

FILE NUMBER: Z234-209(WK) **DATE FILED:** April 16, 2024
LOCATION: Southeast corner of Elm Street and North Field Street
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 19,602 SF **CENSUS TRACT:** 48113003102

REPRESENTATIVE: Suzan Kedron & Victoria Morris, Jackson Walker, LLP

OWNER: Headington Realty & Capital, LLC

APPLICANT: Big Outdoor Texas, LLC

REQUEST: An application for an amendment to Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The purpose of the request is to continue to allow an attached projecting non-premise district activity videoboard sign.

STAFF RECOMMENDATION: Approval for a six-year period, subject to staff's recommended amended conditions.

BACKGROUND INFORMATION:

- The area of the request is within PD No. 619.
- The request is to continue to allow for an attached projecting non-premise district activity videoboard sign.
- The lot has frontage on Elm Street and North Field Street.
- Specific Use Permit No. 1959 was originally approved by City Council on April 25, 2012 for a six-year period. The SUP was later renewed on June 27, 2018 for an additional six-year period.
- The existing sign is 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 three zoning cases in the area in the past five years.

1. **Z201-268:** On June 10, 2021, City Council approved a renewal of Specific Use Permit No. 1755 for two attached non-premise district activity videoboard signs on a property zoned Planned Development District No. 619, located on the south line of Elm Street, west of North Akard Street.
2. **Z201-269:** On June 10, 2021, City Council approved a renewal of Specific Use Permit No. 1788 for two attached non-premise district activity videoboard signs on a property zoned Planned Development District No. 619, H/36 Adolphus Historic District Overlay.
3. **Z201-278:** On June 24, 2021, City Council approved a renewal of Specific Use Permit No. 1791 for two attached non-premise district activity videoboard signs on a property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay.

Thoroughfares/Streets:

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

Traffic:

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.

The applicant submitted a copy of the traffic study included with the previous renewal of the SUP from 2018. The report proposes anticipated conditions and does not include empirical information or field observations of existing conditions. While a traffic study is not required for SUP No. 1959 (or any other videoboard sign SUP), engineering staff recommends the applicant systematically evaluate the traffic safety implication of the SUP renewal of non-premise district activity videoboard signs.

The evaluation should make informed decisions about their use based on field observations. The study should ensure that the videoboard sign does not obstruct traffic signs or signals and that it is positioned to minimize distraction. Evaluation of the videoboard sign should also include accident data and ensure that the content displayed is not overly flashy or rapidly changing by complying with standards for brightness and glare. The applicant should make any necessary adjustments based on the findings of this evaluation.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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 7/15/2024)

No.	SUP No.	Location	Case No.	Approved	Expiration	ORD. #	Sign Installed (permit #)
1	1755*	1407 Main St (west & east façade)	Z201-268 (Renewal)	10/13/2021	10/13/2027	32028	0910095005
2							0910095006
3	1788	1321 Commerce (south façade)	Z201-269 (Renewal)	10/13/2021	10/13/2027	32029	0912305001
4	1791	1502/1509 Main St (West façade)	Z201-278 (Renewal)	12/8/2021	12/8/2027	32074	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)	Z212-127 (Renewal)	5/11/2022	5/11/2028	32203	2009161008
10	2006	1015 Elm St (south façade)	Z212-128 (Renewal)	5/11/2022	5/11/2028	32204	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							



Under consideration by CPC for renewal

Land Use:

	Zoning	Land Use
Site	PD No.619	Parking
North	PD No.619	Office/Retail/Residential
East	PD No.619	Residential
South	PD No.619	Office
West	PD No.619	Hotel

Land Use Compatibility:

The request site is within PD No. 619 and is currently developed with a parking garage. The PD allows an attached projecting non-premise district activity videoboard sign with an SUP.

Other uses surrounding the request area include a hotel use to the west, an office and residential tower with street front retail to the north, an office building to the east, and office uses to the south. Many of the surrounding uses have an attached projecting non-premise district activity videoboard sign, making this use compatible with surrounding uses.

The request is for the renewal of SUP No. 1959, which allows for an attached projecting non-premise district activity videoboard sign. The existing videoboard sign measures 16 feet by nine feet, projects five feet from the building façade, and is located 17 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 because it complies with the requirements set forth in Section 51A-7.909(g). The applicant requests a permanent time period unless the right-of-way license is not renewed. 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 SPSD 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 currently in a “D” MVA area that extends to the immediate surrounding area. Further east of the site is an “F” MVA area. Further to the north of the site is an “A” MVA area.

List of Officers

Big Outdoors Texas, LLC

Brad Berkley, CEO
Erin Watkins, Secretary

PROPOSED 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.

Staff's Recommendation

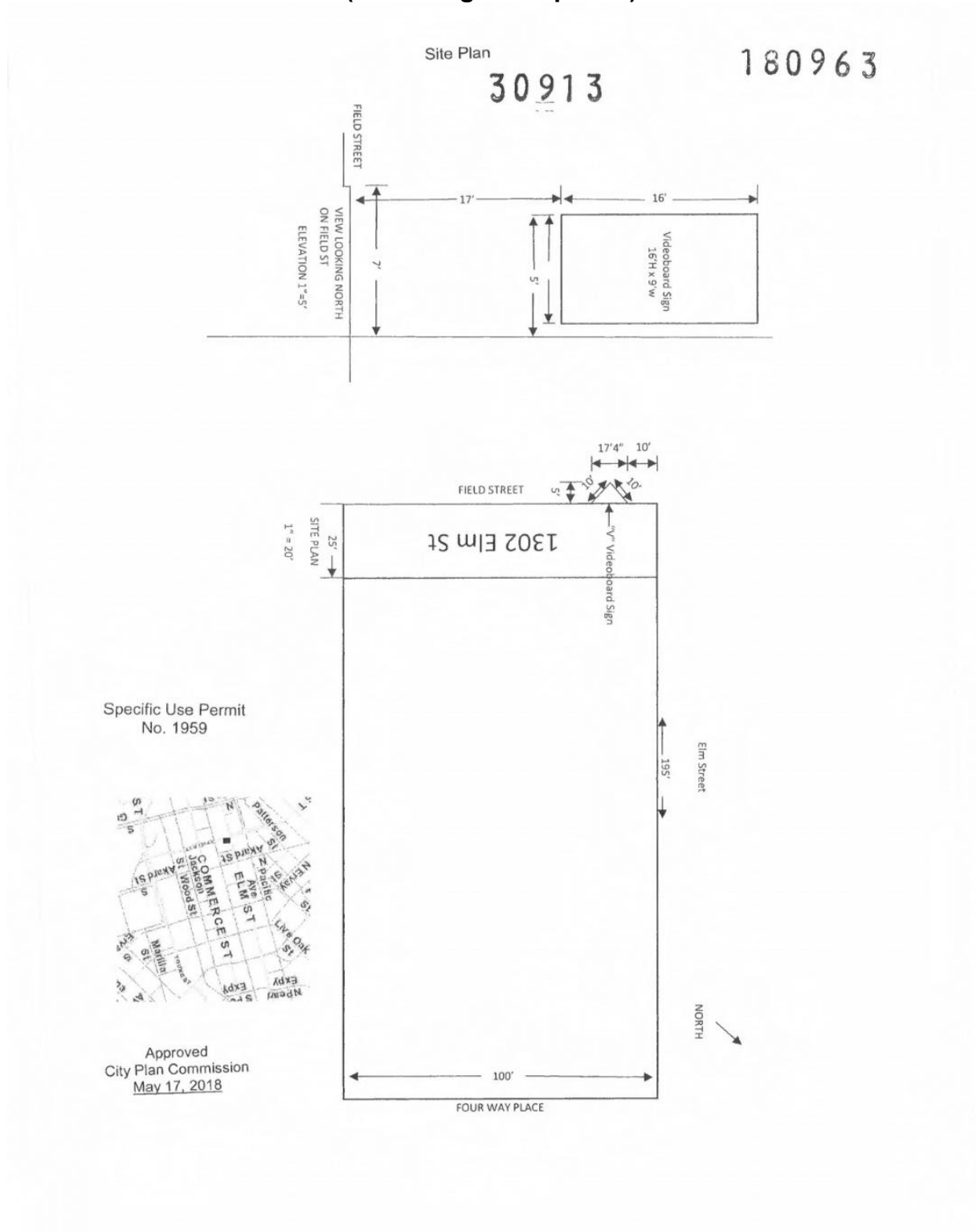
- | |
|---|
| <ol style="list-style-type: none">3. TIME LIMIT: This specific use permit is approved for (six years from the passage of this ordinance). |
|---|

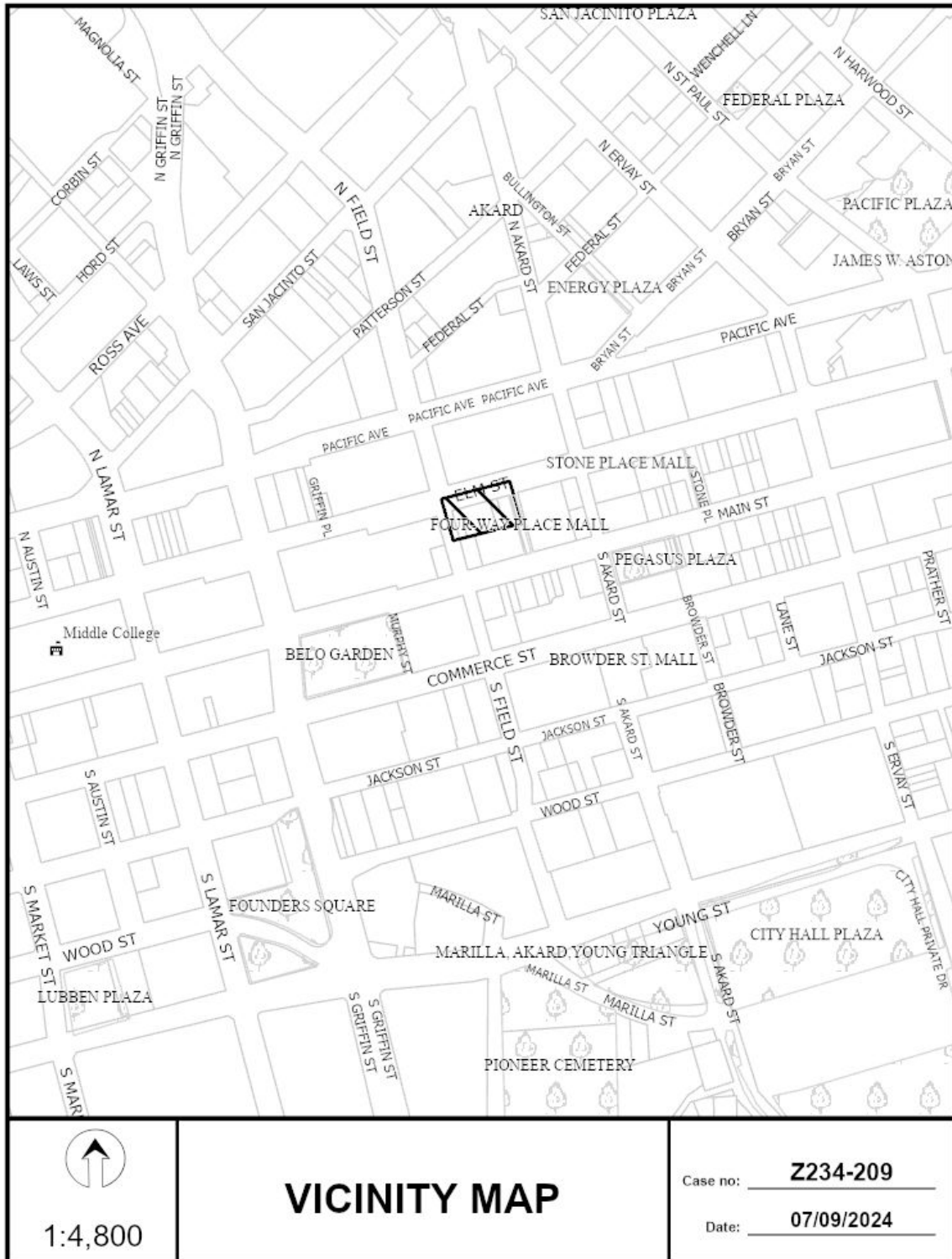
Applicant's Request

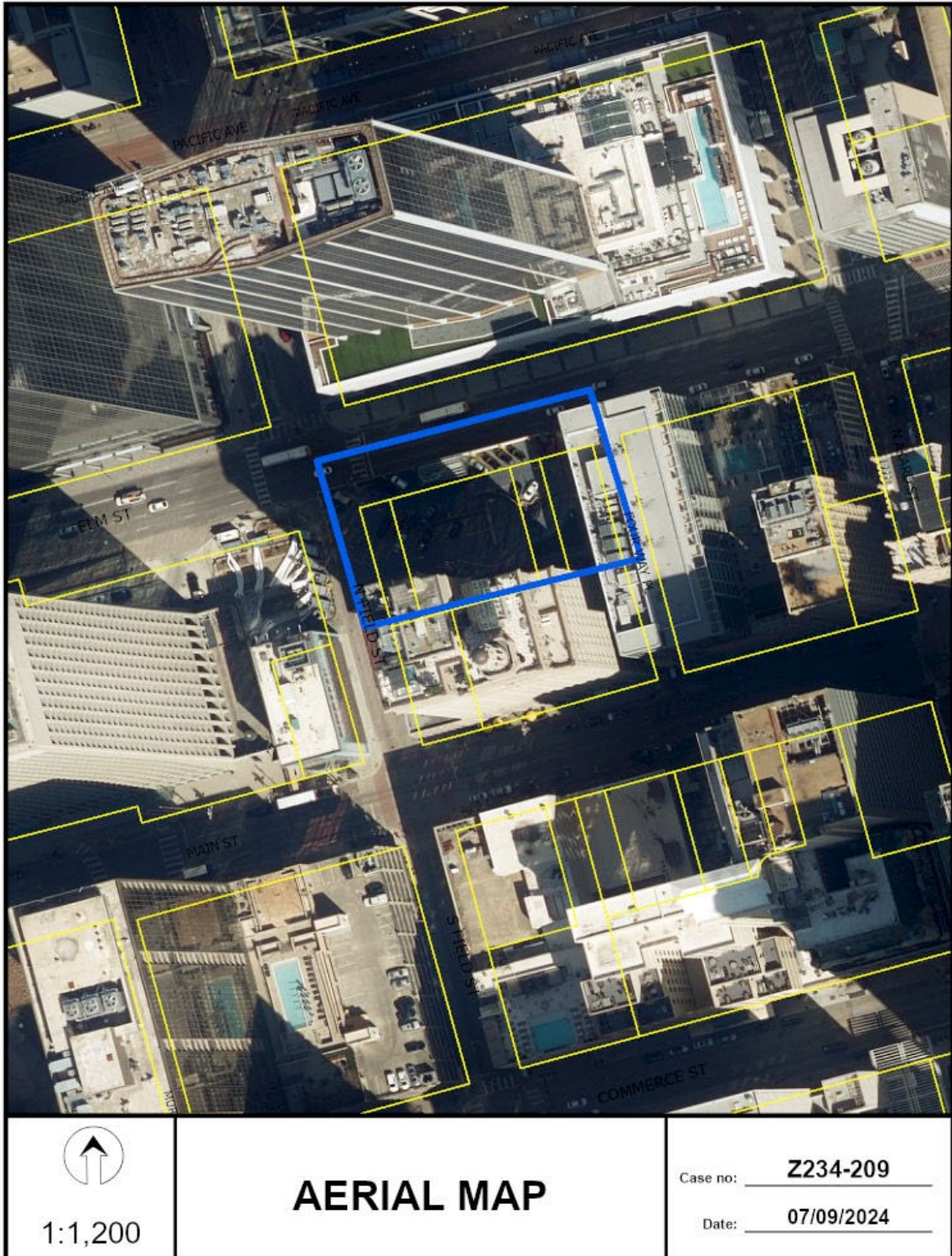
- | |
|--|
| <ol style="list-style-type: none">3. TIME LIMIT: This specific use permit shall not expire unless the right-of-way license is not renewed. |
|--|

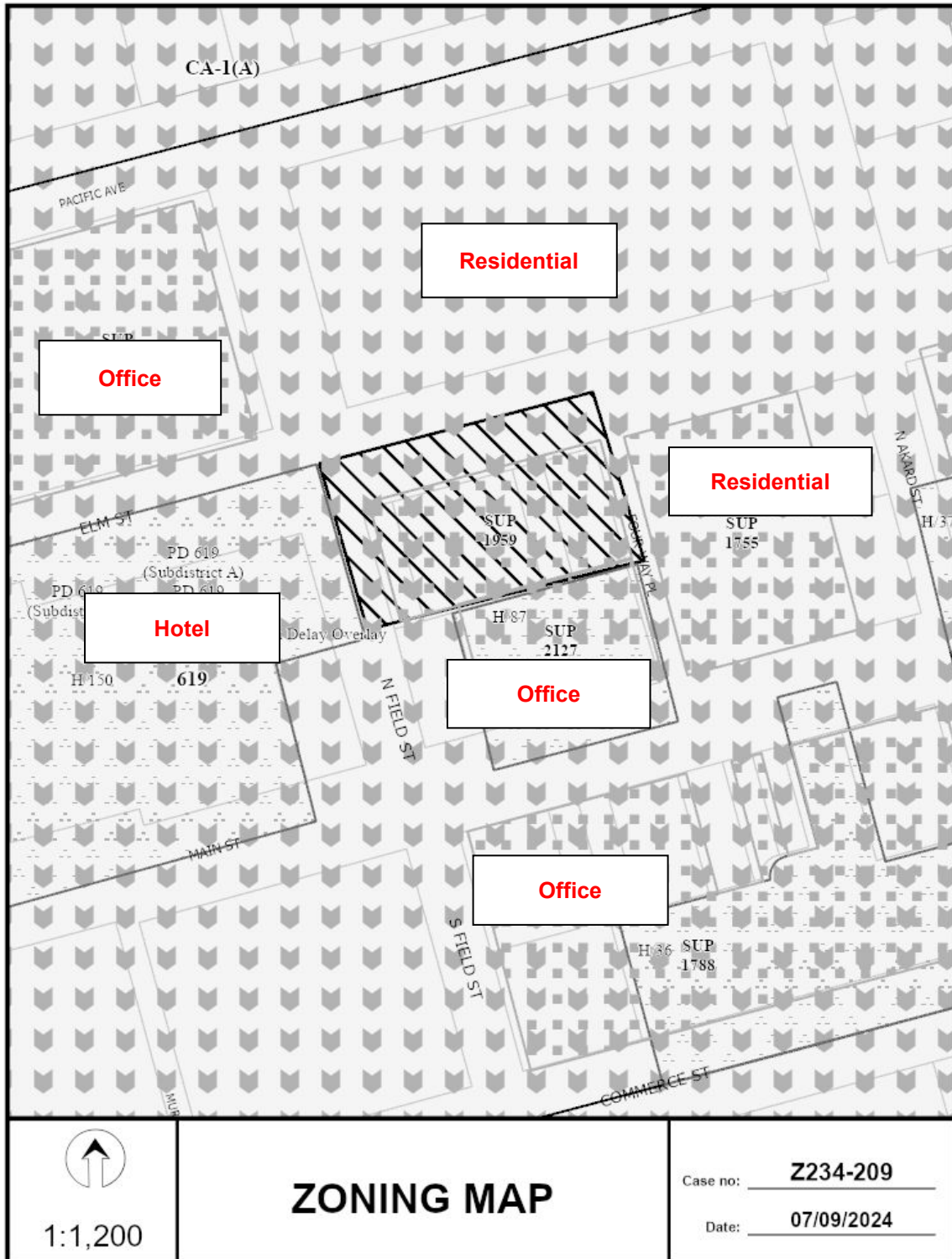
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REOUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

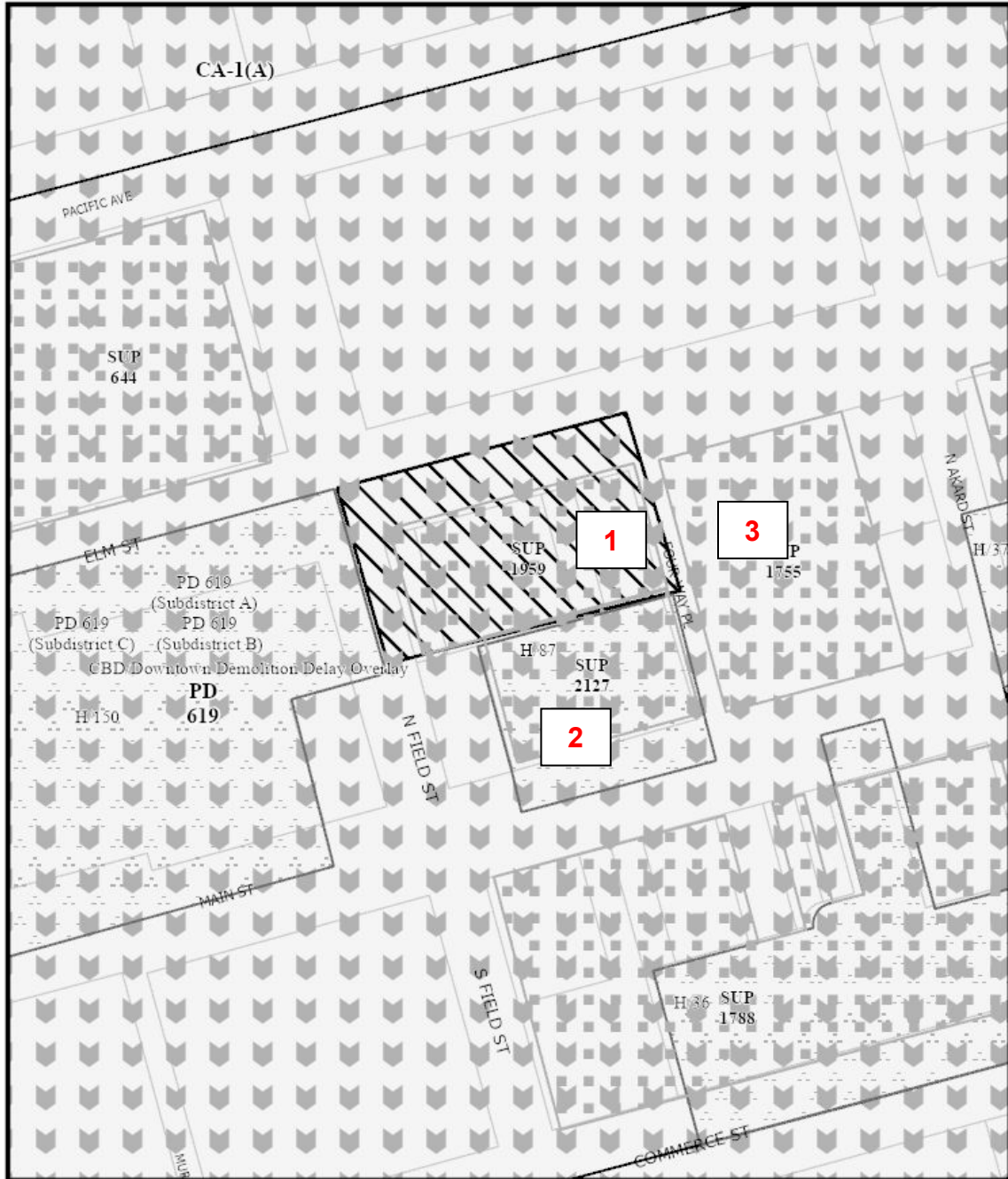
PROPOSED SITE PLAN & ELEVATION (No Changes Proposed)



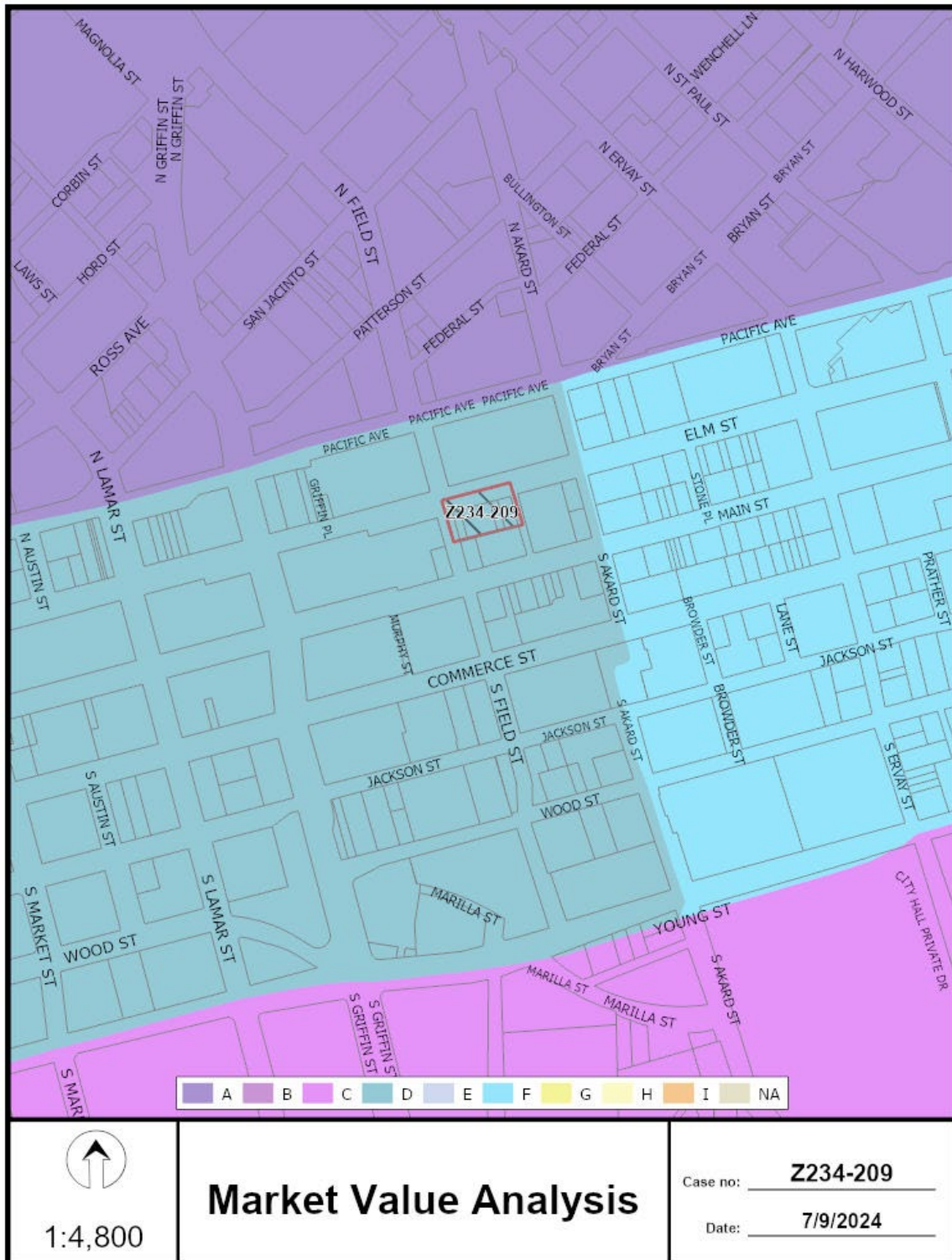


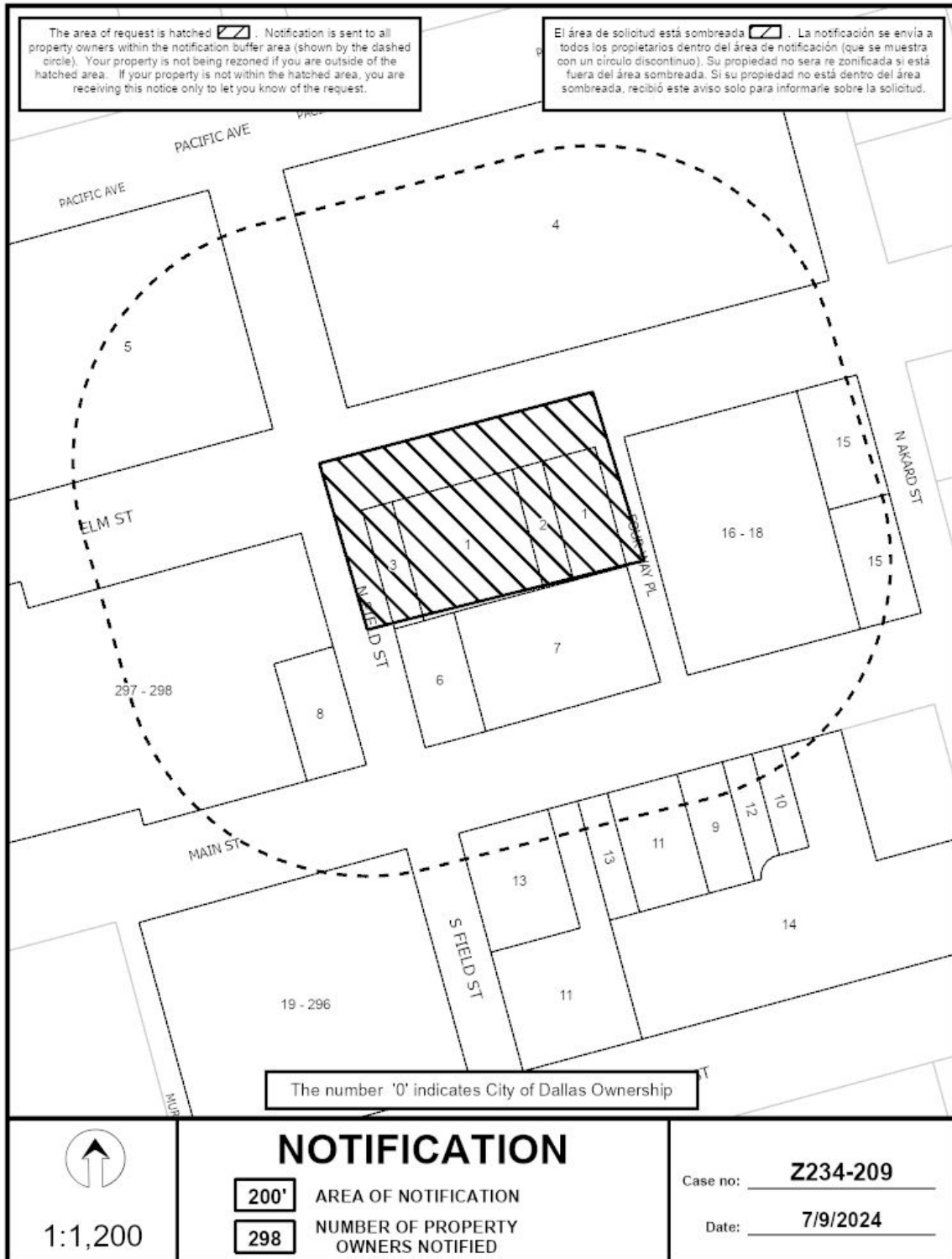






 1:1,200	<h2>ZONING HISTORY</h2>	Case no: <u>Z234-209</u> Date: <u>07/09/2024</u>
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07/09/2024

Notification List of Property Owners***Z234-209******298 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1302 ELM ST	HEADINGTON REALTY & CAPITAL LLC
2	1302 ELM ST	ROBERTS GEORGE N &
3	1300 ELM ST	HFT PROPERTIES LLC
4	1401 ELM ST	MT PENTELICUS DEVCO LLC
5	1201 ELM ST	GS 1201 ELM LLC
6	1301 MAIN ST	TANGO PROPERTIES LLC
7	1309 MAIN ST	DAVIS 1309 MAIN LLC
8	1217 MAIN ST	1217 MAIN LLC
9	1400 MAIN ST	RBP ADOLPHUS LLC
10	1404 MAIN ST	APAL CO LLC
11	1300 MAIN ST	RBP ADOLPHUS LLC
12	1402 MAIN ST	APAL LLC
13	1306 MAIN ST	RBP ADOLPHUS LLC
14	1315 COMMERCE ST	RBP ADOLPHUS LLC
15	1414 ELM ST	THIRD RAIL APARTMENTS LP
16	1407 MAIN ST	THIRD RAIL APARTMENTS LP
17	1407 MAIN ST	DRED PROPERTIES LTD
18	1407 MAIN ST	DCAR PROPERTIES LTD
19	1200 MAIN ST	TONOLI FRANK E & MARI E
20	1200 MAIN ST	MOORE DANIEL GLEN
21	1200 MAIN ST	TINSLEY GARY A
22	1200 MAIN ST	FUGITT JOHN R W
23	1200 MAIN ST	ALEXANDER KARA
24	1200 MAIN ST	FARHAT GEORGE R & ALICIA E
25	1200 MAIN ST	FOLAWIYO MUJIDAT
26	1200 MAIN ST	FONTENOT TOMMY JAMES

07/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1200 MAIN ST	SAMUELS MICHELENE S
28	1200 MAIN ST	HYKKONEN HEATHER LEANNE &
29	1200 MAIN ST	FONK ANTHONY N & KATHRYN L
30	1200 MAIN ST	FREEMAN SCOTT
31	1200 MAIN ST	EADS LORI A
32	1200 MAIN ST	KENNY CHARLES
33	1200 MAIN ST	KIRKLAND MYRA EDITH &
34	1200 MAIN ST	AMONGKOL JITTADA KITTY
35	1200 MAIN ST	HART STANLEY L &
36	1200 MAIN ST	SMITH SHERIA D
37	1200 MAIN ST	LANDESBERG STEVEN
38	1200 MAIN ST	EVANS GREGORY &
39	1200 MAIN ST	SANCHEZ DANIELA ACENET
40	1200 MAIN ST	SANADI NISAR & THU NGUYET
41	1200 MAIN ST	CARPENTER ROBIN N
42	1200 MAIN ST	MASTAGLIO LINDA R
43	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
44	1200 MAIN ST	BELL DAVID C & RACHEL L
45	1200 MAIN ST	MIDLAND TRUST CO &
46	1200 MAIN ST	PERRI ANTHONY J &
47	1200 MAIN ST	GUERRERO SHAWN BRIAN
48	1200 MAIN ST	MACINNIS MITCHELL J
49	1200 MAIN ST	BAGARIA SAPNA & SURESH
50	1200 MAIN ST	PARKER MARK GRAHAM
51	1200 MAIN ST	GONZALEZ EDWIN ALAN AGUIRRE
52	1200 MAIN ST	APOD GROUP REAL ESTATE LLC
53	1200 MAIN ST	CHATTERJEE ARUNABHA
54	1200 MAIN ST	CRIST EUGENE SCOTT
55	1200 MAIN ST	SALVANT WAYNE
56	1200 MAIN ST	METROPOLITAN # 603 LLC
57	1200 MAIN ST	MASSEY LINDA

07/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1200 MAIN ST	DASH PRIYARANJAN &
59	1200 MAIN ST	ROSALERTZ LLC
60	1200 MAIN ST	BROWN ANDREW & DANIEL CHARLES
61	1200 MAIN ST	DUNAGAN SEAN & DANNIELLE
62	1200 MAIN ST	DHAITI PETERSON
63	1200 MAIN ST	TURNER KEVIN LIFE ESTATE
64	1200 MAIN ST	BIERMAN SYDNEY GRACE
65	1200 MAIN ST	PARKER MARIETTA KAVET
66	1200 MAIN ST	ERLICH CRAIG J
67	1200 MAIN ST	ADAMS WILHELMINA J
68	1200 MAIN ST	COMBS DAMETIA
69	1200 MAIN ST	YAVANZA LLC
70	1200 MAIN ST	ALCANTARA PEDRO
71	1200 MAIN ST	WREN JAMES DONALD
72	1200 MAIN ST	BAKER WILLIAM H III
73	1200 MAIN ST	QUINN JORDIN CHRISTINA LEMAY
74	1200 MAIN ST	PAPA RODINO CHRISTOPHER CRUZ
75	1200 MAIN ST	BHA LLC
76	1200 MAIN ST	DENTON TIMOTHY
77	1200 MAIN ST	HAQUE NAZ &
78	1200 MAIN ST	HYNDMAN ROBERT PETER &
79	1200 MAIN ST	LINDSAY HAWNI E
80	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
81	1200 MAIN ST	PHAM THANG V
82	1200 MAIN ST	MILLER TOMEJI & HERBERT JR
83	1200 MAIN ST	DU YALI
84	1200 MAIN ST	PATOINE TERESA SUSAN
85	1200 MAIN ST	TAYLOR JESSE
86	1200 MAIN ST	BARBER CHRISTOPHER ALEXANDER
87	1200 MAIN ST	KING SAM HOUSTON
88	1200 MAIN ST	BRAUN EARL E JR

07/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1200 MAIN ST	HARRIS KENDRICK LASALLE
90	1200 MAIN ST	SHAH ZEAL
91	1200 MAIN ST	KEREN SIVAN SAMUEL &
92	1200 MAIN ST	NEMA REALTY GROUP LLC
93	1200 MAIN ST	METROPOLITAN 905 LLC
94	1200 MAIN ST	THOMAS CHRISTOPHER
95	1200 MAIN ST	BLACK JENNIFER
96	1200 MAIN ST	GORDON ANN &
97	1200 MAIN ST	ANTAO RYAN TRISTEN
98	1200 MAIN ST	DAISY BLOOM PROPERTIES LLC
99	1200 MAIN ST	GAGE SERGEI
100	1200 MAIN ST	GHODSI YEGANEH &
101	1200 MAIN ST	BELL GERALD JOSEPH
102	1200 MAIN ST	MEMBRENO ASHLEY
103	1200 MAIN ST	CIN ALBERTO DAL
104	1200 MAIN ST	LAKHANI RIYAZ & SHAGUFTA
105	1200 MAIN ST	BROWN DARIUS G
106	1200 MAIN ST	LUONGO ADAM & TALIA DICESARE
107	1200 MAIN ST	SCARBOROUGH DONALD D
108	1200 MAIN ST	YASSIN RONY
109	1200 MAIN ST	BROWN NOLLEY LEON CLEMON &
110	1200 MAIN ST	HART COURTNEY E
111	1200 MAIN ST	XIE JIMIN
112	1200 MAIN ST	JOHNSON JONATHAN
113	1200 MAIN ST	BABAKHANIAN ROUBEN
114	1200 MAIN ST	DOMINGUEZ JOSE R
115	1200 MAIN ST	MEISNER NICHOLAS R &
116	1200 MAIN ST	BYRD CAMERON
117	1200 MAIN ST	MA MAU & JUYEI
118	1200 MAIN ST	SEGOVIA MARIA
119	1200 MAIN ST	AVILA DAPHNE C

07/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1200 MAIN ST	HOWLETT BRAD & JAMIE
121	1200 MAIN ST	MADDERRA RHONDA & FARON
122	1200 MAIN ST	FRARY GREG MATTHEW
123	1200 MAIN ST	CRAIG TERRY E &
124	1200 MAIN ST	BALUCH HOLDINGS LLC
125	1200 MAIN ST	ADROVIC ARMIN
126	1200 MAIN ST	ROMIG RANDALL
127	1200 MAIN ST	BRAUM EARL E JR
128	1200 MAIN ST	TAUSCH JOHANNES &
129	1200 MAIN ST	ELKINS MLOU FRANCES &
130	1200 MAIN ST	MATHEWS AMIT &
131	1200 MAIN ST	MCCANS MARJORIE SUE
132	1200 MAIN ST	LOPEZ ADAN FRANCISCO
133	1200 MAIN ST	JUDAH JOHN K
134	1200 MAIN ST	LARA ADOLFO
135	1200 MAIN ST	WILLIS GRANT A
136	1200 MAIN ST	BAKER ARIANNE M
137	1200 MAIN ST	ROMOCO LLC
138	1200 MAIN ST	CLANCY JOHN
139	1200 MAIN ST	DIPENTI CARMEN
140	1200 MAIN ST	BOSE RANAVIR & SARMILA
141	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
142	1200 MAIN ST	FLORES GEORGINA E
143	1200 MAIN ST	MAS GRACIE
144	1200 MAIN ST	HOLBERT DAVID
145	1200 MAIN ST	JC GOODMAN INVESTMENT GROUP INC
146	1200 MAIN ST	MICHULKA GEORGE &
147	1200 MAIN ST	HICKS SHANI C
148	1200 MAIN ST	HUTCHINSON ANDREW F II
149	1200 MAIN ST	BRISTOW PAUL & YOLANDA
150	1200 MAIN ST	SUTTONDEABREU ILA I

07/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1200 MAIN ST	BENTLEY BRIAN D
152	1200 MAIN ST	BAKER KORDELL
153	1200 MAIN ST	DAIYA NAMRATA
154	1200 MAIN ST	HILGENDORF ANDREW R &
155	1200 MAIN ST	WANI MITEN A
156	1200 MAIN ST	LIN HUANG SHENG
157	1200 MAIN ST	ENGEL DAVID EISAIAH
158	1200 MAIN ST	HIBSID 1 LLC
159	1200 MAIN ST	QUARTOS VACA LLC
160	1200 MAIN ST	KOKES KEVIN K
161	1200 MAIN ST	HUNTER RATONYA MARTRICE
162	1200 MAIN ST	MUNOZ DIEGO OCTAVIO PARRA &
163	1200 MAIN ST	WERTZBERGER REVOCABLE TRUST
164	1200 MAIN ST	BRYANT CHRIS
165	1200 MAIN ST	HERNANDEZ LUIS GERARDO JR
166	1200 MAIN ST	KLAMM CYNTHIA B &
167	1200 MAIN ST	THURMAN TOI NATASHA
168	1200 MAIN ST	YATES STEVEN MICHAEL &
169	1200 MAIN ST	MCCONNELL KIMBERLI
170	1200 MAIN ST	LEWIS CHRYSTALLYNN
171	1200 MAIN ST	LANCASTER PHILLIP & IRENE
172	1200 MAIN ST	
173	1200 MAIN ST	JONES COREY A
174	1200 MAIN ST	MCLARNON CALEB PAUL
175	1200 MAIN ST	DAMANI ANIRUDH A
176	1200 MAIN ST	CANNON JOSEPH ODELL
177	1200 MAIN ST	UNDERHILL JAMES S
178	1200 MAIN ST	MELONI GABRIELE &
179	1200 MAIN ST	REDDING DYLAN
180	1200 MAIN ST	DUMENE RICHARD L & NICOLE A
181	1200 MAIN ST	CHASE KATRENA

07/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1200 MAIN ST	TRAHN Q VU TRUST THE
183	1200 MAIN ST	DYNKIN ANTHONY
184	1200 MAIN ST	BROWNELL SUSAN K &
185	1200 MAIN ST	LANCASTER PHILLIP GEOFFREY &
186	1200 MAIN ST	HARDIN LAURA C & KELLY C
187	1200 MAIN ST	AHUMADA MUCIO
188	1200 MAIN ST	BLANDER TONYA &
189	1200 MAIN ST	LIN MILO M &
190	1200 MAIN ST	AGUIRRE RENE EDUARDO &
191	1200 MAIN ST	MOORE ROBERT W
192	1200 MAIN ST	SHARP LORA K
193	1200 MAIN ST	HAWLEY LEE ANN MURPHREE &
194	1200 MAIN ST	VIRANI ASIF
195	1200 MAIN ST	PRIBADI LILIANA
196	1200 MAIN ST	DIXON ADAM
197	1200 MAIN ST	XIE JIMIN & WEIYAN JEANNE LI
198	1200 MAIN ST	JHAVERI SATYEN DHIREN
199	1200 MAIN ST	FERNANDO CRYSTAL AMANDA ANNE
200	1200 MAIN ST	MARTIS DAN & LOUIS PUTALLAZ
201	1200 MAIN ST	AMSTUTZ PETER &
202	1200 MAIN ST	FARRIS ALAN J &
203	1200 MAIN ST	YI ALBERT
204	1200 MAIN ST	KOERBER ELLEN &
205	1200 MAIN ST	GREENSTREET TROY A
206	1200 MAIN ST	FIGUEROA VIRIDIANA GERALDINE G
207	1200 MAIN ST	VALENTIS VENTURES LLC
208	1200 MAIN ST	ESPINAL JACQUELINE N
209	1200 MAIN ST	LUNA JAVIER L & MARIA V
210	1200 MAIN ST	MUEHLENWEG ROBERT J &
211	1200 MAIN ST	POON PHILIP
212	1200 MAIN ST	BEATS JAMES & ANAMARIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1200 MAIN ST	ROMERO ROBERT R &
214	1200 MAIN ST	HAYES MONIQUE C
215	1200 MAIN ST	HAGLER TRENT L
216	1200 MAIN ST	JONES CLEVELAND JR
217	1200 MAIN ST	RASH MADALYN
218	1200 MAIN ST	FLANAGAN MICHAEL
219	1200 MAIN ST	OLTMAN GREGG
220	1200 MAIN ST	WILSON TAYLOR V &
221	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
222	1200 MAIN ST	MEEM MOHONA GAZI
223	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
224	1200 MAIN ST	SHAFFNER GLORIA
225	1200 MAIN ST	ALIBHAI HUSEIN FIRDOS
226	1200 MAIN ST	CAMPBELL W DONALD &
227	1200 MAIN ST	COLMENERO MANUEL &
228	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
229	1200 MAIN ST	CRIST EUGENE SCOTT
230	1200 MAIN ST	REVIS MARK
231	1200 MAIN ST	NAZARUK ALEKSANDER
232	1200 MAIN ST	YING FAMILY TRUST
233	1200 MAIN ST	CEPHUS BRIKIA
234	1200 MAIN ST	AMEHAYES AMDETSION
235	1200 MAIN ST	NGUYEN ERIC
236	1200 MAIN ST	KHOURY PROPERTIES GROUP LLC
237	1200 MAIN ST	BODLEY GABRIELLE
238	1200 MAIN ST	STAFFORD RUSSELL
239	1200 MAIN ST	SOQUI KYLE LEON & LACI
240	1200 MAIN ST	HARDIN LAURA & KELLY C
241	1200 MAIN ST	CHAVEZ ANDREW JAMES
242	1200 MAIN ST	EZEIZA JULIETA &
243	1200 MAIN ST	SOLITARE RICHARD & JEANNE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1200 MAIN ST	GRANT JASON A & MARIA
245	1200 MAIN ST	PIERCE KEVIN G
246	1200 MAIN ST	ABINA200
247	1200 MAIN ST	POWERS A MARKS
248	1200 MAIN ST	ALCANTARA RUSELOCRIS
249	1200 MAIN ST	BERMAN DANIEL
250	1200 MAIN ST	AMIN YASIR BIN &
251	1200 MAIN ST	FINCH TIFFANY &
252	1200 MAIN ST	RANDOLPH HEATHER ELAINE
253	1200 MAIN ST	DELMAR JOSEPH
254	1200 MAIN ST	INDIGO CAPITAL GROUP LLC
255	1200 MAIN ST	KNIFE LUTHER DASSON III
256	1200 MAIN ST	LOPEZ MARCO A & ISABEL
257	1200 MAIN ST	PROLAND PROPERTIES LLC
258	1200 MAIN ST	BASH DAMIEN
259	1200 MAIN ST	MIRO VIKTOR
260	1200 MAIN ST	COPPER REALTY LLC
261	1200 MAIN ST	SHIPP RONALD B
262	1200 MAIN ST	ALCANTARA PEDRO
263	1200 MAIN ST	COX JOHN VERNON TR & GAY GAYLE TR
264	1200 MAIN ST	COX JOHN VERNON TR &
265	1200 MAIN ST	SMITH LAURA
266	1200 MAIN ST	ARGABRIGHT JOHN &
267	1200 MAIN ST	MICHELS JOSELYN ALEXANDRA &
268	1200 MAIN ST	OQUIN RUTH
269	1200 MAIN ST	RAMIREZ LAURA RAE
270	1200 MAIN ST	CARDER CHERYL ANN
271	1200 MAIN ST	GILMAN ALEX
272	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
273	1200 MAIN ST	SMITH VALERIE RUSSO
274	1200 MAIN ST	RIVERA CHASE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1200 MAIN ST	KIRBY JOSEPH KING
276	1200 MAIN ST	THORNTON DUANE &
277	1200 MAIN ST	KORNEGAY FAMILY TRUST
278	1200 MAIN ST	TRAMMELL DUANE &
279	1200 MAIN ST	DUNCAN ROBERT J &
280	1200 MAIN ST	MEEM MOHANA GAZI
281	1200 MAIN ST	TAING RAKSA SHAWN
282	1200 MAIN ST	REAGANS KIMBERLY
283	1200 MAIN ST	HAWLEY LEE ANN MURPHREE &
284	1200 MAIN ST	PONZIO JOHN &
285	1200 MAIN ST	NAGAPPA PRAKASH &
286	1200 MAIN ST	SMITH VALERIE RUSSO
287	1200 MAIN ST	JACKSON CAROL
288	1200 MAIN ST	ZACKDICKERSON STEPHANIE MARIE
289	1200 MAIN ST	ONU ADISA
290	1200 MAIN ST	MCALOON JENNIFER VOKOLEK
291	1200 MAIN ST	SMITH THOMAS EDWARD JR &
292	1200 MAIN ST	NEIL TAMMY
293	1200 MAIN ST	GALAL PHILLIPE & NIKI M STOLIS
294	1200 MAIN ST	WILKINSON EARL J
295	1200 MAIN ST	FREDERICKS CODY PAUL
296	1200 MAIN ST	BELGAUM LLC
297	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
298	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC