

PLANNER: Oscar Aguilera

FILE NUMBER: SPSD234-004

DATE FILED: September 18, 2024

LOCATION: The proposal is located on the southwest corner of Cedar Springs Road, at Maple Avenue and Bookhout Street.

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approximately 2.5 acres

CENSUS TRACT: 018.00

REPRESENTATIVE: Chris Bauer, FocusEGD

APPLICANT / OWNER: 23 Springs, LP.

REQUEST: An application to create the 23 Spring Subdistrict within the Uptown Special Provision Sign District on a property zoned Planned Development District 193 Subdistrict 146.

SUMMARY: This request proposes to create a subdistrict within the Uptown Special Provision Sign District that would allow signage for the new development of three buildings: one 26-story office building and two restaurant buildings with a maximum height of 36 feet each.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

UPTOWN SPECIAL PROVISION SIGN DISTRICT:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-87416

BACKGROUND INFORMATION:

- The Uptown Sign District was created on August 26, 1987, to regulate the construction of new signs and the alterations of existing signs to enhance, preserve, and develop the unique character of this neighborhood. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of Uptown, signs do not obscure significant architectural features of its buildings, and signs lend themselves to the developing character of the area.
- On Wednesday, January 9, 2019, Dallas City Council approved Planned Development District 193 Subdistrict 146. This approval altered the architecture of Uptown into a denser urban setting.
- On Wednesday, June 28, 2023, Dallas City Council approved an ordinance that reduced the size of the Uptown Sign District. This ordinance amended Sections 51A-7.1501; 51A-7.1502; 51A-7.1504; 51A-7.1506; 51A-7.1507, and 51A-7.1508. The Ordinance created the Maple Subdistrict in the McKinney Avenue Sign District to allow for blade signs and window art displays within the Maple Subdistrict.
- This request proposes to create a subdistrict within the Uptown Special Provision Sign District that would allow signage for the new development of three new buildings: one 26-story office building and two restaurant buildings with a maximum height of 36 feet each.
- On December 10, 2024, the Special Sign District Advisory Committee recommended approval of this request.

STAFF ANALYSIS:

The property is in the Uptown Neighborhood. The Uptown Neighborhood comprises high-rise office buildings, residential buildings, high-density retail, and entertainment. The high-density development within Uptown has made this neighborhood a unique and important area to the City of Dallas and the region. The current development trend for the Uptown neighborhood is to develop high rises with mixed land uses. This area has seen several zoning changes to support this high-rise urban setting. The Uptown Special Provision Sign District was established to ensure land compatibility, promote the downtown economy, and promote the safety of persons and property in 1987.

On Wednesday, January 9, 2019, Dallas City Council approved Planned Development District 193 Subdistrict 146 to develop three new buildings, a 26-story office building, and two restaurant buildings with a maximum height of 36 feet each within the subject site. Furthermore, on June 28, 2023, an ordinance reduced the size of the Uptown Special Provision Sign District, making the current Uptown SPSP outdated.

The proposed subdistrict is essential for the validity of the development. According to the applicant, the current Uptown SPSP restricts certain materials and methods for signage, causing unrealistic constraints since the Uptown Special Provision Sign District was adopted to regulate the signage of four, four-story office buildings, one drive-through bank, surface parking, and an underground parking garage. Therefore, creating the 23 Springs subdistrict within the Uptown SPSP would allow signage commensurate with the surrounding development and simplify signage to facilitate the attraction and retention of potential tenants for the new development.

Staff **recommends approval**. The proposed 23 Spring Subdistrict, within the Uptown Special Provision Sign District, is compatible with the surrounding uses within the Uptown and surrounding neighborhoods. This proposal addresses the Uptown SPSP obsolescence by allowing signage to be commensurate with the surrounding development and simplifying signage to facilitate the attraction and retention of potential tenants for the new development. The proposal would not impact public safety as the intent is to enhance, preserve, and develop the unique character of Uptown SPSP.

Comparison of sign regulations

UPTOWN SPSP	23 Spring Subdistrict
Plastic as an exterior face of a sign is prohibited.	Plastic may be used for the faces of individual channel letters.
<p>No attached sign can extend above the highest point of the building's roof.</p> <p>No attached sign other than a painted applied sign, an upper-level flat attached sign, a marquee sign, or a banner may exceed 30 square feet in effective area.</p>	<p>Attached signs may extend above the highest point of the roof, but nonattached signs extend above the parapet wall to which they are attached.</p> <p>Attached signs on facades may exceed 30 square feet with restrictions.</p>
No premise may have more than one flat attached sign on each Type B façade.	23 Springs Subdistrict a Type B façade may have up to 3 signs per façade

SPSD234-004(OA)

SSDAC action
December 10, 2024

MOTION: It was moved to approve the creation of the 23 Spring Subdistrict within the Uptown Special Provision Sign District on a property zoned Planned Development District 193 Subdistrict 146.

Maker: Webster
Second: Dumas
Result: Carried: 2 to 0

For: 2 – Webster & Dumas.
Against: 0 - None
Absent: 1 – Haqq and Peadon
Conflict: 1 - Hardin

Speakers – Nathaniel Krisko
Todd Toupal
Oliran Johnson

List of Officers

23 Springs, LP, a Delaware limited partnership, Inc.

Director of Development: Aaron P. Bidne

DRAFT CONDITIONS 9/18/24

Division 51A-7.1100. Provisions for Uptown Sign District.

SEC. 51A-7.1101. DESIGNATION OF UPTOWN SIGN DISTRICT.

A special sign provision district is hereby created to be known as the Uptown Sign District. For purposes of this division, the Uptown Sign District of the City of Dallas is that area of the city within the following described boundaries:

Being a tract or parcel of land situated in the John Grigsby Survey, Abstract No. 495 and being part of City of Dallas Blocks 2/929, J/929, 1/929, I/942, 5/944, 948, I/949, 949, 3/950 and all of Blocks A/540, 3/929, 2/933, 3/933 and 2/948 and also being part of the following dedicated streets: Yeargan Street, Leonard Street, Howell Street, Bookout Street, Maple Avenue, McKinney Avenue, Pearl Street, McKinnon Street, and the North Dallas Tollway and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of Leonard Street (50 feet wide), said point being North 45°11'10" West, a distance of 243.15 feet from the intersection of the centerline of Thomas Avenue (variable width) and the centerline of said Leonard Street.

THENCE South 44°50'21" West, a distance of 68.00 feet to a point for corner; THENCE South 14°42'00" West, a distance of 243.37 feet to a point for corner.

THENCE South 45°11'00" West, a distance of 269.95 feet to a point for corner in the centerline of North Pearl Street (variable width) and the beginning of a curve to the left.

THENCE in a northwesterly direction along said centerline of North Pearl Street and along said curve to the left whose chord bears North 50°55'28" West, and having a radius of 547.63 feet, a central angle of 16°06'58" and an arc length of 154.04 feet to a point for corner in the centerline of McKinney Avenue (60 feet wide) and the end of said curve to the left.

THENCE South 15°00'00" West along the centerline of McKinney Avenue, a distance of 106.93 feet to a point for corner.

THENCE South 89°15'32" West, a distance of 667.47 feet to a point for corner in the centerline of Cedar Springs Road (variable width).

THENCE North 03°02'00" West along the centerline of Cedar Springs Road, a distance of 149.72 feet to a point for corner in the centerline of said Pearl Street.

THENCE South 82°27'00" West along the centerline of Pearl Street and along the centerline of the North Dallas Tollway (variable width), a distance of 122.00 feet to a point for corner and the beginning of a curve to the right.

THENCE in a northwesterly direction continuing along the centerline of said Dallas North Tollway and along said curve to the right having a radius of 124.57 feet, a central

SPSD234-004(OA)

angle of 51°00'00" and an arc length of 110.88 feet to a point for corner and the end of said curve to the right.

THENCE North 46°33'00" West continuing along the centerline of said Dallas North Tollway, a distance of 207.54 feet to a point for corner in the centerline of Yeargan Street (variable width).

THENCE North 42°06'27" East along the centerline of Yeargan Street, a distance of 94.48 feet to a point for corner.

THENCE North 0°31'00" West continuing along the centerline of said Yeargan Street, passing at 224.36 feet the centerline of North Pearl Street (50 feet wide) and at 555.72 feet the centerline of Bookout Street to the east (33 feet wide) and continuing a total distance of 577.98 feet to a point for corner in the centerline of Bookout Street to the west (50 feet wide).

THENCE North 45°31'00" West along the centerline of Bookout Street, a distance of 329.67 feet to a point for corner.

THENCE North 44°24'15" East passing at 146.20 feet the most westerly corner of the Cedar Maple Addition, an addition to the City of Dallas as recorded in Volume 83097, Page 1486 of the Deed Records of Dallas County, Texas and continuing along the northwest line of said Cedar Maple Addition, a total distance of 436.46 feet to a point for corner in the centerline of Maple Avenue (70 feet wide).

THENCE North 45°39'00" West along the centerline of Maple Avenue, a distance of 247.10 feet to a point for corner.

THENCE North 44°21'00" East passing at 35.0 feet the most westerly corner of the North Dallas Improvement Co. Addition, an addition to the City of Dallas as recorded in Volume 88143, Page 2123 of the Deed Records of Dallas County, Texas and continuing along the northwest line of said addition, a total distance of 197.40 feet to the centerline of a 16-foot-wide alley.

THENCE South 45°39'00" East along the centerline of said alley passing at 248.30 feet the centerline of Cedar Springs Road and continuing along said line, a total distance of 309.76 feet to an intersection of same with the easterly line of said Cedar Springs Road.

THENCE South 5°02'55" East along said easterly line, a distance of 51.25 feet to the intersection of same with the northwest line of Howell Street.

THENCE North 45°08'50" East along said northwest line of Howell Street, a distance of 33.36 feet to a point for corner.

THENCE South 45°39'00" East, passing at 20.0 feet the centerline of said Howell Street and continuing along the centerline of a 16-foot-wide alley, a total distance of 722.46 feet to a point for corner in the terminus of said 16-foot-wide alley.

THENCE North 44°21'00" East, a distance of 20.50 feet to a point for corner.

THENCE South 45°39'00" East, a distance of 516.07 feet to a point for corner in the centerline of said McKinney Avenue.

THENCE North 15°00'00" East along the centerline of said McKinney Avenue, a distance of 21.49 feet to a point for corner in the centerline of said Leonard Street.

THENCE South 45°11'10" East along the centerline of said Leonard Street, a distance of 355.51 feet to the POINT OF BEGINNING and containing 36.76 acres of land. (Ord. Nos. 19649; 20037; 20378)

SEC 51A-7.1101.1. DESIGNATION OF A SUBDISTRICT.

- (a) The 23 Springs Subdistrict is hereby created within the Uptown Sign District general bounded by Cedar Springs Road, Bookout Street, Maple Avenue and properties to the northwest. The boundaries of the 23 Springs subdistrict are described in Exhibit A attached to Ordinance No. XXXXX, passed by the Dallas City Council on XXXX, 2024. (Ord...)

SEC. 51A-7.1102. PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving and developing the unique character of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing character of the area. (Ord. Nos. 19649; 20037)

SEC. 51A-7.1103. DEFINITIONS.

In this division:

- (a) ARCADE means any walkway which is attached to a building and not fully enclosed on all sides, covered with a roof structure having the primary function of weather protection and which is not structural to the building itself.
- (b) BANNER means a sign attached to or applied on a strip of cloth and temporarily attached to a building or structure. Canopy signs and political flags are not banners.
- (c) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy or awning.
- (d) FLAT ATTACHED SIGN means an attached sign projecting from a building and parallel to the building facade.
- (e) LOWER-LEVEL SIGN means a sign partially or wholly situated below the top of the first-floor windows or below a point 16 feet above grade, whichever is lower.
- (f) MARQUEE means a permanent canopy projecting over the main entrance of a building. A marquee is considered to be part of the building.
- (g) MARQUEE SIGN means a sign attached to, applied on, or supported by a marquee.
- (h) PAINTED APPLIED SIGN means a sign painted directly onto the exterior facade of a building, not including doors or windows.
- (i) PROJECTING ATTACHED SIGN means an attached sign projecting from a building.
- (j) THIS DISTRICT means the Uptown Sign District.

(k) TYPE A FACADE means a facade with a total window area comprising between 20 to 50 percent (inclusive) of the total facade area.

(l) TYPE B FACADE means a facade with a total window area comprising less than 20 or more than 50 percent of the total facade area.

(m) UPPER-LEVEL SIGN means a sign wholly situated above the top of the first-floor windows or above a point 16 feet above grade, whichever is lower.

(n) WINDOW SIGN means a sign painted or affixed onto a window. (Ord. Nos. 19649; 20037)

SEC. 51A-7.1104. SPECIAL PROVISIONS FOR ALL SIGNS.

(a) Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of all signs in the Uptown Sign District are expressly modified as follows:

(1) No illuminated sign may contain flashing or moving elements or change its brightness, except as otherwise provided in this division.

(2) Signs may be illuminated by LED, fluorescent back lighting or indirect lighting.

(3) The use of neon or single incandescent bulbs is allowed.

(4) The use of fiberglass as a sign material is allowed.

(5) Except as noted in (6) below, the use of plastic as an exterior face of a sign is prohibited. Plastic may be used as a backing for routed letters in a sign can or as decorative ornaments.

(6) For signs located within the 23 Springs Subdistrict, plastic may be used for faces of individual channel letters. Channel letters must be either visually trim cap-less or use metal fabricated trim caps. No plastic trim caps are allowed.

(7) ~~(6)~~ The use of fluorescent color on a sign is prohibited.

(8) ~~(7)~~ No sign or part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(b) The following typestyles are suggested, but not required, for signs in this district: Americana Extra Bold, Aster Bold, Avante Garde, Baskerville Bold, Bookman Bold, Caslon No. 3, Century Bold Condensed, Cheltenham Bold, Univers 67. (Ord. Nos. 19649; 20037)

SEC. 51A-7.1105. SPECIAL PROVISIONS FOR ATTACHED SIGNS.

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of attached signs in the Uptown Sign District are expressly modified as follows:

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(2) Attached signs projecting horizontally and either parallel or perpendicular to a building facade are permitted except no sign can extend above the highest point of the building roof.

(3) Attached signs in the 23 Springs Subdistrict may extend above the highest point of the roof but not extend above the parapet wall to which it is attached.

(4) ~~(3)~~ Attached signs overhanging the public right-of-way are permitted except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.

(5) ~~(4)~~ Attached signs projecting horizontally more than 8 inches but less than 18 inches from a vertical building surface are prohibited.

(6) ~~(5)~~ Except as noted in (7) below, no attached sign other than a painted applied sign, an upper-level flat attached sign, a marquee sign, or a banner may exceed 30 square feet in effective area.

(7) Attached signs on Upper-Level facades in the 23 Springs Subdistrict may exceed 30 square feet with the

following restrictions:

- (A) signs within the top 50 feet of the top of building may not exceed 450 square feet.
- (B) signs lower than 50 feet of the top of the façade may not exceed 100 square feet.
- (C) no sign may be closer to another measured vertically than 260 feet.
- (D) no sign may be closer to another measured horizontally than 150 feet.
- (E) the combined effective area of all signs may not exceed five percent of the total area of the façade.
- (8) Each Attached sign on the low-rise building or the lower façade in the 23 Springs Subdistrict
 - (A) may not exceed 30 square feet on elevations where individual tenant signs are used. On elevations where a multi-tenant sign is used, it may not exceed 90 square feet.
 - (B) in aggregate, may not exceed ten percent of the total area of the lower façade.
 - (C) may be located without separation
- (9) ~~(6)~~ Projecting attached signs may have one double faced copy area which is perpendicular to the building facade.
- (10) ~~(7)~~ Attached signs may be placed above an arcade.
- (11) ~~(8)~~ Banner signs may be constructed of either synthetic or natural cloth.
- (b) Canopy signs.
 - (1) No canopy sign may:
 - (A) project horizontally more than two inches from the surface of the canopy or awning.
 - (B) be lower than 10 feet above grade, except that a sign may be as low as eight feet above grade if it does not project more than one-half inch from the surface of the canopy; or
 - (C) project vertically above the surface of the canopy or awning.
 - (2) The total effective area permitted for all canopy signs combined on a facade is the product obtained by multiplying 20 square feet times the number of street entrances to the premise.
 - (3) The maximum size of each canopy sign is limited to 30 square feet.
- (c) Flat attached signs on Type A facade.
 - (1) No flat attached sign may project more than eight inches from a building.
 - (2) The maximum number of lower-level flat attached signs permitted on Type A facade is the sum obtained by multiplying two times the number of street entrances on that facade.
 - (3) No lower-level flat attached sign on a Type A facade may contain more than eight words. All words must:
 - (A) consist of characters eight inches or less in height; and
 - (B) read horizontally from left to right.
 - (4) The maximum size of a lower-level flat attached sign on Type A facade is limited to eight square feet.
 - (5) No premise may have more than one upper-level flat attached sign per street entrance.
 - (6) No upper-level flat attached sign on a Type A facade may contain more than eight words. All words must:
 - (A) consist of characters four inches or more in height; and
 - (B) read horizontally from left to right.
- (d) Flat attached signs on Type B facades.

SPSD234-004(OA)

- (1) No flat attached sign may project more than eight inches from a building.
- (2) Except for signs in the 23 Springs Subdistrict, no premise may have more than one flat attached sign on each Type B facade. In the 23 Springs Subdistrict, a Type B façade may have up to 3 signs per façade.
- (3) No flat attached sign on any Type B facade may contain more than eight words with characters four or more inches in height. Words consisting of characters less than four inches in height may be used without limit.
- (e) Marquee signs.
 - (1) No marquee sign may exceed 90 square feet in effective area.
 - (2) Marquee signs must:
 - (A) be parallel to the surface to which they are attached; and
 - (B) have a minimum height dimension of two feet.
 - (3) All words on a marquee sign must consist of changeable individual characters.
 - (4) Marquee signs may have flashing lights.
 - (5) The maximum number of marquee signs shall be limited to one per facade.
- (f) Projecting attached signs.
 - (1) Projecting attached signs on any facade must be 16 feet apart measured in any direction.
 - (2) No projecting attached sign may:
 - (A) exceed 20 square feet in effective area of the face of the sign.
 - (B) be lower than 10 feet above grade.
 - (C) project vertically above the third level windowsill or 32 feet above grade whichever is less.
 - (D) project vertically above the highest surface of the building roof; or
 - (E) project less than 18 inches from a building.
- (g) Window signs.
 - (1) No window sign may:
 - (A) contain words consisting of characters more than eight inches in height.
 - (B) cover more than 25 percent of the window surface area; or
 - (C) be affixed to the window by tape.
 - (2) A window sign may be hand painted or silk screened onto a window or made of self-adhesive vinyl. (Ord. Nos. 19649; 20037; 20927)

SEC. 51A-7.1106. SPECIAL PROVISIONS FOR DETACHED SIGNS.

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of detached signs in the Uptown Sign District are expressly modified as follows:

- (a) No detached sign may:
 - (1) have an effective area greater than 120 square feet.
 - (2) have a total height greater than 15 feet; or
 - (3) be located less than five feet from a public right-of-way.
- (b) The maximum number of signs permitted shall be one for every 220 linear feet of frontage on the public right-of-way, or fraction thereof. (Ord. Nos. 19649; 20037)

SEC. 51A-7.1107. SPECIAL PROVISIONS FOR NON-PREMISE DETACHED SIGNS IN THE PUBLIC RIGHT-OF-WAY.

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of non-premise detached signs in the Uptown Sign District are expressly modified as follows:

- (a) Non-premise detached signs may be located within the public right-of-way subject to the franchise requirements of Chapter XIV of the city charter, Article VI of Chapter 43 of the Dallas City Code, as amended, and the requirements of this section.
- (b) Non-premise detached signs may be located in the public right-of-way only when the distance from the back of the curb to the property line is 13 feet or greater.
- (c) Non-premise detached signs may be placed in the public right-of-way only within five feet of a motor vehicle entrance to a premise shared by two or more uses whose front doors are not visible from the street.
- (d) Signs erected pursuant to this section must identify use categories and not particular business establishments. Examples of permitted messages are: “OFFICES”, “SHOPS”, “PARKING”, “RESTAURANTS”, “HOTEL”, alone or in combination. Signs that say “EXIT” or “ENTRANCE” are also permitted.
- (e) No more than two signs may be erected pursuant to this section at each motor vehicle entrance to a premise.
- (f) No non-premise detached sign may contain more than eight words. All words must:
 - (g) consist of characters eight inches or less in height; and
 - (1) read horizontally from left to right.
- (h) No non-premise detached sign located within the public right-of-way may:
 - (1) have an effective area greater than four square feet.
 - (2) have a total height of greater than two feet, six inches.
 - (3) be located less than five feet from the back of a street curb.
 - (4) be located so as to obstruct sidewalk passage.
 - (5) be located within a visibility triangle as defined in this chapter.
 - (6) interfere with utilities or traffic signage and signals.
 - (7) contain the colors red or green; or
 - (8) be spot lit or directly lit from outside the sign.
- (i) Plants must be kept trimmed so as to clearly expose non-premise detached signs in the public right-of-way. (Ord. Nos. 19649; 20037)

SEC. 51A-7.1108. SPECIAL PROVISIONS FOR SPECIAL PURPOSE SIGNS.

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of special purpose signs in the Uptown Sign District are expressly modified as follows:

- (a) Attached or window special purpose signs.
 - (1) Attached special purpose signs may be displayed on a premise a maximum of three 30-day time periods and one 45-day time period in each calendar year. No more than one attached special purpose may be displayed on a facade at any given time.
 - (2) Window special purpose signs may be displayed on a premise a maximum of three 30-day time periods

and one 45-day time period in each calendar year. No more than one attached special purpose sign may be displayed on a window at any given time.

(3) No more than 25 percent of a window surface may be covered by either window signs or special purpose window signs, alone or in combination.

(4) The size of an attached or window special purpose sign is limited to 30 square feet.

(5) A window special purpose sign may not be affixed to a window by tape.

(b) Detached special purpose signs.

(1) Detached special purpose signs may be displayed on a premise a maximum of three 30-day time periods and one 45-day time period in each calendar year.

(2) The maximum number of detached special purpose signs permitted on a premise at any given time is the sum obtained by counting all of the street entrances onto that premise and multiplying by two.

(3) No detached special purpose sign may:

(A) exceed eight feet in height.

(B) contain more than eight words.

(C) be mounted on wheels.

(D) be a trailer sign with changeable copy; or

(E) contain flashing or blinking lights. (Ord. Nos. 19649; 20037)

SEC. 51A-7.1109. SIGN PERMIT REQUIREMENT.

Pursuant to the authority of Section 51A-7.503 of this article, the sign permit requirements for signs in the Uptown Sign District are expressly modified as follows:

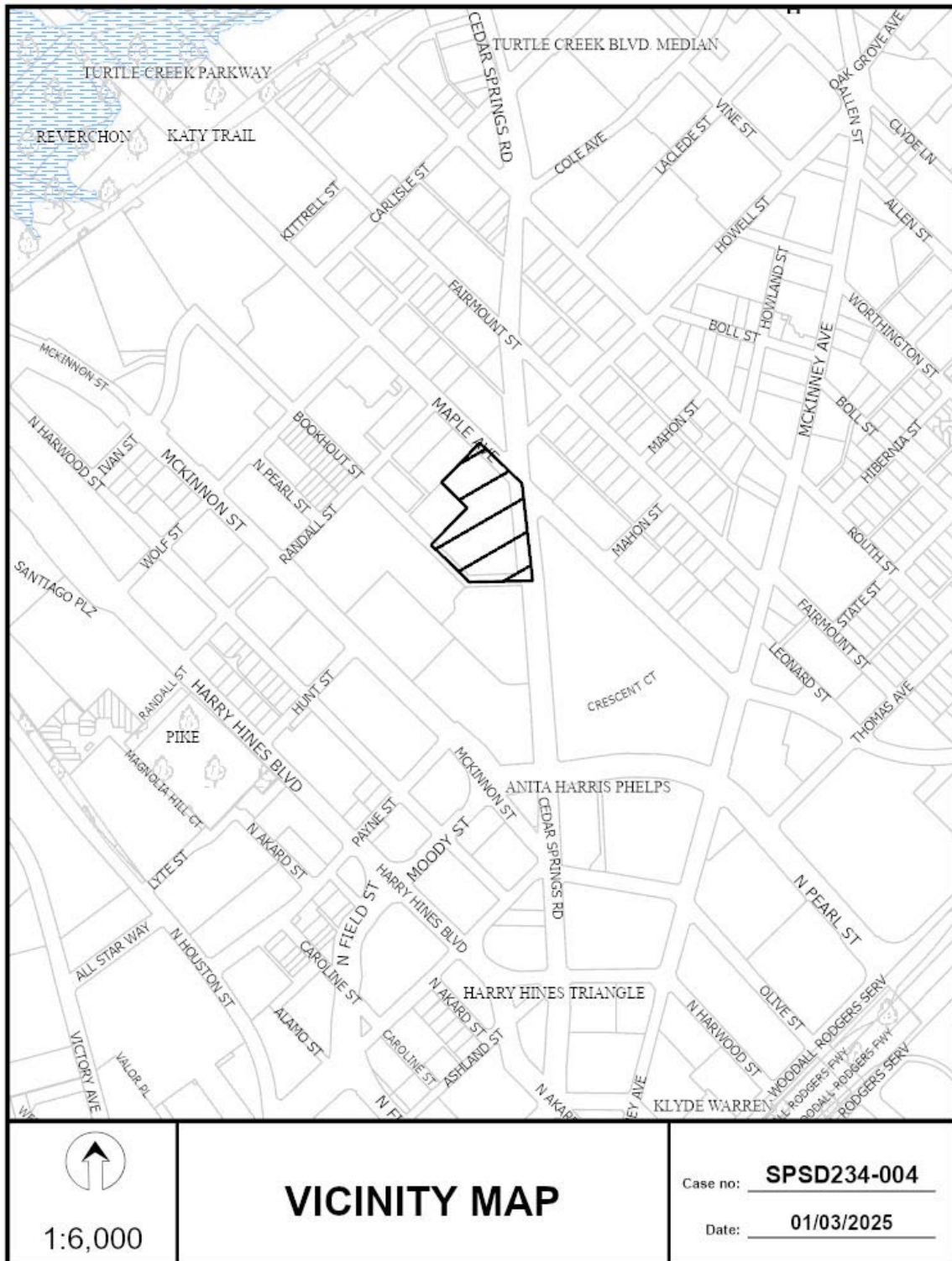
(a) A person shall not alter, place, maintain, expand, or remove a sign in the Uptown Sign District without first obtaining a sign permit from the city.

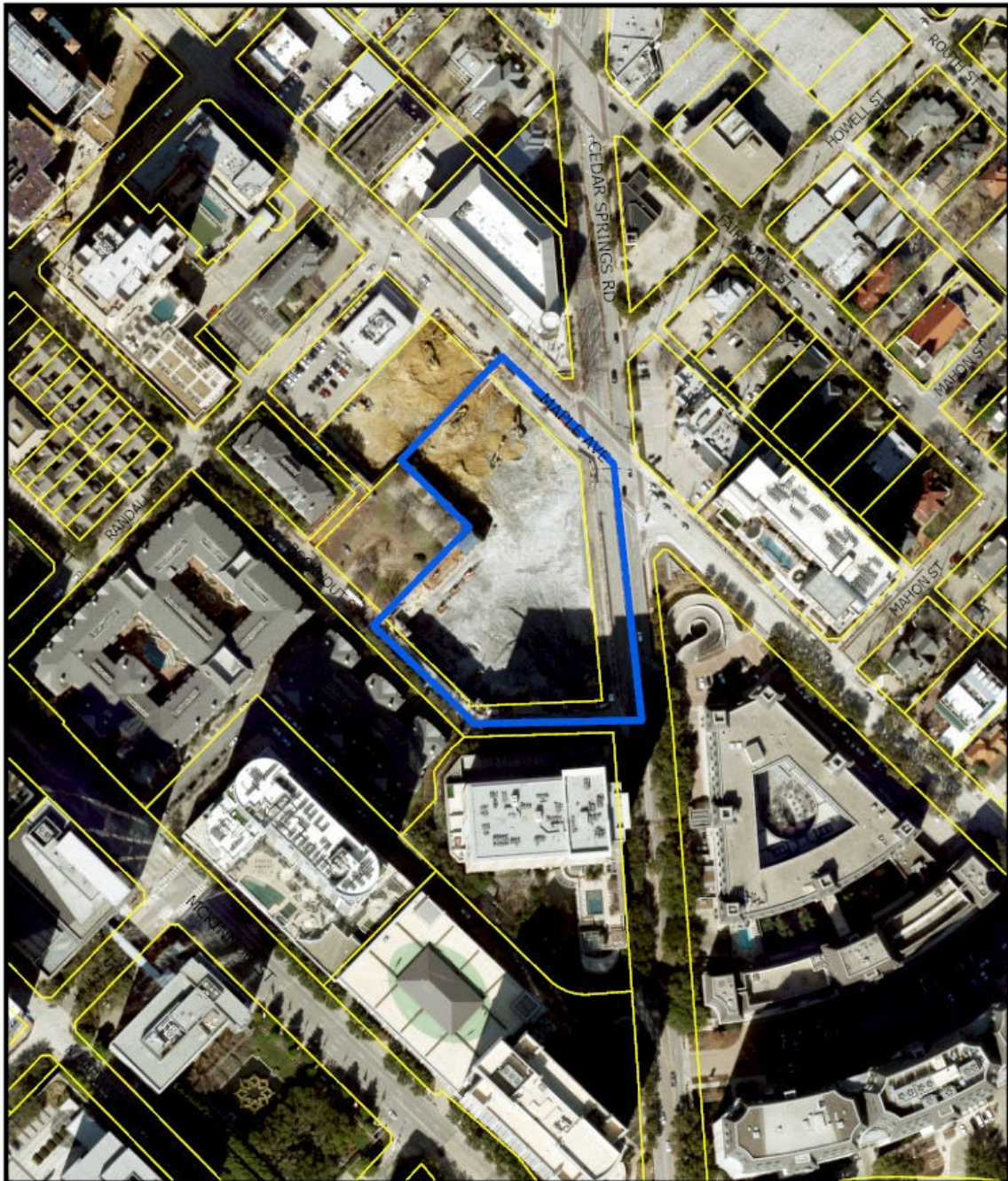
(b) The procedure for obtaining a sign permit is outlined in Section 51A-7.505 of this article. Section 51A-7.602 of this article does not apply to signs in the Uptown Sign District.

(c) A person who violates Subsection (a) is guilty of a separate offense for each day or portion of a day during which the violation is continued.

(d) The erection of signs within the public right-of-way, as specified herein, is permitted if the owner of the land as well as the owner of the improvements agree in writing, prior to the issuance of a permit, that the signs will be removed at no expense to the city upon

notice from the city that the street is to be widened or the license with the city is terminated or expires, whichever occurs first. (Ord. Nos. 19649; 2003)



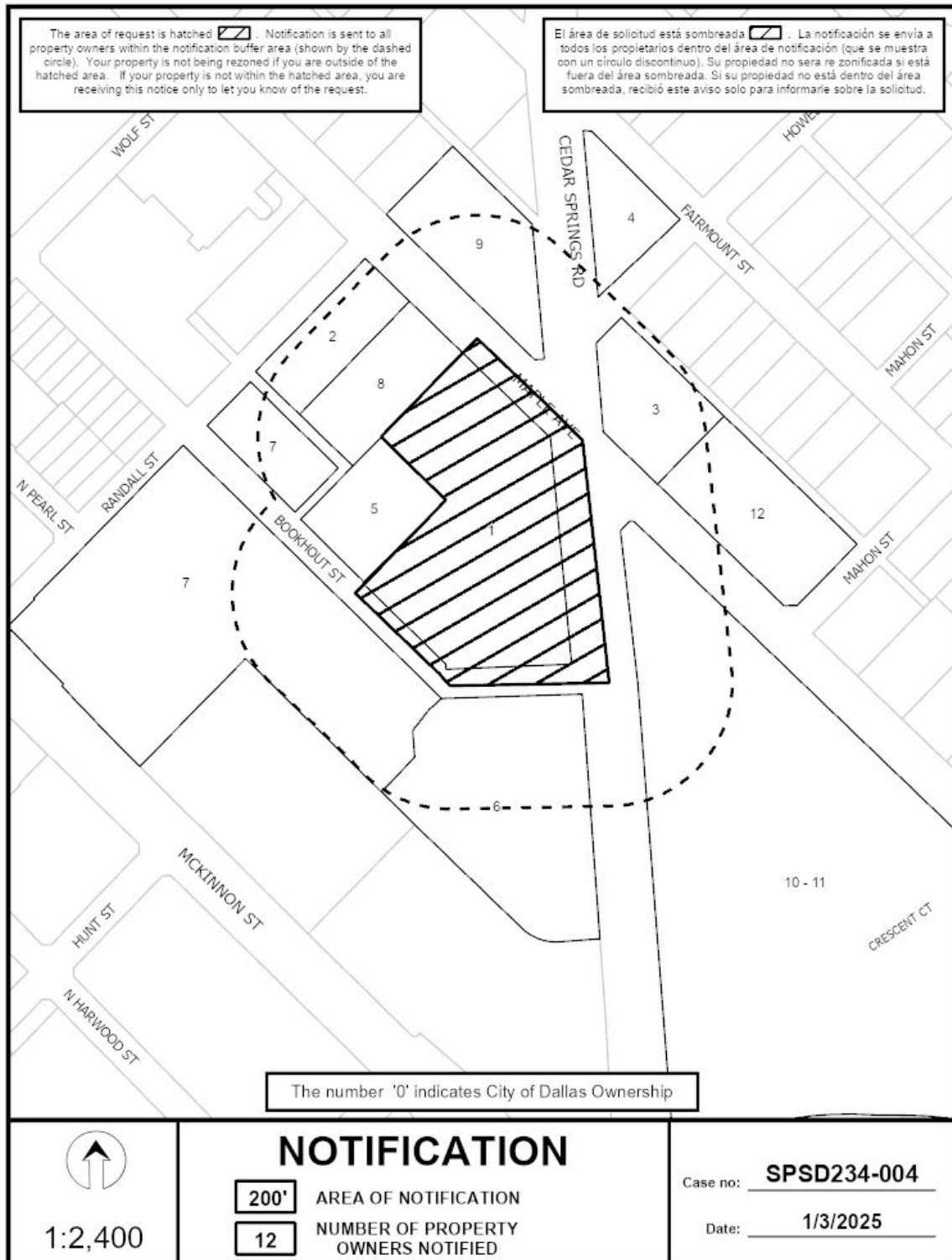


1:2,400

AERIAL MAP

Case no: SPSD234-004

Date: 01/03/2025



01/07/2025

Notification List of Property Owners

SPSD234-004

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2323CEDAR SPRINGS RD	23 SPRINGS LP
2	2817 MAPLE AVE	SL UCHI LP
3	2628 MAPLE AVE	GREENWAY MAPLE LP
4	2408CEDAR SPRINGS RD	GREENWAY MAPLE LP
5	2840 BOOKHOUT ST	HIC DEVELOPMENT XV LLC
6	2215CEDAR SPRINGS RD	2215 ASHTON PLACE LLC
7	2820 MCKINNON ST	CH REALTY VIIIKNIGHTVEST MF
8	2811 MAPLE AVE	F3 2811 MAPLE LLC
9	2401CEDAR SPRINGS RD	GPIF 2401 CS LLC
10	100 CRESCENT CT	GPIF TC OWNER LLC
11	100 CRESCENT CT	GPIF TC OWNER LLC
12	2620 MAPLE AVE	2620 MAPLE OWNER LLC