

FILE NUMBER: Z223-237(MP) **DATE FILED:** March 22, 2023
LOCATION: North corner of Hood Street and Brown Street
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 32,452 square feet **CENSUS TRACT:** 48113000502

REPRESENTATIVE: William Dahlstrom, Jackson Walker LLP

OWNER/APPLICANT: Aura Tower, LP

REQUEST: An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to setbacks, density, lot coverage, floor area ratio, height, design standards, parking, and mixed income housing to develop the site with residential uses.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.

CPC RECOMMENDATION: **Approval**, subject to a development plan, a landscape plan, and conditions.

PD No. 193:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

PD No. 193 Yard, Lot, and Space:

dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf

BACKGROUND INFORMATION:

- The area of request is currently zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and is currently undeveloped.
- To build to the desired development plan, the applicant requests additional floor area ratio. To accomplish this, they are requesting a new Planned Development Subdistrict (PDS) with a mixed income housing development bonus tied to an increase in floor area ratio.
- The applicant also proposes modified development standards primarily related to setbacks, height, lot coverage, unit density, parking, and design standards.
- The public realm will be enhanced by design standards that increase transparency, ensure safe and activated sidewalks, reduce driveway sizes, and require below grade parking.

Zoning History:

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

1. Z212-316: On June 14, 2023, the City Council approved an application for 1) an amendment to Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District; 2) a D-1 Liquor Control Overlay; and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with an assisted living facility on property zoned Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the northeast line of Fairmount Street, between Turtle Creek Boulevard and Enid Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Brown Street	Local Street	45 feet
Hood Street	Local Street	45 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.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which 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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.2 Develop a multi-modal transportation network.

Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Policy 4.2.3 Promote efficient, cost-effective and environmentally friendly movement of vehicles.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

Neighborhood Plus Plan

Goal 4 Attract and Retain the Middle Class

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

Goal 6 Enhance Rental Housing Options

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

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

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.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The staff recommended conditions which include reduced minimum parking requirements, ROW design standards, and bicycle storage facilities support the low carbon and mode split goals of CECAP.

Area Plan:

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Uptown area of the plan.

The applicant's inclusion of urban design standards meets the 360's strategy to Promote Great Placemaking through the following goals:

- 1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE
- 2 ACTIVATE THE PUBLIC REALM

The project's standards for transparency, enhanced sidewalks, and pedestrian amenities all contribute to the 360 plan's placemaking and urban design goals.

Land Use:

	Zoning	Land Use
Site	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Undeveloped
Northwest	PDS No. 133 and MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family, Single-family (attached)
Northeast	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family
Southeast	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family
Southwest	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family

Land Use Compatibility:

The area of request is currently an undeveloped 32,452 square foot corner lot. Property northwest of the site, across a 15-foot alley, is built out as single-family attached and as a multiple-family tower. Properties northeast, southeast, and southwest of the site are currently built out as multiple-family. The proposed multiple-family use would be compatible with the surrounding area.

The proposed use would be complimentary to surrounding uses in the area, while introducing a new variety of housing not available in the vicinity of the site. The particular development standards proposed, which limit unit count but increase allowable floor area, tend to incentivize larger homes, but in a walkable building format.

The existing MF-3 Subdistrict allows primarily residential uses, but also allows a number of commercial uses permitted by right as limited uses only. A limited use is a use that is meant to serve other, primary occupants of a building, such as a child-care facility within a large office building, primarily for use of the building tenants. An MF-3 Subdistrict also allows street level uses in accordance with Section 51P-193.110. The applicant has not modified the permitted uses of the MF-3 base district, so residentially compatible commercial uses could occupy space in the development within the standards of limited uses or street level retail uses.

Overall, staff supports the applicant's request because it will add an appropriately designed development while offering additional diversity of housing. The project will

include design and landscaping standards that contribute to a more active pedestrian experience in proximity to the Katy Trail and walkable retail streets, as well as sustainable design features that meet the environmental goals of the comprehensive plan and CECAP. Additionally, the request complies with the design and placemaking objectives of the 360 Plan.

The applicant does not request any modification to the existing D Liquor Control overlay on the site.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing MF-3</u> <u>PD No. 193</u>	10' 25' above 36'	10' / 25'	Studio 100 1 BR 125 2 BR 150 +1 +25 (324 1 BR total)	4:1	Any legal height***	60% res 50% nonres
<u>Proposed</u> <u>New PDS,</u> <u>PD No. 193</u>	Brown: 10' 18' above 36' Hood: 15'	Adj Alley: 15' 50' above 36' Northeast Adj: 25' 50' above 36' (no rear)	Max 104 units	4:1 MIH: 9.26:1	370'	65% up to 36' 40% above 36'

The maximum height allowed in the existing MF-3 Subdistrict allows any legal height, but the applicant has volunteered a lower maximum height with a bulkier building than the base. This bulk is described by the proposal to increase the existing FAR from 4 to 9.26. For this lot, the buildable square footage in the base is under the 4.0 FAR base and would be 130,000 square feet. The buildable square footage under the 9.26 FAR bonus would be 300,000 square feet.

The conditions propose increased setbacks and lot coverage above 36 feet in height, and as such, the building envelope could not be as close to property lines at the top of the structure. This relationship between height and maximum lot coverage is as follows:

Existing:	Between grade and 60 feet: 60%
Proposed	Between grade and up to 36 feet: 65% Between 36 feet and 370 feet: 40%

This means the weighted average lot coverage is 60% for the whole structure in the existing zoning, and 42% for the whole structure in the proposed zoning.

Design Standards

The proposed PDS includes design standards that are similar to or exceed those of 4.1107.

- Parking: Exterior surface parking is prohibited, and all parking is required below grade. There are two required loading spaces which must be set back 50 feet from the street and screened. Staff recommended conditions also include reduced parking minimums, which helps activate private space and generate pedestrian trips.
- Sidewalks: Sidewalks must be a minimum of six unobstructed feet and must have six-foot landscape buffers between the sidewalk and curb. Language has been added to clearly delineate and protect the sidewalk in proximity to on-site drive aisles. The applicant must install either bollards or landscaping with a minimum height of 36 inches between internal drive areas and the sidewalk. All sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Lighting: Pedestrian scale lighting is required along the street frontages. Beyond just providing even and comfortable lighting, the lighting structures provide human scale definition at the street level.
- Transparency: Transparency is required to be evenly spaced along the structure on each street facing facade. In total, on the ground floor, 40% transparency is required along the Hood Street frontage, and 35% transparency is required along the Brown Street frontage. Across all floors, 30% transparency is required. This helps activate the street with visual connection to the interior of the structure.
- Individual entries: Should the applicant put residential units on the ground floor, 60% would be required to have individual access to the sidewalk. This shortens walking distance for residents and activates the sidewalk evenly.
- Fencing: Fences are required to be a maximum of four feet in the front yard. This further aids in visual interaction between the street and structure.
- Street furniture: A combination of two of the following street furniture types is required on each frontage: bicycle rack, bench, and trash receptacles.

- Driveways: Driveway widths and numbers are limited, ensuring safer pedestrian passage around the site through the public realm. Where the driveways cross sidewalks, each driveway is limited to a 25-foot maximum, with a 40-foot maximum total width on the Hood frontage and none allowed on the Brown frontage.
- Open space: Ten percent of the lot must be open space as described by 4.1107(f).
- Sustainable performance features: The applicant also proposes sustainable performance features including solar panels, drip irrigation, and micro-mobility charging stations.

Mixed Income Housing:

The applicant is proposing to tie the increase in floor area ratio to the provision of mixed income housing. The applicant's request is to increase the FAR from 4.0:1 to 9.26:1, provided the applicant provides five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided, and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Although the existing MIHDB program does not have an exact analogue for PD 193's MF-3 Subdistrict, which is governed more so by FAR limits than height, staff considers an MU-3 Mixed Use District as an approximate equivalent for comparison of bonuses. Below is the schedule of bonuses for FAR in an MU-3 District and a "D" MVA area.

MVA "D"	Additional FAR
5% at 61%-80% AMI	1.0
10% at 61%-80% AMI	2.0
10% at 61%-80% AMI; and 5% at 81%-100% AMI	3.0

The third bonus in the table is most comparable to achieve the requested 5.26 additional FAR. As such, staff's recommendation is 10% of units at 61-80% AMI and 5% at 81-100% AMI.

Landscaping:

The proposed PDS requires that landscaping be provided in accordance with both Part 1 of PD No. 193 and the proposed landscape plan.

Arborist's staff has reviewed the proposed landscape plan and determined it complies with Part 1. Within the proposed conditions or plan, there are no deviations to the standard landscaping requirements from PD No. 193.

Parking:

In general, the parking requirements in the proposed PDS default to Part I of PD No. 193.

In keeping with the standards of 4.1107, staff recommends conditions requiring a minimum of one-half space per unit. This would require a minimum of 54 spaces for the 107 maximum units. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. Reducing overparking, especially in transit rich areas, is a goal supported by CECAP, as mentioned above, and implemented as policy citywide under the mixed income development housing bonus.

The applicant's requested condition calls for a higher required parking, two spaces per unit. This would require a minimum of 214 spaces for the 107 maximum units.

The conditions require two medium loading spaces, behind a screening fence setback from the street. One of the loading spaces must be designated for short term delivery unloading.

A minimum of 37 bicycle storage spaces would be required for the 104 units, as the text calls for one internal bicycle space per three units.

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 located with an "D" MVA cluster.

Z223-237(MP)

List of Officers

Aura Tower LP

20/20 Investments, LLC
Maurice Syrquin, Owner and CEO

GC Development Trust
Luis F Gonzalez, President and CEO

**City Plan Commission Agenda
February 1, 2024**

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses, subject to a development plan, a landscape plan, and applicant's recommended conditions on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the north corner of Hood Street and Brown Street.

Maker: Kingston
Second: Treadway
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Treadway, Haqq*, Hall, Kingston, Rubin

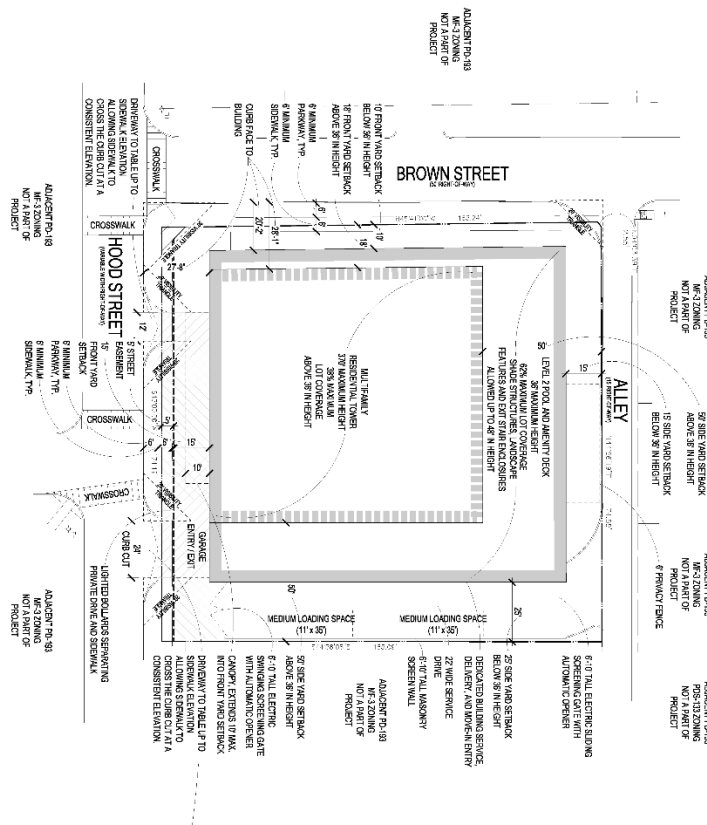
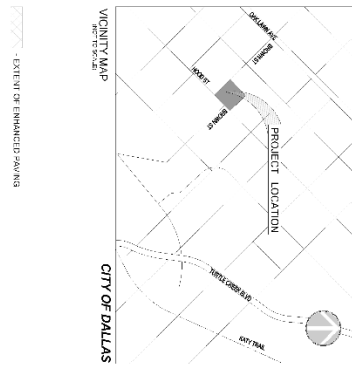
Against: 0
Absent: 0
Vacancy: 1 - District 4
Conflict: 1 - Housewright

*out of the room, shown voting in favor

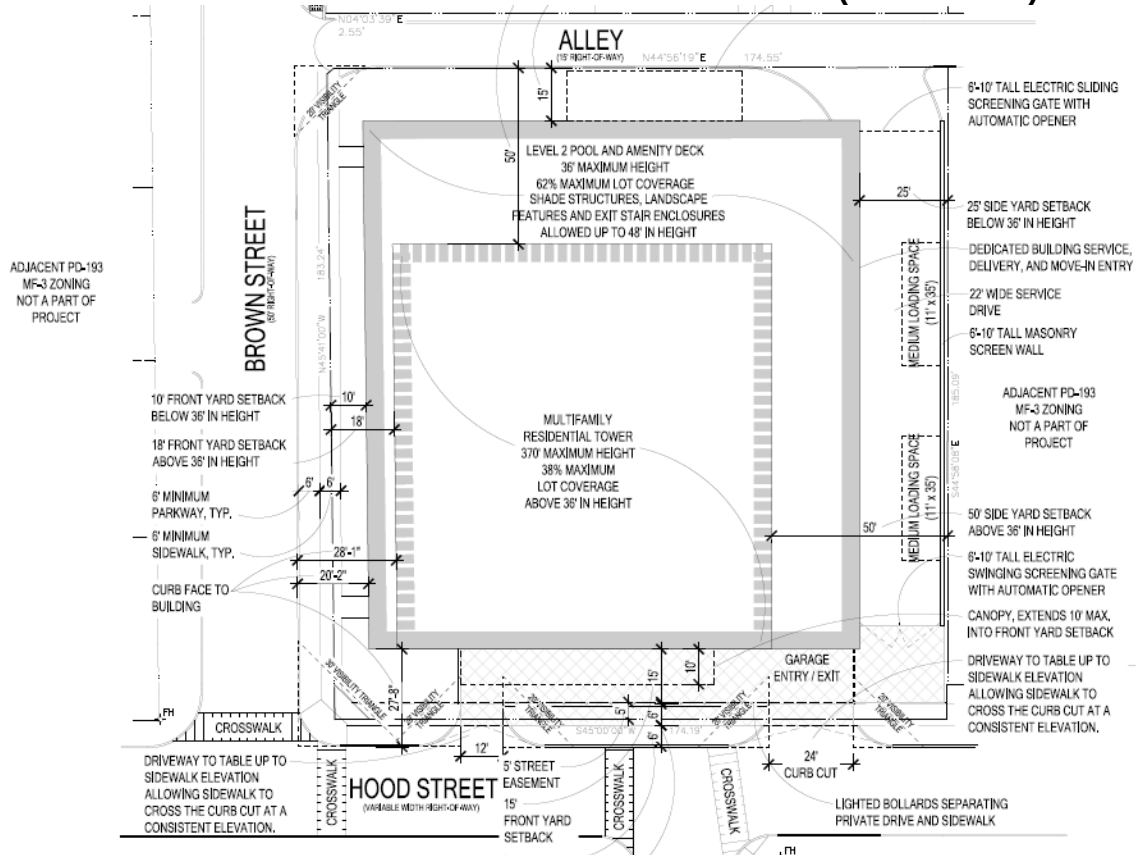
Notices: Area: 500 Mailed: 434
Replies: For: 5 Against: 3

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Mike Turner, 2626 Cole Ave., Dallas, TX, 75204
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
For (Did not speak): Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against: David Yost, 2828 Hood St., Dallas, TX, 75219
Suzan Baker, 2828 Hood St., Dallas, TX, 75219

CPC RECOMMENDED DEVELOPMENT PLAN

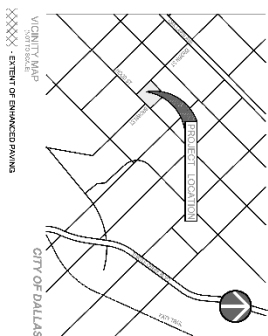
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CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



PROJECT DATA TABLE	
TOTAL SITE AREA	32,452 SF (0.745 AC.)
LAND USE	MULTIFAMILY
MIN. FRONT YARD SETBACK: HOOD STREET	15 FT
MIN. FRONT YARD SETBACK: BROWN STREET BELOW 36' IN HEIGHT	10 FT
MIN. FRONT YARD SETBACK: BROWN STREET ABOVE 36' IN HEIGHT	18 FT
MIN. SIDE YARD SETBACK: ALLEY BELOW 36' IN HEIGHT	15 FT
MIN. SIDE YARD SETBACK: ALLEY ABOVE 36' IN HEIGHT	50 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY BELOW 36' IN HEIGHT	25 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY ABOVE 36' IN HEIGHT	50 FT
MAX. BUILDING HEIGHT	370 FT
MAX. LOT COVERAGE BELOW 36' IN HEIGHT	62%
MAX. LOT COVERAGE ABOVE 36' IN HEIGHT	38%
MAX. TOTAL FAR	9.26 : 1
LOADING PROVIDED	2 MEDIUM (35' X 11')
MINIMUM PARKING PROVIDED	2.25 SPACES PER UNIT
MAXIMUM ALLOWED UNITS	104 UNITS
MAX. UNITS PER LAND AREA	1 UNIT PER 312 SF SITE AREA

CPC RECOMMENDED LANDSCAPE PLAN

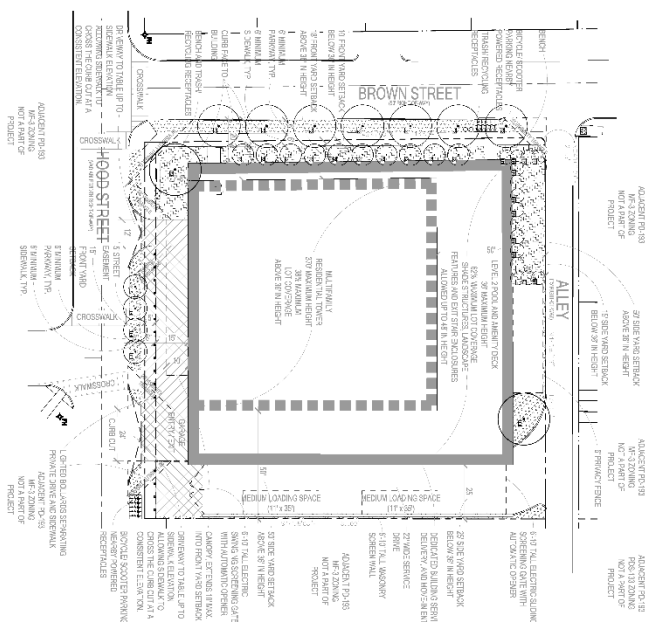
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TOTAL TONNAGE = 0.744 MTP
TOTAL TONNAGE IN 1-YEAR = 3.624 MTP
REQUIRED LAYERS PER PERCENTAGE AREA
REQUIRED LAYERS PER 25% OF AREA = 1.850 OF
FROM 0.000

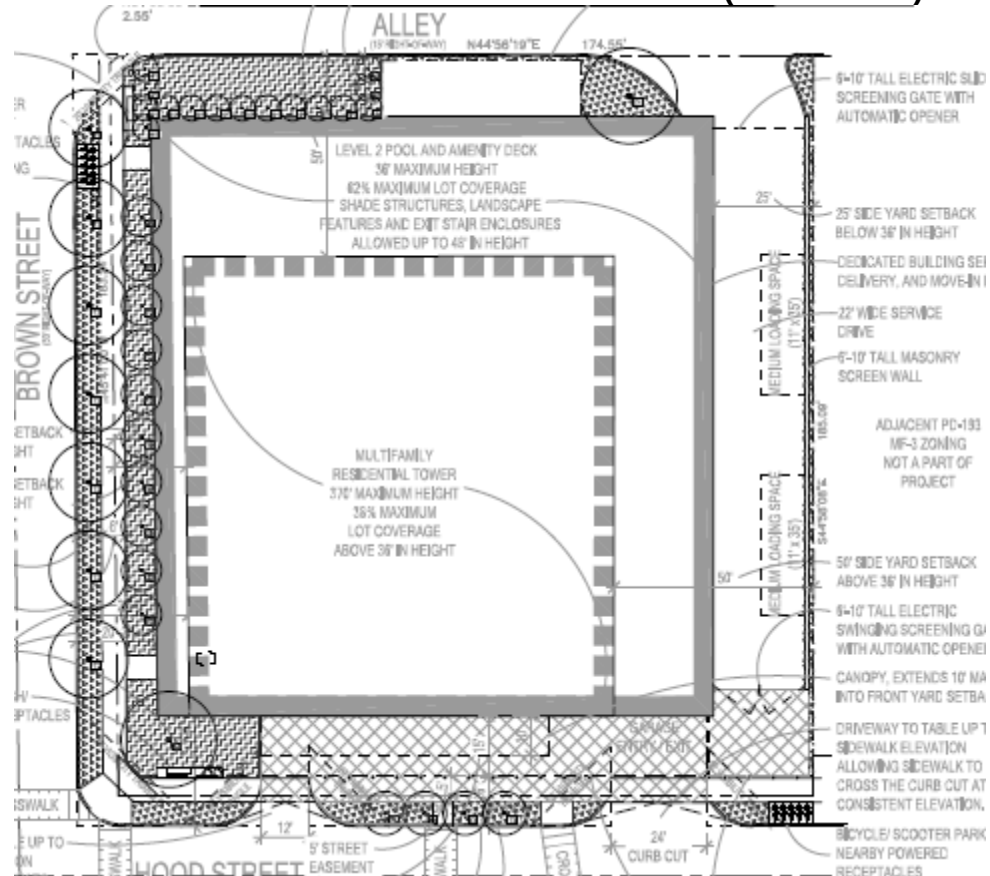
TOTAL LAYERS PER 1-YEAR
REQUIRED = 448.8 MTP / 0.024 OF AREA
PRODUCED = 150.5 MTP / 0.024 OF AREA
L.S.H IN FRONT WASH
PRODUCED = 3.624 MTP / 0.003 OF AREA
REQUIRED = 1200.0 MTP / 0.003 OF AREA

PRODUCED CENTRAL IN FRONT WASH MUST BE
LARGER THAN PRODUCED IN FRONT WASH
PRODUCED IN FRONT WASH = 1.850 OF AREA
REQUIRED IN FRONT WASH = 1.850 OF AREA
GENERAL PLANTING AREA OF 0.01
REQUIRED = 1.152 MTP / 0.024 OF AREA
PRODUCED = 0.864 MTP / 0.024 OF AREA
REQUIRED IN PLANTING AREA MUST BE
LARGER THAN PRODUCED IN PLANTING AREA
PRODUCED IN PLANTING AREA = 0.004 OF AREA
REQUIRED IN PLANTING AREA = 0.004 OF AREA
REQUIRED IN PLANTING AREA OF 0.01
REQUIRED = 60.5 MTP / 0.024 OF AREA
PRODUCED = 45.4 MTP / 0.024 OF AREA
REQUIRED IN PLANTING AREA MUST BE
LARGER THAN PRODUCED IN PLANTING AREA
PRODUCED IN PLANTING AREA = 0.004 OF AREA
REQUIRED IN PLANTING AREA = 0.004 OF AREA

KEY	QUANTITY	SYMBOL	COMPONENT NAME	PLANT NAME	PLANT SIZE
TREES					
1	2		LARGE SHADE TREE	P. COL.	
2	1		UPRIGHT SHRUB: HED.	P. COL.	
3	7		PALM/TREE	P. COL.	
4	10		PALM/TREE	P. COL.	
5	10		PALM/TREE	P. COL.	
6	4		PALM/TREE	P. COL.	
HERBES & LANDSCAPE					
7	15		FICUS	P. COL.	
PLANTING AREA					
8	1		GRASS COVER PLANTING	P. COL.	
9	1		GRASS COVER PLANTING	P. COL.	
10	1		GRASS COVER PLANTING	P. COL.	
11	1		GRASS COVER PLANTING	P. COL.	
12	1		GRASS COVER PLANTING	P. COL.	
13	1		GRASS COVER PLANTING	P. COL.	
14	1		GRASS COVER PLANTING	P. COL.	
15	1		GRASS COVER PLANTING	P. COL.	



CPC RECOMMENDED LANDSCAPE PLAN (ENLARGED)



PROJECT DATA TABLE	
TOTAL SITE AREA	32,452 SF (0.745 AC.)
LAND USE	MULTIFAMILY
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MIN. FRONT YARD SETBACK; BROWN STREET BELOW 36' IN HEIGHT	10 FT
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MIN. SIDE YARD SETBACK; ALLEY BELOW 36' IN HEIGHT	15 FT
MIN. SIDE YARD SETBACK; ALLEY ABOVE 36' IN HEIGHT	50 FT
MIN. SIDE YARD SETBACK; NEIGHBORING PROPERTY BELOW 36' IN HEIGHT	25 FT
MIN. SIDE YARD SETBACK; NEIGHBORING PROPERTY ABOVE 36' IN HEIGHT	50 FT
MAX. BUILDING HEIGHT	370 FT
MAX. LOT COVERAGE BELOW 36' IN HEIGHT	62%
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MAX. TOTAL FAR	0.26 : 1
LOADING PROVIDED	2 MEDIUM (35' X 11')
MINIMUM PARKING PROVIDED	2.25 SPACES PER UNIT
MAXIMUM ALLOWED UNITS	104 UNITS
MAX. UNITS PER LAND AREA	1 UNIT PER 312 SF SITE AREA

CPC RECOMMENDED CONDITIONS

Division S-1___. PD Subdistrict 1___.

SEC. S-1___.101. LEGISLATIVE HISTORY.

PD Subdistrict 1___ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2023. (Ord. _____)

SEC. S-1___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 1___ is established on property on the north eastern corner of Brown Street and Hood Street. The size of PD Subdistrict 1___ is approximately 0.745 acres. (Ord. _____)

SEC. S-1___.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) AWNING means a roof-like structure, cantilevered from the exterior wall of a building.

(2) 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. The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(3) LAST-MILE DELIVERY VEHICLES means vehicles for short term deliveries including, but not limited to, restaurant and food delivery and last-mile retail contract deliveries that are typically made in non-commercial vehicles that can safely park and maneuver within a standard parking space.

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

(5) SUBDISTRICT means a subdistrict of PD 193.

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

(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 residential zoning district. (Ord. _____)

SEC. S-1__104. EXHIBITS.

The following exhibits are incorporated into this division:

- (a) Exhibit S-1__A: development plan.
- (b) Exhibit S-1__B: landscape plan. (Ord. ____)

SEC. S-1__105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-1__A). If there is a conflict between the text of this division and the development plan, the text of this division controls. (Ord. ____)

SEC. S-1__106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-3 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-3 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-3 Multiple Family 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 MF-3 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc. (Ord. ____)

SEC. S-1__107. ACCESSORY USES.

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

SEC. S-1__108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. 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 MF-3 Multiple Family Subdistrict apply.

(b) Front yard. For purposes of this subdistrict, frontages along Brown Street and Hood Street are considered front yards.

(1) Along Brown Street, for structures less than 36 feet in height, minimum front yard is 10 feet, and for structures 36 feet in height or taller, minimum front yard is 18 feet.

(2) Along Hood Street, minimum front yard is 15 feet. Awnings may project up to 10 feet into the front yard along Hood Street.

(c) Side yard.

(1) For purposes of this subdistrict, the alley is considered a side yard. Along the alley, for structures less than 36 feet in height, minimum side yard is 15 feet, and for structures 36 feet in height or greater, minimum side yard is 50 feet.

(2) For purposes of this subdistrict, the north-eastern property boundary is considered a side yard. Along the north-eastern property boundary, for structures less than 36 feet in height, minimum side yard is 25 feet, and for structures 36 feet in height or greater, minimum side yard is 50 feet. A masonry screening wall of up to 10 feet in height is permitted within the side setback on the northeastern property boundary in the location shown on the development plan.

(d) Lot coverage. For structures less than 36 feet in height, maximum lot coverage is 65 percent. For structures 36 feet in height or greater, the maximum lot coverage is 40 percent.

(e) Height. Maximum structure height is 370 feet. Mechanical equipment and associated screens, parapets, and elevator bulkheads located on top of the building may project a maximum of 12 feet above the maximum height.

(f) Density. Maximum number of residential units is 104.

(g) Floor area ratio. Except as provided in this subsection, maximum floor area ratio is 4:1. IF compliant with Section S-1____.110 and Section S-1____.115, maximum floor area ratio is 9.26:1. (Ord. _____)

SEC. S-1____.109. DESIGN STANDARDS.

(a) Applicability. For a project to qualify for the increased development standards in Section S-____.108(g), it must comply with all requirements in this section. If the increased development standards in Section S-1____.108(g) are not applied, the provisions of this section do not apply.

(b) Below grade parking. All parking must be provided below grade. Loading and staging areas are not considered parking spaces.

(c) Surface parking. Surface parking is prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(d) Delivery and loading spaces. The required medium sized loading spaces shall be setback 50 feet from the street frontage and located behind an electric screening gate. All deliveries must take place between 7 a.m. and 10 p.m. and the loading area must be screened with an electric gate that opens automatically for delivery vehicles.

(e) Sidewalks. A minimum six-foot-wide unobstructed sidewalk and average width of six-foot-wide parkway shall be required along Hood Street and Brown Street. The six-foot-wide width must be located at least 4 feet from the back of curb.

(f) Pedestrian safety.

(1) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk subject to approval of the director.

(2) Between public sidewalks and any driving or parking surface the following buffering must be used:

(A) Landscaping plantings with a minimum height of 36 inches; or
(B) Bollards with a minimum height of 36 inches, spaced no more than 6 feet in distance from each other.

(g) Pedestrian driveway crossings. At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned, or stamped concrete, or brick pavers for pedestrian crossing.

(h) Pedestrian scale lighting.

(1) 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.

(2) Pedestrian streetlamps are allowed within the parkway with the exception of visibility triangles and vehicular drives.

(3) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(4) Exterior building mounted light sources must be shielded, preventing direct view of the light source from the ground, and directed away from adjacent residential properties.

(i) Ground level transparency. The first story facade facing Hood Street must have a minimum transparency of 40 percent, and the first story façade facing Brown Street must have a minimum transparency of 30 percent.

(j) Building configuration and articulation. A façade plane change, of at least 1 foot in depth and 2 feet in width, every 24 feet of façade is required.

(k) Street and open space frontages.

(1) Frontages. Transparency must be provided for a minimum of 30 percent of the total of each continuous street-facing façade. At each building story, transparency is required for every 25 linear feet of continuous street-facing façade. Roof level mechanical screens and penthouses are exempt from this requirement.

(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual

entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space.

(l) Front yard fences. A maximum four-foot-high fence is allowed in a front yard. A maximum four-foot-high handrail may be located on retaining walls in a front yard.

(m) A minimum of two of the following elements must be provided for each frontage.

(1) Bench;

(2) Bicycle rack;

(3) Trash receptacle.

(n) Driveway maximums:

(1) Along Hood Street, where an ingress or egress driveway crosses a sidewalk, maximum width of each driveway shall be 25 feet, with a maximum combined width of 40 feet of all ingress and egress driveways across the entire frontage.

(2) Along Brown Street, no ingress or egress driveways are permitted on this frontage.

(o) Open space requirements. At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping. Open space must conform to the standards of SEC. 51A-4.1107. (f) and may be used to fulfil landscaping requirements of Part 1.

SEC. S-1___.110. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-____.108(h).

Staff Recommendation:

(b) Reserved units. Ten percent of the total number of residential units must be made to available to households earning between 61 percent and 80 percent of the area median family income, and five percent of the total number of residential units must be made to available to households earning between 81 percent and 100 percent of the area median family income.

CPC Recommendation:

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

(c) Development regulations. Compliance with Section 51A-4.1107 is not required.
(Ord. ____)

SEC. S-1___.111. OFF-STREET PARKING AND LOADING

(a) In general. Except as provided in this section, consult Part I of this article for specific off-street parking and loading requirements for each use.

Staff Recommendation:

(b) A minimum of **one-half** parking spaces per residential unit, inclusive of guest parking, is required.

CPC Recommendation::

(b) A minimum of **two** parking spaces per residential unit, inclusive of guest parking, is required.

(c) Loading design standards. Two off-street loading spaces are required on the Property. Both loading spaces must be medium loading spaces.

(d) Last-mile delivery medium loading space. One of the two required medium loading spaces must be designated in the screened area for use by Last-Mile Delivery Vehicles with a maximum allowed time of 15 minutes. (Ord. _____)

SEC. S-1___.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. _____)

SEC. S-1___.113. LANDSCAPING.

(a) Landscaping for this district must comply with Part I. In addition, landscaping shall be provided in accordance with the landscape plan, Exhibit S-1___B.

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

(c) All landscaping must conform to the Habitat Garden standards. (Ord. _____)

SEC. S-1___.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. _____)

SEC. S-1___.115. SUSTAINABLE DESIGN FEATURES.

(a) Bike parking. A minimum of one bicycle storage space for every three residential units is required onsite within the garage and/or building. Long-term bicycle storage spaces are

not subject to the minimum size requirements of the required bike parking spaces per the Dallas Development Code and may be secured to wall or floor mounted storage racks.

(b) Micro-mobility charging and parking. Micro-Mobility Charging and parking for at least 10 vehicles must be provided along public streets.

(c) Pervious lot coverage. Minimum ground level pervious lot coverage is 13 percent as shown on the Landscape Plan.

(d) Exterior building lighting. All exterior building lighting must be shielded preventing direct view of the light source from the ground and directed away from adjacent residential properties.

(e) Roofs.

(1) Podium roof. A minimum 30 percent of the podium roof area must be covered with improvements that minimize heat production, which can include:

- (A) Turf;
- (B) Synthetic turf;
- (C) Raised planters;
- (D) Photovoltaic cells;
- (E) Swimming pools;
- (F) Water features; or
- (G) Shade structures.

(2) Non-podium roof. Light colored roof materials with an initial solar reflectance value of at least 0.80 that minimize cooling loads shall be employed on all non-podium roofs.

(g) Outdoor water use reduction.

(1) Drip irrigation must be utilized for maintenance of plantings.

(2) HVAC condensate line for water recapture and cistern for landscaping grey water must be provided.

(h) Photovoltaic cells. A minimum of 1,000 square feet of photovoltaic cells for producing solar energy must be located on the building. (Ord. _____)

SEC. S-1__ .116. 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) There may be no use of outdoor amplified sound systems after 8:00 p.m.

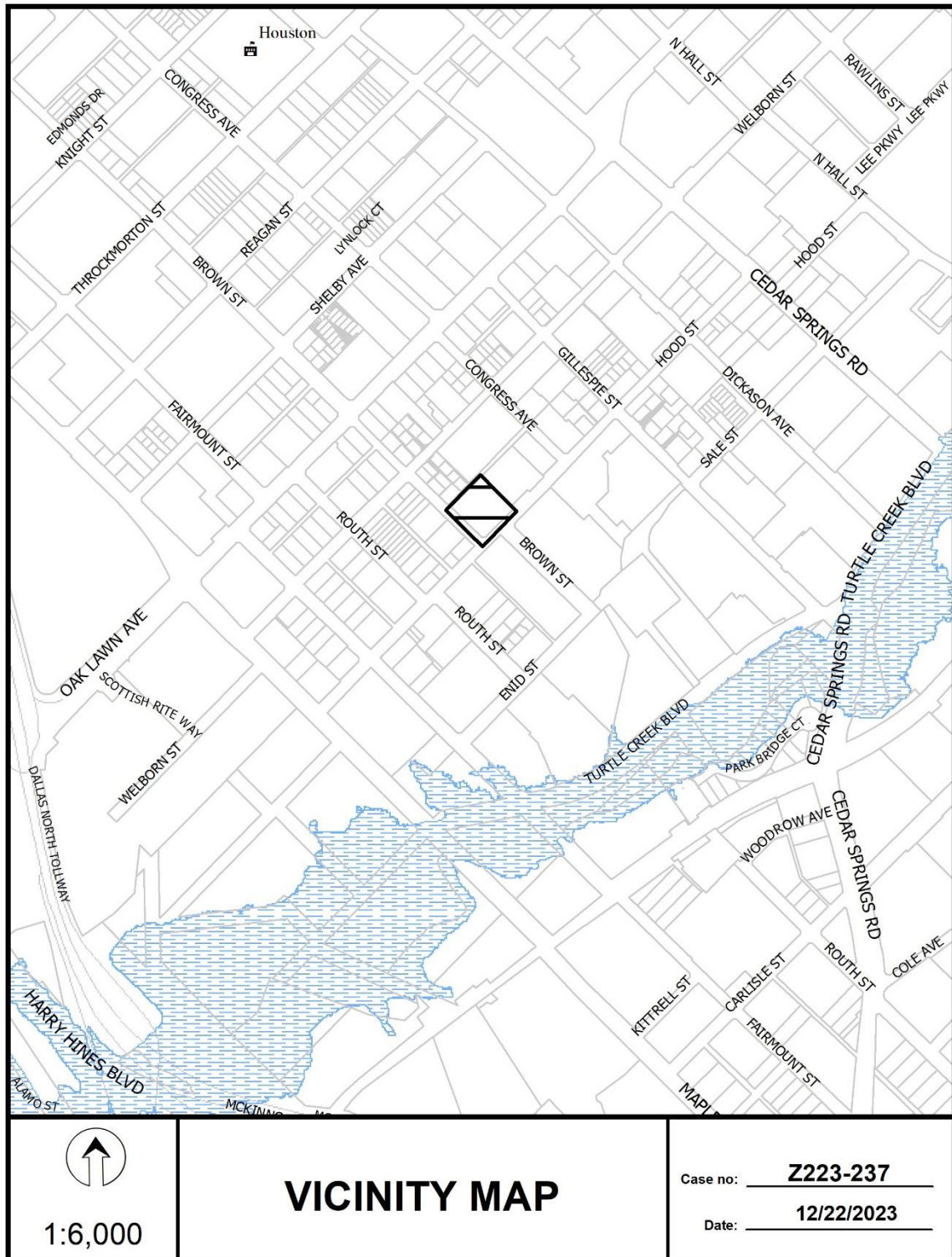
(d) Development and use of the Property must comply with Part I of this article. (Ord. _____)

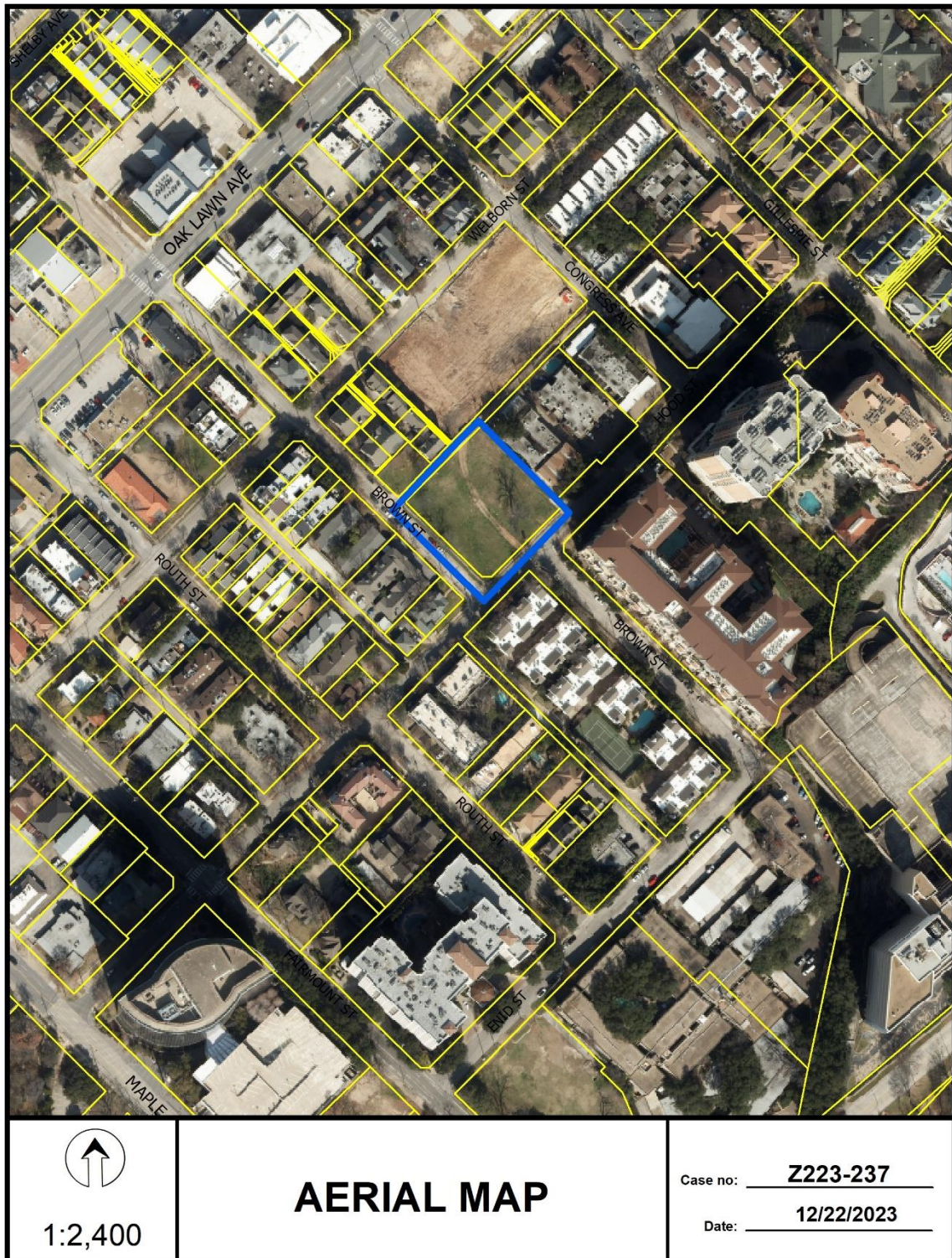
SEC. S-1__ .117. COMPLIANCE WITH CONDITIONS.

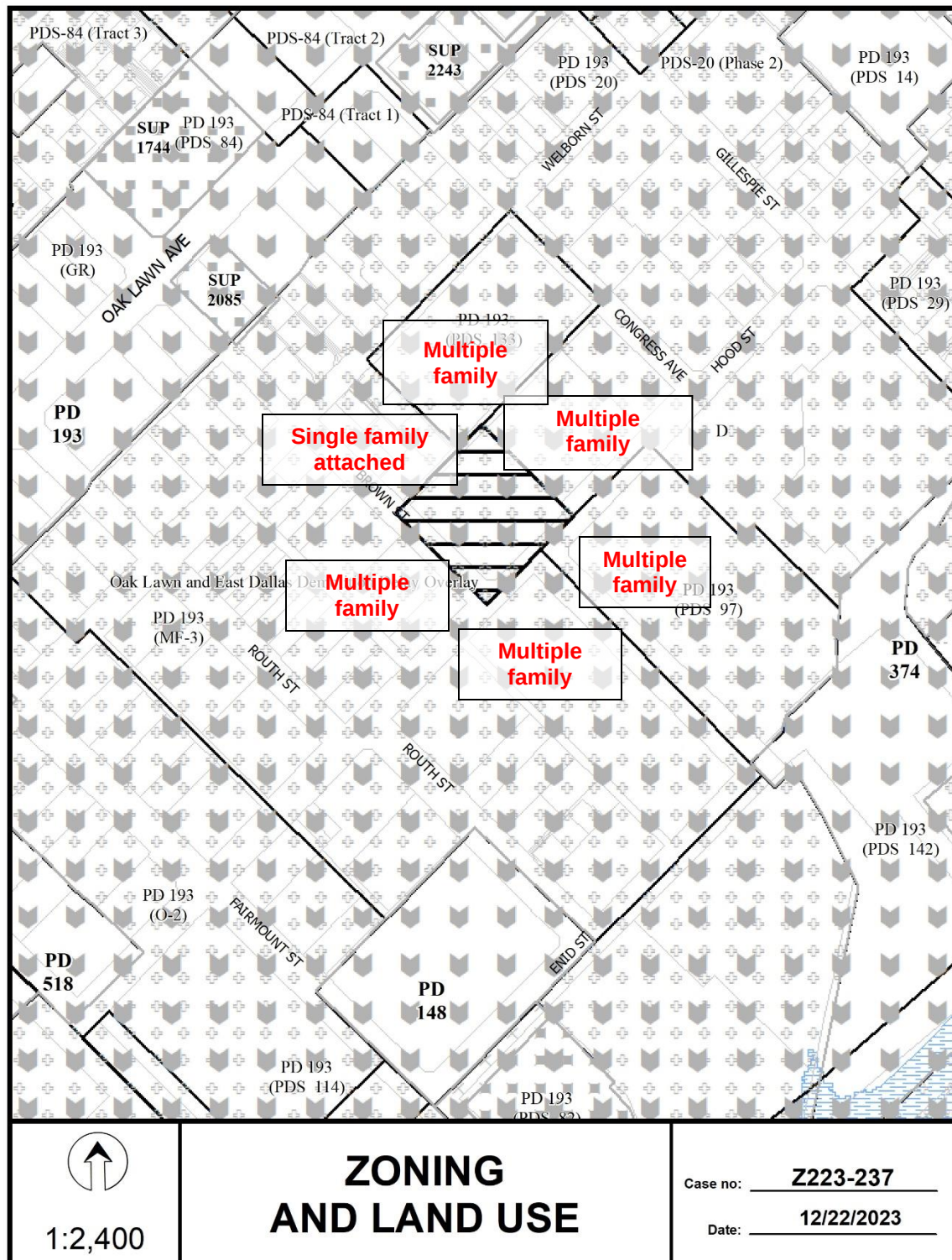
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

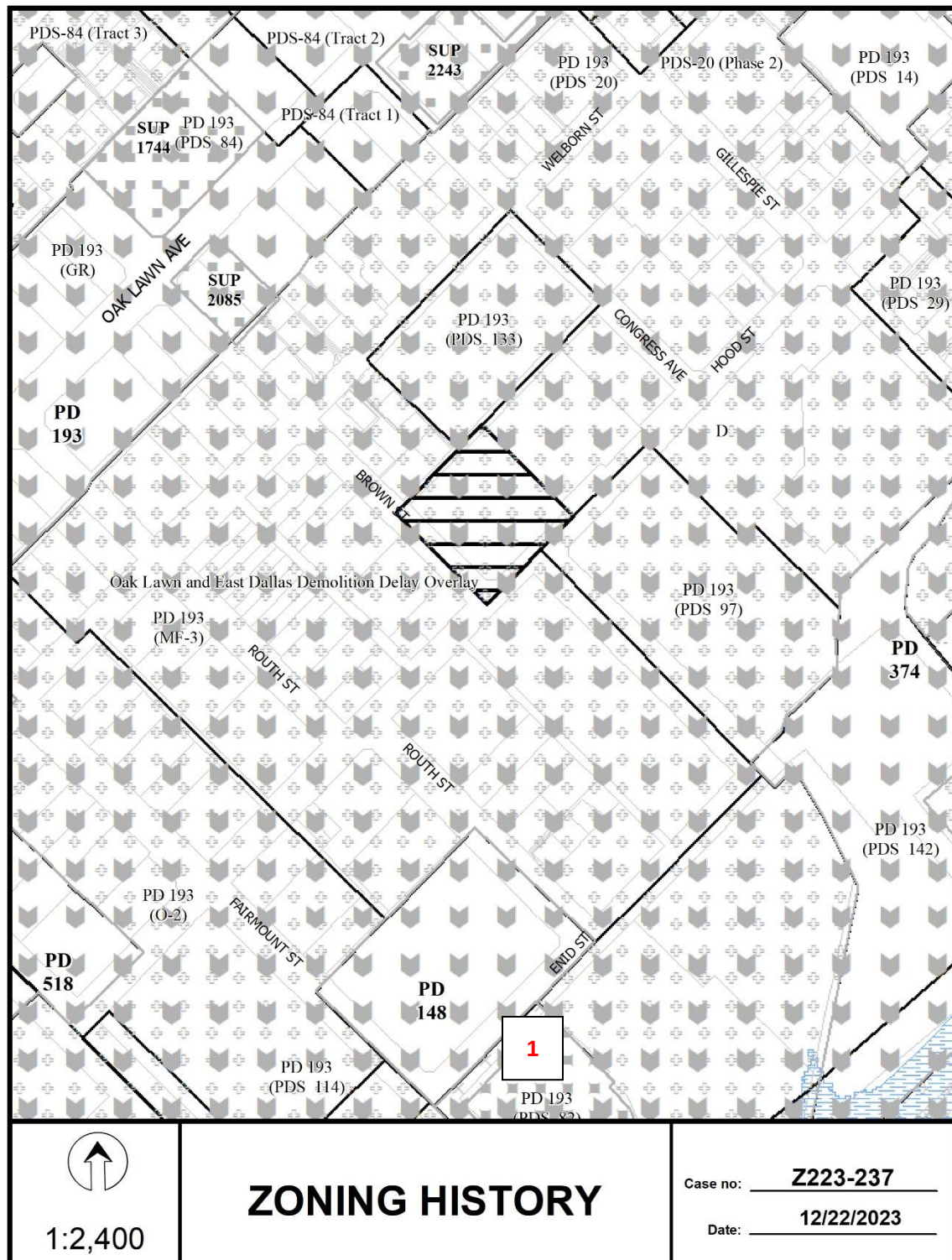
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

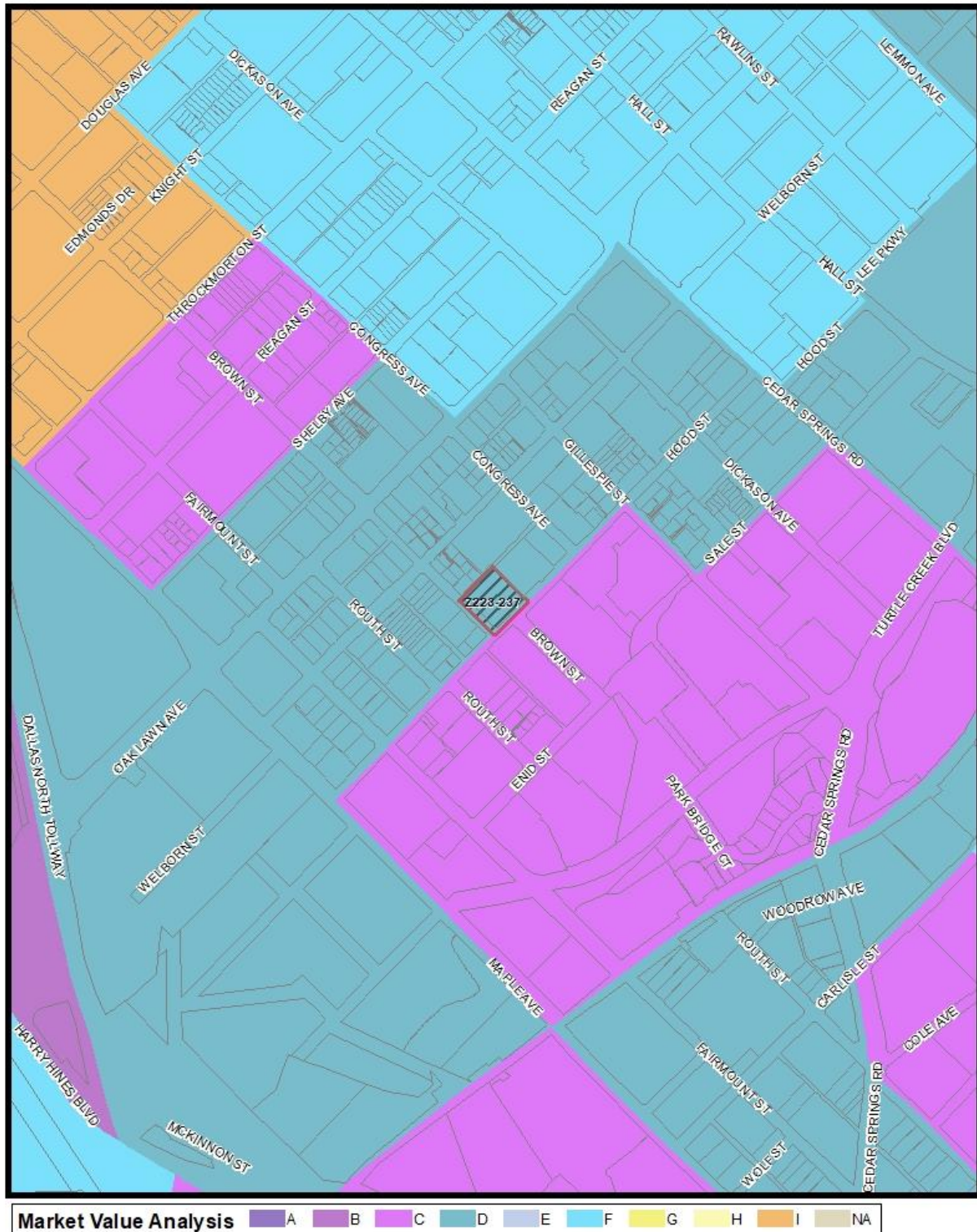
Z223-237(MP)











Market Value Analysis

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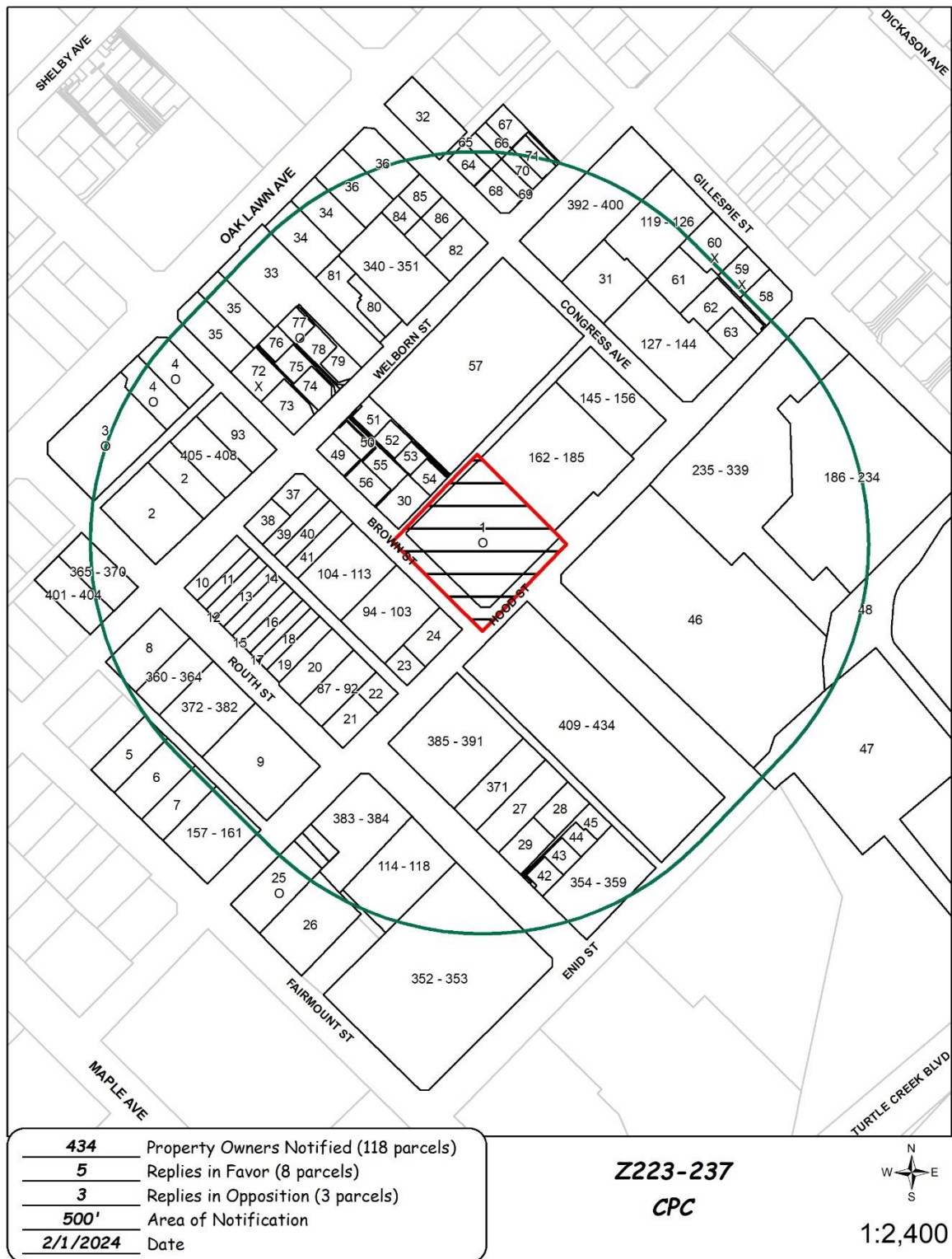


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Market Value Analysis

Printed Date: 12/22/2023

Z223-237(MP)



01/31/2024

Reply List of Property Owners***Z223-237******434 Property Owners Notified 5 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2709 HOOD ST	AURA TOWER LP
	2	2601 WELBORN ST	WINHAVIR LP
O	3	2604 OAK LAWN AVE	BERLIN GAIL M &
O	4	2612 OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
	5	3618 FAIRMOUNT ST	RP STANFORD LIMITED
	6	3614 FAIRMOUNT ST	BUENA VISTA III PROPERTIES LLC
	7	3610 FAIRMOUNT ST	PENN PROPERTIES LLC
	8	2512 WELBORN ST	4901 4903 NEWMORE LLP
	9	3601 ROUTH ST	MM 3601 ROUTH MF LLC
	10	3630 ROUTH ST	SALZER KARMA JO
	11	3628 ROUTH ST	3628 ROUTH LLC
	12	3626 ROUTH ST	JAYARAM NITIN B
	13	3624 ROUTH ST	HUNTER WYNN &
	14	3622 ROUTH ST	ARNOLD SCOTT
	15	3620 ROUTH ST	FITZPATRICK MICHAEL C
	16	3618 ROUTH ST	MCKEON JAMES &
	17	3616 ROUTH ST	ALMOND CAROL
	18	3614 ROUTH ST	FAUST DANNY K
	19	3612 ROUTH ST	RNG 2012 INVESTMENT TRUST THE
	20	3610 ROUTH ST	CONDON JOHN K
	21	3600 ROUTH ST	MOMIN SAIRA
	22	2607 HOOD ST	MOMIN SAIRA
	23	2609 HOOD ST	MCCLAIN CAROLYN
	24	3601 BROWN ST	SAMARA DAVID E
O	25	3534 FAIRMOUNT ST	MM 3534 FAIRMONT LLC
	26	3524 FAIRMOUNT ST	G L F PARTNERS LLP

01/31/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3518 ROUTH ST	KOTHARI AJAY
	28	3514 ROUTH ST	THORNE GEORGE CLIFFORD JR
	29	3516 ROUTH ST	ALPERT LAURA
	30	3614 BROWN ST	TAFFY FRANK
	31	3610 CONGRESS AVE	RUSSELL JOHN R
	32	2800 OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
	33	2710 OAK LAWN AVE	GOODSON ACURA OF DALLAS LLC
	34	2722 OAK LAWN AVE	CANNON YOUNG PPTIES LP
	35	2706 OAK LAWN AVE	VERITEX COMMUNITY BANK
	36	2732 OAK LAWN AVE	CANNON YOUNG PROPERTIERS LP
	37	2630 WELBORN ST	HARRIS LAWRENCE F & RAQUEL A
	38	2626 WELBORN ST	CARRASCO MIGUEL & ANN DE
	39	3633 BROWN ST	LEPP MARCUS DANIEL
	40	3629 BROWN ST	WOMACK PAULA P
	41	3625 BROWN ST	CHRISMAN JOHN NELSON &
	42	3506 ROUTH ST	PACIFICO FRANCESCA I
	43	3508 ROUTH ST	ZELMAN BRIAN S
	44	3510 ROUTH ST	SCHIFFMAN LISA A
	45	3512 ROUTH ST	MCMILLAN WILLIAM G
	46	2728 HOOD ST	HANCOCK REIT TURTLE CREEK LLC
	47	2735 TURTLE CREEK BLVD	2727 TURTLE CREEK 2 LLC
	48	2743 TURTLE CREEK BLVD	2727 TURTLE CREEK LLC
	49	2704 WELBORN ST	KANAAN JOSEPH & LEA BADRO
	50	2704 WELBORN ST	BOLT MAX HAMILTON &
	51	2704 WELBORN ST	OZER ALI
	52	2704 WELBORN ST	GIRI BALAK
	53	2704 WELBORN ST	STARON LAURA &
	54	2704 WELBORN ST	BRONSON HEATHER
	55	2704 WELBORN ST	READ HOLLIE
	56	2704 WELBORN ST	WHITE TODD S & LEZLIE M
	57	3611 CONGRESS AVE	CIP18 TB ASTER LLC

01/31/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2845 HOOD ST	DONNINO MICHAEL F
X	59	2841 HOOD ST	HUDDLESTON JAMES III & JAMIE T
X	60	2837 HOOD ST	LOKEY LISBETH FAYE MINYARD
	61	2833 HOOD ST	DOROTHY L MANAGEMENT TR I
	62	2825 HOOD ST	COOKE HOWARD F TR
	63	2821 HOOD ST	ZIEGLER JACOB R
	64	3780 CONGRESS AVE	GANDOLFO ANA MARIA M &
	65	2801 WELBORN ST	HATFIELD BLAKE &
	66	2811 WELBORN ST	OTHMAN ANAS R
	67	2813 WELBORN ST	CLARK KELSEY
	68	2803 WELBORN ST	MAXWELL ELEANOR POWELL
	69	2805 WELBORN ST	PESTL MARCUS G
	70	2807 WELBORN ST	OLIVER CECILIA B &
	71	2809 WELBORN ST	WEBB & ETTER TX LLC
X	72	3708 BROWN ST	MOZISEK ARNOLD R JR
	73	3704 BROWN ST	SANDMAN PATRICK PHILIP
	74	2701 WELBORN ST	WEINSTEIN TONI ELLEN
	75	2703 WELBORN ST	MASTER HAROLD DAVID & FRANCINE
	76	2705 WELBORN ST	COOPER CATHERINE A
O	77	2707 WELBORN ST	BERRONG JAMES D
	78	2709 WELBORN ST	Taxpayer at
	79	2711 WELBORN ST	HICKS BILLY H & TERI R
	80	2723 WELBORN ST	JANSON CHRISTOPHER & MEAGHAN
	81	2719 WELBORN ST	MESSER AMY
	82	2729 WELBORN ST	BOUSTRIDGE MICHAEL
	83	3707 CONGRESS AVE	FAMILY STREET TR
	84	3711 CONGRESS AVE	GREEN DAVID A
	85	3715 CONGRESS AVE	RAFFOUL MELANIE
	86	3703 CONGRESS AVE	LOWRY CAROL L & SCOTT D
	87	3606 ROUTH ST	KUEKER GAIL J
	88	3606 ROUTH ST	KAISER COMPANIES THE A SERIES LLC

01/31/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3606 ROUTH ST	NASIRIAN AIDA
	90	3606 ROUTH ST	SONDAG MONIQUE
	91	3606 ROUTH ST	SHERENIAN EVA M
	92	3606 ROUTH ST	GOOLSBY WILLIAM GREGORY
	93	3703 BROWN ST	DELLINGER RESIDENTIAL
	94	3605 BROWN ST	DOMINICK MIKE & MARY
	95	3605 BROWN ST	PNM HOLDINGS LLC
	96	3605 BROWN ST	MATHEW ROSHINI ROSE
	97	3605 BROWN ST	WESTBROOK DONALD E
	98	3605 BROWN ST	THOMPSON WILLIAM CRAIG
	99	3605 BROWN ST	MURALIRAJ VIJAY
	100	3605 BROWN ST	COLLINSWORTH DANA L
	101	3605 BROWN ST	FAN ALEXANDER WU &
	102	3605 BROWN ST	BLAIR LAUREL DIANE
	103	3605 BROWN ST	MONTGOMERY THOMAS E
	104	3615 BROWN ST	2014 LLC
	105	3615 BROWN ST	HANLON BRION
	106	3615 BROWN ST	CLAYTON HEATH
	107	3615 BROWN ST	FRED HOLDINGS LLC
	108	3615 BROWN ST	MILLS MELANIE
	109	3617 BROWN ST	PETERS KIM L
	110	3617 BROWN ST	DELEON CLAUDIA PATRICIA
	111	3617 BROWN ST	VOLLMER RACHAEL MARIE
	112	3617 BROWN ST	CLAYTON HEATH
	113	3617 BROWN ST	SHOEVLIN KELLI
	114	3525 ROUTH ST	DUFFIE CHARLES F
	115	3525 ROUTH ST	CANNON GARY L
	116	3525 ROUTH ST	LAZOR LINDA
	117	3525 ROUTH ST	WELBORN STREET PARTNERS LLC
	118	3525 ROUTH ST	WELBORN STREET PARTNERS LLC
	119	3615 GILLESPIE ST	WOOD WILLIAM

01/31/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3615 GILLESPIE ST	KAFKA 2013 LIVING TRUST THE
	121	3615 GILLESPIE ST	DAVIS GREGORY LIVING TRUST
	122	3615 GILLESPIE ST	MARTINEZ JOSE A
	123	3615 GILLESPIE ST	MARGO DONALD R III &
	124	3615 GILLESPIE ST	BOHDAN ERIK
	125	3615 GILLESPIE ST	MITCHELL KELLY D
	126	3615 GILLESPIE ST	KOELSCH CHRISTOPHER S
	127	2811 HOOD ST	DUECKER DAVID & LISA
	128	2811 HOOD ST	SMYTH LAUREN
	129	2811 HOOD ST	FIDEN MOLLY B
	130	2811 HOOD ST	HUNTER GORDON R &
	131	2811 HOOD ST	GAGEN SCOT J
	132	2811 HOOD ST	CAZORLA REVOCABLE TRUST THE
	133	2811 HOOD ST	GATHRIGHT LEIGH A
	134	2811 HOOD ST	DALY BRIAN P & BONNIE J
	135	2811 HOOD ST	MCLAUGHLIN SCOTT M &
	136	2811 HOOD ST	ALVAREZ LISA C
	137	2811 HOOD ST	PRIBULSKY ELIZABETH
	138	2811 HOOD ST	ZELAZNY CHARLES L &
	139	2811 HOOD ST	CHENG SUSAN
	140	2811 HOOD ST	MOSES JAMES J
	141	2811 HOOD ST	SULLIVAN DONALD RAY II
	142	2811 HOOD ST	HANCOCK NORMAN W & LANI R
	143	2811 HOOD ST	MUHANNA RAMI
	144	2811 HOOD ST	SORG JON DANIEL
	145	2727 HOOD ST	LABARBA LAUREN DENISE
	146	2727 HOOD ST	HOWE MARTHA
	147	2727 HOOD ST	TET TRUST THE
	148	2727 HOOD ST	SACHDEV FRAVEEN
	149	2727 HOOD ST	HERNDON RILEY ANN
	150	2727 HOOD ST	BURNETT KIRBY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2727 HOOD ST	SCIARRO JAMES ALAN
	152	2727 HOOD ST	WELLS CORY
	153	2727 HOOD ST	TIBBS PATRICK BENTLEY
	154	2727 HOOD ST	CORONADO MARCO
	155	2727 HOOD ST	SKY POND HOLDINGS LLC
	156	2727 HOOD ST	EVANGELISTA MARJORIE S
	157	3606 FAIRMOUNT ST	GOLDMAN WENDY
	158	2507 HOOD ST	MACDONALD ANNE
	159	2503 HOOD ST	ZOGG LAUREN
	160	2505 HOOD ST	HEIDARI PASHA K
	161	2711 HOOD ST	LUZZO PROPERTIES OF TEXAS LLC
	162	2711 HOOD ST	SIMPSON BARBARA A & SHAUN R
	163	2711 HOOD ST	KENNEDY JOHN
	164	2711 HOOD ST	SAMPANG BRADNELL
	165	2711 HOOD ST	CADEDU MARLO
	166	2711 HOOD ST	NANCE MICHAEL W
	167	2711 HOOD ST	DOBSON MARYDELLE &
	168	2711 HOOD ST	MINOTTI PAUL
	169	2711 HOOD ST	WHITCHER LARRY
	170	2711 HOOD ST	HUDSON BERNADETTE FLORES
	171	2711 HOOD ST	2711L HOOD ST LLC
	172	2725 HOOD ST	POWELL JIMMY JACOB
	173	2725 HOOD ST	NEW VISION TRUST CUSTODIAN
	174	2725 HOOD ST	HOGAN WESLEE A
	175	2725 HOOD ST	QI DIAN
	176	2725 HOOD ST	GOLDSMITH JAMI L
	177	2725 HOOD ST	QUEST TRUST CO FBO
	178	2725 HOOD ST	LOPEZ LIONEL
	179	2725 HOOD ST	MARTIN LORI ANN
	180	2725 HOOD ST	VU SARAH
	181	2725 HOOD ST	LUZZO PROPERTIES OF TEXAS LLC

01/31/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	2725 HOOD ST	MITCHELL TURBEVILLE LIVING TRUST
	183	2725 HOOD ST	SCIARRO JAMES ALAN
	184	2725 HOOD ST	OSWALT MORRIS
	185	2725 HOOD ST	BOHDAN ERIK M
	186	3535 GILLESPIE ST	MENDELSON BARRY
	187	3535 GILLESPIE ST	RHODES COLLIN D
	188	3535 GILLESPIE ST	YORK W THOMAS JR
	189	3535 GILLESPIE ST	MURPHY SUSAN W
	190	3535 GILLESPIE ST	AUGUR MARILYN
	191	3535 GILLESPIE ST	HAYNES MICHAEL R &
	192	3535 GILLESPIE ST	ATHOS IRENE B
	193	3535 GILLESPIE ST	MONTANA ROBERT C II &
	194	3535 GILLESPIE ST	BONNE CHASSE LLC
	195	3535 GILLESPIE ST	PETRYLIENE RENATA
	196	3535 GILLESPIE ST	MORELAND NANCY &
	197	3535 GILLESPIE ST	GREEN G GARDINER JR &
	198	3535 GILLESPIE ST	SCHNEIDER SUSAN BRITT &
	199	3535 GILLESPIE ST	ACLC PROPERTIES LLC
	200	3535 GILLESPIE ST	FARRAR WILLIAM D
	201	3535 GILLESPIE ST	ROBERTS DEBRA JANE
	202	3535 GILLESPIE ST	PURIFOY WINSTON
	203	3535 GILLESPIE ST	HOFFPAUIR NORTH LLC
	204	3535 GILLESPIE ST	MCDANIEL DWIGHT THOMAS
	205	3535 GILLESPIE ST	LEE GEORGE MICHAEL 2105
	206	3535 GILLESPIE ST	CLIFTON JUDITH W
	207	3535 GILLESPIE ST	PLANO STORAGE STATION LP
	208	3535 GILLESPIE ST	GILBERT SHAWN D & JOSLYN JENKINS
	209	3535 GILLESPIE ST	GIBBS TERRY G LEGACY TRUST
	210	3535 GILLESPIE ST	LIPSHY MARC LEWIS & MELISSA
	211	3535 GILLESPIE ST	CROWE DORIS MIDDLETON
	212	3535 GILLESPIE ST	DUBIN ANA P

01/31/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	3535 GILLESPIE ST	SAVARIEGO VELINDA
	214	3535 GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
	215	3535 GILLESPIE ST	PUTMAN MARY DELL
	216	3535 GILLESPIE ST	BALL CHARLES P &
	217	3535 GILLESPIE ST	SMITH STEVEN E & PENZA MARYSUE
	218	3535 GILLESPIE ST	PAYNE JONATHAN III & MARGARET
	219	3535 GILLESPIE ST	SANDERS GEORGE
	220	3535 GILLESPIE ST	DO TUAN ANH &
	221	3535 GILLESPIE ST	ANDERSON CHARLES WESLEY &
	222	3535 GILLESPIE ST	BRADLEY KATRINA D
	223	3535 GILLESPIE ST	ALPERT SIDSEL
	224	3535 GILLESPIE ST	KOPPMAN EDWARD
	225	3535 GILLESPIE ST	COULTER JAMIE B
	226	3535 GILLESPIE ST	ELDREDGE JEFFREY
	227	3535 GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
	228	3535 GILLESPIE ST	SILVERMAN IRA &
	229	3535 GILLESPIE ST	SERPA ROY M & VICTORIA M
	230	3535 GILLESPIE ST	MARGOLIN FRED H & ANN E
	231	3535 GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE
	232	3535 GILLESPIE ST	PETRYLIENE RENATA
	233	3535 GILLESPIE ST	GAUTIER VENTURES LLC
	234	3535 GILLESPIE ST	TAYLOR JOHN MARK
	235	2828 HOOD ST	MORGAN PAMELA FOX
	236	2828 HOOD ST	PLAZA TURTLE CREEK IV
	237	2828 HOOD ST	DEVLIN MICHAEL &
	238	2828 HOOD ST	MINICK ROBIN
	239	2828 HOOD ST	WHITE NANCY S
	240	2828 HOOD ST	YAMINI SARA M
	241	2828 HOOD ST	JOHNSON LINDA A LIFE EST
	242	2828 HOOD ST	RISINGER DENNIS R & MELBA
	243	2828 HOOD ST	DEWS JAMES CHARLES LIVING

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	244	2828 HOOD ST	ACLC PROPERTIES LLC
	245	2828 HOOD ST	NEW WORLD CONTRACTING LLC
	246	2828 HOOD ST	LEACH JOSEPH
	247	2828 HOOD ST	HARVEY R CHRIS &
	248	2828 HOOD ST	TRAPP MICHAEL E & POLLY D
	249	2828 HOOD ST	SCHWENK RON R &
	250	2828 HOOD ST	PINK ELISABETH R
	251	2828 HOOD ST	BASILBAY PARTICIPATION
	252	2828 HOOD ST	MEXICAN & GOURMET INTL
	253	2828 HOOD ST	DEININGER JOHN H & MARY ELIZABETH
	254	2828 HOOD ST	BLACKIE AMY LYNN
	255	2828 HOOD ST	PE GLORIA ST
	256	2828 HOOD ST	CONWAY JAMES F & TARA M
	257	2828 HOOD ST	KERRANE BARBARA A
	258	2828 HOOD ST	PALMER STEVEN G SR & LINDA J
	259	2828 HOOD ST	HAIRGROVE LANDON &
	260	2828 HOOD ST	ADAMO KENNETH R
	261	2828 HOOD ST	SAFIR ANN GENE
	262	2828 HOOD ST	BOBBY MURCER 2003 TRUST B THE
	263	2828 HOOD ST	SHELTON RUSSELL & SUSAN
	264	2828 HOOD ST	NORRELL KIMBERLY K
	265	2828 HOOD ST	STONER MARY &
	266	2828 HOOD ST	TELLO RHONDA
	267	2828 HOOD ST	COX BARTON R & JACQUELINE R
	268	2828 HOOD ST	DOVE DAVID WALKER
	269	2828 HOOD ST	NIXON EMILY A
	270	2828 HOOD ST	RIZOS FAMILY PARTNERSHIP LTD
	271	2828 HOOD ST	SHARP KIMBERLEE D
	272	2828 HOOD ST	PORTER JARVIS H & PAMELA
	273	2828 HOOD ST	MILLER REVOCABLE TRUST
	274	2828 HOOD ST	MAY SHERI LOLETTE

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	275	2828 HOOD ST	ACLC PROPERTIES LLC
	276	2828 HOOD ST	MCCLENAHAN JAMES M & SUSAN B
	277	2828 HOOD ST	SWARTZ ANDREW M &
	278	2828 HOOD ST	ROBERTS CHARLES STEWART
	279	2828 HOOD ST	KUSE GARY DAVID
	280	2828 HOOD ST	HOPKINS RANDOLPH JOHN
	281	2828 HOOD ST	DMC INVESTMENTS LLC
	282	2828 HOOD ST	BAUGH MARK T LIVING TRUST THE
	283	2828 HOOD ST	DAVIS CARY & CATHERINE
	284	2828 HOOD ST	SAHLIYEH HANNA F
	285	2828 HOOD ST	SPERO KATHLEEN KAY
	286	2828 HOOD ST	SILVERMAN MICHAEL RICHARD & MARY
	287	2828 HOOD ST	GOLDMAN LAWRENCE
	288	2828 HOOD ST	MARKS SHIRLEY
	289	2828 HOOD ST	TORNAQUINDICI LAURA J
	290	2828 HOOD ST	LOWENBERG MICHAEL &
	291	2828 HOOD ST	MOORER REVOCABLE TRUST
	292	2828 HOOD ST	KETTMAN JOHN R & DIANA M
	293	2828 HOOD ST	JONES WILLIAM A & ANDREA R
	294	2828 HOOD ST	HEIDBRINK PETER & CAROL
	295	2828 HOOD ST	JONES WILLIAM A & ANDREA RIVERA
	296	2828 HOOD ST	CROWLEY KATHRYN DALY
	297	2828 HOOD ST	PMPELTZ REVOCABLE TRUST
	298	2828 HOOD ST	MURPHY MICHAEL WALKER
	299	2828 HOOD ST	DW OPERATING LLC
	300	2828 HOOD ST	ZELAZNY CHARLES L
	301	2828 HOOD ST	LUSTIG MARY LYNNE
	302	2828 HOOD ST	KAVANAUGH CAROLYN DECLARATION
	303	2828 HOOD ST	CHOOJIAN ANDREW M &
	304	2828 HOOD ST	KAROL SHARON
	305	2828 HOOD ST	REICHSTADT SHIRLEY REVOCABLE

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	306	2828 HOOD ST	ST PE ROZALYN &
	307	2828 HOOD ST	JOHNSON JOINT REVOCABLE
	308	2828 HOOD ST	FAULKNER STEPHEN W &
	309	2828 HOOD ST	GILLEAN JOHN A III & MYRA M
	310	2828 HOOD ST	RVO TEXAS HOLDINGS LLC
	311	2828 HOOD ST	BACKA LOUISE PAPARELLA
	312	2828 HOOD ST	WOLIN BARTON AND JUDITH
	313	2828 HOOD ST	SIEMER MARY RITA
	314	2828 HOOD ST	SCHMID JEFFREY R & AMY C
	315	2828 HOOD ST	GARNER JESSICA WHITT
	316	2828 HOOD ST	HIGHFIELD EQUITIES INC
	317	2828 HOOD ST	MILLER RETTA A
	318	2828 HOOD ST	MAY JOHN JACOB
	319	2828 HOOD ST	REVERCHON PARTNERS II LTD
	320	2828 HOOD ST	ACP PERSONAL HOLDINGS LLC
	321	2828 HOOD ST	LEAKE LYNDALU H
	322	2828 HOOD ST	WHITE ANNELLE RHEA BURTON
	323	2828 HOOD ST	MCBRIDE NANCY YATES
	324	2828 HOOD ST	BEAUCHAMP ALAN & JACKIE
	325	2828 HOOD ST	ROBINSON DAVID B & REBECCA M
	326	2828 HOOD ST	BECKWITH JODIE
	327	2828 HOOD ST	ALBIN FRANCIS R & TERESA M
	328	2828 HOOD ST	DELEHANTY SEAN TRUST
	329	2828 HOOD ST	MCPETERS JERRY L
	330	2828 HOOD ST	JOHNSTON CHARLES E & ELLEN T
	331	2828 HOOD ST	SHOR FAMILY TRUST
	332	2828 HOOD ST	MACLIN SAMUEL TODD & DIANA B
	333	2828 HOOD ST	GOEL VENTURES TWO LLC
	334	2828 HOOD ST	HOLLINGSHEAD TERRY R
	335	2828 HOOD ST	DHARMAGUNARANTNE TISSA C
	336	2828 HOOD ST	LARUE JOHN H JR

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	337	2828 HOOD ST	MACLIN SAMUEL TODD &
	338	2828 HOOD ST	MAUS CYNTHIA LAURA
	339	2828 HOOD ST	LARUE JOHN
	340	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 101A
	341	2727 WELBORN ST	VDT HOLDINGS LLC
	342	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 103A
	343	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 104A
	344	2727 WELBORN ST	FIVE BEE ELM LLC
	345	2727 WELBORN ST	WALGAMA RUWANI M
	346	2727 WELBORN ST	SEVEN MCQUEEN LLC
	347	2727 WELBORN ST	QUEST IRA INC FBO
	348	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 109B
	349	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 110B
	350	2727 WELBORN ST	TRUONG DUY D &
	351	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 112B
	352	3500 FAIRMOUNT ST	PRE RIENZI LLC
	353	3500 FAIRMOUNT ST	CROWE ANGELA
	354	3500 ROUTH ST	HARRISON CONNIE
	355	3500 ROUTH ST	WELBORN STREET PARTNERS LLC
	356	3500 ROUTH ST	WELBORN STREET PARTNERS LLC
	357	3500 ROUTH ST	MARGOLIS MICHAEL
	358	3500 ROUTH ST	WELBORN STREET PARTNERS LLC
	359	3500 ROUTH ST	MARTIN ANDREA
	360	3623 ROUTH ST	AITELLI ANDREW
	361	3623 ROUTH ST	SALON ESTATE LLC
	362	3623 ROUTH ST	BURGER BRANDON J
	363	3623 ROUTH ST	ZAMBRANO GERARDO
	364	3623 ROUTH ST	THIRTY SIX TWENTY THREE
	365	3701 ROUTH ST	MIRANDA KENNETH M
	366	3703 ROUTH ST	BERTHIAUME SCOTT & TONIA
	367	3705 ROUTH ST	COSTLOW JERRY L

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	3707 ROUTH ST	OBRIEN STEPHEN T
	369	3709 ROUTH ST	LOHMANN KATHERINE LYNN &
	370	3711 ROUTH ST	MCCORMICK DAVID M &
	371	3522 ROUTH ST	UG KNIGHT LP
	372	3617 ROUTH ST	ELFENBEIN JESSICA
	373	3617 ROUTH ST	PORTER KEVIN
	374	3617 ROUTH ST	GATES ANDREA A
	375	3617 ROUTH ST	ROBINSON MARGARET G
	376	3617 ROUTH ST	BORTNICK SAM
	377	3617 ROUTH ST	QUICKSALL BETTY A
	378	3617 ROUTH ST	MCQUAY MICHAEL
	379	3617 ROUTH ST	PASCAL PARTNERS LLC
	380	3617 ROUTH ST	ELFENBEIN JESSICA & ROBERT I
	381	3617 ROUTH ST	ELMORE JESSICA
	382	3617 ROUTH ST	CAMPISI AMBER
	383	3535 ROUTH ST	VANDERHORST PAULA M &
	384	3535 ROUTH ST	VANDERHORST PAULA M &
	385	2612 HOOD ST	SADACCA STEPHEN
	386	2610 HOOD ST	CALHOUN REBEL
	387	3534 ROUTH ST	AINSWORTH GEORGE M
	388	3532 ROUTH ST	PATTEN ANNE
	389	3530 ROUTH ST	KRAMER PAMELA A
	390	3528 ROUTH ST	ETEBARI PAYAM
	391	3526 ROUTH ST	TRAUB ROBERT GARY
	392	2802 WELBORN ST	SHUGHRUE CYNTHIA L
	393	2804 WELBORN ST	PETRICCA PETER A & LAURIE T
	394	2806 WELBORN ST	FUNK JUDITH EHMAN EST OF
	395	2808 WELBORN ST	HARTMAN CAROL OLIVER
	396	2810 WELBORN ST	SCOTT LLOYD & ALVIN C TISDALE
	397	2812 WELBORN ST	GENASCI LISA KATHERINE &
	398	2814 WELBORN ST	BOLIN DENNIS L

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	399	2816 WELBORN ST	SEWELL REVOCABLE TRUST THE
	400	2818 WELBORN ST	GUZZETTI WILLIAM L
	401	2515 WELBORN ST	FOSTER PAUL
	402	2515 WELBORN ST	NEWELL BEN
	403	2515 WELBORN ST	FOX PETER M
	404	2515 WELBORN ST	JENSEN SCOTT P
	405	2615 WELBORN ST	VU KIM
	406	2615 WELBORN ST	NEASE SAMUEL T & MARTINA
	407	2615 WELBORN ST	YOON GI YEON
	408	2615 WELBORN ST	DYER EMMALINE &
	409	3515 BROWN ST	NOSS MICHAEL R
	410	3515 BROWN ST	CORTS VICTORIA BENNISON
	411	3515 BROWN ST	ODONNELL DEBORAH LYNN
	412	3515 BROWN ST	SHUMAKE VICKI B
	413	3515 BROWN ST	ZAMBRANO GERARDO
	414	3515 BROWN ST	BENKOWITZ LISA L
	415	3515 BROWN ST	KELSO ALIC & CHRISTINA
	416	3515 BROWN ST	BLACKSTONE WARREN L
	417	3515 BROWN ST	NYLUND JON
	418	3515 BROWN ST	MITCHELL BARBARA A
	419	3515 BROWN ST	SWIGART JEFFREY & JENNA
	420	3515 BROWN ST	MCGUIRE LISA
	421	3515 BROWN ST	KREITZINGER MICHAEL & MARLO
	422	3515 BROWN ST	NORRELL R STEPHEN
	423	3515 BROWN ST	ALLISON BIANCA F & KIRBY
	424	3515 BROWN ST	ALLEN A KATHLEEN
	425	3515 BROWN ST	CASEY DEREK
	426	3515 BROWN ST	HIGDON CHARLES A
	427	3515 BROWN ST	WAYLOCK GREGORY
	428	3515 BROWN ST	RINKERMAN MARK
	429	3515 BROWN ST	HINCAPIE FAMILY LLC

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	430	3515 BROWN ST	WASHINGTON HOLDINGS LLC
	431	3515 BROWN ST	BULLS JAMES R
	432	3515 BROWN ST	GOODMAN CLAY
	433	3515 BROWN ST	SNAPP REVOCABLE TRUST
	434	3515 BROWN ST	LOEHR NANCY R & ALLEN C