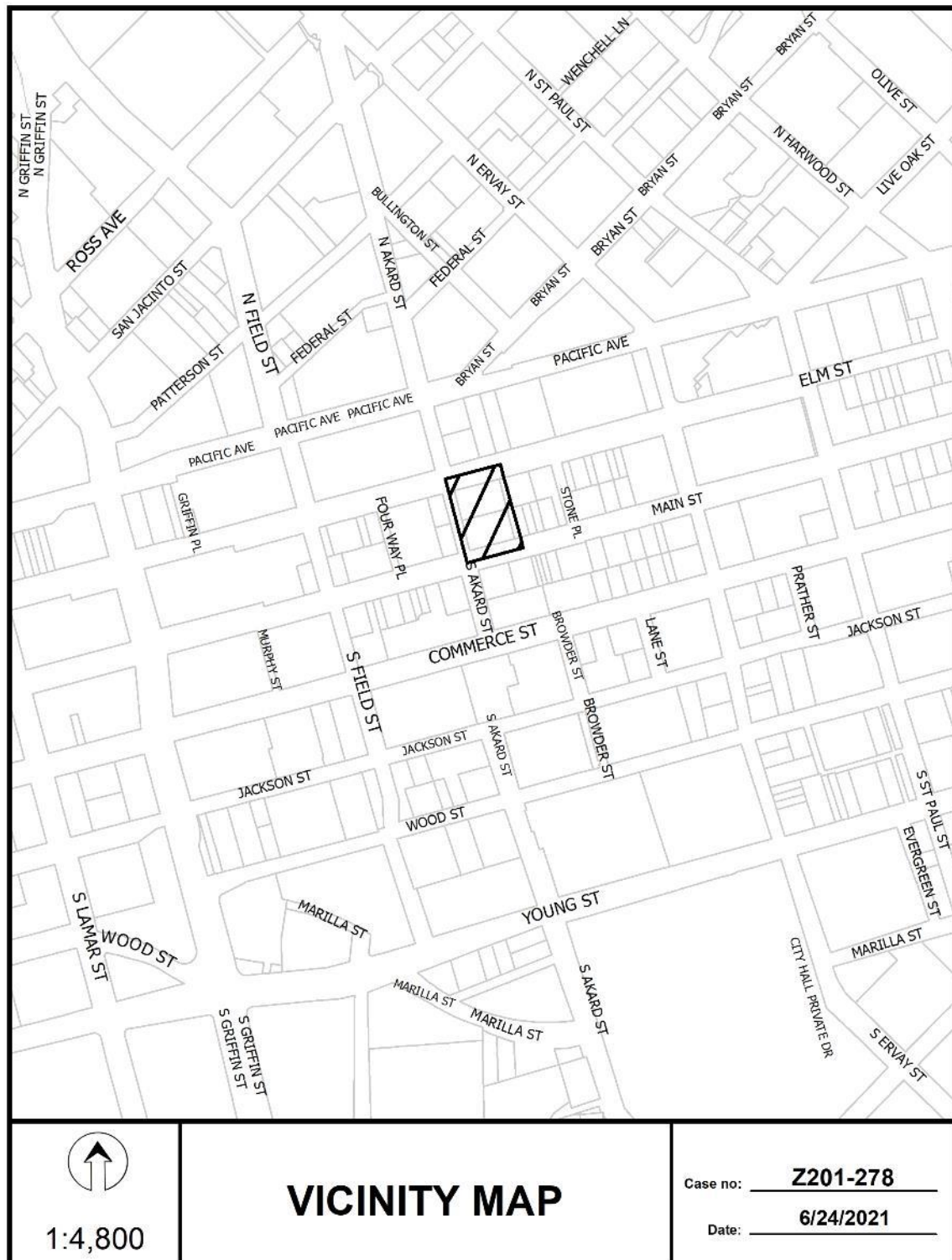
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|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on September 9, 2021 _____ (five years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) |
|--|
4. CLEARANCE: The attached projecting non-premise district activity videoboard sign must have a minimum clearance of 20 feet above the sidewalk as shown on the attached elevation.
 5. DIMENSIONS: The attached projecting non-premise district activity videoboard sign may not exceed a vertical length of 16 feet as shown on the attached site plan and elevation.
 6. SIZE: The attached projecting non-premise district activity videoboard sign is limited to a maximum effective area of 144 square feet as shown on the attached site plan and elevation.
 7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas. The sign must comply with Sections 51A-7.909 and 51A-7.910 of the Dallas Development Code.

EXISTING SITE PLAN (No Changes)

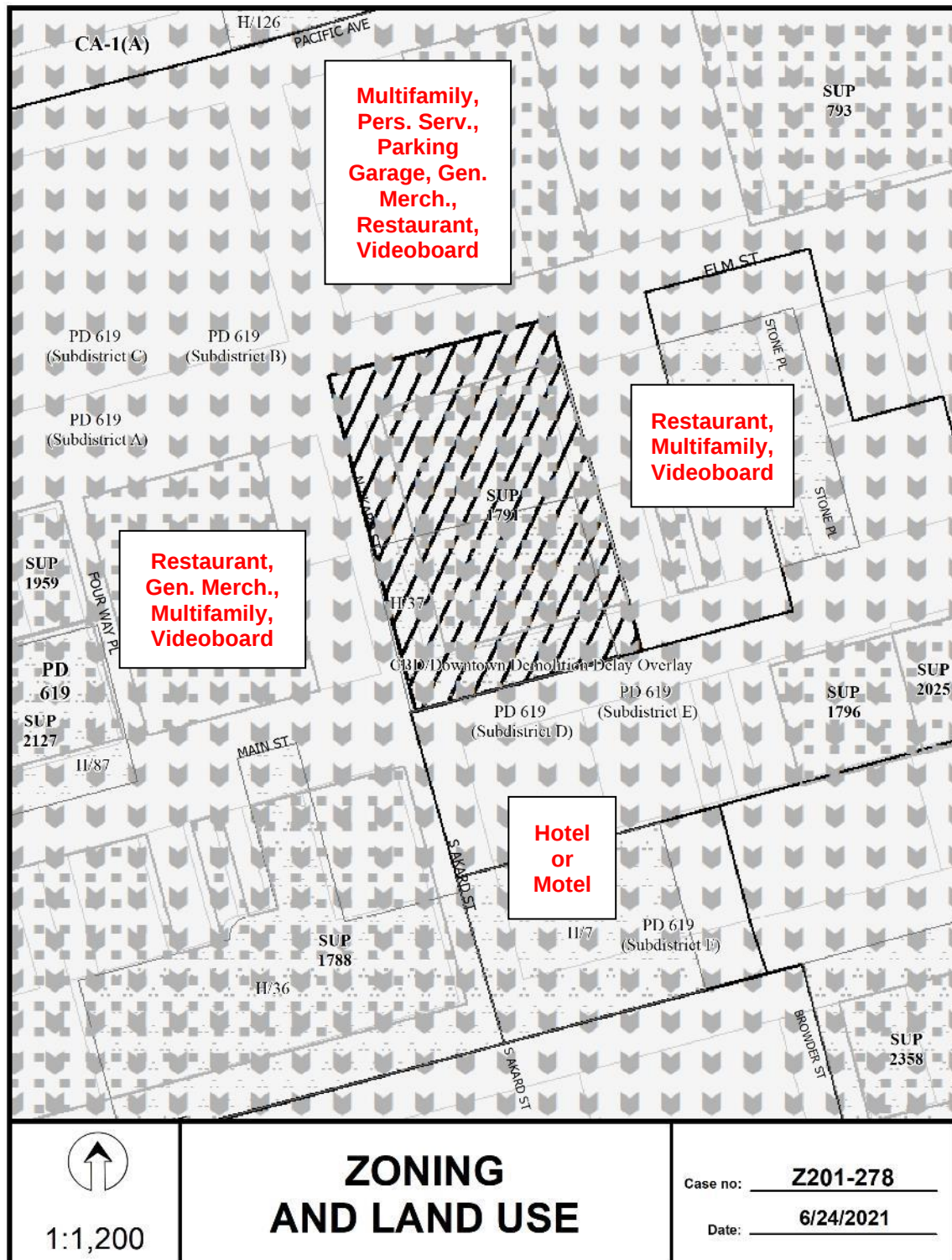


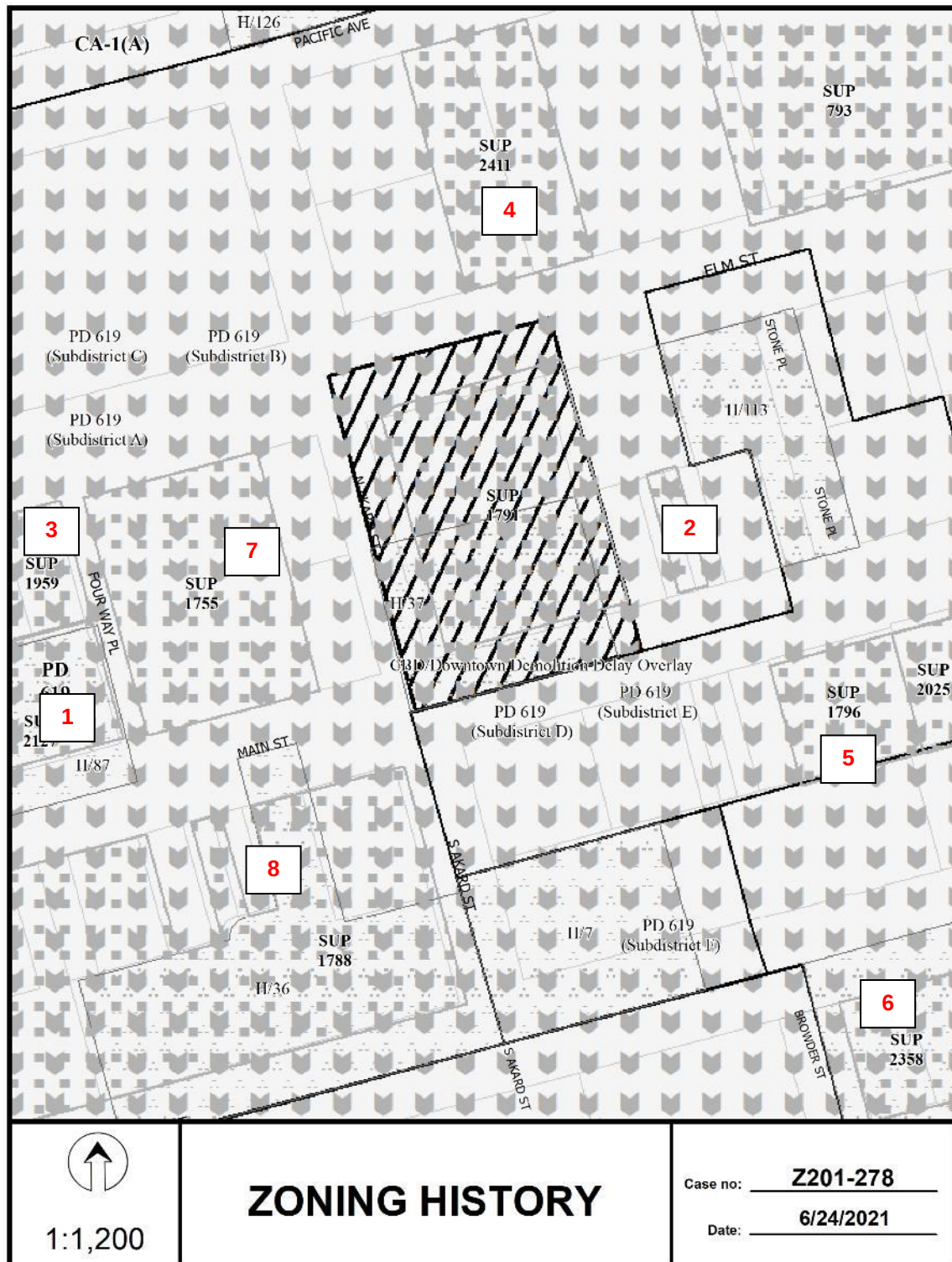
EXISTING ELEVATION (No Changes)

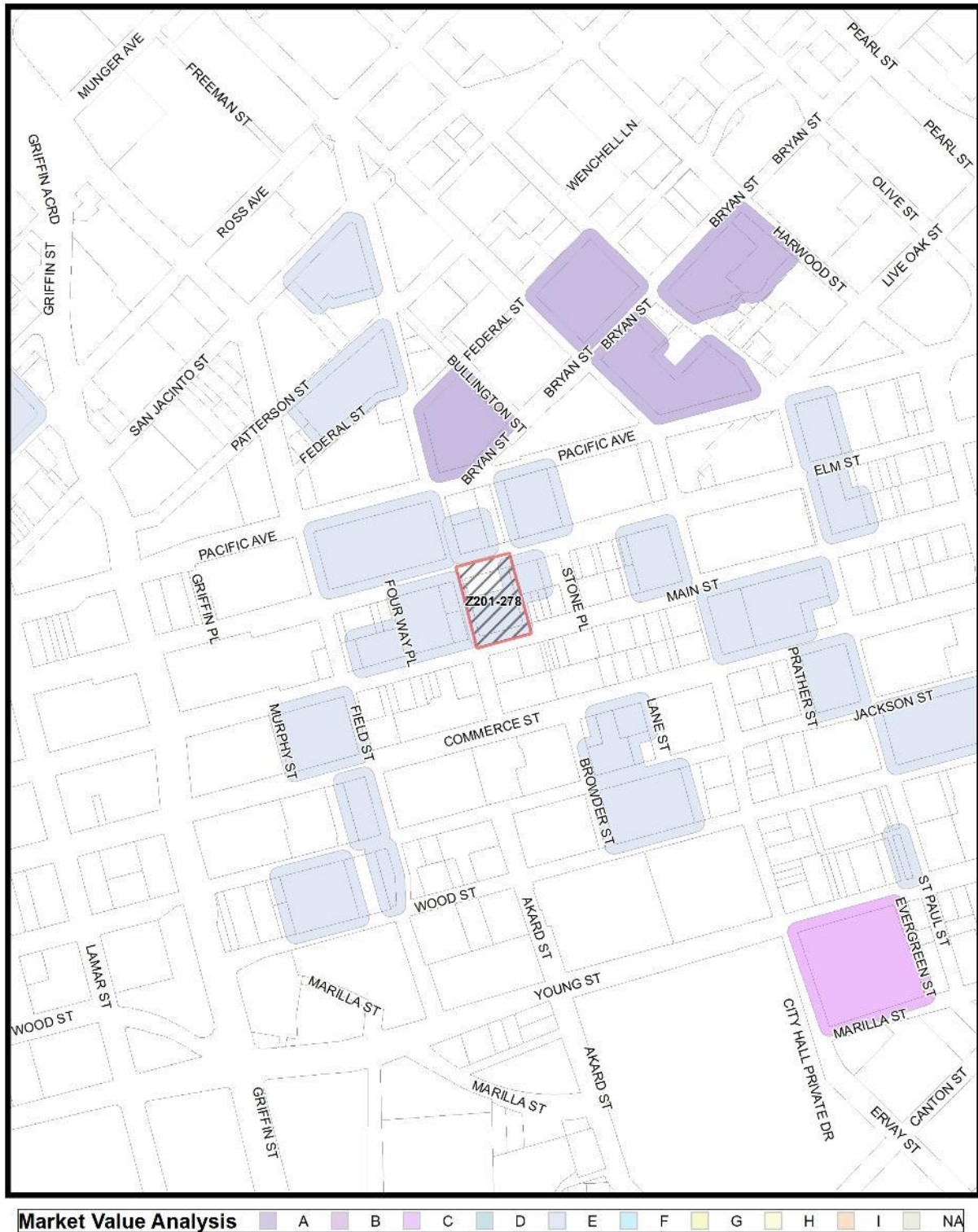












Market Value Analysis

Printed Date: 6/24/2021



10/06/2021

Reply List of Property Owners***Z201-278******90 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	1515	MAIN ST	LEGAL AID OF NORTHWEST TE
2	1502	ELM ST	KIRBY APARTMENTS LP THE
3	1514	ELM ST	MID ELM LP
4	1401	ELM ST	MT PENTELICUS DEVCO LLC
5	1404	MAIN ST	APAL CO LLC
6	208	N AKARD ST	208NAKARD LLC
7	1521	MAIN ST	SJC RC
8	1519	MAIN ST	1519 MAIN PROPERTY LP
9	1600	ELM ST	ELM AT STONEPLACE HOLDINGS LLC
10	1607	MAIN ST	ELM AT STONEPLACE HOLDINGS LLC
11	1401	COMMERCE ST	HOLTZE MAGNOLIA LLLP
12	1412	MAIN ST	1412 MAIN STREET LLC
13	1402	MAIN ST	APAL LLC
14	1315	COMMERCE ST	RBP ADOLPHUS LLC
15	1511	ELM ST	1601 ELM HOLDINGS LP
16	1520	ELM ST	ELM AT STONEPLACE HOLDINGS LLC
17	1501	COMMERCE ST	1600 MAIN STREET HOLDINGS LP
18	1530	MAIN ST	DUNHILL 1530 MAIN LP
19	1414	ELM ST	LICGF DALLAS LOFTS INC
20	1407	MAIN ST	LICGF DALLAS LOFTS INC
21	1407	MAIN ST	DRED PROPERTIES LTD
22	1407	MAIN ST	DCAR PROPERTIES LTD
23	1517	MAIN ST	Taxpayer at
24	1520	MAIN ST	Taxpayer at
25	1505	ELM ST	CHRISTIAN LARRY &
26	1505	ELM ST	DUCOTEY WARREN 2002 TR

10/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1505 ELM ST	MOSBACHER DIANE B &
	28	1505 ELM ST	KEY SEAN
	29	1505 ELM ST	BUTLER KELLY A LIVING TRUST
	30	1505 ELM ST	DELEON JOSE & ALMA FLORES
	31	1505 ELM ST	NORRIS SONJA
	32	1505 ELM ST	SWAIM STEPHANIE R
	33	1505 ELM ST	SHIM MINGI T & SHELLEY S
	34	1505 ELM ST	MENDEZPEREZ JAIME & FANNY
	35	1505 ELM ST	BRAINARD SYDNEY
	36	1505 ELM ST	BECKMAN JAMIE W
	37	1505 ELM ST	SYMPHONY PROPERTIES LLC
	38	1505 ELM ST	HIRSCHHEIMER JOSHUA DAVID
	39	1505 ELM ST	KILANOWSKI KATHLEEN
	40	1505 ELM ST	CARTER JAMES & PAULA
	41	1505 ELM ST	HAGGARD SCOTT JR
	42	1505 ELM ST	VO LAWRENCE
	43	1505 ELM ST	PATEL JAYSHREE & SANJAY
	44	1505 ELM ST	DENNEY JESSE A III & ROBERTA J
	45	1505 ELM ST	BASSAMPOUR FATEMAH &
	46	1505 ELM ST	SCAGLIONE HEATHER L
	47	1505 ELM ST	BRAIR GHASSAN B
	48	1505 ELM ST	OWENS JENNIFER
	49	1505 ELM ST	MENDENHALL MYLES E & KATHERINE M
	50	1505 ELM ST	HIGHT STEPHANIE D
	51	1505 ELM ST	QUINN KAILIE CHRISTINE
	52	1505 ELM ST	KENDRICK KATHY J
	53	1505 ELM ST	SCHMIDT MICHAEL L
	54	1505 ELM ST	ACT EAGLE 1505 PROPERTIES LLC
	55	1505 ELM ST	REDBURN SANDRA KAY
	56	1505 ELM ST	JAQUA DAVID ARLEIGH &
	57	1505 ELM ST	MCKNIGHT BILLY REA &

10/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1505 ELM ST	LENNZ HOLDINGS LLC
	59	1505 ELM ST	SMITH VALERIE RUSSO
	60	1505 ELM ST	ANTERHAUS ROBERT &
	61	1505 ELM ST	DEMARKIS BRIAN CHRISTOPHER
	62	1505 ELM ST	MCKNIGHT BILLY REA
	63	1505 ELM ST	DILENA R J
	64	1505 ELM ST	FREIFELD MARK & RAYNA HANDELMAN
	65	1505 ELM ST	HOLLOWAY MICHAEL S &
	66	1505 ELM ST	VANCE BARBARA A
	67	1505 ELM ST	DANE EUGENE
	68	1505 ELM ST	BEAIRD FLORENCE
	69	1505 ELM ST	HORN JEFFIE J JR
	70	1505 ELM ST	LEE EUNJOO JULIE &
	71	1505 ELM ST	ABENDSCHEIN FREDERICK
	72	1505 ELM ST	ROBERTSON RON & DONNA
	73	1505 ELM ST	EDWARDS GARY DON & JANIE FAY
	74	1505 ELM ST	GLEASON SCOTT & KAREN
	75	1505 ELM ST	NIENDORFF CARL A IV
	76	1505 ELM ST	HALL MICHAEL D
	77	1505 ELM ST	PATTERSON J R JR & BILLIE JO PUD
	78	1505 ELM ST	HARVEY BARBARA ANN
	79	1505 ELM ST	AKIN FAMILY TRUST
	80	1505 ELM ST	SPIEGEL ROSS ADAM
	81	1505 ELM ST	BOLDEN PAUL &
	82	1505 ELM ST	ROBERTS FINES OLIVER
	83	1505 ELM ST	MORALES JACQUILINE
	84	1505 ELM ST	MASON LISA
	85	1505 ELM ST	WIEDEMANN CYNTHIA
	86	1505 ELM ST	WILSON ADDISON G IV
	87	1505 ELM ST	ELDREDGE WENDY PAIGE & SCOTT
	88	1505 ELM ST	DAVIS BRADLEY S &

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Reply	Label #	Address	Owner
	89	1600 PACIFIC AVE	1600 PACIFIC LANDLORD LLC
	90	1555 ELM ST	RBHRIP DALLAS MULTIFAMILY LLC