

FILE NUMBER: Z234-243(MB) **DATE FILED:** May 22, 2024
LOCATION: Bound by Cedar Springs Road, Maple Avenue, North Pearl Street, and McKinney Avenue
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 9.94 acres **CENSUS TRACT:** 48113001802

REPRESENTATIVE: Victoria Morris

OWNER/APPLICANT: GPIF TC Owner LLC

REQUEST: An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to floor area ratio, height, parking, and landscaping.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, development plan, Subarea A landscape plan, Subarea B landscape plan, and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an HC Heavy Commercial Subdistrict within PD 193.
- The request site is approximately 9.94 acres in size.
- Site is currently developed with a mixed-use property including a hotel, offices, retail, and restaurants.
- The applicant wishes to develop a multifamily building on the northwest portion of the site, which would be known as Subarea A. The existing development on the site would be known as Subarea B and is not proposed to be changed.
- To build to the desired development plan, the applicant requests modifications to the base HC Heavy Commercial Subdistrict. These modifications include increased floor area ratios, increased height, and modified parking standards.
- The applicant proposes utilizing a Mixed Income Housing Development Bonus (MIHDB) in order to receive the proposed increased height standards.
- The public realm will be enhanced by design standards that improve the urban landscape and create a walkable environment.

Zoning History:

There have been two zoning cases in the area within the last five years.

1. Z223-156: On October 5, 2023, staff approved an application for automatic renewal for Specific Use Permit No. 2412 for the sale or service of alcoholic beverages in conjunction with an establishment of a religious, charitable, or philanthropic nature.

2. Z223-114: On November 8, 2023, City Council approved an application for (1) a Planned Development District, and (2) a removal of the D Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Community Collector	-
McKinney Avenue	Community Collector	-
Cedar Springs Road	Minor Arterial	-
North Pearl Street	Principal Arterial	-

Traffic:

The Engineering Division of Planning and Development reviewed a traffic impact analysis dated April 2, 2024 for the proposed multifamily development located at The Crescent. The project’s construction schedule has an expected buildout in 2027. Based on the proposed scope of work, the development will require subsequent engineering review to evaluate the project’s impact to existing water, wastewater, paving and drainage, and transportation infrastructure.

The traffic study is incomplete and must be reevaluated with current data and actual field conditions. Staff has no objection to allow the applicant to submit a revised report at permitting, along with their engineering studies. Review of the revised study will ascertain commensurate improvements considered roughly proportional to the development impact, such as upgrades to the sidewalk, channelized turn in Cedar Springs, and signal equipment at the corner adjacent to the subject site to comply with ADA/PROWAG and modifying sidewalk and curb ramp to include detectors and accessible pedestrian signal infrastructure.

Engineering staff also reviewed a proposed development plan and has no objection to the proposed plan, except that Engineering staff recommends denial of the proposed indented drop off lane on Cedar Springs given its proximity to the intersection and its attractiveness for maneuvering in and out of the lane around the existing median on Cedar Springs. The applicant did not provide any justification to propose the use of a public curb for private deliveries and/or drop off. Staff recommends removing the drop off from the development plan or clearly specifying that any indented curb is subject to Chapter 43-62. The development team will have the option to discuss the proposed drop off on Cedar Springs as part of an engineering set of plans.

Engineering staff will continue reviews of the proposed project through platting and permitting.

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

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 4 ATTRACT AND RETAIN MIDDLE CLASS

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

GOAL 6 ENHANCE RENTAL HOUSING OPTION

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

Area Plans:

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

The Plan recognizes Uptown as a Core / Supporting Districts as “one of the city’s most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area’s beloved McKinney Avenue Trolley.” Uptown is largely successful in balancing jobs, housing and services. As Dallas’s densest neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan’s key recommendations includes:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.
- Notably, the 360 Plan includes Transformative Strategy 5, which is “Reform the Approach to Parking”. The open method provided by the proposed PD for provision of parking is an appropriate step on carrying out the 360 Plan.

The applicant’s request is consistent with the goals and policies of the 360 Plan. The proposal includes a development that would contribute to a walkable, vibrant, urban neighborhood. This is accomplished through a ground floor with high transparency and retail/restaurant uses, pedestrian design standards, and higher density as recommended in the Plan. The proposal also activates the area with additional housing.

The 360 Plan is intended to create a complete and connected city center with transformative strategies such as advanced urban mobility, building complete neighborhoods, and promoting great placemaking. The proposed development plan adds an improved street presence than is currently provided.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas’ communities have access to carbon-free, affordable, transportation options.

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

The staff recommended conditions, which include reduced minimum parking requirements support the low carbon and mode split goals of CECAP.

Land Use:

	Zoning	Land Use
Site	HC Heavy Commercial	Office, hotel, restaurant, retail
North	HC Heavy Commercial, PD No. 9, PDS 146	Multifamily
South	PD No. 334	Hotel, multifamily
East	PDS 160	Restaurant, personal service
West	HC Heavy Commercial	Multifamily, office

Land Use Compatibility:

The area of request is currently developed with a large mixed-use site consisting of offices, a hotel, restaurants, and retail. The northwest portion of the site is primarily developed as surface parking and an entry point for underground parking.

The immediate surroundings of the site are predominantly a mix of mid- and high-rise developments that include a mix of retail, office, residential, and lodging uses. The site is bounded by four roadways ranging from community collectors to principal arterials. Additionally, the site is accessible to the McKinney Avenue Trolley and DART bus routes.

The proposed conditions in the Planned Development District include deviations that allow for greater height than what is provided in the existing PD 193 Heavy Commercial District, including a bonus for complying with Mixed Income Housing requirements. In the immediate vicinity of the site, the lowest maximum height is 36 feet while the highest is 406 feet. Staff notes that the 36 feet max height is in PD No. 9, which is not adjacent to the area of request and is adjacent to existing PD 193 HC zoning, which would provide for a transition from the taller height of the area of request to the lower height of PD No. 9. As such, staff finds that the requested height is compatible with the surrounding uses.

Staff notes that the proposed PD is separated into two Subareas; the existing development would be within Subarea B and is not proposed to be modified. The proposed new development would be within Subarea A.

Staff supports the requested Planned Development District as the area is suitable for mixed uses including high-density multifamily and retail. The proposed conditions enhance the public realm by providing landscaping, improvements to the pedestrian realm (including enhanced sidewalks and crosswalks, transparency and articulation requirements).

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing PD 193 HC</u>	None	Side: 10' for multifamily Rear: 25' for multifamily	Min. 100 sqft lot area per dwelling unit ³	4:1	240'	Residential: 60% Non-res: 100%
<u>Proposed new PDS</u>	None	Side: 10' for multifamily Rear: 25' for multifamily	Min. 100 sqft lot area per dwelling unit ³	5.1:1	285' Area A: 415' ^{1,2}	Residential: 60% Non-res: 100%

- 1: Only if Area A design standards and MIHDB are met.
- 2: 30' overrun allowed for equipment, observation deck.
- 3: Schedule of minimum lot areas:
 - Studio: 100 square feet
 - One bedroom: 125 square feet
 - Two bedrooms: 150 square feet
 - Each additional bedroom above two bedrooms: additional 25 square feet

Design Standards

The proposed PD includes the following design standards for Subarea A:

- New sidewalks at least six feet in width with a five-foot wide planting zone between curb and sidewalk
- Bicycle parking and micro-mobility charging must be provided
- Minimum 30 percent transparency for street-facing façade, up to 30 feet in height.

- Façade articulation is required for blank facades longer than 30 feet.
- Pedestrian-scale lighting is provided.
- 10% of site must be reserved as open space.

The proposed design standards enhance the pedestrian realm by creating an environment that is more appealing to street users, including pedestrians and bicyclists. This allows for a development that, while tall, is perceived as inviting rather than imposing. The provisioning of bicycle parking and micro-mobility charging further enhance the public realm by making the site more accessible via transportation options other than single-occupant vehicles.

Mixed Income Housing Development Bonus

The applicant proposes that 5% of the total residential units be made available to households earning between 81-100% of the area median family income (AMFI).

As the property is located in an “D” MVA area, staff recommends the mixed income housing units be made available to households earning between 61-80% AMFI. This is in accordance with guidance from the city’s housing department, with the intent of ensuring diversity of incomes throughout the city.

Landscaping:

Landscaping will be provided in accordance with landscape plans for Subareas A and B. The landscape plan for Subarea B incorporates existing variances granted by the Board of Adjustment. The landscape plan for Subarea A provides for 30 trees along Cedar Springs Road and Maple Avenue.

Parking:

As the site currently has an underground parking facility, the proposed conditions set the required parking equal to the number of spaces available in the facility (2,538 parking spaces).

As there is substantial parking available on-site, staff recommends that the required off-street parking be set to zero; this will provide flexibility in the provisioning of space within the site and allow for right-sizing of the parking facility as future needs change.

Parking requirements are not appropriate in proximity to high frequency transit, adjacent to major employment centers (Downtown Dallas), in mixed use areas, or in legacy

building environments. Removing these requirements will allow the applicant to provide parking through agreements and allow for easier accounting for new certificates of occupancy as necessary. This is a policy also supported by the city's Comprehensive Environmental and Climate Action Plan (CECAP).

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these; in the case of this property, a substantial amount of underground parking is already built and available for both Subarea A and the existing uses in Subarea B. Reducing overparking, especially in walkable and transit rich areas, helps achieve the urban design and environmental goals of the comprehensive plan. Removing required minimums allow the applicant to provide parking flexibly and through agreements with other property owners, should they so choose. Removing required minimums assists landowners in acquiring mixed use sharing and outside agreements for parking, as they would not need to be recorded through deed restriction with the city.

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 within a "D" MVA area.

List of Officers

GPIF TC Owner LLC

Officers	Title
John C. Goff	Chairman
Jason E. Anderson	Co-Chief Executive Officer
Conrad J. Suszynski	Co-Chief Executive Officer
Andrew P. Lombardi	Chief Financial Officer
Joseph Pitchford	Managing Director, Development
Theresa Cabilao	Senior Vice President, Hospitality
Mark Cox	Senior Vice President, Finance
Kevin Crum	Senior Vice President, Development
Noelle Garsek	Senior Vice President, General Counsel and Secretary
Lindsey Giacchino	Senior Vice President, Investments
John G. Grant	Senior Vice President, Investments
Chris Hanrattie	Senior Vice President, Investments
Travis Jeakins	Senior Vice President, Construction
Ben Molk	Senior Vice President, Investments
Josh Pirtle	Senior Vice President, Asset Management
Scott Rodgers	Senior Vice President, Development
Mike Bannon	Vice President
Caleb Bury	Vice President Investments
Anthony B. Click	Vice President, Leasing
Jeff Dyer	Vice President, Investments
Christopher Goff	Vice President, Capital Formation
Tiffany Payan	Vice President, Fund Controller
Brian J. Terpstra	Vice President, Investments
Jerry Walters	Vice President, Hospitality Project Management
Allison Whitlock	Vice President, Accounting
Elizabeth A. Hays	Assistant Secretary

PROPOSED PD CONDITIONS
Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2024. (Ord. _____)

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

PD Subdistrict ____ is established on property bounded by Cedar Springs Road, Maple Avenue, McKinney Avenue, and Pearl Street. The size of PD Subdistrict ____ is 9.9414 acres. (Ord. _____)

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof.

(2) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(3) NEW SIDEWALK means a sidewalk that is required to be constructed after _____, 2025. For purposes of this definition, repairs that are necessary to maintain sidewalks constructed prior to _____, 2025 are permitted and shall not constitute a new sidewalk.

(4) SUBDISTRICT means a subdistrict of PD 193.

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

(d) This subdistrict is considered to be a non-residential zoning district. (Ord. _____)

SEC. S-___.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (a) Exhibit S-___A: conceptual plan.
- (b) Exhibit S-___B: Subarea A development plan.
- (c) Exhibit S-___C: Subarea A landscape plan.
- (d) Exhibit S-___D: Subarea B landscape plan.

SEC. S-___.105. CREATION OF SUBAREAS.

This subdistrict is divided into two subareas: Subareas A and B, as shown on the conceptual plan (Exhibit S-___A).

SEC. S-___.106. CONCEPTUAL PLAN.

(a) Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls. (Ord. _____)

SEC. S-___.107. DEVELOPMENT PLAN.

(a) Subarea A. Development and use of Subarea A must comply with the Subarea A development plan (Exhibit S-___B). The development plan, including any amendments, must comply with the conceptual plan. If there is a conflict between the text of this division and the development plan, the text of this division controls.

(1) Generators and equipment less than eight feet in height are not required to be shown on the Subarea A development plan.

(2) Signs are not required to be shown on the Subarea A development plan.

(b) Subarea B. No development plan is required for development and use in Subarea B, and the provisions of Section 51-4.702 requiring submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply. (Ord. _____)

SEC. S-___.108. MAIN USES PERMITTED.

Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the HC Heavy Commercial Subdistrict, subject to the same conditions applicable in the HC Heavy Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted in the HC Heavy Commercial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the HC Heavy Commercial Subdistrict is subject to DIR in this subdistrict; etc.

(a) The following use is permitted by right:

-- Helistop. (Ord. _____)

SEC. S-____.109. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108. (Ord. _____)

SEC. S-____.110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the HC Subdistrict apply.

(b) Floor area ratio. Maximum floor area ratio is 5.1:1.

(c) Height.

(1) In general. Except as provided in this subsection, maximum structure height is 285 feet.

(2) Subarea A. If compliant with Section S-____.114 and S-____.116, maximum structure height in Subarea A is 415 feet.

(3) Projections. The following structures may project a maximum of 30 feet above the maximum structure height:

(A) Cooling tower.

- (B) Elevator penthouse or bulkhead.
- (C) Mechanical equipment room and any visual screens which surround mechanical equipment.
- (D) Skylights.
- (E) Observation deck.
- (F) Chimney and vent stacks.
- (G) Parapet walls or guard rails.
- (H) Helistop.

(d) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards:

- (1) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.
- (2) Landscape planters.
- (3) Sculptures.
- (4) Canopies or awnings.

(e) Front yard fences. A maximum four-foot-high fence with at least 75 percent transparency is allowed in a front yard. A maximum four-foot-high handrail may be located on retaining walls in a front yard. (Ord. _____)

SEC. S-___.111. OFF-STREET PARKING AND LOADING.

(a) Off-street parking. For purposes of off-street parking, a minimum of 2,538 parking spaces must be provided for shared use by any use within this district. The use regulations in Section 51P-193.113 and Division 51-4.200 for the specific off-street parking and loading requirements for each use do not apply.

STAFF RECOMMENDATION:
(a) Off-street parking. No off-street parking is required.

(b) Off-street loading.

(1) In general. Except as provided in this section, consult Part I of this article for the specific loading requirements for each use.

(1) Subarea A. If the increased development standard in Section S-____.110(c)(2) is used, one medium size loading space is required, and the requirement under Section 51P-193.115(b)(2)(B), that one off-street loading space must be of large size, does not apply. The medium size loading space must be screened from the right-of-way.

(c) Passenger loading in Subarea A.

(1) At least two off-street passenger loading spaces must be provided..

(2) (2) At least three on-street passenger loading spaces must be provided; provided however, such on-street passenger loading zones must be constructed in compliance with the Architectural Barrier Act accessibility standards and must be approved by the director and by the director of public works. If such approvals are not given, the on-street passenger loading spaces are not required..

SEC. S-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. _____)

SEC. S-____.113. LANDSCAPING.

(Note: The landscaping regulations in this section must be read together with the landscaping regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) Subarea A. Landscaping in Subarea A must be provided as shown on the Subarea A landscape plan (Exhibit S-____ C).

(1) Habitat gardens. All general planting areas and special planting areas must meet habitat garden standards.

(b) Subarea B. Landscaping in Subarea B must be provided as shown on the Subarea B landscape plan (Exhibit S-____ D).

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition, and all landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. (Ord. _____)

SEC. S-___.114. SUBAREA A DESIGN STANDARDS.

(a) New sidewalks.

(1) Except for driveways and drop off areas, a new sidewalk must provide a minimum unobstructed sidewalk width of six feet at all times.

(2) A minimum five-foot-wide planting zone must be provided between the back of the curb and a new sidewalk.

(3) Subject to approval of the director, across all driveways and curb cuts, a new sidewalk must be:

(A) continuous and level with the adjoining sidewalks;

(B) designed to be at the same grade as the adjoining sidewalk; and

(C) clearly marked by colored concrete, patterned or stamped concrete, or brick pavers to indicate pedestrian crossing.

(b) Sustainable design features.

(1) Bicycle parking. A minimum of one bicycle storage space for every three dwelling units is required within a parking garage or building. Long-term bicycle storage spaces are not subject to the minimum size requirements for bicycle parking spaces in Division 51-4.330 and may be secured to wall or floor mounted storage racks.

(2) Micro-mobility charging and parking. Micro-mobility charging and parking must be provided for at least 10 micro-mobility vehicles, which may be located within a parking garage or building, provided a minimum of two micro-mobility charging locations are available at grade.

(3) Irrigation. The following irrigation tools must be utilized for landscaping and plantings:

(A) Drip irrigation shall be utilized for maintenance of plantings.

(B) Condensate from mechanical equipment must be captured and reused for irrigation.

(C) Detention and rainwater harvesting must be utilized for irrigation.

(4) Roofs.

(A) A minimum of 1,000 square feet of photovoltaic cells for producing solar energy must be located on a roof. The required photovoltaic cells may be located on any roof within the district.

(B) A minimum of 20 percent of the roof area must be covered with improvements that minimize heat production such as light-colored roof materials, turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, or shade structures.

(5) Pedestrian amenities. A minimum of one trash receptacle and one pet refuse container shall be provided along Cedar Springs Road and Maple Avenue.

(d) Below grade parking. A minimum of 100 percent of the required off-street parking requirement must be provided below grade.

(e) Building design.

(1) Transparency. A minimum 30 percent transparency must be provided for the street-facing facade, up to 30 feet in height.

(2) Facade articulation. Blank facades longer than 30 feet are prohibited. Where blank facades occur, horizontal or vertical articulation is required, such as:

(A) A minimum of one change in plane for each 30 feet of horizontal or vertical articulation, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches and may include columns, planters, arches, and niches;

(B) Architectural details such as raised bands or cornices.

(C) Architecturally prominent entrances.

(D) Increased transparency.

(E) Attached tower or turret.

(F) Variations in fenestration or building massing.

(G) Canopies.

(H) Awnings.

(I) Balconies.

(J) Change in building materials.

(f) New driveways. A maximum of two new driveways are permitted, each with a maximum width of 24 feet.

(g) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation.

(h) Open space requirements.

(1) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(C) Open space may be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition. (Ord. _____)

(i) Use of exterior amplified sound is prohibited after 11:00 p.m.

SEC. S-___.115. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-167.116. MIXED-INCOME HOUSING IN SUBAREA A.

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the height development bonus in Section S-____.110.

(b) Reserved units. Five percent of the total residential units must be made available to households earning between 81 percent to 100 percent of the area median family income.

STAFF RECOMMENDATION

(b) Reserved units. Five percent of the total residential units must be made available to households earning between 61 percent to 80 percent of the area median family income.

(c) Design standards. Compliance with Section 51A-4.1107 is not required.

SEC. S-____.117. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article. (Ord. _____)

SEC. S-____.118. COMPLIANCE WITH CONDITIONS.

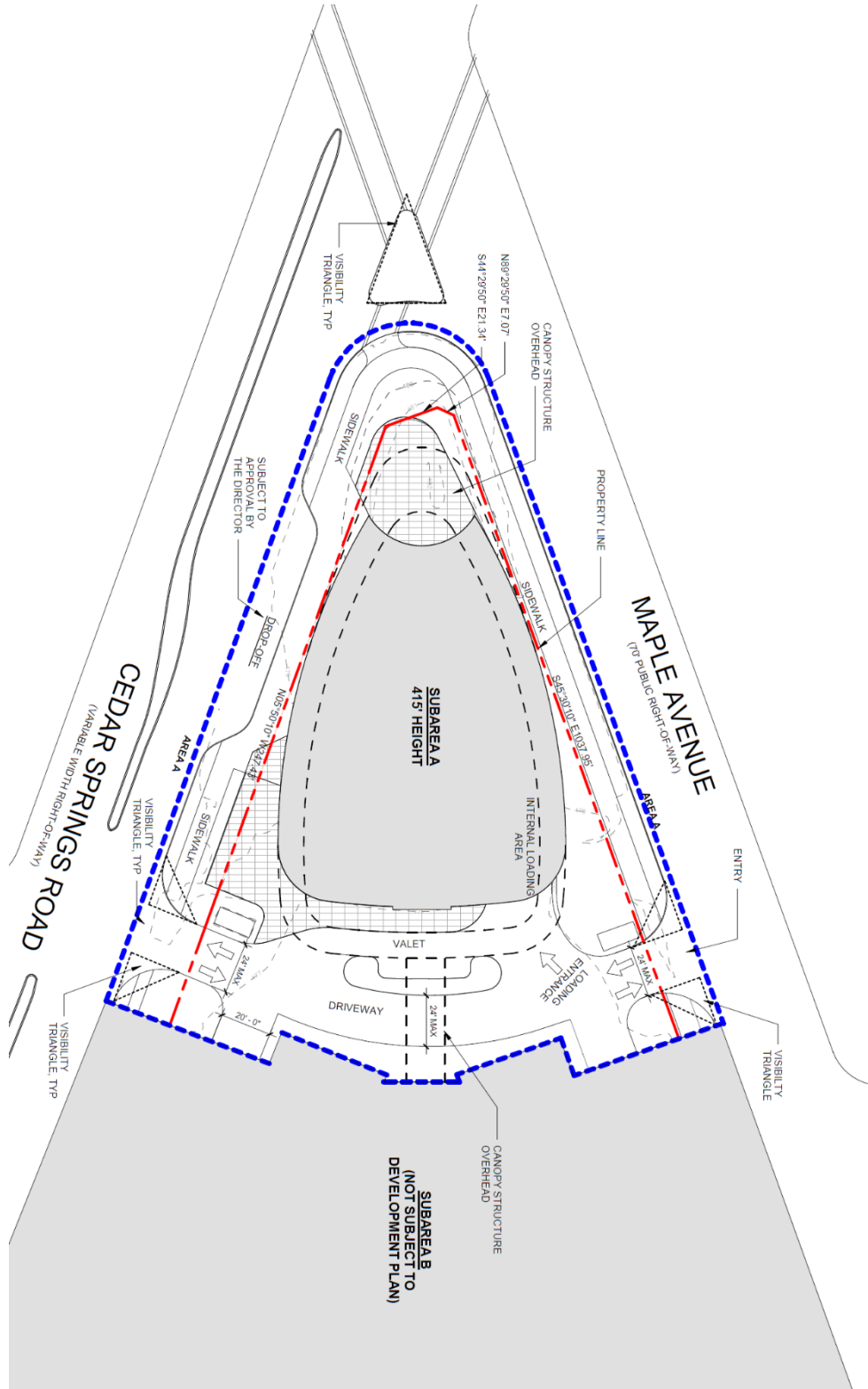
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

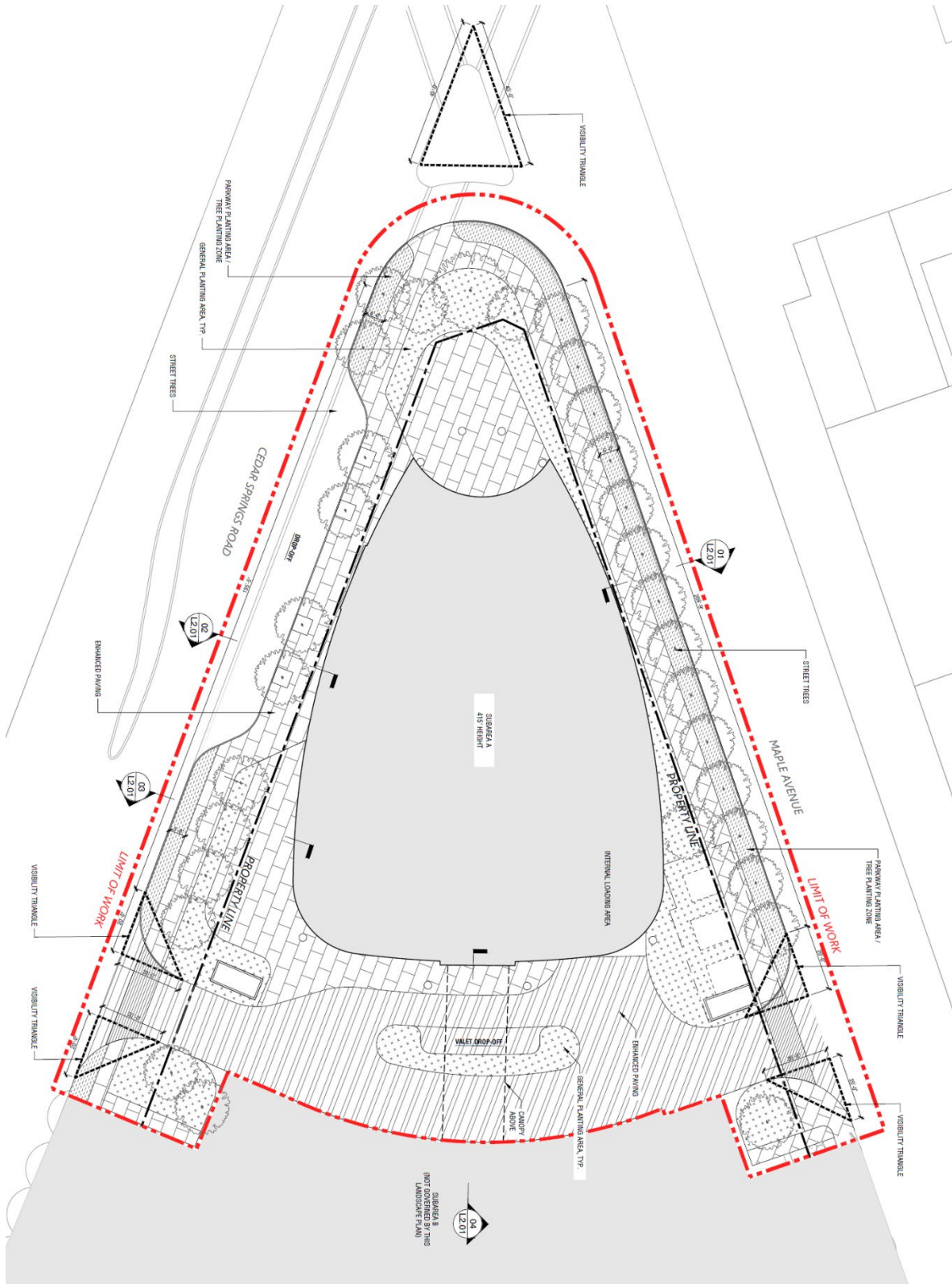
PROPOSED CONCEPTUAL PLAN



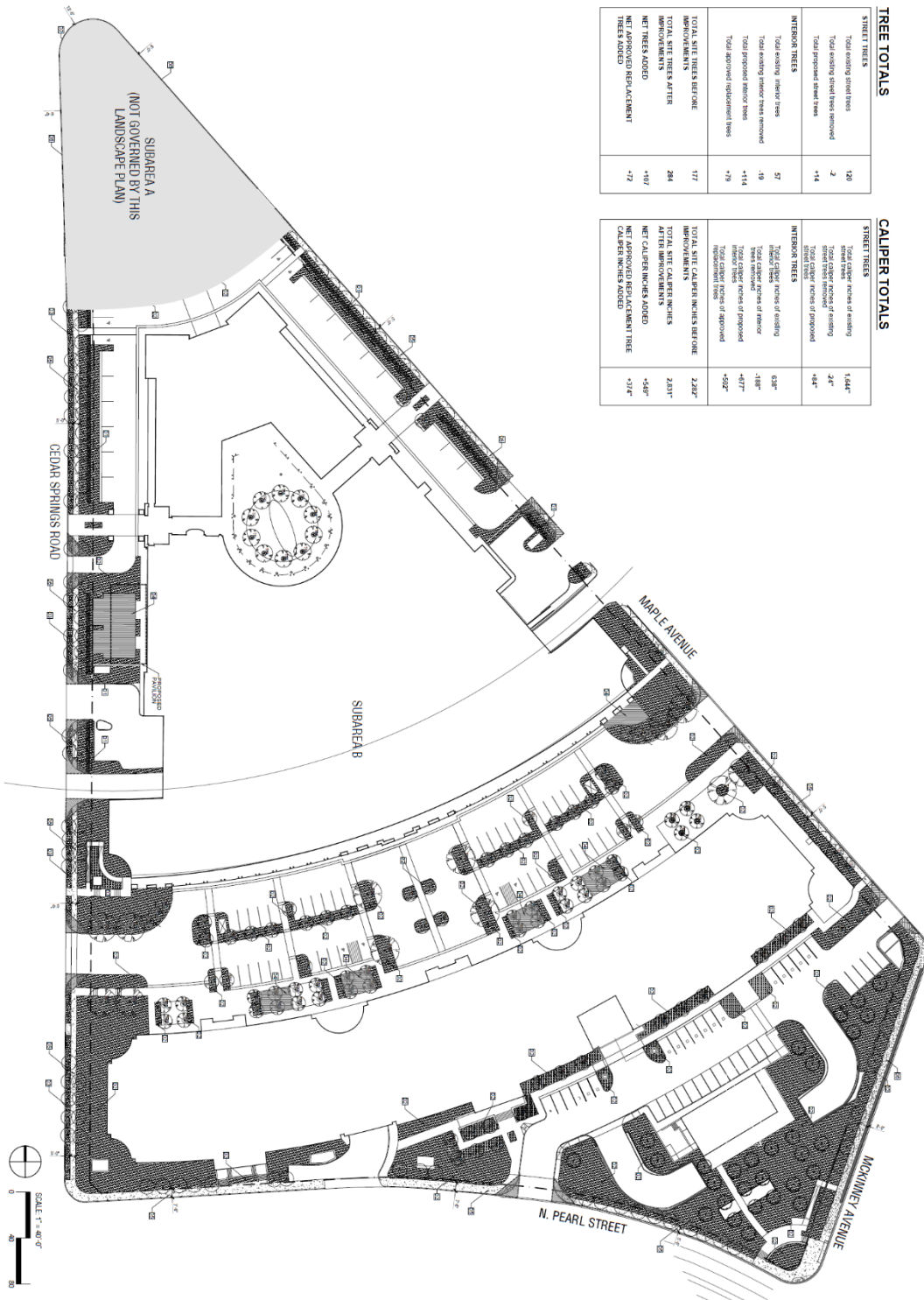
PROPOSED SUBAREA A DEVELOPMENT PLAN



PROPOSED SUBAREA A LANDSCAPE PLAN



PROPOSED SUBAREA B LANDSCAPE PLAN

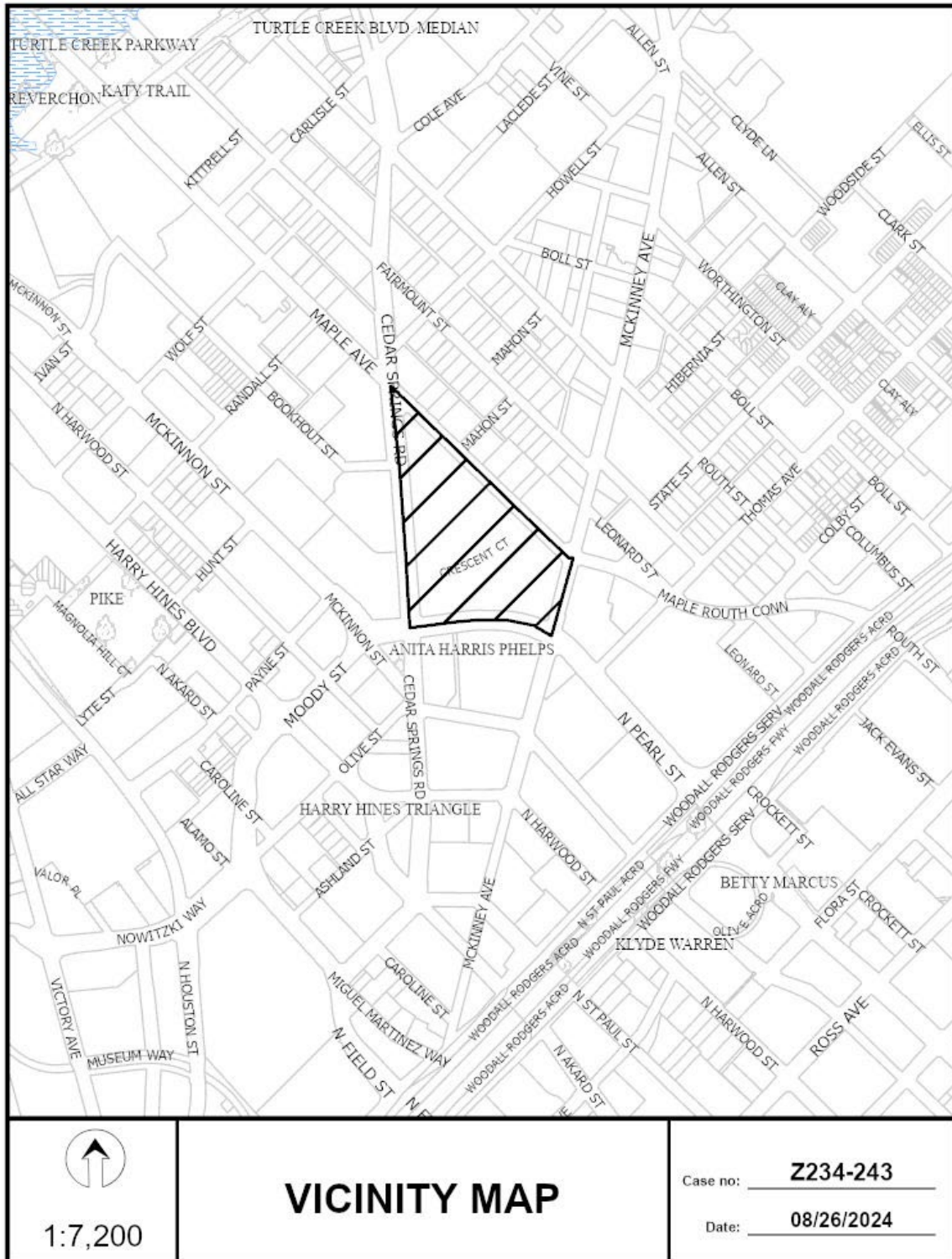


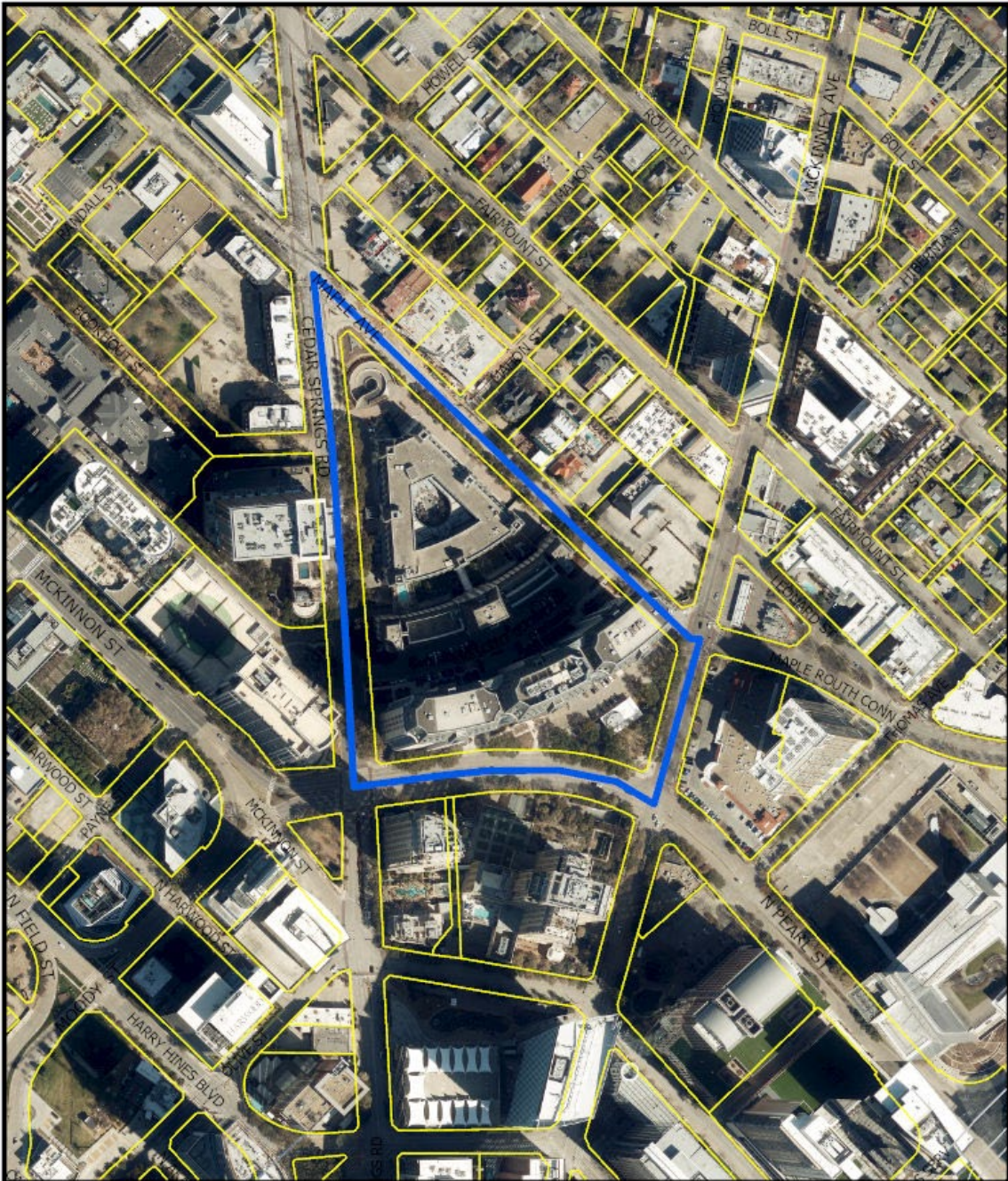
TREE TOTALS

STREET TREES	
Total existing street trees	120
Total existing street trees removed	-2
Total proposed street trees	+14
INTERIOR TREES	
Total existing interior trees	57
Total existing interior trees removed	-19
Total proposed interior trees	+114
Total approved replacement trees	+19
TOTAL SITE TREES BEFORE TOTAL SITE TREES AFTER IMPROVEMENTS	
NET TREES ADDED	+107
NET APPROVED REPLACEMENT TREES ADDED	-12

CALIPER TOTALS

STREET TREES	
Total existing inches of existing street caliper	1,644"
Total existing inches of existing street caliper removed	-24"
Total proposed inches of proposed street trees	+144"
INTERIOR TREES	
Total existing inches of existing interior caliper	638"
Total existing inches of interior caliper removed	-188"
Total proposed inches of proposed interior trees	+417"
Total approved inches of approved interior trees	-502"
TOTAL SITE CALIPER INCHES BEFORE TOTAL SITE CALIPER INCHES AFTER IMPROVEMENTS	
NET CALIPER INCHES ADDED	+2,037"
NET APPROVED REPLACEMENT TREE CALIPER INCHES ADDED	-174"



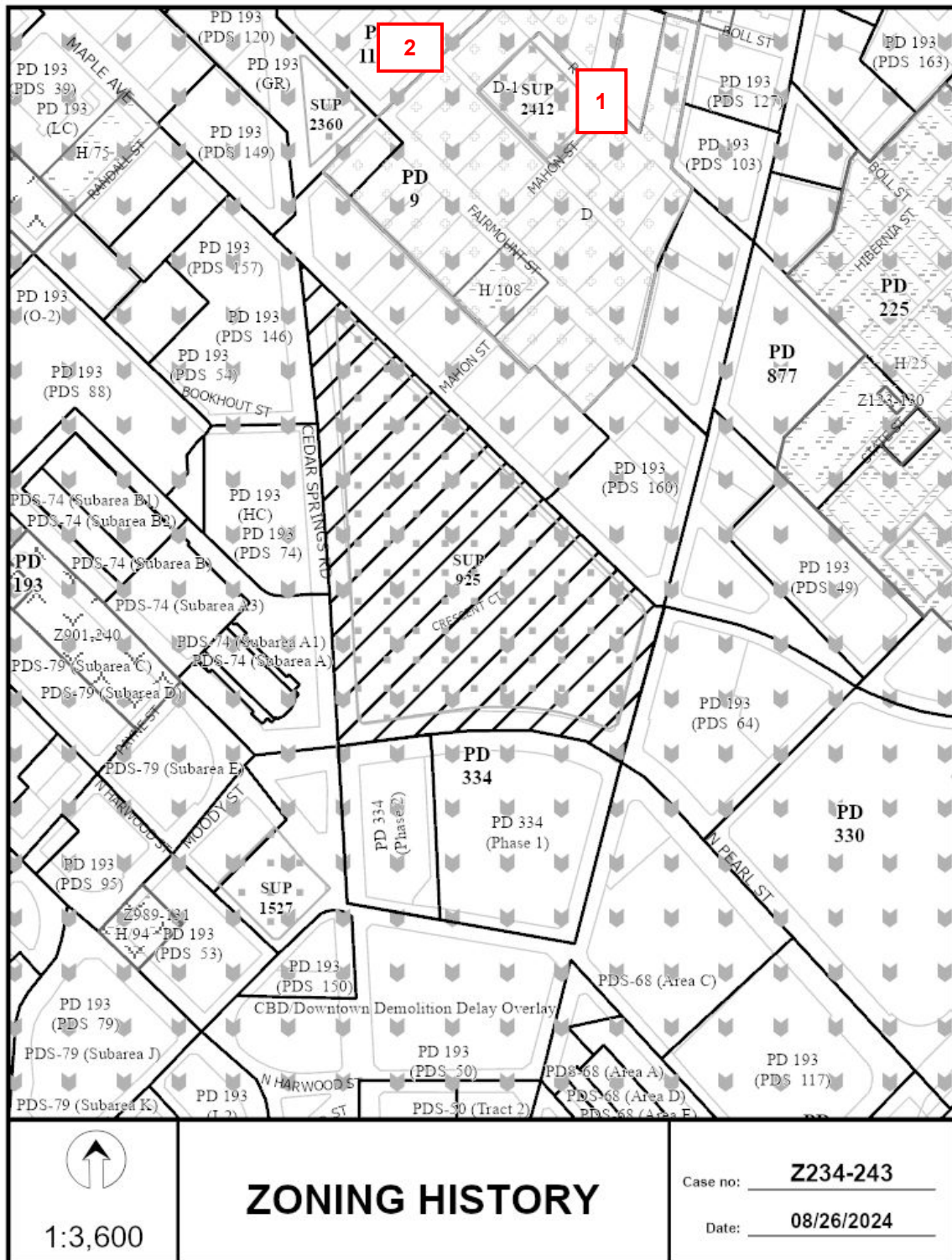


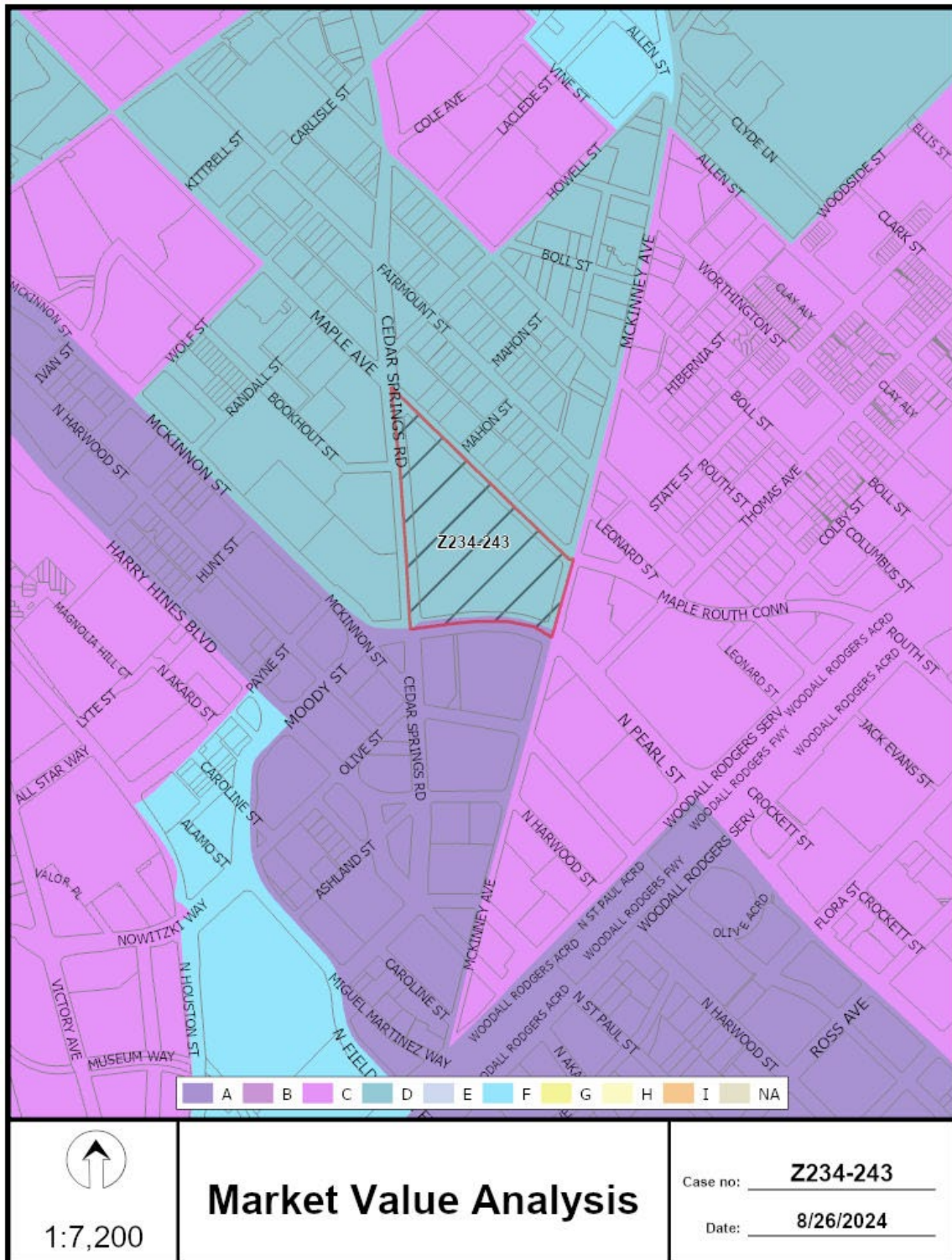
1:3,600

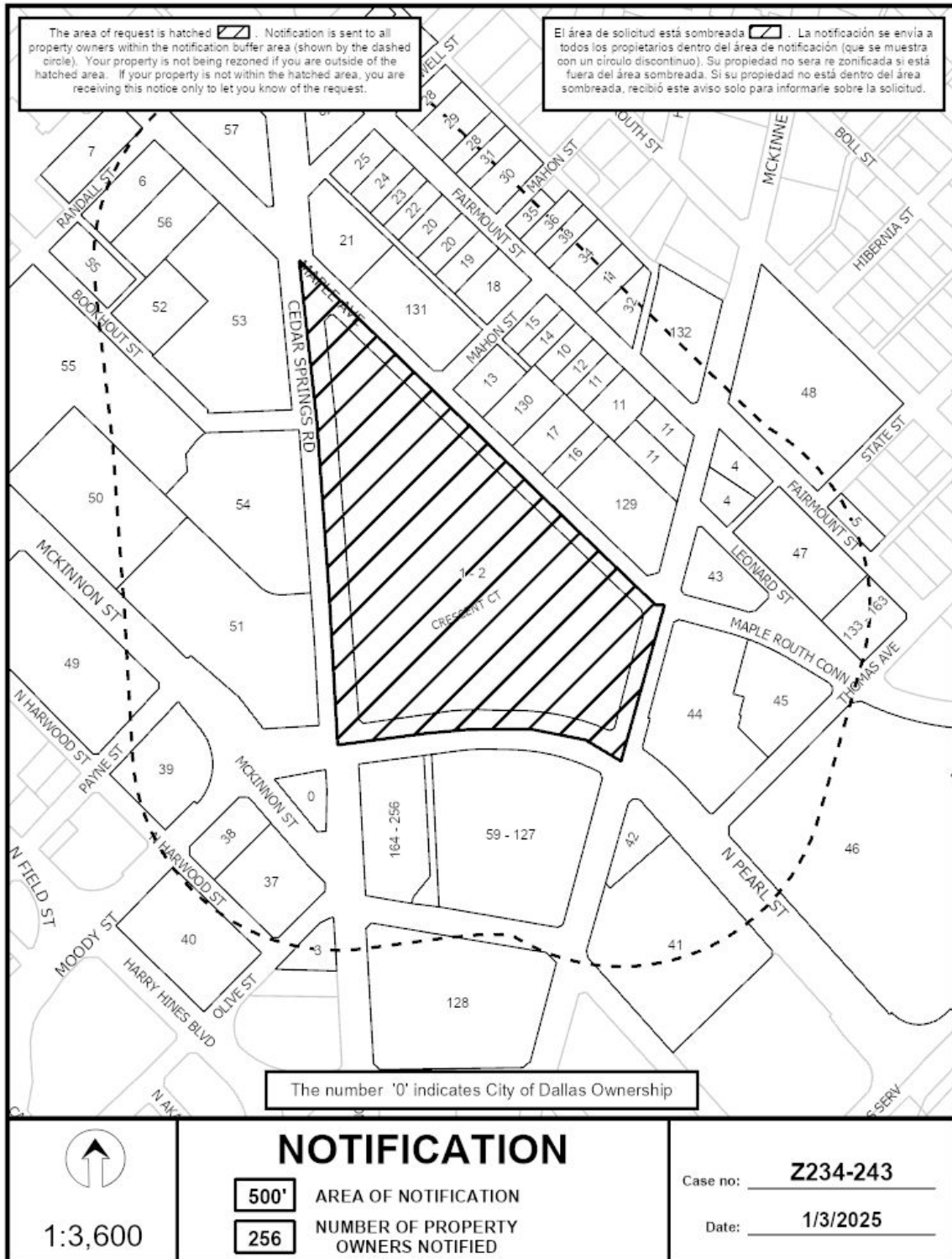
AERIAL MAP

Case no: Z234-243

Date: 08/26/2024







01/03/2025

Notification List of Property Owners***Z234-243******256 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	100 CRESCENT CT	GPIF TC OWNER LLC
2	100 CRESCENT CT	GPIF TC OWNER LLC
3	2025 CEDAR SPRINGS RD	AVALON INVESTORS 17 LLC
4	2400 MCKINNEY AVE	MCKINNEY OH LLC
5	2500 STATE ST	MCBRIDE KATHRYN ANNE
6	2817 MAPLE AVE	SL UCHI LP
7	2905 MAPLE AVE	2905 MAPLE LLC
8	2425 CEDAR SPRINGS RD	PONOS DYNAMICS LLC
9	2902 MAPLE AVE	2902 MAPLE LP
10	2521 FAIRMOUNT ST	BLL LP
11	2507 FAIRMOUNT ST	MURPHY PLAZA LLC
12	2517 FAIRMOUNT ST	LWO REAL ESTATE II LLC
13	2516 MAPLE AVE	HEYMANN CLAIRE L
14	2525 FAIRMOUNT ST	BLL LP
15	2527 FAIRMOUNT ST	KAME YUGEN SEKININ JIGYO
16	2504 MAPLE AVE	PASHA & SINA INC
17	2508 MAPLE AVE	PASHA & SINA INC
18	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
19	2611 FAIRMOUNT ST	DCMS FOUNDATION
20	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
21	2628 MAPLE AVE	GREENWAY MAPLE LP
22	2711 FAIRMOUNT ST	2711 FAIRMOUNT LP
23	2715 FAIRMOUNT ST	TRU SALON DALLAS LLC
24	2719 FAIRMOUNT ST	SHAW EVAN L
25	2723 FAIRMOUNT ST	SHAW EVAN LANE
26	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2808 FAIRMOUNT ST	ROYAL 2500 CEDAR SPRINGS LLC
28	2722 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
29	2718 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
30	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
31	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
32	2520 FAIRMOUNT ST	2520 FAIRMOUNT STREET
33	2600 FAIRMOUNT ST	2600 FAIRMOUNT LLC
34	2530 FAIRMOUNT ST	KORNYE GEORGE W &
35	2610 FAIRMOUNT ST	GINSBURG BROOKE MINORS
36	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP
37	2525 MCKINNON ST	CIO 2525 MCKINNON LIMITED PS
38	2575 MCKINNON ST	IC VIII HOLDINGS LLC
39	2651 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER I LP
40	2501 N HARWOOD ST	HIC IX LIMITED OWNER LLC
41	2100 MCKINNEY AVE	MCPP 2100 MCKINNEY LLC
42	2120 MCKINNEY AVE	MCPP 2100 MCKINNEY LLC
43	2324 MCKINNEY AVE	MAPLE AND MCKINNEY L P
44	2222 MCKINNEY AVE	AMREIT UPTOWN DALLAS LP
45	2212 MCKINNEY AVE	MRT UPTOWN RESIDENTIAL LLC
46	2200 N PEARL ST	FEDERAL RESERVE BANK OF
47	2332 LEONARD ST	GIVENS RECORDS DEV LP
48	2500 MCKINNEY AVE	LG ROUTH LP
49	2728 N HARWOOD ST	INTERNATIONAL CENTER II LLC
50	2728 MCKINNON ST	ALTA UPTOWN LLC
51	2101 CEDAR SPRINGS RD	ROSEWOOD COURT LLC
52	2840 BOOKHOUT ST	HIC DEVELOPMENT XV LLC
53	2323 CEDAR SPRINGS RD	23 SPRINGS LP
54	2215 CEDAR SPRINGS RD	2215 ASHTON PLACE LLC
55	2820 MCKINNON ST	CH REALTY VIIIKNIGHTVEST MF
56	2811 MAPLE AVE	F3 2811 MAPLE LLC
57	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2510 CEDAR SPRINGS RD	CRESCENT REAL ESTATE
59	2121 MCKINNEY AVE	CRESCENT RCD OWNER LLC
60	2525 N PEARL ST	STRONG ASA & NANCY
61	2525 N PEARL ST	ADELGLASS JEFFREY &
62	2525 N PEARL ST	SONNENSCHNEIN INVESTMENTS LTD
63	2525 N PEARL ST	HIXSON WALTER A
64	2525 N PEARL ST	CHEW ALBERT E III & GEORGINA
65	2525 N PEARL ST	RAK PROPERTIES INC
66	2525 N PEARL ST	CLIFTON MATTHEW & EMILY
67	2525 N PEARL ST	COTTEL WILLIS I TRUSTEE
68	2525 N PEARL ST	MAROON CREEK TRUST
69	2525 N PEARL ST	DYMERSKA JUSTYNA
70	2525 N PEARL ST	QUIST SHARON S
71	2525 N PEARL ST	MOSER FAMILY TRUST
72	2525 N PEARL ST	PEJOVICH 2020 BRENDA
73	2525 N PEARL ST	LAT REAL ESTATE LLC
74	2525 N PEARL ST	WALLACE BJ & MARJORIE K
75	2525 N PEARL ST	P2 RE INVESTMENTS LLC
76	2525 N PEARL ST	POWELL MARK W
77	2525 N PEARL ST	DAS NATASHA
78	2525 N PEARL ST	TOELLER GARY RICHARD & ANNE S TRUSTEES
79	2525 N PEARL ST	HASHEM OMAR & MIASSAR
80	2525 N PEARL ST	2525 RITZ LLC
81	2525 N PEARL ST	GLAZER MICHAEL S
82	2525 N PEARL ST	CJC & RGC FAMILY TRUST THE
83	2525 N PEARL ST	SMITH LINDA J
84	2525 N PEARL ST	MUESSE REVOCABLE TRUST
85	2525 N PEARL ST	ABOU QAMAR MAAMOUN Y
86	2525 N PEARL ST	MITCHELL F LANE
87	2525 N PEARL ST	GALLETTA NANCY J
88	2525 N PEARL ST	BAILEY CHARLES R & VIRGINIA H

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2525 N PEARL ST	KLS INVESTMENTS LLC
90	2525 N PEARL ST	FDRE LLC
91	2525 N PEARL ST	ROBINSON MATTHEW SCOTT &
92	2525 N PEARL ST	JACKSON RONALD KEITH
93	2525 N PEARL ST	NORMAN DANIEL A JR
94	2525 N PEARL ST	EDWARDS THOMAS CHARLES &
95	2525 N PEARL ST	MULTIPLE REALTY LLC
96	2525 N PEARL ST	DIXON GENE JR & VICTORIA
97	2525 N PEARL ST	BROWER SHANNON
98	2525 N PEARL ST	DARWISH DANA
99	2525 N PEARL ST	PUNKIN 1406 LLC
100	2525 N PEARL ST	1013 NW LOOP 410 VENTURE
101	2525 N PEARL ST	MCKNIGHT JAMES ROSS & BILLE
102	2525 N PEARL ST	MITCHELL KEITH & LOIS TRUST THE
103	2525 N PEARL ST	CLEAVE ROCERT C VAN
104	2525 N PEARL ST	HAUSLEIN FERDINAND A JR
105	2525 N PEARL ST	LENTZ JOHN H II & CHRISTINE LEE
106	2525 N PEARL ST	LEE JAMES J & DORIS P
107	2525 N PEARL ST	SMITH BRADLEY A
108	2525 N PEARL ST	THOMPSON SCOTT
109	2525 N PEARL ST	DOUGLASS GREGORY
110	2525 N PEARL ST	NURENBERG PAMELA &
111	2525 N PEARL ST	ROBINSON MATTHEW S & PAMELA K
112	2525 N PEARL ST	HAFFAR NABILA
113	2525 N PEARL ST	MACRAE TERRY A & MARY H FAMILY
114	2525 N PEARL ST	WEBB CARL B
115	2525 N PEARL ST	ROSS STEPHANIE REVOCABLE TRUST
116	2525 N PEARL ST	SCHAKE ERIC
117	2525 N PEARL ST	RINEARSON LEIGH REVOCABLE LIVING
118	2525 N PEARL ST	SCHNITZER KENNETH LEE JR
119	2525 N PEARL ST	MAYER SUSAN HOLLINSWORTH

01/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2525 N PEARL ST	ZISMAN FAMILY TRUST
121	2525 N PEARL ST	FREEMAN JOSHUA SR &
122	2525 N PEARL ST	DIXON GENE & VICTORIA LEA
123	2525 N PEARL ST	WAGNER DUER III
124	2525 N PEARL ST	HADDOCK RON W &
125	2525 N PEARL ST	SOLOMON WILLIAM T & GAY F
126	2525 N PEARL ST	LARKIN JOHN G &
127	2525 N PEARL ST	RIBMAN JAMES W & DARCY L
128	2021 MCKINNEY AVE	GPI HRLP M&O LP
129	2401 MCKINNEY AVE	2401 MCKINNEY LLC
130	2512 MAPLE AVE	HEIDARI ALI
131	2620 MAPLE AVE	2620 MAPLE OWNER LLC
132	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
133	2300 LEONARD ST	AUSSIE PROPERTIES LLC
134	2300 LEONARD ST	KELLY JOSEPH T & BONNIE L
135	2300 LEONARD ST	RUBDOWN LLC
136	2300 LEONARD ST	BONNEVILLE LP
137	2300 LEONARD ST	BOSWELL MARK S
138	2300 LEONARD ST	VERSES SOCRATES & JUDY
139	2300 LEONARD ST	GILLIAM JOSHUA
140	2300 LEONARD ST	SASSIG PROPERTIES LLC
141	2300 LEONARD ST	GLOGAU A I REVOCABLE TRUST &
142	2300 LEONARD ST	LABEN GARY S &
143	2300 LEONARD ST	SPOOR CLAYTON & PAYTON
144	2300 LEONARD ST	SAUS PROPERTIES LLC SERIES 3
145	2300 LEONARD ST	SAUS PPTIES LLC SERIES 8
146	2300 LEONARD ST	MOY WESLEY NICHOLAS
147	2300 LEONARD ST	ROMERO LAURA MARINA L
148	2300 LEONARD ST	COKER DUANE & LOUELLEN
149	2300 LEONARD ST	MARSHALL CHRIS
150	2300 LEONARD ST	BREAK POINT LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2300 LEONARD ST	SIERS SCOTT A
152	2300 LEONARD ST	ROMERO LAURA MARINA L
153	2300 LEONARD ST	DALEHITE JESSE J III
154	2300 LEONARD ST	BROWN JON STEFAN
155	2300 LEONARD ST	BOOKSTAFF HOWARD & EVAN
156	2300 LEONARD ST	RANDALL PAMELA
157	2300 LEONARD ST	ROE LAUREN
158	2300 LEONARD ST	SAUS PROPERTIES LLC
159	2300 LEONARD ST	LODES ROBERT
160	2300 LEONARD ST	AREFI GINO R
161	2300 LEONARD ST	FICHTER MARK L &
162	2300 LEONARD ST	DALLAS METRO CLUB LLC
163	2300 LEONARD ST	CINCO AMIGOS LLC
164	2555 N PEARL ST	FOSS ERIC
165	2555 N PEARL ST	GARCIA ERNEST C II &
166	2555 N PEARL ST	HERRO DAVID G TRUST
167	2555 N PEARL ST	PRUSSIAN BLUE CRIMSON LLC
168	2555 N PEARL ST	TORRENCE FLP
169	2555 N PEARL ST	COON EVERETT & CELIA
170	2555 N PEARL ST	BEAUCHAMP LAURA & ROBERT
171	2555 N PEARL ST	ZAVISLAK DINA
172	2555 N PEARL ST	PARKER EMPIRE LLC
173	2555 N PEARL ST	PEARL STREET 301 LLC
174	2555 N PEARL ST	BUCKLER JO ALICE
175	2555 N PEARL ST	HASENFELD MYRNA F
176	2555 N PEARL ST	ELTIS BENJAMIN B
177	2555 N PEARL ST	CROZIER LESLIE ANN
178	2555 N PEARL ST	ROSAL FAMILY TRUST
179	2555 N PEARL ST	VEERARAGHAVAN UMA & KRISHNA
180	2555 N PEARL ST	CHI WEIWEI & YANQI LI
181	2555 N PEARL ST	BULARD FAMILY TRUST THE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2555 N PEARL ST	BLUEWATER TRUST THE
183	2555 N PEARL ST	HENRY JAMES J & PATRICIA M
184	2555 N PEARL ST	ARIAS HALEY MARIE
185	2555 N PEARL ST	HASHEM OMAR & MIASSAR
186	2555 N PEARL ST	ANDERSON ERIC & SONYA
187	2555 N PEARL ST	DAVISON TODD & RENEE
188	2555 N PEARL ST	LEE OLDEN & CAROL
189	2555 N PEARL ST	PAKRASHI SUBHESH
190	2555 N PEARL ST	ROGERSSTILL KAREN LYNN
191	2555 N PEARL ST	KNIEF ROBERT G & ANNETTE M
192	2555 N PEARL ST	KASHYAP MANISH &
193	2555 N PEARL ST	FAURIA THOMAS J & RENEE M
194	2555 N PEARL ST	CAMMACK BRUCE A & MICHELE G
195	2555 N PEARL ST	MARTIN DEBORAH L IRREV TRUST
196	2555 N PEARL ST	ERTEL DAVID F & FRANCES E
197	2555 N PEARL ST	ELFARR JASON
198	2555 N PEARL ST	FRANKS BRENT J
199	2555 N PEARL ST	DALLAS 804 LLC
200	2555 N PEARL ST	ASHLEY NEWSON GIESLER TRUST
201	2555 N PEARL ST	YOUNGMAN DENISE MANAGEMENT
202	2555 N PEARL ST	TOMLIN KENNY JAMES &
203	2555 N PEARL ST	LOCKER MARJORIE EILEEN
204	2555 N PEARL ST	CAMPBELL VICKIE SUE LARSON &
205	2555 N PEARL ST	PORTER ZACHARY & EMILY RAY
206	2555 N PEARL ST	HEEBE ADREA D
207	2555 N PEARL ST	BURKHOLDER JEAN
208	2555 N PEARL ST	RODER RICHARD
209	2555 N PEARL ST	EUBANKS RICHARD M & BRITTANY
210	2555 N PEARL ST	WEISS MELISSA
211	2555 N PEARL ST	GINERIS MARC A & JEAN M
212	2555 N PEARL ST	HARGIS KENNETH & DARLENE LIVING TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2555 N PEARL ST	FAURIA THOMAS J & RENEE
214	2555 N PEARL ST	GROESCHELL CHARLES & BEVERLY
215	2555 N PEARL ST	SHORECREST FAMILY LP
216	2555 N PEARL ST	KCZC INVESTMENTS LTD
217	2555 N PEARL ST	RIPPETO J DOUGLAS
218	2555 N PEARL ST	MOORE DONIPHAN P III &
219	2555 N PEARL ST	GOOD JOHN
220	2555 N PEARL ST	MUHL BRADLEY GILBERT & HOLLY BOWEN
221	2555 N PEARL ST	FRAZIER DEBBIE
222	2555 N PEARL ST	SADLER CODY JOSEPH &
223	2555 N PEARL ST	BLUE FAVE VENTURE LLC
224	2555 N PEARL ST	FORD SCOTT T & JOAN D
225	2555 N PEARL ST	CRADICK CAROLINE CHARETTE
226	2555 N PEARL ST	FINK LORI A LIVING TRUST
227	2555 N PEARL ST	AVANT HARRY L
228	2555 N PEARL ST	BAUMANN TIMOTHY S & CRYSTAL D
229	2555 N PEARL ST	DORF ROGER & SANDRA DORF
230	2555 N PEARL ST	TROVATO MATTHEW JOHN &
231	2555 N PEARL ST	TROVATO MATTHEW JOHN &
232	2555 N PEARL ST	DUTCH DAVE P
233	2555 N PEARL ST	HIMMELREICH JUSTIN & ANGELA
234	2555 N PEARL ST	CANTER LIVING TRUST
235	2555 N PEARL ST	MOTSENBOCKER ALAN K & ANNE B
236	2555 N PEARL ST	HOLLANDER PRISCILLA A
237	2555 N PEARL ST	AKBARI HOMAIRA
238	2555 N PEARL ST	MUHL BRADLEY GILBERT & HOLLY
239	2555 N PEARL ST	GINERIS MARC A & JEAN M
240	2555 N PEARL ST	SANTAGA GREGORY P & ANN M
241	2555 N PEARL ST	SANTAGA 2005 JOINT REVOCABLE TRUST
242	2555 N PEARL ST	TAYLOR DON
243	2555 N PEARL ST	RC TRUST THE &

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01/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2555 N PEARL ST	ROSS THEODORA
245	2555 N PEARL ST	ROGERS MARY MCDANIEL
246	2555 N PEARL ST	CARROLL SHANE
247	2555 N PEARL ST	THE FRONT PORCH LLC
248	2555 N PEARL ST	FRONT PORCH LLC THE
249	2555 N PEARL ST	SEIDEMAN SCOTT R
250	2555 N PEARL ST	LAZOF FAMILY TRUST THE
251	2555 N PEARL ST	CORTEBA SA DE CV
252	2555 N PEARL ST	CORTEBA SA DE CV
253	2555 N PEARL ST	KAPLAN GABRIEL TR
254	2555 N PEARL ST	GRANGER KIMBERLEY
255	2555 N PEARL ST	RUNNFELDT JEFFREY TYSON &
256	2555 N PEARL ST	VAN WOLFSWINKEL RANDALL