

**FILE NUMBER:** Z212-125(MP) **DATE FILED:** November 1, 2021

**LOCATION:** Southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** Approx. 3.876 acres **CENSUS TRACT:** 0007.02

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**REPRESENTATIVE:** Winstead PC (Laura Hoffman, Tommy Mann, Daniel Box)

**OWNER:** KD Travis Block Holdco; LLC, KD BV Block Holdco, LLC

**REQUEST:** An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related modified height, yard, and lot regulations, and proposes urban design standards such as increased sidewalk widths, pedestrian amenities, and publicly accessible open space.

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

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

**PLANNED DEVELOPMENT NO. 193:**

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

## **BACKGROUND INFORMATION:**

- The property is currently zoned an LC Subdistrict and developed with a variety of commercial uses including retail, personal services, restaurants, surface parking, and warehouses
- The applicant proposes to redevelop the site with a mixed-use complex that includes hotel, office, residential, and ground-floor retail uses.
- The new subdistrict would allow for increased height maximum and proposes urban design standards such as increased sidewalk widths, pedestrian amenities, enhanced facades, and publicly accessible open space.
- Since the original application, the applicant adjusted the percentage of electric vehicle spaces, added additional pedestrian amenities, and added a mixed income housing component.

## **Zoning History:**

1. **Z178-145** - On April 11, 2018, the City Council approved Planned Development Subdistrict No. 139 for LC Light Commercial District uses, located on the southeast corner of Travis Street and Knox Street.

## **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Knox St.	Community Collector	60'
Travis St.	Local Street	56'
Armstrong Ave.	Local Street	56'
Buena Vista St.	Local Street	56'

## **Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The applicant submitted a Traffic Impact Assessment which did not find significant impact when accounting for recent developments and accounting for the planned two-way re-orienting of Cole and McKinney. The Signal Warrant Analysis confirmed that a traffic signal is not warranted at the Travis/Armstrong intersection. The

necessity for improvements was also evaluated at the Travis and Knox intersection, the southwest corner of the intersection will be modified as part of the project. The proposed development could ultimately contribute its share to the eventual improvement of Travis and Knox.

## **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.

### **ECONOMIC ELEMENT**

#### **GOAL 2.1 PROMOTE BALANCED GROWTH**

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

#### **GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

**Policy 2.2.5** Focus on companies that represent the greatest potential for job growth and investment.

**Policy 2.2.6** Restore Dallas as the foremost retail location in the region.

### **URBAN DESIGN**

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

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

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

**Policy 5.1.4** Enhance visual enjoyment of public space.

## GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

**Policy 5.2.4** Enhance retail, industrial and business operations.

## GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The Oak Lawn Special Purpose District and the Oak Lawn Plan was established in February 1985 and includes ten objectives for the area. The applicant's proposal is consistent with nine of the following eleven objectives in **bold** by the Plan.

- (1) **To achieve buildings more urban in form.**  
*The proposed development includes increased height, minimal setbacks, and a mix of uses.*
- (2) **To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.**  
*This development includes ground floor commercial, provides pedestrian passage within the site, and limits at grade parking.*
- (3) **To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.**  
*The proposed development includes below grade parking.*
- (4) **To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.**  
*This development fits the scale of neighboring uses which are highly urban in character and conforms with several of the established development standards.*
- (5) **To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.**  
*The conditions propose similar base development standards and does not increase density by maintaining floor area ratio.*
- (6) **To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.**

*This request for a new subdistrict will allow deviations from the existing Oak Lawn Special Purpose District, but not to a degree that fails to adhere to the standards for multiple-family neighborhoods as the proposed development standards are consistent with surrounding development.*

**(7) To promote landscape/streetscape quality and appearance.**

*The proposed conditions include architectural features along the street frontages and widened sidewalks, including 10 foot on Travis Street and Knox Street.*

**(9) To provide visual buffering and enhance the beautification of the city.**

*The development is proposing additional urban design standards, and architectural façades. Generally, the conditions propose higher standards for lighting and streetscaping in addition to the landscaping standards of PD No. 193.*

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 193 (LC)	Restaurants, warehouses, surface parking
<b>North</b>	PD No. 193 (LC)	Financial institution, restaurant, multi-family
<b>East</b>	PD No. 193 PDS 139, PD 196	Office, retail, restaurant, hotel
<b>South</b>	PD No. 193 (LC, MF-2)	Restaurant, office, multi-family
<b>West</b>	PD No. 193 (LC), Outside City Limit	Utilities, Katy Trail

**Land Use Compatibility:**

The uses allowed within the proposed development are consistent with and would complement the existing neighborhood character. The inclusion of ground floor commercial adds neighborhood destinations, aids in placemaking, and serves as additional employment in proximity to nearby housing

The proposed uses of multifamily, hotel, and retail are already permitted with the LC Subdistrict. These uses should not have a negative impact on the surrounding area, which is highly mixed use and walkable in nature.

**Development Standards:**

<b><u>District</u></b>	<b><u>Setbacks</u></b>		<b><u>FAR</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Primary Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side /Rear</u></b>				
PD No. 193 LC	10'	10'	4.5:1	240'	80%	Mixed Use Multifamily, Lodging, Retail
Proposed PDS	Varies with Height, but 10'	10'	4.5:1	Lowest Maximum Height: 22' Highest Maximum: 399'	Varies with Height, but 70% at Ground Floor	Mixed Use Multifamily, Lodging, Retail

The applicant has offered standards that alter the development standards. The conditions propose a more restrictive front setback in the higher portions of the building, increasing with height. The applicant also proposed a reduced lot coverage that further decreases with additional height. The total floor area ratio is not requested to be altered so it does not increase the effective density of the site.

The development plan proposed maintains pedestrian access through and around the site. The conditions and development plan limit surface parking on site and reduce potential conflict with pedestrians. The limiting of parking to below grade garages adds to the aesthetic character of the development in a manner that is consistent with the surrounding area. The conditions also call for activated open space adjacent to the Katy Trail.

The proposed height map and development plan concentrate the taller structures toward the interior of the large site. Although the height map would allow for a higher height (399 feet) than currently established in the surrounding area, the allowable height along the perimeter of the site would be comparable to nearby existing development, such as 40 feet and 55 feet along the western corners of the development. At the lowest, perimeter portions of the site are limited to 22 feet-in-height.

**Urban Design:**

The proposed subdistrict includes many urban design elements that enhance the appearance and function of the development and mitigate the impact of other increased development standards.

The conditions and development plan call for an 18,000-square-foot open space in proximity to the Katy Trail trailhead. Additionally, this space must be activated by shade structures, trees, seating, and decorative elements.

The PDS has provisions for street level activating uses such as restaurants, retail uses, or personal service uses. For any building along Knox or Travis, a minimum of 9,000 square feet of floor area on the ground level must contain one of these uses. This would apply to each building indicated on the development and would result in a high percentage of activated facade. For example, the suite for this use is approximately 25 feet-in-depth, about 50 percent of the perimeter of each building on the development plan would be occupied by an active use. It also calls for 2,000 square feet of floor area dedicated to such uses on any building fronting Armstrong. There is one such building indicated on the development plan. Further, it limits areas of “blank wall” to 30 feet-in-width along the ground floor. The PDS defines blank wall as exterior ground floor walls of buildings fronting a public street that do not include a window, door, building modulation or other architectural fenestrations. It also calls for overall transparency of 65 percent along the ground floor on Knox and 70 percent along Travis.

Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade. The development plan limits the surface parking to a limited amount of on-street parallel spaces and valet loading areas.

The proposed PDS also calls for the inclusion of additional pedestrian lighting and street furniture than would typically be required. Although it is a large development site, the development plan calls for internal access for pedestrians by breaking up the development into multiple buildings separated by internal ways or paseos.

### **Landscaping:**

Landscaping and screening must be provided in accordance with PD No. 193 requirements. The proposed conditions include an exception to the width and configuration of the required tree planting zone to allow for preservation of the existing façade on Knox Street, while still maintaining sidewalk width.

### **Parking:**

The proposed development must comply with the parking requirements of PD No. 193. Within PD No. 193, a minimum of one space and a maximum of one and one-half spaces are required for each dwelling in a multiple-family structure over 36 feet-in-height. Parking

for a hotel requires one space for each unit for units 1 to 250; three fourths space for each unit for units 251 to 500; one half space for all units over 500.

**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 within a "C" MVA cluster.



**List of Partners/Principals/Officers**

Applicant/Owner:    **KD TRAVIS BLOCK HOLDCO, LLC**  
Managing Member: Marc R. Lisker  
Managing Member: Marcello Liguori  
Managing Member: Robert Simonds  
Managing Member: Boris Futeran  
Managing Member: Alan Epstein  
Managing Member: Kenneth Gerold

Property Owner:    **KD BV BLOCK HOLDCO, LLC**  
Managing Member: Marc R. Lisker  
Managing Member: Marcello Liguori  
Managing Member: Robert Simonds  
Managing Member: Boris Futeran  
Managing Member: Alan Epstein  
Managing Member: Kenneth Gerold

**CPC Action**  
**April 7, 2022**

**Motion:** It was moved to recommend **approval** for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south with the following 3 adjustments read into the record by Commissioner Kingston:

- 1.- Page 8 (Development Bonus for Mixed Income Housing) – moved to use income bracket of 61-80%
- 2.- Moved to have the maximum of 50% of total units to be specialty units
- 3.- Both to be used for a period of 20 years

Maker: Kingston  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - Anderson, Shidid, Carpenter, Blair, Jung,  
Housewright, Gibson, Kingston, Rubin, Popken,  
Stanard

Against: 0  
Absent: 2 – Haqq, Hampton  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 500 Mailed: 342  
**Replies:** For: 72 Against: 0

**Speakers:** For: None

For (Did not speak): Laura Hoffmann, 2728 N. Harwood St., Dallas TX

75201

Tommy Mann, 2728 N. Harwood St., Dallas TX, 75201  
Joel Behrens, 2100 McKinney Ave, Dallas TX 75201  
Jimmy Tran, 5924 Denton Dr, Dallas TX 75235  
Cricket Griffin, 2300 Wolf Street, Dallas, TX 75201

Against: None

**CPC Action**  
**March 24, 2022**

**Motion:** In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south, it was moved to **hold** this case under advisement until April 7, 2022.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,  
Housewright, Gibson, Haqq, Kingston, Rubin

Against: 0  
Absent: 3 - Popken, Anderson, Stanard  
Vacancy: 2 - District 3, District 7

<b>Notices:</b>	Area: 500	Mailed: 342
<b>Replies:</b>	For: 72	Against: 0

**CPC Action**  
**February 17, 2022**

**Motion:** In considering an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south, it was moved to **hold** this case under advisement until March 3, 2022.

Maker: Kingston

Second: Rubin

Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Housewright,  
Gibson, Haqq, Stanard, Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 1 - District 3

**Notices:** Area: 500

Mailed: 342

**Replies:** For: 37

Against: 0

**Speakers:** For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201

For (Did not speak): Jimmy Tran, 5024 Denton Dr., Dallas, TX, 75235

Against: None

Against (Did not speak): Mark Marynick, 3506 Armstrong Ave., Dallas, TX,

75205

**CPC RECOMMENDED PD CONDITIONS**  
**"DIVISION S- \_\_\_\_\_.**  
**PD 193 SUBDISTRICT."**

**SEC. S-\_\_\_\_\_.101.                   LEGISLATIVE HISTORY.**

Planned Development Subdistrict \_\_\_\_ for LC Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict \_\_\_\_") was established by Ordinance No. \_\_\_\_\_ passed by the Dallas City Council on \_\_\_\_\_, 2022.

**SEC. S-\_\_\_\_\_.102.                   PROPERTY LOCATION AND SIZE.**

PD 193 Subdistrict \_\_\_\_ is established on property at the intersection of Travis Street and Knox Street. The size of PD 193 Subdistrict \_\_\_\_\_ is approximately 3.876 acres.

**SEC. S-\_\_\_\_\_.103.                   DEFINITIONS AND INTERPRETATIONS.**

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

(b) BLANK BUILDING WALL means exterior ground floor walls of buildings fronting a public street that do not include a window, door, building modulation or other architectural fenestrations.

(c) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

(d) EV INSTALLED means a designated parking space with a branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station installed.

(e) EV READY means a designated parking space which is provided with one dedicated branch circuit for EVSE servicing electric vehicles. The circuit shall terminate in a suitable termination point such as a receptacle or junction box, and be located in close proximity to the proposed location of the EV parking spaces.

(f) EV CAPABLE means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

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

(h) GROUND LEVEL means the story of a building closest to and above grade along the street.

(i) INTERNAL WAY means a private street or drive that is labeled as the internal way on the development plan (Exhibit S- \_\_A).

(j) OPEN SPACE means the portion of a building site that is principally open to the sky except for building overhangs or portions of the open space area underneath a portion of a building (as shown on the development plan) that provides shade above the open space; architectural elements such as colonnades, pergolas, and gazebos; and/or structures supporting outdoor activities such as, but not limited to, shade structures, kiosks, or seating areas (which shall all be counted as open space area). In order to be counted as open space the area must be not less than 10 feet in width or length. Additionally, for any open space area underneath a building, in order to be counted as open space area, the area must have a clearance of at least 30 feet in height and must be not less than 25 feet in width.

(k) SPECIAL PROJECT means a development with a height greater than 240 feet or floor-to-area ratio greater than 4.5 to 1 that qualifies for a bonus in accordance with Section S- \_\_110.

(l) SUBDISTRICT means a subdistrict of PD 193.

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

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

(o) This district is considered to be a nonresidential zoning district.

**SEC. S- \_\_.104 EXHIBITS.**

(a) The following exhibits are incorporated into this division:

(1) Exhibit S- \_\_A: development plan.

(2) Exhibit S- \_\_B: height plan.

**SEC. S- \_\_.105. DEVELOPMENT PLAN.**

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S- \_\_A). In the event of a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. S- \_\_.106. MAIN USES PERMITTED.**

The main uses permitted in this subdistrict are those main uses permitted the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Light Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted in the LC Light

Commercial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in this subdistrict, etc.

**SEC. S-\_\_\_\_.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.

**SEC. S-\_\_\_\_.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. In the event of 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 LC Light Commercial Subdistrict apply.

(b) Special project.

(1) Minimum front yard.

(A) Front yard for existing building walls on Knox Street. No minimum front yard is required for the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain.

(B) Front yard for remaining Knox Street frontage. Except for the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain, the following minimum front yard setbacks must be provided for all buildings and structures fronting on Knox Street:

(i) For portions of a building 40 feet in height or less, minimum front yard is 10 feet.

(ii) For portions of a building greater than 40 feet in height, minimum front yard is 25 feet.

(C) Front yard for Armstrong Avenue and Travis Street frontages. The following minimum front yard setbacks must be provided for all buildings and structures fronting on Armstrong Avenue and Travis Street:

(i) For portions of a building 40 feet in height or less, minimum front yard is 10 feet.

(ii) For portions of a building greater than 40 feet in height, minimum front yard is 25 feet.

(D) Encroachments. Canopies may project up to five feet into the required front yard on Knox Street. Otherwise, ordinary projections of window sills, belt courses, cornices, or other architectural features may not project more than 12 inches into the required front yard. Cantilevered roof eaves and balconies may not project more than five feet into the required front yard.

(2) Height.

(A) Except as otherwise provided in this paragraph, maximum structure height is 240 feet.

(B) Maximum structure height in height zone A1 shown on the height plan (Exhibit S-\_\_B) is 170 feet.

(C) Maximum structure height in height zone A2 shown on the height plan (Exhibit S-\_\_B) is 165 feet.

(D) Maximum structure height in height zone A3 shown on the height plan (Exhibit S-\_\_B) is 55 feet.

(E) Maximum structure height in height zone A4 shown on the height plan (Exhibit S-\_\_B) is 40 feet.

(F) Maximum structure height in height zones A5 and A6 shown on the height plan (Exhibit S-\_\_B) is 22 feet.

(G) Maximum structure height in height zone B1 shown on the height plan (Exhibit S-\_\_B) is 399 feet.

(H) Maximum structure height in height zone B2 shown on the height plan (Exhibit S-\_\_B) is 383 feet.

(I) Maximum structure height in height zone B3 shown on the height plan (Exhibit S-\_\_B) is 330 feet.

(J) Maximum structure height in height zone B4 shown on the height plan (Exhibit S-\_\_B) is 270 feet.

(K) Maximum structure height in height zone B5 shown on the height plan (Exhibit S-\_\_B) is 200 feet.

(L) Maximum structure height in height zone B6 shown on the height plan (Exhibit S-\_\_B) is 135 feet.

(M) Maximum structure height in height zone B7 shown on the height plan (Exhibit S-\_\_B) is 65 feet.

(N) Maximum structure height in height zone B8 shown on the height plan (Exhibit S-\_\_B) is 50 feet.

(O) Maximum structure height in height zone C1 shown on the height



plan (Exhibit S-\_\_B) is 345 feet.

(P) Maximum structure height in height zone C2 shown on the height plan (Exhibit S-\_\_B) is 145 feet.

(Q) Maximum structure height in height zone C3 shown on the height plan (Exhibit S-\_\_B) is 40 feet.

(R) Height. The following may project a maximum of 10 feet above the maximum structure heights:

(i) Elevator penthouse or bulkhead;

(ii) Mechanical equipment;

(iii) Cooling tower;

(iv) Tank designed to hold liquids;

(v) Skylights;

(vi) Visual screens which surround roof mounted mechanical equipment;

(vii) Chimney and vent stacks;

(vii) Lightning protection equipment;

(ix) Cell towers or other communication equipment;

(x) Parapet wall.

(3) Floor Area Ratio.

1. (A) If compliant with Sec. S-\_\_\_\_110, maximum floor to area ratio is 5 to

(B) Land area that is located outside of this subdistrict, but is located within the same platted lot as land within this subdistrict is included for floor area ratio calculations.

(4) Lot coverage.

(A) For any portion of buildings or structures 40 feet or less in height, maximum lot coverage is 70 percent.

(B) For any portion of buildings or structures above 40 feet in height and up to 155 feet in height, maximum lot coverage is 56 percent.

(C) For any portions of buildings or structures above 155 feet in height

and up to 260 feet in height, maximum lot coverage is 35 percent.

(D) For any portions of buildings or structures above 260 feet in height up to 330 feet in height, maximum lot coverage is 19 percent.

(E) For any portions of buildings or structures above 330 feet in height, maximum lot coverage is 16 percent.

(F) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Below grade parking structures. Below grade parking structures may extend to the lot line and across lot lines within this district.

**SEC. S-\_\_\_\_.109. Urban Design Requirements for a special project.**

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks.

(1) A minimum six-foot-wide unobstructed sidewalk is required along Armstrong Avenue.

(2) A minimum 10-foot-wide unobstructed sidewalk is required along Travis Street from Knox Street to Armstrong Avenue.

(3) Except as otherwise provided in this subsection, a minimum 10-foot-wide unobstructed sidewalk is required along Knox Street. A minimum 5-foot-wide unobstructed sidewalk is required along the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain.

(4) A minimum seven-foot-wide unobstructed sidewalk is required along the internal way.

(5) Pedestrian street lamps are allowed within the sidewalk spaced at 45' to 60' on center with the exception of visibility triangles and vehicular drives.

(6) Sidewalks shall be level across all driveways and curb cuts.

(c) Pedestrian amenities. The following minimum pedestrian amenities must be provided along the street frontages of Travis Street and Knox Street:

(1) benches (occupying at least ten linear feet per street frontage),

(2) trash receptacles (one per street frontage), and

(3) bicycle racks (two per street frontage and one in the location marked Open Space on the development plan along the Katy Trail)

(d) Restrooms shall be provided at the ground level along the Katy Trail-facing façade of a building.

(e) Facades. A minimum of two different facade materials must be provided on each street facing facade.

(f) Architectural Elements. At least one architectural element, such as the following, must be provided at all public entry points:

(1) Architecturally prominent public entrance,

(2) Canopy,

(3) Awning,

(4) Attached tower, or

(5) Turret.

(g) Ground level transparency and maximum blank wall.

(1) Any facade facing Knox Street must have a minimum transparency of 65 percent for the portion of the building on the ground level between grade and 15 feet in height.

(2) Any facade facing Travis Street must have a minimum transparency of 70 percent for the portion of the building on the ground level between grade and 15 feet in height.

(4) The length of a blank building wall on the ground level between grade and 15 feet in height fronting a public street may not exceed 30 feet.

(5) This subsection does not apply to parking structures or loading areas.

(h) Street level activating uses.

(1) A minimum of 9,000 square feet of floor area on the ground level of any building that has frontage along Knox Street or Travis Street must contain one or a combination of the following uses:

(A) Restaurant uses.

(B) Retail uses.

(C) Professional, personal service, and custom craft uses.

(2) For any building that has frontage along Knox Street or Travis Street, the minimum 9,000 square feet of floor area required pursuant to SEC. S- .109(g)(1) shall be located along building facades facing a public street.

(3) A minimum of 2,000 square feet of floor area on the ground level of any

building that has frontage along Armstrong Avenue must contain one or a combination of the following uses:

(A) Restaurant uses.

(B) Retail uses.

(C) Professional, personal service, and custom craft uses.

(i) Minimum open space.

(1) A minimum of 18,000 square feet of open space must be provided in the locations shown on the development plan. Paved areas such as sidewalks, walkways, and plazas may be counted as part of the open space area. A maximum of 50 percent of the 18,000 square feet open space area may be impervious. Parking structures may be located below grade underneath pervious or impervious open space area. At a minimum the open space must contain the following design elements:

(A) Decorative pavement, which may include: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; or exterior grade tile.

(B) Benches or exterior seating area.

(C) A minimum of 25 percent of the 18,000 square feet of open space area must be improved to provide shade, using trees, awnings, shade structures, building overhangs, or other means to provide users refuge from the elements.

(j) Parking structures. Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade.

(k) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any adjacent public right-of-way.

(l) Pedestrian lighting. Pedestrian lighting must be provided at regular intervals along all building facades facing a public street or the internal way in order to provide suitable lighting on sidewalks, streets or walkways, as applicable, to enhance pedestrian safety. Lighting must be directed downward and away from adjacent residential properties.

(m) Outdoor amplified sound. Retail and restaurant uses may not utilize outdoor amplified sound systems after 10:00 p.m., and outdoor amplified sound may not exceed 63 decibels.

**SEC. S-\_\_\_\_.110**

**DEVELOPMENT BONUS FOR MIXED-INCOME HOUSING.**

(a) Except as provided in this section, a special project qualifies for the development bonus in Section 51P-S\_\_ 108(b) if a minimum of six percent of the total dwelling units within the building containing residential uses in the southwest portion of the Property as shown on the development plan are available to households earning between 61 percent and 80 percent of the Area Median Family Income in compliance with Division 51A-4.1100, as amended.

**Staff's Recommendation:**

(a) Except as provided in this section, a special project qualifies for the development bonus in Section 51P-S\_\_ 108(b) if a minimum of six percent of the total dwelling units within the building containing residential uses in the southwest portion of the Property as shown on the development plan are available to households earning between **51 percent and 60 percent** of the Area Median Family Income in compliance with Division 51A-4.1100, as amended.

(b) A maximum of 50 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 6 percent requirement of Sec. S-\_\_\_\_.110(a) is calculated based on the total number of units in the building containing residential units in the southwest portion of the Property as shown on the development plan.

**Staff's Recommendation:**

(b) A maximum of **10 percent** of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 6 percent requirement of Sec. S-\_\_\_\_.110(a) is calculated based on the total number of units in the building containing residential units in the southwest portion of the Property as shown on the development plan.

(c) A minimum of 25 percent of the reserved units must contain two or more bedrooms, and all reserved units must have at least one separate bedroom.

(d) Compliance with Section 51A-4.1107 is not required.

**SEC. S-\_\_\_\_.111.**

**OFF-STREET PARKING AND LOADING.**

Consult Part I of this article for the specific off-street parking and loading regulations for each use.

**SEC. S-\_\_\_\_.112.**

**ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-\_\_\_\_.113.**

**SUSTAINABLE DESIGN FEATURES.**

(a) Electric vehicle charging. A minimum of 10 percent of required off-street parking spaces shall service electric vehicles, with the required type of spaces as follows:

(1) A minimum of 1 percent of required off-street parking spaces must be EV installed parking spaces;

(2) A minimum of 2 percent of required off-street parking spaces must be EV ready; and

(3) a minimum of 7 percent of all required off-street parking spaces must be EV capable.

(b) Micro-mobility charging and parking. Micro-mobility charging and parking for at least 10 vehicles must be provided along public streets and 8 vehicles in the location marked Open Space on the development plan along the Katy Trail.

**SEC. S-\_\_\_\_.114. LANDSCAPING.**

(a) Except as otherwise provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) Landscape phase area. An applicant for a building permit may request that the building official create a landscape phase area to satisfy the landscaping requirements of Part I of this article. Any landscape phase area created by the building official must (1) wholly include the area on which the construction work is to be done; and (2) include the tree planting zone and sidewalk for new construction that is located within 60 feet of the nearest public street frontage. A landscape phase area need not be platted; however, it must be delineated on plans approved by the building official prior to the issuance of a building permit.

(c) Along the portion of the Knox Street frontage noted on the development plan as the area where the existing building walls will remain, the tree planting zone is that area parallel to and between zero and five feet from the back of the projected street curb, and may be paved. Required trees may be provided within tree grates within this area to satisfy the requirements of SEC. 51P-193.126(b)(5).

(d) All trees must have a minimum caliper of 5 inches, and street trees must be spaced no greater than 25 feet apart excluding driveways.

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

**SEC. S-\_\_\_\_.115. SIGNS**

Signs must comply with the provisions for business zoning districts in Article VII, "Sign Regulations," of Chapter 51A of the Dallas City Code, as amended.

**SEC. S-\_\_\_\_.116. ADDITIONAL PROVISIONS.**

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

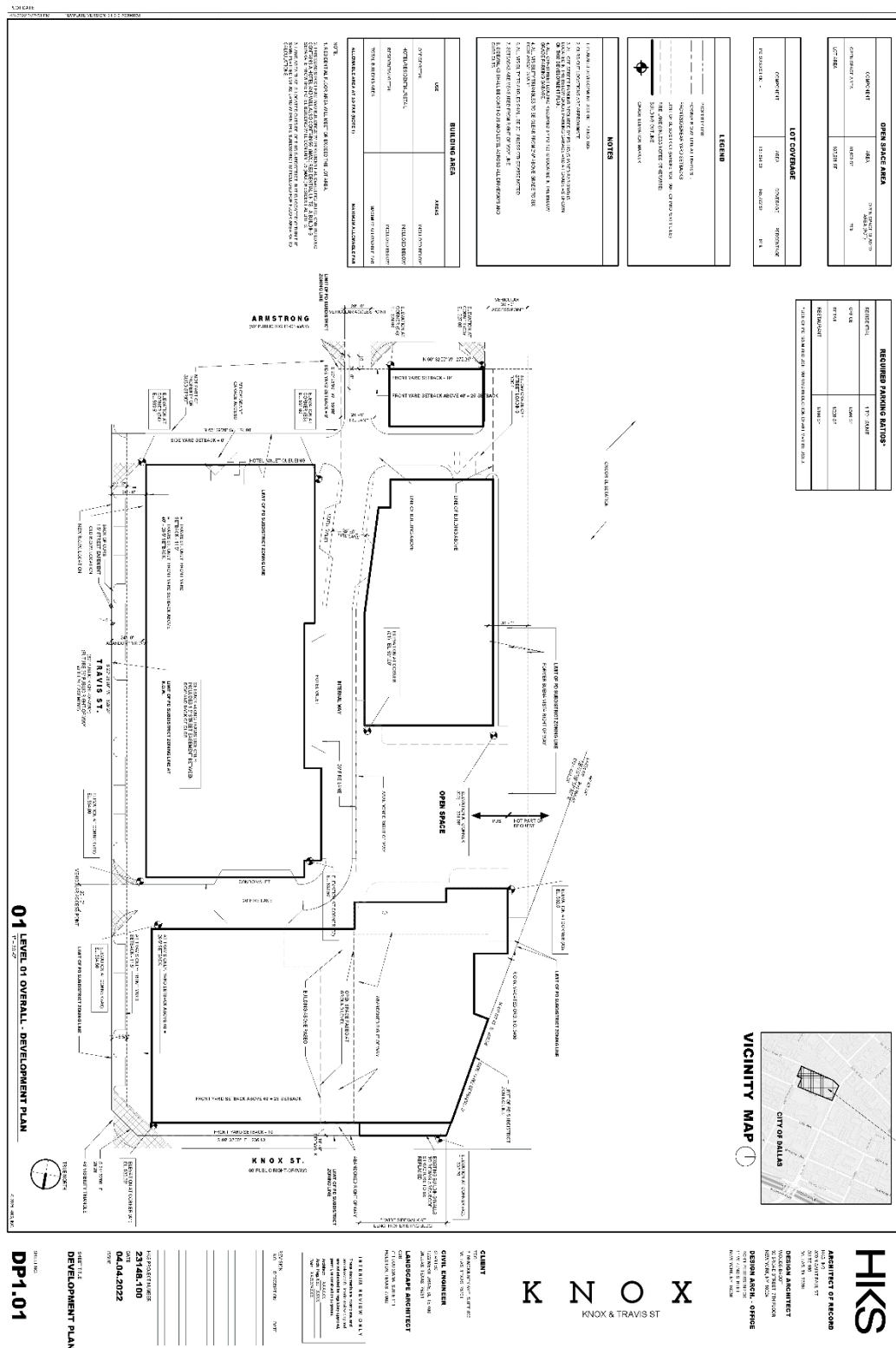
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. S-\_\_\_\_.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 thy city, as applicable.

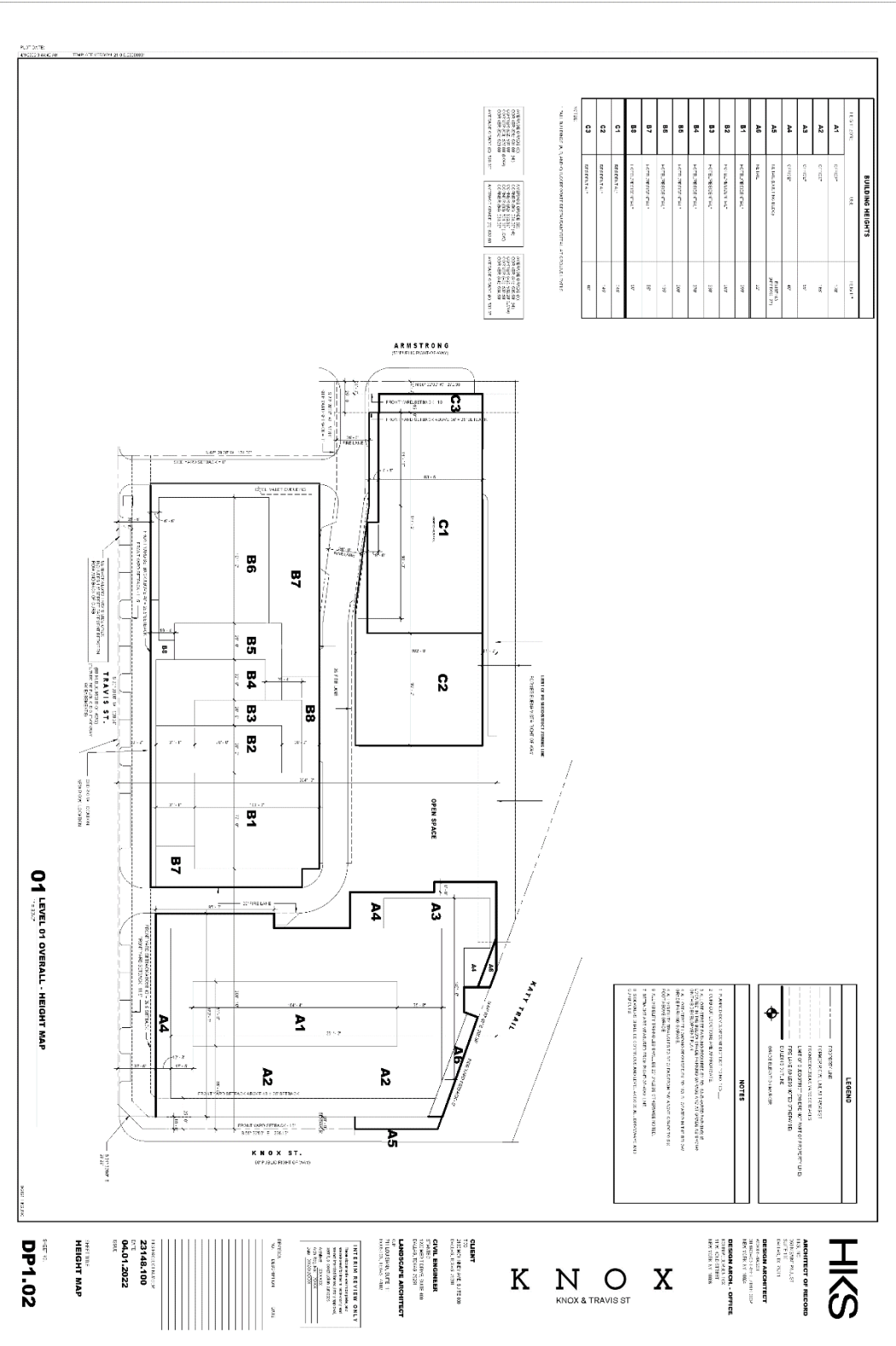
## CPC RECOMMENDED DEVELOPMENT PLAN



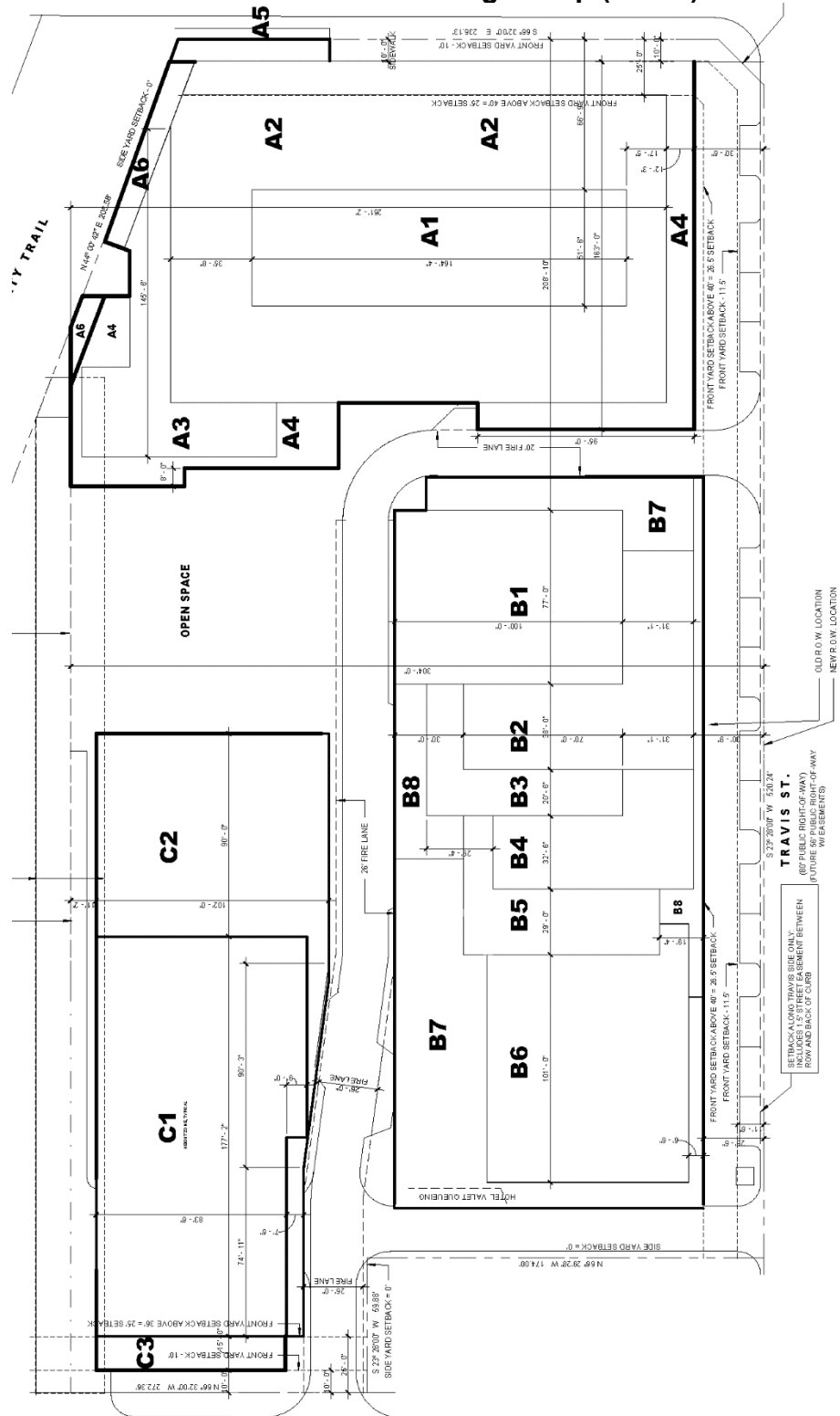


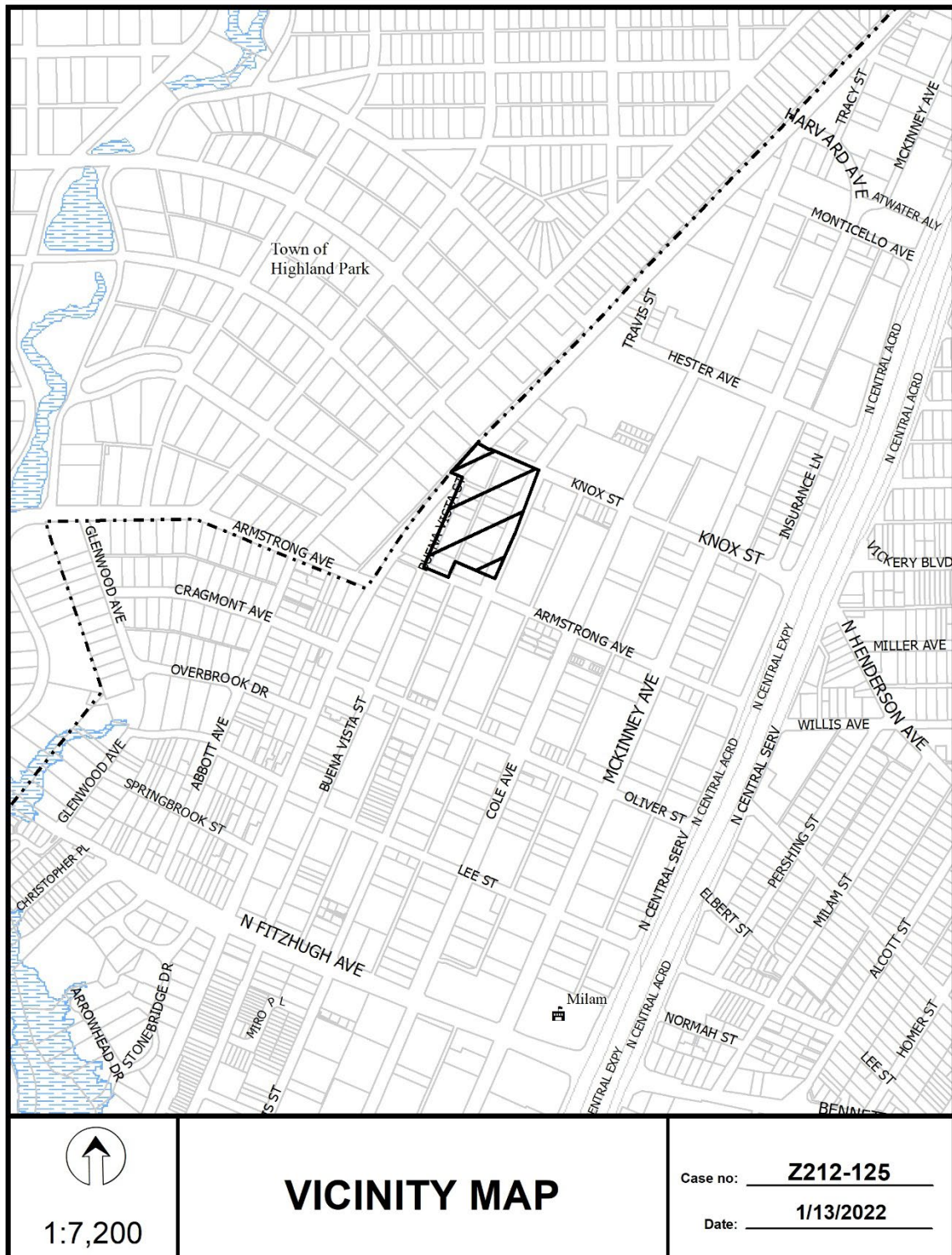


CPC RECOMMENDED HEIGHT MAP

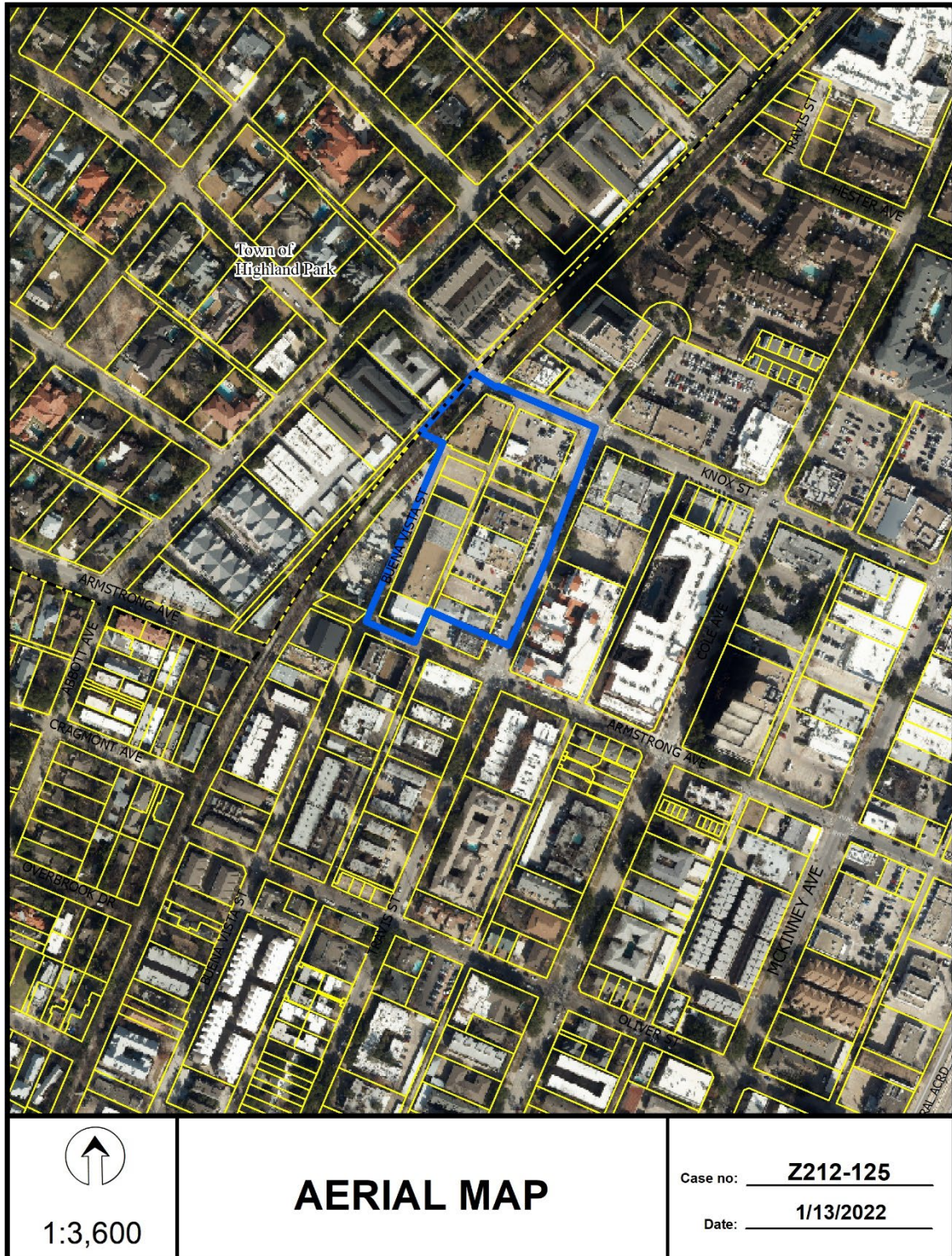


# CPC Recommended Height Map (Detail)

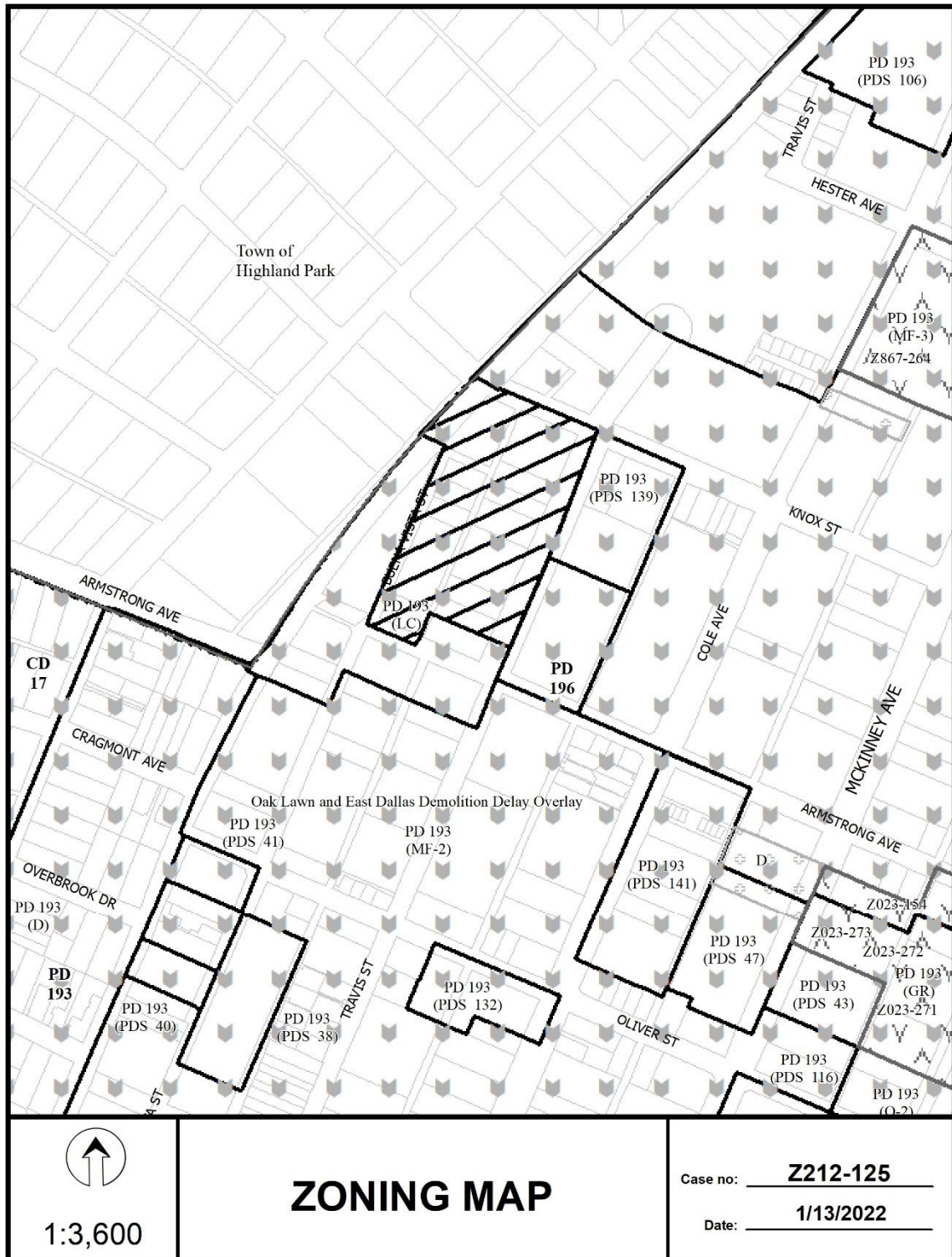


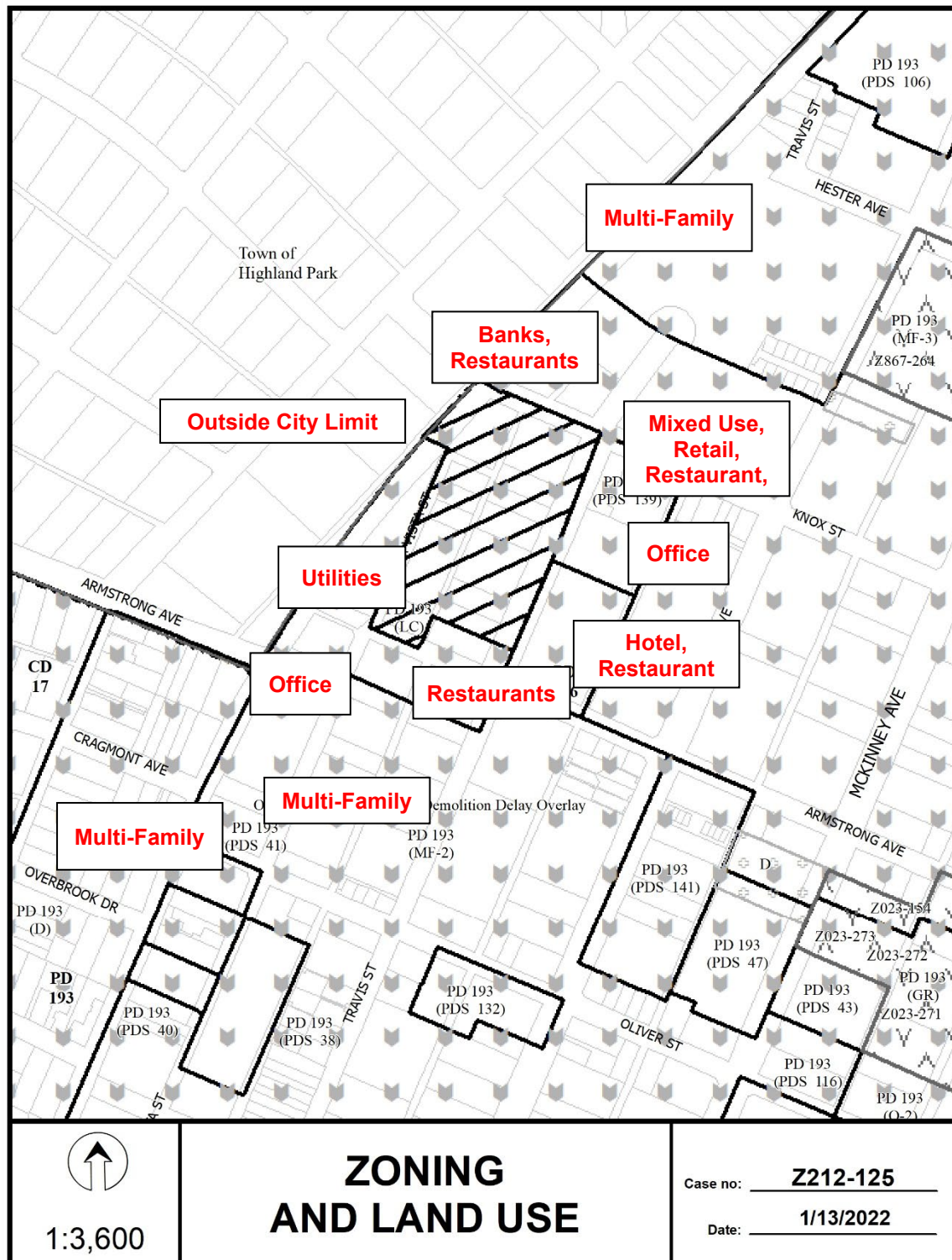




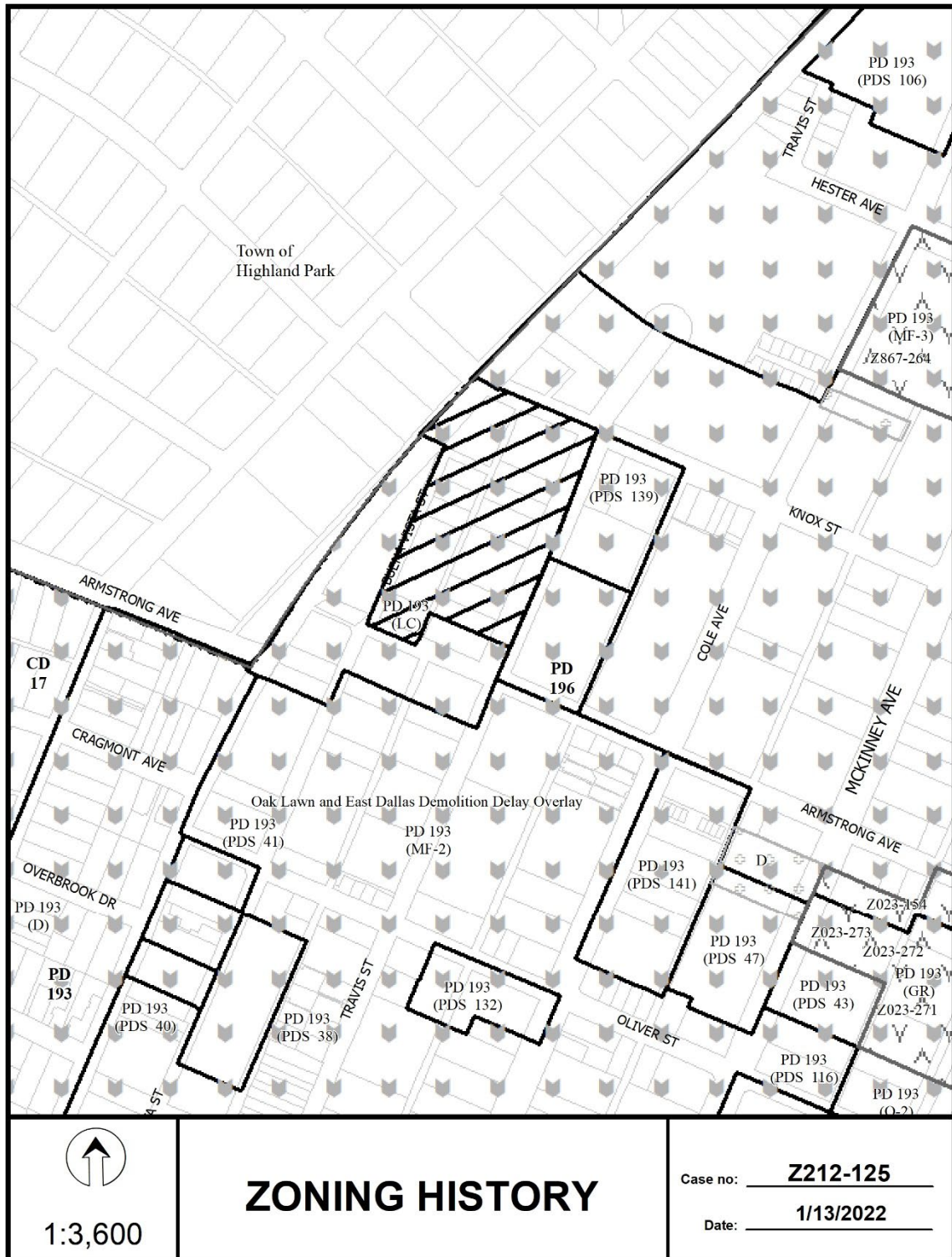




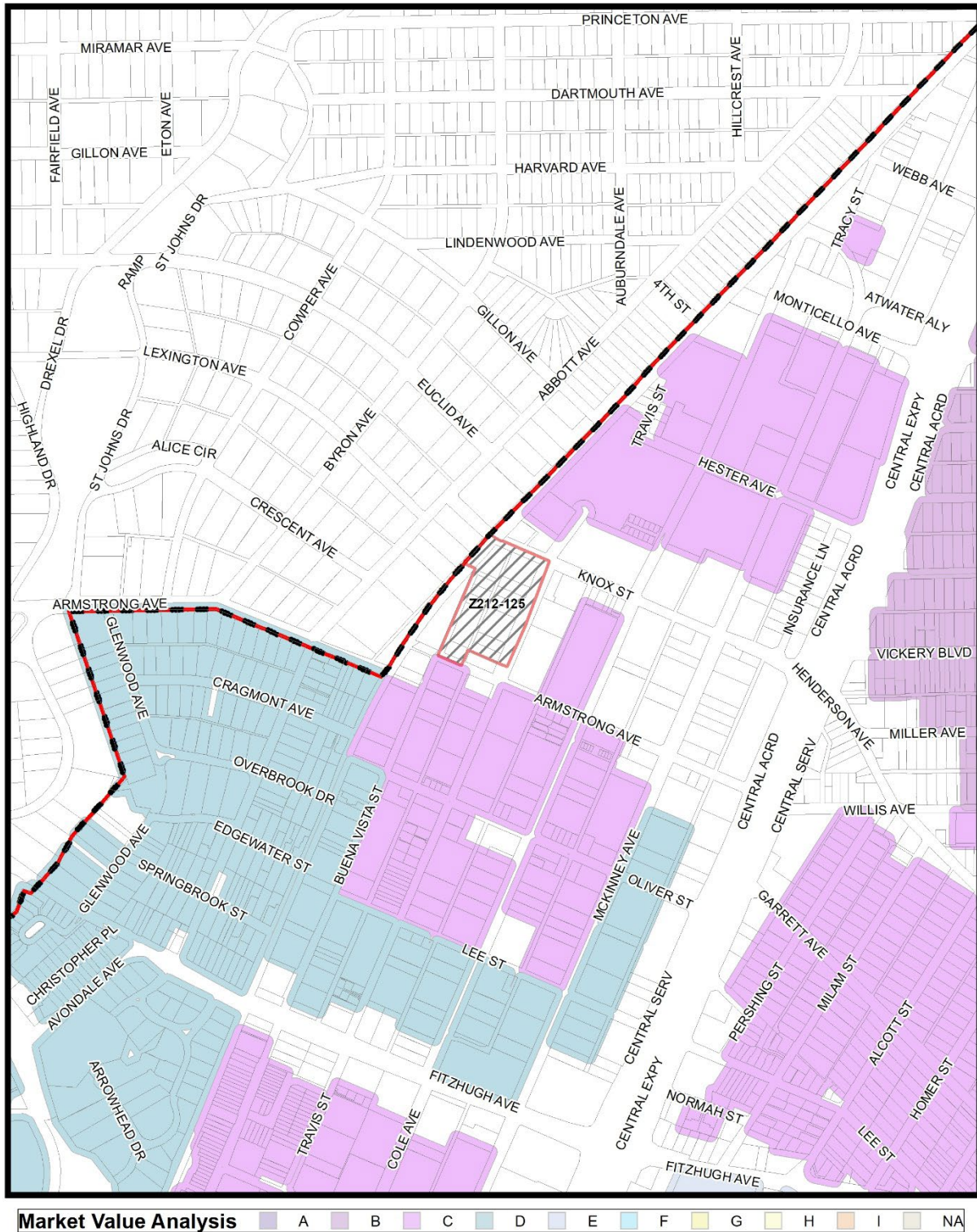


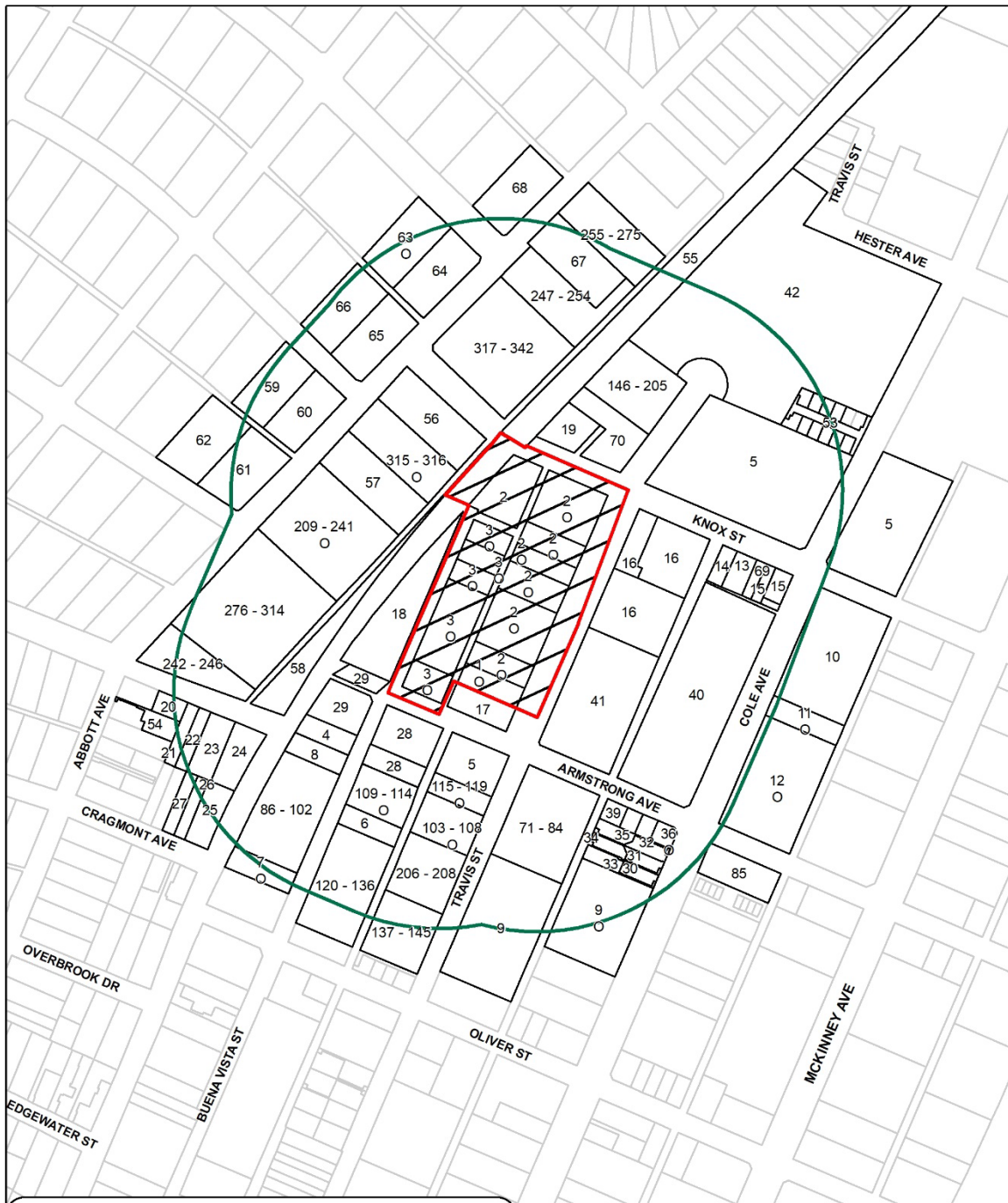












<u>342</u>	Property Owners Notified (106 parcels)
<u>72</u>	Replies in Favor (23 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>4/7/2022</u>	Date

**Z212-125**  
**CPC**



1:3,600

04/06/2022

***Reply List of Property Owners******Z212-125******342 Property Owners Notified    72 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	2	3313 KNOX ST	KD TRAVIS BLOCK HOLDCO LLC
	4	4437 BUENA VISTA ST	2017 BV OFFICE LTD
	5	4441 TRAVIS ST	KD KNOX STREET VILLAGE HOLDCO LLC
	6	4424 BUENA VISTA ST	CRISCI JENNIE
	8	4435 BUENA VISTA ST	CROUSEN GUINN D
	9	4418 TRAVIS ST	BERRYSET II UPTOWN
	10	3121 KNOX ST	Taxpayer at
	13	3209 KNOX ST	3JBWEIR LLC
	14	3213 KNOX ST	WEIR FAMILY INVESTMENTS LP
	15	3205 KNOX ST	KD KNOX COLE HOLDCO LLC
	16	3229 KNOX ST	WEIRS PLAZA OWNER LLC
	17	4501 TRAVIS ST	CAFE MADRID REAL ESTATE HOLDINGS INC
	18	3410 ARMSTRONG AVE	ONCOR ELECRIE DELIVERY COMPANY
	19	3310 KNOX ST	KD KNOX STREET VILLAGE HOLDCO LLC
	20	3514 ARMSTRONG AVE	DEE MICHAEL E &
	21	3512 ARMSTRONG AVE	JOHNSON STAN L REVOCABLE TR
	22	3510 ARMSTRONG AVE	KEAY STUART E
	23	3506 ARMSTRONG AVE	MARYNICK MARK P &
	24	3500 ARMSTRONG AVE	MARYNICK MARK P &
	25	3503 CRAGMONT AVE	FAGADAU PATRICIA W LIVING TRUST
	26	3505 CRAGMONT AVE	EMERSON DAVID G & KRISTIN M
	27	3507 CRAGMONT AVE	MURDOCK DEBRA
	28	4436 BUENA VISTA ST	BIG BEND 69 LLC
	29	3401 ARMSTRONG AVE	4441 BV LTD
	30	4431 COLE AVE	LINDSTROM SOREN
	31	4435 COLE AVE	GILLS JOHN C & BARBARA A

04/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	32	4437 COLE AVE	POTTER JEFFERY T &
	33	4429 COLE AVE	MECHANIC MARK J REVOCABLE
	34	4433 COLE AVE	KMS FAMILY REVOCABLE TRUST
	35	4439 COLE AVE	RESTREPO WILLIAM JR &
O	36	3171 ARMSTRONG AVE SMITHGUEL REVOCABLE LIVING TR	
	37	3175 ARMSTRONG AVE WEICHSEL CARL CHRISTIAN &	
	38	3179 ARMSTRONG AVE Taxpayer at	
	39	3183 ARMSTRONG AVE PIERCE JEFF & LAUREN N	
	40	4525 COLE AVE	KD COLE ARMSTRONG HOLDCO LLC
	41	4514 TRAVIS ST	INTERCITY INVESTMENT
	42	4647 COLE AVE	KNOXBRIDGE PPTY HOLDINGS LLC
	43	4625 COLE AVE	LINSCOTT WHITNEY K
	44	4625 COLE AVE	BLOOM KARYN
	45	4625 COLE AVE	HARRAMAN BRAD
	46	4625 COLE AVE	HEMYARI KEYAVASH
	47	4625 COLE AVE	ODUM SHARON
	48	4625 COLE AVE	IRBY FAMILY LIMITED
	49	4625 COLE AVE	HAIDEN TURNER WALKER
	50	4625 COLE AVE	ANR HOLDINGS LLC
	51	4625 COLE AVE	DIENEMANN MEEAE ANNIE
	52	4625 COLE AVE	NAGAI MAZAKO
	53	4625 COLE AVE	4625 COLE TOWNHOMES OWNER
	54	4444 ABBOTT AVE	LEVY STEVEN A &
	55	401 S BUCKNER BLVD	DART
	56	4522 ABBOTT AVE	Taxpayer at
	57	4512 ABBOTT AVE	ANDREWS PARK HAVEN APTS
	58	3300 ARMSTRONG AVE SNOOTS WYNNE M &	
	59	3505 LEXINGTON AVE	ROYALL MICHAEL SEAN
	60	3501 LEXINGTON AVE	MARCUS SHELBY S
	61	3500 CRESCENT AVE	HPTX REAL ESTATE LLC
	62	3504 CRESCENT AVE	HEADINGTON TIMOTHY C LIVING



04/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	63	3507 EUCLID AVE	OBRIEN ERNEST OBERING
	64	3501 EUCLID AVE	ELIAS BRANDON
	65	3500 LEXINGTON AVE	HUMPHREY CHARLES B
	66	3504 LEXINGTON AVE	PENICK DOUGLAS &
	67	4700 ABBOTT AVE	JACOBS APARTMENTS LLC
	68	3500 EUCLID AVE	MEDLOCK V BRYAN JR
	69	3207 KNOX ST	Taxpayer at
	70	3300 KNOX ST	Taxpayer at
	71	4432 TRAVIS ST	VAN DE VYVER PAUL LUC
	72	4434 TRAVIS ST	MCMAHON NENA L
	73	4436 TRAVIS ST	THOMAS MICHAEL E
	74	4440 TRAVIS ST	LYNCH PETER
	75	3221 ARMSTRONG AVE	JORANA ENTERPRISES LLC
	76	3219 ARMSTRONG AVE	HARDING WILLIAM E JR
	77	3217 ARMSTRONG AVE	HARKER TRACY L
	78	3215 ARMSTRONG AVE	BARDER GEORGE
	79	3211 ARMSTRONG AVE	HOWARD AMANDA & DAVID
	80	3209 ARMSTRONG AVE	HOFFMAN KATE
	81	3207 ARMSTRONG AVE	REID DYLAN MONROE &
	82	3205 ARMSTRONG AVE	BRANDT EMILY E &
	83	3203 ARMSTRONG AVE	GORHAM ANDREW THOMPSON
	84	3201 ARMSTRONG AVE	WILSON COLLIN J &
	85	3131 ARMSTRONG AVE	BROADSTONE COLE AVENUE LLC
	86	4419 BUENA VISTA ST	TRANG LIEM & DEEDEE
	87	4419 BUENA VISTA ST	TANG REVOCABLE TRUST
	88	4419 BUENA VISTA ST	BOULLE NICHOLAS BERNARD
	89	4419 BUENA VISTA ST	FABER TRACY LYNN REVOCABLE TRUST THE
	90	4419 BUENA VISTA ST	FLY SUSAN
	91	4419 BUENA VISTA ST	ROSENER CLARK WILLIAM
	92	4419 BUENA VISTA ST	HINO DOROTHY D
	93	4419 BUENA VISTA ST	MARTIN ROBERT & MICHAEL DOUGLAS LIVING TRUST

04/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	94	4419 BUENA VISTA ST	BURKMAN TODD ALAN &
	95	4419 BUENA VISTA ST	RAWLINGS SUZANNE
	96	4419 BUENA VISTA ST	POWLEY ROBERT C
	97	4419 BUENA VISTA ST	GARCIA ANDREW T
	98	4419 BUENA VISTA ST	MILFAMDALLAS
	99	4419 BUENA VISTA ST	CASEY GERALD S
	100	4419 BUENA VISTA ST	LEE ROBERT S
	101	4419 BUENA VISTA ST	CHAUMONT KATHERINE G & JAMES D
	102	4419 BUENA VISTA ST	FALB BENTSEN HARRIS
O	103	4431 TRAVIS ST	IPENEMA INVESTMENTS LTD
O	104	4431 TRAVIS ST	IPENEMA INVESTMENT LTD
O	105	4431 TRAVIS ST	LESZINSKI SLAWOMIR
O	106	4431 TRAVIS ST	LYLES LAWRENCE F
O	107	4431 TRAVIS ST	IPENEMA INVESTMENTS LTF
O	108	4431 TRAVIS ST	PULEO CHRISTINA & DANIELE
O	110	4432 BUENA VISTA ST	LOTIEF CECIL
O	111	4432 BUENA VISTA ST	IPENEMA INVESTMENTS LTD
O	112	4432 BUENA VISTA ST	ALAIMO KEVIN CHRISTOPHER
O	113	4432 BUENA VISTA ST	WEISFELD RONALD A
O	114	4432 BUENA VISTA ST	IPENEMA INVESTMENTS LTD
O	116	4439 TRAVIS ST	WINFREY SIOBHAN
O	117	4439 TRAVIS ST	LAUGHREY TODD & MARCELLE P
O	118	4439 TRAVIS ST	SLOMOWITZ ALLISON
O	119	4439 TRAVIS ST	COOK ERIN M
	120	4414 BUENA VISTA ST	BOYD CHRISTIE R
	121	4414 BUENA VISTA ST	SILVIA BREI
	122	4414 BUENA VISTA ST	SAHA ANEESH & SHELLY
	123	4414 BUENA VISTA ST	DONALDSON JANA E
	124	4414 BUENA VISTA ST	DAVEY CHARLES WAYNE &
	125	4414 BUENA VISTA ST	CARRICK LIVING TRUST
	126	4414 BUENA VISTA ST	MOSADDI PERCIVAL

04/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	127	4414 BUENA VISTA ST	HARE JOSHUA
	128	4414 BUENA VISTA ST	STRAUSS AMANDA C
	129	4414 BUENA VISTA ST	DAVIS JESSICA LYNN
	130	4414 BUENA VISTA ST	ROBINSON STEPHEN & AMANDA JEAN
	131	4414 BUENA VISTA ST	SMITH STAN
	132	4414 BUENA VISTA ST	WICKHEM LISA M
	133	4414 BUENA VISTA ST	SPROUL CHRISTINA L &
	134	4414 BUENA VISTA ST	MILNER RONALD WILLIAM &
	135	4414 BUENA VISTA ST	CAGLAGE EVANS
	136	4414 BUENA VISTA ST	DANG BANG DAI
	137	4409 TRAVIS ST	4409 TRAVIS LLC
	138	4409 TRAVIS ST	CUBBAGE DABNEY
	139	4409 TRAVIS ST	KNOBLER DAMARIS Y
	140	4409 TRAVIS ST	COOPER MARY E
	141	4409 TRAVIS ST	IPENEMA INVESTMENTS LTF
	142	4409 TRAVIS ST	SIEGEL JACQUELINE
	143	4409 TRAVIS ST	CAREY KYLE P
	144	4409 TRAVIS ST	ROWELL STEPHEN B & ANN M
	145	4409 TRAVIS ST	SCHNALLINGER DOROTHY E
	146	4611 TRAVIS ST	ROBERTS RANDELL C & NEYSA J
	147	4611 TRAVIS ST	HAMMOND KIMBERLY D
	148	4611 TRAVIS ST	COLE GREG & VIVI
	149	4611 TRAVIS ST	RICHARDSON MICHAEL D &
	150	4611 TRAVIS ST	KUTNER MICHAEL B
	151	4611 TRAVIS ST	MEYER CHRISTIAN LOGAN
	152	4611 TRAVIS ST	OLIVIER JAMES L
	153	4611 TRAVIS ST	FARMAR JILL &
	154	4611 TRAVIS ST	NESSERROAD MARK A
	155	4611 TRAVIS ST	WILSON DAVID L & REBECCA S
	156	4611 TRAVIS ST	ANGEL BRENT &
	157	4611 TRAVIS ST	SHABABI ALI & ROSHANAK

04/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	158	4611 TRAVIS ST	HORTON VINCENT L & JEANETTE M
	159	4611 TRAVIS ST	BRAUN DONALD L & DEBORAH A
	160	4611 TRAVIS ST	MURRAY S PATRICK & LYNN G
	161	4611 TRAVIS ST	BRAUN DONALD L & DEBORAH A
	162	4611 TRAVIS ST	JAMERSON JAMES FRANCIS & JOY
	163	4611 TRAVIS ST	KWEIK NORA C
	164	4611 TRAVIS ST	ALHAZIM DINA
	165	4611 TRAVIS ST	HORTON VINCENT L TRUST &
	166	4611 TRAVIS ST	YIN RAY CHENGCHI &
	167	4611 TRAVIS ST	GATES STEVE & CATHY
	168	4611 TRAVIS ST	SAUS PROPERTIES LLC
	169	4611 TRAVIS ST	LILLY NICHOLAS S &
	170	4611 TRAVIS ST	POLGREEN THOMAS LEE
	171	4611 TRAVIS ST	BERGMAN LINDSEY MCKAY
	172	4611 TRAVIS ST	SERIES 12 OF SAUS
	173	4611 TRAVIS ST	COOPER CAROLINE C
	174	4611 TRAVIS ST	MOONEY DIANE C &
	175	4611 TRAVIS ST	NISSANOV GIL-AD &
	176	4611 TRAVIS ST	WASHBURNE HILL WILLETS
	177	4611 TRAVIS ST	GREGORY ANGELA
	178	4611 TRAVIS ST	SCHROB DAVID ELI & CYNTHIA
	179	4611 TRAVIS ST	BROWN SHANNON &
	180	4611 TRAVIS ST	SHRINGARPURE REVOCABLE TRUST
	181	4611 TRAVIS ST	GARTON VANESSA
	182	4611 TRAVIS ST	ASQUINI MICHAEL A
	183	4611 TRAVIS ST	LEWIS AMANDA
	184	4611 TRAVIS ST	PASTOR JOSE I & TERRI
	185	4611 TRAVIS ST	10R MVS INVESTORS LLC
	186	4611 TRAVIS ST	LEISER WILLIAM P
	187	4611 TRAVIS ST	4611 TRAVIS ST LLC
	188	4611 TRAVIS ST	MEDIEVAL TIMES USA INC



04/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	189	4611 TRAVIS ST	WHELAN PALMINA MARIA &
	190	4611 TRAVIS ST	DUNAWAY DIANE ELIZABETH
	191	4611 TRAVIS ST	SERIES 11 OF SAUS
	192	4611 TRAVIS ST	LATIMER CHRISTIE
	193	4611 TRAVIS ST	SCHMELTEKOPF JAMES &
	194	4611 TRAVIS ST	SNODGRASS LAURA VIRGINIA
	195	4611 TRAVIS ST	IORIO RUSSELL JOSEPH REVOCABLE
	196	4611 TRAVIS ST	COUCH CONNIE MANAGEMENT
	197	4611 TRAVIS ST	PREWITT MARYANN E
	198	4611 TRAVIS ST	GRANIK DAVID
	199	4611 TRAVIS ST	FARMAR MICHAEL
	200	4611 TRAVIS ST	TIRRILL OLIVIA L & WILLARD O
	201	4611 TRAVIS ST	RODRIGUEZ EDUARDO
	202	4611 TRAVIS ST	DEULOFEUT RICHARD A & ZARIFE
	203	4611 TRAVIS ST	LEISER WILLIAM P
	204	4611 TRAVIS ST	ONE HAPPY HOME LLC
	205	4611 TRAVIS ST	GLASGOW ROBERT & LOIS
	206	4425 TRAVIS ST	4425 TRAVIS LLC
	207	4425 TRAVIS ST	4425 TRAVIS LLC
	208	4425 TRAVIS ST	4425 TRAVIS LLC
O	210	4508 ABBOTT AVE	ZOLTAR PROPERTY GROUP LLC
O	211	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE & INV LLC
O	212	4508 ABBOTT AVE	CRAMER ROBERT W
O	213	4508 ABBOTT AVE	BENTLEY MAXINE S
O	214	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE &
O	215	4508 ABBOTT AVE	BENTLEY MAXINE FAMILY TRUST
O	216	4508 ABBOTT AVE	MAAS QUALITY BUILDERS LLC
O	217	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE & INV LLC
O	218	4508 ABBOTT AVE	BERKENKOTTER STEPHEN
O	219	4508 ABBOTT AVE	CATES MARK L
O	220	4508 ABBOTT AVE	DUGAN ROBIN M

04/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	221	4508 ABBOTT AVE	HOWE ELLEN C
O	222	4508 ABBOTT AVE	MOORE PEGGY LYNN
O	223	4508 ABBOTT AVE	CHRISTENSEN 401K PSP
O	224	4510 ABBOTT AVE	MORONEY MICHAEL WILHOIT
O	225	4510 ABBOTT AVE	SHREVEPORT GROUP LLC THE
O	226	4510 ABBOTT AVE	MAHMALKIS REAL ESTATE & INVESTMENT LLC
O	227	4510 ABBOTT AVE	GOOD GREGORY &
O	228	4510 ABBOTT AVE	IPENEMA INVESTMENTS LTF
O	229	4510 ABBOTT AVE	SNYDER MARC
O	230	4510 ABBOTT AVE	VISCA PROPERTIES LLC
O	231	4510 ABBOTT AVE	MAAS QUALITY BUILDERS LLC
O	232	4510 ABBOTT AVE	PASTOR ALBERTO &
O	233	4510 ABBOTT AVE	PK RANCH FAMILY LLC
O	234	4510 ABBOTT AVE	4510 ABBOTT AVE LLC
O	235	4510 ABBOTT AVE	MADISON AVE LLC
O	236	4510 ABBOTT AVE	MEJIA ALEJANDRO & CLARA
O	237	4510 ABBOTT AVE	NAYAK MEENA PRASHANT
O	238	4510 ABBOTT AVE	FISHMAN KIMBERLY R &
O	239	4510 ABBOTT AVE	BROWN ROS H & SUSAN S
O	240	4510 ABBOTT AVE	YEAGER CARSON BANKS
O	241	4510 ABBOTT AVE	LEWIS DEBORAH BATE
	242	3400 ARMSTRONG AVE	HAM JOHN W
	243	3404 ARMSTRONG AVE	REGO DANIEL T
	244	3408 ARMSTRONG AVE	ASAFF HARL T
	245	3412 ARMSTRONG AVE	VANBUREN THEODORE BRUCE
	246	4500 ABBOTT AVE	CUNNINGHAM JOHN & LAURA
	247	4614 ABBOTT AVE	OUSELY JON S & JULIA L
	248	4616 ABBOTT AVE	SHEPHERD PHILLIP EST OF
	249	4618 ABBOTT AVE	HOCHBERG CLAUDIA MERLE TR
	250	4612 ABBOTT AVE	BUCH JAMES M & SHERRY L
	251	4622 ABBOTT AVE	WILLIS WILLIAM P

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	252	4624 ABBOTT AVE	BEIS MELANIE K
	253	4626 ABBOTT AVE	GIBBONS MOLLY JANE
	254	4620 ABBOTT AVE	PIKE WILLIAM R
	255	4704 ABBOTT AVE	RIES FAMILY TRUST
	256	4704 ABBOTT AVE	AVERETT DEANA BERNDT
	257	4704 ABBOTT AVE	HANSON KARL & SUSAN
	258	4704 ABBOTT AVE	PLOOF SCOTT A
	259	4704 ABBOTT AVE	KAP TRUST THE
	260	4704 ABBOTT AVE	BLACK WARREN M JR
	261	4704 ABBOTT AVE	BLACK LESLIE SUZANNE
	262	4704 ABBOTT AVE	KELIHER LESTER J N & MARGARET S C
	263	4704 ABBOTT AVE	GUARDIAN ASSOCIATES LLC
	264	4704 ABBOTT AVE	HECKLER ALAN B & CARIE M
	265	4704 ABBOTT AVE	VAN ANNE LESLIE R
	266	4704 ABBOTT AVE	MAGIC ABBOTT LLC
	267	4704 ABBOTT AVE	ZOLTAR PROPERTY GROUP LLC
	268	4704 ABBOTT AVE	SHEDLOSKY MICHAEL F &
	269	4704 ABBOTT AVE	HONEYMAN KAY
	270	4704 ABBOTT AVE	APNA COTTAGE LLC
	271	4704 ABBOTT AVE	SHAW HILARY G
	272	4704 ABBOTT AVE	BRIGHT BENJAMIN W &
	273	4704 ABBOTT AVE	MADISON AVENUE LLC
	274	4704 ABBOTT AVE	SHEDLOSKY MICHAEL F & LIZABETTE D R
	275	4704 ABBOTT AVE	RIES FAMILY TRUST THE
	276	4502 ABBOTT AVE	HEYER ROBERT & CAROLINE
	277	4502 ABBOTT AVE	MARTIN RUBEN S III &
	278	4502 ABBOTT AVE	LOWELL CYM H & DALE L
	279	4502 ABBOTT AVE	HUEY DOUGLAS & CINDY
	280	4502 ABBOTT AVE	BASS MAGDALENA
	281	4502 ABBOTT AVE	DOWLER DAVID L &
	282	4502 ABBOTT AVE	DIAL KARL G & KAREN M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	283	4502 ABBOTT AVE	PARKER WILLIAM DOUGLAS &
	284	4502 ABBOTT AVE	SEYMOUR JOHN W & KATHY F
	285	4502 ABBOTT AVE	CHESNUT DANIEL OLIVER & MARY LEE
	286	4502 ABBOTT AVE	LENOX MARILYN
	287	4502 ABBOTT AVE	BANDY MARY LEE FAMILY
	288	4502 ABBOTT AVE	MAMARY BRUCE &
	289	4502 ABBOTT AVE	S&R MERIDIAN PROPERTIES LLC
	290	4502 ABBOTT AVE	MANKODI RASHMI
	291	4502 ABBOTT AVE	BURGE STEVEN & LAURA
	292	4502 ABBOTT AVE	MCDONALD MICHAEL J & STEPHANIE A
	293	4502 ABBOTT AVE	WEST GARNETT B &
	294	4502 ABBOTT AVE	LESSMANN WILLIAM R & MARY T
	295	4502 ABBOTT AVE	ADAMS ROBERT B &
	296	4502 ABBOTT AVE	KARLOCK STOCK TRUST
	297	4502 ABBOTT AVE	LITTLEJOHN JOHN J & SUSAN L
	298	4502 ABBOTT AVE	SHAW ROBERT G & EKATERINI P
	299	4502 ABBOTT AVE	ABBOTT AVENUE HOLDINGS II LLC
	300	4502 ABBOTT AVE	WILLIAMS CLAYTON
	301	4502 ABBOTT AVE	ROCHELLE MICHAEL R & PATRICIA L
	302	4502 ABBOTT AVE	HUTCHESON SARAH F
	303	4502 ABBOTT AVE	MARLOW SARA REVOCABLE TRUST &
	304	4502 ABBOTT AVE	FATIMA LLC
	305	4502 ABBOTT AVE	RINGLE BRETT A
	306	4502 ABBOTT AVE	CLARK MEG
	307	4502 ABBOTT AVE	REDMOND JOE & KYM
	308	4502 ABBOTT AVE	MJ FOWLER REAL ESTATE LP
	309	4502 ABBOTT AVE	LEONARD LARRY & NANCY
	310	4502 ABBOTT AVE	CHRISTOPHER GREG & ANGELA
	311	4502 ABBOTT AVE	SIMPSON JAMES R & CORIN N
	312	4502 ABBOTT AVE	LENHART JILL TRUST
	313	4502 ABBOTT AVE	AYERS CHRISTOPHER L LIVING TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	314	4502 ABBOTT AVE	STEPHENS JANIE M
O	315	4514 ABBOTT AVE	LUCY I LLC
O	316	4514 ABBOTT AVE	SINGH POOJA
	317	4608 ABBOTT AVE	APPLBAUM LIVING TRUST
	318	4608 ABBOTT AVE	BROGDON QUENTIN DERRIK
	319	4608 ABBOTT AVE	LDY INVESTMENTS LLC
	320	4608 ABBOTT AVE	SCHROEPFER GERARD F & MARY
	321	4608 ABBOTT AVE	BAUDER FAMILY HOLDINGS LLC
	322	4608 ABBOTT AVE	HUNT MILES MCLEAN
	323	4608 ABBOTT AVE	AVREA DARREN &
	324	4608 ABBOTT AVE	ROGERS MICHAEL & MARY
	325	4608 ABBOTT AVE	LUSKIN DONALD LEE &
	326	4608 ABBOTT AVE	TERRY JEFFREY &
	327	4608 ABBOTT AVE	DYKEMAN WILLIAM S &
	328	4608 ABBOTT AVE	WILLIAMS TARA D
	329	4608 ABBOTT AVE	YAMAZAKI SHIN & NOBUKO
	330	4608 ABBOTT AVE	JFA TRUST THE
	331	4608 ABBOTT AVE	STRAUSS TYLER
	332	4608 ABBOTT AVE	4608 116 ABBOTT AVE REVOCABLE
	333	4608 ABBOTT AVE	MARCHANT ELIZABETH LAUREN
	334	4608 ABBOTT AVE	KAESKE MICHAEL L JR
	335	4608 ABBOTT AVE	MODOFF FAMILY REVOCABLE TRUST
	336	4608 ABBOTT AVE	PEDIGO K LAWSON
	337	4608 ABBOTT AVE	GORELIK ALINA &
	338	4608 ABBOTT AVE	MONSALVE MIGUEL A
	339	4608 ABBOTT AVE	BAUDENDISTEL MICHAEL &
	340	4608 ABBOTT AVE	CASTELLI KIM
	341	4608 ABBOTT AVE	LBKGST PROPERTIES LLC
	342	4608 ABBOTT AVE	GIDDENS J BRADY & JILL L
O	A1	4514 ABBOTT AVE	LUCY I LLC
O	A2	4411 BUENA VISTA ST	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A3	4431 TRAVIS ST	IPENEMA INVESTMENTS LTD
O	A4	4432 BUENA VISTA ST	IPENEMA INVESTMENTS LTF
O	A5	4524 COLE AVE	Taxpayer at
O	A6	4439 TRAVIS ST	MOORE BRADY S
O	A7	4423 COLE AVE	BERRYSET II UPTOWN
O	A8	4514 COLE AVE	EOSII AT HIGHLAND PARK PLACE LLC
O	A9	4507 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
O	A10	4511 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
O	A11	4513 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
O	A12	4527 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
O	A13	4531 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
O	A14	4535 TRAVIS ST	KD TRAVIS BLOCK HOLDCO LLC
O	A15	3311 KNOX ST	KD TRAVIS BLOCK HOLDCO LLC
O	A16	4500 BUENA VISTA ST	KD BV BLOCK HOLDCO LLC
O	A17	4510 BUENA VISTA ST	KD BV BLOCK HOLDCO LLC
O	A18	4524 BUENA VISTA ST	KD BV BLOCK HOLDCO LLC
O	A19	4528 BUENA VISTA ST	KD BV BLOCK HOLDCO LLC
O	A20	4530 BUENA VISTA ST	KD BV BLOCK HOLDCO LLC
O	A21	4508 ABBOTT AVE	MAHMALKIS REAL ESTATE & INVESTMENTS LLC