

FILE NUMBER: Z201-140(ND)

DATE FILED: December 4, 2020

LOCATION: Southeast side of Nowitzki Way, between North Houston Street and North Field Street

COUNCIL DISTRICT: 14

MAPSCO: 45 K

SIZE OF REQUEST: ±10.8 acres

CENSUS TRACT: 19.00

REPRESENTATIVE: Tommy Mann, Winstead, PC

APPLICANT/OWNER: North End, LP

REQUEST: An application for a Planned Development Subdistrict for CA-1 Central Area Subdistrict uses on property zoned an MF-3 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to redevelop the site with a mixed-use development with multifamily, office, lodging, retail and personal service, and commercial uses.

CPC RECOMMENDATION: Approval, subject to a conceptual plan, street sections, height zone exhibits, and conditions.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, street sections, height zone exhibits, and conditions.

BACKGROUND INFORMATION:

- The property is developed with a four-story multifamily complex built in 1998 and consisting of approximately 540 units.
- The applicant proposes to redevelop the site with a mix of uses including office, multifamily, retail, restaurants and providing a minimum of 1.5 acres of contiguous open space.
- The applicant proposes to deviate from the CA-1 Subdistrict standards by 1) limiting the FAR to 7:1 and 8:1 with mixed income housing bonuses; 2) limiting lot coverage to 40 percent per subarea for portions of buildings 180 feet or more; 3) providing tower spacing of 75 feet between buildings portions over 180 feet; 4) requiring 1.5 acres of contiguous open space, 5) requiring urban design standards, 6) additional spacing requirements for buildings along Houston Street, and 7) pedestrian amenities. The applicant proposes low-impact development to allow development at lesser degree as the overall project is being built-out over time.

Zoning History: There have been three zoning cases in the area in the past five years.

1. **Z190-114:** On June 10, 2020, the City Council approved a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, generally bounded by North Akard Street, McKinney Avenue and North St. Paul Street.
2. **Z189-237:** On August 28, 2019, the City Council approved a Planned Development Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cedar Springs Road and Olive Street.
3. **Z178-192:** On June 27, 2018, the City Council approved an amendment to Planned Development Subdistrict No. 110 within Planned Development District No. 193, the Oak Lawn Special Purpose District generally bounded by North Field Street, North Akard Street, Ashland Street, and Cedar Springs Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Field Street	Principal Arterial	
Houston Street	Principal Arterial	67 feet with bike lanes
Nowitzki Way	Principal Arterial	122 feet w/ auxiliary lane

Traffic and Street Sections:

A traffic impact analysis was reviewed by the Engineering Division of Sustainable Development and Construction. Staff did not have objections to the proposal as the “proposed development can be successfully incorporated into the surrounding roadway network as well as proposed plan for DART’s D2 line. The development will be responsible to mitigate detrimental impact to nearby infrastructure including meeting City standards and upgrades to intersections for ADA compliance.”

The applicant is proposing internal street types and associated street sections. The streets are labeled on the proposed conceptual plan. The street sections provide 12-foot pedestrian zones with eight feet unobstructed sidewalk. Street Type B borders the park.

The applicant added street sections for Field Street (with and without bike lane), Houston Street, Nowitzki Way, and the former River Street. The sections include widths of sidewalk and landscape buffers and bike lanes, if applicable.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-3 Subdistrict w/in PD No. 193	Multiple family
North and Northeast	I-2 Subdistrict w/in PD No. 193 PDS No. 79 w/in PD No. 193	GMFS, surface parking
East	PDS No. 110 w/in PD No. 193	Office, GMFS, restaurants, multiple family
South and Southeast	I-2 Subdistrict w/in PD No. 193 PD No. 87 w/in PD No. 193	Restaurant with surface parking, museum
West, Southwest, Northwest	PD No. 582	Multiple family, restaurants, retail, surface and structured parking

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The applicant’s request generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

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 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

Policy 2.2.2 Maximize development opportunities around DART stations.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Downtown 360. The request site is located within the Victory Park subdistrict of the Uptown area of the Downtown Dallas 360 Plan, adopted by the City Council in December 2017.

Uptown has become one of Dallas' most dense neighborhoods. The plan emphasizes the importance of connectors to improve multimodal connectivity between Uptown and surrounding neighborhoods.

The applicant's request generally complies with the following 360 Plan strategies:

- Envisioning a collection of complete and connected neighborhoods.
- Diversity and grow housing.

- Create vibrant parks and neighborhood spaces.
- Grow a diverse mix of services and retail.
- Activate the public realm.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (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.
- (7) To promote landscape/streetscape quality and appearance.

The applicant's request generally meets objectives 1, 2 (along portions), 3, 6, and 7. The applicant is providing urban design guidelines that will encourage walkability. The mixture of uses will provide retail areas along the street frontages and parking garages will be screened.

Land Use Compatibility:

The site is currently zoned an MF-3 Multiple Family Subdistrict and is surrounded by mostly planned development district and planned development subdistricts. PD No. 582, the Victory PD, wraps the site on the northwest, west, and southwest sides. PD No. 582 is developed with a mixture of uses including multifamily, restaurants, retail stores, surface and structured parking, and the American Airlines Center. A museum is adjacent to the southeast. Across Field Street to the southeast is surface parking and a restaurant in an I-2 Industrial Subdistrict within PD No. 193. To the east and northeast are PDS No. 79, part of the Harwood PDS, that is currently a surface parking lot and PDS No. 110 developed with a mixed-use development consisting of office, multiple

family, restaurants, and a grocery store. To the north in an I-2 Subdistrict is a drug store.

The applicant proposes replacing the existing 540-unit, four story multiple family development with a mixed-use project that will provide 1.5 acres of publicly accessible, contiguous open space. The applicant indicated full build-out of the development would not happen at once but would occur over time. As a result, the applicant is proposing low-impact developments to activate the site as the project is completed.

The applicant proposes low-impact developments to be limited to 20,000 square feet of floor area and 60 feet in height. The low-impact developments would be limited to two per subarea and a specific use permit required for additional low-impact developments in the subarea. A site plan would be submitted to the director for these developments.

The low-impact development would be limited to certain uses such as: restaurant without drive-through service, office, barber and beauty shop, health studio, retail food store, drug store, pet shop, clothing store, surface parking, and commercial parking lot or garage. The applicant proposes to limit the surface parking and commercial parking lot or garage uses to 25 percent of the subarea as low-impact development.

Staff's concern with the low-impact development is the potential for them to become permanent. The idea of having uses activate the area as more substantial development occurs has merit. One purpose of identifying low-impact developments with separate regulations is not to have a development plan that would need to be amended either with a minor amendment or a full amendment.

The CA-1 Central Area Subdistrict base of the proposed planned development subdistrict has development standards consistent with the surrounding zoning. Below is a comparison of the existing zoning, the proposed zoning, and the surrounding zoning regulations for density, height, and lot coverage.

Zoning	Size	Density	Height	Lot Coverage	PRIMARY Uses
Site Existing: MF-3 Subdistrict	10.8 ac	4:1 FAR Res density based on lot per du	36' SF Any legal height for others	60% res 50% nonres	Multiple family
Site Proposed: PDS	10.8 ac	7:1 FAR 8:1 w/ MIH	36' SF Any legal height for others	100% 40% over 180'	CA-1 uses w/ certain uses prohibited
CA-1 - Central area		20:1 FAR	36' SF Any legal height for others	100%	All but the heaviest industrial uses
I-2 Subdistrict		10:1 FAR	36' SF Any legal height for others	60% res 100% nonres	Industrial
PDS No. 79, Subarea K	2.83	12:1 FAR 1,479,264 sf max No max dwelling density	Any legal height for others	100%	LC uses plus several uses
PDS No. 87	4.65 ac	20:1 FAR 10:1 for museum	36' SF Any legal height for others	100%	All but the heaviest industrial uses
PDS No. 110	3.039 ac	104:1	36' SF Any legal height for others	100%	Mixed uses

Zoning	Size	Density	Height	Lot Coverage	PRIMARY Uses
PD No. 582	86.95 ac	10.6 million sf	Any legal height 90' for part of entertainment complex and 270' in portion of north subdistrict	100%	Mixed uses

Development Standards:

The applicant proposes to deviate from the CA-1 Subdistrict standards by 1) limiting the FAR to 7:1 and 8:1 with mixed income housing bonuses; 2) limiting lot coverage to 40 percent per subarea for portions of buildings 180 feet or more; 3) providing tower spacing of 75 feet between buildings portions over 180 feet; 4) requiring 1.5 acres of contiguous open space, 5) requiring urban design standards, 6) additional spacing requirements for buildings along Houston Street, and 7) pedestrian amenities.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: MF-3 Subdistrict	10' for first 36 ft 25' for higher	10' for first 36 ft +Half total height for higher, max 50 ft	4:1 FAR	36' SF Any legal height for others	60% res 50% nonres	Multiple family
Proposed base: CA-1 - Central area	0'	0'	20:1 FAR	36' SF Any legal height for others	100%	All but the heaviest industrial uses
Applicant's request - PDS	10' Field & Houston (subdistrict D) 0' Nowitzki 10' Houston (subdistricts B & C) 10' - 30' and less 20' - >30' to 110 50' - >110' & perpendicular 60' - >110' & non-perpendicular	0'	7:1 base 8:1 w/ MIH	Any legal height Houston St – per the height zone exhibits	100% except 40% 180' + Houston St (Subdistrict C) 400'+ 35% 630'+ 30%	CA-1 uses minus specific uses

Floor Area Ratio:

The Dallas Development Code has two definitions for this section. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking.

The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. The applicant is proposing to include aboveground parking structures in the calculation of lot coverage.

Therefore, staff supports the floor area ratio increase from the 4:1 FAR in the MF-3 Subdistrict to a 7:1 FAR base and 8:1 FAR with mixed income housing because the proposed FAR is compatible with the surrounding area and is close to a proposed DART station and is in walking distance to amenities such as the Klyde Warren Deck Park, American Airlines Center, museums, and the West End.

Mixed-Income Housing:

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income (AMI). Staff supports the applicant's proposal for a mixed income housing development bonus of five percent in the 51 to 60 percent AMFI tier for buildings seven stories or less. For residential buildings eight stories or more, five percent at 81 to 100 percent AMFI is required to obtain an FAR over 7:1 in the subarea.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing 1.5 acres of contiguous, publicly accessible open space. The open space is required for the development to exceed 300,000 square feet. A minimum of 70 percent of the open space must be unobstructed to the sky, saved for trees. The remainder of the open space may have shade structures, seating, play areas, and other similar items. Twenty-five percent of the open space must have tree canopy, awnings, shade structures, and other means to provide refuge from the elements. The open space may have some paved areas and plazas, which is limited to 60 percent. Trees, benches, trash receptacles, and bicycle racks are required in the open space.

Urban design elements include 10-foot unobstructed sidewalks along Houston Street, Field Street, and Nowitzki Way; eight-foot unobstructed sidewalk along the private street that is the former River Street; benches, trash receptacles, and bicycle racks; architectural elements at public entries; ground level transparency of at least 40 percent for the first 13 feet in height; building articulation.

The corner of Nowitzki Way and Houston Street must provide a pedestrian connection and have a combination of activating uses such as restaurant, retail, residential, personal service, or a publicly accessible open space to encourage pedestrian activity.

Parking structures are required to have solid screening to shield vehicle headlights and sloping ramps. Parking structures along public streets must contain retail, restaurant, residential, professional, personal service, and custom craft uses at the ground level. Exterior of parking structures must be similar in appearance to the main building.

To ensure the pedestrian experience and to make the site more walkable, a minimum of 50 percent of the street-facing, ground level dwelling units in a multiple-family building

must have individual entrances from the outside, street access, and a connection to the sidewalk. Fencing of private front yards is limited to 48 inches.

Houston Street frontage:

The applicant has proposed conditions along the Houston Street frontage to ensure a more pedestrian-friendly environment and reduce the canonization of the street. The setbacks along Houston Street in Subareas B and C are 10 feet for portions of buildings 30 feet or less and 20 feet for portions of buildings between 30 feet and 110 feet. The front yard of portions of buildings above 110 feet are different if the building is oriented perpendicular to Houston Street. Portions of buildings perpendicular to Houston Street have a setback of 40 feet above 110 feet; whereas, portions not perpendicular to the street have a 60 foot setback. City Plan Commission recommended a 50-foot setback above 110 feet for buildings perpendicular to Houston Street. The applicant agrees with the change.

The applicant proposes lot coverage in Subarea C along Houston Street to be 35 percent for portion of buildings over 400 feet and 30 percent for portions over 630 feet. This is a reduction from the 40 percent proposed in the remainder of the planned development subdistrict for portions of 180 feet in height.

The applicant proposes to have ground level separation of at least 50 feet for portion of buildings less than 110 feet fronting on Houston Street and 90 feet for portions above 110 feet.

In addition, the applicant has provided two height zone maps for buildings perpendicular and not perpendicular to Houston Street. The maximum height for a parking structure in Subarea C along Houston Street is limited to 110 feet, which is comparable to the parking structure height of the structure across Houston Street.

The applicant is providing a pedestrian connection from the corner of Nowitzki Way and Houston Street to the open space. The area shown on the conceptual plan at this corner is required to have a street activating use.

The applicant is proposing a pedestrian plaza at the corner of Nowitzki Way and Houston Street. The plaza within the boundaries of the area of request can be required in the conditions. However, the proposed planned development subdistrict cannot regulate property in a different zoning district. Staff is reviewing other means to have the area outside of the area of request be part of the pedestrian plaza.

Parking:

The applicant is proposing to meet the parking requirements in PD No. 193. If mixed income housing is provided, parking reduction are proposed for multiple family; hotel or motel; bar and restaurant; professional, personal service, and custom craft use; and retail uses. Staff supports the reductions of the parking for the uses if mixed income housing is provided to encourage a mixture of uses and lessen the number of parking spaces to encourage alternative transportation methods.

Landscaping:

Landscaping is required in accordance with PD No. 193 with the following deviations: the number of street trees may be reduced if there is a conflict with utilities; if loading and garbage storage areas are concealed by a building in internal, screening per PD No. 193 is not required; and the 10-foot landscape buffer for parking structures is not required if the structure contains retail, bar and restaurant, residential, hotel, or professional, personal service, and custom craft uses on the ground floor. Also, staff supports allowing the landscaping to be provided in phases.

The location of street trees will be per the street section exhibits and the number of street trees required will be the same as PD No. 193.

Conceptual Plan:

The proposed conceptual plan shows four subareas and the proposed open space. The applicant is proposing to allow moving the open space and any streets, if necessary in moving the open space through the director-approval minor amendment process. The amount of open space could not be reduced to less than 1.5 acres, the open space would be located in Subareas A or C, and the street designation for Type A – Segment 1 does not change. Staff does not support amending a Council-approved conceptual plan without a full amendment as is required by Code. The location of the open space was considered during staff's review. Staff may have suggested different conditions if the open space were in a different location. Via the minor amendment process, conditions cannot be changed and if the new location met the conditions for the amendment, the director must approve the change.

The Commission and Council have allowed minor amendments to conceptual plans in other PDs to allow the relocation of streets. City Plan Commission recommended to allow the change through a minor amendment process. If the Council is inclined to support the allowance of the minor amendment process, staff would suggest adding language that the amendment could not be done to where altering the subarea boundaries also altered the lot coverage calculations for low-impact development or FAR calculations that would prevent the requirement of mixed income housing. Staff is concerned about this unintended consequence moving the subarea boundaries by moving the open space could present.

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

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purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within "C" category.

List of Officers

North End, LP

Hunt-North End, Inc. -- General Partner

Hunt – North End, Inc.

List of Officers

Christopher W. Kleinert	Chairman, Chief Executive Officer
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Keith M. O'Neal	Assistant Treasurer

CPC Action:
June 17, 2021

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for CA-1 Central Area Subdistrict uses, subject to a conceptual plan, street sections, height zone exhibits, and staff's recommended conditions with the following changes: 1) under **Sec. S-___.105. CONCEPTUAL PLAN.** follow applicant's request, 2) **Sec. S-___.110. Urban Design Requirements.** (g) Minimum open space. (3) add language to provide shade from tree canopy within 10 years of landscape install; and 3) **Sec. S-___.109. YARD, LOT, AND SPACE REGULATIONS.** (b) (1) Front Yard. (A) iii. to read as follows: "If a tower is oriented perpendicular to Houston Street, for portions of a building above 110 feet in height, minimum front yard is 50 feet" on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast side of Nowitzki Way, between North Houston Street and North Field Street.

Maker: Garcia
Second: Suhler
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Suhler, Garcia,
Rubin

Against: 0
Absent: 4 - Stinson, Jung, Schwope, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 268
Replies: For: 18 Against: 0

Speakers: For: Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Colin Fitzgibbons, 1900 N. Akard St., Dallas, TX, 75201
Douglas Hocking, 11 W. 42nd St., New York, NY, 10036
Robert Graustein, 11 W. 42nd St., New York, NY, 10036
Aaron Ross, 1901 Baltimore Ave, Kansas City, MO, 64108
Forth Bagley, 11 W. 42nd St., New York, NY, 10036
Victoria Dushku, 11 W. 42nd St., New York, NY, 10036
Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Tommy Mann, 500 Windstead Building, Dallas, TX, 75201
Brad Moss, 13455 Noel Rd., Dallas, TX, 75240
Joann Cuccurullo, 2408 Victory Park Ln., Dallas, TX, 75219
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Robert Abtahi, 1126 N. Zang Blvd., Dallas, TX, 75203
David Humphries, 2201 N Field St., Dallas, TX, 75201

Against: Ben Goldfarb, 2408 Victory Park Ln., Dallas, TX, 75219
Bo Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Akash Maiti, 2323 Houston St., Dallas, TX, 75219
Magnus Wetterstrand, 2430 Victory Park Ln., Dallas, TX,
Sylvia Hargrave, 1411 N. Beckley Ave., Dallas, TX, 75203
William Faia, 2430 Victory Park Ln., Dallas, TX, 75219
Elaine Goldfarb, 2408 Victory Park Ln., Dallas, TX, 75219
Daniel King, 2408 Victory Park Ln., Dallas, TX, 75219
Carol Booth, 2408 Victory Park Ln., Dallas, TX, 75219
Against (Did not speak): Nariman Aida, 2408 Victory Park Ln., Dallas, TX, 75219
Ali Nadimi, 2408 Victory Park Ln., Dallas, TX, 75219
Ben Whaley, 2408 Victory Park Ln., Dallas, TX, 75219
Kadia Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Tiffany Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Isala Kice, 2408 Victory Park Ln., Dallas, TX, 75219
Adrienne Schneider, 2323 Houston St., Dallas, TX, 75219
C. Keith Grisham, 2430 Victory Park Ln., Dallas, TX, 75219
Brooke Zrno Grisham, 2430 Victory Park Ln., Dallas, TX,
Ahmed El-Hag, 2408 Victory Park Ln., Dallas, TX, 75219

CPC Recommended PDS Conditions

SEC. S-____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ____ for CA-1 Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ____") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2021.

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

PD 193 Subdistrict ____ is established on property located at the southwest right-of-way line of Field Street. The size of PD 193 Subdistrict ____ is approximately 10.8481 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) GROUND LEVEL means the story of a building closest to and above grade along a public street or an internal street.

(c) INTERNAL STREET means a public or private street, or private drive that is designated as Street Type A or B on the conceptual plan (Exhibit ____A).

(d) LOW-IMPACT DEVELOPMENT means a development consisting of one or more uses permitted pursuant to Section S-____.107(e), each of which does not exceed 20,000 square feet in floor area or a structure height of 60 feet.

(e) SUBAREA means a subarea designated as Subarea A, B, C, or D on the conceptual plan (Exhibit S____A)

(f) SUBDISTRICT means a subdistrict of PD 193.

(g) TOWER means the portion of a building greater than 110 feet in height.

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

(i) TREE CANOPY COVER means the amount of ground area directly beneath a tree's crown to the drip line or the combined crowns of a stand of trees, measured in square feet.

(j) VITRINE means a minimum 5 feet depth cavity or display case with a transparent surface used for the display of art, merchandise, or other objects, and which is (1) embedded in the front façade of a building or structure; and (2) similar to or complimentary in appearance to the front facades of commercial spaces such as a retail storefront, or office or hotel lobby.

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

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

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit S____A: conceptual plan.
- (2) Exhibit S____B: streetscape standards.
- (3) Exhibit S____C: height map - perpendicular to Houston Street.
- (4) Exhibit S____D: height map - non-perpendicular to Houston Street

SEC. S-____.105. CONCEPTUAL PLAN.

(a) Except as otherwise provided, development and use of the Property must comply with the conceptual plan (Exhibit S____A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

CPC recommendation:

(b) Changes to (i) the location of the open space shown on the conceptual plan; and (ii) the alignment, network, and types of streets and drives shown on the conceptual plan to accommodate open space (including but not limited to reconfiguration or relocation of open space) may be approved by the City Plan Commission through the procedure for minor amendments in Section 51A-4.702(h); provided that the following requirements are met:

- (1) the amount of open space provided does not decrease below 1.5 acres;
- (2) the minimum 1.5 acres of open space is concentrated in one contiguous area in either Subarea A or Subarea C;
- (3) internal street Type A – Segment 1 as shown on the conceptual plan (Exhibit S____A) does not change alignment; and

(4) the minimum 1.5 acres of open space must generally remain centralized.

Staff recommendation:

~~(b) Changes to (i) the location of the open space shown on the conceptual plan; and (ii) the alignment, network, and types of streets and drives shown on the conceptual plan to accommodate open space (including but not limited to reconfiguration or relocation of open space) may be approved by the City Plan Commission through the procedure for minor amendments in Section 51A-4.702(h); provided that the following requirements are met:~~

~~(1) the amount of open space provided does not decrease below 1.5 acres;~~

~~(2) the minimum 1.5 acres of open space is concentrated in one contiguous area in either Subarea A or Subarea C; and~~

~~(3) internal street Type A — Segment 1 as shown on the conceptual plan (Exhibit ___A) does not change alignment.~~

~~(4) the minimum 1.5 acres of open space must generally remain centralized.~~

SEC. S-____.106. DEVELOPMENT PLAN.

(a) No development plan required for low-impact developments. For low-impact developments, no development plan is required. Except for a temporary construction or sales office use, for an low-impact development the applicant must submit a site plan that complies with the development plan submittal requirements of Section 51A-4.702(e)(1) and (e)(2) to the director. The site plan must include a tabulation box consisting of the proposed floor area for the low-impact development(s), the existing and proposed floor area for the subarea in which the new low-impact development(s) is located, and the existing and proposed parking area coverage per subarea for any surface parking or commercial parking lots or garages proposed. The director may approve amendments to site plans for low-impact developments following the same requirements. An applicant may appeal a decision of the director to the city plan commission. The site plan for an low-impact development approved pursuant to this subsection shall not be considered a development plan and shall not preclude the submission of an original development plan for the property (or any portion thereof) encompassed by the site plan.

(b) Uses other than low-impact developments. Except for a low-impact development, the following provisions apply:

(1) A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this subdistrict other than the following, all of which do not require approval of a development plan:

- (A) site preparation, including paving or grading;
- (B) installation of infrastructure improvements, open space, private streets or pedestrian amenities, including plazas, courtyards, fountains or similar architectural features;
- (C) tree removal, irrigation improvements, fill operations, or maintenance of landscaping;
- (D) repair or demolition of existing structures;
- (E) the installation of fencing or other structures for security, safety, or construction purposes;
- (F) work associated with permitted temporary uses; or
- (G) utility work, including lighting and electrical service.

(2) Each development plan must include a tabulation box consisting of the following:

- (A) proposed floor area for the new development,
- (B) the existing and proposed floor area for the subarea in which the development is located (for purposes of determining whether mixed-income housing is triggered),
- (C) the existing and proposed floor area within the entire subdistrict at the time of approval;
- (D) the existing and proposed lot coverage within the subarea in which the development is located;
- (E) the existing and proposed open space within the subarea at the time of approval, if any; and.
- (F) The existing and proposed open space within the entire subdistrict at the time of approval, if any.

(3) If there is a conflict between the text of this article and a development plan, the text of this article controls.

(4) The provisions of Section 51A-4.702 requiring submission of a development plan within six months after the city council's approval of this ordinance do not apply.

(5) A development plan is not required to reflect the entire subdistrict or an entire subarea and may include only a portion of the subdistrict or a portion of a subarea.

(6) Internal streets Type A – Segment 2, Type A – Segment 3, and Type B shown on the conceptual plan may change alignments with variations of 50 feet or less through approval of a development plan without requiring an amendment to the conceptual plan. Internal street Type A – Segment 1 may change alignment in order to align within 10 feet of the portion of Ashland Street east of Field Street through approval of a development plan without requiring an amendment to the conceptual plan.

(7) An amendment to an approved development plan is not required for:

(A) relocating or adding utilities, including lighting and electrical service;

(B) changes to site preparation and drainage work;

(C) reprogramming of open space areas;

(D) changes to landscaping or pedestrian amenities not required by this article, including plazas, courtyards, fountains, and similar architectural features; and

(E) re-striping of parking areas that does not reduce the number of off-street parking spaces required by this article.

SEC. S-____.107. MAIN USES PERMITTED.

(a) Except as otherwise provided herein, the main uses permitted in this subdistrict are those main uses permitted in a PD 193 CA-1 Subdistrict, subject to the same conditions applicable in the CA-1 Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 CA-1 Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 CA-1 Subdistrict is subject to DIR in this subdistrict, etc.

(b) The following uses are prohibited within this subdistrict:

- Airport or landing field
- Auto auction
- Auto painting or body rebuilding shop (inside)
- Auto painting or body rebuilding shop (outside)
- Auto repair garage (inside)

- Auto repair garage (outside)
- Automobile or motorcycle display, sales and service (inside display)
- Automobile or motorcycle display, sales and service (outside display)
- Building repair and maintenance shop
- Bus or truck repair/parking garage
- Car wash
- Clothing manufacturing
- Commercial cleaning shop
- Commercial laundry or dry cleaning
- Custom print shop
- Drag strip, go-cart track, or commercial racing
- Engine or motor repair shop
- Fairgrounds
- Gummed label printing
- Job printing, lithographer, printing or blueprinting plant
- Labor hall
- Light fabrication and assembly
- Lumber, brick or building materials sales yard
- Machine or welding shop
- Machinery sales and services
- Manufacturing laboratory
- Motor freight hauling and storage
- Outside commercial amusement
- Passenger bus station and terminal
- Pawn shop
- Plumbing, electrical, air conditioning, and heating shops
- Railroad freight terminal
- Railroad team track
- Rodeo
- Sewage pumping station
- Sewage treatment plant
- Steam cleaning of vehicles and machinery
- STOL (short takeoff or landing) port
- Taxidermist
- Tool and equipment rental (with outside display)
- Venetian blind or window shade repair, assembly and sales
- Warehouse
- Water reservoir, well, or pumping station
- Water treatment plant

(c) A bar, lounge, or tavern use is only allowed if located within the same building as an office, hotel and/or multifamily use.

(d) A drive-through restaurant use and a service station use are only allowed by specific use permit (SUP).

(e) The following uses are the only uses permitted as a low-impact development:

Educational uses.

- Library, art gallery or museum.

Bar and restaurant uses.

- Restaurant without drive-through service.

Professional, personal service, and custom craft uses.

- Office.
- Temporary construction or sales office.
- Bank or saving and loan office.
- Barber and beauty shop.
- Health studio.
- Laundry or cleaning pickup and receiving station.
- Tailor, custom sewing, and millinery.
- Instructional arts studio.
- Handcrafted artwork studio.
- Photography studio.

Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionary shop.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Pet shop.
- Furniture store.
- Hobby and art supplies store.

Motor vehicle related uses. *[Maximum coverage of 25 percent per subarea]*

- Surface parking.
- Commercial parking lot or garage.

SEC. S-____.108. 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-____.109. 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 PD 193 CA-1 Subdistrict apply.

(b) The yard, lot, and space regulations are modified as follows:

(1) Front yard.

(A) Houston Street frontage in Subareas B and C.

i. For portions of a building 30 feet in height or less, minimum front yard is 10 feet.

ii. For portions of a building above 30 feet in height up to 110 feet in height, minimum front yard is 20 feet.

iii. If a tower is oriented perpendicular to Houston Street, for portions of a building above 110 feet in height, minimum front yard is 50 feet.

iv. If a tower is not oriented perpendicular to Houston Street, for portions of a building above 110 feet in height, minimum front yard is 60 feet.

(2) Maximum floor area.

(A) Except as otherwise provided in this Section, maximum floor area ratio for all uses combined in this subdistrict is 8.0:1.

(B) If any subarea exceeds a floor area ratio of 7.0:1, mixed-income housing must be provided in any future developments containing a multiple family use in all subarea within this subdistrict in accordance with the below percentages. The mixed-income housing requirements do not apply to any buildings constructed prior to the date that the floor area ratio on any subarea exceeds 7.0:1. Once any subarea exceeds a floor area ratio of 7.0:1 the mixed-income housing requirements described herein are triggered for any future developments within the entire subdistrict (on any subarea within the subdistrict) containing a multiple family use.

Type of building	Percentage of units
Buildings 7 stories* or less	5 percent of multifamily dwelling units in buildings 7 stories* or less shall be available to households earning 51 to 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area
Buildings 8 stories* or more	5 percent of multifamily dwelling units in buildings 8 stories* or more shall be available to households earning 81 to 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area

*Levels of a parking structure are not included in the calculation of the number of stories.

(C) This subdistrict is considered one lot for purposes of total floor area ratio calculations.

(3) Lot Coverage.

(A) Except as otherwise provided, any portion of building(s) 180 feet or more in height may cover a maximum of 40 percent per subarea. The coverage shall be calculated on a subarea-by-subarea basis for purposes of determining compliance with this requirement.

(B) Additional requirements for Subarea C along Houston Street

i. Any portion of building(s) 400 feet or more in height located within Subarea C may cover a maximum of 35 percent of Subarea C.

ii. Any portion of a building(s) 630 feet or more in height located within Subarea C may cover a maximum of 30 percent of Subarea C.

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

(4) Ground level separation for buildings fronting Houston Street. For any building with frontage on Houston Street, any portion of the building between grade and 110 feet in height must be at least 50 feet away from the ground-level of any other building with frontage on Houston Street.

(5) Building spacing.

(A) Except as otherwise provided, any portion of a building greater than 180 feet in height must be at least 75 feet away from any other portion of a building greater than 180 feet in height located within this subdistrict.

(B) For any building in Subareas B or C with frontage on Houston Street, any portion of a building greater than 110 feet in height must be at least 90 feet away

from any other portion of a building greater than 110 feet in height with frontage on Houston Street within Subarea B or C

(6) Height.

(A) Except as otherwise provided herein, maximum structure height is any legal height.

(B) Buildings with frontage on Houston Street with towers that are oriented perpendicular to Houston Street

i. Maximum structure height for height zone B as shown on the height map – perpendicular to Houston Street (Exhibit S____ C) is 110 feet.

ii. Maximum structure height for height zone C as shown on the height map – perpendicular to Houston Street (Exhibit S____ C) is 30 feet.

(C) Buildings with frontage on Houston Street with towers that are not perpendicular to Houston Street.

i. Maximum structure height for height zone B as shown on the height map – non-perpendicular to Houston Street (Exhibit S____ D) is 110 feet.

ii. Maximum structure height for height zone C as shown on the height map – non-perpendicular to Houston Street (Exhibit S____ D) is 30 feet.

(D) Maximum height for parking structures fronting Houston Street in Subarea C. The maximum height of any parking structure within Subarea C fronting Houston Street is 110 feet. A building may be connected to and located above the parking structure without a height limitation.

(c) Additional requirements for low-impact developments. The requirements in this Section S-____109(c) only apply to low-impact developments.

(1) Maximum floor area ratio for low-impact developments. The maximum floor area ratio for uses approved as low-impact developments is 0.75:1 per subarea. The floor area ratio for low-impact developments shall be calculated on a subarea-by-subarea basis for purposes of determining compliance with this requirement.

(2) Surface parking lots and commercial parking lots or garages developed as low-impact developments. The maximum coverage for surface parking lots and commercial parking lots or garages approved as low-impact developments is 25 percent per subarea. The coverage shall be calculated on a subarea-by-subarea basis for purposes of determining compliance with this requirement. This coverage limitation only applies to low-impact developments and shall not apply to parking areas shown on an approved development plan.

(3) A maximum of two separate low-impact developments is allowed per subarea by right. More than two separate low-impact developments per subarea may be approved by specific use permit.

SEC. S-____.110. Urban Design Requirements.

(a) For a development for which a certificate of occupancy is issued after **[insert effective date of the zoning ordinance]**, the following urban design requirements apply.

(b) Streets and sidewalks.

(1) Houston Street, Field Street, and Nowitzki Way.

(A) Houston Street, Field Street, and Nowitzki Way shall comply with the streetscape standards (Exhibit S____B). On Field Street there are two separate sections: one section (with a bike lane shown) applies north of internal street Type A – Segment 1, and the second section (without a bike lane shown) applies south of internal street Type A – Segment 1.

(B) Except as otherwise provided in this subsection, minimum sidewalk width along Houston Street, Field Street, and Nowitzki Way is 10 feet unobstructed.

(C) Minimum sidewalk width along the portion of Houston Street north of internal street Type A – Segment 2 as shown on the conceptual plan (Exhibit S____A) is 12 feet unobstructed.

(2) Internal streets

(A) Except as otherwise provided in this subsection, internal streets shall comply with the streetscape standards (Exhibit ____B).

(B) Minimum sidewalk width on internal streets is 8 feet unobstructed and shall be located within the pedestrian zone shown on the streetscape standards.

(C) The vehicular zone shown on the streetscape standards may be widened to accommodate parallel parking. Head-in or perpendicular parking is not allowed on internal streets.

(D) The vehicular zone and one of the two pedestrian zones shown on the streetscape standards may be eliminated for internal street Type B – Segment 2, so long as a minimum eight feet unobstructed sidewalk is provided for internal street Type B – Segment 2.

(3) Former River Street (private street). The southern boundary of the subdistrict labeled as Former River Street (Private) on the conceptual plan (Exhibit S____A) shall comply with the streetscape standards (Exhibit S____B). Minimum sidewalk width along Former River Street is eight feet unobstructed.

(4) If there is a conflict between the text of this article and the streetscape standards, the text of this article controls.

(5) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas.

(6) Private internal streets shall be publicly accessible; however, private internal streets may be closed temporarily for special events up to a maximum of 48 hours for each special event. During special events, at least one ingress and egress point along Houston Street and at least one ingress and egress point along Field Street must remain open at all times.

(c) Pedestrian amenities.

(1) Public streets. Each of the below pedestrian amenities must be provided at a quantity of at least one per every 100 feet of public street frontage, excluding frontage with visibility triangles or driveways

(A) bench (minimum of ten linear feet), and

(B) trash receptable,

(2) Internal streets. Each of the below pedestrian amenities must be provided at a quantity of at least one per every 100 feet of internal street frontage, excluding frontage with visibility triangles or driveways:

(A) bench (minimum of ten linear feet),

(B) trash receptacle, and

(C) bicycle rack.

(3) Benches may be concentrated or grouped at one or more central locations or focal points of a development, provided there must be at least one bench per each 250 feet of public and internal street frontage.

(4) Bicycle racks may be concentrated or grouped at one or more central locations or focal points of a development, provided there must be at least one bicycle rack per each 250 feet of internal street frontage.

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

(1) Architecturally prominent public entrance,

(2) Canopy,

(3) Awning,

- (4) Turret,
- (5) Arcade,
- (6) Portal,
- (7) Cantilevered building above the entry point, or
- (8) Similar architectural feature.

(e) Ground level transparency.

(1) Any building façade fronting on a public street, internal street, or publicly accessible open space must have a minimum transparency of 40 percent for the portion of the building on the ground level between grade and 13 feet in height.

(2) The provisions of this subsection S-____.110(e) do not apply to parking structures or loading areas.

(f) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 2 feet variation within the vertical plane at least once every 100 feet of façade length.

(g) Minimum open space.

(1) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this subdistrict to exceed 300,000 square feet until a minimum of 1.5 acres of contiguous and publicly accessible open space has been provided within this subdistrict.

(2) Except for certain structures allowed within the open space as provided herein, open space must be unobstructed to the sky. A minimum of 70 percent of the 1.5 acres of contiguous open space area must be unobstructed to the sky. Area covered by trees or tree canopies are considered unobstructed to the sky. Open space may not have permanent structures except structures supporting pedestrian or outdoor recreational uses, including but not limited to shade structures, pavilions, seating, play equipment, gazebos, kiosks that provide information related to the open space, or security, audio-visual, or maintenance equipment.

(3) Paved areas (excluding traffic lanes or drive aisles), plazas, and planting areas within the 1.5 acres of contiguous open space may be counted as part of the open space area. A maximum of 60 percent of the 1.5 acres of contiguous open space may be paved areas or plazas. Note: CPC motion added language may be moved to appropriate section: "Shade from tree canopy must be obtained within 10 years of installation of landscaping."

(4) One tree having a caliper of at least three inches must be provided for each 4,000 square feet of the 1.5 acres of contiguous open space. Street trees and

site trees may count toward the requirements. Open space trees may count toward the site tree requirements.

(5) At a minimum, the open space must contain the following design elements. Bicycle racks and trash receptacles provided pursuant to Sec. S-____.110(c)(2) may be counted towards the below minimum requirements.

(A) Benches or an exterior seating area.

(B) A minimum of 25 percent of the 1.5 acres of open space must be improved to provide shade, using tree canopy cover (which may include trees provided pursuant to Sec. S-____.110(g)(4)), awnings, shade structures, building overhangs or other means to provide users refuge from the elements.

(C) A minimum of five trash receptacles dispersed throughout the open space.

(D) A minimum of five bicycle racks dispersed throughout the open space.

(h) Corner of Nowitzki Way and Houston Street.

(1) The area of street frontage cross-hatched on the conceptual plan (Exhibit ____A) at the corner of Nowitzki Way and Houston Street must:

(A) Provide a publicly accessible pedestrian connection from the public right-of-way at the corner of Nowitzki Way and Houston Street to the 1.5 acres of publicly accessible open space required pursuant to subsection S-____.110(g). The publicly accessible pedestrian connection may be provided via connecting sidewalks; and

(B) Include one or a combination of the following (i) ground level activating uses: retail, bar and restaurant, residential (including hotel), or professional, office, personal service, and custom craft uses; and/or (ii) a publicly accessible open space or plaza to encourage pedestrian activity.

(2) The area of frontage along Houston Street between the area cross-hatched on the conceptual plan (Exhibit S____A) and internal street Type A – Segment 2, if any, must include one or a combination of the following (i) ground level activating uses; retail, bar and restaurant, residential (including hotel), or professional, personal service, and custom craft uses; and/or (ii) a publicly accessible open space or plaza to encourage pedestrian activity.

(i) Pedestrian Plaza. A pedestrian plaza must be provided connecting to the area of street frontage cross-hatched on the conceptual plan (Exhibit S____A) at the corner of Nowitzki Way and Houston Street. The area may include the sidewalk and landscape buffer shown on the streetscape standards (Exhibit S____B). The minimum depth of the pedestrian plaza is 25 feet. At a minimum, the pedestrian plaza must be constructed with one or more types of enhanced pavement such as, natural stone, concrete, brick or stone pavers, or a specialty concrete material (e.g. stamped, patterned, tinted, stained, scored or textured concrete). Landscape amenities (e.g.

planters or trees) may be incorporated into the design of the plaza to create a welcoming and comfortable space for pedestrians

(j) **Houston Street Frontage.** A minimum of 50 percent of the Houston Street frontage of the subdistrict (approximately 320 linear feet) must include one or a combination of the following (i) ground level activating uses: retail, bar and restaurant, residential (including hotel), or professional, office, personal service, and custom craft uses; (ii) vitrines; (iii) no building or structure within the first 100 feet of depth, measured from the front lot line of Houston Street; (iv) a publicly accessible open space or plaza to encourage pedestrian activity; and/or (v) internal streets. The minimum 50 percent of frontage shall be determined by measuring the Houston Street frontage of the subdistrict in linear feet. A maximum of 30 feet of frontage containing vitrines may be used to satisfy the minimum 50 percent requirement.

(k) **Parking structures.**

(1) Exterior parking structure façade openings on aboveground parking structures must provide solid screening with a painted, stained, or masonry-like finish, similar in appearance or complimentary to the façade of the main non-parking building, a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights. In no event shall parking garage screening be required to be glass, regardless of whether glass is the primary building material for the main building.

(2) Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. The garage is not required to be fully enclosed to satisfy this condition.

(3) Parking structure facades facing public streets or internal streets must contain retail, restaurant, residential, or professional, personal service, and custom craft uses at the ground level.

(l) **Ground Floor Entries for Multiple-family Uses.** A minimum of 60 percent of the public street-facing, ground level dwelling units in a multiple-family building must have: (i) individual entries directly from the outside; (ii) street access; and (iii) an improved path connecting the dwelling unit to the sidewalk. Any fencing of private front yards shall be permitted to a maximum of 48 inches in height.

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

(n) **Lighting.** Pedestrian lighting shall be provided at regular intervals along all building facades facing a public street, an internal street, and the southern boundary of the subdistrict labeled as Former River Street (Private) on the conceptual plan (Exhibit S___A) in order to provide suitable lighting on sidewalks, streets, walkways, and/or

plazas, as applicable, to enhance pedestrian safety. Lighting must be directed downward and away from adjacent residential properties. Lighting shall be spaced a maximum of 100 feet apart.

(o) Service and loading zones along Nowitzki Way. Service and loading zones are prohibited along Nowitzki Way and must either be concealed by a building or internal to a building so as not visible from Nowitzki Way.

(p) Service and loading zones north of internal street Type A – Segment 2 along Houston Street. Service and loading zones are prohibited on the portion of Houston Street north of internal street Type A – Segment 2.

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

(a) Except as otherwise provided in this subsection, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

(b) Section 51P-193.115(c)(4) does not apply in this subdistrict.

(c) This subdistrict is considered one lot for purposes of required parking calculations.

(d) If mixed-income housing is provided in accordance with Section S-____.114, required parking may be reduced in accordance with the following:

(1) Multiple-family use. A minimum of 0.95 space per dwelling unit is required.

(2) Hotel or motel use. A minimum of 0.5 space per unit is required, plus a minimum of one off-street parking space for each 300 square feet of floor area of event, meeting, conference, restaurant, and bar space.

(3) Bar and restaurant uses. A minimum of the lesser of one off-street parking space for each 300 square feet of floor area or compliance with Part I of this article is required.

(4) Professional, personal service, and custom craft uses. Except for office uses, a minimum of the lesser of one off-street parking space for each 300 square feet of floor area or compliance with Part I of this article is required. For office uses a minimum of one off-street parking space for each 440 square feet of floor area is required.

(5) Retail uses. A minimum of the lesser of one off-street parking space for each 300 square feet of floor area or compliance with Part I of this article is required.

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

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-____.113. LANDSCAPING.

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

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

(c) 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.

(d) Street trees.

(1) Along all public streets, internal streets, and the southern boundary of the subdistrict labeled as Former River Street (Private) on the conceptual plan (Exhibit S____A) trees shall be provided within the tree planting zone shown on the streetscape standards (Exhibit S____B).

(2) One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees required, excluding frontage with visibility triangles or driveways.

(3) Along internal streets, SEC. 51P-193.126(b)(5)(D) does not apply. Trees along internal streets required pursuant to Sec. S-____.113(d)(1) may be concentrated or grouped at one or more central locations or focal points of a development.

(4) If the property owner is unable to locate a required tree within the tree planting zone shown on the streetscape standards (Exhibit S____B) due to overhead or underground utility conflicts or proximity to structures, the building official may approve a reduction in the size of the required trees, or a different location for the required trees outside of the tree planting zone or landscape buffer, elsewhere within the subdistrict or adjacent public right-of-way.

(e) Where off-street loading or garbage storage areas are concealed by a building or internal to a building, compliance with SEC. 51P-193.126(b)(3)(C) is not required.

(f) Where parking structures contain retail, bar and restaurant, residential (including hotel), or professional, personal service, and custom craft uses at the ground level, compliance with SEC. 51P-193.126(b)(3)(D) is not required.

SEC. S-____.114. MIXED INCOME HOUSING.

(a) Except as provided in this section, if mixed-income housing requirements are triggered in accordance with Section S-____.109(b)(2)(B), compliance with Division 51A-4.1100, as amended, is required for any future developments containing mixed-income housing. Compliance with Division 51A-4.1100 is not required for any buildings constructed prior to the date that the floor area ratio on any subarea exceeds 7.0:1.

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

SEC. S-____.115. 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-____.116. 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 director of public works and transportation.

(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.

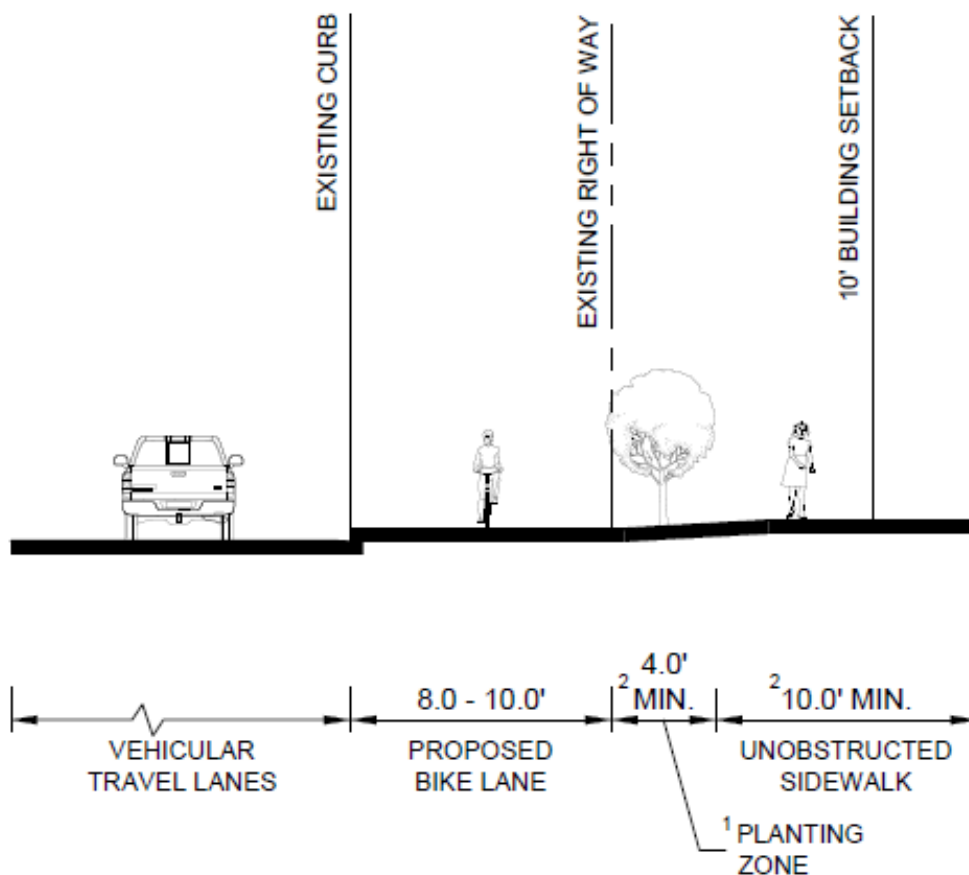
33

CPC Recommended Street Sections

FIELD STREET

(NORTH OF INTERNAL STREET

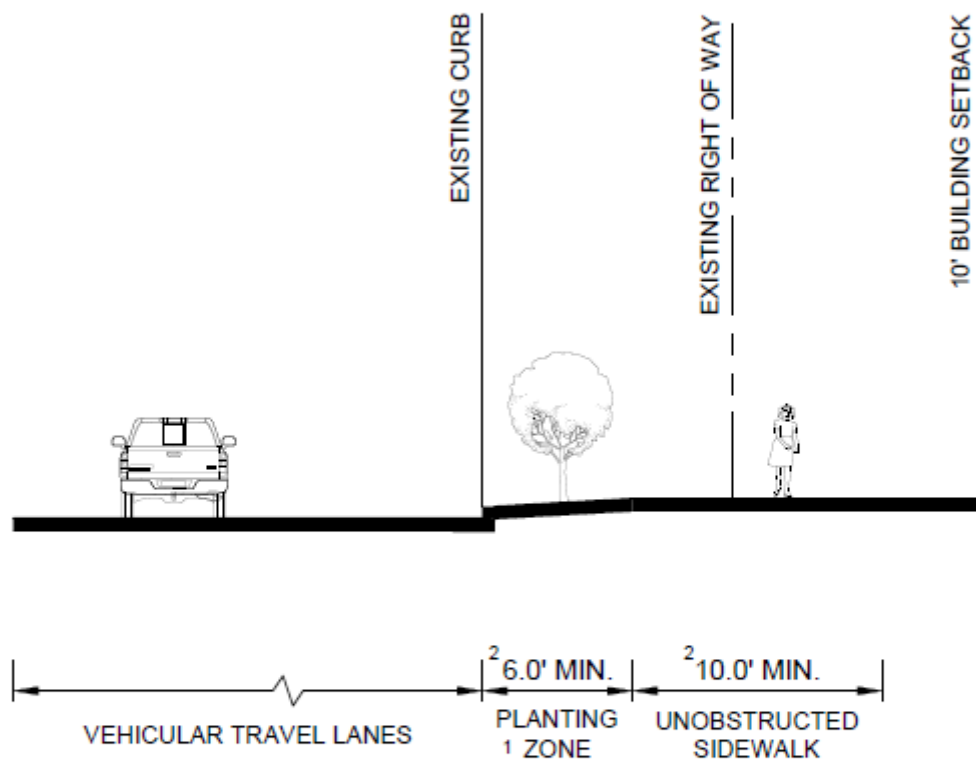
TYPE A - SEGMENT 1)



1. PLANTING ZONE COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER PLANTING ZONE AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

CPC Recommended Street Sections

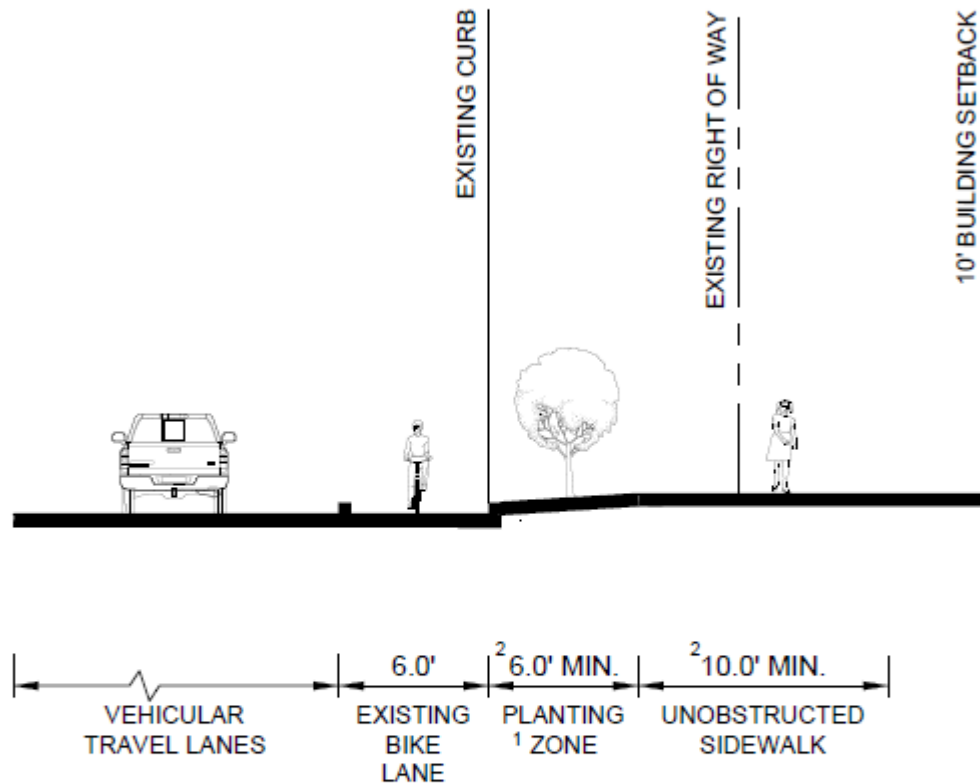
FIELD STREET
(SOUTH OF INTERNAL STREET
TYPE A - SEGMENT 1)



1. PLANTING ZONE COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER PLANTING ZONE AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

CPC Recommended Street Sections

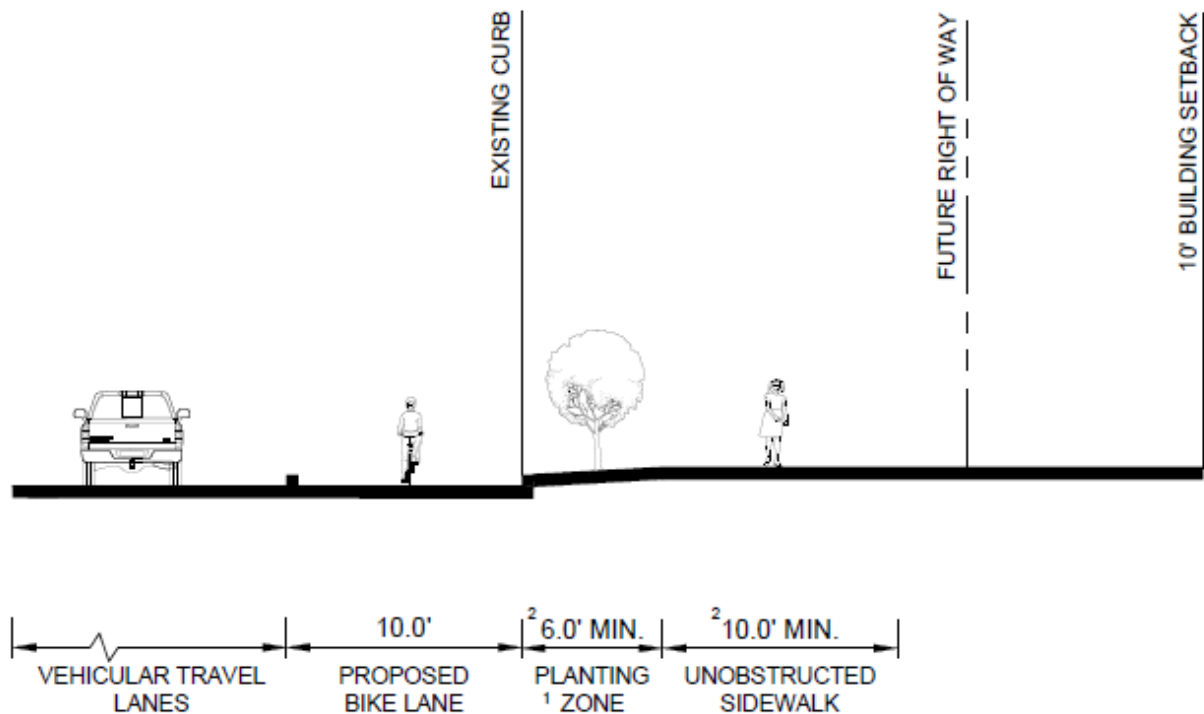
HOUSTON STREET



1. PLANTING ZONE COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER PLANTING ZONE AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

CPC Recommended Street Sections

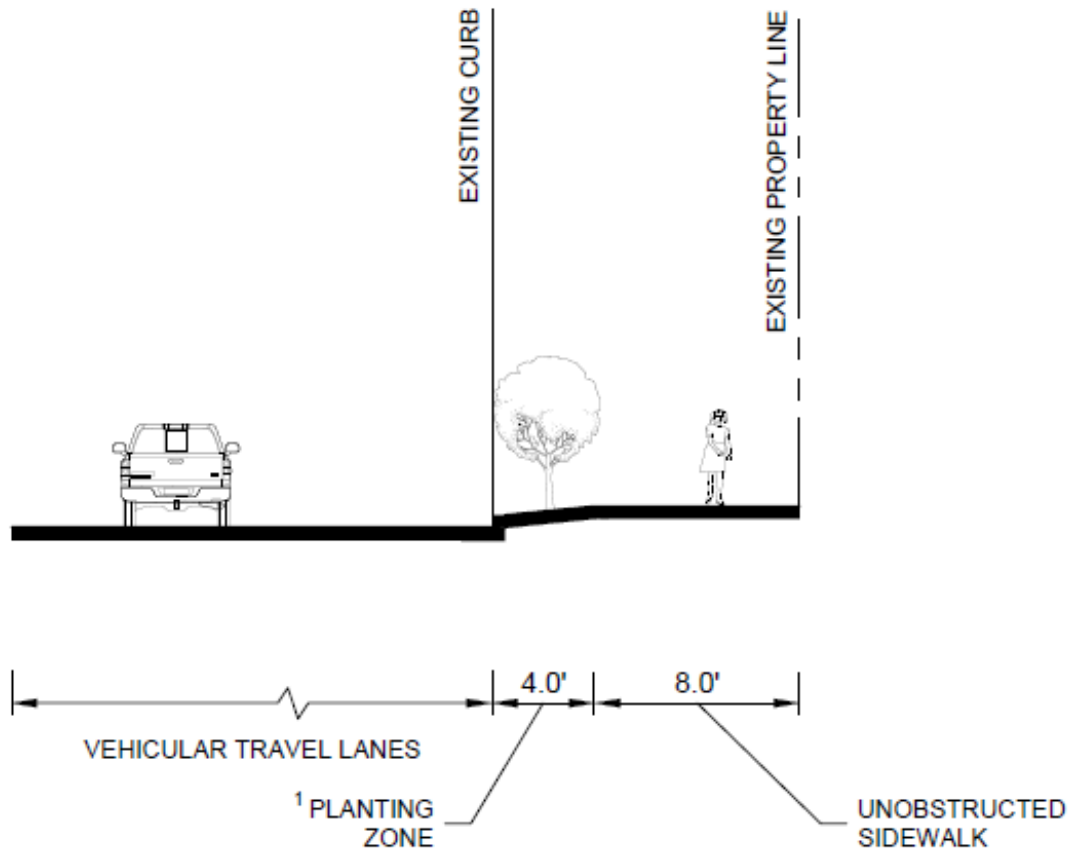
NOWITZKI WAY



1. PLANTING ZONE COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER PLANTING ZONE AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

CPC Recommended Street Sections

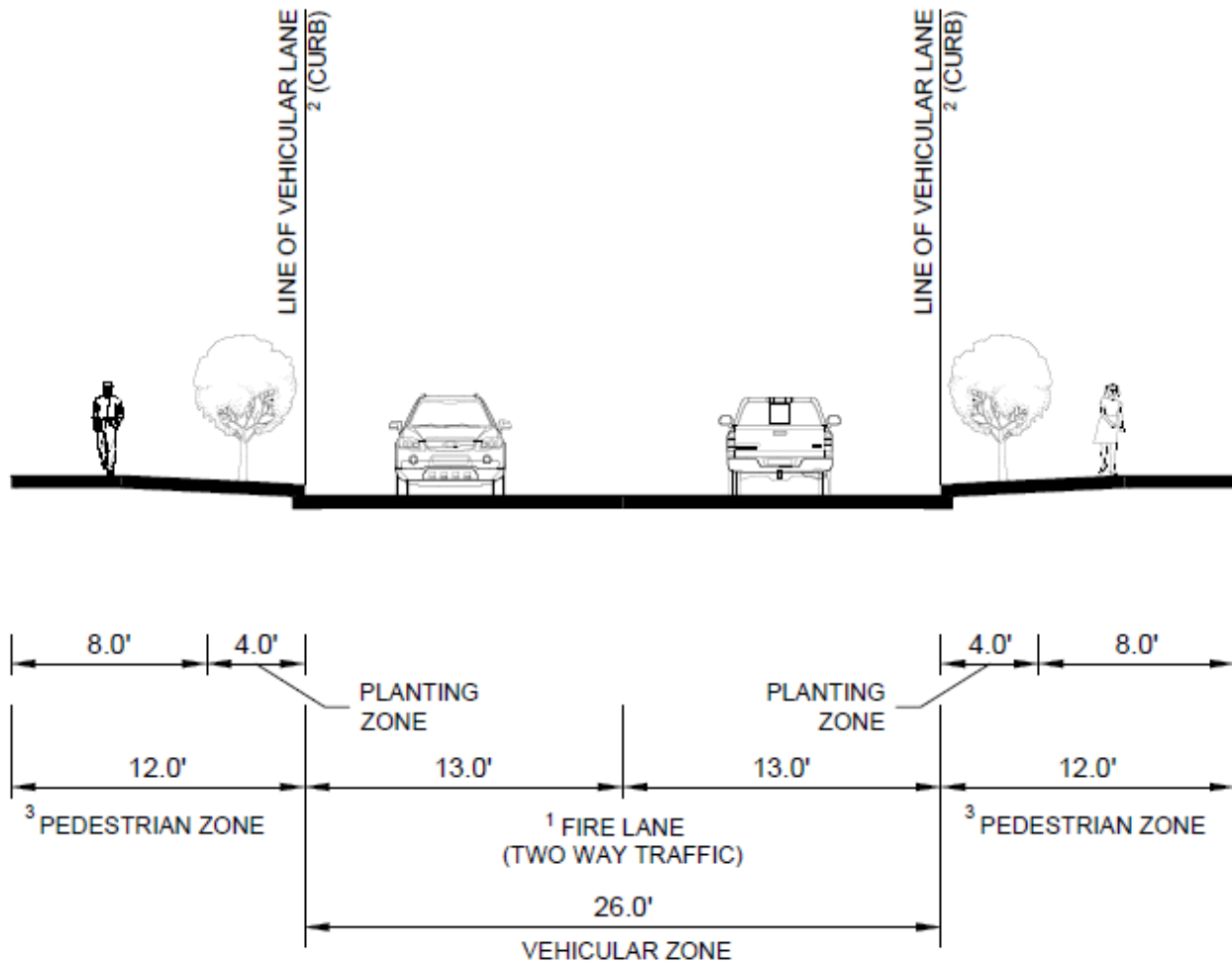
**FORMER RIVER STREET
(PRIVATE)**



1. PLANTING ZONE COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.

CPC Recommended Street Sections

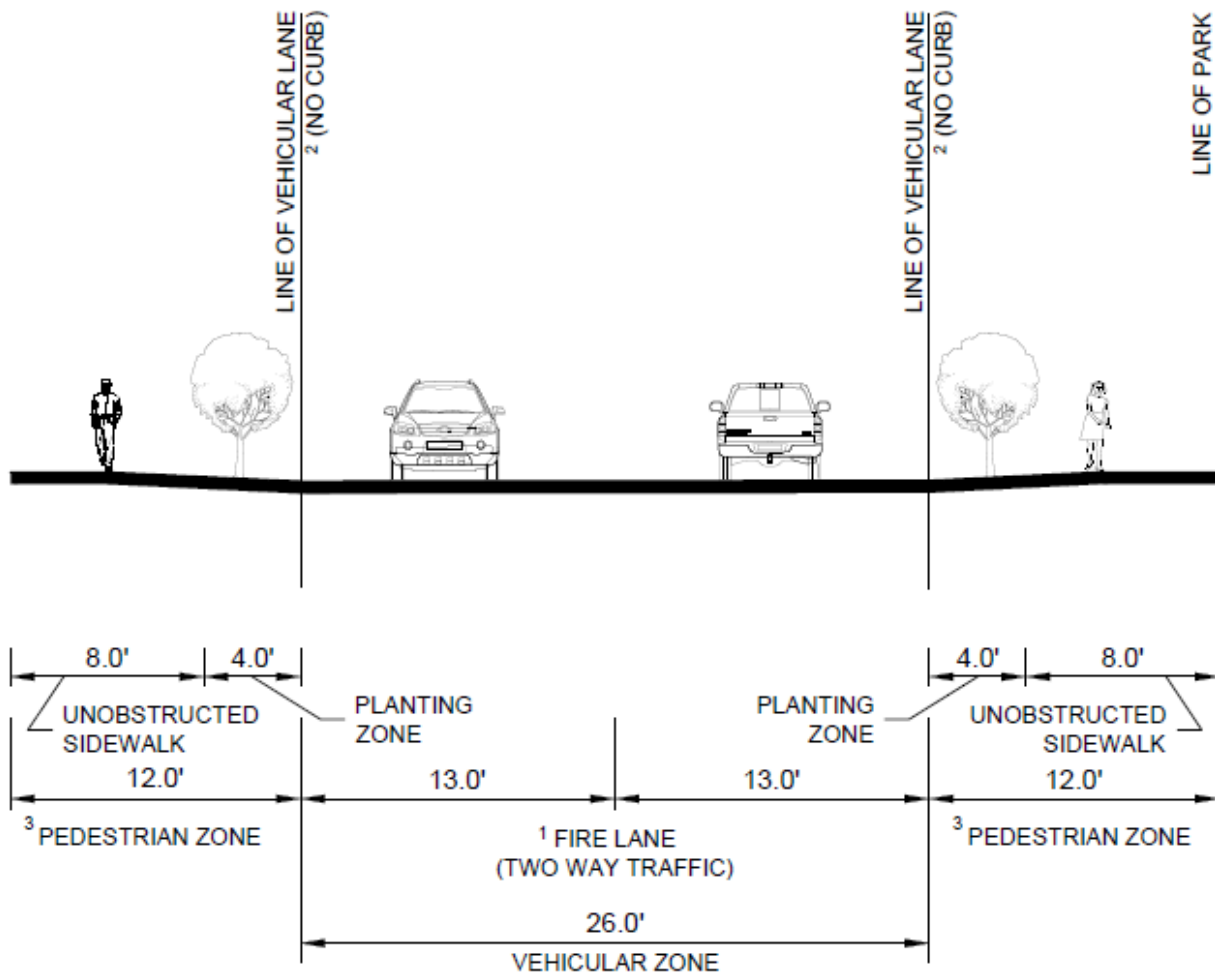
STREET TYPE A



1. ROADWAY CROWN OPTIONAL.
2. CURB OPTIONAL.
3. PLANTING ZONE COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.

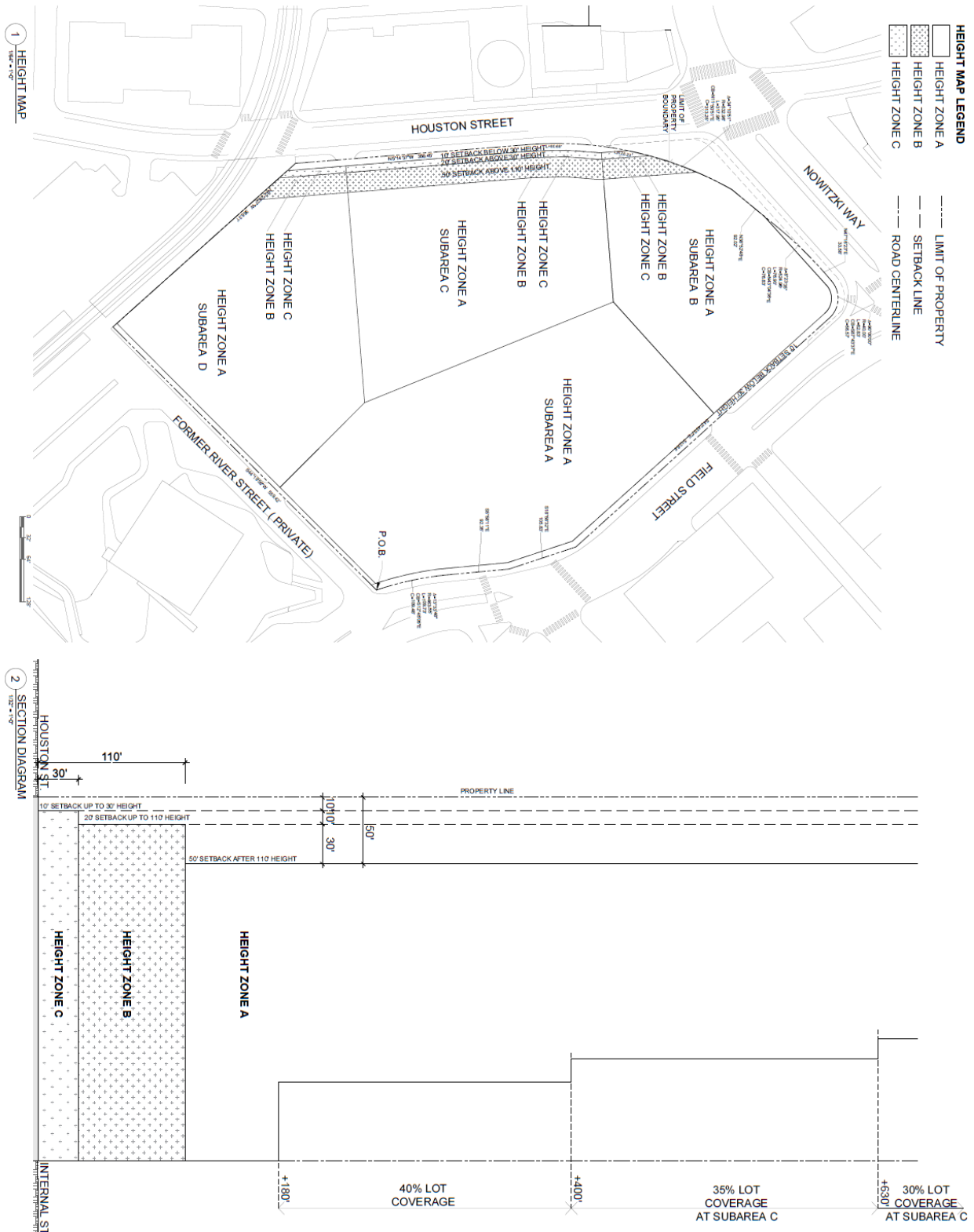
CPC Recommended Street Sections

STREET TYPE B

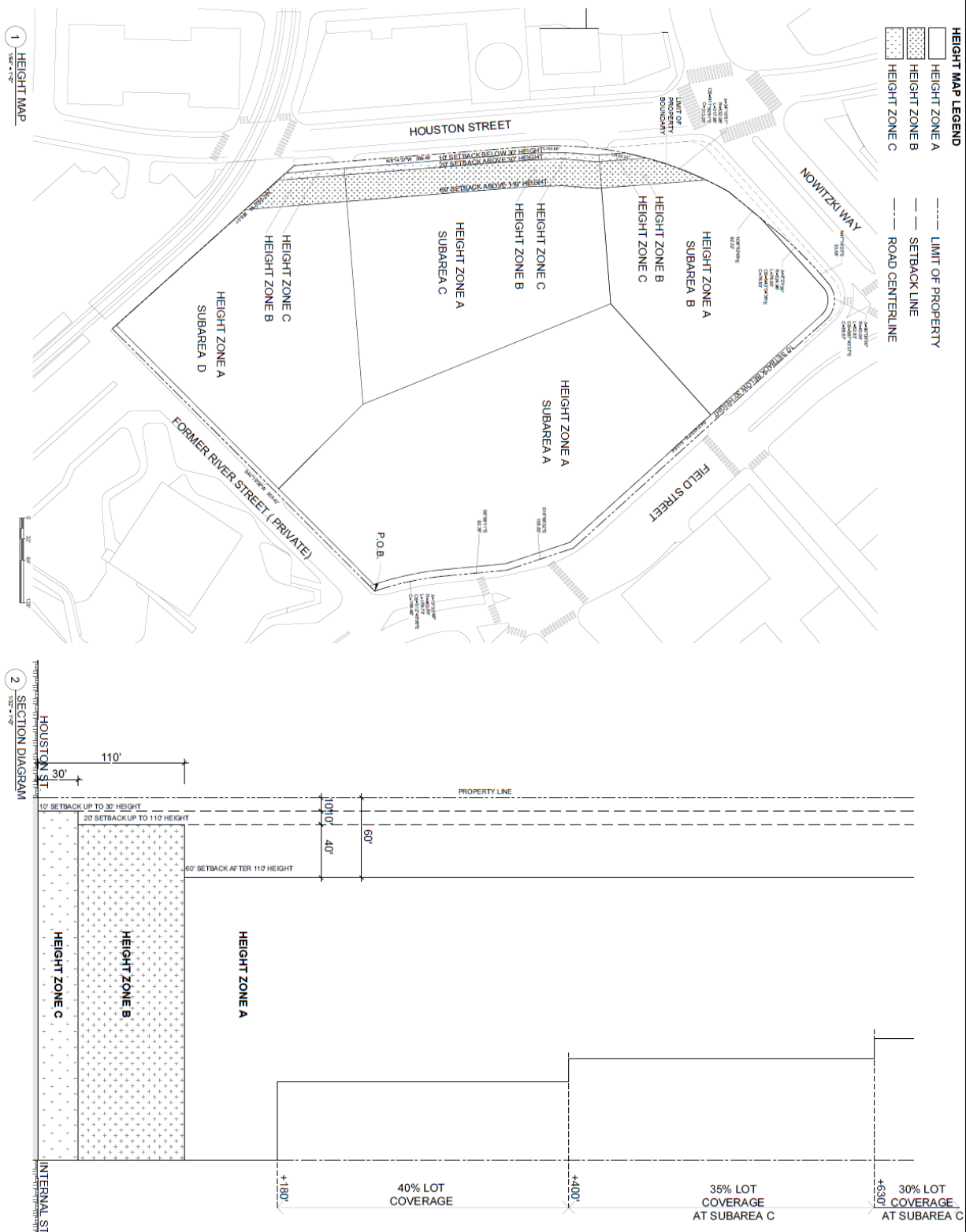


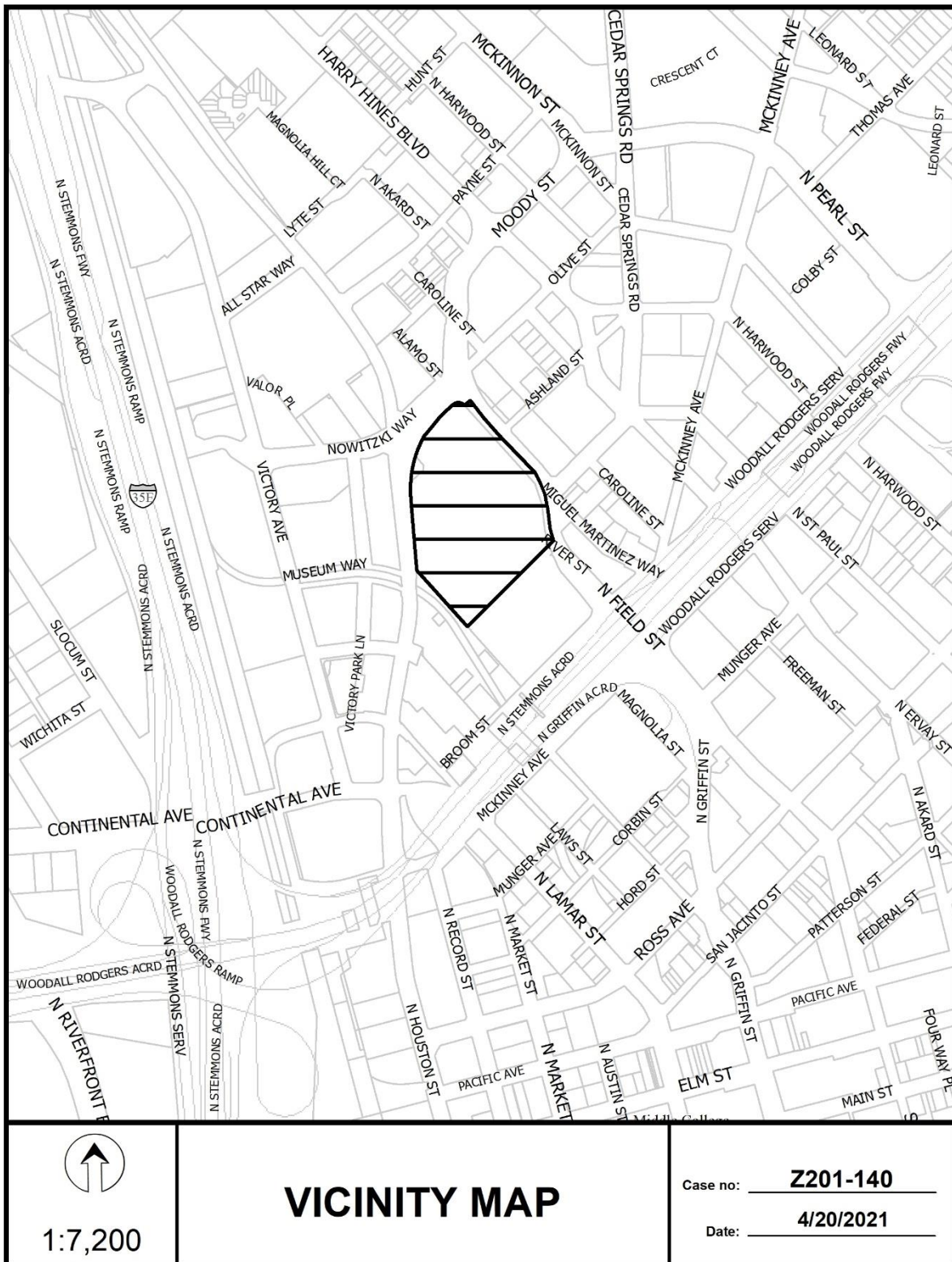
1. ROADWAY CROWN OPTIONAL.
2. CURB OPTIONAL.
3. PLANTING ZONE COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.

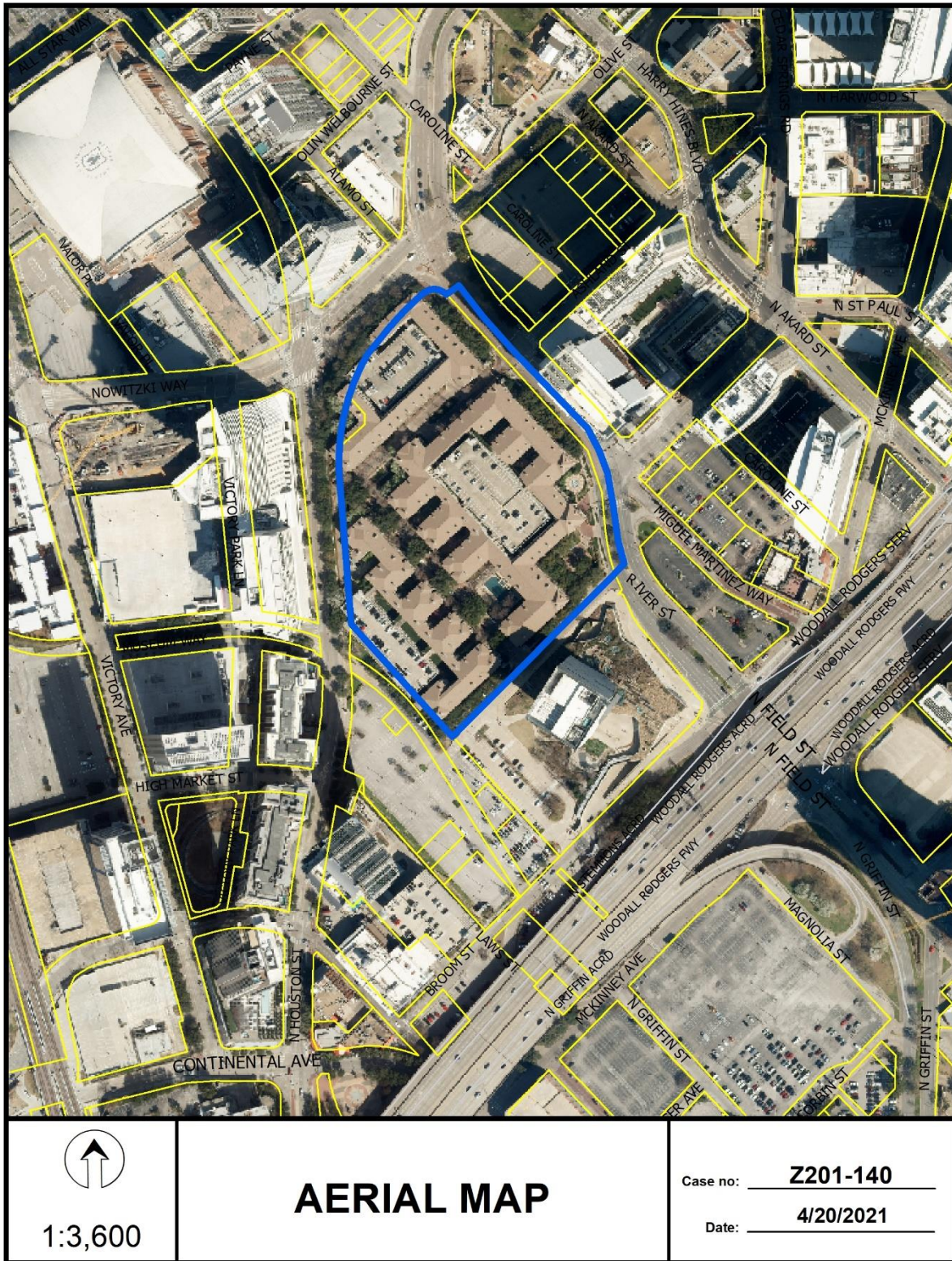
CPC Recommended Height Zone Exhibit (Perpendicular)

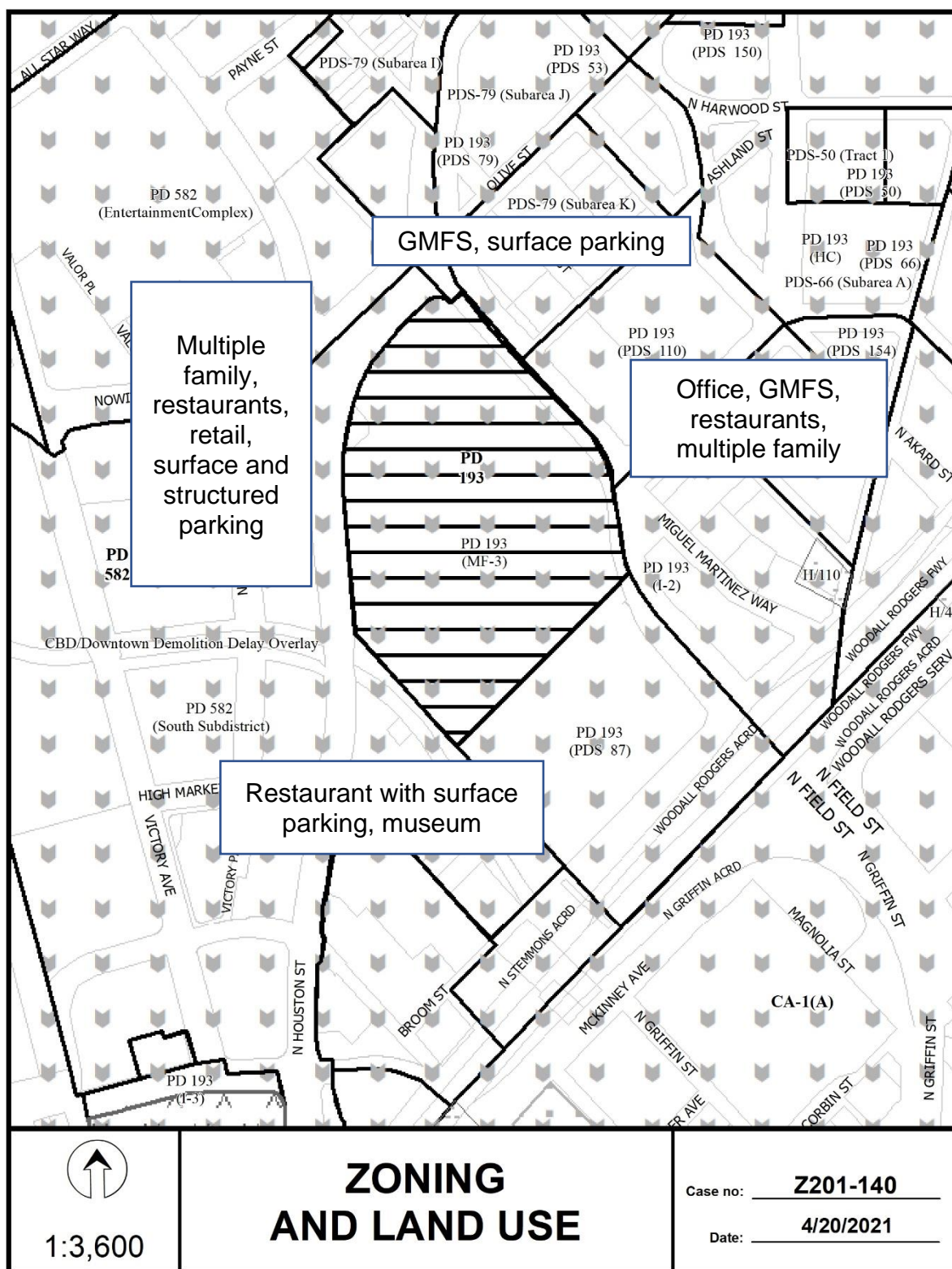


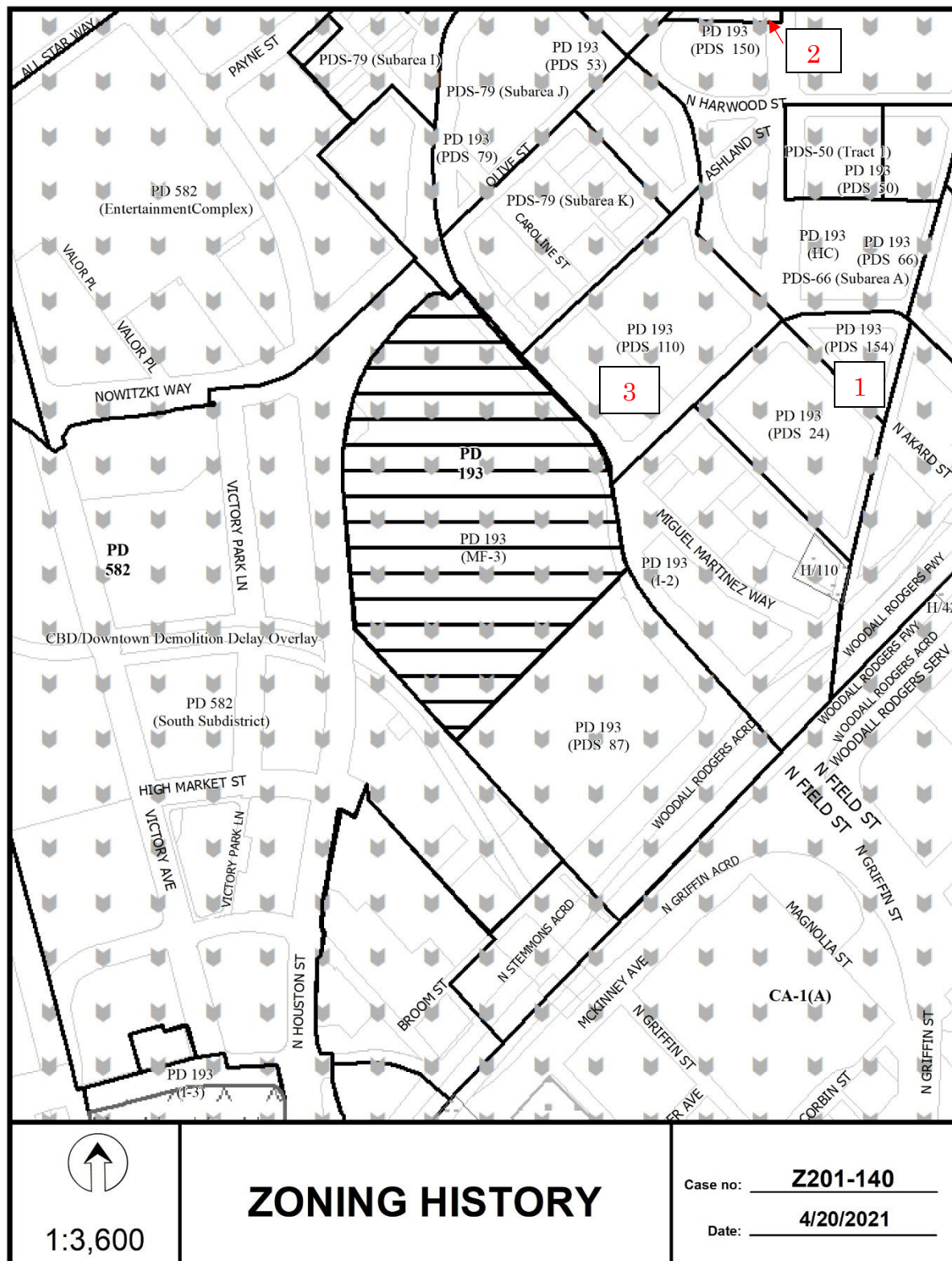
CPC Recommended Height Zone Exhibit (Non-Perpendicular)



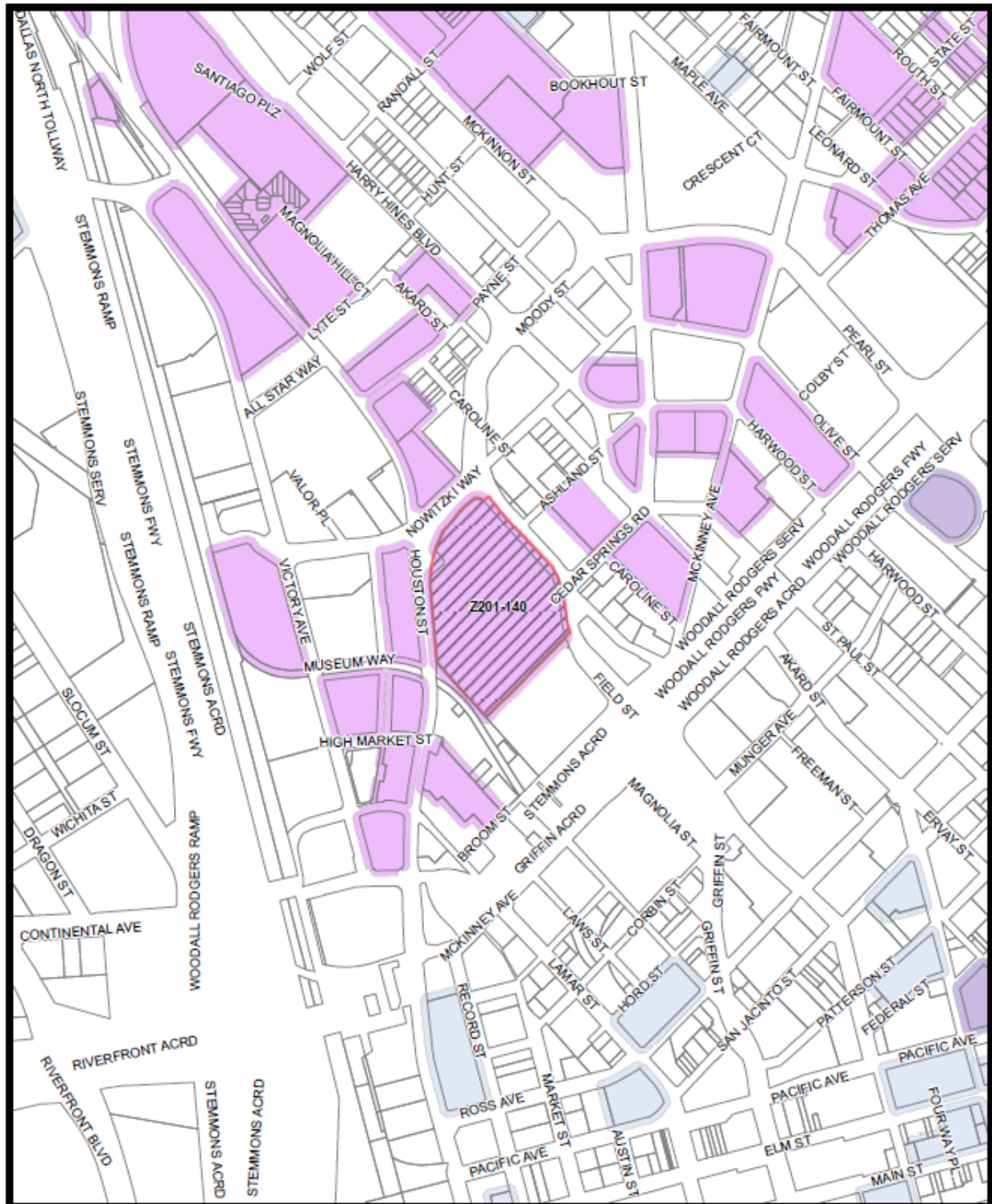








Z201-140(ND)



MVACcluster A B C D E F G H I NA

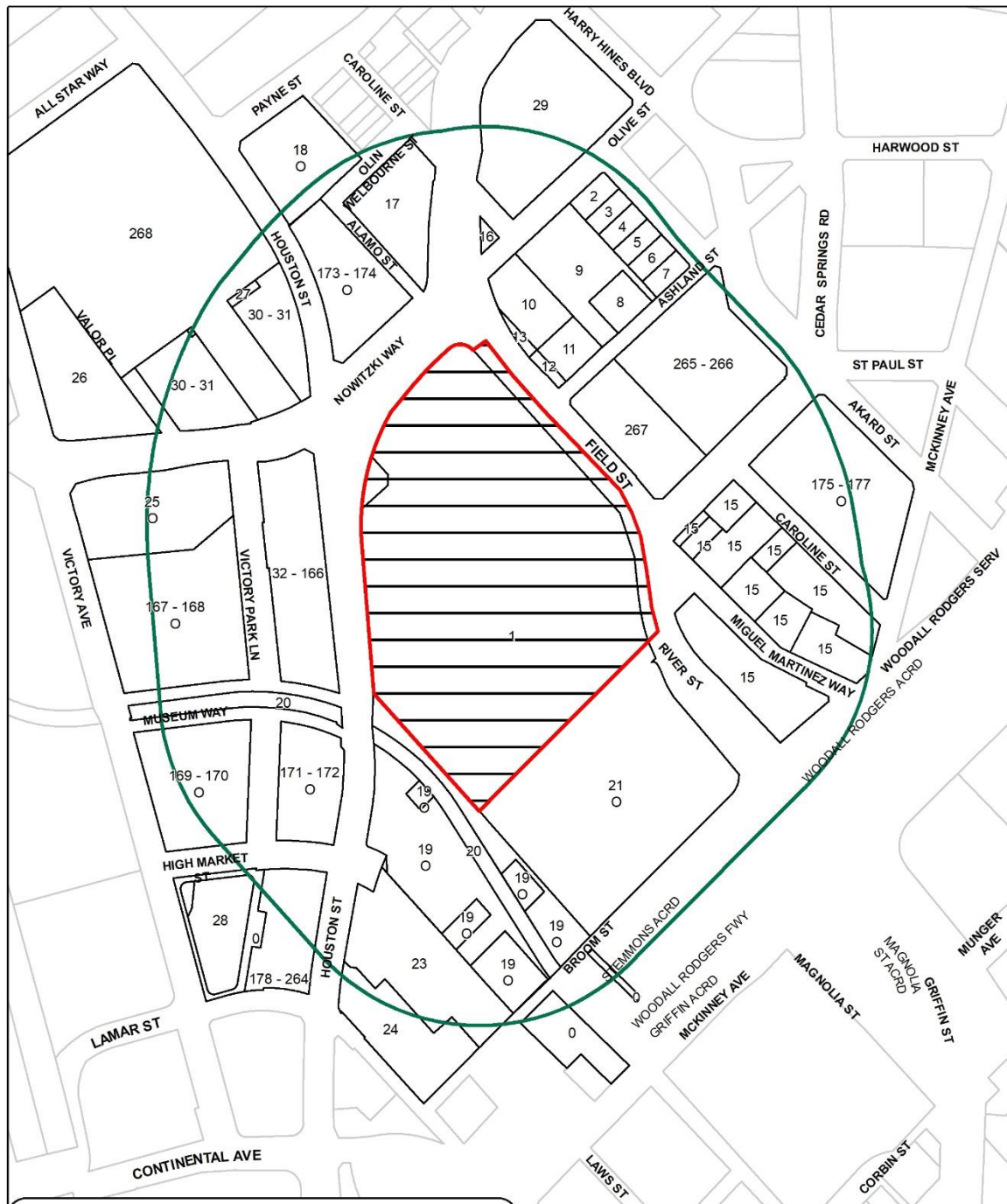


1:7,200

Market Value Analysis

Printed Date: 5/14/2021

CPC RESPONSES



<u>268</u>	Property Owners Notified (60 parcels)
<u>18</u>	Replies in Favor (14 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>6/17/2021</u>	Date

Z201 -140
CPC



1:3,600

06/16/2021

Reply List of Property Owners***Z201-140***

268 *Property Owners Notified* **18** *Property Owners in Favor* **0** *Property Owners Opposed*

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2323 N FIELD ST	JEFFERSON AT THE N END LP
	2	2421 N AKARD ST	Taxpayer at
	3	2417 N AKARD ST	Taxpayer at
	4	2413 N AKARD ST	Taxpayer at
	5	2411 N AKARD ST	Taxpayer at
	6	2407 N AKARD ST	Taxpayer at
	7	2403 N AKARD ST	Taxpayer at
	8	2412 CAROLINE ST	Taxpayer at
	9	2416 CAROLINE ST	Taxpayer at
	10	2425 CAROLINE ST	Taxpayer at
	11	2407 CAROLINE ST	Taxpayer at
	12	2400 N FIELD ST	Taxpayer at
	13	2402 N FIELD ST	Taxpayer at
	14	2404 N FIELD ST	Taxpayer at
	15	2200 ALAMO ST	FIREBIRD DOWNTOWN INC &
	16	2510 CAROLINE ST	Taxpayer at
	17	2501 N FIELD ST	GROUP KIRKMAN LLC
O	19	2219 SUMMER ST	MUSEUM OF NATURE AND SCIENCE
	20	1110 BROOM ST	DALLAS AREA RAPID TRANSIT
	22	2200 LAWS ST	Taxpayer at
	23	2320 N HOUSTON ST	SKYHOUSE DALLAS LLC
	24	2200 N LAMAR ST	HOB TX LLC
	26	3090 NOWITZKI WAY	Taxpayer at
	27	2601 ALAMO ST	VICTORY PLAZA BLDGS LP
	28	2100 VICTORY AVE	Taxpayer at
	29	2700 OLIVE ST	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	30	3090 NOWITZKI WAY	AP VICTORY PARK LP
	31	3030 NOWITZKI WAY	VICTORY RETAIL I LP
	32	2408 VICTORY PARK LN	KIM D JAYSON
	33	2408 VICTORY PARK LN	HORWATH TODD MATTHEW
	34	2408 VICTORY PARK LN	HANEY HANK
	35	2408 VICTORY PARK LN	CUCCURULLO JOANN &
	36	2408 VICTORY PARK LN	DAVIS JEFF G
	37	2408 VICTORY PARK LN	MARKOVIC MILAN
	38	2408 VICTORY PARK LN	TAMD HOLDINGS LTD
	39	2408 VICTORY PARK LN	CHANDRA BALU
	40	2408 VICTORY PARK LN	MERKET MELISSA
	41	2408 VICTORY PARK LN	VARELA NICHOLAS FERNANDO
	42	2408 VICTORY PARK LN	POZOS JOSE
	43	2408 VICTORY PARK LN	KEDRON LUCEA SUZAN
	44	2408 VICTORY PARK LN	ELHAG AHMED
	45	2408 VICTORY PARK LN	STAGG EVERETT
	46	2408 VICTORY PARK LN	WHALEY BEN P & TAMME LEE
	47	2408 VICTORY PARK LN	SIMZER KEVIN & LAURA
	48	2408 VICTORY PARK LN	LUMEN MANAGEMENT LLC
	49	2408 VICTORY PARK LN	MOTORPLEX REAL ESTATE LTD CO
	50	2408 VICTORY PARK LN	CHANDRA BALU &
	51	2408 VICTORY PARK LN	RAO LORI L & ROSARIO
	52	2408 VICTORY PARK LN	MILLER WILLIAM D
	53	2408 VICTORY PARK LN	IZZEDIN LEILA
	54	2408 VICTORY PARK LN	WOOLHISER RYAN
	55	2408 VICTORY PARK LN	ARIYO ADENIRAN A
	56	2408 VICTORY PARK LN	KING DANIEL J
	57	2408 VICTORY PARK LN	JOHNSON DAVID MALCOLM &
	58	2408 VICTORY PARK LN	NOORY GEORGE R
	59	2408 VICTORY PARK LN	SCHMELZER MICHAEL ANTHONY
	60	2408 VICTORY PARK LN	VARELA FERNANDO H

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	61	2408 VICTORY PARK LN	KICE TIFFANY & WARREN B
	62	2408 VICTORY PARK LN	JONES MELINDA L
	63	2408 VICTORY PARK LN	NADIMI ALI S &
	64	2408 VICTORY PARK LN	ABEYTA EDWARD IV
	65	2408 VICTORY PARK LN	LAM RAYMOND R
	66	2408 VICTORY PARK LN	CARTER STEFANI
	67	2425 VICTORY PARK LN	AP VICTORY PARK LP
	68	2408 VICTORY PARK LN	YALAMANCHILI REKHA
	69	2408 VICTORY PARK LN	FETE SEAN T &
	70	2408 VICTORY PARK LN	LIANG LAWRENCE WEISUI
	71	2408 VICTORY PARK LN	CHERTKOEV LEVANI LIFE ESTATE
	72	2408 VICTORY PARK LN	DRAPKIN JEFFREY
	73	2408 VICTORY PARK LN	MOPARTY BHAVANI
	74	2408 VICTORY PARK LN	ELHAG AHMED
	75	2408 VICTORY PARK LN	LAWSON BRETT R
	76	2408 VICTORY PARK LN	FORBUS JEFFREY O
	77	2408 VICTORY PARK LN	SMITH STEWART A
	78	2408 VICTORY PARK LN	HAGER JEFFERY DAVID
	79	2408 VICTORY PARK LN	W CONDO LLC
	80	2408 VICTORY PARK LN	WEBER KATHY
	81	2408 VICTORY PARK LN	JACOBS RAYMOND E
	82	2408 VICTORY PARK LN	PIERCE SAMMY WADE &
	83	2408 VICTORY PARK LN	RANI GRACE PROPERTIES LLC
	84	2408 VICTORY PARK LN	DO TUAN ANH & THUY T L
	85	2408 VICTORY PARK LN	KOENIG RICHARD
	86	2408 VICTORY PARK LN	MSR DECENDANTS TRUST
	87	2408 VICTORY PARK LN	KEPLER GUST
	88	2408 VICTORY PARK LN	BALDWIN JACK BROWNING
	89	2408 VICTORY PARK LN	SHAMIEH RAMEZ FAYEZ
	90	2408 VICTORY PARK LN	BARKER MELINDA E
	91	2408 VICTORY PARK LN	PRASAD MAHADEVAPPA M & SHOBA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	92	2408 VICTORY PARK LN	KONECNY KAREN
	93	2408 VICTORY PARK LN	W SOUTH PPTIES LLC
	94	2408 VICTORY PARK LN	ROUVROY IVETTE YUNIVE
	95	2408 VICTORY PARK LN	WATSON JEFFREY B &
	96	2408 VICTORY PARK LN	GOLDFARB BEN A
	97	2408 VICTORY PARK LN	IZZEDIN LEILA
	98	2408 VICTORY PARK LN	RUMAIHI HAMAD AL
	99	2408 VICTORY PARK LN	BRESLOW STUART & SANDRA
	100	2408 VICTORY PARK LN	AGNETO HOLDINGS LP
	101	2408 VICTORY PARK LN	SMITH NANCY ANN
	102	2408 VICTORY PARK LN	COOPER ANTHONY GENE
	103	2408 VICTORY PARK LN	BURCHEL JONATHAN C
	104	2408 VICTORY PARK LN	MAHBUBANI SUNIL
	105	2408 VICTORY PARK LN	MJB INVESTMENTS LP
	106	2408 VICTORY PARK LN	WRIGHT DELON
	107	2408 VICTORY PARK LN	STECHEER KEITH &
	108	2408 VICTORY PARK LN	PLOTT RONALD TODD & KELLI OTEY
	109	2408 VICTORY PARK LN	COOPER ANTHONY GENE
	110	2408 VICTORY PARK LN	ASTON CUSTOM HOMES
	111	2408 VICTORY PARK LN	ASTON CUSTOM HOMES & DESIGN INC
	112	2430 VICTORY PARK LN	RAHMAN MOHAMMAD A
	113	2430 VICTORY PARK LN	LEVINE PHILLIP
	114	2430 VICTORY PARK LN	KNOX WILLIAM T
	115	2430 VICTORY PARK LN	HOLLAND GARY N REVOCABLE TRUST
	116	2430 VICTORY PARK LN	LFLP LLC
	117	2430 VICTORY PARK LN	JRAD ENTERPRISES LLC
	118	2430 VICTORY PARK LN	BOLLINGER GLENN
	119	2430 VICTORY PARK LN	JANES ARTHUR
	120	2430 VICTORY PARK LN	JAMAL KARIM
	121	2430 VICTORY PARK LN	1906 W CONDO LLC
	122	2430 VICTORY PARK LN	WILEY ROBERT

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	123	2430 VICTORY PARK LN	JEFFS MARK
	124	2430 VICTORY PARK LN	HARKEY JOHN D JR
	125	2430 VICTORY PARK LN	BUXKEMPER BRUCE
	126	2430 VICTORY PARK LN	KNOX WILLIAM T
	127	2430 VICTORY PARK LN	ABRAMOV ALHANAN
	128	2430 VICTORY PARK LN	EDWARDS WILLIAM D II &
	129	2430 VICTORY PARK LN	DABBOUS KAREEM
	130	2430 VICTORY PARK LN	MENGE DEMETRIUS
	131	2430 VICTORY PARK LN	GEBHART DAVID S &
	132	2430 VICTORY PARK LN	GOULD JONES INVESTMENTS LLC
	133	2430 VICTORY PARK LN	CHURCH AUSTIN RYAN
	134	2430 VICTORY PARK LN	CHANDRA NANDINI
	135	2430 VICTORY PARK LN	SCHRYER DANIEL A
	136	2430 VICTORY PARK LN	RAD ALLEN & CLAUDIA R FERNANDEZ
	137	2430 VICTORY PARK LN	PEZESHK RONNIE
	138	2430 VICTORY PARK LN	JAMPANA SARAT C
	139	2430 VICTORY PARK LN	GANJOOR FERESHTEH
	140	2430 VICTORY PARK LN	CONDO 2304 LLC
	141	2430 VICTORY PARK LN	DULOCK JEFFREY VAN
	142	2430 VICTORY PARK LN	FAWCETT WALTER R III &
	143	2430 VICTORY PARK LN	WONG CYRUS
	144	2430 VICTORY PARK LN	RAHMAN MOHAMMAD A
	145	2430 VICTORY PARK LN	HERDA ALAN N & JOANNE M
	146	2430 VICTORY PARK LN	NAFAL KHALED A
	147	2430 VICTORY PARK LN	JRAD ENTERPRISES LLC
	148	2430 VICTORY PARK LN	MIXON GEORGE F III TR
	149	2430 VICTORY PARK LN	ZENT CHARLES
	150	2430 VICTORY PARK LN	GEMINI III FUTURE TRUST THE
	151	2430 VICTORY PARK LN	MAROULIS EFSTATHIOS
	152	2430 VICTORY PARK LN	GRISHAM CHARLES KEITH & BROOKE Z
	153	2430 VICTORY PARK LN	JJW PRESTON PROPERTIES LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	154	2430 VICTORY PARK LN	IZZEDIN SALAH & DIANE
	155	2430 VICTORY PARK LN	HAWAII PREMIER FAMILY LTD
	156	2430 VICTORY PARK LN	HAWAII PREMIER FAM LP
	157	2430 VICTORY PARK LN	BOOTH GREGORY & CAROL J
	158	2430 VICTORY PARK LN	ENCORE CONDO HOLDINGS LLC
	159	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &
	160	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &
	161	2430 VICTORY PARK LN	RSVP RESIDENCE
	162	2430 VICTORY PARK LN	VICTORY PARK TRUST THE
	163	2430 VICTORY PARK LN	VICTORY PARK RESIDENCE TRUST
	164	2430 VICTORY PARK LN	VICTORY PARK RESIDENCE TR
	165	2430 VICTORY PARK LN	LOGAN CAROLYN J
	166	2430 VICTORY PARK LN	SANKARAN VIVEK &
O	168	2401 VICTORY PARK LN	AP VICTORY PARK LP
O	169	2100 VICTORY AVE	AP VICTORY PARK LP
O	170	2100 VICTORY AVE	LMC VICTORY BLOCK G HOLDINGS LLC
O	172	2345 N HOUSTON ST	VISTA RESIDENCES LP
O	174	2500 N HOUSTON ST	I & G DIRECT REAL ESTATE 44 LP
O	175	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
O	176	1717 MCKINNEY AVE	LG CEDAR SPRINGS LP
O	177	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
	178	2323 N HOUSTON ST	LEZON AMY T &
	179	2323 N HOUSTON ST	LEE YONG
	180	2323 N HOUSTON ST	STONE DONNIE WAYNE &
	181	2323 N HOUSTON ST	GROSS NICHOLAS A
	182	2323 N HOUSTON ST	DIAMOND JUDY JARMON LIVING TRUST
	183	2323 N HOUSTON ST	ALIBHAI RAHIM
	184	2323 N HOUSTON ST	STONE LAURA A
	185	2323 N HOUSTON ST	GANO HEATHER MARIE
	186	2323 N HOUSTON ST	WATSON REBECCA E
	187	2323 N HOUSTON ST	PARIKH NEAL B

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	188	2323 N HOUSTON ST	SPERDUTO BRIAN
	189	2323 N HOUSTON ST	SCHNEIDER JOHN
	190	2323 N HOUSTON ST	EWERT CARL F & TRISHA R
	191	2323 N HOUSTON ST	PUTNAM DONOVAN
	192	2323 N HOUSTON ST	MORETTI SCOTT & ANISA
	193	2323 N HOUSTON ST	SELLERS LEIGH TAYLOR
	194	2323 N HOUSTON ST	MEDIWAKE R G
	195	2323 N HOUSTON ST	HODGE MATTHEW
	196	2323 N HOUSTON ST	WILLIAMS MATT
	197	2323 N HOUSTON ST	GOULD JONES INVESTMENTS LLC
	198	2323 N HOUSTON ST	BALAR NEAL R & RAMJI V
	199	2323 N HOUSTON ST	HERNANDEZ JUAN &
	200	2323 N HOUSTON ST	CJW SEPARATE PROPERTY TRUST THE
	201	2323 N HOUSTON ST	REDDY RASIKA &
	202	2323 N HOUSTON ST	5M REALTY LLC
	203	2323 N HOUSTON ST	LEREBOURS YOHEM &
	204	2323 N HOUSTON ST	RACHUBINSKI CHAD T &
	205	2323 N HOUSTON ST	NAKASHIMA DIANE BAMBI
	206	2323 N HOUSTON ST	LONG CYNTHIA LYNN
	207	2323 N HOUSTON ST	HUTTER MICHAEL
	208	2323 N HOUSTON ST	BURRELL MARTIN W
	209	2323 N HOUSTON ST	OFFIONG DOMINIC ASUQUO
	210	2323 N HOUSTON ST	TINSLEY GARY A
	211	2323 N HOUSTON ST	REED BRANDON T
	212	2323 N HOUSTON ST	WEST TIFFANY
	213	2323 N HOUSTON ST	HAFNER FRANCIS M
	214	2323 N HOUSTON ST	DENTON ADDIE BETH
	215	2323 N HOUSTON ST	SCHWARTZ HAL E
	216	2323 N HOUSTON ST	MOLAVILLE MGMT LTD
	217	2323 N HOUSTON ST	KOZUSKI DAVID
	218	2323 N HOUSTON ST	LEIBOVITZ DENNIS I

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	219	2323 N HOUSTON ST	MAITI AKASH
	220	2323 N HOUSTON ST	ALLEN MARK D
	221	2323 N HOUSTON ST	ZANGRILLI ANTHONY
	222	2323 N HOUSTON ST	ROBINSON JOHN &
	223	2323 N HOUSTON ST	TUZZOLINO MELISSA LYNN
	224	2323 N HOUSTON ST	MENON ROHAN V
	225	2323 N HOUSTON ST	UPDYKE RICKY & LEAH
	226	2323 N HOUSTON ST	EMBRY MARK & AMANDA
	227	2323 N HOUSTON ST	FRAZAR KEVIN D
	228	2323 N HOUSTON ST	LIU QING HUA
	229	2323 N HOUSTON ST	MOLAVILLE MANAGEMENT CO
	230	2323 N HOUSTON ST	WILLMOTT BRENT
	231	2323 N HOUSTON ST	JOHNSON EDDIE B
	232	2323 N HOUSTON ST	JOHNSON WILLIS ERVIN
	233	2323 N HOUSTON ST	LAMOTHE BEAU WEBSTER
	234	2323 N HOUSTON ST	TORRENS JOSE &
	235	2323 N HOUSTON ST	SHINGLETON BRYAN K
	236	2323 N HOUSTON ST	KUTNER ANDRIENNE &
	237	2323 N HOUSTON ST	SIMMONS CODY L
	238	2323 N HOUSTON ST	COLMENERO ANA
	239	2323 N HOUSTON ST	LUTHRA SANJEEV K
	240	2323 N HOUSTON ST	48 MKS LTD
	241	2323 N HOUSTON ST	BARCELO CARLOS RAUL
	242	2323 N HOUSTON ST	JOESOEUF MELISSA L
	243	2323 N HOUSTON ST	RAHMAN TAREEN
	244	2323 N HOUSTON ST	TOMLINSON EDWARD B II
	245	2323 N HOUSTON ST	DOWSE DAVID M &
	246	2323 N HOUSTON ST	SANDS RAMONA STARK
	247	2323 N HOUSTON ST	BARRON AMANDA
	248	2323 N HOUSTON ST	5M REALTY LLC
	249	2323 N HOUSTON ST	CHITTAJALLU RAVI S & MADURI

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	250	2323 N HOUSTON ST	HENSLEY SUSAN & DAVID
	251	2323 N HOUSTON ST	PINSKER JEFFREY S &
	252	2323 N HOUSTON ST	SHREVE CRAIG D
	253	2323 N HOUSTON ST	SERIES 2323 HOUSTON
	254	2323 N HOUSTON ST	MUELLER DOUG
	255	2323 N HOUSTON ST	MANZORI ARASH
	256	2323 N HOUSTON ST	MYER RICHARD D
	257	2323 N HOUSTON ST	ZISK GROUP INC THE
	258	2323 N HOUSTON ST	CHANG ROGER
	259	2323 N HOUSTON ST	NOEL JONI
	260	2323 N HOUSTON ST	IN TOWN LEASING LLC
	261	2323 N HOUSTON ST	NISSANOV GILAD
	262	2323 N HOUSTON ST	THIEM SIGRID TRUST
	263	2323 N HOUSTON ST	SCHNEIDER THOMAS A TRUST THE
	264	2323 N HOUSTON ST	ABRAMOV JERUCHAM
	265	2380 N FIELD ST	2300 NORTH AKARD OWNER LLC
	266	2323 N AKARD ST	UNION UPTOWN DALLAS LLC THE
	267	2380 N FIELD ST	UNION UPTOWN DALLAS LLC
	268	2427 HOUSTON ST	CENTER OPERATING COMPANY
O	A1	2201 N FIELD ST	DALLAS MUSEUM OF NATURAL
O	A2	2310 N GRIFFIN ST	MUSEUM OF NATURE AND SCIENCE
O	A3	2588 N HOUSTON ST	GUGV VICTORY PARK DALLAS PROPERTY
O	A4	3099 NOWITZKI WAY	3099 OLIVE LP
O	A5	1700 CEDAR SPRINGS RD	LG CEDAR SPRINGS LP
O	A6	2401 VICTORY PARK LN	VICTORY RETAIL I LP
O	A7	2345 N HOUSTON ST	VICTORY RETAIL I LP
O	A8	2990 N HOUSTON ST	VICTORY RETAIL I L P
O	A9	2100 VICTORY AVE	AP VICTORY PARK LP