

FILE NUMBER: Z245-128(CC) / Z-25-000138 **DATE FILED:** December 4, 2024

LOCATION: On the south side of Commerce Street, between Lane Street and South Ervay Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: ± 0.87 acres

CENSUS TRACT: 48113003103

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Dalpark Partners Ltd.

REQUEST: An application for an amendment to Specific Use Permit No. 2009 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The purpose of the request is to allow for the continued display of an existing attached projecting sign on the northern façade of an existing commercial building.

STAFF RECOMMENDATION: Approval, subject to conditions.

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

BACKGROUND INFORMATION:

- The area of request is zoned Planned Development District No. 619 with Specific Use Permit No. 2008 and 2009, both for an attached projecting non-premise district activity videoboard sign.
- The site is located in the Retail Subdistrict A within the Downtown Special Provision Sign District and is developed with an 11-story parking garage.
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs allowed.
- Ordinance No. 28347 was adopted by City council on August 24, 2011. Among the amendments in this ordinance, was to increase the number of videoboard signs allowed in the Downtown SPSP to a total of 15 and increase the area in which the videoboard signs are allowed.
- SUP No. 2009 was approved by the City Council on January 23, 2013, for a six-year period. [Would have expired January 23, 2019]. SUP No. 2009 was renewed by the City Council on April 10, 2019, for a six-year period. [Would have expired April 10, 2025]. This application for the renewal of the SUP was submitted on December 4, 2024.
- The existing videoboard sign is located on the northern façade of the existing building [along Commerce Street].
- Currently, there are a total of 15 videoboard signs installed.

Zoning History:

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

1. **Z234-133:** On April 24, 2024, City Council approved Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.
2. **Z201-278:** On December 8, 2021, City Council approved an application for and an ordinance granting the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay, at the southeast corner of Elm Street and North Akard Street.
3. **Z212-234:** On September 28, 2022, City Council approved an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment

limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign on the northwest line of Elm Street, northeast of North Akard Street.

4. **Z234-336:** On March 26, 2025, City Council approved an ordinance granting a Specific Use Permit for a commercial amusement (inside) on property zoned Planned Development District No. 619, on the north line of Main Street, east of South Akard Street

Videoboard Signs:

The chart below indicates that currently, there are 15 active Specific Use Permits for a total of 15 videoboard signs. 3 of these Specific Use Permits have active cases for their renewal.

A map showing the status of the SUP's for videoboard signs in the district is provided further in this report.

No.	SUP No.	Case No.	Approved	Expiration	Sign Installed (permit #)	Renewal application submitted
1&2	*1755	Z201-268	10/13/21	10/13/27	0910095005	NA
3	1788	Z145-277	10/13/27	10/13/27	0912305001	NA
4	1791	Z201-278	12/8/21	12/8/27	1104055002	NA
5	1796	Z189-294	10/23/19	10/23/25	1709191108	NA
6	1957	Z178-123	6/13/18	6/13/28	1403311122	NA
7	1958	Z178-124	2/14/18	2/14/28	1403311124	NA
8	1959	Z234-209	09/25/24	09/25/30	0509205008	NA
9	2005	Z212-127	05/11/22	05/11/28	0903191015	NA
10	2006	Z212-128	05/11/22	05/11/28	0903191013	NA
11	2007	Z189-148	05/22/19	05/22/25	1403311118	NA
12	2008	Z189-147 (Renewal)	04/10/19	04/10/25	1403311114	12/04/24 case No. Z245-127
13	2009	Z189-146 (Renewal)	04/10/19	4/10/25	1403311109	12/04/24 case No. Z245-128
14	2302	Z178-242	9/26/18	9/26/24	1912194010	Z234-342
15	2411	Z190-370	3/24/21	3/24/27	1412221009	NA

*Includes 2 videoboard signs

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Commerce Street	Major Arterial	80 feet
South Ervay Street	Minor Arterial	57 feet
Jackson Street	Minor Arterial	50 feet
Lane Street	Minor Arterial	50 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

The traffic memo is attached to this report.

STAFF ANALYSIS:**Comprehensive Plan:**

The new ForwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

ForwardDallas 2.0 is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The area of request is located within the area indicated as City Center.

Area Plans:**The 360 Plan, Area Plan**

The 360 Plan, adopted by Council in 2017, is an update to 2011's *Downtown Dallas 360*. The Plan, informed by local stakeholders, community leaders, and the City of Dallas, produced a strategic plan for the greater Downtown area. In the six years since the 2011 plan was adopted, the Downtown area has seen significant and rapid growth and has achieved many of the action items identified in the 2011 plan. The 2011 plan identified numerous connectivity needs as well as implementable actions for long-term vibrancy and success, including transit, streets, public spaces, urban design, housing, and parking. *The 360 Plan* is envisioned to address these and other emergent needs of the growing residential population, commercial sector, and visitor base. The Plan was developed concurrently with other major planning efforts occurring in and around the City Center, including CityMAP, DART capital projects, high speed rail, and the Arts District Plan.

The 360 Plan provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space. The Plan's chapters include:

- The Introduction, which reevaluates the City Center within its regional context and within existing adopted plans and concurrent projects
- The Vision and Plan Framework, which lays out the overarching goals of the document and framework for the Plan
- The Urban Fabric, where each neighborhood in the City Center is analyzed for its assets and connection opportunities
- The Three Transformative Strategies (Build Complete Neighborhoods, Advance Urban Mobility, and Promote Great Placemaking)
- The Six Catalytic Development Areas, which were chosen based on stakeholder input and each area's adjacency to concurrent catalytic projects
- Three Corridors of Interest, which were selected due to each corridor's ability to take advantage of public and private investment and capitalize on proposed large infrastructure and transportation projects
- Implementation, which presents a matrix of action items for the three Transformative Strategies, the six Catalytic Development Areas, and three Corridors of Interest providing a roadmap to implementation over the next five years

Trinity River Corridor Comprehensive Land Use Plan

Adopted by Council in March 2005 and revised in December 2009. The *Trinity River Corridor* includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

The 2050 Vision Statement for the Trinity River Corridor in Dallas: The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in

the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

There are also Several TIF (Tax Increment Financing) and PID (Public Investment District) plans that lie in and around the boundaries of the Trinity River Comprehensive Land Use Plan. This specific area of request is located within the Downtown Improvement District (DID) [Exhibit of DID area](#).

Land Use:

	Zoning	Use
Site	PD No. 619 with SUP No. 2008, and 2009	Commercial parking garage
North	PD No. 619, H/129	Hotel or motel, retail and personal service, general merchandise, multifamily
East	PD No. 619, H/146	Hotel or motel
South	CA-1(A)	Commercial parking lot
West	PD No. 619, H/121	Retail and Personal Service, multifamily

Land Use Compatibility:

The approximate 0.87-acre area of request is zoned Planned Development District No. 619 with SUP No. 2008 and 2009, both for a non-premise district activity videoboard sign and is developed with an 11-story parking garage. The site is also within Subdistrict Retail A within the Downtown Special Provision Sign District.

The purpose of the request is to renew the SUP to continue the display of an existing attached projecting videoboard sign on the eastern façade of the parking garage building.

According to Building Inspections' records, the existing projecting videoboard sign was installed on August 2014.

Uses surrounding the area of request include hotel, personal service, general merchandise and multifamily uses to the northeast, north and northwest across Commerce Street. Additional multifamily uses and retail and personal service uses are to

the west across South Lane Street; two commercial parking lots are to the south and southeast across Jackson Street, and a hotel use is to the east across South Ervay Street.

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

The existing projecting sign is consistent with the general provisions for a Specific Use Permit listed above, and with the provisions for attached non-premise district activity videoboard signs in Section 51A-7.909 as they pertain to: content, location and number, size, SUP requirement, installation, projecting, and building occupancy requirements.

Staff is in support, the request is a less intensive use. Consequently, the staff recommends the specific use permit shall not expire.

Development Standards

A maximum of 15 non-premise district activity videoboard signs are permitted within the Downtown SPSPD and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

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

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

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

Non-premise district activity videoboard signs are only permitted on buildings with retail and personal service uses, lodging uses, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use.

Based on facts submitted on September 16, 2025, staff granted an occupancy waiver for 6 months based on ongoing redevelopment, in accordance with Section 51A-7.909(g), which would need renewal by March 22, 2026. Upon this deadline, another waiver may be requested in accordance with the city code. The request must be supported by additional documentation demonstrating further redevelopment of the property. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more. The applicant must provide the department updates at least every 90 days with regards to monitoring ongoing development. Additionally, the waiver and SUP are not a substitute for ongoing maintenance of the right-of-way license required to maintain the sign.

Projecting non-premise activity videoboard signs:

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

All videoboard signs:

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

Non-premise district activity videoboard signs:

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

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds;
- Changes of message must be accomplished within two seconds;
- Changes of message must occur simultaneously on the entire sign face; and

No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Market Value Analysis:

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

List of Officers

Dalpark Partners, Ltd.

John Tatum, Owner/ Manager



Z-25-000138(CC)
Z45-128
SUP 2009
NORTH FACADE



Christy Lambeth
September 5, 2025

Traffic Memo

To: Mrs. Julie O'Connell, Baldwin Associates LLC
From: Christy Lambeth, P.E., PTOE, Lambeth Engineering Associates, PLLC, F-19508
Date: September 5, 2025
Re: Traffic Study for the Videoboard Sign on the Northern Side of 1600 Commerce Street in Dallas, Texas

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic study for the 2025 renewal of Specific Use Permit (SUP) No. 2009 for the existing videoboard sign located on the northern facade of 1600 Commerce Street, Dallas, Texas. In accordance with Section 51A-7.909(d)(2) of the Dallas Development Code, this study evaluates whether the videoboard interferes with the effectiveness of traffic control devices within 300 feet of its location.

The study area map, provided in the **Appendix**, illustrates the existing sign location and identifies all traffic control devices within 300 feet.

Analysis

The sign is located on the northern facade of 1600 Commerce Street, Dallas, Texas. Commerce Street is a three-lane, one-way roadway in the eastbound direction. The videoboard is located adjacent to the southern lane (right side, above sidewalk). The study area map provided in the **Appendix** illustrates the existing sign location and identifies all traffic control devices within 300 feet.

As shown on the study area map, the following roadway intersections were studied in this analysis along Commerce Street:

- Commerce Street at Lane Street (Signalized)
- Commerce Street at S. Ervay Street (Signalized)

As required by Dallas City Code, the sign provides a minimum vertical clearance of fifteen (15) feet above the sidewalk. Lambeth Engineering Associates, PLLC, conducted a field observation of the videoboard on August 20, 2025, and reviewed the sign location along with all traffic control devices within a 300 feet radius. Site pictures of the videoboard sign and study area are included in the **Appendix**.

Based on the field observations, the existing videoboard is clearly visible to motorists and pedestrians along Commerce Street and does **not** interfere with the effectiveness of traffic control devices within 300 feet of the sign.



Crash Analysis

Using the TxDOT Crash Information Record System (CRIS), a crash study was conducted on Commerce Street within 300 feet of the sign. A total of nine (9) crashes in the last five (5) years have been recorded. None of the crashes involved a suspected serious injury or a fatality. CRIS results are provided in the **Appendix**. Crash severity is summarized in **Table 1**.

Table 1. Trip Generation Summary

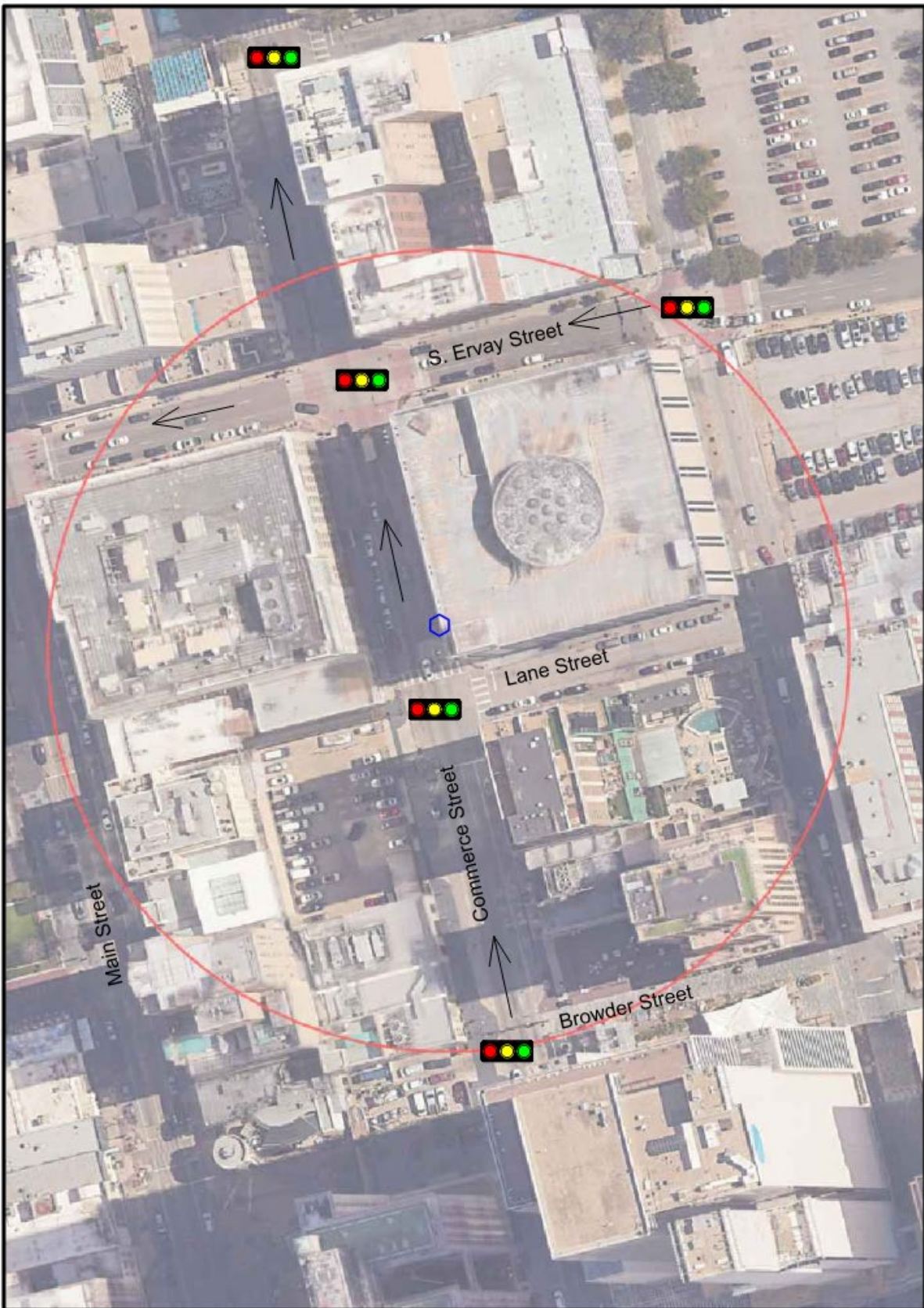
Crash Severity	Crashes
A - SUSPECTED SERIOUS INJURY	0
B - SUSPECTED MINOR INJURY	1
C - POSSIBLE INJURY	1
N - NOT INJURED	6
K - FATAL INJURY	0
99 - UNKNOWN	1
Total:	9

Conclusions

Based on field observations, the existing videoboard is clearly visible to motorists and pedestrians along Commerce Street and does **not** interfere with the effectiveness of traffic control devices within 300 feet of the videoboard sign. Accordingly, the videoboard complies with the requirements of Section 51A-7.909(d)(2) of the *Dallas Development Code* in support of the 2025 renewal of SUP No. 2009.

END

Appendix



Study Area Map
Not to Scale

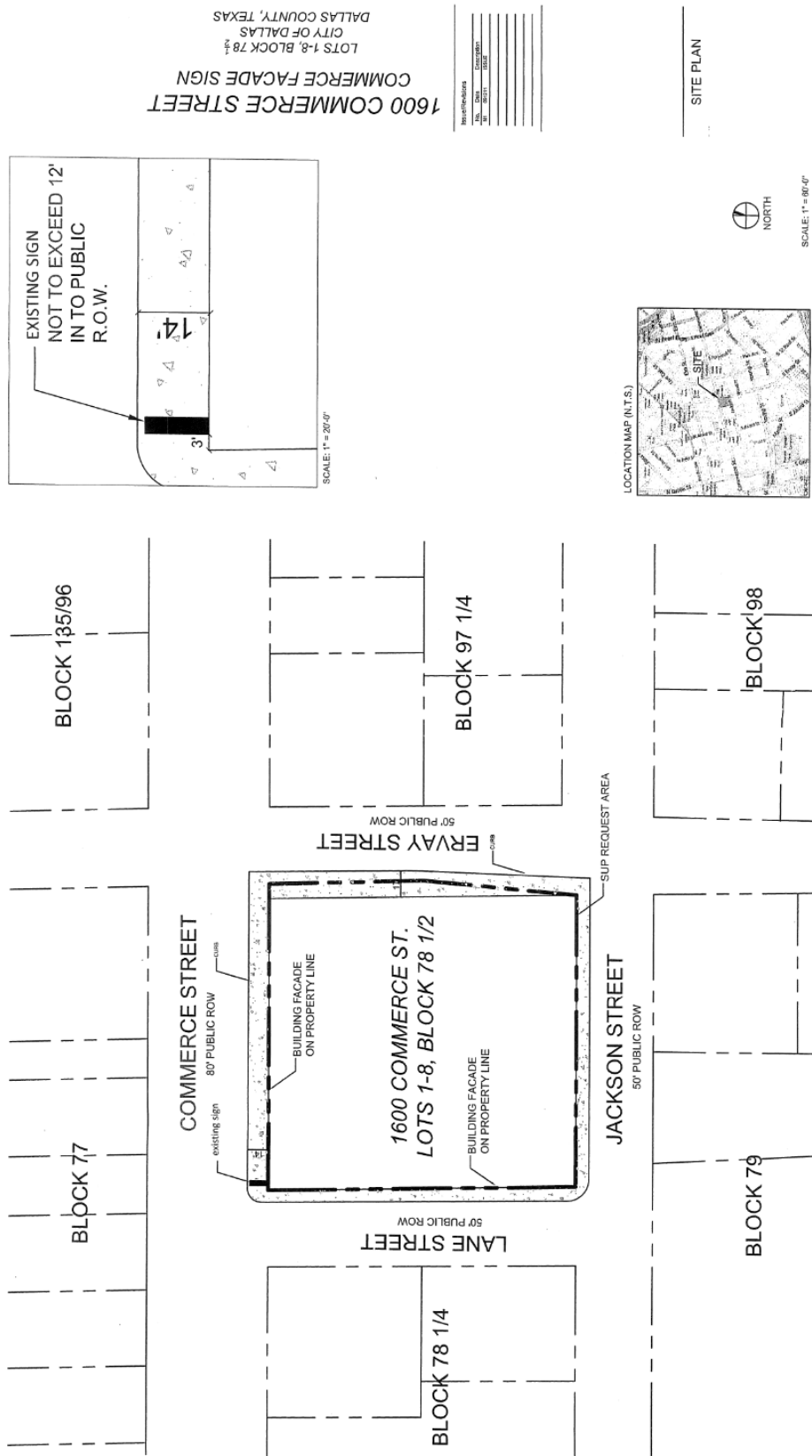
A

Videoboard Sign on the Northern Facade of 1600 Commerce Street
Southeast of Commerce Street at Lane Street
Dallas, Texas

L.A.M.B.E.T.H.
ENGINEERING

Map Data from Google Maps 7/6/2019

○ = 300 feet Radius
 ⬡ = Videoboard Sign Location
 → = One-Way Road



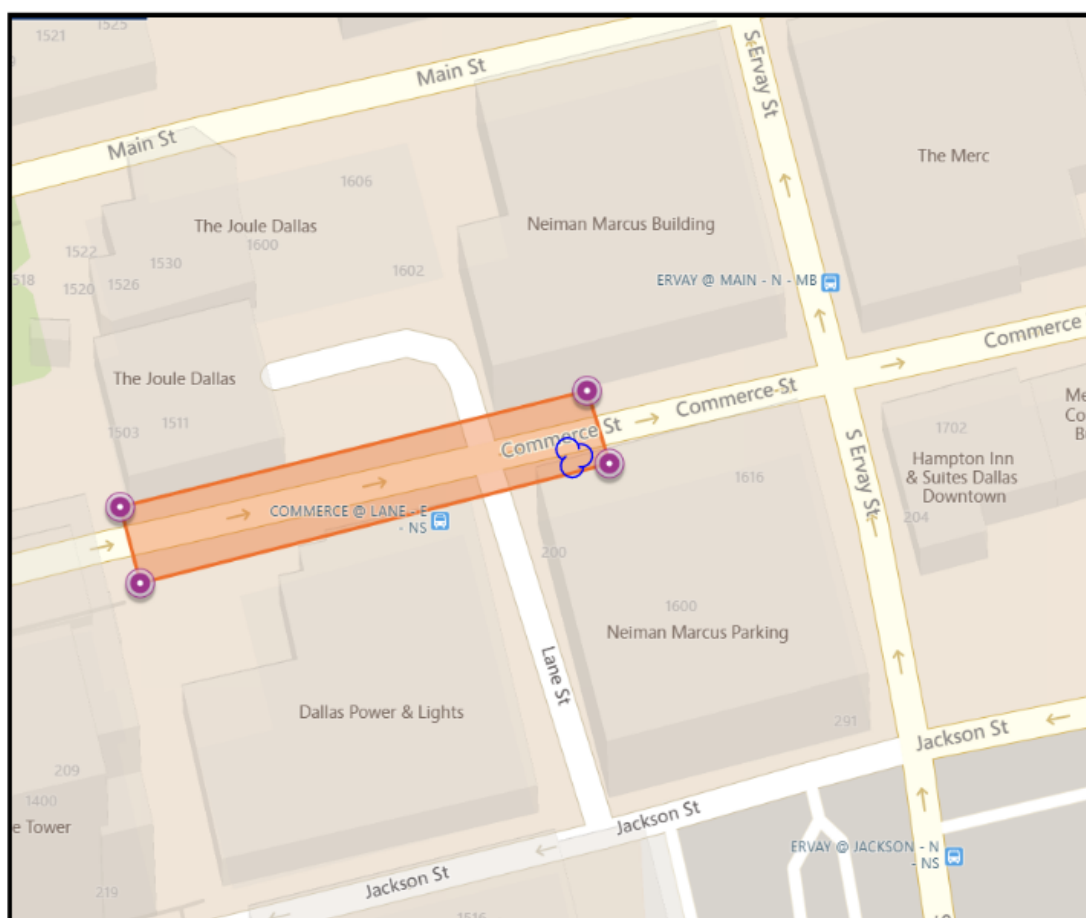


Site Picture of The Existing Videoboard Sign on the Northern Facade of 1600 Commerce Street

TxDOT Crash Reports for Videoboard Sign at 1600 Commerce Street

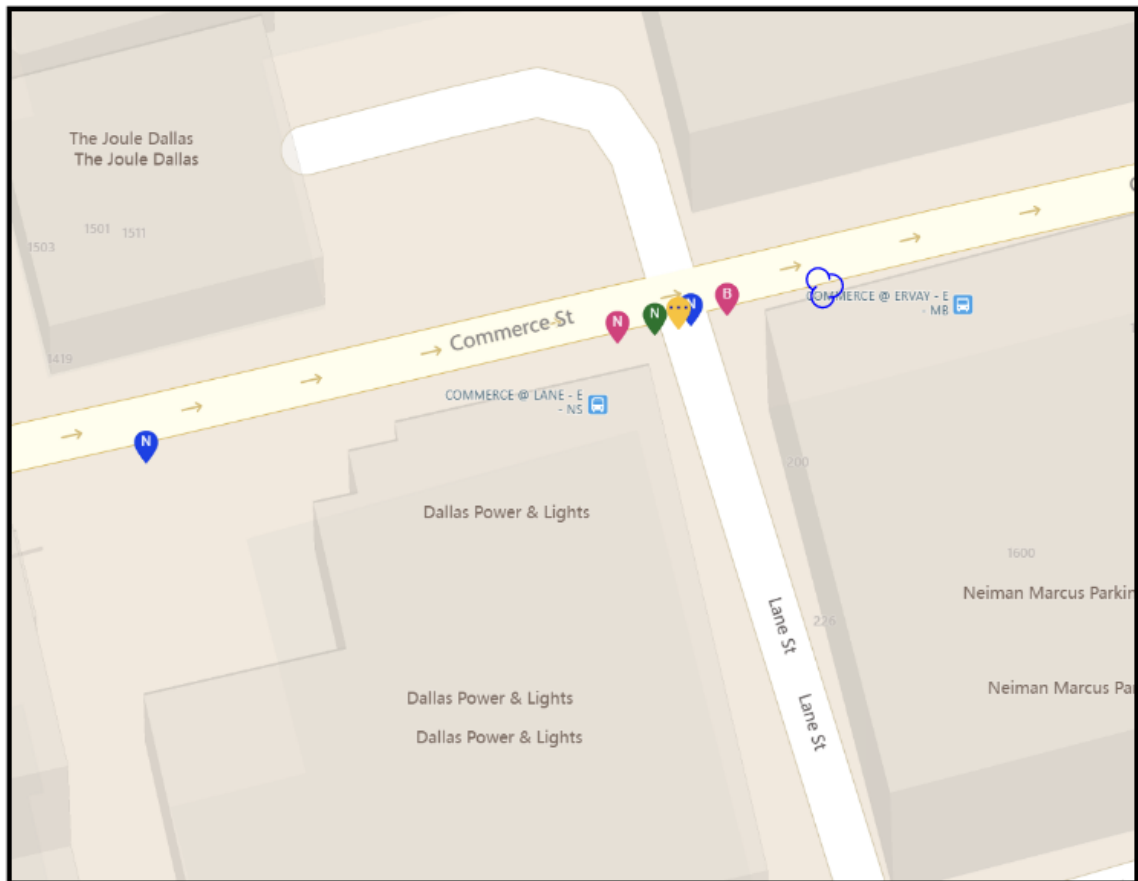
All crash data available through the Crash Records Information System (CRIS) represents reportable data collected from Texas Peace Officer's Crash Reports (CR-3), processed by the Texas Department of Transportation (TxDOT) as of August 20, 2025. CRIS serves as a critical tool for understanding traffic patterns, identifying high-risk areas, and supporting initiatives aimed at improving road safety in Texas. While the system offers comprehensive insights into vehicle crashes, the Department does not provide any warranty, representation, or guarantee regarding the content, accuracy, timeliness, or completeness of the information. The data should be used with caution, and any conclusions, interpretations, or analyses made using this crash data must be represented as the user's own and not attributed to the State of Texas or TxDOT. The CRIS database is a valuable resource for public safety officials, transportation planners, and researchers looking to make data-driven decisions. The CRIS website (<https://cris.dot.state.tx.us/public/Query/app/home>) was used to access the crash data.

When applying the filter for the years 2021, 2022, 2023, 2024, and 2025, the query returned a total of 9 Crashes involving 20 Units and 23 Persons.



 = Videoboard Sign Location

CrashID	Crash Date	Crash Severity	Crash Severity					
			A- SUSPECTED SERIOUS INJURY	B- SUSPECTED MINOR INJURY	C- POSSIBLE INJURY	N- NOT INJURED	K- FATAL INJURY	99- UNKNOWN
1 18205831	4/11/2021	N- NOT INJURED	0	0	0	1	0	0
2 18304805	6/8/2021	B- SUSPECTED MINOR INJURY	0	1	0	0	0	0
3 18571530	10/22/2021	N- NOT INJURED	0	0	0	1	0	0
4 18689966	1/1/2022	C- POSSIBLE INJURY	0	0	1	0	0	0
5 18809339	3/18/2022	N- NOT INJURED	0	0	0	1	0	0
6 19640114	7/4/2023	N- NOT INJURED	0	0	0	1	0	0
7 19651428	7/6/2023	N- NOT INJURED	0	0	0	1	0	0
8 19811358	10/9/2023	N- NOT INJURED	0	0	0	1	0	0
9 19882102	11/14/2023	99- UNKNOWN	0	0	0	0	0	1
Total:			0	1	1	6	0	1



 = Videoboard Sign Location

Proposed SUP Conditions
Renewal SUP No. 2009

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit expires in 5 years.

Staff Recommendation:

3. TIME LIMIT: This specific use permit shall not expire.

4. BUILDING REQUIREMENTS: This use is only permitted if the building that the sign is attached to has:
 - (1) a minimum of 15,000 square feet a street level occupied by lodging uses, office uses, or retail and personal service uses; or
 - (2) at least 50 percent of the street level facade areas facing Commerce Street and Ervay Street have window art displays or graphics.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC ACTION
OCTOBER 9, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2009 for an attached projecting non-premise district activity videoboard sign for a five-year period, subject to conditions, on property zoned Planned Development District 619, on the south side of Commerce Street between Lane Street and S. Ervay Street.

Maker: Kingston
Second: Hampton
Result: Carried: 10 to 0

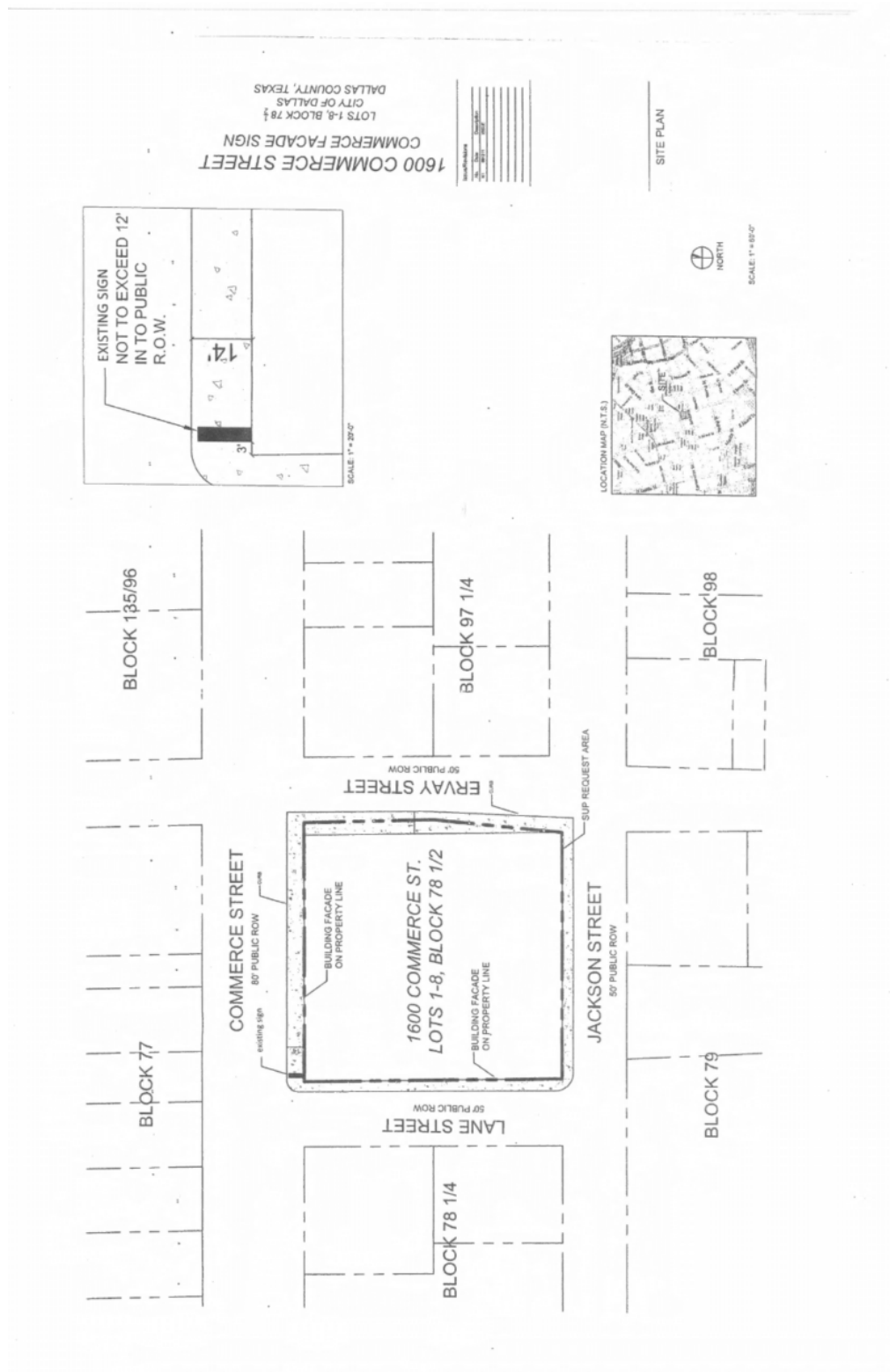
For: 10 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Franklin, Housewright,
Hall, Kingston, Rubin

Against: 0
Absent: 4 - Sims, Koonce, Kocks, Coffman
Vacancy: 1 - District 5

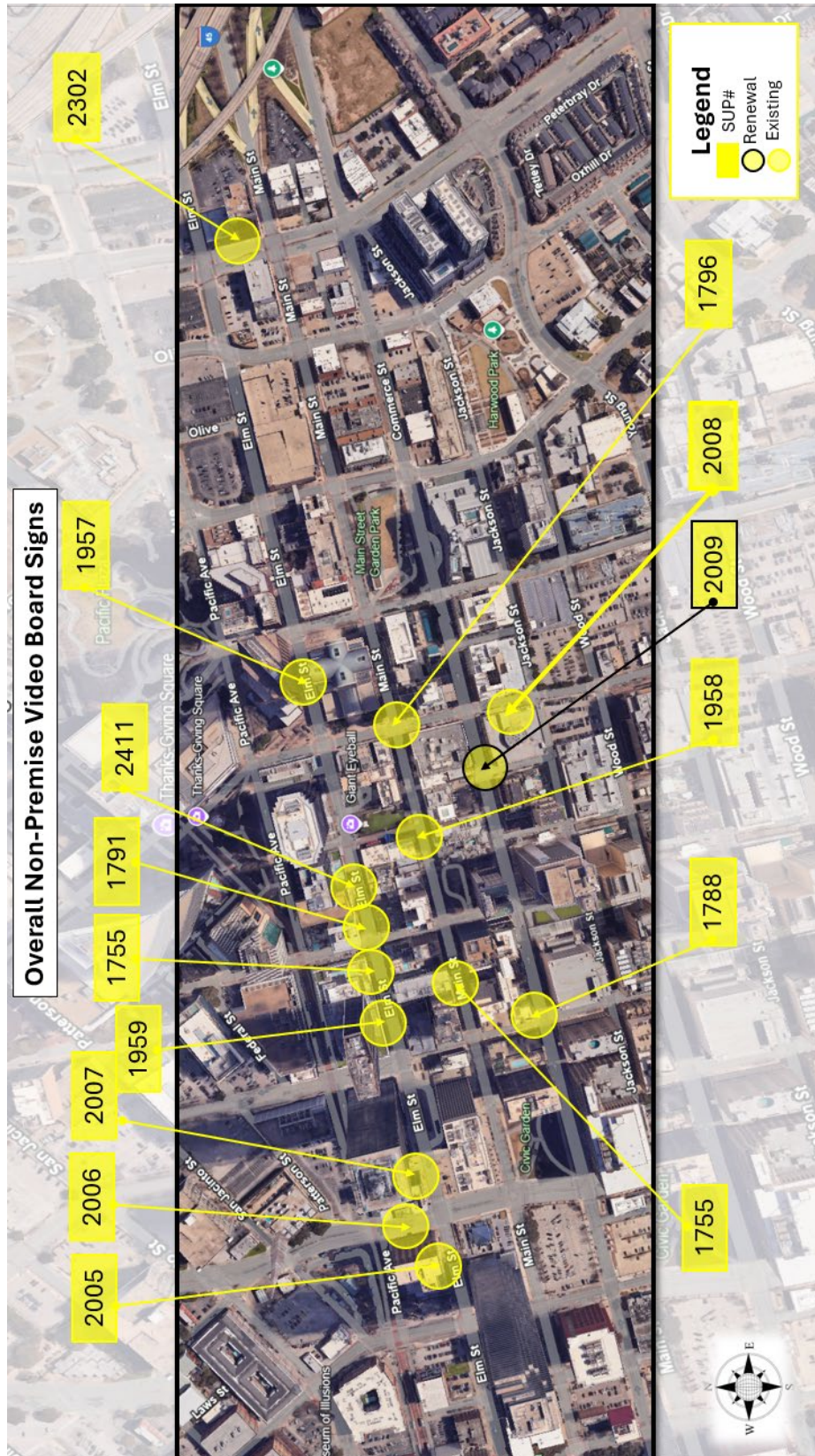
Notices:	Area: 200	Mailed: 32
Replies:	For: 3	Against: 0

Speakers: None

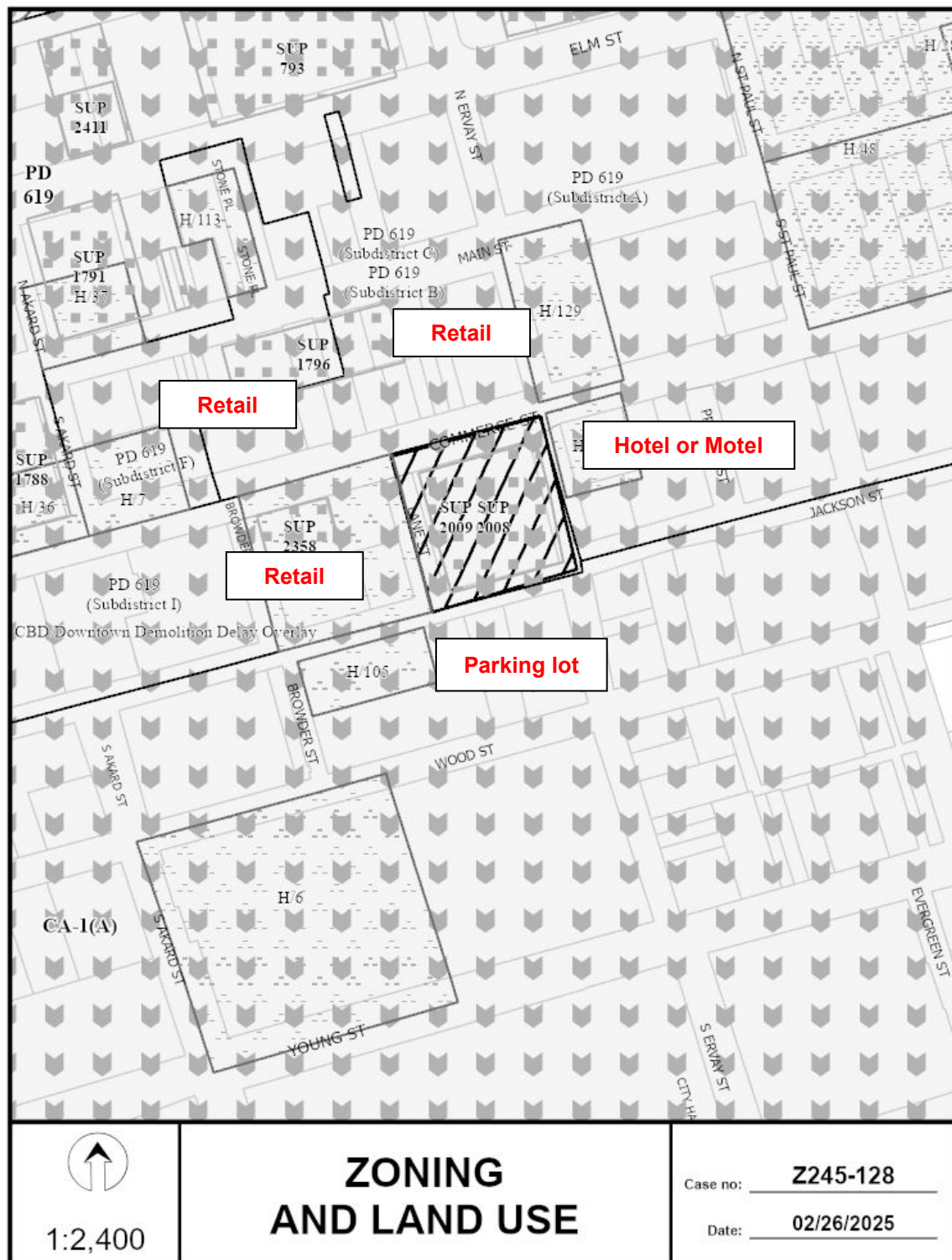
Existing Site Plan (No changes)

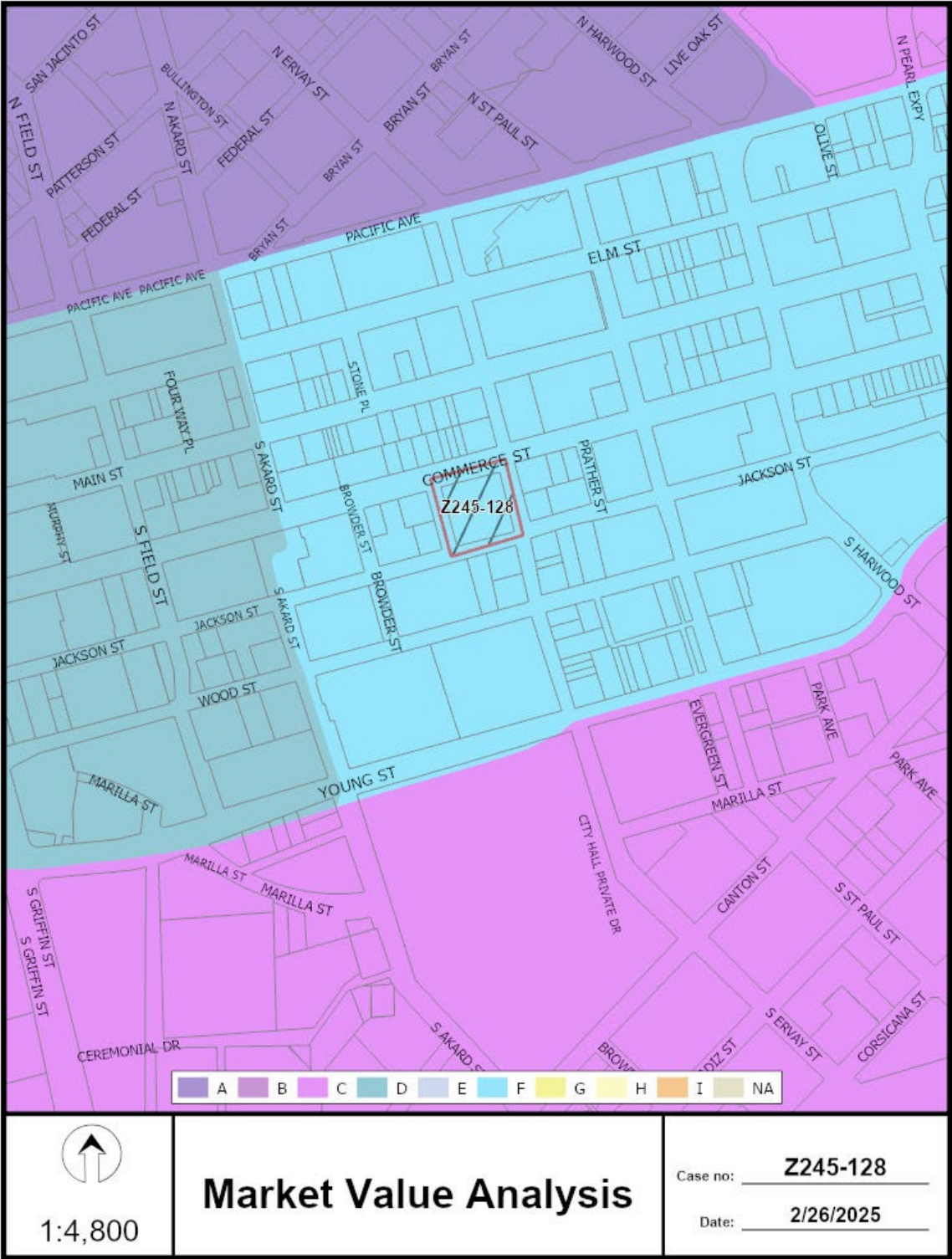


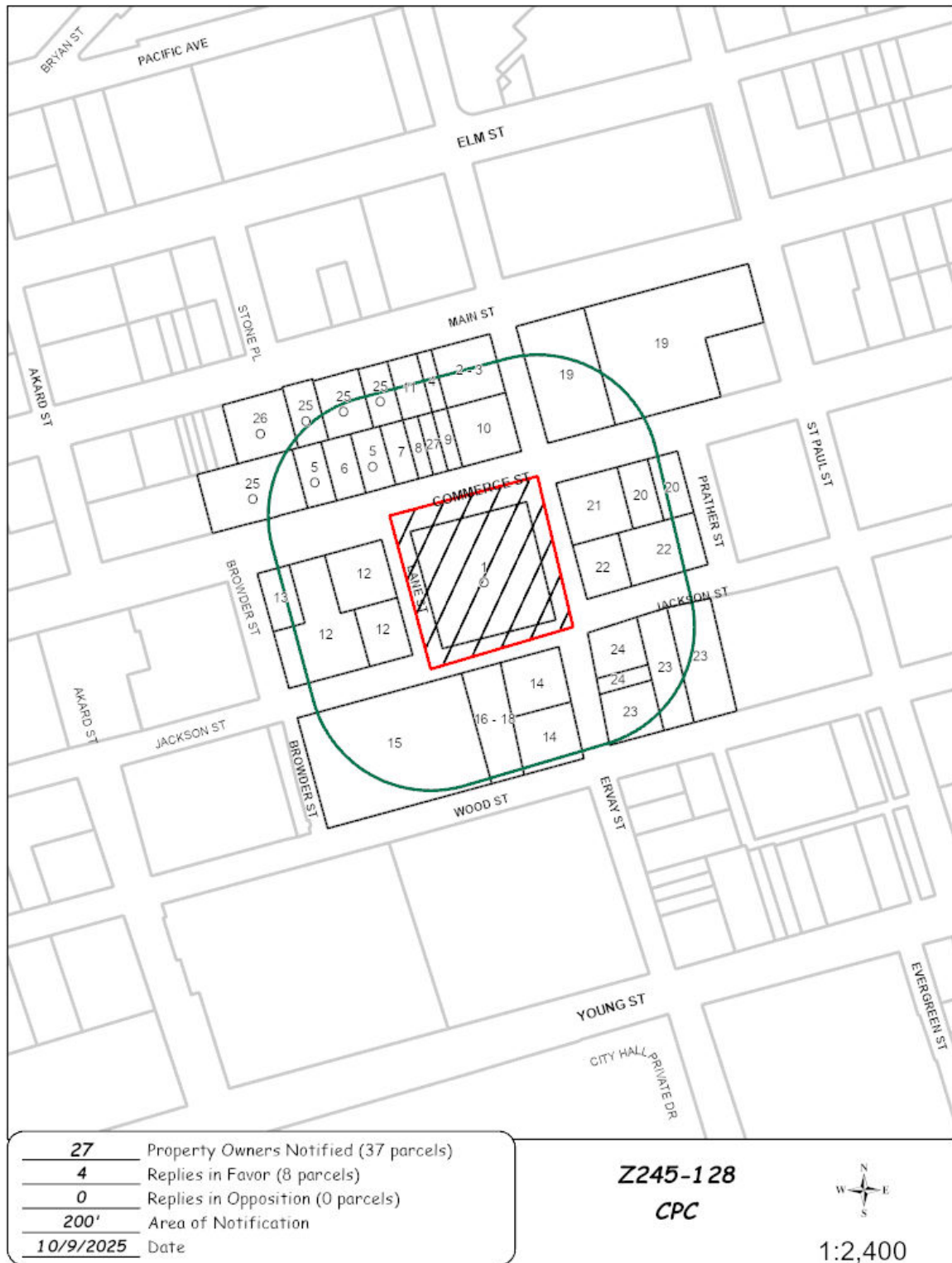
Overall Non-Premise Video Board Current Signs











10/08/2025

Reply List of Property Owners***Z245-128******27 Property Owners Notified******4 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1600 COMMERCE ST	DALPARK PARTNERS LTD
	2	1603 COMMERCE ST	NEIMAN MARCUS CO
	3	1622 MAIN ST	NEIMAN MARCUS CO LESSEE
	4	1618 MAIN ST	THE NEIMAN MARCUS GROUP INC
O	5	1513 COMMERCE ST	1530 MAIN LP
	6	1517 COMMERCE ST	1530 MAIN LP
	7	1525 COMMERCE ST	POLLOCK ROBERT ETAL
	8	1603 COMMERCE ST	KEATING PROPERTIES LLC
	9	1607 COMMERCE ST	PECAN BRANCH LLC &
	10	1609 COMMERCE ST	NEIMAN MARCUS GROUP INC
	11	1616 MAIN ST	DALLAS FOUNDATION
	12	1512 COMMERCE ST	DPL LOAN HOLDINGS LLC
	13	1500 COMMERCE ST	DPL LAND LLC
	14	1610 JACKSON ST	CITY PARK A LOT LP
	15	1500 JACKSON ST	1500 JACKSON STREET LLC
	16	1600 JACKSON ST	SWAIN BEVERLY TONEY GST
	17	1600 JACKSON ST	SABO MARY SWAIN TRUST
	18	1600 JACKSON ST	CITY PARK A LOT LP
	19	1800 MAIN ST	FC MERC COMPLEX LP
	20	1712 COMMERCE ST	SUPREME BRIGHT DALLAS II LLC
	21	1700 COMMERCE ST	SUMMIT NCI JV 158 LLC
	22	208 S ERVAY ST	SUMMIT NCI JV 159 LLC
	23	1708 JACKSON ST	RADER PARKING SYSTEM LP
	24	308 S ERVAY ST	RADER PARKING SYSTEMS LP
O	25	1501 COMMERCE ST	1600 MAIN STREET HOLDINGS LP
O	26	1530 MAIN ST	DUNHILL 1530 MAIN LP
	27	1603 COMMERCE ST	KEATING PROPERTIES LLC